

Agenda

Planning Decisions Committee Meeting

6:30 pm, Tuesday 27 October 2026

Fitzroy Town Hall

www.yarracity.vic.gov.au

Planning Decisions Committee

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

Addressing the Committee

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

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

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

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

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

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

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

Arrangements to ensure our meetings are accessible to the public

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

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

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

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1. Acknowledgement of Country

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

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

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

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

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

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors:

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

Leave of absence

- Cr Sarah McKenzie

Council staff:

- Mary Osman — General Manager City Sustainability and Strategy
- Narelle Jennings — Manager Development Services
- Kate Yuncken — Manager City Strategy

Governance

- Patrick O'Gorman — Senior Governance Coordinator
- Milica Latu — Senior Administration and Projects Officer
- Mel Nikou — Governance Officer

3. Declarations of Conflict of Interest

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

4. Confirmation of Minutes

RECOMMENDATION

That the minutes of the Planning Decisions Committee held on Tuesday 22 September 2026 be confirmed.

5. Planning Committee Reports

5.1. – Yarra Planning Scheme Review

Author	Joerg Langeloh – Project & Policy Coordinator, Strategic Planning
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

- Every 4 to 5 years a review of the planning scheme is required. On 27 January 2026, the Minister for Planning informed Council that the planning scheme review report had to be submitted to the Department of Transport and Planning (DTP) by the end of October 2026.
- Yarra's Planning Scheme underwent a large-scale, comprehensive update with the gazettal of the new planning policy framework in December 2023. This works was the result of extensive community engagement and work, including a public planning panel hearing.
- In March 2026, DTP provided guidance on what matters it wanted addressed specifically as part of the review (see **Attachment 1**). These focused on checking the local content in the Yarra Planning Scheme for consistency with recent State Government planning reforms, including housing targets and Plan for Victoria.
- The purpose of this planning scheme review is to undertake a "health check" of the local policies and controls and identify where they do not align with new State Government policies and relevant Ministerial Directions and to outline future work that may be required as a result.
- Officers have undertaken a detailed review and have concluded that Yarra's planning scheme is generally up to date and fit for purpose. Key findings from this review include:
    - Discussions with DTP are continuing to establish if Yarra's planning scheme has a dwelling capacity shortfall and if, what the shortfall may be;
    - The Yarra Housing Strategy will require updating the reflect new census data (being released in 2027) and outline how the housing target could be accommodated should a shortfall be identified;
    - Resulting updates to the Housing Change Framework at Clause 16.01-1L based on the above outcomes and reflecting the findings of the updated Spatial Economic and Employment Strategy (SEES) 2025;
    - Continue to pursue the ongoing work to introduce live music precincts (C331yara) and to reduce local planning permit triggers (C334yara);
    - Updates to the Heritage Overlay based on the LGBTQIA+ Study and previous heritage analysis regarding the creation of Gertrude Street precinct;
    - Various updates to reflect the State's recent reforms, updated form and content requirements and correction of errors; and

- Preparing local provisions for remaining activity centres and employment precincts of e.g. Gipps Street and Abbotsford.

- The Planning Scheme Review Report (the Report, **Attachment 2**) outlines the key steps and findings of the review. **Attachments 3 to 7** include the 5 appendices of the Planning Scheme Review Report. They list all amendments that were considered as part of the review and include the future work list (see **Attachment 7**) as an outcome of the review. The future work list is a high-level summary of the review's findings.

Policy

- Section 12B of the Planning and Environment Act 1987 requires that the planning authority review its planning scheme every 4 - 5 years.

Interdependencies

The following matters are critical interdependencies that Council should have regard to in making this decision:

- Yarra's housing target and the State's Housing Capacity Assessment Platform
- Plan for Victoria
- State Government planning reforms

Officer Recommendation

That the Planning Decisions Committee:

1. Endorse the Planning Scheme Review Report (**Attachment 2**), including all Appendices at **Attachments 3 to 7** as the general basis for the planning scheme review.
2. Submit the Planning Scheme Review Report and all its Appendices to the Minister for Planning (**Minister**).
3. Authorise the Manager City Strategy and the Manager Statutory Planning to make changes to the Planning Scheme Review Report, including any Appendices, as required to correct administrative errors and to meet the intent of the Planning Decisions Committee resolution.

Discussion

Background

1. Yarra's local planning policies were last updated as part of Amendment C269yara (C269). Yarra was one of the first Councils to update their planning policy framework under the latest format of planning schemes.
2. C269 included large engagement efforts and a lengthy planning panel hearing with broad community participation. C269 was introduced on 23 December 2023 and included strategies and frameworks where to direct various levels of housing and economic growth/activities.
3. Since then, the State Government has pursued a vast amount of planning reforms, including:
   (a) Release of the Housing Statement in 2023;
   (b) Release of Plan for Victoria and the introduction of housing targets for each council into planning schemes;

(c) Roll out of the Activity Centre Program for 60 centres;

(d) Introduction of various planning permit application streams (such as Significant Residential Development with Affordable Housing, Future Homes, Significant Economic Development);

(e) Introduction of the 'Townhouse Code' in Clause 55;

(f) Introduction of a code for mid-rise developments of 4 to 6 storeys in Clause 57;

(g) New car parking rates in Clause 52.06; and

(h) Expansion of the Development Facilitation Program (issuing of planning permits instead of Councils).

4. Concurrently to C269, Yarra pursued to implement built form controls to its activity centres where most housing growth is set to occur (including Swan, Victoria and Johnston Street East, Bridge Road, Brunswick, Smith, Gertrude and Johnston Street West, Alexandra and Victoria Parades).

5. Other key work included the preparation of the Cremorne Urban Design Framework, Cremorne built form requirements in C318, update to the SEES 2018, preparation of live music precincts in C331, identifying opportunities to reduce local planning permit triggers and exempt solar panels in C334 and analysis related to the State's above reforms (including flood mapping updates).

6. The Minister for Planning wrote to Councils on the 27 January 2026, informing them that the State's Housing Capacity Assessment Platform (HCAP) and Access to Transport, Open Space and Services (ATOS) would be made available in January 2026. HCAP/ATOS was meant to assist Councils in determining how the dwelling capacity shortfall of a planning scheme could be reached. A planning scheme review report was to be submitted to the Minister by end October 2026.

Planning Scheme Review Report

7. Officers have reviewed the following planning scheme amendments to inform the report:

(a) 105 VC amendments that affected all Councils;

(b) 10 GC amendments that affected some Councils; and

(c) 48 C amendments that were Yarra specific.

8. The review found that Yarra's planning scheme is generally up to date and not in contradiction to new State policies or directions. Yarra's planning scheme is well-placed to accommodate housing growth and employment changes.

9. Most findings relate to inconsistencies or errors. These are a result of either State planning policy updates and errors raised by members of the community or officers. Some mapping errors to overlays and zones were also detected.

10. The majority of these findings can likely be addressed via policy-neutral or minor impact amendments. These will be addressed as soon as practicable, depending on more pressing priorities such as current scheme amendments and how to ensure that the Yarra Planning Scheme has capacity to accommodate the State's housing target of an extra 44,000 dwellings.

11. The question around Yarra's planning scheme dwelling capacity, and the associated alleged shortfall identified by the State Government through its HCAP and ATOS model,

remains unresolved. The shortfall was indicated in a letter from the Minister for Planning dated 27 January 2026. Yarra officers are having ongoing discussions on this matter with DTP officers. Depending on the outcome, the issue may have significant implications for how Yarra's planning scheme directs land use and how the city functions over the medium to long term.

12. Yarra's dwelling capacity modelling was prepared by SGS and includes all major and neighbourhood activity centres plus Fitzroy Gasworks and AMCOR. According to the housing strategy, approximately 72% of housing growth in Yarra occurs in these areas. The historic subdivision and development pattern practically restrict meaningful opportunities for growth elsewhere.
13. Yarra's capacity model has been consecutively refined and tested in amendments and hearing processes for various built form controls – C220 Johnston St, C231 Queens Parade, C191 Swan St, C269 scheme re-write, C271 Fitzroy-Collingwood, C273 Heidelberg Road, C291 Bridge Rd / Victoria St.
14. Expert evidence presented at C271 hearing in April 2026 demonstrated that Yarra's scheme has a capacity of at least 40,000 additional dwellings.
15. In May/June 2026 officers analysed assumptions that HCAP and ATOS rely upon. Officers gained access to HCAP/ATOS at the end July 2026 and it stated Yarra's scheme currently has a shortfall of almost 29,000 dwellings.
16. This is a stark difference to Yarra's capacity model. DTP recently informed Yarra that HCAP is currently being refined.
17. Council Officers' testing of HCAP/ATOS found that even if all of Yarra's residentially capable land would be changed (either via rezoning, other building typologies applied, a range of 6 to 20 storeys applied – whichever achieved the highest capacity result in HCAP), the shortfall would remain at a min. of 15,000 dwellings.
18. The reason for this is a combination of the below factors:
    (a) Application of accumulative, blanket and automatic dwelling capacity deductions and exclusions of sites; and
    (b) Application of partially unrepresented built form assumptions.
19. Officers are clear that the assumptions that underpin HCAP/ATOS are not reflective of where and how development in Yarra occurs and appears to significantly underestimate the dwelling capacity that the Yarra Planning Scheme could accommodate.
20. According to HCAP, broad sweeping areas of employment land would need to be rezoned to achieve the target. This would contradict multiple State and local planning policies and undermine the important economic ecosystem in the city.
21. Without significant changes, HCAP / ATOS does not appear to be fit for purpose for Yarra in its current form and would result in the loss of valuable employment land needed to retain a vibrant and functioning city as it is today. Diversity on many levels would likely be lost should Yarra be required to meet the shortfall in its housing target as currently estimated by HCAP/ ATOS.
22. At this stage, HCAP/ATOS officers suggest that this model is more suited to areas with regular shaped, medium sized lots in middle to outer ring suburbs with less constrained contexts.

23. Development patterns differ across the metropolitan area. A model needs to account for these differences in order to be more accurate. Achieving this requires more time.

24. Officers and DTP are continuing to liaise to support the refinement of HCAP/ATOS and address these issues. Officers will continue to keep Councillors informed.

Critical Information

25. A Planning Scheme Review Report is required to be submitted to the Minister for Planning by the end of October 2026.

26. The review is a "health check" of the planning scheme against new State Government policies and directions.

27. Yarra's planning scheme is generally up to date and fit for purpose with inconsistencies and errors requiring correction.

28. Updates to the Yarra Housing Strategy will be required once ABS Census data is available and discussions with DTP on the housing target shortfall have concluded.

Community and stakeholder engagement

Who was consulted?	Officer response:
Internal staff	• A register to collate all known errors, gaps and omissions in the Yarra Planning Scheme was circulated to multiple internal teams at Yarra. • Many of the matters identified have been included in the Planning Scheme Review Report and will be corrected in a future planning scheme amendment.
Advisory groups	• Officers engaged with the advisory committees of the planning scheme review through an e-newsletter. • No requests for further information were made.
Determining referral authorities	• Officers engaged with determining referral authorities about the planning scheme review. • The EPA raised concerns about their role as the notified authority for Schedule 5 to Clause 43.02 DDO *City Link Exhaust Stack Environs*. As many of these referrals are low risk, the EPA requested that these referrals be reviewed. As DTP introduced the DDO5, officers advised that the EPA should engage with DTP if they wish to change what applications are referred to them. A note of this was also made in the Audit (Appendix 2).
Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC)	• The *Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation* (WWCHAC) is the *Registered Aboriginal Party* (RAP) for the entire municipality. • Officers engaged with the WWCHAC on the planning scheme review, as was required. • The WWCHAC provided feedback on the planning scheme review. • Where possible, Council officers have incorporated this feedback as part of the PSR report. Some of the issues raised will require further discussion with *DTP*, the *WWCHAC* and strategic work to assess how they can be addressed and other matters are outside the scope of the planning scheme review and future work. This is discussed in further detail in section 11.4 of **Attachment 2.**

Alignment to Council Plan

Strategic Objective 2- Building the City

Strategy 4: Enable equitable and planning housing growth to keep Yarra liveable.

29. One of the key requirements of the review is ensuring that the Yarra Planning Scheme has sufficient capacity to meet its housing target. According to Yarra's capacity analysis, the Yarra Planning Scheme does not have a shortfall of housing capacity. Currently this matter has not been resolved with the State Government. Depending on the outcome, Yarra City Council may be required to undertake significant future strategic planning work to ensure there is enough capacity for Yarra to meet its housing target.

Finance and Resource Impacts

30. There are no known financial implications, the costs associated with any future planning scheme amendment/s that may arise from this project will be covered by the Strategic Planning budget.

Legal and Legislative Obligations

Conflict of interest disclosure

31. 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.

Other Legislative Obligations

32. The Planning and Environment Act, 1987.

Options

Option	Brief Description	Recommendation
Option One Submit the planning scheme review report	Submit the Planning Scheme Review Report to the Minister for Planning	Officer recommended option.
Option Two Do not submit the report	Delay or refuse to submit the review report (e.g. to conduct consultation or further analysis)	Not recommended.

Risks Analysis

No	Identified Risk	Risk mitigation approach
1	Whilst there is no direct organisational risk associated with the Planning Scheme Review report. If the review report is not submitted to the Minister for Planning, Council would carry a reputational risk and discussions with DTP regarding future work requirements would be less informed.	It is recommended that the Planning Scheme Report be submitted by the end of October as requested by DTP.

2	Delaying the submission of the Planning Scheme Report to undertake more consultation or further analysis.	It is recommended that the Planning Scheme Report be submitted by the end of October as requested by DTP.

Implementation Strategy

33. Once the Planning Scheme Review Report has been submitted to the Minister for Planning, officers will progress the future work list (**Attachment 7**). Several of these projects have commenced, such as the Live Music Precincts amendment (C331yara) and the Cremorne Built Form Controls (C318yara). Officers will also commence a planning scheme amendment to update local policies to address inconsistencies with Plan for Victoria and other State Government policies and correct other errors that were identified in the Planning Scheme Review.

34. Other future work that is yet to commence includes the preparation of local built form guidance for the remaining secondary activity centres in Yarra (previously called Neighbourhood Activity Centres) and the preparation of local provisions for the Gipps Street and Abbotsford employment precincts.

35. Depending on the outcome of the discussions with DTP regarding the scheme's dwelling capacity, Yarra's Housing Strategy will be updated and other items on the future work list prioritised. This update will also incorporate the 2026 Census Data (to be released in 2027) to ensure it is based on the most up to date demographic information.

Report Attachments

1. 5.1.1 PSR Appendix 1 - DTP Advisory Note Planning Scheme Reviews
2. 5.1.2 Planning Scheme Review Report October 2026
3. 5.1.3 PSR Appendix 2 - CoY Planning Scheme Review Audit
4. 5.1.4 PSR Appendix 3 - Considered amendments for CoY review
5. 5.1.5 PSR Appendix 4 - Heritage Overlay Mapping Errors
6. 5.1.6 PSR Appendix 5 - Zone and Overlay Mapping Errors
7. 5.1.7 PSR Appendix 6 - Future work list

Appendix 1 - DTP Advisory Note

Yarra Planning Scheme Review Report

Planning Scheme Reviews

Advisory note, March 2026

Department of Transport and Planning

Section 12B of *the Planning and Environment Act 1987* (the Act) requires a planning authority to regularly review the provisions of the planning scheme.

The purpose of the review is to enhance the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria, and the objectives of the planning framework established by the Act.

The review must evaluate the planning scheme to ensure that it:

- is consistent with the Ministerial Direction - the Form and Content of Planning Schemes;
- sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
- makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

The review is an audit of the performance of the planning scheme at a point in time and will inform the continuous improvement of the planning scheme.

The review is likely to identify changes or additional strategic work that would improve the performance of the planning scheme. Any proposed improvements to the planning scheme that flow from the review should be carried out as planning scheme amendments separate to the review.

Upon completion of the review, the planning authority must without delay report the findings of the review to the Minister. The outcomes of each council's planning scheme review are due to be reported to the Minister for Planning by the end of October 2026.

The priorities for each planning scheme will depend on local circumstances.

This advisory note sets out the matters recommended by DTP to be addressed in a review undertaken in 2026.

Local policy and planning tools

1. Identify any inconsistencies between local policies and state and regional policies in the Planning Policy Framework (PPF) resulting from changes made by Amendment VC283 (*Plan for Victoria*) and other amendments to the PPF since the last planning scheme review.

2. Identify any conflicts between local policies and schedules, and changed state standard provisions, including:
   - clause 52.06 (Car parking) – amended
   - clause 52.27 (Licensed premises) – deleted
   - clause 52.37 (Canopy trees) – new
   - clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended
   - clause 55 (Two or more dwellings on a lot and residential buildings) – amended
   - clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended

Housing and residential development

3. Where DTP has advised that the planning scheme does not currently have capacity to meet its housing target, review residential zones and overlays in consultation with DTP to identify appropriate strategic responses to ensure the planning scheme has sufficient capacity as assessed by DTP's Housing Capacity Assessment Platform.

4. Where DTP has advised that the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.

5. Consider the distribution of housing capacity to meet the greenfield and established area housing targets for growth municipalities and major regional cities (Ballarat, Greater Bendigo and Greater Geelong).

6. Review the application of residential zones considering Planning Practice Note 90 *Planning for Housing* and Planning Practice Note 91 *Using the residential zones*.

7. Review any neighbourhood character policy in the context of the reforms to the residential development provisions.

Settlement boundaries

8. In rural and regional areas, identify settlement boundaries or identify issues to be resolved to establish a settlement boundary.

Green wedges

9. For councils required under Part 3AA of the Act to prepare, adopt and review green wedge management plans (that is, councils with green wedge land), consider the requirements of the *Ministerial Direction on the preparation and content of Green Wedge Management Plans* to ensure plans are in place for all green wedges and existing plans are reviewed and up to date in planning schemes.

Form and content

10. Resolve any inconsistencies in terminology with Plan for Victoria activity centres hierarchy and regional settlement hierarchy.

11. Ensure all schedules align with their relevant schedule template.

12. Review special purpose zones to ensure land use terms are up to date.

Removing roadblocks to improvement

13. Assess whether new *Victoria Planning Provisions* tools would be more appropriate to implement planning objectives. For example, the Built Form Overlay in place of existing overlays or the Precinct Zone in place of the Activity Centre Zone or Special Use Zone.

Environmental risks

14. Identify where mapping of environmental risks should be updated.

Resources

Guide to Council Planning Scheme Reviews available from the Department of Transport and Planning Regional Planning Hub

Practitioner's guide to Victoria's planning schemes

Using Victoria's Planning System

Contacts

Metropolitan Planning Services	
North/West Region	steven.cox@transport.vic.gov.au
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Gippsland	suzy.thomas@transport.vic.gov.au
Loddon Mallee/Hume	elke.cummins@transport.vic.gov.au

Yarra Planning Scheme Review Report

Planning Effectiveness Assessment (2026)

1. Executive Summary

The Planning Scheme Review (PSR) or Planning Effectiveness Assessment (PEA) is a point-in-time audit and health check of the planning scheme. It assesses how effectively the scheme is operating, whether it remains strategically aligned with current State policy and objectives, and identifies any gaps, inconsistencies, outdated provisions, or implementation issues that may require future amendment or reform.

In Victoria, a review is generally required every four years in accordance with *Section 12B* of the *Planning and Environment Act (the Act)*. The PEA review is undertaken by Council in its capacity as a planning authority. It evaluates the effectiveness of key policy settings, zones, overlays and local provisions, identifies areas where the scheme is performing well, and highlights issues, gaps or opportunities for improvement.

The assessment also considers emerging strategic challenges, legislative changes from State Government and evolving community expectations that may influence the future direction of the planning scheme.

This review was undertaken through internal and external consultation with relevant authorities and stakeholders. The PEA review is not intended to directly amend the planning scheme at this stage. Rather, it provides an evidence-based assessment of current performance and establishes a foundation for future strategic planning work, policy development, and planning scheme amendment/s.

It is proposed that many of the findings in this assessment will be included in future planning scheme amendments to update the Yarra Planning Scheme (YPS) to ensure that it is contemporary, strategically justified and fit for purpose.

This review assessed the alignment and effectiveness of the YPS's local policy and planning controls, having regard to changes in the Victoria Planning Provisions (VPPs), the Planning Policy Framework (PPF), housing policy directions, and contemporary planning tools. The review identified opportunities to improve policy alignment, simplify planning provisions, and support strategic planning outcomes.

The review found that while the planning scheme continues to support many of Council's strategic objectives, several components require updating to ensure consistency with state policy, alignment with current VPP requirements, and responsiveness to emerging housing, environmental, and land use challenges.

Key findings relate to:

- The need to improve consistency between local policy and the state and regional policies in the PPF.
- Local provisions that are duplicated, superseded, or inconsistent with updated state-standard provisions.
- The adequacy of housing capacity and the strategic response required to accommodate projected growth.
- The application and effectiveness of residential zones.
- Opportunities to improve consistency in schedules and local provisions.
- The ongoing role and appropriateness of special purpose zones.
- Potential application of newer VPP tools and mechanisms.
- The suitability and currency of environmental risk mapping.

The findings of this assessment will assist YCC in supporting the ongoing achievements of the objectives of planning in Victoria and Council's long-term strategic aspirations and outline a future work programme.

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Traditional Place Names	
Birrarung	Yarra River
Burndap Birrarung burndap umarkoo	Yarra Strategic Plan
Dirrabeen	Darebin River
Kooyongkoot	Gardiners Creek
Merri Merri	Merri Creek
Ngurungaeta	Leader
Nhanbu narrun ba ngargunin twarn Birrarung	Ancient Spirit & Lore of the Yarra
Wilip-gin Birrarung murron	Yarra River Protection
Wurundjeri Woi-wurrung	Traditional Owners of this land

Abbreviations	
Access to Opportunities and Services Tool	(ATOS)
Activity Centre Program	(ACP)
Built Form Frameworks	(BFFs)
Built Form Overlay	(BFO)
Central Business District	(CBD)
Chief Executive Officer	(CEO)
City of Yarra	(COY)
City of Melbourne	(COM)
Commercial 2 Zone	(C2Z)
Database of Heritage Significant Areas	(DOHSA)
Department of Environment, Land, Water and Planning	(DELWP)
Department of Transport and Planning	(DTP)
Design and Development Overlay	(DDO)
Development Contributions Plan	(DCP)
Development Facilitation Program	(DFP)
Environmental Audit Overlay	(EAO)
Economic Development Strategy	(EDS)
Environmental Protection Agency	(EPA)
Environmental Significance Overlay	(ESO)
Environmentally Sustainable Design	(ESD)
Flood Management Overlay	(FMO)
Flood Management Zone	(FMZ)
General Residential Zone	(GRZ)
Gipps Street Major Employment Precinct	(GSMEP)
Heritage Overlay	(HO)
Housing Capacity Assessment Platform	(HCAP)

Housing Choice and Transport Zone	(HCTZ)
Infrastructure Contributions Plan	(ICP)
Inner Melbourne Train and Tram Zone	(IMTTZ)
Land Subject to Inundation Overlay	(LSIO)
Live Music Overlay	(LMO)
Major Activity Centre	(MAC)
Melbourne Industrial and Commercial Land Use Plan	(MICLUP)
Melbourne Water	(MW)
Ministerial Direction on the Form and Content of Planning Schemes	(MDFC)
Mixed Use Zone	(MUZ)
Municipal Planning Strategy	(MPS)
Neighbourhood Activity Centre	(NAC)
Neighbourhood Residential Zone	(NRZ)
Office of the Victorian Government Architect	(OVGA)
Parking Overlay	(PO)
Plan Melbourne 2017-2050: Metropolitan Planning Strategy	(Plan Melbourne)
Planning Effectiveness Assessment	(PEA)
Planning and Environment Act 1987	(the Act)
Planning Panels Victoria	(PPV)
Planning Policy Framework	(PPF)
Planning Practice Note	(PPN)
Planning Scheme Review	(PSR)
Planning Scheme Review Report	(the Report)
Planning Schemes Practitioners' Guide	(PSPG)
Precinct Zone	(PZ)
Priority Development Zone	(PDZ)
Public Open Space Contributions	(POSC)
Registered Aboriginal Party	(RAP)
Residential Growth Zone	(RGZ)
Royal Exhibition Building & Carlton Gardens	(REB&CG)
Significant Landscape Overlay	(SLO)
Spatial Economic and Employment Strategy	(SEES)
Special Building Overlay	(SBO)
Specific Controls Overlay	(SCO)
Special Use Zone	(SUZ)
Standing Advisory Committee	(SAC)
State Environment Protection Policies	(SEPPs)
Statements of Significance	(SoS)
Township Zone	(TZ)
Urban Design Framework	(UDF)

Urban Flood Zone	(UFZ)
Urban Forest Strategy	(UFS)
Victoria Street Revitalisation Plan	(VSRP)
Victorian Civil and Administrative Tribunal	(VCAT)
Victorian Planning Provisions	(VPPs)
Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation	(WWCHAC)
World Heritage Environs Area	(WHEA)
Yarra City Council Planning Scheme Review Audit	(the Audit)
Yarra Open Space Strategy	(YOSS)
Yarra Planning Scheme	(YPS)

2. Introduction

Council is required under *Section 12B* of the *Planning and Environment Act 1987* (the Act) to review its planning scheme every 4 years. A report on the findings of the 2026 Yarra *Planning Scheme Review* (PSR) must be submitted to the Minister for Planning by 31 October 2026. The review is a health check of the YPS at a specific point in time and determines how effectively and efficiently it meets the objectives of planning in Victoria and the objectives of the planning framework that are specified in the Act.

The YPS is the statutory document that is used to make decisions on land use and development in Yarra (it is what determines if a planning permit is required and contains the policy and controls used to assess the applications). It consists of state and local government planning policy and requirements that address a range of matters including heritage, housing, transport and the environment.

In March 2026, the *Department of Transport and Planning* (DTP) released an Advisory Note on Planning Scheme Reviews (Appendix 1). The advisory note sets out the matters that DTP requested be addressed in the PSR. The advisory note forms the basis of the 2026 Yarra PSR.

The scope of the 2026 Yarra PSR includes:

- Ensuring that the YPS effectively sets out the policy directions for use and development within the *City of Yarra* (COY).
- Ensuring that the YPS makes effective use of State provisions and local provisions to give effect to State and local planning objectives.
- Identifying any inconsistencies or conflicts between sections of the scheme due to recent amendments (e.g. new State policies or provisions and local policies or controls), generally between 1 January 2021 and 30 June 2026.
- Reviewing the residential zones and overlays in consultation with DTP to identify appropriate strategic responses to ensure the planning scheme has sufficient capacity as assessed by DTP's *Housing Capacity Assessment Platform* (HCAP).
- Reviewing the application of residential zones, considering Planning Practice Note 90 *Planning for Housing* and Planning Practice Note 91 *Using the residential zones*.
- Ensuring the YPS is consistent with the *Ministerial Direction - The Form and Content of Planning Schemes*.
- Identifying and resolving any inconsistencies in terminology with *Plan for Victoria* regarding the activity centres hierarchy and regional settlement hierarchy.

- Ensuring that all schedules in the YPS align with their relevant schedule template.
- Reviewing all special purpose zones in the YPS to ensure land use terms are up to date.
- Assessing whether any new *Victoria Planning Provisions* (VPPs) tools would be more appropriate to implement planning objectives in the YPS.
- Identification of where mapping of environmental risks should be updated within the COY.

Since the last PSR, there has been a considerable number of projects that impact planning in Yarra and planning scheme amendments that are underway or have been completed by the State Government and Yarra City Council (YCC).

YCC has progressed a large work programme over the last 5 years. Including an update to the Spatial Economic and Employment Strategy (SEES), a number of built form controls to the activity centres, an increase in the public open space contributions and various heritage amendments. These projects and amendments are discussed in *Section 8* of the Report.

There have been a number of recent State reforms, such as the *Housing Statement*, *Plan for Victoria* and large-scale updates to the VPPs. The consistency between local content and changes to state and regional policy and state standard planning provisions is analysed and discussed further in *Section 3* of the Report.

3. Consistency between local and state policy and provisions

3.1 Consistency between local policy and state and regional policy in the PPF - advisory note item 1

As part of the 2026 Yarra PSR, officers assessed whether the local content in the YPS remains consistent with state and regional policies that have been amended by the State Government between 1 January 2021 and 30 June 2026. There are several significant State Government planning scheme amendments that were approved after 30 June 2026; the impact of these amendments has not been included in the PEA.

The review includes checking for consistency in terminology with *Plan for Victoria* as well. *The Yarra City Council Planning Scheme Review Audit* (the Audit, see Appendix 2) identifies where changes need to be made to the local planning policy. It identifies what future work may be required to ensure consistency across the planning scheme.

Below are the key VC Amendments that have been assessed in further detail in the Audit. An overview of each amendment, the extent to which it impacts planning in Yarra and key changes that need to be made to the YPS to ensure consistency between state, regional and local policy (as further detailed in the Audit) are outlined below.

The changes identified in the Audit fall into three distinct categories:

Category 1 - Straightforward policy-neutral changes.

Category 2 - Changes that have strategic justification and do not require further strategic work to be done but will require a full planning scheme amendment.

Category 3 - Future work where further scoping is required to inform the changes and is likely to require a full planning scheme amendment.

3.1.1 VC197 Yarra River

Amendment VC197 was gazetted and came into operation in April 2021. The amendment removed expiry dates and updated existing *Design and Development Overlay* (DDO) and *Significant Landscape Overlay* (SLO) schedules within the Yarra River corridor. Amendment VC197 also made policy-neutral updates and consequential changes.

The amendment had a **minimal impact** on the operation of the YPS.

No changes are required to local content in the YPS as a result of this amendment.

3.1.2 VC201 Waterways

This amendment came into effect in December 2022 and changed Clause 12.03-1S *River and riparian corridors, waterways, lakes, wetlands and billabongs* to provide further guidance and protection for waterway planning for all Victorian waterways.

None of the changes impacted Clause 12.03-1L *Yarra River, Darebin and Merri Creek corridors* policy.

The amendment had a **minimal impact** on the operation of the YPS.

No further changes are required to local content in the YPS as a result of this amendment.

3.1.3 VC203 Environmental protection

Amendment VC203 was gazetted and came into operation in July 2021.

The amendment made changes to the VPP, *Planning Policy Framework* (PPF), and all planning schemes by further integrating environmental systems to protect the environment, human health and overall amenity. The amendment deleted references to the *State Environment Protection Policies* (SEPPs) and made policy-neutral updates to better align planning schemes with *the Environment Protection Act 2017*.

Specifically, the SEPPs have been deleted from the Schedule to Clause 72.08 *Background Documents*, and any relevant references to the SEPPs in local policy have been removed.

The amendment had a **minimal impact** on the operation of the YPS.

No further changes are required to local content in the YPS as a result of this amendment.

3.1.4 VC204 Transport

This amendment came into effect in December 2021 and changed Clause 18 *Transport* to be consistent with the *Transport Integration Act 2010* and adopted state transport policy. Specifically, the amendment replaced Clause 18.02-4S *Car parking* with new Clause 18.02-4S *Roads* and included car parking policy within this new clause.

Yarra's local policies (Clause 18.02-4L *Road System* and Clause 18.02-4L-01 *Car Parking*) each contain specific strategies which support the wider ESD and transport strategies and needs of the Yarra municipality.

The amendment had a **minimal impact** on the operation of the YPS.

No further changes are required to local content in the YPS as a result of this amendment.

3.1.5 VC215 Melbourne Industrial and Commercial Land Use Plan

The amendment came into operation in March 2023 and made changes to implement the directions provided in the *Melbourne Industrial and Commercial Land Use Plan* (MICLUP) (Department of Environment, Land, Water and Planning, 2020). This ensured consistent and up-to-date state and regional policy for industrial and commercial land and supported informed decision-making. It supported and was aligned with Yarra's policy on protection of industrial and commercial land to ensure a secure economic future.

The amendment had a **minimal impact** on the operation of the YPS.

No further changes are required to local content in the YPS as a result of this amendment.

3.1.6 VC216 Environmentally sustainable development

Amendment VC216 was gazetted and came into effect in June 2022. The amendment made changes to the PPF in the VPPs and all planning schemes to support *Environmentally Sustainable Development* (ESD).

The amendment had a **moderate impact** on the operation of the YPS. Specifically, there is local policy locat ed within Clause 15.01-2S *Building design* which duplicates new state policy relating to waste management, sustainable building materials, water use and water sensitive urban design. Please refer to Appendix 2 of the Report for the relevant local policy provisions that duplicate state policy as a result of Amendment VC216.

Further strategic work is required to ensure duplication between state and local policy is not present (Category 3).

3.1.7 VC251 World Heritage Environs Area

This amendment came into effect in April 2025 and implemented the approved *World Heritage Strategy Plan*. The amendment updated development guidance through tailored built form controls and planning policy to strengthen protection and management of the World Heritage listed *Royal Exhibition Building & Carlton Gardens* (REB&CG) and its *World Heritage Environs Area* (WHEA).

The amendment implemented a new DDO4 across blocks to the east of the Carlton Gardens, which overlays with some areas of HO334. There are no conflicting design objectives or decision guidelines between the two clauses.

The amendment supports local policy regarding the protection of the World Heritage areas within and adjoining the Yarra municipality.

The amendment had a **moderate impact** on the operation of the YPS.

There are various changes that are required to be made to the planning scheme as a consequence of this Amendment. These include revision of the boundary of HO334 and HO361 and associated statement of significance, and update to the Incorporated Document: *World Heritage Environs Area Royal Exhibition Building and Carlton Gardens Statement of Significance* (DTP, August 2024) to reference Yarra rather than Melbourne. Guidance from DTP will be required regarding the gradings of buildings within this further work (Category 3).

3.1.8 VC281 Yarra River protection (Wilip-gin Birrarung murron)

Amendment VC281 was gazetted and came into operation in April 2025. The amendment made changes to the VPPs and 34 planning schemes by amending Clause 12.03-1R *Yarra River* to implement stage one of *Burndap Birrarung burndap umarkoo*, the *Yarra Strategic Plan 2022-2032*, February 2022. The

amendment also introduced Clause 51.06 *Birrarung (Yarra River) Protection* to ensure responsible public entities have regard to the principles specified in the *Yarra River Protection (Wilip-gin Birrarung murron) Act* 2017. In addition, the amendment requires planning policy language to recognise the river as "Birrarung (Yarra River)".

The amendment had a **minimal impact** on the operation of the YPS.

Minor changes to ensure consistent references to the Birrarung throughout local content are required (Category 1).

3.1.9 VC283 Plan for Victoria

Amendment VC283 was gazetted in September 2025.

VC283 updated the PPF to implement *Plan for Victoria* (DTP, 2025). The amendment updated and introduced policy, including the removal of references to *Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Plan Melbourne)*. Further, it made general drafting improvements and clarifications, and an Acknowledgement of Country was added to the vision.

Plan for Victoria is the State Government's long-term strategic land use plan that sets the vision for Victoria until 2051.

Plan for Victoria is underpinned by five pillars:

- Pillar 1: Housing for all Victorians.
- Pillar 2: Accessible jobs and services.
- Pillar 3: Great places, suburbs and towns.
- Pillar 4: Sustainable environments.
- Pillar 5: Self-determination and caring for Country.

Amendment VC283 has a **moderate impact** on the operation of the YPS.

The main changes from VC283 that may be relevant to Yarra are:

Activity centres, settlement and housing

- Plan for the delivery of 2.24 million homes across Victoria by 2051.
- Focus investment and growth in *Priority Precincts and Activity Centres - Housing Choice and Stations*.
- Create mixed-use neighbourhoods at varying densities, including through the development of *Activity Centres- Housing Choice and Stations*.
- Shift from planning for all activity centres to primarily focusing on planning for *Priority Precincts and Activity Centres- Housing Choice and Stations*.
- Increased focus on delivery of new housing to meet housing targets within *Activity Centres- Housing Choice and Stations*.

- Plan for moderated growth in other activity centres (excluding *Activity Centres - Housing Choice and Stations*).
- Change emphasis to reference the need to accommodate significant growth in housing to meet the housing target.
- Ensure there is at least 15 years of land and development capacity in meeting Yarra's housing target.
- Plan to accommodate housing targets and provide clear direction on the locations where growth should occur and to ensure there is sufficient realisable capacity in the planning scheme.
- Ensure there are ongoing development opportunities and supporting infrastructure to support sustainable urban development.
- Provide further detail on what structure plans need to consider, including:
  - Consideration of physical risks associated with climate change.
  - Delivery of sufficient capacity to ensure housing targets can be met.
- Reduced focus on planning for a network of activity centres, as there is less emphasis on planning for 20-minute neighbourhoods.
- Plan the activity centre network through the delivery of new homes to meet housing targets in appropriate *Activity Centres - Housing Choice and Stations* as a focus for facilities and services.
- References to major and neighbourhood centres have been deleted.
- Plan to accommodate housing target by ensuring zones and overlays deliver sufficient realisable development capacity.
- Plan for Yarra's housing target of 44,000 additional dwellings by 2051.
- Create development opportunities to meet the housing target by developing housing opportunities in:
  - *Priority Precincts*
  - *Activity Centres - Housing Choice and Stations*
  - Established areas close to existing services and jobs.

Sustainability and environment

- Reduce urban heat island effect by supporting development that contributes to cooler urban environments and support design responses that reduce heat.
- Protect and enhance tree canopy, including an overall 30% tree canopy target in urban areas.

Built form and heritage

- Celebrate, acknowledge, and protect cultural heritage.
- Require that development responds to its heritage context.
- Pressure for growth being balanced against protection of heritage character and scale.

The *Housing Choice and Stations Activity Centres* (HCSAC) are identified as part of the *Train and Tram Zone Activity Centres Program* (TTZACP), which intends to enable more homes to be built by increasing capacity in and around public transport, jobs and services. In the COY and the City of Melbourne (COM), areas have been specified as being in the *Inner Melbourne Train and Tram Zone* (IMTTZ), rather than as different designated HCSACs. This approach is partly due to a lot of work having already been carried out by YCC in preparing built form controls to enable further development capacity in and around the activity centres to manage growth. As Yarra does not currently have an allocated HCSAC, it is unclear how Yarra should treat its activity centres. *Plan Melbourne* has directed most growth to occur in HCSACs, of which Yarra has none.

Plan for Victoria has also designated the entire municipality as an activity centre. Council has requested more clarity on the meaning of this designation. Although Yarra's recently approved *Built Form Overlays* (BFOs) are treated as the major activity centres for Yarra, it is unclear what is meant by Yarra's other (Major) Activity Centres that do not have an applicable BFO but instead have other built form controls, *DDOs*, and still have significant development occurring.

The YPS currently has references to major, neighbourhood and local activity centres in the PPF that should be changed in recognition of the direction to remove references to "Major" and "Neighbourhood" activity centres. But is it important that until Yarra receives clear direction from State Government regarding where the HCSAC are located, there is still a hierarchy of centres, in line with Clause 11.03-1R strategy to "support a network of activity centres of varying size, role and function".

An example of a Category 1 proposed change is the deletion of reference to "major and neighbourhood" from "Yarra's major and neighbourhood activity centres" and replace with "primary and secondary" at Clause 02.01-3 *Activity centres* of the YPS. This is to acknowledge that the labelling is expected to change, but until there is further clarity, the hierarchy of the centres should remain in the planning scheme, as detailed in row 3 of the *Municipal Planning Strategy Section* (MPS) of the Audit in Appendix 2.

This amendment has created inconsistencies in local content that will require future strategic work to be undertaken to rectify. The completed future work will set the strategic policy basis to inform changes to local content required to address inconsistencies due to Amendment VC283 (Category 3).

For example, the major changes that were implemented in VC283 that need to be considered in relation to Clause 11.03-1L *Activity Centres* of the YPS are as follows:

- Undertake planning in activity centres to ensure the delivery of new homes to accommodate housing targets.
- Undertake strategic planning for the use and development of land in and around *Priority Precincts* and *Activity Centres - Housing Choice and Stations* and their residential catchments.
- Plan for moderated housing growth at other designated activity centres (those not identified as *Activity centres – Housing Choice and Stations*).
- Encourage a diversity of housing in and around *Priority Precincts* and *Activity Centres - Housing Choice and Stations* and their residential catchments.

Future work in the form of an update to *Yarra's Housing Strategy, 2018*, is required. An update to the housing strategy will address how Yarra's housing target will be met, including how land will be used and developed in and around its relevant Activity Centres. Council will continue to work with DTP to refine the definition of the activity centres within the IMTTZ and how they should be treated in the update. This work informs the review and rewrite of Clause 11.03-1L *Activity Centres* to align with the changes in *Plan Melbourne* implemented by VC283. This is detailed in *row 1 of the PPF Section* of the Audit in Appendix 2.

3.2 Conflicts between local provisions and changed state standard provisions - advisory note item 2

As part of the 2026 Yarra PSR, officers assessed whether the local content in the YPS remains consistent with provisions that have been amended by the State Government between 1 January 2021 and 30 June 2026. There are several significant State Government planning scheme amendments that were approved after 30 June 2026; the impact of these amendments has not been included in the PEA.

The Audit (see Appendix 2) identifies where changes need to be made to the local planning provisions. It identifies what future work may be required to ensure consistency across the planning scheme.

Below are the key VC Amendments that have been assessed in further detail in the Audit. An overview of each amendment, the extent to which it impacts planning in Yarra and any key changes that need to be made to the YPS to ensure consistency between state, regional and local provisions (as further detailed in the Audit) are outlined below.

3.2.1 VC174 Better apartments

This amendment came into operation in December 2021 and implements the revised *Better Apartment Design Standards*, which deliver improved external amenity and design outcomes for all apartment developments.

The amendment introduced new and revised requirements at Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less*, for landscaping, open space, access, external building design, building entries and site services.

The amendment also introduced new and revised requirements at Clause 58 *Apartment developments*, for external walls and materials, communal and private open space, landscaping, access, external building design, building entries and site services.

The new and revised requirements were introduced to support apartment designs that provide high-quality dwellings with a good standard of internal amenity for apartment residents.

The amendment has had a **minimal impact** on the operation of the YPS as the changes build upon existing requirements for apartment developments.

No further changes are required to local content in the YPS as a result of this amendment.

3.2.2 VC217 Decriminalising sex work

The amendment came into operation in December 2023 and changed the VPP and all planning schemes by implementing the decriminalisation of sex work in line with the *Sex Work Decriminalisation Act 2022*.

The amendment deleted references to the *Sex Work Act 1994* and to the terms "brothel", "sex work" and "sexual services". It also replaced the land use term "brothel" with "sex services premises".

The amendment has had a **minimal impact** on the operation of the YPS.

No further changes were required to local content in the YPS as a result of this amendment.

3.2.3 VC242 Development facilitation

The amendment came into operation in September 2023 and made changes to the VPP and all planning schemes by introducing two new particular provisions to facilitate significant residential development and significant economic development.

The amendment introduced two new particular provisions to facilitate developments that provide a significant level of housing, which may include affordable housing, or make a significant contribution to Victoria's economy and provide substantial public benefit, including new jobs.

The most significant aspect of this amendment inserts:

- Clause 53.22 *Significant economic development*, and
- Clause 53.23 *Significant residential development with affordable housing*

The amendment also amends Clause 72.01 *Responsible authority for this planning scheme* to make the Minister for Planning the responsible authority for developments to which Clause 52.22 *Community care accommodation* or Clause 52.23 *Rooming house* apply.

Small changes are also made to Clause 32.07 *Residential Growth Zone* (RGZ), Clause 32.08 *General Residential Zone* (GRZ), and Clause 32.09 *Neighbourhood Residential Zone* (NRZ).

The amendment had a **significant impact** on the operation of the YPS. Due to exemptions in Clause 53.22 *Significant economic development* and Clause 53.23 *Significant residential development with affordable housing* that mean other parts of the planning scheme cannot be considered. Local provisions, including the housing change framework and any local built form provisions, are now being bypassed. This is significant in Yarra, as a large number of planning permit applications now go through this pathway. Given that local policy and locally specific built form controls are no longer considered for these applications, this significantly undermines the fundamental purpose of the Yarra Planning Scheme. These locally specific policies and built form aspirations are underpinned by considerable strategic work that can no longer be considered.

In addition, as Council is not the responsible authority, the planning permit application and associated fee are not being made to Council. Instead, Council are consulted on short notice, and expert referral comments are being relied upon, which Council needs to pay for without collecting the planning permit application fee as per a usual planning permit. This creates high administrative and resourcing costs for YCC.

No changes were required to local content in the YPS as a result of this amendment.

3.2.4 VC243 Residential development reforms

The amendment came into operation in September 2023 and made changes to the VPP and all planning schemes to codify residential development standards, implement the *Future Homes* project across Victoria, remove permit requirements for single dwellings on lots of 300sqm or more and introduce *VicSmart* permits for single dwellings on lots less than 300sqm.

The amendment changed the operation of Clause 54 *One dwelling on a lot or a small second dwelling on a lot* and Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less* to modify the assessment of specified standards. Two of these standards, *Building height* and *Front fences*, were also modified.

The amendment has had a **minimal impact** on the operation of the YPS.

No further changes were required to local content in the YPS as a result of this amendment.

New Particular Provision

The amendment introduced a new particular provision (Clause 53.24 *Future Homes*) which specifies an assessment process and development standards for planning permit applications for exemplar apartment designs under the Future Homes project. Clause 72.01 *Responsible authority for this planning scheme* was also amended to specify the *Chief Executive Officer* (CEO) of the relevant municipal council as responsible authority for considering and determining applications to which Clause 53.24 *Future Homes* applies.

While YCC receives many applications for new apartment buildings each year; the narrow parameters of Clause 53.24 (including the exemplar apartment designs, which require large lot sizes) have resulted in zero applications to YCC under this new particular provision.

Removal of permit triggers

The changes made by the amendment include:

- Exempt permit requirements to construct or extend a dwelling or fence on a lot of 300sqm or more within the GRZ and NRZ.
- Exempt permit requirements to construct or extend a dwelling or fence on a lot between 300sqm and 500sqm within the GRZ.
- Exempt permit requirements to construct or extend one dwelling or a fence within 3 metres of a street within the NRZ.

Most properties in COY within the NRZ are also affected by the HO, under which VicSmart applications are for minor works only. As a result of the Clause 54 permit trigger removal, YCC has not seen an overall reduction in application numbers for works of this type in the NRZ. However, the applications are now assessed only against HO, thereby simplifying the assessment process.

Properties within the GRZ in COY can also be affected by the HO, however this is less common than for properties in the NRZ. It is unclear whether as a result of this

Clause 54 permit trigger removal, YCC has received fewer planning applications for lots under 500sqm in the GRZ.

Changes to VicSmart

The amendment made an application to construct or extend one dwelling on a lot of less than 300sqm a *VicSmart* application class in five residential zones if specified requirements are met.

These zones include MUZ, Township Zone (TZ), RGZ, GRZ, NRZ.

Because many land parcels within Yarra are less than 300sqm in area, this change could potentially expedite many planning applications for construction or extension of one dwelling. However, due to the existing subdivision patterns and built form types in COY, the specified requirements often cannot be met, and therefore YCC has not received any VicSMart applications of this type.

No further changes are required to the local content within the YPS as a result of this amendment.

3.2.5 VC253 Small second dwelling

Amendment VC253 came into operation in December 2023. The amendment changed VPPs and all planning schemes.

The amendment removed a planning permit requirement for a "small secondary dwelling" defined as a self-contained second home of up to 60sqm. Additionally, occupancy was expanded to allow anyone to live in the dwelling, as opposed to the "dependent persons unit", which was restricted to those who were dependent on the residents of the primary house.

The amendment was reviewed in tandem with VC300 *Mid Rise Code Changes*. Many of the proposed applications would not meet the criteria set in VC253, as most residentially zoned land in the COY is below the specified lot size of 300sqm.

The amendment has had a **minimal impact** on the operation of the YPS.

No further changes were required to local content in the YPS as a result of this amendment.

3.2.6 VC269 Future homes

The amendment came into operation in December 2024 to improve the operation of Clause 53.24 *Future Homes* in the VPP and all planning schemes.

The amendment aimed to increase the delivery of high-quality apartments by clarifying requirements, reducing the rate of car parking, and allowing mechanical

ventilation consistent with the *Building Future Homes Adaptation Guide* (DTP 2023).

The amendment had a **minimal impact** on the operation of the YPS.

No changes are required to local content in the YPS as a result of this amendment.

3.2.7 VC267 Streamlining planning applications

The amendment came into operation in March 2025 and implemented new residential development planning assessment provisions which will boost housing construction.

The amendment included;

- A revised Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less* that applies to the construction of residential developments (two or more dwellings and residential buildings) up to and including three storeys in a residential zone.
- A new Clause 57 *Two or more dwellings on a lot and residential buildings of four to six storeys* that applies to the construction of four-storey residential developments (two or more dwellings and residential buildings) in a residential zone.

The amendment had a **minimal impact** on the operation of the YPS, despite to the following changes to Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less*, which require that:

- A development must meet all objectives.
- If the standard is met, the corresponding objective is met.
- The responsible authority can only consider a decision guideline in Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less* if the corresponding standard is not met (to assist with determining whether an alternative design meets the objective).
- In deciding the application to which Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less* applies, the responsible authority is exempt from considering any other matter or decision guideline in the planning scheme and specified matters under *Section 60* of the Act.
- Where particular standards are met, applications for a single dwelling or small second dwelling can be assessed under *VicSmart* and exempt from third-party notice and review.

No further changes are required to the local clauses of the YPS as a result of this amendment.

While this amendment may potentially have resulted in shorter processing times for relevant planning applications in Yarra, to date no planning applications for two or more dwellings on a lot have been able to use the VicSmart process, because the particular standards cannot be met.

These modifications changed the assessment process for applications against Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less*, to facilitate more efficient decision-making.

3.2.8 VC277 Car parking requirements

Amendment VC277 was gazetted and came into operation in December 2025. The amendment amended car parking requirements to align car parking rates with demand and reduced the number of car parks required in locations well-serviced by public transport.

Specifically, the following local Schedules are impacted by the amendment, and the following further work (Category 3) is required:

- Schedule 1 to Clause 37.06 *Priority Development Zone (PDZ1)*: The car parking requirements within this Schedule are not consistent with Clause 52.06 *Car parking*. For office, shop and restricted retail land uses, the car parking requirements of the Schedule are higher than those outlined in Clause 52.06 *Car parking*. Car parking requirements are not consistent between the Schedule to the PDZ1 and Clause 52.06 *Car parking*. Therefore, a review of car parking rates in Schedule 1 to Clause 37.06 *Priority Development Zone* is required so they do not contradict the rates in Clause 52.06 *Car parking*.
- Schedule 1 to Clause 45.09 *Parking Overlay (PO1)*: The car parking requirements within this Schedule are not consistent with Clause 52.06 *Car parking*.
    - Section 1 uses - *market, store and trade supplies* have increased minimum parking requirements under VC277. Most other Section 1 uses have no increase to minimum parking provisions but now have maximum parking provisions.
    - Under VC277, the minimum car parking provisions for Section 2 use - types have all been reduced. Further strategic work is required to review the schedule to PO1 so that it aligns with the car parking requirements in Clause 52.06 *Car parking*.
- Schedule 2 to Clause 45.09 *Parking Overlay (PO2)*: The minimum car parking requirements in all land uses in PO2 have all been reduced or remained the same (in the case of a dwelling). This parking overlay is therefore now redundant and can be deleted.

Several of the existing strategies in Clause 18.02-4L-01 *Car Parking* support reductions in car parking, which aligns with the intent of VC277. Some existing strategies in Clause 18.02-4L-01 *Car Parking* duplicate or partly duplicate the application requirements and decision guidelines in Clause 52.06-7 that were introduced by VC277. There are strategies in Clause 18.02-4L-01 *Car Parking* that do not duplicate the policy and will be retained. A review of the strategies in Clause 18.02-4L-01 *Car Parking* to determine if they need to be deleted or reworded to remove duplication is required. This review will be done as future strategic work (Category 3).

The amendment has a **moderate impact** on the operation of the YPS. By introducing zero car parking or a maximum car parking requirement in many areas in Yarra, the provision of a minimum amount of car parking is no longer a permit trigger. Therefore, the provision of inadequate car parking can no longer be used as a valid ground of refusal or objection for a planning permit application in these areas.

3.2.9 VC278 Planning for Waterways Program

The *Planning for Waterways* program takes a Melbourne-wide approach to provide holistic protections that safeguard waterways' natural environments and landscapes, improving the quality of life for both people and nature.

Amendment VC278 was gazetted in December 2025 and came into operation in January 2026. The amendment introduces new SLO schedules in the YPS to preserve the unique landscape character, cultural values, amenity, and ecological health of the waterways. Specifically, this amendment has introduced the following schedules to the YPS:

- Schedule 2 to Clause 42.03 *SLO Merri Creek Reach 3 - Broadmeadows to Birrarung Confluence, Clifton Hill*
- Schedule 3 to Clause 42.03 SLO *Darebin Creek Reach 4 - Darebin Parklands, Alphington to Birrarung*
- Schedule 4 to Clause 42.03 SLO *Gardiners Creek (Kooyongkoot)*

The application of the SLO was applied to land that is currently included in the *Environmental Significant Overlay* (ESO), therefore making the existing ESO2 and ESO3 redundant. Schedule 2 *Merri Creek and Environs* (ESO2) and Schedule 3 *Darebin Creek and Environs* (ESO3) will need to be deleted from the YPS and mapping.

The SLOs require a planning permit for buildings and works over 6 metres in height and greater than 50sqm in additional floor area, unless the land is located within a *Housing Choice and Transport Zone* (HCTZ), *Precinct Zone*, or *BFO*. Earthworks greater than 600mm in depth, fencing that exceeds a specified height or transparency, as well as specified removal, destruction or lopping of vegetation in the SLOs will require a permit in all zones.

The amendment has had a **minimal impact** on the operation of the YPS.

Deletion of the redundant ESO2 and ESO3 from the local content in the YPS as a result of this amendment is required, which is a policy-neutral planning scheme amendment (Category 1 change).

3.2.10 VC280 Great Design Fast Track

This amendment came into operation in April 2025 and introduced an expedited planning pathway for residential developments that are well-designed, liveable, and sustainable.

The amendment introduced a new Clause 53.25 *Great Design Fast Track and* amended Clause 72.01 *Responsible authority for this planning scheme*, to specify that the Minister for Planning is the responsible authority for applications under the *Great Design Fast Track*.

Developments under the *Great Design Fast Track* must meet the requirements specified in Clause 53.25-1 to benefit from the facilitated planning pathway. These applications will be subject to notice requirements but exempt from third-party review to VCAT. The applications are, however, subject to a review by the *Office of the Victorian Government Architect* (OVGA). The Minister for Planning is the responsible authority for applications made under Clause 53.25 *Great Design Fast Track*. The broader impact on Yarra is difficult to estimate at this point as only two applications have been made under this stream.

The amendment has had a **moderate impact** on the operation of the YPS. Due to exemptions in Clause 53.22 *Significant economic development* and Clause 53.35 *Great design fast track* that mean other parts of the planning scheme cannot be considered. Local provisions, including the housing change framework and any local built form provisions, are now being bypassed. Given that local policy and locally specific built form controls are no longer considered for these applications, this undermines the fundamental purpose of the Yarra Planning Scheme. These locally specific policies and built form aspirations are underpinned by considerable strategic work that can no longer be considered.

In addition, as Council is not the responsible authority, the planning permit application and associated fee are not being made to Council. Instead, Council are consulted on short notice, and expert referral comments are being relied upon, which Council needs to pay for without collecting the planning permit application fee as per a usual planning permit. This creates administrative and resourcing costs for YCC.

No further changes are required to the local clauses of the YPS as a result of this amendment.

3.2.11 VC282 ResCode update

This amendment came into effect in September 2025 and made changes to extend the new deemed-to-comply residential development planning assessment provisions introduced by Amendment VC267 to single dwelling developments at Clause 54 *One dwelling on a lot or a small second dwelling on a lot*. The amendment introduced a new Clause 54 which facilitated quicker decision-making to support new single dwellings. Additionally, provided particular standards are met, applications for a single dwelling or small second dwelling can be assessed under *VicSmart* and exempt from third-party notice and review.

The amendment has had a **minimal impact** on the operation of the YPS.

No further changes are required to the local clauses of the YPS as a result of this amendment. This amendment may result in shorter processing times for relevant planning applications in Yarra, although it must be acknowledged that, due to the typically small lot size found throughout much of Yarra, many applications will be unable to comply with the particular standards and will require assessment through the standard process.

3.2.12 VC286 Licensed premises

The amendment came into operation in July 2025 and removed duplicated regulations in relation to licensed premises. It removed the requirement for a planning permit for licensed premises, which streamlined liquor and planning approvals for hospitality businesses. Now only a liquor licence is required, which sits outside the planning system.

The amendment included:

- Deleting Clause 52.27 *Licensed premises* and its schedules from all relevant planning schemes
- Removing references to licensed premises in Clause 13.07-3S *Live Music*

- Removing the requirement to refer an application in Clause 66.03 *Referral of Permit Applications Under Other State Standard Provisions* and Clause 66.05 *Notice of Permit Applications Under State Standard Provisions*

The Schedule to Clause 52.27 *Licensed premises* in the YPS has been deleted as a result of VC286.

The amendment has had a **minimal impact** on the operation of the YPS. The amendment will reduce the number of permit applications Yarra receives, as a planning permit is no longer required for licensed premises as described above.

Further references will also need to be deleted in other sections of the YPS as a policy-neutral planning scheme amendment (Category 1). See rows Clause 11.03-1L *Activity Centres*, Clause 13.07-1L-02 *Licensed premises* and Schedule to Clause 72.08 *Background Documents* in the Audit (Appendix 2), for further details.

3.2.13 VC288 Expanding VicSmart

This amendment came into effect in October 2025 and extended the streamlined *VicSmart* assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.

The amendment made an application to construct or extend two dwellings on a lot, a *VicSmart* class of application in six residential zones, if particular Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less* standards are met. Applicable zones within Yarra are the MUZ, GRZ, and the NRZ.

The amendment also made an application for the subdivision of land into two lots, a *VicSmart* class of application in six residential zones and five overlays, provided particular conditions are met. Applicable zones within Yarra are as above. Applicable overlays within Yarra are the *Heritage Overlay* (HO), *Special Building Overlay* (SBO), ESO, DDO and BFO.

The amendment has had a **minimal impact** on the operation of the YPS.

No further changes are required to the local clauses of the YPS as a result of this amendment. This amendment may result in shorter processing times for relevant planning applications in Yarra, although it must be acknowledged that, due to the typically small lot size found throughout much of Yarra, many applications will be unable to comply with the particular standards and will require assessment through the standard process.

3.2.14 VC289 Canopy tree removal

This amendment came into operation in September 2025.

The amendment introduced a planning permit requirement to remove, destroy, or lop a canopy tree in residential areas at Clause 52.37 *Canopy trees* in the *Victoria Planning Provisions* (VPP) and all planning schemes. Minimum canopy tree replacement requirements apply to an application to remove a canopy tree. The amendment was required to implement *Action 12* of *Plan for Victoria* to protect and enhance canopy trees.

The amendment had a **moderate impact** on the operation of the YPS. Since VC289 was introduced, YCC have received 59 planning permit applications in relation to Clause 52.37. VicSmart applications are required to be issued within 10 business days and they require input from Council's arborists, which creates difficulties with issuing the planning permit within this timeframe.

No changes were required to the local policy within the YPS as a result of this amendment.

3.2.15 VC294 Signage

This amendment came into operation on 27 October 2025 and changed Clause 52.05 *Signs* to exempt specified signs from planning permit requirements and removed default permit expiry dates for most signs.

The amendment had a **minimal impact** on the operation of the YPS.

The nature of signs now exempt from permit requirements is very specific in nature, and the overall impact on planning permit applications or resourcing in YCC is negligible.

No changes were required to the local policy within the YPS as a result of this amendment.

3.2.16 VC300 Mid-rise code changes

This amendment came into operation in April 2026 to implement the mid-rise code, which introduced deemed-to-comply standards for 4-6 storey residential development in the *Mixed Use Zone* (MUZ).

The amendment had a **moderate impact** on the YPS, because Clause 57 *Two or more dwellings on a lot and residential buildings of four to six storeys*, only applies to new development in the MUZ between 4-6 storeys in height, as the YPS does not use the suite of other zones that this code applies to. A high proportion of Yarra's MUZ sites are also within activity centres with DDOs or BFOs schedules with applicable standards which continue to prevail.

Clause 57 *Two or more dwellings on a lot and residential buildings of four to six storeys* has exemptions that include that the responsible authority is exempt from

considering the MPS or PPF policies unless applicable decision guidelines specify otherwise. An audit of the local PPF content relating to the built form standards across Clause 57 *Two or more dwellings on a lot and residential buildings of four to six storeys* (along with Clause 54 *One dwelling on a lot*, Clause 55 *Two or more dwellings on a lot and residential buildings of three storeys or less*) is required as further strategic work (Category 3) to assess whether there are now residential local policy standards that either duplicate standards or are exempt from consideration.

3.2.17 VC311 Parking overlay

Amendment VC311 came into operation in June 2026.

VC311 amended Clause 45.09 *Parking Overlay* to align with the changes made to Clause 52.06 *Car parking* by Amendment VC277 in December 2025 as part of the car parking reforms. This included amending Clause 45.09 *Parking Overlay* to require minimum and maximum car requirements specified in the Parking Schedule to be based on the land categories incorporated by VC277. The amendment also makes consequential changes to Clause 52.06 *Car parking*.

VC277 allows the schedule to the *Parking Overlay* (PO) to specify minimum and/or maximum car parking rates for a use depending on land category. Whilst this is now possible, it is not a requirement for the schedule to the PO to do this.

This amendment had **minimal impact** on the operation of the YPS. Most changes were incorporated through the amendment or implemented through VC277.

No further changes are required to the local clauses of the YPS as a result of this amendment.

4. Housing and residential development

4.1 Housing capacity and strategic response - advisory note item 3

To accommodate Melbourne's projected population of approximately 8 million people by 2051, the Victorian Government has set a statewide target of 2.24 million additional homes by 2051, setting specific targets for each municipality.

The COY's target is for its planning scheme to be able to accommodate an additional 44,000 dwellings by 2051.

The housing targets are a key aspect of *Victoria's Housing Statement: The Decade Ahead (2024-2034)* that was released in 2023, which aims to increase housing supply via streamlining planning approvals through the introduction of 'Deemed to Comply' provisions, expanding *VicSmart* and other permit exemptions for small

second dwellings and minor development, rezoning and amending built form controls to enable greater housing density near jobs, transport and other infrastructure as part of the *Activity Centres Program*, and boosting social and affordable housing through the continuation of the *Big Housing Build*. The housing targets were implemented through VC283 to give effect to *Action 1* within *Plan for Victoria*, which included aiming to commit to at least 70% of homes to be built in established areas.

In January 2026, DTP wrote to YCC to advise that they had assessed the capacity of the YPS using the State's HCAP model and, based on this assessment, DTP consider that the YPS does not have sufficient capacity to meet its municipal housing target.

This marks YCC as a *Category 2* Council, which means the YPS has a shortfall and the State Government requires the Council to provide a roadmap to address its housing capacity in the PSR.

As the housing target for Yarra at 44,000 homes was set in 2023, net approvals and completions over the past 3 years bring this housing target down to 41,200 dwellings.

The Advisory Note states that where DTP has advised that the planning scheme does not currently have capacity to meet its housing target, a review of residential zones and overlays in consultation with DTP is required to identify strategic responses that improve capacity and alignment with the HCAP.

4.1.1 Yarra's capacity analysis and the State's HCAP model

Yarra's capacity analysis

The majority of housing growth in Yarra occurs in "traditional" activity centres and larger development sites, such as Victoria, Swan, Smith or Johnston Street and the former Fitzroy Gasworks and AMCOR Paper Mill. This is due to the historic subdivision and development pattern of other areas (such as Fitzroy, Abbotsford, or Richmond), which are defined by smaller, constrained lots without (or only with narrow) side setbacks that restrict further infill opportunities. Yarra's capacity model therefore focuses on activity centres and updates them with each built form control that was pursued via planning scheme amendments to improve their accuracy.

Based on Council's tested expert analysis, Yarra's planning scheme shows sufficient capacity to accommodate the housing target. Housing capacity work by *SGS Economics and Planning* has pulled together and peer-reviewed various Council Activity Centre capacity studies that have been tested and supported in numerous Standing Advisory Committee Hearings.

Council's work indicates that the COY has capacity for approximately 40,000 additional dwellings in our activity centres and large development sites (former Fitzroy Gasworks and AMCOR Paper Mill) alone. The most recent capacity figures have been updated and tested for Planning Scheme Amendments C271yara, C273yara and C291yara, which the Minister has recently approved.

The Standing Advisory Committee for C271yara was most recently satisfied that Council's built form controls for Fitzroy and Collingwood demonstrated there would be enough capacity to contribute an adequate share toward meeting the housing target, indicating acceptance of Council's methodology used in estimating capacity.

Although the Council's modelled capacity figure falls just short of the remaining 41,200 dwellings required, it does not look at the capacity of areas outside of activity centres and larger development sites (e.g. former Fitzroy Gasworks).

Housing Target	**44,000 dwellings**
Net target in HCAP (lower due to housing growth since mid-2023)	41,200
Council's Modelled Capacity in Activity Centres (assuming a 75sqm average dwelling size as in HCAP)	40,466
Remaining 'shortfall' to be addressed outside of Activity Centres	**734**

YCC has been reviewing its planning scheme dwelling capacity since at least 2018 and remains committed to refining and continuing this process. This is to ensure the planning scheme keeps pace with growth and aligns with *Plan for Victoria* and municipal housing targets.

The State's HCAP model

The HCAP model was built to assist planning authorities to:

- Measure the total 'theoretical' housing capacity in a planning scheme; and
- Test different sets of housing zones and built form typologies in achieving the housing target.

Prior to gaining access to HCAP, Yarra was provided with detailed assumptions that were used in building the HCAP model. Council undertook a detailed review of these assumptions and engaged an independent consultant to compare the State's HCAP and *Access to Opportunities and Services Tool* (ATOS) against Yarra's capacity modelling.

Differences between models

SGS compared the various model parameters and assumptions in detail. Officers undertook a permit analysis to understand how the HCAP assumptions compare to what is being approved (and partially built).

In comparing the two models and their assumptions, SGS and Council officers found the following:

- **Exclusions of smaller sites and floor plates**
  This is not realistic in Yarra, where many lots are small (e.g. 200sqm) and narrow (e.g. 6-10m width) but still support development, even with narrower floor plates within a development. Site consolidation via amalgamation also occurs to enable larger redevelopments and is likely to increase as larger sites become less available (due to being developed first, also see comment on exclusions below).
- **Exclusion of sites over 5,000 sqm**
  HCAP excludes larger sites above 5,000 sqm, leaving substantial potential capacity unaccounted for. Council cannot reasonably be expected to model this gap separately. A density measure that would account for differences across the metro area might be more suitable to estimate dwelling capacity and enable inclusion of all sites.
- **Conservative built form assumptions**
  Some built form assumptions, such as front and side setbacks that generally do not apply in Yarra's activity centres, artificially reduce estimated capacity and are too conservative for an inner urban context (see comment on discounts below).
- **Capacity discounts**
  Large dwelling capacity deductions for sites affected by heritage overlays, environmental audit overlays and special building overlays are too restrictive and do not reflect development patterns in Yarra. Sites on the Victorian Heritage Register or individually significant sites are excluded from being able to contribute to dwelling capacity, yet residential development certainly has occurred on either. For contributory sites HCAP reduces the potential dwelling capacity by 80%. Environmental Audit Overlays generally do not reduce capacity; instead, they often require higher capacity to support feasible redevelopment. Most of Yarra's intensification occurs in activity centres, such as Smith Street and its former industrial hinterland, that are affected by individually significant and contributory sites and/or included in an EAO.
  It would likely be more suitable if HCAP assumed discounts for sites on the VHR, treats individually significant and contributory sites equally and uses built form assumptions for more complex inner urban context as per Yarra's capacity model, given it is founded on gazetted built form controls.
- **ATOS Discounts**

ATOS applies further discounts of 20–30 per cent. Most land in Yarra is highly desirable for residential development, including land in activity centres such as Smith Street and Johnston Street, where some of the municipality's densest development occurs. However, ATOS places these areas in the second-highest desirability category, A2, and automatically deducts 30 per cent of their potential dwelling capacity due to the location. Even at the highest category, 20% of potential dwelling capacity that HCAP calculates would be discounted. This does not reflect the development patterns in Yarra. Activity centres in Yarra are located along tram lines and close to train stations and form a close network that is highly walkable and desirable. In recognition of this, Plan for Victoria identified Yarra as an activity centre in its entirety.

It is logical to assume that not all sites in an area develop to the full potential capacity, but discounting at least 20% appears disproportionate for highly desirable locations. Larger sites will develop first due to the higher potential dwelling yield, with smaller sites following over time. A more nuanced measure is required to reflect inner city locations like Yarra's.

Permit analysis

Officers undertook a detailed planning permit analysis which confirmed the above findings. Development does occur in contexts and locations where HCAP and ATOS assume significant deductions or discounts (or partially assume no development will occur). These are:

- On narrower and smaller sites or with narrower floor plates
- Lot consolidation does occur
- Development is generally higher than HCAP assumes and the number of dwellings approved on a site occurs without discounts or deductions being translated into the (e.g. due to HCAP assuming side or front setbacks, presence of heritage overlays leading to half or only 20% of capacity realisation on a site).

Applying HCAP and ATOS

Council officers tested HCAP and ATOS for Yarra to understand its impact and if needed, how either model could be improved. Three scenarios were tested:

1. Changes to activity centre areas
2. Changes to land in GRZ
3. Changes to land in NRZ

With each scenario, a zone or building typology and height were selected that enabled HCAP and ATOS to calculate the highest potential dwelling capacity. At the time, HCAP did not allow the testing of changing land in employment-only zones.

Even if zoning and height controls across the entire municipality were changed to allow various building typologies and between 6 to 20 storeys, according to HCAP and ATOS Yarra's planning scheme would still fall short of achieving the State's target by approximately 15,000 dwellings.

This is due to the combination of exclusions of sites, built assumptions, discounts from heritage and environmental audit overlays and ATOS discounts as listed above. It is important to note that various sites that have recently had planning permission are far exceeding the dwelling yields of what the HCAP and ATOS estimated was possible.

Due to this, significant changes to HCAP and ATOS are required if it is to be used as a justification for broad-sweeping changes to planning schemes.

DTP has advised that they will work with Council to refine the accuracy of the modelling underpinning HCAP and to identify strategic responses to ensure that the planning scheme will have sufficient capacity to meet the housing target.

Council will continue to work with the State Government to refine HCAP/ATOS, identify whether there is a capacity shortfall in Yarra and how this could be resolved.

4.1.2 Yarra's housing approach

The State Government is currently reviewing the information provided by the COY, and Council is awaiting advice on whether any housing capacity shortfall must be addressed. Council wishes to maintain an open dialogue with State Government officers to develop a nuanced approach to housing growth in Yarra.

For Yarra, any credible planning scheme pathway to increase housing capacity must be carefully balanced across various pillars within *Plan for Victoria*. This relates to:

- **Housing for all Victorians** - Through ensuring a diverse mix of dwelling sizes and types including larger dwellings, supporting high-quality dwellings to achieve high levels of amenity, retaining and building more and better public housing and increasing the supply of other affordable housing.
- **Accessible Jobs and Services** - the need to support employment growth and protect the municipality's role as a major contributor to job creation.

- **Great places, Suburbs and Towns** - the provision of great access to services and infrastructure, achieving high levels of amenity and protecting and enhancing heritage places.
- **Sustainable environments -** good design, use of sustainable materials and supporting locations for housing with good access to jobs, services, and public transport.

The strategic directions set out in the YPS identify activity centres as the primary location for growth due to their proximity to transport infrastructure, shops, services, and cultural hubs, making them some of the most suitable locations for development.

Yarra contains a high concentration of heritage properties and precincts that require consideration. Yarra's heritage streetscapes must be balanced with the need for residential growth to promote the area's distinctive character.

Yarra also accommodates a broad range of businesses and employment opportunities and is one of Melbourne's largest employers outside the CBD in the professional, scientific, and technical services, with the highest concentration of creative professionals. The need for the planning scheme to anticipate and accommodate for employment growth (as identified in the SEES 2018 and 2025) needs to be balanced with accommodating for residential growth to achieve a vibrant and attractive city.

Delivery will require coordinated action between Council, the State Government, landowners, registered housing agencies, infrastructure agencies, and the community.

4.1.3 Roadmap to achieving the housing targets

Confirming the capacity gap

Work with the State Government to establish a reconciled baseline capacity figure and confirm that Yarra can or is close to achieving its housing target.

Identifying capacity options

Depending on the level of additional capacity that is to be identified in the planning scheme to meet the housing target, various options are set out below which can be drawn upon to access further development capacity.

- Continue to work on Strategic Redevelopment Sites
  - Test selective areas where development can support local services, contributing to the revitalisation of activity centres.
- Identify change areas and activity centre built form/rezones

- Review the housing change framework that aligns with minimal, incremental, and substantial change areas in alignment with PPN90: *Planning for Housing.*

- Consider further site-finding
  - Test and assess the contribution of government-owned land, underutilised sites, car parks, and larger parcels or those likely to be consolidated.
  - Continue to engage with landowners seeking rezonings to identify further potential strategic redevelopment sites.

Housing Strategy update

- Update the YHS 2018 and the housing change framework in Clause 16.01-1L where needed, based on updated ABS Census data (to be released in 2027), the final findings of HCAP and Strategic Redevelopment Site investigations.
- Explore how government can assist in delivering more diverse and affordable housing.

4.2 Application of residential zones - advisory note item 6

A further part of the Housing Strategy review will be to prepare a high-level check on the appropriateness of the current application of residential zones, having regard to *PPN90: Planning for housing* and *PPN91: Using the residential zones.*

This may require a health check in the context of the existing allowable building heights in zone schedules vs the zone's head provisions, subdivision patterns in combination with heritage fabric to ensure the zones are applied correctly as per PPN91.

The scale of work is also dependent on, or influenced by, the outcomes from discussions with State Government to confirm whether Yarra must address a shortfall to achieve the housing target.

5. Form and content

5.1 Consistency with Ministerial Direction - the Form and Content of Planning Schemes and Practitioners Guide

The local content of the YPS was audited against the *Ministerial Direction on the Form and Content of Planning Schemes* (MDFC) and the *Planning Schemes Practitioner's Guide* (PSPG) to ensure compliance with current drafting and formatting requirements.

The audit reviewed all ordinance provisions within the Scheme that can be amended by Council and identified a range of changes required to improve consistency with these drafting and formatting requirements.

Proposed changes include updating clause structures and headings, removing duplicated content, and revising drafting conventions to align with current guidance. A detailed audit is provided in Appendix 2.

The findings indicate that most identified changes are administrative in nature and can be implemented through a policy-neutral planning scheme amendment (Category 1).

5.2 Schedule template alignment - advisory note item 11

The schedules of the YPS were audited against the MDFC, the PSPG, *planning practice notes* (PPNs), and current templates available to ensure compliance with current templates.

The audit reviewed all schedules within the Scheme that can be amended by Council and identified a range of changes required to improve consistency with these State requirements.

Proposed changes include updating structures and headings, correcting grammatical errors, amending formatting, and revising drafting conventions to align with current guidance. A detailed audit is provided in Appendix 2.

The findings indicate that most identified changes are administrative in nature and can be implemented through a policy-neutral planning scheme amendment (Category 1).

5.3 Special purpose zones - advisory note item 12

The *Special Use Zones* (SUZs) of the YPS were audited against the MDFC, the PSPG, the PPNs, and current templates available to ensure land use terms are up to date.

The audit reviewed all SUZ schedules within the Scheme that can be amended by Council and identified a range of changes required to improve consistency with these State requirements.

Proposed changes include deletion of redundant land use terms and amendments to updated land use terms. A detailed audit is provided in Appendix 2.

The findings indicate that most identified changes are administrative in nature and can be implemented through a policy-neutral planning scheme amendment (Category 1).

6. New Victorian Planning Provisions tools

6.1 Appropriateness of new Victorian Planning Provisions tools - advisory note item 13

DTP's Advisory Note on the Planning Scheme Reviews, March 2026, requires Council to assess whether new VPP tools would better implement local planning objectives, including whether the BFO, *Precinct Zone* (PZ) or other tools may provide a clearer or more effective statutory framework than existing provisions.

YCC officers have assessed the relevant State tools, specifically the new *Planning for Waterways Program*, *Infrastructure Contributions* (ICP) *Reform* and the *Activity Centres Program* (ACP).

Officers reaffirm the position that the ICP should be applied to all of Yarra, or at a minimum all of Yarra's *Neighbourhood Activity Centres* (NACs) and MACs, as per recent submission and advocacy.

Importantly, as further discussed in this section, Yarra is in ongoing discussions with DTP regarding the IMTTZ and *Activity Centre Program* (ACP). Whilst there will be significant changes that are outcomes of this work, it is primarily being progressed by DTP and will be ongoing regardless of the Yarra PSR and subsequent amendment.

6.1.1 Infrastructure Contributions reform

The proposed new infrastructure funding system seeks to provide direct contributions for councils and the Victorian Government to help deliver the essential infrastructure each activity centre needs to thrive, such as better parks, community services, schools, and transport infrastructure. As part of the *Train and Tram Zone ACP*, the State Government has prepared an ICP for the COY. It is proposed to apply the ICP to the 23 newly introduced BFO areas.

State Government has indicated that it is anticipated that Yarra will begin imposing contributions on planning applications lodged from January 2027.

Yarra has continued to advocate that the application of the ICP to the whole municipality as it would:

- Recognise Yarra's role as an inner Melbourne activity centre as identified in Plan for Victoria
- Support efficient and effective development
- Create greater certainty, driving investment and delivering more housing
- Enable the funding of infrastructure when and where it is needed
- Equitable funding by the community for the community

- Serve as a pilot for the broader application of ICPs
- Deliver administrative efficiencies for local and State Government
- Support the encouragement of development within the BFO areas rather than being disincentivised due to the application of the ICP.

Given the ICP is suggested to only apply to BFO areas and not the entirety of the COY or to all MACs and NACs, there are implications for Yarra to consider through the review of the current *Development Contributions Plan* (DCP).

Review of the DCP is being progressed to understand the future local infrastructure demand (including community infrastructure) across Yarra in light of the housing target and the application of the ICP to a number of activity centres. Review of the existing DCP will prepare a new infrastructure contributions approach for Yarra that will include:

- Reviewing the DCP project list and delivery status of projects that Council has identified.
- Reviewing financial reporting to fully demonstrate the DCP contributions received and expended across each collection area, and demonstrating the extent to which Council has delivered on the existing DCP.
- Reviewing the CIP community services and infrastructure audit, having regard to residential and employment population projections, including the housing targets, supply, and demand modelling (e.g. provision ratios), as well as findings from capacity and utilisation, condition, and functionality (fitness for purpose) assessments where available
- Reviewing the broader DCP project list to reflect up-to-date strategic infrastructure planning advice and asset management audits.

This work will also continue to advocate to the State Government for the application of the ICP and the approach to funding infrastructure for new development in Yarra.

It is envisaged that this work will guide Yarra's decision-making and advocacy on how infrastructure contributions are applied in Yarra to fund the infrastructure required to meet community needs, while maintaining the integrity of development and growth in the city, and maintaining the ability for the Council to remain financially sustainable.

6.1.2 Activity Centre Program (ACP): Inner Melbourne Train and Tram Zone (IMTTZ)

In 2023, the Minister announced that as part of the broader *Housing Statement* and planning reform, a new coordinated planning program focusing on housing capacity in train- and tram-serviced activity centres was being prepared across 60 activity centres across Melbourne.

In early 2025, the State Government designated all of the COY as an '*Inner Melbourne Train and Tram Zone* (IMTTZ)', along with the COM. This designation was applied during the expansion of the state's activity centres housing program.

Council was advised that the reason these two centres were included in a separate pilot model was that these councils had already undertaken significant work to allow thousands of new homes through the application of the Built Form Frameworks (BFFs) for (within Yarra): Fitzroy and Collingwood (C271yara), Richmond along Bridge Road and Victoria Street (C291yara) and Alphington along Heidelberg Road (C273yara).

Amendment VC257, gazetted on 25 February 2025, made changes to the VPP and all planning schemes to introduce Clause 32.10 *Housing Choice and Transport Zone* (HCTZ) and Clause 43.06 *Built form overlay* to support housing growth in and around activity centres and other well-serviced locations in line with *Victoria's Housing Statement, The Decade Ahead 2024-2034.*

Housing Choice and Transport Zone (HCTZ)

HCTZ was developed to allow higher-density, diverse housing near public transport and major activity centres. The HCTZ generally applies to residential areas located within walkable catchments (typically up to 800 metres of train or tram stops, or 400 metres of high-frequency bus routes) surrounding core activity centres.

The application of the HCTZ to land in Yarra has not been considered given its recognised designation as an IMTTZ, where other controls are already able to achieve the built form outcomes expected.

Built Form Overlay (BFO)

BFOs were developed to make planning controls in 'cores' clearer and more consistent across Melbourne. The overlay sets out building heights and design rules, and introduces a new streamlined planning pathway to allow more homes to be built faster. If an application is 'deemed to comply' with the BFO standards, it cannot be refused a permit based on those standards.

In early 2026, the State Government instructed YCC that the proposed DDOs that were being progressed through Amendments C271yara, C273yara and C291yara were to be translated into new BFO schedules.

Whilst these amendments were initially instructed to be translated on a policy-neutral basis with no inclusion of 'deemed to comply' standards, the Minister for Planning approved these controls with the removal of several mandatory controls,

reductions and removals in a number of provisions and implementation of 'deemed to comply' standards.

Council anticipates continuing to work with DTP regarding the further implementation of the BFO.

6.1.3 Live Music Overlay (LMO)

DTP has provided notice of preparation of Amendment VC305 to all Victorian Planning Schemes.

The amendment is proposed to make changes to state planning provisions that will give greater recognition of the social, economic, and cultural benefits of live music entertainment venues.

Following approval of VC305, Yarra will have the ability to identify live music precincts, individual venues, and surrounding land in new Live Music Overlay Schedule/s at Clause 45.13.

This is an important step and appears to address issues that Yarra's Amendment C331yara and countless efforts by industry groups have advocated for. Timing for exhibition of Yarra's C331 will depend on when the State Government provides authorisation to exhibit and what conditions may need to be met. The application of this overlay and the related amendment is discussed further in *Section 9.1.1* of the Report.

6.1.4 Flood policy and provisions

DTP has provided notice of preparation of Amendment VC317 to all Victorian Planning Schemes.

The amendment is proposed to make updates to the existing State flood policy at Clause 13.03 *Floodplains* and introduces a new *Flood Management Zone* (FMZ) for extreme flood risk and a new *Flood Management Overlay* (FMO) with three schedules regarding very high, high and moderate flood risk. These will replace the current *Urban Floodway Zone (UFZ)*, SBO and Land Subject to Inundation Overlay (LSIO).

The amendment will introduce the concept of flood hazard classifications into planning schemes and prioritises the protection of human life in high, very high and extreme flood risk areas. This is similar to the approach to bushfire risk, where high, very high and extreme flood risk is elevated above other planning considerations.

The new overlays include permit triggers for buildings and works (including exemptions, like the current overlays) and requirements for uses that can occur

with a planning permit or are prohibited due to the new hazard classification (this concept is new).

VC317 does not introduce the updated flood modelling and mapping in Yarra (or elsewhere) – this is a separate step and more likely to occur in 2027. It only provides the tools in the Victorian planning system for this to happen in the future.

Most of Yarra's future stormwater flood areas, as being finalised by *Melbourne Water* (MW), would potentially be in the 'moderate' category. Some feedback Council provided alongside other Councils last year appears to have been taken on board. The new mechanisms created by VC317 appear to have been simplified and include more flexibility regarding which uses are permissible in a certain overlay schedule in comparison to earlier versions we briefed Councillors on. Whilst generally a good step, the new mechanisms do not appear to include clearer guidance for Statutory Planners on how to assess the actual risk that a flood hazard classification may pose to a use or development (e.g. no guidance for an acceptable length of time an area is isolated for is included). The answer will potentially be included in updated guidelines or advice provided by Melbourne Water, neither being part of this VC amendment.

In the future, MW will also update Yarra's future riverine flood modelling. This updated modelling will be introduced via a separate planning scheme amendment.

6.1.5 Minimum standards for open space

DTP has proposed Amendment VC321 to all Victorian Planning Schemes.

The amendment is proposed to make updates to State planning policy in Clause 11.03 *Planning for places* and Clause 15.01 *Built Environment* at various clauses as a result of updated *Urban Design Guidelines for Victoria 2.0*, *Movement and Place in Victoria 2.0.*

More substantial changes are made to State policy in Clause 19.02-6S *Open Space* (not called public open space). In addition to policy updates, it introduces an incorporated document. Together, they set definitions and standards for various sizes and a hierarchy of an open space network that should be facilitated in built-up areas.

Generally, VC321 appears to align with *Yarra's Open Space Strategy* (YOSS) and local policy requirements. A potential issue may be the definition of pocket parks in the newly incorporated document, which classifies a pocket park below 500sqm as unviable to be considered as a public open space. Some pocket parks in Yarra may be slightly smaller than this, depending on how they are measured. For example, Oxford Street Park is potentially just under 500sqm, if the footpath is not

included in the area. Yet, these are an important part of Yarra's open space network, especially as land is very valuable and a new network is difficult to establish in an inner urban context.

7. Environmental risks

7.1 Environmental risk mapping - advisory note item 14

A review of environmental risk mapping has been undertaken to ensure the current planning scheme reflects the most current available risk information and supports effective land use and development decision-making.

This work included an assessment of the ongoing work by MW into flood-prone land and the application of the *Environmental Audit Overlay* (EAO) to land potentially affected by contamination.

Maps will be required to align with the latest available studies, investigations, and datasets.

7.1.1 Flood mapping

MW is working with local councils to update flood information across Greater Melbourne. This is to better understand the risk of current and future flooding, to build a safe and resilient city.

The key project to provide updated flood information is flood modelling that has been progressed over the last several years by MW.

This flood modelling and mapping will lead to a State Government-led amendment to apply the new *Flood Management Zone* (FMZ) and *Flood Management Overlay* (FMO) that are being introduced as part of VC317 in Yarra. This is likely to occur via two separate amendments, one to introduce updated stormwater flooding mapping and one to introduce updated riverine flood mapping in Yarra.

MW will review flood models every 5 years and update them every 10 years. Any major flood or significant changes in the catchment will also trigger a review of our flood models.

Mapping in Yarra will need to be updated to ensure the planning scheme reflects current risk information and supports effective land use and development decision-making.

No future work or additional changes to the YPS are required at this time due to flood mapping; however, this will be future strategic work that will be led by State Government and MW.

7.1.2 Land at risk of contamination

Yarra applies the EAO when rezoning potentially contaminated land to a zone that allows sensitive uses.

The assessment of potentially contaminated land is conducted in accordance with *Ministerial Direction 1- Potentially Contaminated Land* as part of the process to consider a planning scheme amendment.

No future work or additional changes to the YPS are required at this time due to land at risk of contamination.

8. Approved amendments, projects, and permit applications

8.1 Approved council strategies and policies

8.1.1 Spatial Economic and Employment Strategy Update (2025)

The initial SEES was adopted in August 2018 and guides decisions on employment land use within the COY.

By setting strategic directions for employment land, the SEES outlines ways to expressly support Yarra's activity centres and employment precincts while retaining other commercial and industrial precincts.

Since the initial adoption of the SEES, there have been significant changes to the broader economy and a global pandemic, which has shifted or accelerated many economic trends that directly impact the role of employment land within Yarra.

In response to this, an update to the SEES was adopted in December 2025. This changed some strategies to tailor the response to a post-COVID landscape. However, the broader direction to protect Yarra's activity centres and employment precincts from residential development pressures remains.

From this, minor changes will need to be made to Clause 17.01-1L *Employment*, Clause 17.02-1L *Retail*, and Clause 17.04-1L *Tourism, arts and culture* in the YPS to include the updated strategies of the SEES. These changes will include the following strategic responses for employment land and uses in Yarra:

- Retain and intensify the use of employment land;
- Reinforce preferred locations for housing growth;
- Plan for the transition of Yarra's large industrial sites towards more intensive commercial/employment uses;
- Leverage growth in health and education; and

- Investigate a mechanism for more affordable workspaces.

These changes have strategic justification but will require a full planning scheme amendment (Category 2).

8.1.2 Economic Development Strategy (2026)

The Economic Development Strategy (EDS) 2026-2031 was adopted by Council on 11 August 2026 and builds on the work of the previous EDS 2020-2025.

The strategy defines Council's role and outlines the policy instruments or 'sphere of influence' Council has available to support future growth and resilience of the COY's economy. The EDS positions Council as an enabler, a connector, a collaborator and an advocate for the diverse business community and the unique precincts across Yarra.

To guide Council's actions over the next five years, the strategy has been built around three key themes. These are activated and vibrant places, a thriving business community and a future-ready economy.

The strategy is a cross-organisational document, linking to other strategic directions outlined in Yarra's SEES and *Victoria Street Revitalisation Plan* (VSRP).

No changes are required to be made to the YPS due to the adoption of Yarra's EDS.

8.1.3 Community Infrastructure Plan (2025)

The Community Infrastructure Plan 2025 (CIP) was adopted by Council on 14 October 2025. The CIP sets out a strategic framework to guide planning for existing and future community infrastructure across Yarra to support the growing community's needs and aspirations.

It supports evidence-based decision-making about which services and facilities to prioritise, with a focus on spaces that benefit more people, more often, while also maintaining financial sustainability.

Community input has informed the plan's vision, objectives and principles, which will direct how infrastructure is planned and delivered.

From the adoption of the CIP, changes may be required to Clause 19.03-2L *Infrastructure contributions* in the YPS. A review of whether this is required will be done as future strategic work (Category 3).

8.1.4 LGBTIQA+ Heritage Strategy (2025)

On the 14th of May 2025, Council adopted the *LGBTIQA+ Heritage Study*, which identified places of historical importance to the LGBTIQA+ community.

The LGBTIQA+ Heritage Study prepared a comprehensive list of places and objects of heritage significance to the LGBTIQA+ communities in Yarra.

The Study made recommendations on mechanisms for improving their documentation, protection, promotion, celebration, and acknowledgement.

YCC resolved to adopt the recommendations through a staged process, the first of which will be through Amendment C337yara that seeks to apply the HO to three individually significant places, update statements of significance and correct errors to place names, curtilage and addresses of places identified in the study.

The amendment documentation for Amendment C337yara is currently being drafted, and it is anticipated at its meeting in October that Council will resolve to request authorisation to prepare C337yara.

Additional actions stemming from the LGBTIQA+ Heritage Strategy, including updates to the boundaries for *HO334 – South Fitzroy Precinct*, will be pursued subsequently.

8.1.5 Urban Forest Strategy (2017)

The *Urban Forest Strategy 2017* (UFS) was adopted by Council on 19 September 2017. It considers the environmental, social, and economic benefits trees provide, and guides Council's work to manage Yarra's urban forest into the future.

Whilst the strategy covers the whole of Yarra's urban forest, the focus predominantly looks at street tree canopy cover, health, and diversity (of species, height, and age). Canopy in streets is identified as the most effective way for quickly achieving the UFS objectives due to its ability to cool the city in frequently accessed areas and where heat is shown to be most retained.

The Strategy sets an objective of 21.25% total canopy cover by 2040. However, *Plan for Victoria* has since superseded this, setting a target of 30% tree canopy cover in urban areas by 2050. The *Urban Forest Strategy 2017* is not referenced in the YPS, nor is it a *Background Document* in the YPS.

The YPS remains consistent with the UFS and requires no further changes.

8.2 Approved VC and GC planning scheme amendments

Between 1 January 2021 and 30 June 2026, there have been 115 total approved amendments, excluding *Council* (C) amendments. This includes 105 *Victorian Councils* (VC) amendments and 10 *Group of Councils* (GC) amendments.

These amendments are summarised in Appendix 3 and addressed throughout this report.

8.3 Approved council planning scheme amendments

Between 1 January 2021 and 30 June 2026, 48 *Council* (C) amendments have been approved. Summaries of the amendments are outlined in Appendix 3.

8.3.1 C247yara Silos (21 Northumberland Street & 23 Wellington Street)

Amendment C247yara was gazetted in May 2026.

C247yara applies the *Specific Controls Overlay* (SCO22) to 21 Northumberland Street and 26 Wellington Street, Collingwood, and introduced a new incorporated document.

21 Northumberland Street and 26 Wellington Street, Collingwood are in the *Commercial 2 Zone* (C2Z). Residential uses are prohibited in the C2Z.

Amendment C247yara allowed the 20 lots at 21 Northumberland Street and 26 Wellington Street, Collingwood to continue to be used as residential dwellings in a C2Z. Two planning permits were issued for the development of the site in 1995 and 1997. While caretaker dwellings would be unlikely to be supported under the current planning scheme requirements in the C2Z, the amendment provides existing residents with ongoing security of tenure. Additionally, the amendment ensures the potential impact of residential uses on the *Gipps Street Major Employment Precinct* (GSMEP) is minimised and managed.

8.3.2 C271yara Fitzroy and Collingwood built form controls

Amendment C271yara came into operation when notice of its Approval was published in the Victorian Government Gazette on 30 July 2026.

The amendment implemented built form and heritage analysis prepared for activity centres in Fitzroy and Collingwood by replacing interim and redundant DDOs with the BFO, applies the HO to two places, updates local policy within the PPF and makes other consequential changes to the YPS, as part of the IMTTZ.

Fitzroy and Collingwood have seen increased development pressure over the last decade. This has been intensified by the objectives sought by *Plan for Victoria* and the Victorian Government's *Housing Statement*.

Before Council's work on Amendment C271, Council sought interim built form controls across the study area through the YPS (Amendment C270 and Amendment C288).

All relevant Amendments were informed by BFFs prepared by Hansen, which established an envelope of built form controls to facilitate further development in activity centres while respecting the heritage high streets and surrounding

residential precincts in Fitzroy and Collingwood, based on advice from GJM Heritage.

After Amendment C271 was exhibited, the Minister for Planning instructed DTP and Council officers to translate the DDOs into BFOs as part of the *Tram and Tram Zone Activity Centres Program*.

The translation of DDOs to BFOs was done on a policy-neutral basis and formed the preferred position of Council at the Standing Advisory Committee Hearing and subsequent Council Adoption.

Whilst the translations were done with a policy-neutral intent, the final Approved amendment included some minor errors and some significant changes, including the introduction of 'deemed to comply' standards. The errors are being discussed further with DTP externally from this PSR.

8.3.3 C273yara Heidelberg Road built form controls

Amendment C273yara came into operation when notice of its Approval was published in the Victorian Government Gazette on 30 July 2026.

The amendment implemented built form analysis prepared by YCC for the Heidelberg Road Activity Centre and commercially zoned land between Yarra Bend Park and Park Crescent. This was done by replacing the interim Schedule 18 to the DDO with Schedule 11 to the BFO, deleting the Heritage Overlay from one place in Alphington, updating local policy within the PPF and making other consequential changes to the YPS as part of the TTZACP.

The amendment delivered on *Action 2* in the *Plan for Victoria* by facilitating the development of more housing with access to opportunities and services in the *Inner Melbourne Activity Centre*. Specifically, it implemented standards related to building heights, setbacks, overshadowing, and wind impacts that facilitated the preferred scale of development along Heidelberg Road. It implemented standards which respond to sensitive interfaces, including the interface with Yarra River Parklands. The amendment also minimised the loss of amenity for adjoining dwellings in residential zones through visual bulk, overlooking, and overshadowing standards.

Interim built form controls (Amendment C272yara) were applied to Heidelberg Road in October 2021 to guide development while Amendment C273yara was being prepared by Council.

The amendment and interim controls were supported by the BFF prepared by Hodyl & Co.

The Minister for Planning instructed DTP officers to undertake a policy-neutral translation of the DDOs into BFOs as part of the IMTTZ program.

Whilst the translations were done with a policy-neutral intent, the final Approved amendment included errors and significant changes, including the introduction of 'deemed to comply' standards. The errors are being discussed further with DTP externally from this PSR.

8.3.4 C291yara Bridge Road and Victoria Street built form controls

Amendment C291yara came into operation when notice of its Approval was published in the Victorian Government Gazette on 30 July 2026.

The amendment implemented built form and heritage analysis prepared by YCC for the Bridge Road and Victoria Street activity centres by replacing interim Schedules 21 and 22 to the DDO with Schedules 1 to 10 to the BFO. It also updated local policy within the PPF and made other consequential changes to the YPS as part of the IMTTZ.

The amendment delivered on *Action 2* in the *Plan for Victoria* by facilitating the development of more housing with access to opportunities and services in the IMTTZ.

While Amendment C291yara was being prepared by Council, interim built form controls were applied to Bridge Road and Victoria Street (Amendment C248yara, Amendment C249yara and Amendment C284yara). These interim controls were required to protect against inappropriate development, provide certainty and ensure development responded appropriately to heritage buildings, streetscape character, and the amenity of abutting residential areas.

The amendment and interim controls were informed by BFFs prepared by David Lock Associates.

The Minister for Planning instructed DTP officers to undertake a policy-neutral translation of the DDOs into BFOs as part of the TTZACP.

Whilst the translations were done with a policy-neutral intent, the final Approved amendment included errors and significant changes, including the introduction of 'deemed to comply' standards. The errors are being discussed further with DTP externally from this PSR.

8.3.5 C306yara Public open space contributions

Amendment C286yara was gazetted in August 2024.

The amendment updated the public open space contribution rate for all subdivisions and implemented actions from *Yarra's Open Space Strategy* (YOSS), which was adopted by Council in September 2020.

YOSS identified the public open space needs of existing and future residents of Yarra, gaps in the provision of public open space and opportunities to address those gaps. Currently, the amount, quality and accessibility of open space vary considerably across different suburbs in Yarra.

Amendment C286yara was referred to *Planning Panels Victoria* (PPV), and a public hearing commenced on 6 December 2021. Submitters who opposed the amendment posited that the open space contribution rate of 10.1% was excessive. The Panel released an interim report that agreed that this rate had inadequate strategic justification and the hearing was adjourned pending completion of further work. The Panel recommended that Council seek an interim rate whilst this additional work was undertaken. Due to the time anticipated to complete the additional work, the C286yara hearing was paused.

While Amendment C286yara was on hold, Council requested Amendment C306yara be approved, which sought an interim rate of 7.6% while Council prepared further work to underpin a rate of 8.65%. This was ultimately refused by the Minister for Planning.

The panel resumed C286yara and recommended that any development in the COY that subdivides land into three or more lots is now required to contribute to public open space at a rate of 8.65%. This was approved by the Minister for Planning and gazetted into the planning scheme.

This current rate doubled the previous rate, which was 4.5%.

The State Government's ICP reform implements a mechanism for Yarra's BFO areas that can require monetary and/or land contributions within a plan area, for example, to secure land for public open space within the plan area.

The ICP is calculated at a higher rate; however, it is still unclear how this new mechanism led by DTP will interact with the lower DCP and POSC rates and the influence on where development in Yarra will occur over time. The new ICP reform is discussed further in *Section 6.1.1* of the Report.

8.4 Planning permit applications

Over the period between 1 January 2021 and 30 June 2026, the overall number of permit applications received by the COY has decreased (from 1383 in 2021 down to 1119 in 2025), while the number of permits issued has remained steady.

With the implementation of the State Government's *Development Facilitation Program* (DFP), Yarra is experiencing a further decline in applications for major projects. The DFP provides expedited planning pathways and facilitation services for eligible projects that inject investment into the Victorian economy, keep people in jobs, and create homes for people.

In comparison to other inner and middle suburbs, Yarra consistently receives more planning applications and issues more planning permits.

Further, the number of VCAT appeals at Yarra has decreased over the past five years (from 95 in 2021 down to 44 in 2025). Nonetheless, Yarra continues to receive a higher of VCAT appeals when compared to other inner- and middle-ring councils. Therefore, this decline in appeals is occurring across Victoria. Planning permit timeframes are less relevant to the COY's application process due to the type of applications received and the high number of appeals to VCAT. Due to the typically small lot size of properties in Yarra, the predominant type of planning application is for construction of, or extension to, a single dwelling. Additionally, because of the high number of properties located within the HO, the second-most common application type in Yarra is for demolition.

Planning applications for multiple dwellings, including apartments, are generally increasing (from 18 in 2021 to 47 in 2025).

8.5 VCAT decisions

Over the period from 1 January 2021 to 30 June 2026, a total of 409 YCC's planning applications were appealed to the *Victorian Civil and Administrative Tribunal* (VCAT).

Of these, VCAT supported Council's decision in 60 applications, set aside Council's decision in 101 applications and varied the permit conditions in 205 applications. The remaining 43 appeals were withdrawn or dismissed.

Overall, VCAT appeals in Yarra have decreased over the years, from 95 appeals in 2021 to 44 in 2025 (see Appendix 6 for further detail). Despite this, appeals against a permit issued have generally increased, making up approximately 15% of VCAT appeals in 2021 compared to 38% in 2025.

8.5.1 Key VCAT decisions

For the purposes of this review, six key VCAT decisions issued between 1 January 2021 and 30 June 2026 have been analysed. These decisions provide insight into the interpretation and the application of several current provisions within the YPS and highlight emerging issues relevant to future planning policy and decision-making.

Broadly, the decisions relate to three main themes:

- The assessment and interpretation of design objectives within DDO30 (which has been replaced by BFO13) and DDO51.
- The management of contamination, environmental risk and land use compatibility within areas affected by the EAO and industrial land.
- The identification of inconsistencies regarding the extent of land included within the Yarra River Corridor.

Whilst these decisions do not necessarily indicate a need for immediate planning scheme amendments, they raise matters that may warrant further consideration as part of future strategic planning work and review. This includes assessing whether additional policy guidance, clarification of provisions, or planning scheme amendments may assist in addressing issues identified through these recent Tribunal interpretations.

9. Current projects

YCC has a number of amendments, strategies and policies currently being progressed and implemented within the municipality.

As of 30 June 2026, there are 6 amendments at various stages of the planning scheme amendment process and two key projects that have been considered in relation to the Yarra PSR.

These amendments and projects are discussed below as they have impact and implications for the YPS.

9.1 Current council planning scheme amendments

9.1.1 Live music entertainment precincts

Amendment C331yara proposes to replace the Schedule to Clause 53.06 *Live music entertainment venues* in the YPS with a new Schedule to designate live music precincts within Yarra.

It will give statutory effect to the findings within the *Live Music Precincts Background Issues, Opportunities and Actions* (Yarra City Council, 2025) that identified the mounting challenges live music venues face, such as rising music licensing fees, falling food and beverage sales, lower attendance, noise complaints, and growing tensions with nearby residential developments.

The amendment will apply to land identified in the five precincts of Brunswick Street, Smith Street south, Johnston Street, Collingwood Yards, and Richmond Station Live Music Precincts, plus individual venues outside of the precincts.

Identifying these live music precincts will establish live music as a priority and acknowledged use in these areas.

This will aid in recognising the significant contribution that live music makes to the municipality's activity centres and local economy, and support the retention, growth and continued operation of live music venues within Yarra.

The amendment is currently awaiting authorisation to exhibit from the Minister for Planning, however it is anticipated that this amendment will change to address VC205 once approved.

9.1.2 Permit triggers for businesses and solar panel exemptions

Amendment C334yara proposes to remove several planning permit triggers and notice and review requirements to streamline the planning process for businesses in Yarra.

It includes planning permit exemptions and exemptions for notice and review for minor buildings and works, alterations to the façade and business identification signage in commercial areas, provided certain conditions are met.

This is in response to recommendations made by *SGS Economics and Planning* in their *Supporting Local Business Project and Streamlining Planning Permits* report (21 May 2025) that identified ways to reduce the regulatory burden on businesses in Yarra.

The amendment also proposes to include exemptions for solar panels in the *Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay*, subject to certain conditions being met, which will ease the pathway towards more sustainable energy solutions for buildings in a HO.

C334yara will commence exhibition in mid October 2026.

9.1.3 Cremorne built form controls

Draft Amendment C318yara proposes to introduce built form controls for the Cremorne Precinct through three new DDOs, new local policy, reduced parking rates, and an *Urban Design Framework* (UDF).

The draft amendment is in response to the significant change and increasing development pressure in Cremorne in recent years due to its access to the Melbourne *Central Business District* (CBD), proximity to public transport and other employment and activity centres. A high demand for office floor space in Cremorne and unprecedented investment is further changing the scale of commercial development.

The draft amendment will support new high-quality office and commercial developments while also ensuring the amenity of the residential precincts within and adjoining Cremorne are protected. It will also help to ensure new development enhances the quality and character of Cremorne's streets and public spaces. It will limit the amount of car parking in new developments for office and retail uses to help reduce the number of vehicles moving through Cremorne.

The draft amendment has been considered by Council at the July 2026 meeting and referred to DTP for referral to the Standing Advisory Committee (SAC).

9.1.4 Elevating ESD standards

YCC recognises that the climate emergency presents an unprecedented global and local challenge. On 10 May 2022, YCC joined 24 other councils to introduce new planning controls to their schemes to assist Victorian government frameworks that require reducing greenhouse gas emissions and preparing for climate change impacts that result from and affect the built environment. This acknowledges that, within Australia, the built environment accounts for approximately 20% of the nation's emissions (*Australia's Emissions Projections 2018* (Department of the Environment and Energy, 2018)).

Amendment C309yara introduces a new Particular Provision relating to ESDs into the planning scheme.

The Particular Provision contains ESD Objectives and Standards which implement measures that facilitate energy efficiency and performance, water efficiency and integrated water management, low carbon and sustainable transport, circular economy, materials and sustainable waste management, urban greening, biodiversity and green infrastructure, and climate resilience and adaptation.

The amendment will ensure that new development will be able to achieve a reduction in overall greenhouse gas emissions, a response to climate resilience and risk minimisation, and a pathway towards achieving zero carbon development.

On 21 July 2026, on the fourth anniversary of lodgement for Authorisation, CASBE issued an Open Letter to the Minister for Planning on behalf of member councils, calling for a decision to allow the amendment to proceed to preparation and exhibition. There is still no decision on this Amendment.

The Minister for Planning has recently announced that VC299 will be gazetted after 7 October 2026. VC299 introduces new ESD requirements for the development of land for industrial, commercial and specified other land uses. The new ESD provisions will introduce tree canopy, urban heat, noise, waste and recycling and stormwater requirements to improve the environmental performance

of new development. The exact impact that VC299 will have on C309yara is not known at this time.

9.1.5 2-10 Clarke Street, Abbotsford

Amendment C328yara is a combined planning scheme amendment and planning permit application made under *Section* 96A of the Act.

2-10 Clarke Street, Abbotsford is currently zoned SUZ2. In the SUZ2, all residential uses, including residential aged care and retirement villages, are prohibited. While the former aged care facility on the land lawfully operated prior to the planning scheme amendment request, the use has ceased for a period exceeding two years and therefore no longer benefits from existing use rights.

The amendment proposes to introduce a new Schedule 7 to the Special Use Zone (SUZ7) in the YPS and rezone part of 2-10 Clarke Street, Abbotsford to the SUZ7.

The SUZ7 is very similar to the existing SUZ2. The key difference is that the SUZ7 will allow residential aged care facility and retirement village uses to be as of right.

The planning permit application relates to the development of a retirement village on the site.

The amendment is currently awaiting authorisation to exhibit from the Minister for Planning.

9.1.6 Zoning anomalies

The YPS is regularly reviewed to identify any anomalies. As part of the most recent review, Council officers have identified approximately 41 properties with obvious zoning and overlay mapping errors.

Most of the identified mapping errors occurred due to the zoning or overlays not fully aligning with the property title boundaries. Reasons for this can vary, including more accurate property boundary mapping by the State Government or historical errors when the zone/overlay boundaries were applied.

Council officers prepared Amendment C335yara to correct these errors.

The amendment is currently awaiting approval from the Minister for Planning.

9.2 Current council strategies and policies

9.2.1 Development Contributions Plan review

The DCP was introduced on the 1st of February 2021. The DCP applies a levy on developments that look to increase the number of dwellings on a site and/or

increase the retail, commercial or industrial floor area on a site. The DCP functions by detailing a list of projects that will be directly funded through the collection of the levy. However, over time these projects have been completed, abandoned, or are just not largely relevant to the areas that the levy is being applied to. The DCP is now being reviewed and updated to correctly reflect the projects and climate of the COY in 2026.

This work is being progressed with consideration of and in collaboration with the State Government's recently introduced ICP Reform (discussed in *Section 6.1.1* of the Report).

9.2.2 Cremorne Urban Design Framework

The *Cremorne Urban Design Framework* (UDF) is a Council-adopted policy that plans for the suburb of Cremorne. The UDF provides a framework to guide the long-term growth and development through directions on land use and built form, open space and transport.

The Cremorne UDF details several objectives and actions, including preparing a planning scheme amendment to implement the built form recommendations for the Cremorne West, Railway and Church Street Precincts, introduce new place-based policy, correct a zoning anomaly and reduce parking rates for office and retail uses. This work has been progressed through draft Amendment C318yara (discussed in *Section 9.1.3* of the Report).

10. Other matters

10.1 Heritage

When the council amalgamations occurred in the 1990s, the newly formed Yarra City Council committed to providing a consistent approach to heritage across the municipality. Part of this commitment included reviewing heritage studies undertaken previously and updating the HO accordingly.

The HO covers over 60% (nearly two-thirds) of the total land area in the COY. There are over 500 HOs, including 54 precinct areas in the YPS. The last large review of heritage areas by YCC occurred in 2014, with precinct and site-specific reviews and fix-ups occurring over the last decade.

A review of the current heritage policies within the YPS, background documents, incorporated documents and the grading system of Yarra's heritage places has identified a number of areas for update and consideration through review of the planning scheme.

10.1.1 Local policy

Clause 15.03-1L Heritage

The local heritage policy for the YPS was extensively reviewed, redrafted and updated through Amendment C269yara. Since the amendment's approval, there have been no major updates or changes that would impact this policy, and no errors have been identified in this policy intent. At this time, there are no proposed corrections that are required to the local heritage policy.

10.1.2 Incorporated documents

Statements of significance

There are currently five separate documents incorporated in the YPS that include Statements of Significance (SoS). Two of these statements apply to separate 'High Streets', and the other three apply to specific sites.

Given the proposed future incorporation of further statements of significance through either future heritage work or direction, amalgamating these statements into suburb-specific documents to be amended and updated would enable clearer and more efficient planning to occur.

The proposed amendment would create the following document as applicable for each suburb, and further documents would be included when required: "*Suburb Statements of Significance Incorporated Document* (Yarra City Council, Month Year)".

Given the significance of the WHEA, it is not proposed to incorporate this statement of significance into these new incorporated documents.

It is anticipated that this update and incorporation of statements of significance will phase out the current *Database of Heritage Significant Areas* (DOHSA) incorporated document.

Database of Heritage Significant Areas (DOHSA)

The current DOHSA was created as an appendix to a 2007 review of HOs Yarra.

With almost 20 years since the establishment of these gradings, a number of errors have arisen within this document due to a significant number of updates. There are a significant number of spelling errors, address incompatibilities, absent property numbers and missing information.

All errors that are considered clear corrections should be updated through a policy-neutral update to this incorporated document. This update does not propose to regrade or include any new information or place in the database.

Officers note that it is anticipated that there will be separate reviews of the HO, places and thematic studies separate from this amendment.

10.2 Mapping

10.2.1 Heritage Overlay mapping errors

Errors with the HO are routinely referred to the Strategic Planning unit; these errors have been recorded and listed in Appendix 4. These errors can be policy-neutral updates, such as updates to HO mapping that were erroneously missed from previous amendments, or errors can be more complicated and will require a considerable amount of strategic work to assess how they can be corrected. These errors will be investigated in the larger, more comprehensive review.

10.2.2 Zone and overlay errors

Amendment C335yara intends to correct 41 properties with obvious zoning and overlay mapping errors. Since submitted it to DTP, a small number of zoning anomalies have been raised with Council. Appendix 5 lists 6 anomalies (4 zoning and 2 relating to the DDO) that will be corrected as part of the subsequent amendment to the PSR. All anomalies considered to be included in the PSR amendment are obvious technical errors and will have minimal effect on planning in Yarra. Anomalies not included in the PSR amendment require additional strategic work to investigate the material effect that a potential rezoning of the property may have on abutting properties or uses.

11. Engagement

11.1 Internal engagement

In the early stages of the PSR, a register was created to collate all known errors, gaps and omissions in the YPS; this document was circulated to multiple internal teams for input.

This exercise was repeated for all known errors with the DOHSA and HO mapping; however, many errors within the database have been collected over the last few years. This is further discussed in *Section 10.1* of the Report.

11.2 Advisory groups

To better serve the community, Yarra has established 13 different advisory committees that engage with ongoing projects that Council is undertaking. Council officers notify advisory committees of ongoing projects through an e-newsletter. Notification of the Report was disseminated to advisory committees through the newsletter, and there was no requests for further information made.

11.3 Referral authorities

Through the Schedule to Clause 66.06 *Notice of permit applications under local provisions of Yarra's Planning Scheme*, the YPS engages with the *Environmental Protection Agency* (EPA) and MW as determining referral authorities. Both were invited to comment on the PSR.

The EPA raised concerns about their role as the notified authority for Schedule 5 to Clause 43.02 DDO *City Link Exhaust Stack Environs*. Specifically, a large number of applications are referred to the EPA that are determined to have a low risk. Council officers noted that the DDO5 was introduced by the Minister for Planning through Amendment C38. Therefore, any changes to the DDO5 would need to be initiated by DTP. Officers advised the EPA to contact DTP regarding this issue.

MW did not have any substantive comments when engaged by council officers regarding the PSR; updated flood mapping and further State Government reform have been discussed in *Section 7.1.1* of the Report.

11.4 Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC)

The *Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation* (WWCHAC) is the *Registered Aboriginal Party* (RAP) for the entire municipality.

As the RAP for the municipality, the WWCHAC is the representative body for the Traditional Owners on the unceded land on which YCC operates.

Existing strategic documents and policy provide a significant strategic basis for better inclusion and integration of the Traditional Custodians' knowledge, priorities and aspirations. The current YPS supports a planning approach in which Country is understood as a broader interconnected system rather than a series of isolated sites or values. It supports a coordinated approach to short-term and long-term planning. Additionally, *Plan for Victoria* provides a strong strategic basis for better integration of Traditional Custodian priorities, Country-based perspectives and partnership-based decision-making.

On 3 August 2026, Strategic Planning invited the WWCHAC to provide comment on the PSR. Strategic Planning listed the local content that could be adjusted as part of the review, with guidance on how these provisions function and what would be within the scope of the review.

On 28 August 2026, the WWCHAC raised a number of areas for consideration to the scheme. The WWCHAC provided commentary on several local and state provisions within the YPS. Where possible, Council officers have included these as part of the PSR amendment. Some of the issues raised will require further discussion with *DTP*, *the WWCHAC* and strategic work to assess how they can be

addressed, as they are out of scope for Council to implement through the PSR process. These issues will form part of future work list to be completed in collaboration with the WWCHAC and will include continued advocacy to DTP.

12. Future work list

The future work list (Appendix 6) sets out the recommended future work program arising from this review. The program is intended to provide a structure and transparent framework for implementation, recognising that these projects may be influenced by resourcing, budget allocations, stakeholder input, evolving organisational priorities, or State-led initiatives.

13. Appendices

Appendix 1 - DTP Advisory Note Planning Scheme Reviews

Appendix 2 - Yarra City Council Planning Scheme Review audit

Appendix 3 - Amendments impact & analysis

Appendix 4 - Heritage Overlay mapping errors

Appendix 5 - Zone and Overlay mapping errors

Appendix 6 - Future work list

Appendix 2 – Yarra City Council Planning Scheme Audit

Yarra Planning Scheme Review Report

00 PURPOSE AND VISION

Clause	Compliance or conflict (changes required)	Finding:
02.01-1 LOCATION	**Form and content:** Add Birrarung to the sentence 'The Yarra River (Birrarung) is the major environmental feature of the municipality, forming its southern and eastern boundaries'. This is the correct indigenous terminology for the river (*Practitioners' Guide, pg. 115*). **RAP:** Update "Wurundjeri and Wurundjeri Woi Wurrung" to "Wurundjeri Woi-Wurrung".	Policy neutral.
02.01-2 COMMUNITY AND POPULATION GROWTH	**Form and content:** Update demographic data from the 2026 Census when available. Specifically, update total population in Yarra. *'Remove 13,000 new homes by 2031' and replace with 44,000 new dwellings by 2051 (Practitioners' Guide pg. 65).* **VC283:** Update population projections that stem from achieving the housing target of 44,000 new homes.	Policy neutral.
02.01-3 ACTIVITY CENTRES	**Form and content:** No changes required. **VC283:** Delete reference to "major and neighbourhood" from "Yarra's major and neighbourhood activity centres". Insert "primary" and "secondary" in place of "major" and "neighbourhood". Schedule will be updated to "Yarra's primary and secondary activity centres".	Policy neutral.
02.01-4 NATURAL ENVIRONMENT	**Form and content:** *No changes required.* **RAP/VC281**: Include traditional names alongside English names e.g. Birrarung (Yarra River), Merri Merri (Merri Creek), Dirrabeen (Darebin Creek).	Policy neutral.
02.01-5 CLIMATE CHANGE	*No changes required.*	Complies.

02.01-6 BUILT ENVIRONMENT AND HERITAGE	**Form and content:** *No changes required.* **VC283:** Reference pressure for growth being balanced against protection of heritage character and scale. **VC300:** Change to ensure that references to mid-rise buildings aligns with mid-rise code and guidelines and height requirements in zones and overlays.	Policy neutral.
02.01-7 HOUSING	**Form and content:** Update when new census data is released the statement '*Consequently, the proportion of households living in public and community housing (social housing) in Yarra has declined from 15.5% in 1991 to 12% in 2017*' (*Practitioners' Guide pg. 65*). **VC283:** Change emphasis to reference the need to accommodate significant growth in housing to meet the housing target.	Policy neutral. Further analysis required.
02.01-8 ECONOMIC DEVELOPMENT	*No changes required.*	Complies.
02.01-9 TRANSPORT	**Form and content:** Fix the spelling mistake 'cycling volumes' to 'cycling volume'. There is an opportunity to incorporate statistics in 'Cycling volumes on Yarra's streets and off-road paths have continued to steadily rise over the last ten years, and this trend is forecast to continue' (*Practitioners' Guide pg. 115*).	Policy neutral.
02.02 VISION	*No changes required.*	Complies.
02.03-1 SETTLEMENT	**Form and content:** Delete reference to "Plan Melbourne 2017-2050". **VC283:** Delete reference to "major" from "major activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street...". Insert "primary" in place of "major" for activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street.	Policy neutral.

	VC283: Delete reference to "neighbourhood" from "neighbourhood activity centres of Queens Parade, Fitzroy North/Clifton Hill, Gertrude Street, Fitzroy, Heidelberg Road, Alphington, Johnston Street, Fitzroy/Abbotsford, Nicholson Street, Fitzroy North, St Georges Road, Fitzroy North and Rathdowne Street, Carlton North…". Insert "secondary" in place of "neighbourhood" for "neighbourhood activity centres of Queens Parade, Fitzroy North/Clifton Hill, Gertrude Street, Fitzroy, Heidelberg Road, Alphington, Johnston Street, Fitzroy/Abbotsford, Nicholson Street, Fitzroy North, St Georges Road, Fitzroy North and Rathdowne Street, Carlton North…". **VC283**: Amendment VC283 made changes to the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria. There are some inconsistencies between C02.03-1 and the changes made to Clause 11.01-1S, Clause 11.01-1R, Clause 11.02-1S, Clause 11.02-2S, Clause 11.03-1S, Clause 11.03-1R, Clause 16.01- 1S, and Clause 16.01-1R that were introduced by VC283. The major changes that were implemented in VC283 that need to be considered in relation to settlement that relates to Yarra City Council are: • Planning to accommodate housing targets, including 44,000 new dwellings in Yarra by 2051. • Planning for at least 15 years of realisable development capacity. • Focusing investment and growth in Priority Precincts and Activity Centres- Housing Choice and Stations rather than in activity centres broadly. • Major and neighbourhood activity centres are now referred to as activity centres and references to 20-minute neighbourhoods have been deleted. Note: An update to the current Housing Strategy is required, which will inform the review and rewrite of Clause 02.03-1 *Settlement*, Clause 02.03-5 *Housing* and the Housing Change Framework in Clause 16.01-1L so that it aligns with the changes that were implemented by VC283.	Further analysis required.
02.03-2 ENVIRONMENTAL AND LANDSCAPE VALUES	**Form and content:** *No changes required.* **RAP:** Include traditional names alongside English names, e.g. Birrarung (Yarra River), Merri Merri (Merri Creek), Dirrabeen (Darebin Creek).	Policy neutral.

02.03-3 ENVIRONMENTAL RISKS AND AMENITY	**Form and content:** *No changes required.* **VC283:** Replace "reduce the urban heat island effect by increasing the tree canopy by 25% (from 2014 levels) by 2040" with "reduce the urban heat island effect". Clause 12.06-1S states: Contribute to achieving an overall 30 per cent tree canopy target for urban areas by: • Encouraging the retention of existing canopy trees. • Promoting the planting of new canopy trees: o Within the public realm and open space (excluding areas dedicated to biodiversity or native vegetation conservation). o On private land.	Policy neutral.
02.03-4 BUILT ENVIRONMENT AND HERITAGE	**Form and content:** The context setting for strategic directions should generally be limited to a total of two paragraphs and be followed by strategic directions in dot point format (Practitioners' Guide, pg. 67). However, in this instance, the context setting for Built environment and heritage within the YPS constitutes a larger context setting, which is considered appropriate. **VC283:** should reference the need to balance built form with significant residential growth expected, in line with housing targets, but Clause 02.03-1 already refers to balancing both: "These activity centres generally contain highly valued streetscapes and commercial buildings included in the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance."	Policy neutral. Further analysis required.
02.03-5 HOUSING	**Form and content:** *No changes required.* **VC283**: Amendment VC283 made changes to the Victoria Planning Provisions and all planning schemes in Victoria to implement the Plan for Victoria. There are some inconsistencies between C02.03-1 and the changes made to Clause 11.01-1S, Clause 11.01-1R, Clause 11.02-1S, Clause 11.03-1S, Clause 11.03-1R, Clause 16.01- 1S, and Clause 16.01-1R that were introduced by VC283. The major changes that were implemented in VC283 that need to be considered in relation to housing that relates to Yarra City Council are:	Further analysis required.

	• Planning to accommodate housing targets, including 44,000 new dwellings in Yarra by 2051. • Planning for at least 15 years of realisable development capacity. • Focusing investment and growth in Priority Precincts and Activity Centres- Housing Choice and Stations rather than in activity centres broadly. Note: An update to the current Housing Strategy is required, which will inform the review and rewrite of Clause 02.03-1 *Settlement*, Clause 02.03-5 *Housing* and the Housing Change Framework in Clause 16.01-1L so that it aligns with the changes that were implemented by VC283.	
02.03-6 ECONOMIC DEVELOPMENT	**Form and content:** The context setting for strategic directions should generally be limited to a total of two paragraphs and be followed by strategic directions in dot point format (Practitioners' Guide, pg. 67). However, in this instance the context setting for economic development within the YPS constitutes four short paragraphs.	Complies.
02.03-7 TRANSPORT	**Form and content:** *No changes required.* **VC283:** Delete '*major*' and '*neighbourhood*' *activity centres* from the second dot point *'Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres as shown in clause 02.04 (Strategic Framework Plan) well served by public transport'. Insert primary in place of major and secondary in place of neighbourhood. Second dot point should be updated to be 'Promoting compact and more diverse land use and development in major regeneration areas, primary and secondary activity centres as shown in Clause 02.04 (Strategic Framework Plan) well served by public transport'.'* Amendment VC283 made changes to the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria. There are some minor inconsistencies between Clause 02.03-7 and the changes made to Clause 11.01-1S, Clause 11.01-1R, Clause 11.03-1R, Clause 11.02-2S, Clause 11.03-1S and Clause 11.03-1R that were introduced by VC283. A new housing strategy is required, which will inform the review and rewrite of the parts of 02.03-7- Transport that relate to land use and development planning so that it aligns with VC283. This includes:	Policy neutral. Further analysis required.

	• Focusing investment and growth in Priority Precincts and Activity Centres- Housing Choice and Stations rather than in activity centres broadly.	
02.03-8 INFRASTRUCTURE	**Form and content:** Update sentence 'Infrastructure is required to cater for Yarra's growing population' to 'Infrastructure is required to accommodate Yarra's growing and changing population' (*Practitioners' Guide pg.* 63).	Policy neutral.
02.03-9 OPEN SPACE	*No changes required.*	Complies.
02.04 STRATEGIC FRAMEWORK PLAN	**Form and content:** Updates to mapping for the strategic work plan can be done in two steps: review as part of a policy-neutral amendment and then a second review once the housing strategy update is done. **Update:** Full review of the Strategic Framework Plan to determine what needs to be updated, including: • Whether the references to future work/ gaps are up to date. • Make the road names clearer and larger. • Make the orange lines that depict the principal bike network clearer. • Whether the key bus routes have changed (route 603 is a new route; is it a key bus route?). • Rename Dockland to Richmond Corridor Urban Renewal area to Richmond to Flinders Priority Precinct **(VC283)**. • Delete references to 'major' and 'neighbourhood' from activity centres **(VC283).** • Update reference from 'major' to primary and 'neighbourhood' to secondary **(VC283).** • Any updates that may be required following the new Housing Strategy **(VC283).**	Policy neutral. Further analysis required.

	VC300: Recommend reviewing 'mix use' areas and consider renaming to avoid confusion with MUZ specifically.	Further analysis required.

10 PLANNING POLICY FRAMEWORK

Clause	Compliance or conflict (changes required)	Finding:
11.03-1L ACTIVITY CENTRES	**Form and content:** Include border, scale on activity centre maps (MDFC, pg. 3). *Brunswick Street, Fitzroy* **VC286**: Delete '*Manage Licensed premises*'. Manage licensed premises and support the precinct's prominent night-time economy, including the core entertainment precinct of bars and nightclubs between Alexandra Parade and Gertrude Street. *Smith Street, Collingwood / Fitzroy* **VC286:** Delete "manage licensed premises and" from the strategy in Major Activity Centres- Brunswick Street, Fitzroy: "Manage licensed premises and support the precinct's prominent night-time economy including the core entertainment precinct of bars and nightclubs between Alexandra Parade and Gertrude Street" **VC286:** Delete "while managing the amenity impacts associated with licensed premises" from the strategy in Major Activity Centres- Bridge Road, Richmond: "Support the night-time economy, including the entertainment precinct west of Burnley Street, while managing the amenity impacts associated with licensed premises" **VC283:** Delete '*major*' and '*neighbourhood*' from third strategy '*Support high-quality mid-rise buildings in major and neighbourhood activity centres*. Insert the words 'primary' and 'secondary' in place of 'major' and 'neighbourhood' activity centres. **VC283:** Delete 'Major' from subheading '*major activity centres*' Insert the words 'primary' and 'secondary' in place of 'major' activity centres. **VC283:** Delete 'Major' and 'Neighbourhood' *from subheading 'Major and Neighbourhood Activity Centres in Fitzroy / Collingwood Plan* '. Insert the words 'primary' and 'secondary' in place of 'major' and 'neighbourhood' activity centres. **VC283:** Delete 'Major' and 'Neighbourhood' from 'Major Activity Centre' and 'Neighbourhood Activity Centre' legend items in map 'Major and Neighbourhood Activity Centres in Fitzroy /	Policy neutral. Policy neutral (for all VC286 changes and all VC283 changes excluding the final VC283 change)

	Collingwood Plan '. Insert the words 'primary' and 'secondary' in place of 'major' and 'neighbourhood' activity centres. *Bridge Road, Richmond* **VC283:** Delete 'Major' from sub-heading 'Bridge Road Major *activity centres plan*'. Insert the word 'primary' in place of 'major' activity centres. **VC283:** Delete 'Major' and 'Neighbourhood' from 'Major Activity Centre' and 'Neighbourhood Activity Centre' legend items in map 'Bridge Road Major Activity Centre Plan '. Insert the words 'primary' and 'secondary' in place of 'major' and 'neighbourhood' activity centres. *Victoria Street, Abbotsford / Richmond* **VC286:** Delete 'Manage licensed premises' from dot point 'Manage licensed premises and the precinct's prominent night-time economy including the core entertainment precinct west of Burnley Street.' *Victoria Street Activity Centre Plan* **VC286:** Delete "support" and "manage licensed premises and" from the strategy in Major Activity Centres- Victoria Street, Abbotsford/ Richmond: "manage licensed premises and the precinct's prominent night-time economy including the core entertainment precinct west of Burnley Street" (VC286). **VC283:** Delete 'NEIGHBOURHOOD ACTIVITY CENTRES' sub-heading. Insert PRIMARY in place of NEIGHBOURHOOD. *Gertrude Street, Fitzroy* **VC283:** Delete 'Major' and 'Neighbourhood' from Activity Centre in Fitzroy Centres in Fitzroy/Collingwood dot point '*Promote the retail role of the activity centre as shown in the Major and Neighbourhood Activity Centres in Fitzroy/Collingwood Plan to this clause*'. Insert the words 'primary' and 'secondary' in place of 'major' and 'neighbourhood' activity centres. **VC286**: Delete 'Manage licensed premises' from dot point '*Manage licensed premises and interface and amenity impacts with adjacent residential areas*'	

	Bridge Road, Richmond **VC283:** Delete 'Major' and 'Neighbourhood' from 'Major Activity Centre' and 'Neighbourhood Activity Centre' legend items in map 'Swan Street Activity Centre Plan '. Insert the words 'primary' and 'secondary' in place of 'major' and 'neighbourhood'. *Swan Street, Richmond* **VC283**: Delete 'Major' from 'Major Activity Centre' legend items in map 'Swan Street Activity Centre Plan Road Major Activity Centre Plan '. *Victoria Street, Abbotsford / Richmond* **VC283:** Delete 'Major' from 'Major Activity Centre' legend item in map *Johnston Street (west of Smith Street)* **VC283:** Delete 'Major' and 'Neighbourhood' from Activity Centre in Fitzroy Centres in Fitzroy/Collingwood dot point '*Promote the retail role of the activity centre as shown in the Major and Neighbourhood Activity Centres in Fitzroy/Collingwood Plan to this clause*'. **VC286**: Delete 'Manage licensed premises' from dot point '*Manage licensed premises and interface and amenity impacts with adjacent residential areas*' *Heidelberg Road, Alphington* **VC283:** Delete **'***Neighbourhood'* from subheading *'Heidelberg Road Neighbourhood Activity Centre Plan*' **VC283:** Delete 'Major' from 'Major Activity Centre' legend item in map *Johnston Street, Abbotsford/ Collingwood (east of Smith Street).* **VC283:** Delete 'Neighbourhood' from 'Neighbourhood Activity Centre' legend item in map **VC283:** Delete 'Neighbourhood' from 'Nicholson, Rathdowne Street and St Georges Road Neighbourhood activity centre plans'.	

	Gertrude Street, Fitzroy **VC286:** Delete strategy "manage licenced premises and interface and amenity impacts with adjacent residential areas" from Neighbourhood Activity Centres- Gertrude Street, Fitzroy. Noting that the removal of "licensed premises" references in Clause 11.03-1L is proposed through Amendment C331yara. **VC283:** Amendment VC283 made changes to the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria. As part of Plan for Victoria, the City of Yarra was designated as an activity centre in its entirety, like the City of Melbourne. The Minister for Planning translated Yarra's Design and Development Overlays in C271, C273 and C291 to Built Form Overlays as an action to address this. Yarra is working with the State to identify strategic redevelopment sites, as per Plan for Victoria. A new housing strategy is required, which will inform the review and rewrite of Clause 11.03-1L- *Activity centres* so that it aligns with the changes in Plan Melbourne that were implemented by VC283.	Further analysis required.
11.03-6L VICTORIA STREET EAST PRECINCT	**Form and content:** Include border, scale on activity centre maps (*MDFC, pg. 3*). **VC281:** Renaming Yarra River to Birrarung (Yarra River)	Policy neutral.
12.01-1L BIODIVERSITY	*No changes required.*	Complies.
12.03-1L YARRA RIVER, DAREBIN AND MERRI CREEK CORRIDORS	**Form and content:** *No changes required.* **VC281:** Renaming Yarra River to Birrarung (Yarra River)	Policy neutral.
13.07-1L CARETAKERS HOUSE	*No changes required.*	Complies.

13.07-1L-01 INTERFACES AND AMENITY	**Form and content:** *No changes required.* **Gap:** Clause 13.07-1L-01 *Interfaces and amenity* - potentially requires review, also in light of the live music policy and precincts. **VC300:** Requires the addition in the Policy Application section to specify that this policy applies to all development unless exempt under Clauses 54-57.	Policy neutral. Further analysis required.
13.07-1L-02 LICENSED PREMISES	**Form and content:** *No changes required.* **VC286:** Delete clause 13.07-1L-02 (Licensed Premises) as C52.27 is now redundant.	Policy neutral.
15.01-1L URBAN DESIGN	*No changes required.*	Policy neutral.
15.01-1L-01L SIGNS	**Form and content:** Grammatical error: remove "(signs))" and replace with (signs) (Practitioners' Guide, pg. 65). Note: *The removal of local permit triggers to support local businesses is addressed in C334yara.*	Policy neutral.
15.01-2L BUILDING DESIGN	**Form and content:** Remove '*Limit excessive tiered building profiles*' and replace with 'avoid repetitive stepped built form '. This wording is clearer and aligns with the wording that is used within DDOs/BFOs (*Practitioners' Guide, pg. 26*). **VC300: 'Policy application'** Amend 'This policy applies to all development, **unless exempt under Clauses 54-57'** as these clauses are exempt from consideration of the MPS and PPF policies, unless an applicable decision guideline specifies otherwise.	Policy neutral. Further analysis required.
15.01-2L-01L ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT	**Form and content:** *No changes required.* **VC216**: Remove or redraft the following strategies which duplicate the new policy within Clause 15.01-2S: • Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.	Further analysis required.

	• Encourage use of durable and reusable building materials. **VC216**: Remove or redraft the following strategies which duplicate the new policy within 15.01-2S: • Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater). **VC216**: Remove or redraft the following strategies which duplicate the new policy within 15.01-2S: • Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.	
15.01-2L-02L LANDMARKS	**Form and content:** *No changes required.* **Update**: Delete row relating to "Slade Knitware sign" at 105-115 Dover Street, Cremorne, as the sign has been taken down. This update is proposed to be part of C318 for Cremorne but should be captured here as well – also noting that 'knitware' is an incorrect spelling.	Policy neutral.
15.03-1L HERITAGE	*No changes required.*	Complies.
15.03-1L-01L HERITAGE PLACES WITHIN THE WORLD HERITAGE ENVIRONS AREA	**Form and content:** Inside '*Table 1 – Aspect and Prospect View Locations and Descriptions for Protection*'. Add a space between View and 7B; currently it is '*View7B*' (*Practitioners' Guide pg.* 63).	Policy neutral.
16.01-1L LOCATION OF RESIDENTIAL DEVELOPMENT	**Form and content:** *No changes required.* **VC283:** Delete reference to "major or neighbourhood" from "To encourage new housing development to locations in a major or neighbourhood activity centre or major regeneration area as shown in clause 02.04 (Strategic Framework Plan). **VC283**: Amendment VC283 made changes to the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria. There are some inconsistencies between	Further analysis required.

	C16.01-1L and the changes made to C16.01-1S and C16.01-1R that were introduced by VC283. The major changes that were implemented in VC283 that need to be considered in relation to the location of residential development that relates to Yarra City Council are: • Planning to accommodate housing targets, including 44,000 new dwellings in Yarra by 2051, by ensuring zones and overlays have at least 15 years of realisable development capacity. • Focusing development opportunities in Priority Precincts, Activity Centres, Housing Choice and Stations and established areas close to jobs, services and public transport rather than in activity centres. • Major activity centres are now referred to as activity centres. Note: *An update to the current Housing Strategy is required, which will inform the review and rewrite of 02.03-1 Settlement, 02.03-5 Housing and the Housing Change Framework in 16.01-1L so that it aligns with the changes that were implemented by VC283. This may include reviewing and updating the Strategic Housing Framework Plan that is in the Yarra Housing Strategy, 2018.*	
16.01-1L-01 HOUSING DIVERSITY	*No changes required.*	Complies.
16.01-2L HOUSING AFFORDABILITY	**Form and content:** *No changes required.* **Gap:** Define 'key worker' housing. **Gap:** Affordable housing - what specifically are we wanting to be delivered and how, to assist with setting. How to assist with negotiation and setting us up for the new Act.	Further analysis required.
17.01-1L EMPLOYMENT	***SEES Update:*** *Minor changes to align with the updated strategies in the Spatial Economic and Employment Strategy Update*	Further analysis required.

17.02-1L RETAIL	**SEES Update:** *Minor changes to align with the updated strategies in the Spatial Economic and Employment Strategy Update*	Further analysis required.
17.04-1L TOURISM, ARTS AND CULTURE	**SEES Update:** Minor changes to align with the updated strategies in the Spatial Economic and Employment Strategy Update	Further analysis required.
18.01-3L SUSTAINABLE TRANSPORT	*No changes required.*	Complies.
18.02-1L WALKING	*No changes required.*	Complies.
18.02-2L CYCLING	**Form and content:** Missing a bullet point for policy guidelines.	Complies.
18.02-4L ROAD SYSTEM	**Form and content: M**issing a bullet point for the policy guideline.	Complies.
18.02-4L-01L CAR PARKING	**Form and content:** *No changes required.* **VC204**: As part of VC204, the VPP combined clause 18.02-4L Road system and car parking; while MDFC and Practitioners' Guides point to following the VPP as a template, there is rationale for keeping this separate in local policy.	Further analysis required.

	VC277: Several of the existing strategies in C18.02-4L-01L- Car Parking support reductions in car parking, which aligns with the intent of VC277. Some existing strategies in C18.02-4L-01L- Car Parking duplicate or partly duplicate the application requirements and decision guidelines in C52.06-7 that were introduced by VC277. There are strategies in C18.02-4L-01L- Car Parking that do not duplicate the policy and will be retained. A review of the strategies in C18.02-4L-01L- Car Parking to determine if they need to be deleted or reworded to remove duplication is required. This review will be done as future strategic work.	
19.02-1L YARRA'S HEALTH PRECINCTS	*No changes required.*	Complies.
19.02-2L YARRA'S EDUCATION PRECINCTS	**Form and content:** *No changes required.* **VC283:** Replace "Plan Melbourne 2017-2050" with "Clause 02.04 (Strategic Framework Plan)" from the objective so that it states: "To support the municipality's education precinct identified in Clause 02.04 (Strategic Framework Plan), to recognise its specialised role and function in Yarra and metropolitan Melbourne".	Policy neutral.
19.02-6L OPEN SPACE	*No changes required.*	Complies.
19.02-6L-01L PUBLIC OPEN SPACE CONTRIBUTION	**Form and content:** Remove casual surveillance - policy guideline dot point 2, line 3: ' *Land to be contributed is to be assessed in accordance with the following criteria: should be located and designed to facilitate a high degree of casual surveillance*'. And replace casual surveillance with passive surveillance that is consistent with the terminology used in other parts of the YPS (*Rule 9, a provision must be written to be clear and unambiguous, Practitioners' Guide pg. 26*). **VC281:** *No changes required.*	Policy neutral.
19.03-2L INFRASTRUCTURE CONTRIBUTIONS	**Form and content:** *No changes required.* **Gap**: Through the adoption of the Community Infrastructure Plan (2025) there may need to be updates made to Clause 19.03-2L. This review will be done as future strategic work.	Further analysis required.

19.03-3L WATER SENSITIVE URBAN DESIGN	**Form and content:** *No changes required.* **VC265**: Investigation is required to establish whether the policy is now redundant due to 53.18.	Further analysis required.
19.03-5L WASTE	**Form and content:** *No changes required.*	Complies.

30 ZONES

Clause	Compliance or conflict (changes required)	Finding:
SCHEDULE TO CLAUSE 32.04 MIXED USE ZONE MUZ	*No changes required.*	Complies.
SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE GRZ1	*No changes required.*	Complies.
SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE GRZ2	*No changes required.*	Complies.
SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE GRZ3	*No changes required.*	Complies.
SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE GRZ4	*No changes required.*	Complies.
SCHEDULES TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE NRZ1	**Form and content:** *No changes required.* **VC267:** The new NRZ Clause 32.09-1 states that *a schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.*	Further analysis required.

	Schedules 1 to 3 to the NRZ currently state "*none specified*" under the Neighbourhood Character Objectives section. This requires revision to include character objectives as outlined in the new NRZ wording.	
SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE IN1Z	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE IN3Z	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE PUZ	**Form and content:** Insert "none specified" under conditions (1.0 Permit exemptions and conditions) (*MDFC, pg. 45*).	Policy neutral.
SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE PPRZ	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE PCRZ	*No changes required.*	Complies.
SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE SUZ1	**Form and content:** Remove "*to use land*" from 2.0 Use of Land (Application Requirements): "*The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" (*MDFC, pg. 49*)	Policy neutral.

	Form and content: Delete "Search for stone" and replace with "Stone exploration" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*)	
SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE SUZ2	**Form and content:** Remove bullet point from first point "*A use must not detrimentally affect the amenity of the neighbourhood, including through the:*" (*Practitioners' Guide, pg. 64*) **Form and content:** Remove "*to use land*" from 2.0 Use of Land (Application Requirements): "*The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" (*MDFC, pg. 49*) **Form and content:** Delete "Institutional home" from Section 1 uses. This term is no longer listed under Clause 73.03 *Meaning of Terms* and is not relevant to the YPS (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Attendance centre" from Section 2 uses. This term is no longer listed under Clause 73.03 *Meaning of Terms;* this term is referenced under Section 2, so there will be no change in assessing attendance centre if this term is removed (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Search for stone" and replace with "Stone exploration" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*) **Form and content:** Delete "Home based occupation" and replace with "Home based business" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Petrol station" and insert "Service station". This term is no longer listed under Clause 73.03 Meaning of terms. The updated terminology for this use is Service station (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Railway" and replace with "Railway station" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*).	Policy neutral.

	Form and content: Delete "Motor sales" and replace with "Car sales" in Section 3 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*) **Form and content:** Delete "Research and development enterprise" and replace with "Research and development centre" in Section 3 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*)	
SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE SUZ3	**Form and content:** Remove "*to use land*" from 2.0 Use of Land (Application Requirements): "*The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" (*MDFC, pg. 49*). **Form and content:** Remove "*to construct a building or to carry out works*" from 4.0 Buildings and works (Application Requirements): "*The following application requirements apply to an application for a permit to construct a building or to carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" (*MDFC, pg. 50*). **Form and content:** Edit 'Responsible Authority' to read 'responsible authority' in 1.0 Table of Uses (Section 1 – Permit not required) (*Practitioners' Guide, pg. 110*). **Form and content:** Delete "Search for stone" and replace with "Stone exploration" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Motor sales" and replace with "Car sales" in Section 3 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*).	Policy neutral.
SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE SUZ4	**Form and content:** Remove "*to use land*" from 2.0 Use of Land (Application Requirements): "*The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" (*MDFC, pg. 49*). **Form and content:** Correct 'hop' to '*shop' from 'Shop (other than Adult sex product hop, Convenience shop and Restricted retail premises)*' (*Practitioners' Guide, pg. 63*).	Policy neutral.

	Form and content: Delete "Animal keeping" from Section 3 uses. This term is no longer listed under Clause 73.03 Meaning of terms and is not relevant to the YPS (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Display home" and replace with "Display home centre" in Section 3 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*).	
SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE SUZ5	**Form and content:** Edit 2.0 Use of Land (Application Requirements): *"An application to use land must be accompanied by the following information, as appropriate:"* to read: *"The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:"* (*MDFC, pg. 49*). **Form and content:** Edit 2.0 Use of Land (Decision Guidelines) *"The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:"* to read: *"The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:..."* (*MDFC, pg. 49*). **Form and content:** Edit 3.0 Subdivision (Decision Guidelines) *"The following decision guidelines apply to an application for a permit to subdivide land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:"* to read: *"The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:"* (*MDFC, pg. 49*). **Form and content:** 4.0 Buildings and Works (Application Requirements) should read (*MDFC, pg. 50*): *"The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:* • A plan drawn to scale, which shows: • *The boundaries and dimensions of the site.*	Policy neutral.

	• *Relevant ground levels.* • *Adjoining roads.* • *The location, height and purpose of buildings and works on adjoining land.* • *Elevation drawings indicating the colour and materials of all proposed buildings and works.* • *Details of existing and proposed landscaping.* • *Details of driveways, car parking and loading areas.* • *External storage and waste treatment areas.* • *Any increase in traffic generation.* • *The interface with adjoining land uses."* **Form and content:** Remove *"to construct a building or construct or carry out works"* from 4.0 Buildings and Works (Decision Guidelines): *"The following decision guidelines apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority"* (*MDFC, pg.* 50). **Form and content:** Delete "Childcare facility" and replace with "Child care centre" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg.* 2). **Form and content:** Delete "Railway" and replace with "Railway station" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg.* 2).	
SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE SUZ6	**Form and content:** Reformat bullet points 2.0 Use of Land (Management of Noise) to (*Practitioners' Guide, pg.* 64): *"The use of land must be managed so as to limit noise in accordance with the following Patron Noise Criteria:* • For LAeq noise levels, the less stringent of the following:	Policy neutral.

	○ If noise is assessed external to a Noise Sensitive Building, noise emissions must comply with the following patron noise design targets: ▪ *Day period (from 0700 to 1800) – 50 dB or background noise (LA90) + 10 dB, whichever is higher.* ▪ *Evening period (from 1800 to 2200)– 45 dB or background noise (LA90) + 10 dB, whichever is higher.* ▪ *Night period (from 2200 to 0700) – 40 dB or background noise (LA90) + 5 dB, whichever is higher.* ○ If noise is assessed internal to a Noise Sensitive Building, noise emissions must achieve the lower of the design sound level range for (whichever is relevant) houses and apartments in inner city areas, entertainment districts, or near major roads, as provided in Australian Standard AS2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors'. • For LAmax noise levels, during the hours of 10pm-7am: ○ 'Sleep Disturbance Criteria', being a noise level of 55dB LAmax, assessed inside a habitable room of a Noise Sensitive Building normally used for the purpose of sleeping…" Start each point with a capital letter in 2.0 Use of Land (Management of Noise) to read: "*Uses must be managed so that the amenity of the area is not detrimentally affected through the:* • Transport of materials, goods or commodities to or from the land. • Appearance of any building, works or materials. • Emission, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil. • Presence of vermin." Remove "*to use land*" from 2.0 Use of Land (Application Requirements): "*The following application requirements apply to an application for a permit to use land under Clause 37.01, in*	

	addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:" (*MDFC, pg. 49*). Remove "*to use land*" from 2.0 Use of Land (Decision Guidelines): "*The following decision guidelines apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:*" (*MDFC, pg. 49*). Remove "*to subdivide land*" from 3.0 Subdivision (Decision Guidelines): "*The following decision guidelines apply to an application for a permit to subdivide land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:*" (*MDFC, pg. 49*). Move Decision Guidelines (3.0 Subdivision) to follow Exemption from Notice and Review (*MDFC, pg. 49*). Remove "*to construct a building or construct or carry out works*" from 4.0 Buildings and Works (Application Requirements): "*The following application requirements apply to an application for a permit to construct a building or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" (*MDFC, pg. 50*). Move Decision Guidelines (4.0 Buildings and Works) to follow Exemption from Notice and Review (*MDFC, pg. 50*). **Form and content:** Delete "Cabaret" from Section 1 uses. This term is no longer listed under Clause 73.03 Meaning of terms and is not relevant to the YPS (*DTP Planning Advisory note, pg. 2*). **Form and content:** Delete "Dancing school" and replace with "Dance studio" in Section 1 uses. This is the correct term listed under Clause 73.03 Meaning of terms (*DTP Planning Advisory note, pg. 2*).	
SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE CDZ1	**Form and content:** Include reference to the Comprehensive Development Plan in Clause 72.04 *Victoria Gardens Comprehensive Development Plan* (Department of Transport and Planning, April 2024) under the name of Schedule to Zone (*MDFC, pg. 51*).	Policy neutral.

	Correct the 'Application requirements' heading to align with other sub-headings (2.0 Use of Land) Correct 2.0 Use of Land (Application Requirements) to read: "*The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*" Correct 2.0 Use of Land (Decision Guidelines) to read: "*The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:*" Correct 2.0 Use of Land (Decision Guidelines) to read: "*The arrangement and mix of proposed uses.*" Edit 3.0 Subdivision (Decision Guidelines) to read: "*The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:*" 4.0 Buildings and Works (Requirements for a Section 173 Agreement – Affordable Housing (Doonside Precinct Only)): Remove "1." at "*prior to issue of a certificate of occupancy for the development (or relevant stages of the development), the owner…*" and replace with "*Condition 1*". Italicise all references to 'Planning and Environment Act 1987'. 4.0 Buildings and Works (Requirements for a Section 173 Agreement – Intersection Works (Doonside Precinct Only) should read "*a. the provision of road and intersection works which are identified in any Traffic Impact Assessment Report approved by Head, Transport for Victoria*" (space required after 'Head,'…) 4.0 Buildings and Works (Requirements for a Section 173 Agreement – Intersection Works (Doonside Precinct Only) should read "*b. having required to the recommendations of: i. any approved independent Road Safety Audit…*" (colon after 'of ', not a hyphen). 4.0 Buildings and Works (Application Requirements) should read: "*The following application requirements apply to an application for a permit under Clause 37.02, in addition to those*	

	specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority…" 4.0 Buildings and Works (Application Requirements) (Pedestrian amenity and access plan) needs to include full stops after each bullet point. 4.0 Buildings and Works (Application Requirements) (Transport plan) needs to include full stops after the following bullet points: • *"The number, location and allocation of car parking spaces.* • *Public transport arrangements and access routes and means of integration with public transport. Pedestrian access and movement network.* • *Bicycle paths and their connection to the existing bicycle network."* 4.0 Buildings and Works (Decision Guidelines) should read: *"The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:"* Subtitles use capital letters intermittently. Edit all references to 'Owner' to read 'owner'. Capitalise all references to 'Affordable Housing Contribution'. Capitalise all references to 'Affordable Housing'. Capitalise all references to 'Section 173 Agreement'. Capitalise all references to 'Eligible Household' Edit all references to 'Responsible Authority' to read 'responsible authority'. Capitalise all references to 'The Agreement'.	

SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE CDZ2	*No changes required.*	Complies.
SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE CDZ3	**Form and content:** Schedule contains eight 'purposes'. The maximum number of purposes allowed is five (*MDFC, pg. 51*). Further strategic work is required to restructure the schedule. **VC277:** In accordance with Car Parking Requirement Maps (Part 2), this subject site is located within Category 3. For all land use types listed in this Schedule, the car parking requirements are equal to or less than those outlined in Clause 52.06.	Policy neutral.
SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE UFZ	*No changes required.*	Complies.
SCHEDULE 1 TO CLAUSE 37.06 PRIORITY DEVELOPMENT ZONE PDZ1	**Form and content:** Delete brothel as a prohibited use in the table of uses. **VC277:** In accordance with Car Parking Requirement Maps (Part 2) that were introduced as part of VC277, land within the Victoria Street East Precinct is located within both Category 2 and Category 3. For Food and Drink Premises and Residential land use, the car parking requirements of the Schedule to the PDZ are equal to or less than those outlined in Clause 52.06 (dependent on Category type). For Office, Shop and Restricted Retail land use, the car parking requirements of the Schedule to the PDZ are higher than those outlined in Clause 52.06. Car parking requirements are not consistent between the schedule and 52.06. Review car parking rates in Schedule 1 to Clause 37.06 so they do not contradict the rates in Clause 52.06.	Policy neutral. Further analysis required.

40 OVERLAYS

Clause	Compliance or conflict (changes required)	Finding:
SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY ESO2	**VC278:** Required to be deleted. The application of the SLO was applied to land that is currently included in the Environmental Significant Overlay (ESO), potentially making the ESO redundant. Schedule 2 Merri Creek and Environs (ESO2) and Schedule 3 Darebin Creek and Environs (ESO3) will need to be deleted from the Yarra Planning Scheme and mapping.	Policy neutral.
SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY ESO3	**VC278:** Required to be deleted. The application of the SLO was applied to land that is currently included in the Environmental Significant Overlay (ESO), potentially making the ESO redundant. Schedule 2 Merri Creek and Environs (ESO2) and Schedule 3 Darebin Creek and Environs (ESO3) will need to be deleted from the Yarra Planning Scheme and mapping.	Policy neutral.
SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY SLO1	**Form and content:** Capitalise the beginning of dot points in 3.0 (*Practitioners' Guide*, pg. 64). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0. Amend wording of lead-in sentences to clarify if one or all points are requirements, where applicable (*Practitioners' Guide*, pgs. 63-64). **RAP**: Update spelling to Wurundjeri Woi-Wurrung.	Policy neutral.
SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY SLO2	**Form and content:** Capitalise the beginning of dot points in 3.0 (*Practitioners' Guide*, pg. 64). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 3.0 (*Practitioners' Guide*, pg. 64).	Policy neutral.
SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY SLO3	**Form and content:** Capitalise the beginning of dot points in 3.0 (*Practitioners' Guide*, pg. 64). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 3.0 (*Practitioners' Guide*, pg. 64).	Policy neutral.
SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY SLO4	**Form and content:** Capitalise the beginning of dot points in 3.0 (*Practitioners' Guide*, pg. 64). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 3.0 (*Practitioners' Guide*, pg. 64).	Policy neutral.

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY HO	*No changes required; noting that content-related matters are addressed separately in the Planning Scheme Review Report.*	Complies.
SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO1	**Form and content:** Capitalise the beginning of dot points in 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0. Amend wording of lead-in sentences to clarify if one or all points are requirements, where applicable (*Practitioners' Guide, pgs. 63-64*). **Form and content:** Add map names as text outside of the image in 2.0 (*MDFC, point 13*). **Form and content:** Amend lead-in sentence to 5.0 and 6.0 (*MDFC pg. 85*). **Form and content:** Fix font colour of text in 2.0, under *Requirements that cannot be varied by a planning permit*, and in 5.0 from blue to black. **VC281:** Renaming Yarra River to Birrarung (Yarra River)	Policy neutral.
SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO2	**Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain. **Form and content:** Amend formatting of heading and clause number of 7.0 (*MDFC, Style Name 'Head C' (pg. 10*).	Further analysis required.
SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO3	**Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain. **Form and content:** Amend the lead-in sentence to 2.0 as per (*MDFC pg. 84*). **VC281:** Renaming Yarra River to Birrarung (Yarra River).	Further analysis required.
SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO4	**Form and content:** Remove mention of 'Map 1' in text of 2.0 and in map name in 6.0 (*MDFC, point 13*).	Policy neutral.

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO5	**Form and content:** Amend formatting of heading and clause number of 7.0 (*MDFC, Style Name 'Head C' (pg. 10*).	Policy neutral.
SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO6	**Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain. **Form and content:** Amend formatting of heading and clause number of 6.0 (*MDFC, Style Name 'Head C' (pg. 10*). **VC281:** Renaming Yarra River to Birrarung (Yarra River)	Further analysis required. Policy neutral.
SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO7	**Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain. **Form and content:** Remove the number in map name in 6.0 (*MDFC, point 13*). **Form and content:** Update map to make it more legible.	Further analysis required. Policy neutral.
SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO9	**Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain. **Form and content:** Capitalise the beginning of dot points and add full stops at the end of points in 2.0 Building design (*Practitioners' Guide, pg. 64*).	Further analysis required. Policy neutral.
SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO10	**Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 3.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Amend formatting of heading and clause number of 1.0 and 8.0 (*MDFC, Style Name 'Head C' (pg. 10*).	Policy neutral.
SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO11	**Form and content:** Amend formatting of heading and clause number of 1.0 (*MDFC, Style Name 'Head C' (pg. 10*). **Form and content:** Amend lead-in sentence to 3.0 and 6.0 (*MDFC (pgs. 84-85)*).	Policy neutral.

	Form and content: Amend wording in 3.0 from '4 storeys' to 'four storeys' (*Practitioners' Guide, pg. 114*). **Form and content:** Capitalise the beginning of dot points and add full stops at the end of points in 3.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain.	Further analysis required.
SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO12	**Form and content:** Delete objectives in 1.0 as MDFC only allows five (*MDFC, pg. 84*). Further investigation is required to assess which objectives to delete or retain.	Further analysis required.
SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO13	**Form and content:** Amend formatting of heading and clause number of 1.0 (*MDFC, Style Name 'Head C ') (pg. 10*).	Policy neutral.
SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO14	**Form and content:** Amend lead-in sentence to 2.0 and 5.0 (*MDFC, pgs. 84-85*). **Form and content:** Capitalise the beginning of dot points in 2.0 Permit Requirements (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0 Permit Requirements (*Practitioners' Guide, pg. 64*). **VC203:** Remove reference to State Environment Protection Policy (Control of Noise from Public Premises). The SEPPs were repealed when the Environment Protection Act 2017 was introduced and were removed as part of VC203.	Policy neutral.
SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO15	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules. **Form and content:** Amend formatting of sub-headings of 2.0 (*MDFC, Style Name 'Head D ') (pg. 10*).	Policy neutral.

	Form and content: Formatting issue under 2.3 Building Height. Double up of dot points on point that says: '*Housing for diverse household types*'. **Form and content:** Formatting issue under 2.9 Building separation requirements. Double up the dot points on the point that says: '3 metres from the common boundary'. **Form and content:** Add a full stop at the end of the first dot point in 2.11 Commercial floor space requirement, and at the end of the first two dot points in 2.12 Upper level design requirements. (*Practitioners' Guide, pg. 64*). **Form and content:** Add space between sentences in 2.12 for the dot point that reads: '*Be well-articulated. Be designed to be read as part of the overall building*' **Form and content:** Amend formatting of heading and clause number of 5.0 (*MDFC, Style Name 'Head C' (pg. 10*). **Form and content:** Remove 'Map 1' in map name in 6.0 (*MDFC, point 13*).	
SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO16	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules. Have current sub-points as first level of dot points. **Form and content:** Capitalise the beginning of dot points and add full stops at the end of points in 1.0 Design Objectives (*Practitioners' Guide, pg. 64*). **Form and content:** Amend formatting of sub-headings of 2.0 (*MDFC, Style Name 'Head D ') (pg. 10*). **Form and content:** Can remove dot points from 2.3 and 2.5 to 2.8 and have them as regular paragraphs to keep cohesive formatting. **Form and content:** Amend formatting of sub-sub-headings in 2.9 (*MDFC, Style Name 'Head E ') (pg. 10*). **Form and content:** Formatting issue under 6.0. Duplication of dot points on the point that says: 'The former ANZ Bank building's tower, roof, chimney and upper level'.	Policy neutral.

	Form and content: Move Figure 1 and Figure 2 from 6.0 to the end of 2.0, where they are referenced in the text.	
SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO18	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules. Have current sub-points as first level of dot points. **Form and content:** Capitalise the beginning of dot points and add full stops at the end of points in 1.0 and 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Add north arrow and figure/map names as text outside of image in 2.0 (*MDFC, point 13 and 14*).	Policy neutral.
SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO19	**Form and content:** Move 'Application Requirements' section listed in 2.0 to 5.0 Application Requirements (*MDFC format, (pg. 85*). **Form and content:** Amend lead-in sentence to Application Requirements section (*MDFC, pg. 85*).	Policy neutral.
SCHEDULE 23 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO23	**Form and content:** Amend formatting of sub-headings of 2.0 (*MDFC, Style Name 'Head D ') (pg. 10*). **Form and content:** Add figure/map names as text outside of the image in 2.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Map 1' in text of 2.0 with map name (*MDFC, point 13*).	Policy neutral.
SCHEDULE 25 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO25	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules. **Form and content:** Amend formatting of sub-headings of 2.0 (*MDFC, Style Name 'Head D ') (pg. 10*). **Form and content:** Capitalise the beginning of dot points in 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0 (*Practitioners' Guide, pg. 64*).	Policy neutral.

	Form and content: Add figure/map names as text outside of image in 2.0 and 6.0 (*MDFC, point 13*).	
SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO26	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules. **Form and content:** Amend formatting of sub-headings of 2.0 (*MDFC, Style Name 'Head D ') (pg. 10*). **Form and content:** Capitalise the beginning of dot points in 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Add figure/map names as text outside of the image in 2.0 and 6.0 (*MDFC, point 13*).	Policy neutral.
SCHEDULE 27 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO27	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules. **Form and content:** Amend formatting of sub-headings of 2.0 in line with *MDFC, Style Name 'Head D' (pg. 10)*. **Form and content:** Capitalise the beginning of dot points in 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0. Amend wording of lead-in sentences to clarify if one or all points are requirements, where applicable (*Practitioners' Guide, pgs. 63-64*). **Form and content:** Add figure/map names as text outside of the image in 2.0 and 6.0 (*MDFC, point 13*).	Policy neutral.
SCHEDULE 28 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO28	**Form and content:** Other DDO schedules list objectives as separate paragraphs in 1.0. Delete dot points to make formatting cohesive between schedules.	Policy neutral.

	Form and content: Amend formatting of sub-headings of 2.0 in line with *MDFC, Style Name 'Head D' (pg. 10).* **Form and content:** Capitalise the beginning of dot points in 2.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0. Amend wording of lead-in sentences to clarify if one or all points are requirements, where applicable (*Practitioners' Guide, pgs. 63-64*). **Form and content:** Add figure/map names as text outside of the image in 2.0 and 6.0 (*MDFC, point 13*).	
SCHEDULE 51 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO51	**Form and content:** Add figure/map names as text outside of the image in 2.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Plan 1' in text of 2.0 with map name (*MDFC, point 13*).	Policy neutral.
SCHEDULE 52 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO52	**Form and content:** Formatting issue under 2.0 Building and works. Add a dot point for the sentence that reads 'Construction of an awning to an existing building...'. **Form and content:** Add figure/map names as text outside of the image in 2.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Plan 1' in text of 2.0 with map name (*MDFC, point 13*). **Form and content:** Change paragraphs into dot points in 2.10. Most of the sentences follow on from the initial lead-in sentence but are listed as separate points.	Policy neutral.
SCHEDULE 53 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY DDO53	**Form and content:** Add figure/map names as text outside of image in 2.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Plan 1' in text of 2.0 with map name (*MDFC, point 13*). **Form and content:** Change paragraphs into dot points in 2.10. Most of the sentences follow on from the initial lead-in sentence but are listed as separate points.	Policy neutral.
SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY IPO1	**Form and content:** Capitalise the beginning of dot points in 2.0, 3.0 and 5.0 (*Practitioners' Guide, pg. 64*).	Policy neutral.

	Form and content: Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0, 3.0, 4.0 and 5.0 (*Practitioners' Guide, pg. 63-64*). **Form and content:** Remove capitalisation of 'responsible authority' under Permit conditions in 3.0 (*Practitioners' Guide, pg. 59*).	
SCHEDULE 2 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY IPO2	**Form and content:** Amend formatting of the name of the incorporated plan, including having it in all caps and brackets. Should read '18-62 TRENERRY CRESCENT, ABBOTSFORD (MAY 2018)'. **Form and content:** Asterisks used to define 'leasable floor area' and 'net floor area' in 3.0. **Form and content:** Capitalise the beginning of dot points in 3.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 3.0, 4.0 and 5.0 (*Practitioners' Guide, pg. 63-64*).	Policy neutral.
SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO2	**Form and content:** Capitalise the beginning of dot points in 4.0 and 5.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 4.0 and 5.0 (*Practitioners' Guide, pg. 63-64*). **Form and content:** Amend lead-in sentence to 4.0 section as per *MDFC (pg. 88)*. **Form and content:** Amend formatting of sub-headings of 5.0 in line with *MDFC, Style Name 'Head D' (pg. 10)*.	Policy neutral.
SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO3	**Form and content:** Amend formatting of sub-headings of 5.0 in line with *MDFC, Style Name 'Head D' (pg. 10)*.	Policy neutral.
SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO4	**Form and content:** Amend lead-in sentence to 4.0 Development plan components section as per *MDFC (pg. 88)*. **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 4.0 (*Practitioners' Guide, pgs. 63-64*).	Policy neutral.

	Form and content: Amend formatting of sub-headings of 5.0 in line with *MDFC*, *Style Name 'Head D' (pg. 10)*.	
SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO5	**Form and content:** Remove capitalisation of 'responsible authority' in 3.0 (*Practitioners' Guide, pg. 59*). **Form and content:** Format 3.0 in dot points to break up requirements and make it clearer. **Form and content:** Amend the lead-in sentence to the 4.0 Requirements section as per MDFC (pg. 88). **Form and content:** Capitalise the beginning of dot points and add full stops at the end of points in 4.0 'Requirements', 'Open Space and Landscape', 'Community Facilities', 'Access and Movement', 'Built Form', 'Land Use', 'Environmentally Sustainable Development', and 'Affordable and accessible housing' (*Practitioners' Guide, pg. 64*). **Form and content:** Remove the number in map name in 4.0 (*MDFC, point 13*).	Policy neutral.
SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO10	**Form and content:** Amend formatting of the name of the development plan, including changing it to all caps (*MDFC, pg. 88*). **Form and content:** Amend formatting of sub-headings of 5.0 in line with *MDFC*, *Style Name 'Head D' (pg. 10)*.	Policy neutral.
SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO11	**Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 2.0, 3.0 and 4.0 (*Practitioners' Guide, pgs. 63-64*). **Form and content:** Remove capitalisation of 'responsible authority' in 4.0 Acoustic Report (*Practitioners' Guide, pg. 59*). **Form and content:** Amend formatting of sub-headings of 5.0 in line with *MDFC*, *Style Name 'Head D' (pg. 10)*.	Policy neutral.
SCHEDULE 14 TO CLAUSE 43.04	**Form and content:** Remove capitalisation of 'responsible authority' in 3.0 (*Practitioners' Guide, pg. 59*).	Policy neutral.

DEVELOPMENT PLAN OVERLAY DPO14	**Form and content:** Remove the first layer of dot points in 3.0 and change to paragraphs, in line with the formatting of DPO15 and DPO16. Reduces layers of dot points and makes text easier to read. **Form and content:** Remove the number in map name in 4.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Map 1' in text of 4.0 with map name (*MDFC, point 13*). **Form and content:** Capitalise the beginning of dot points in 4.0 (*Practitioners' Guide, pg. 64*). **Form and content:** Replace semicolons, 'and' and 'or' with full stops at the end of dot points in 4.0 (*Practitioners' Guide, pgs. 63-64*).	
SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO16	**Form and content:** correct order of schedules; schedule listing is not in numerical order; schedule 16 comes before schedule 15 in the listing of schedules in the Planning Scheme. **Form and content:** Replace full stop with colon for first sentence in 3.0. **Form and content:** Amend the formatting of the text 'Development plan components' in 4.0 into a sub-heading in line with MDFC, Style Name 'Head D' (*MDFC, pg. 10*). **Form and content:** Remove the number in map name in 4.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Map 1' in text with map name (*MDFC, point 13*).	Policy neutral.
SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY DPO15	**Form and content:** correct order of schedules; schedule listing is not in numerical order - schedule 16 comes before schedule 15 in the listing of schedules in the Planning scheme. **Form and content:** Amend formatting of sub-headings of 3.0 (i.e. 3.1 and 3.2) and of 4.0 (i.e. 4.1 and 4.2) in line with *MDFC, Style Name 'Head D' (pg. 10)*. **Form and content:** Amend formatting of sub-sub-headings of 3.2 (i.e. 'Heritage Impact Statement', 'Traffic Impact Assessment Report' etc.) and of 4.2 (i.e. 'Site and Context Information', 'Concept Plans' etc.) in line with *MDFC, Style Name 'Head E' (pg. 10)*. (Make font size smaller.) **Form and content:** Capitalise the beginning of sub-dot points in 4.1 and dot points in 4.2 (*Practitioners' Guide, pg. 64*).	Policy neutral.

	Form and content: Replace semicolons, 'and' and 'or' with full stops at the end of sub-dot points in 4.1 and dot points in 4.2 (*Practitioners' Guide, pgs. 63-64*). **Form and content:** Add figure/map name as text outside of image in 4.0 (*MDFC, point 13*). **Form and content:** Replace mention of 'Figure 1' in text with map name (*MDFC, point 13*). **Form and content:** Remove 'Provide high quality' from the end of the sentence in the dot point under 4.2 sub-heading 'Built Form Guidelines' that reads: 'ensure there is solid built form behind retained facades and avoid balconies behind existing openings. Provide high quality' **Form and content:** Remove capitalisation of 'responsible authority' in 4.2 sub-heading 'Transport Works Assessment' (*Practitioners' Guide, pg. 59*). **Form and content:** In the second dot point under 4.2 sub-heading 'Environmentally Sustainable Design', delete the extra space before 'Yarra Planning Scheme' and correct the spelling error of 'Scheme' **Form and content:** In the second dot point under 4.2 sub-heading 'Drainage', delete the extra space before and after the word 'future'. **Form and content:** Remove the dot point in 4.2 sub-heading 'Noise impacts' and make it a regular paragraph.	
SCHEDULES TO CLAUSE 43.06 BUILT FORM OVERLAY BFO	*Note: Potential issues or inconsistencies since the gazettal of the BFOs (30 July 2026) have been addressed via a separate process with DTP.*	Complies.
SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY LSIO	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 44.05	**Form and content:** Amend formatting of sub-heading 6.0 (*MDFC, Style Name 'Head D ') (pg. 10*).	Policy neutral.

SPECIAL BUILDING OVERLAY SBO		
SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY PAO	*No changes required.*	Complies.
SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY DCPO1	**Form and content:** Correct suburb name from 'Princess' to 'Princes' in map in 1.0 Note: *The DCP is being reviewed through a separate process.*	Policy neutral.
SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY PO1	**Form and content:** *No changes required.* **VC277:** Section 1 uses for *market, store, and trade supplies* have increased minimum parking requirements under VC277. Most other Section 1 uses have no increase to minimum parking provisions but now have a maximum parking provision. Further strategic work is required to fully consider the impact of increasing these parking requirements for the Collingwood Arts Precinct as per VC277. Under VC277, the minimum car parking provisions for Section 2 uses have all been reduced. Recommend amending Parking Overlay 1 to align with Section 2 uses. Please note the updated Parking Overlay schedule template in the *Ministerial Direction on the Form and Content of Planning Schemes*. This template must now be used for any amendments involving the Parking Overlay, whether or not the overlay is new or existing.	Further analysis required.
SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY PO2	**Form and content:** Review Clause 3.0 of Schedule 2 to Clause 45.09 Parking Overlay table for formatting and potential rate changes. This is due to changes from VC277. **VC277:** Under VC277, the minimum car parking provisions for PO2 use-types have all been reduced or remained the same (*dwelling*). This parking overlay is therefore now redundant and can be deleted.	Further analysis required.

	VC311: *No changes required.*	
SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY	No changes required.	Complies.

50 PARTICULAR PROVISIONS

Clause	Compliance or conflict (changes required)	Finding:
51 PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 52.05 SIGNS	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 52.28 GAMING	**Form and content:** Include a title, the border, legend and source for the map of locations of gaming areas (*Practitioners' Guide* pg. 65).	Policy neutral.

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES	*No changes required; noting content will be updated through future live music amendment (C331).*	Complies.
SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS	*No changes required.*	Complies.
SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS	*No changes required.*	Complies.

60 GENERAL PROVISIONS

Clause	Compliance or conflict (changes required)	Finding:
SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS	**Form and content:** Include Birrarung in the sentence '*An application within 100 metres of the Yarra River (Birrarung), as measured from the Setback Reference Line*'. This is the correct terminology for the Yarra River (*Practitioners' Guide, pg. 115*). **VC197:** As above - include reference to Birrarung. **VC278:** The application of the SLO was applied to land that is currently included in the Environmental Significant Overlay (ESO), making the ESO potentially redundant. Table reference for "Clause 3.0 of Schedule 3 to Clause 42.01 (ESO)" should be removed.	Further analysis required.
SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS	**Form and content:** *No changes required.* **Gap:** The Schedule to Clause 66.06 (*Notice of applications under local provisions*) lists EPA as a notification authority for Schedule 5 to Clause 43.02 (DDO5 - City Link Exhaust Stack Environs). EPA receives a high number of referrals under DDO5 that are low risk based on a set of criteria that inform EPA about risk. If one or more of these criteria are met, EPA does not undertake further assessment and, in most cases, does not provide a response to Council (*Raised by Environmental Protection Agency*). As DTP introduced DDO5, officers recommend that DTP review the notice of permit applications for the DDO5.	Further review by DTP

70 OPERATIONAL PROVISIONS

Clause	Compliance or conflict (changes required)	Finding:
SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?	*No changes required.*	Complies
SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?	*No changes required.*	Complies.
SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS	**Form and content:** *No changes required.* **VC203:** Remove document reference to State Environment Protection Policy (waters). **VC286:** Delete "Licensed Premises Policy - Background Document (Public Place and 10 Consulting Group, December 2015)" and associated amendment number and clause reference.	Policy neutral.

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS	*No changes required.*	Complies.

Appendix 3 – Amendments Impact & Analysis:

Yarra Planning Scheme Review Report:

VC Amendments – All Councils

List of all VC amendments to the Yarra Planning Scheme between 1 January 2021 and 30 June 2026.

No.	Gazettal date	Brief description
VC312	16 June 2026	Corrections and updates to the Victoria Planning Provisions and planning schemes to ensure they are current and accurate.
VC311	09 June 2026	Amendment VC311 amends clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms. The amendment also makes consequential changes to clause 52.06.
VC309	12 May 2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
VC308	17 April 2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
VC307	20 April 2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
VC304	23 March 2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
VC301	21 November 2025	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.
VC300	19 March 2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
VC298	25 November 2025	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Project's (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clause's application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).
VC297	19 November 2025	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.
VC296	17 October 2025	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.

VC295	07 November 2025	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.
VC294	27 October 2025	Amendment VC294 reforms sign provisions to exempt specified signs from planning permit requirements and remove mandatory permit expiration dates for most signs.
VC292	11 September 2025	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282.
VC291	30 October 2025	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter.
VC289	15 September 2025	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees.
VC288	18 September 2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
VC286	01 July 2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
VC283	02 September 2025	The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.
VC282	11 August 2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
VC281	14 April 2025	Amendment VC281 makes changes to the Victoria Planning Provisions and 34 planning schemes by amending clause 12.03-1R (Yarra River protection) to implement stage one of Burndap Birrarung burndap umarkoo, the Yarra Strategic Plan 2022-2032, February 2022. The amendment also introduces clause 51.06 to ensure responsible public entities have regard to the principles specified in the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017.
VC280	07 April 2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
VC279	21 August 2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to ensure the appropriate planning assessment of large battery storage systems.

VC277	18 December 2025	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport.
VC278	23 December 2025	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.
VC276	02 April 2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
VC275	27 June 2025	The amendment introduces a planning exemption for outdoor dining on public land
VC274	28 February 2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
VC273	19 December 2024	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.
VC272	18 December 2024	The amendment modifies the timeframes at clause 52.10 (Reconstruction After an Emergency) from 5 to 7 years.
VC270	11 October 2024	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
VC269	03 December 2024	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
VC268	05 September 2025	Amendment VC268 is required to give effect to the Victorian Transmission Plan and update strategies to facilitate renewable energy development in declared renewable energy zones. Changes to references to the Climate Action Act 2017 are required to ensure that planning schemes are accurate.
VC267	06 March 2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
VC266	03 March 2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
VC265	04 February 2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
VC263	22 November 2024	The Amendment makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents
VC262	16 August 2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.

VC261	04 April 2024	The amendment expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.
VC259	28 March 2024	The amendment changes the VPP and all planning schemes in Victoria by extending the transitional arrangements for a dependent persons unit for a period of 12 months.
VC258	04 July 2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
VC257	25 February 2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
VC256	15 March 2024	General omnibus amendment
VC255	03 May 2024	Amendment VC255 changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
VC254	12 February 2024	The amendment makes changes the Victoria Planning Provisions and all planning schemes related to Birrarung-Bolin Framework Plan, Proof of continuous use, signs in the Transport Zone and State projects.
VC253	14 December 2023	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.
VC252	26 April 2024	Amendment VC252 changes the VPP and 64 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
VC251	17 April 2025	The amendment changes the VPP, Melbourne and Yarra planning schemes by implementing the recommendations of the World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (Department of Transport and Planning, 2024) through policy and built form controls to improve the protection and management of the World Heritage listed Royal Exhibition Building and Carlton Gardens.
VC250	01 January 2024	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
VC249	15 January 2024	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by exempting development for a small second dwelling from Development Contributions Plan requirements and correcting typographical errors related to small second dwellings.
VC248	05 May 2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.

VC247	06 October 2023	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
VC246	26 September 2023	Amendment VC246 introduces new land use controls in the Victoria Planning Provisions and all planning schemes to improve facilitation of Victorias Container Deposit Scheme. The amendment introduces a new land use term, Container deposit scheme centre, nested under Transfer station. The amendment also makes corrections to ordinance.
VC245	13 February 2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
VC244	16 February 2024	The amendment makes administrative corrections to Clause 72.04 and various schedules to Clause 72.04.
VC243	22 September 2023	Amendment VC243 makes changes the Victoria Planning Provisions (VPP) and all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres. These changes support the delivery of housing in Victoria.
VC242	20 September 2023	Amendment VC242 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes by introducing two new particular provisions to facilitate significant residential development and significant economic development.
VC241	17 October 2023	The amendment removes prohibitions for specified sign types for a Freeway service centre, Service station and Open sports ground in a zone where Category 4 - Sensitive areas sign controls apply.
VC238	03 August 2023	Amendment VC238 changes the Victoria Planning Provisions and all planning schemes by amending clause 52.13, Victorias container deposit scheme. The amendment changes the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces.
VC237	14 January 2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.
VC236	14 August 2023	The amendment supports renewable hydrogen gas production and distribution and makes the Minister for Planning the responsible authority for large-scale production of hydrogen gas.
VC234	04 July 2023	The amendment clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters.
VC232	28 April 2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.

VC230	14 July 2022	Revises clauses 52.20 and 72.01 to make the Minister for Planning the responsible authority for relevant applications to reflect the General Order dated 27 June 2022.
VC229	20 March 2023	The amendment makes changes to the Victoria Planning Provisions and all planning schemes to correct obvious or technical errors and ensure they are current.
VC228	22 November 2022	Amendment VC228 makes changes to the Victoria Planning Provisions and all planning schemes to facilitate Victorias recovery from emergencies by allowing an exemption from operation hours for extractive industries.
VC227	14 November 2022	Amendment VC227 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Governments, Recycling Victoria: a new economy policy.
VC226	04 November 2022	Amendment VC226 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation.
VC225	15 September 2022	The Amendment changes the VPP and all planning schemes in Victoria by: making changes to correct obvious or technical errors and ensure they are current.
VC224	28 October 2022	Amends the Victoria Planning Provisions and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart.
VC223	12 August 2022	Amends clause 73.01 (General terms) of the VPP and all planning schemes to define Minister for Planning to mean a Minister for the time being administering the P&E Act.
VC222	29 September 2022	Amendment VC222 makes changes to the Victoria Planning Provisions and all planning schemes to support the co-location of new government primary schools with kindergartens and facilitate projects that support the 2026 Commonwealth Games.
VC221	04 August 2022	The amendment facilitates all-electric developments to support implementation of Victorias Climate Change Strategy 2021 (Strategy) and Gas Substitution Roadmap 2022 (Roadmap). The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending clauses that require developments to be connected to reticulated gas and amending the referral requirements.
VC220	30 May 2022	The amendment supports the efficient delivery of neighbourhood batteries into the electricity distribution network by amending clause 73.03 Land use terms of the Victoria Planning Provisions (VPP) and all planning schemes.
VC219	22 March 2022	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
VC218	18 May 2022	Strengthening policy for airport safeguarding.
VC217	23 June 2022	The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes to implement the decriminalisation of sex work.
VC216	10 June 2022	Amendment VC216 makes changes to the Planning Policy Framework (PPF) in the Victoria Planning Provisions (VPP) and all planning schemes to support Environmentally Sustainable Development (ESD).
VC215	03 March 2023	The amendment implements the Melbourne Industrial and Land Use Plan (MICLUP) (Department of Environment, Land, Water and Planning, 2020) in the Planning Policy Framework.

VC214	19 November 2021	This amendment will amend the public land exemptions in clause 52.18 (State of emergency and recovery exemptions) to apply to a broad range of uses.
VC213	14 July 2022	Amendment VC213 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to ensure consistency with existing requirements under the Melbourne Strategic Assessment (MSA) Program to achieve specific biodiversity outcomes within Melbourne's growth corridors.
VC212	13 October 2021	The amendment makes changes to Clause 35.07 (Farming Zone) and to Clause 66.05 (Notice of permit applications under State standard provisions) to support the ongoing operation of wind energy facilities and amenity protections for nearby accommodation uses.
VC211	14 September 2021	Amendment VC211 updates the notice requirements at clause 67.02 of the Victoria Planning Provisions and all planning schemes. The amendment also updates clauses 66.05 and 67, and consolidates the provisions in clauses 67.02, 67.03 and 67.04.
VC210	04 May 2022	Amendment VC210 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to ensure they are current and correct obvious or technical errors.
VC209	08 March 2022	Amendment VC209 facilitates the end of the Secondary Dwelling Pilot Program by deleting clause 51.06 (Secondary dwelling) from the Victoria Planning Provisions and the Greater Bendigo, Kingston, Moreland and Murrindindi planning schemes. The amendment also updates clause 52.18 (State of emergency and recovery exemptions) by replacing references to the state of emergency declaration with the successive pandemic declaration.
VC208	05 October 2021	Amends Clause 52.10 to apply the use, notice and review exemptions to other types of emergencies.
VC207	20 December 2021	Consequential amendment to update clauses 52.20 and 53.20.
VC206	03 August 2021	The amendment implements requirements of the Environment Protection Act 2017 for the regulation of wind turbine noise from a wind energy facility.
VC205	20 January 2022	The amendment introduces a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4. The amendment also makes consequential changes.
VC204	09 December 2021	The amendment modifies Clause 18 of the Victoria Planning Provisions to implement changes to State planning policy for transport and makes associated changes.
VC203	01 July 2021	This amendment implements the new environment protection framework in the Victoria Planning Provisions and all planning schemes.
VC202	12 October 2021	VC202 introduces a definition for 'Rural worker accommodation' in clauses 73.03 (Land Use Terms) and 73.04 (Nesting Diagrams), and permit requirements to facilitate this type of accommodation in the Farming Zone (FZ).
VC201	16 December 2022	The amendment updates the Planning Policy Framework, introduces two new regional policies and a series of new Significant Landscape Overlays to recognise, protect and improve waterway health, amenity, access and community values.
VC200	17 February 2022	The amendment introduces exemptions for projects carried out by or on behalf of the Head, Transport for Victoria, and makes the Minister for Planning the responsible authority for planning permit applications made by or behalf of the Head, Transport for Victoria or the Secretary to the Department of Transport.
VC199	03 February 2022	General VC

VC198	14 May 2021	The amendment introduces new particular provisions at clauses 52.35 (Major Road Projects) and 52.36 (Rail Projects) and makes other changes related to delivery of projects carried out by or on behalf of Major Road Projects Victoria and Rail Projects Victoria.
VC197	20 April 2021	The amendment removes expiry dates and updates existing Design and Development Overlay (DDO) and Significant Landscape Overlay (SLO) schedules within the Yarra River corridor. Amendment VC197 also makes policy-neutral updates and consequential changes.
VC196	19 August 2021	Amendment VC196 reforms the Victorian planning system by introducing new zone and overlay controls to provide stronger recognition and protection to existing extractive industries, and to designate land with State-significant earth resources, where extractive industries may be established in the future, as strategic extractive resource areas.
VC195	11 March 2021	Amendment VC195 changes the Victoria Planning Provisions and all planning schemes by modifying the particular provision at clause 52.32 (Wind energy facilities) to streamline the application process for minor changes to approved wind energy facilities, clarify consent requirements and simplify review and panel exemptions.
VC194	25 March 2021	The amendment inserts two new particular provisions at clauses 52.30 and 52.31 to facilitate state projects and local government projects.
VC189	03 June 2021	The amendment changes the Victoria Planning Provisions and all planning schemes by updating the reference to the Alpine Resorts Strategic Plan 2020-2025 at Clause 12.04-1S Sustainable development in alpine areas. The amendment also translates the Alpine Resorts Planning Scheme into the new Planning Policy Framework at Clauses 10-19 and the Municipal Planning Strategy at Clause 02 that were introduced into the Victoria Planning Provisions by Amendment VC148, makes administrative changes to the Schedules to Clause 44.06 Bushfire Management Overlay and Clause 72.08 Background documents, and inserts a new Schedule to Clause 74.02 Further Strategic Work.
VC185	30 April 2021	VC185 amends the VPP and all planning schemes to include the Macedon Ranges Statement of Planning Policy, include exemptions for the Great Ocean Road Coast and Parks Authority as a public land manager and a transitional provision for large energy generation facilities. VC185 also amends the Macedon Ranges Planning Scheme ordinance and maps to give effect to the Macedon Ranges Statement of Planning Policy and introduce a new Hanging Rock Precinct local policy.
VC174	20 December 2021	Amendment VC174 implements the recently announced revised Better Apartment Design Standards, which delivers improved external amenity and design outcomes for all apartment developments.
VC173	26 October 2021	Amendment VC173 updates the land affected by the Melbourne Airport Environs Overlay in the Brimbank, Hume, Melton, Moreland, Moonee Valley and Whittlesea municipalities consistent with the Melbourne Airport Master Plan 2018, which was approved by the Federal Government in 2019. The Amendment includes limited transition provisions and consequential updates to the Victoria Planning Provisions and affected planning schemes.
VC171	06 September 2021	Amendment VC171 changes the Victoria Planning Provisions to strengthen coastal hazard planning, implements the Marine and Coastal Policy 2020 and makes minor administrative updates.

GC Amendments - Some Councils

List of all GC amendments to the Yarra Planning Scheme between 1 January 2021 and 30 June 2026.

No.	Gazettal date	Brief description
GC287	13 March 2026	Corrects administrative errors resulting from Amendment VC251 by updating Clause 15.03-1L.01 Heritage places within the World Heritage Environs Area and the Schedules to Clauses 43.01 Heritage Overlay, 72.04 Incorporated documents and 72.08 Background documents, and by replacing incorporated documents in the Melbourne and Yarra Planning Schemes.
GC282	29 January 2026	The Amendment provides exemptions for significant transport projects in waterway corridors subject to Significant Landscape Overlays (SLOs) to prevent delays in the delivery of State infrastructure projects. The amendment also improves the SLOs clarity, consistency and corrects typographical errors.
GC269	24 February 2026	GC269 corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286.
GC237	24 April 2025	Rezone declared freeway and arterial road land to Transport Zone 2 (TRZ2) and delete redundant Public Acquisition Overlays, following the completion of road projects.
GC223	10 November 2023	The amendment updates the North East Link Project Incorporated Document December 2019 to allow buildings and works for the tunnel at five properties in Bulleen to be undertaken at a depth up-to 10 metres below surface level, rather than the existing 15 metre limit.
GC220	07, August, 2023	The amendment changes the North East Link Project Incorporated Document (December 2019) to specify that Secretary means the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).
GC204	14 April 2023	The amendment makes administrative changes to the Banyule, Boroondara, Cardina, Casey, Kingston, Knox, Manningham, Nillumbik, Whittlesea and Yarra planning schemes in relation to the Metropolitan Parks Public Acquisition Overlay Program and Suburban Parks Program.
GC192	31 March 2022	The amendment amends the Casey, Manningham, Maribyrnong, Maroondah, Melbourne, Monash, Moreland, Murrindindi, Stonnington, Whitehorse and Yarra planning schemes to transfer the responsible authority status of 16 sites from the Minister for Planning to the relevant municipal council, amends the Wyndham Planning Scheme to remove the Victorian Planning Authority as the collecting agency and referral authority for the East Werribee Employment Precinct, and amends the Monash Planning Scheme to replace the M-City: Cambro Road Loading Bay Facility incorporated document with an updated version to remove the Minister for Planning as the responsible authority.
GC177	28 January 2021	The amendment extends the expiry date of interim Design and Development Overlay and Significant Landscape Overlay controls to land within the Yarra River corridor between Richmond and Warrandyte (introduced by GC48) until 30 April 2021.
GC175	18 February 2021	Update the existing Schedules to Clause 53.06 to make them consistent with the Ministerial Direction on the Form and Content of Planning Schemes.

C Amendments - Yarra specific

List of all C amendments to the Yarra Planning Scheme between 1 January 2021 and 30 June 2026.

No.	Gazettal date	Brief description
C247yara	08 May 2026	The amendment applies the Specific Controls Overlay (SCO22) to land zoned Commercial 2 Zone at 21 Northumberland Street and 26 Wellington Street, Collingwood to permit residential use of 20 lots via an incorporated document and makes other associated changes to the Yarra Planning Scheme.
C338yara	21 May 2026	Extends the expiry dates of Schedules 18, 21, 22, 30, 35, 36, 37, 38, 39 and 40 to Clause 43.02 Design and Development Overlay (DDO18, DDO21, DDO22, DDO30, DDO35, DDO36, DDO37, DDO38, DDO39 and DDO40) until 30 November 2026, which apply to the Heidelberg Road corridor in Alphington and Fairfield, the Bridge Road and Victoria Street corridors in Abbotsford and Richmond, and land within Fitzroy, Clifton Hill and Collingwood.
C333yara	27 February 2026	Amendment C333yara applies to land at 549-555 Church Street, Richmond. The amendment rezones the rear portion of the site from General Residential Zone to Commercial 2 Zone, so the entire site is within a single commercial zoning. The amendment supports commercial redevelopment of the land within the Cremorne employment precinct. A related planning permit has also been approved for additional commercial floorspace, restricted retail and office uses, and a reduction in car parking.
C332yara	25 June 2025	Extends the expiry of the interim built form controls in Schedules 18, 21, 22, 30, 35, 36, 37, 38, 39 and 40 to Clause 43.02 (Design and Development Overlay) until 30 June 2026, which apply to the Heidelberg Road corridor in Alphington and Fairfield, the Bridge Road and Victoria Street activity centres in Abbotsford and Richmond, and land within the activity centre areas and nearby commercial and mixed-use zones in Fitzroy, Clifton Hill and Collingwood.
C329yara	22 December 2025	Facilitates the delivery of the Alphington Link Project by updating the Alphington Link Incorporated Document (May 2022) and the area to which the Specific Controls Overlay (Schedule 17) applies to reflect changes in the design of the project.
C327yara	23 May 2024	The amendment updates local policy maps approved via Amendment C269yara to improve clarity and mapping resolution.
C326yara	16 May 2024	The amendment corrects the acquiring authority listed for the PAO5 from Department of Transport to Head, Transport for Victoria.
C324yara	24 April 2024	The amendment facilitates the construction and display of signage, by applying the Specific Controls Overlay - Schedule 21 (SCO21) and introducing an Incorporated Document titled 27 & 31 Victoria Parade, Fitzroy (Department of Transport and Planning, February 2024) to the Yarra Planning Scheme.
C323yara	07 March 2024	The amendment extends the expiry dates of Schedules 18, 21, 22, 23, 30, 35, 36, 37, 38, 39 and 40 to the Design and Development Overlay (DDO18, DDO21, DDO22, DDO23, DDO30, DDO35, DDO36, DDO37, DDO38, DDO39 and DDO40) to 30 June 2025, which apply to the Heidelberg Road corridor in Alphington and Fairfield, the Bridge Road and Victoria Street Activity Centres, and land within the activity centre areas and nearby commercial and mixed-use zone areas across Fitzroy and Collingwood. The amendment also deletes the redundant Schedule 4 to the Design and Development Overlay (DDO4), which applies to the Victoria Street East Precinct.
C322yara	04 July 2024	The amendment facilitates the renewal and adaptive reuse of the Former Richmond Power Station at 300/658 Church Street, Cremorne for an Integrated mixed-use innovation centre in accordance with the approved Incorporated Document titled Richmond Power Station Renewal Project 300/658 Church Street, Cremorne, (Department of Transport and Planning, April 2024).

C321yara	28 September 2023	The amendment corrects an error by reinstating the Yarra High Streets (Queens Parade) incorporated document, updating the titles and replacing the Yarra High Streets (Queens Parade) and (Victoria Street and Bridge Road) incorporated documents in the Yarra Planning Scheme.
C320yara	25 September 2023	The amendment extends the expiry date of Schedules 21, 22 and 23 to the Design and Development Overlay (DDO21, DDO22 and DDO23), which apply to the Bridge Road, Victoria Street and Collingwood South Activity Centres respectively until 2 April 2024.
C319yara	30 August 2024	The amendment introduces a Specific Controls Overlay (SCO) to 560 Church Street, Cremorne and amends the Schedule to Clause 72.04 (Incorporated documents) to introduce an Incorporated Document titled 560 Church Street, Cremorne Incorporated Document, August 2023.
C317yara	25 September 2025	Applies the Design and Development Overlay to the Cremorne West Precinct (DDO51), Railway Precinct (DDO52) and Church Street Precinct (DDO53) on an interim basis until 29 January 2027.
C316yara	19 May 2023	The amendment applies a Specific Controls Overlay to the land at 484-490 Swan Street, Richmond and introduces an incorporated document into the planning scheme titled 484-490 Swan Street, Richmond, Incorporated Document, May 2023 to facilitate the development of a fourteen (14) storey commercial building, including three basement levels and reduction in car parking and alteration of access to a Transport Zone 2 road.
C315yara	30 March 2023	Extends the expiry date of Schedules 21, 22 and 23 to the Design and Development Overlay (DDO21, DDO22 and DDO23), which apply to the Bridge Road, Victoria Street and Collingwood South activity centres respectively, until 2 October 2023.
C314yara	15 June 2023	The amendment amends the schedule to Clause 72.01 of the Yarra Planning Scheme to specify the Minister for Planning as the responsible authority for 31-35 Victoria Parade, Fitzroy to facilitate a planning permit on the site. The amendment is a combined planning scheme amendment and planning permit application under section 96A of the Planning and Environment Act 1987. The planning permit provides for the use and development of the land to construct a 12-storey building containing Offices (including Medical and research Centre), Education Centre, Commercial tenancies (Retail and Food and Drink Premises), partial demolition and a reduction to the car parking requirement
C313yara	24 February 2023	The amendment extends the expiry date of the interim Design and Development Overlay - Schedules 30, 35, 36, 37, 38, 39 and 40 (DDO30, DDO35, DDO36, DD037, DDO38, DDO39 and DDO40) controls, which apply in Collingwood and Fitzroy, to 21 April 2024.
C312yara	20 April 2023	The amendment extends the expiry date of the interim Design and Development Overlay - Schedule 18 (DDO18) controls, which apply along the Heidelberg Road corridor in Alphington and Fairfield, by 12 months, to 22 April 2024.
C311yara	31 October 2022	Extension to SCO boundary, update to the incorporated document for the Victorian Institute of Forensic Mental Health Thomas Embling Hospital
C310yara	18 November 2022	Amends Clause 45.12 and Clause 72.04 to include the incorporated document, Walk Up Village, 81-89 Rupert Street, Collingwood, September 2022.
C308yara	09 May 2024	The amendment implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register and updates the incorporated document titled City of Yarra Database of Heritage Significant Areas (March 2024).
C307yara	18 April 2024	The amendment rezones land from Mixed Use Zone (MUZ) to Comprehensive Development Zone, Schedule 1 (CDZ1), replaces the CDZ1 with a new format schedule and inserts the incorporated document ?Victoria Gardens Comprehensive Development Plan (Department of Transport and Planning, April 2024)? and deletes the ?Victoria Gardens ? Building Envelope and Precinct Plan and Precinct 3 Plan ? Warehouse Area? incorporated document, deletes DDO9 from the site, applies the Environmental Audit Overlay (EAO) to land subject to the ?sensitive use buffer? in the CDZ1 located within Lot 14 on Plan of Subdivision 427328, applies a Parking Overlay (PO2) and makes other consequential changes to the Yarra Planning Scheme.

C305yara	16 June 2022	The amendment extends the interim controls expiry date to the Design and Development Overlay Schedule 21 (DDO21) and Schedule 22 (DDO22) to 31 March 2023, to allow Yarra City Council to continue to develop and finalise permanent controls for the same area.
C304yara	16 June 2022	The amendment extends the interim controls expiry date to the Design and Development Overlay Schedule 23 (DDO23) in the Collingwood South Mixed-Use Precinct to 31 March 2023, to allow Yarra City Council to continue to develop and finalise permanent controls for the same area.
C303yara	18 May 2023	Amends the schedule to Clause 72.01 of the Yarra Planning Scheme to specify the Minister for Planning as the responsible authority for 9-13 Stewart Street, Richmond to facilitate a combined planning scheme amendment and planning permit for the construction of a multi-storey mixed use building.
C302yara	06 June 2022	Rectifying two mapping errors. First is to remove HO501 (the interim HO that was replaced with permanent controls applying to 223-239 Swan Street, Richmond as part of C191Yara), and the Second is to remove a slither of C2Z land that remains on the northern title boundary of 291-295 Swan Street, Richmond (due to the land being rezoned as C1Z as part of C191Yara).
C300yara	07 July 2022	Applies PAO schedule, SCO schedule and associated incorporated document to land required for the Alphington Link.
C299yara	10 December 2021	The amendment corrects a technical error in the Yarra Planning Scheme Schedule 18 to Clause 42.03 Design and Development Overlay that occurred during the gazettal of Amendment C272yara and corrects technical errors in the Yarra Planning Scheme Schedules 38, 39 and 40 to Clause 42.03 Design and Development Overlay that occurred during the gazettal of Amendment C288yara.
C298yara	18 November 2021	The amendment corrects a technical error in the Yarra Planning Scheme Schedule 15 to Clause 43.04 Development Plan Overlay that occurred during the gazettal of Amendment C294yara.
C296yara	15 October 2021	The Amendment amends Schedule 17 to Clause 43.02 Design and Development Overlay and the Schedule to Clause 43.01 Heritage Overlay to extend the interim controls that apply to the Swan Street Activity Centre for 6 months, until 15 April 2022.
C295yara	01 September 2021	Extends interim Schedule 20 to the Design and Development Overlay - Queens Parade (DDO20) until 12 September 2022.
C294yara	30 September 2021	Technical corrections that reflect the deletions of now redundant interim heritage overlays in Clause 43.01 Schedule 1 and the Map No6 HO of the Yarra Planning Scheme.
C293yara	11 July 2024	The amendment applies the Design and Development Overlay (DDO23) to the Collingwood South Mixed-Use Precinct on a permanent basis and makes other associated changes to the Yarra Planning Scheme.
C292yara	24 June 2021	The amendment is to extend the expiry date in Schedule 23 to the Design and Development Overlay (DDO23) which applies to the Collingwood South Mixed-Use Precinct until 30 June 2022.
C191yara	10 February 2022	Amendment C191yara implements the recommendations of the Swan Street Activity Centre Built Form Framework and Swan Street Built Form Study Heritage Assessments & Analysis by rezoning properties from the Commercial 2 Zone to Commercial 1 Zone; replaces Design and Development Overlay Schedule 17 with revised schedules 25, 26, 27 and 28 on a permanent basis; updates local policy; corrects a number of mapping errors; applies the Heritage Overlay to 15 properties on a permanent basis and removes the Heritage Overlay from ungraded places and applies the Environmental Audit Overlay to sites being rezoned to Commercial 1 Zone.
C290yara	24 June 2021	The amendment is to extend the expiry dates in Schedules 21 and 22 to the Design and Development Overlay (DDO21 and DDO22) which apply to the Bridge Road Activity Centre and Victoria Street Activity Centre respectively until 30 June 2022.
C288yara	22 October 2021	The Amendment introduces Schedules 38, 39 and 40 to the Design and Development Overlay (DDO) that apply built form controls to the land in areas of Alexandra Parade, Victoria Parade and the Fitzroy West mixed-use area on an interim basis until 21 April 2023.

C286yara	22 August 2024	The amendment increases the public open space contribution rate in the Schedule to Clause 53.01 from 4.5 percent to 8.65 percent to collect funds to support the implementation of the Yarra Open Space Strategy (2020).
C280yara	25 November 2022	The amendment facilitates redevelopment of the land at 32-68 Mollison Street, Abbotsford by replacing the IPO1 and associated incorporated plan '32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013' with a new schedule and Incorporated Plan.
C272yara	22 October 2021	The Amendment applies a Design and Development Overlay (DDO18 Heidelberg Road Precincts) to the commercial land along the southern side of Heidelberg Road between Yarra Bend Road, Fairfield and Como Street, Alphington on an interim basis for 18 months.
C270yara	27 August 2021	Introduces Schedules 30, 35, 36 and 37 to the Design and Development Overlay (DDO) that apply built form controls to the land along the Smith Street Major Activity Centre, Johnston Street between Brunswick and Smith Streets, and the mixed-use pockets located behind these retail strips on an interim basis until 4 March 2023.
C269yara	21 December 2023	The amendment implements the Yarra Planning Scheme Review (2014) and updates the local policies in the Yarra Planning Scheme by replacing the Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) at Clause 21 and Clause 22 with a Municipal Planning Strategy (MPS), local policies within the Planning Policy Framework (PPF) and selected local schedules, particular provisions, and operational provisions consistent with the structure introduced by Amendment VC148.
C263yara	21 July 2022	Makes administrative, formatting and technical changes to local provisions of the Yarra Planning Scheme to reflect reforms introduced by Amendment VC142 and VC148 and to ensure consistency with the Ministerial Direction on the Form and Content of Planning Schemes, as part of the Smart Planning Program.
C245yara	11 February 2021	The amendment applies, extends or removes the Heritage Overlay from properties in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond, corrects zone mapping errors and anomalies and makes consequential changes to clauses 21.11 and 22.02, the schedules to clauses 43.01 and 72.04 and zone and overlay maps.
C238yara	01 February 2021	Implements the municipal-wide Yarra Development Contributions Plan 2017 (HillPDA, April 2019) which imposes a development infrastructure levy and/or a community infrastructure levy to fund a range of social and physical infrastructure throughout the municipality
C231yara	26 May 2022	The amendment introduces permanent built form controls to 390A Queens Parade, Fitzroy North by deleting the interim Design and Development Overlay Schedule 20 (DDO20) and applying the DDO16 to the land and makes other associated changes to the Yarra Planning Scheme.
C223yara	06 May 2021	Rezones land at 81-95 Burnley Street, Richmond from Industrial 3 Zone (IN3Z) to Mixed Use Zone (MUZ), applies the Development Plan Overlay Schedule 15 (DPO 15) and an Environmental Audit Overlay (EAO) to the land

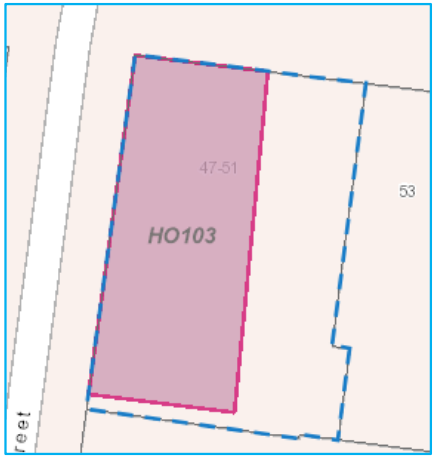
Appendix 4 – Heritage Overlay Mapping Errors

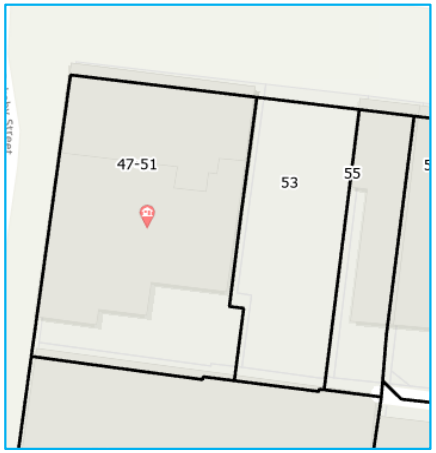
Yarra Planning Scheme Review Report

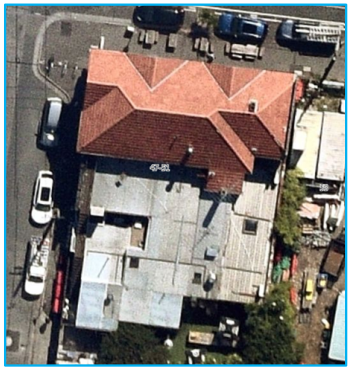
47-51 Gipps Street, Collingwood

Error Type	Mapping Error
General Notes	Glasshouse Hotel, Collingwood
Existing HO Map	HO103
Grading (DOHSA)	Individually Significant
Schedule	51-55 Gipps Street, Collingwood. Glasshouse Hotel.
Relevant Study	City of Yarra Heritage Review, Allom Lovell & Associates, 1998
Appearance	Large Edwardian-style hotel with bungalow characteristics.

Supporting Notes: The Schedule identifies 51-55 Gipps Street – The Glasshouse Hotel as the site of heritage significance. However, the actual address of the Glasshouse is 47-51 Gipps Street.







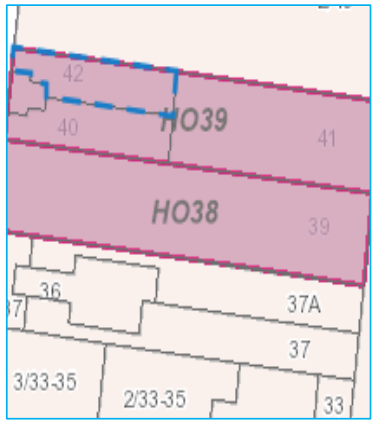


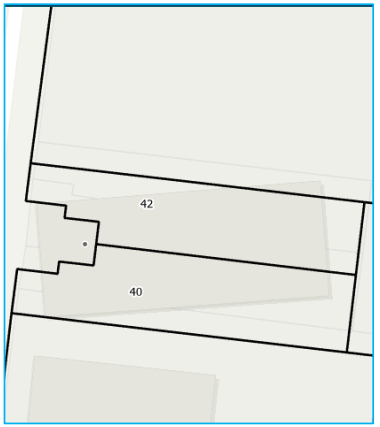
Recommendation: Amend the Overlay to cover the property boundary of 47-51 Gipps Street (Category 1). Amend the Schedule to reflect the actual address of the Glasshouse Hotel (Category 1).

42 Little Charles Street, Abbotsford

Error Type	Mapping Error
General Notes	Rear subdivision of 41 Nicholson Street, Abbotsford
Existing HO Map	HO39
Grading (DOHSA)	Not listed in DOHSA
Schedule	41 Nicholson Street, Abbotsford
Relevant Study	None – Not heritage listed
Appearance	Two-storey townhouse

Supporting Notes: Property was erroneously included in the mapping of VHR property at 41 Nicholson Street, Abbotsford. Subdivision occurred sometime between 2001 – 2005.





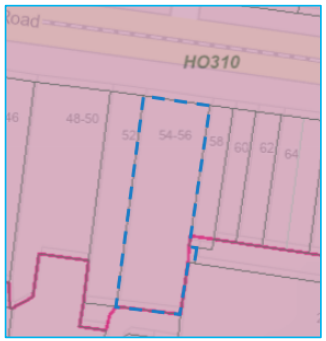


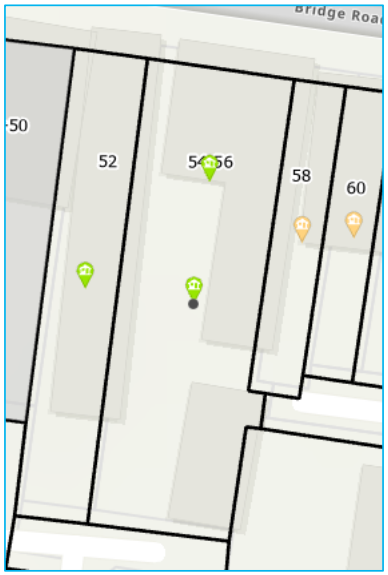


Recommendation: Remove HO39 from 40 and 42 Little Charles Street, Abbotsford (Category 2).

56 Bridge Road, Richmond

Error Type	Mapping Error
General Notes	-
Existing HO Map	HO322 and HO310
Grading (DOHSA)	Not contributory
Schedule	Golden Square Precinct, Richmond and Bridge Road Precinct, Richmond
Relevant Study	
Appearance	Shop



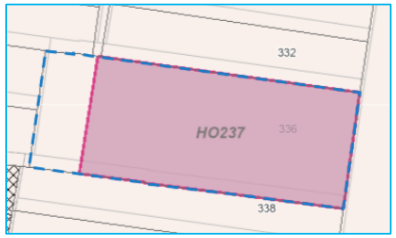


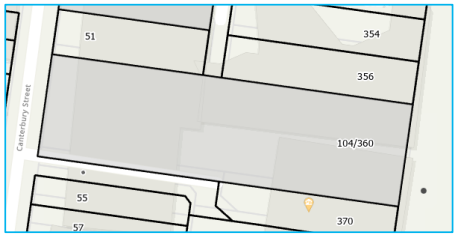
Supporting Notes: Both HO322 and HO310 currently applies to the property. HO322 is for the Golden Square Precinct in Burnley, so is incorrectly applied to the property. HO310 is for the Bridge Road Precinct, where the property sits, and is correct.

Recommendation: Remove HO322 from the property (Category 2).

336 Burnley Street, Richmond

Error Type	Mapping Error
General Notes	
Existing HO Map	HO237
Grading (DOHSA)	Individually Significant
Schedule	366 Burnley Street, Richmond
Relevant Study	
Appearance	House









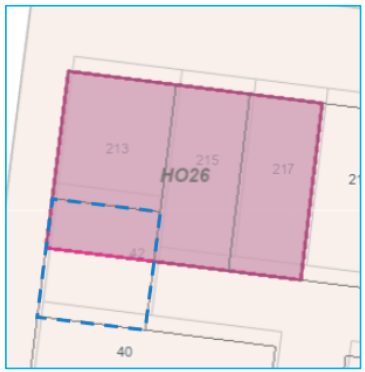
Supporting Notes: HO237 is a site-specific heritage overlay and applies to the NRZ1 land only. Planning Permit PLN21/0751 was issued on 27 March 2023. It allows for the full demolition, construction of a medical centre and alteration to access to a road in a Transport Zone 2. The existing dwelling has been demolished, and the site was vacant. A new medical centre is under construction on the site.

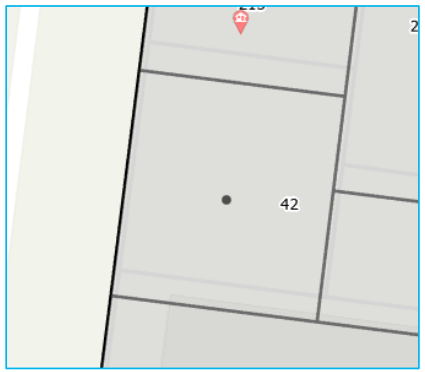
Recommendation: Further strategic work needed to investigate appropriateness of removing HO237 from property (Category 3).

42 Park Street, Abbotsford

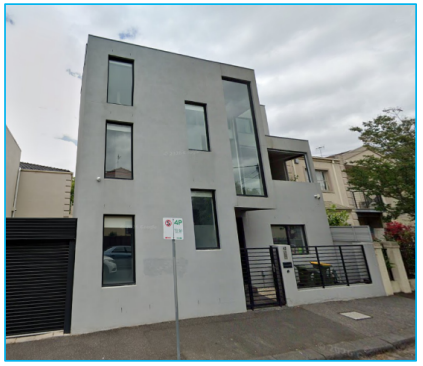
Error Type	Mapping Error
General Notes	-
Existing HO Map	HO26
Grading (DOHSA)	Not listed in DOHSA
Schedule	213 Langridge Street, Abbotsford
Relevant Study	-
Appearance	-

Supporting Notes: As part of amendment C335yara, Council officers have submitted 42 Park Street to be rezoned to entirely GRZ2. This means that the HO26 that follows the NRZ1 boundary will need to be removed. HO26 is also site specific and applies only to 213 Langridge Street, Abbotsford.







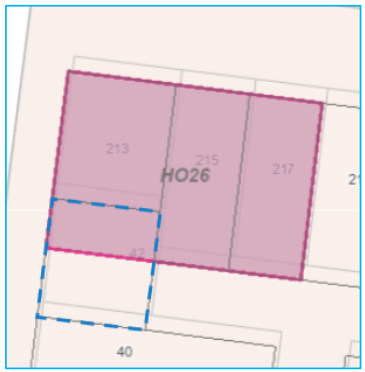


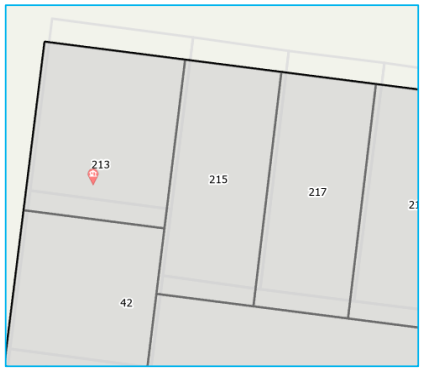
Recommendation: Remove HO26 from the property (Category 2).

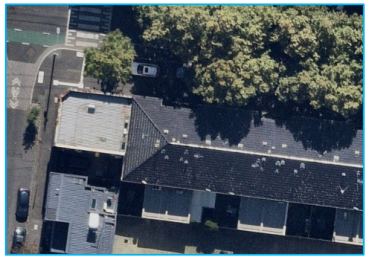
215 & 217 Langridge Street, Abbotsford

Error Type	Mapping Error
General Notes	-
Existing HO Map	HO26
Grading (DOHSA)	Not listed in DOHSA
Schedule	213 Langridge Street, Abbotsford
Relevant Study	-
Appearance	-

Supporting Notes: HO26 is site specific and applies only to 213 Langridge Street, Abbotsford.







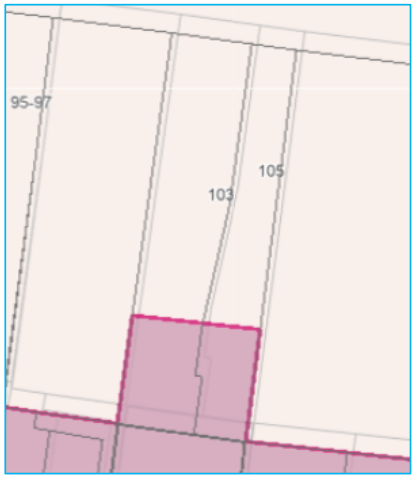


Recommendation: Remove HO26 from the properties (Category 2).

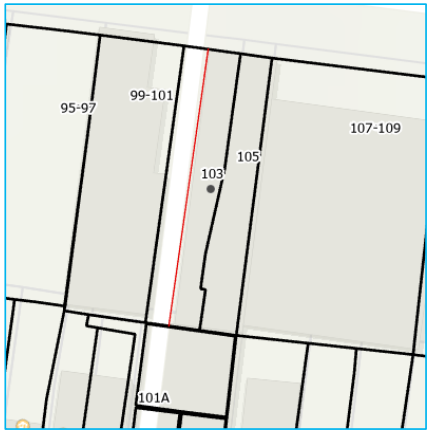
103 & 105 Sackville Street, Collingwood

Error Type	Mapping Error
General Notes	-
Existing HO Map	HO324
Grading (DOHSA)	Not listed in DOHSA
Schedule	Johnston Street Precinct, Collingwood
Relevant Study	-
Appearance	-

Supporting Notes: Not present in DOHSA but Vicplan has this listed under HO324. However, this only covers a very small portion of the property. This may be an error in how HO324 boundary is drawn.







Recommendation: Further strategic work needed to investigate appropriateness of removing HO324 from properties (Category 3).

Appendix 5 – Zone and Overlay Mapping Errors

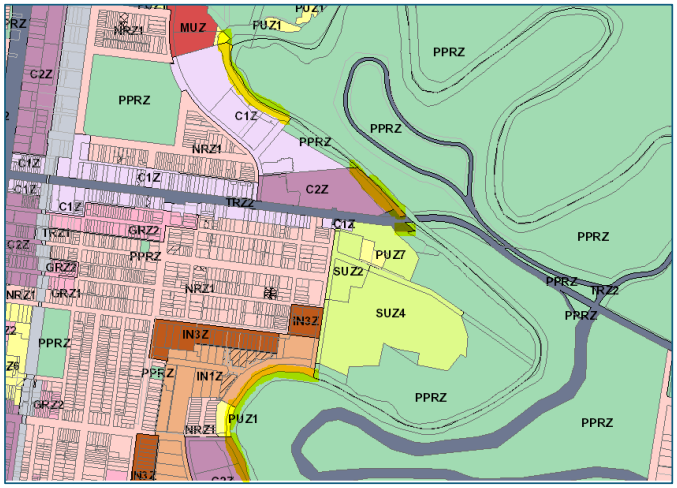
Yarra Planning Scheme Review Report

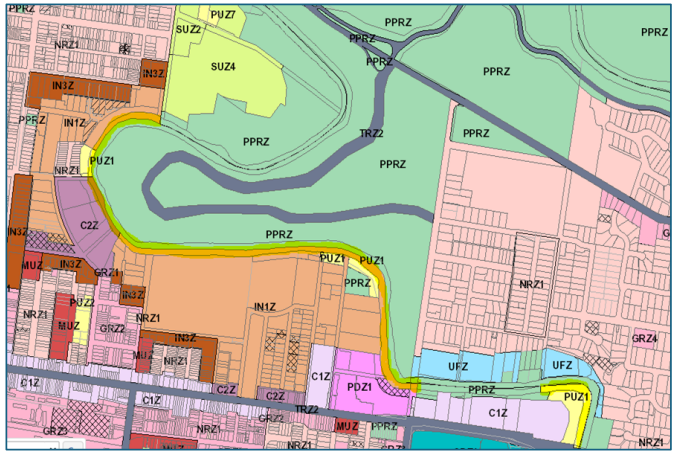
Zoning Errors

Land interfacing the Yarra (Birrarung) River corridor

Category	*Category 3 - Further analysis required.*
Issue	Mapping error.
Discussion	The Department highlighted this issue as anomalies along the Yarra River Corridor. Planning Practice Note 2 determines that any land that may be rezoned to PPRZ will need to follow an exhibited amendment process. Additionally, there will be further discussion around what zone may be the most appropriate.
Recommendation	*Investigate the current zoning and property boundaries – align zoning to property boundary.*

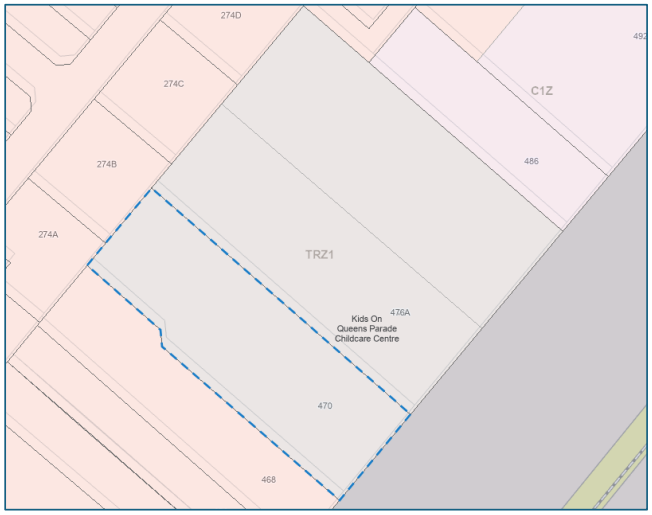




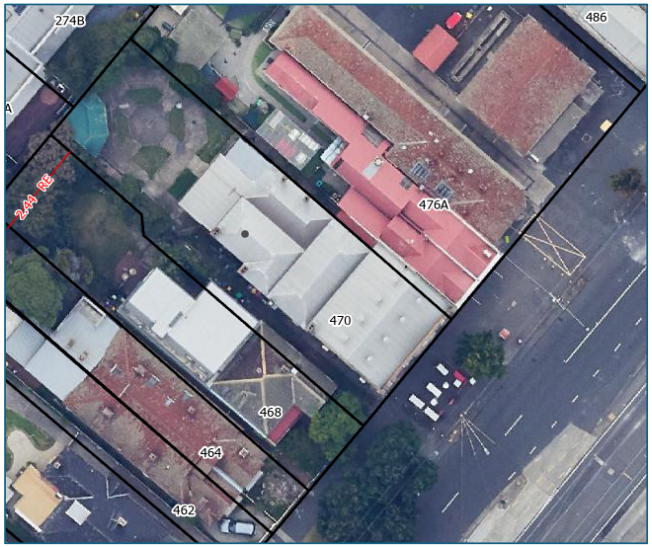


470 Queens Parade, Fitzroy North

Category	*Category 3 - Further analysis required.*
Issue	Mapping error.
Discussion	A proponent of 470 Queens Parade has requested that Council investigate this zoning anomaly. The property has operated as a hospitality venue for several decades, while being zoned TRZ1. The Department has confirmed that this TRZ1 zoning represents an anomaly and supports rezoning the site to C1Z. Council officers note that the neighbouring property, which is a Childcare and Kindergarten at 476 Queens Parade, should be rezoned to follow best practice in this situation. However, more strategic work is needed to assess which zone should apply to this site.
Recommendation	*Investigate the current zoning and property boundaries – align zoning to property boundary.*



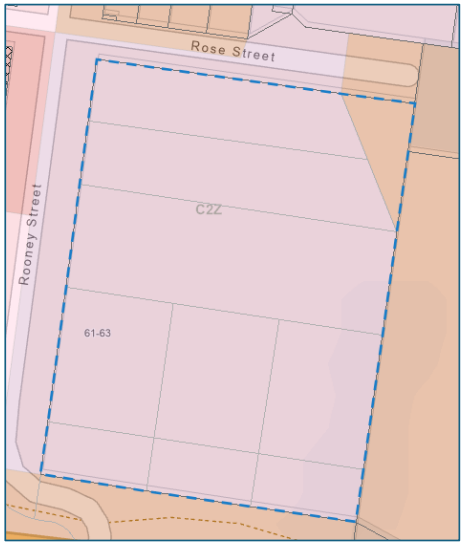




27-57 Rooney Street, Richmond

Category	*Category 2 - Policy neutral.*
Issue	Mapping error.
Discussion	Zoning anomaly affecting 27-57 Rooney Street, Richmond. A small, triangular portion of the land (north-eastern corner) is zoned IN3Z, while the remainder of the site is zoned C2Z. As this parcel of land is incorporated within the wider CitiPower/Powercor operations, it results in issues with classifications of use and permit requirements (particularly use, but also B&Ws), as there are differences between the C2Z and IN3Z.
Recommendation	*Rezone north-east section of 27-57 Rooney Street, Richmond from IN3Z to C2Z to align zoning to property boundary.*



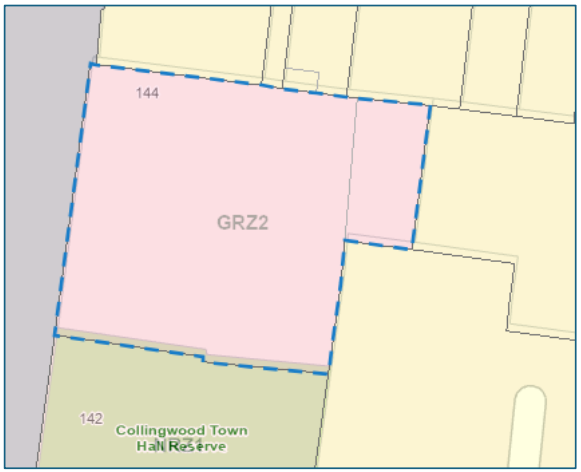


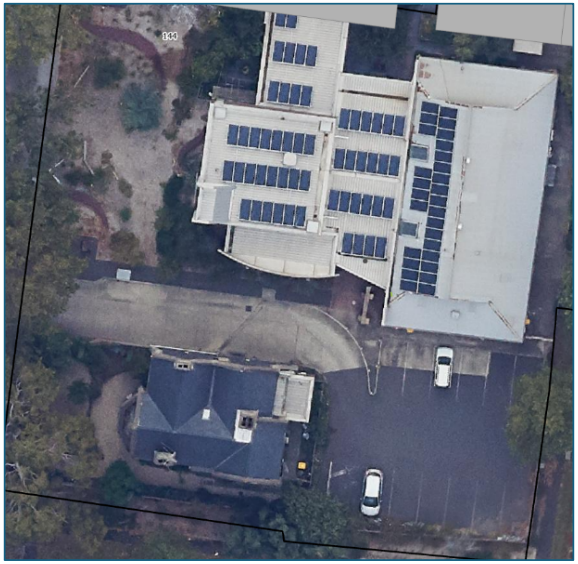


144 Hoddle Street, Abbotsford
(GRZ2 Land Behind Collingwood Town Hall)

Category	*Category 3 - Further analysis required.*
Issue	Mapping error.
Discussion	Land behind Collingwood Town Hall facing Hoddle Street is zoned as GRZ2 and is used as a community garden. The zoning for the land does not follow the title boundary; rather, it follows the fence line, which encroaches into the neighbouring parcels of land. Further strategic work will assess the extent of Council-owned land and use to correct the zoning for the land.
Recommendation	*Investigate the current zoning and property boundaries – align zoning to property boundaries.*



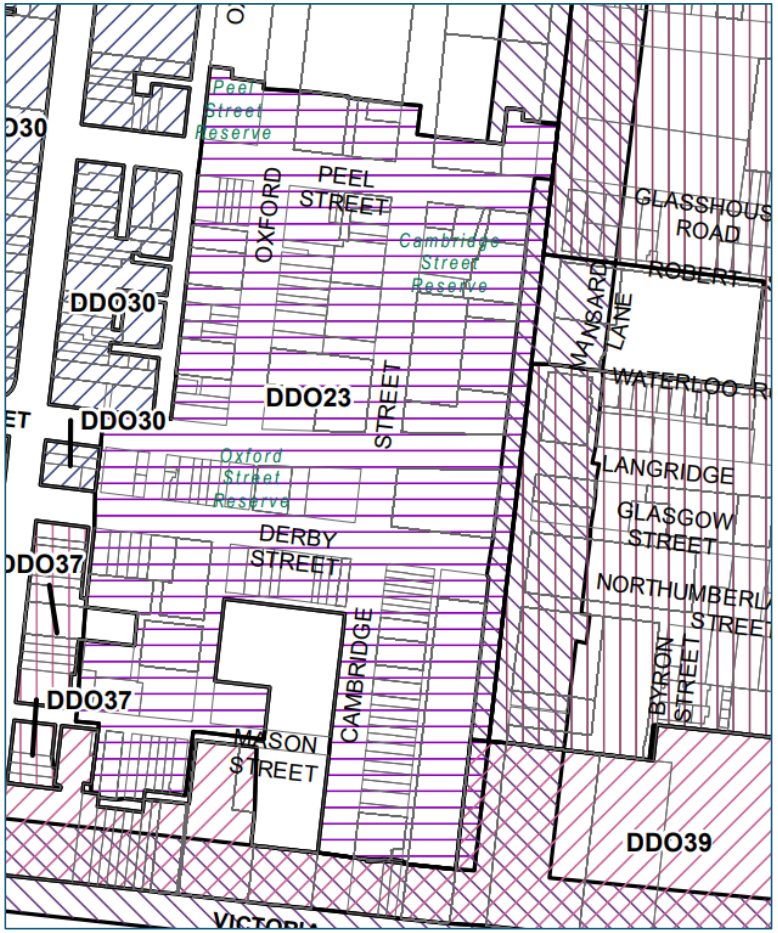




Overlay errors

DDO2 - Main roads and boulevards

Category	*Category 2 - Policy neutral.*
Issue	Mapping error.
Discussion	DDO2 applies to the road reserve of Wellington Street, which has been replaced by DDO23 (C293yara). To minimise confusion, the section of DDO2 that encroaches on DDO23 within the road reserve should be deleted (refer to map 6 in the planning scheme)
Recommendation	*Amend map 6 of the Yarra Planning Scheme to remove the redundant DDO2 from the section of the road reserve of Wellington Street that overlaps with DDO23.*



DDO23 – Collingwood south mixed-use precinct

Category	*Category 2 - Policy neutral* *Category 3 - Further analysis required.*
Issue	Mapping error & policy reference.
Discussion	Update references to 'Map 1' to 'the map in this schedule' (or similar wording) and update the map to remove the note 'potential future open space' and colour it green since the Cambridge Street Reserve expansion has been completed. As the parks within DDO23 are MUZ, it may be worth exploring whether these sites should be rezoned to PPRZ since they are open spaces.
Recommendation	*Amend the map in Schedule 23 to Clause 43.02 Design and Development Overlay to indicate the completed 'public open space' at Cambridge Street Reserve expansion.* *Amend the reference from "Map 1" to "map within this schedule" for clarity.* *Investigate the appropriateness of zonings and the potential rezoning of completed public open space works.*



Appendix 6 - Future work list

Yarra Planning Scheme Review Report

Future work	
1.	Introduce the updated flood mapping to ensure land use and development appropriately respond to the hazard (to be led by the State Government)
2.	Update local policies to address inconsistencies with Plan for Victoria and State policies and to correct other errors
3.	Review the Yarra Housing Strategy 2018 to incorporate 2026 ABS Census data (to be released 2027) and to respond to the State's Housing Targets once the State's Housing Capacity Assessment Platform (HCAP) is refined
4.	Identify and plan for Strategic Redevelopment Sites as per Plan for Victoria (post HCAP finalisation)
5.	Finalise Amendment C318yara Cremorne Built Form Controls
6.	Finalise the Cremorne Urban Design Framework alongside C318yara
7.	Finalise Amendment C334yara to remove local planning permit triggers for businesses and introduce exemptions for solar panels
8.	Finalise Amendment C331yara to introduce live music entertainment precincts
9.	Finalise the Development Contributions Plan Review in light of the State's Infrastructure Contributions Plan reforms
10.	Finalise the introduction of individually significant places as identified in the LGBTQIA+ Study through Amendment C337yara
11.	Prepare local built form guidance for the remaining secondary activity centre areas in Yarra (previously called Neighbourhood Activity Centres)
12.	Prepare local provisions for the Gipps Street and Abbotsford employment precincts
13.	Introduce Gertrude Street as a separate heritage precinct and remove it from the broader HO334 South Fitzroy precinct, as identified in background work for Amendment C271yara
14.	Update heritage overlay citations to numerous overlays as identified in the LGBTQIA+ Study
15.	Correct the interface between HO334 South Fitzroy and the World Heritage Environs Area overlay area
16.	Review the Database of Heritage Significant Areas to correct errors and investigate how to translate the statements into the heritage overlay and incorporated document list
17.	Finalise the proponent-led amendment to allow the site at 2-10 Clarke Street, Abbotsford, to be used for a retirement village
18.	Prepare an anomalies fix-up amendment to correct administrative errors throughout the scheme
19.	Finalise the Elevating Environmentally Sustainable Design Standards Amendment C309yara
20.	Finalise Amendment C329yara Alphington Link (led by State Government)

21.	Introduce a new master plan for the Abbotsford Convent (to be led by the Convent)

5.2. – Removal of redundant Parking Overlay - Schedule 2 Victoria Gardens

Author	Joerg Langeloh – Project & Policy Coordinator, Strategic Planning
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

- On 1 July 2026, the Department of Transport and Planning (DTP) wrote to Councils who have Parking Overlay/s (PO) in their planning scheme. The letter requested that Councils indicate whether they would support DTP removing POs that are now redundant due to the June 2026 updated Car Parking Rates outlined in Clause 52.06 - Car Parking.
- The Yarra Planning Scheme currently has 2 POs:
    - Schedule 1 (PO1) applicable to Collingwood Yards and
    - Schedule 2 (PO2) for Victoria Gardens.
- Officers have reviewed both controls and have identified that Parking Overlay 2 specific to Victoria Gardens (PO2) is redundant as the new State-wide car parking rates are lower than those outlined in the existing overlay control.
- Officers recommend that PO1 requires further review as parking rates for certain uses are higher and others are lower than those outlined in the state control. This review has been identified as further work in the upcoming Planning Scheme Review Report.

Officer Recommendation

That the Planning Decisions Committee:

1. Endorse the removal of Parking Overlay - Schedule 2 (PO2) which is specific to Victoria Gardens as it is redundant due to the new State-wide car parking rates being lower than those outlined in the existing overlay control.
2. Authorise the Manager City Strategy to inform the Department of Transport and Planning of the support to remove PO2 and make corrections of any administrative nature to reflect this decision.

Background

1. Parking Overlay Schedule 2 (PO2) – Victoria Gardens applies to the Comprehensive Development Zone area (CDZ) – Schedule 1 between Victoria and Burnley Streets. The purpose this overlay control was to better manage car parking within the Victoria Gardens Precinct through the provision of maximum car parking rates for land uses such as the commercial operation of Victoria Gardens (see Table 1).
2. PO2 recognises the site's proximity to the Principal Public Transport Network and sought to reduce private car use and encourage use of sustainable public and active transport modes to and from the site.
3. On 18 April 2024, PO2 was introduced via Amendment C307 to the Yarra Planning Scheme to update older parking requirements previously included in the CDZ. Amendment C307 was prepared by the Minister for Planning on behalf of the proponent.
4. On 8 June 2026, the State's Amendment VC311 was gazetted which introduced new State-wide car parking rates (see Table 1).

Officer Assessment

5. The State-wide rates in Clause 52.06 require lower levels for car parking than those outlined in PO2 (see Table 1 for a comparison). In addition, PO2 also makes reference to now outdated sections of Clause 52.06 which highlights that the control no longer has the relevancy it had when originally included in the planning scheme.

Table 1: Comparison of PO2 and new State-wide car parking rates

Land Use	**Parking Overlay Schedule 2 Rate (per 100sqm or per dwelling)**	**Clause 52.06 Rate (Category 2 applies) (per 100sqm or per dwelling)**
Office	2	0.45
Shop (including restricted retail)	3	2
Dwelling	1	1
Food and drinks premises	3	2

6. The State's reduction in car parking rates across many areas of Victoria means that the Parking Overlay will often no longer be required to achieve the benefits of reduced car parking provisions.
7. Consequently, DTP has received a number of enquiries from Councils seeking to remove the Parking Overlay from their planning scheme and default to the new state standard car parking requirements outlined in clause 52.06.
8. On 1 July 2026, DTP offered to remove redundant POs where Councils expressed support. Officers recommend that Council take this option as it relates to PO2.

9. Should Council decide not to participate, it would still have to undertake its own planning scheme amendment should it wish to remove PO2 at a later stage. The removal of PO2 has also been identified in the Yarra Planning Scheme Review Report, 2026.

Legal and Legislative Obligations

Conflict of interest disclosure

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

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

Other Legislative Obligations

12. Planning and Environment Act, 1987.

Report Attachments

1. 5.2.1 Attachment 1 - Parking Overlay 2 PO2

YARRA PLANNING SCHEME

18/04/2024
C307yara

SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO2** .

VICTORIA GARDENS PRECINCT

1.0
18/04/2024
C307yara

Parking objectives to be achieved

- To identify appropriate car parking rates for development and land uses within the Victoria Gardens Precinct as identified within Schedule 1 of the Comprehensive Development Zone.
- To facilitate the continued commercial operation of the Victoria Gardens Precinct, including the Victoria Gardens Shopping Centre and to ensure that appropriate car parking is provided.
- To recgonise the site's proximity to the Principal Public Transport Network and to reduce private car use and encourage use of sustainable public and active transport modes to and from the site.
- To provide opportunities to share car parking between land uses, where practicable.
- To encourage efficient use of car parking spaces.

2.0
18/04/2024
C307yara

Permit requirement

None specified.

3.0
18/04/2024
C307yara

Number of car parking spaces required

For uses not listed in Table 1 below, the rate in Column B of Table 1 in Clause 52.06-5 applies as a maximum rate.

Car parking rates listed in Table 1 below are maximum rates.

Table: Car parking spaces

Use	Rate	Measure
Office	2	To each 100sqm of net floor area
Shop (including restricted retail)	3	To each 100sqm of net leasable area
Dwelling	1	Per dwelling
Food and drinks premises	3	To each 100sqm of net leasable area

4.0
18/04/2024
C307yara

Application requirements and decision guidelines for permit applications

The following decision guidelines apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the objectives of the Schedule are met.
- The likely demand for car parking spaces associated with the proposed land uses.
- The extent to which the various uses of the land are likely to generate different levels of demand for car parking at different times.
- The possible multi-use of car spaces.
- The demand for car spaces generated by the uses established in previous stages of the development.
- The accessibility of the site to vehicle traffic.

- The proposed layout of parking areas.
- The capacity of the existing road system and any proposed modifications to accommodate any increase in traffic.
- The provision of alternative transport modes on the site, including but not limited to car share, safe and secure motorcycle and bicycle parking.
- The particular characteristics of the proposed use with regard tot eh likely car parking demands generated.
- The adaptability of the car parking proposed for alternative uses.
- The availability of public transport in the locality and the timing of future improvements to the network.
- The impacts of the proposed car parking rates on creating sustainable transport patterns that preference walking, cycling and public transport use.
- The impact on the broader transport network of providing additional car parking above the maximum car parking rates.
- The proposed use of the car parking spaces, including whether (and how many) spaces are proposed for delivery vehicles, car share spaces or electric vehicle charging.
- Whether the car parking relates to other stages of development or is intended to serve a catchment beyond the building in which it is located (e.g. a shared or precinct car parking).

5.0 Financial contribution requirement

18/04/2024 C307yara

None specified.

6.0 Requirements for a car parking plan

18/04/2024 C307yara

In addition to the requirements of Clause 52.06-8, a car parking plan must contain the following:

- Details of any car parking spaces that are proposed to be made available for shared use.
- Details of any car share, electric vehicle charging, bicycle, motorcycle, accessible, and loading car parking spaces.

7.0 Design standards for car parking

18/04/2024 C307yara

None specified.

8.0 Decision guidelines for car parking plans

18/04/2024 C307yara

None specified.

9.0 Background document

18/04/2024 C307yara

None specified.

6. DTP Applications

6.1. – PPE26/0577 - 550 & 556 Swan Street Richmond

Author	Corey Wooldridge – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

Property	550 & 556 Swan Street Richmond
Ward	Boulevard
Application number	**PPE26/0577** (Council Ref) **PA2604571** (DTP Ref) This application has been lodged with the Minister for Planning. The Minister is the decision maker for this application.
Proposal	Construction of two connected multi-storey buildings (13 storeys and 15 storeys) associated with the use of the land as dwellings, retail premises (food and drink) and office.
Zoning & Overlay/s	• C1Z - Commercial 1 Zone • DDO2 – Design and Development Overlay – Schedule 2 • DDO28 – Design and Development Overlay – Schedule 28 • EAO – Environmental Audit Overlay • DCPO1 – Development Contributions Plan Overlay – Schedule 1
Strategic setting	Swan Street Major 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 7 September 2026 under s52(1)(b) of the *Planning and Environment Act* 1987. DTP have advised Council that at the time of finalising this report, public notification has not been undertaken by DTP.

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: - The overall height reduced to a maximum of 28m; - Increased setbacks from the eastern and western boundaries to comply with the DDO28 requirements; - Provision of a break between the two buildings in line with the DDO28 requirements for the site; - Public realm improvements to Swan Street; - Increased bicycle parking numbers.
Contact Officer	Corey Wooldridge, Senior Statutory Planner

Officer Recommendation

That the Planning Decisions Committee:

1. Note the officer report and the application material.
2. Delegate the Manager Development Services to write to the Department of Transport and Planning, outlining:
   (a) Council's position that the proposal is not supported on the following grounds:
      (i) The proposal fails to provide a meaningful affordable housing contribution in accordance with Clause 53.23 (Significant Residential Development with Affordable Housing) and has failed to demonstrate how the application qualifies for consideration under Category 1 of Table 1 at Clause 53.23;
      (ii) The development does not comply with the requirements of Schedule 28 of the Design and Development Overlay of the Yarra Planning Scheme, including maximum building height, street wall height, building setbacks and building separation and represents an inappropriate development outcome having regard to the design objectives of DDO28;
      (iii) The development lacks an adequate public realm response;
      (iv) The development does not comply with Clause 58 standards of the Yarra Planning Scheme for on-site and internal amenity;
      (v) The development's ESD response is deficient and contains insufficient detail to support its ESD claims; and
      (vi) The bicycle parking provision for residents, employees and visitors is insufficient;
   (b) DTP are advised to obtain a peer review of the applicant's wind report and acoustic report; and
   (c) Notwithstanding the above, if the Department of Transport and Planning is of the mind to issue a permit, then the following conditions should be included:

Development

1. Before the 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 Jackson Clements Burrows, Plan nos. TP0-000 – TP0-001, TP0-101 – TP0-105, TP1-097 – TP1-105, TP1-109, TP1-112 – TP1-115, TP2-101 – TP2-104, TP3-101 – TP3-103 and TP3-110 (Rev. C) and dated 30 July 2026 but modified to show:

   (a) Amendments to the building height and massing to comply with DDO28 of the Yarra Planning Scheme as follows:

      (i) The overall building height reduced to a maximum of 28m (excluding services);

      (ii) The street wall to Swan Street reduced to a maximum of 14m;

      (iii) All built form above the street wall, including balconies, to be setback a minimum of 6m from the Swan Street frontage;

      (iv) Balconies at Level 3 and 4 to be setback a minimum of 4.5m from side boundaries;

      (v) All habitable room windows and balconies above 28m in height to be setback a minimum of 6m from the side boundaries; and

      (vi) The central 'bridge connection' between the two towers reduced in height to a maximum of 14m;

   (b) The lightwell at Levels 1 and 2 to be deleted and western wall extended to the western boundary;

   (c) Setbacks incorporated into the entryways to the food and drink premises at ground level, with 3 bicycle parking hoops (in locations to the satisfaction of the City of Yarra) provided within these areas. Weather protection above these recessed areas must be provided;

   (d) The awning above the central entrance lobby reduced in width to prevent conflict with the proposed canopy tree;

   (e) Apartment typologies C3, D3, D10, D11, F1, F2 and F4 redesigned to achieve BESS daylight factor standards to at least 50% of the floor area of all habitable rooms;

   (f) The clearance height at the car park entrance, with lighting provided within the entry setback;

   (g) All columns within car parking areas to be located in accordance with Design standard 2 at Clause 52.06-9 of the Yarra Planning Scheme;

   (h) Extend the 1 in 8 grade transition ramp at the base of the 1 in 4 grade to be a minimum of 2.5m;

   (i) A 1 in 20 scale vehicle crossing, cross sectional diagram consistent with Council's Vehicle Crossing Information Sheet;

   (j) An annotation on the ground floor plan that utility cabinet doors can open at 180-degrees and be latched to the building wall;

(k) Details of the stormwater pipe and pit within the carriageway easement and how Council will access the asset for future inspection, maintenance and upgrade works;

(l) An annotation stating that vehicle access to the site will be in a left-in and left-out configuration to/from Swan Street;

(m) Bicycle numbers increased as follows;

(i) Residential bicycle parking - 178 spaces located at ground level;

(ii) Visitor bicycle parking spaces - 55 spaces shared between the central courtyard (in locations to the satisfaction of the City of Yarra) and at ground level; and

(iii) Employee bicycle parking spaces – 50 spaces;

(n) Details of employee end of trip facilities to be shown and detailed on the plans, including showers, toilets and lockers, including the provision of at least 5 shower facilities for employees;

(o) All visitor bicycle parking facilities to be ground level (horizontal) hoops and to comply with Clause 52.34 and AS2890.3;

(p) Provision for large bicycles within the residential bicycle area (i.e. cargo bikes);

(q) A minimum of 9 electric bicycle charging points provided in the resident bicycle parking spaces adjacent to spaces suitable for electric bicycles to use;

(r) At least 40% of employee bicycle parking to be provided as a ground level (horizontal) hoop and comply with Clause 52.34 and AS2890.3;

(s) Dimensions of all bicycle storage spaces, lifts, corridors and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3;

(t) A minimum of 10% car parking spaces provided with EV charging facilities, with all car parking areas electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose;

(u) Full compliance with the Standards of Clause 58.05-1 (Accessibility), Clause 58.05-3 (Private open space) and Clause 58.07-4 (Natural ventilation) of the Yarra Planning Scheme; and

(v) Any changes in accordance with the Façade Strategy and Public Realm Functional Layout Plan as well as the amended Sustainability Management Plan, Landscape Plan, Wind Report, Acoustic Report, Tree Management Plan, Waste Management Plan and Green Travel Plan.

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

3. As part of the ongoing consultant team, Jackson Clements Burrows 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 as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Façade Strategy

4. In conjunction 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. The Façade Strategy and Materials and Finishes Plan must include:

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

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

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

   (d) A full schedule of all proposed external materials and colours for new building works (including images or samples); and

   (e) a reflected glare assessment of external building materials and finishes, utilising an appropriate methodology.

Sustainability Management Plan

5. 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 GIW Environmental Solutions and dated 31 July 2026, but modified to include or show:

   (a) Consistency with the Condition 1 plans.

   (b) Removal of ‘bike repair station’ and ‘local indigenous vegetation’ from the Innovation claims within the BESS report;

   (c) Further details around unsubstantiated claims for biophilic design; and

   (d) Amended daylight modelling in accordance with redesigned apartment typologies pursuant to Condition 1(e).

6. 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.

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

Public Realm

8. Concurrent with the submission of Condition 1 plans, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority, in consultation with Yarra City Council. When

approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:

(a) Consistency with the Condition 1 plans;

(b) Provide a clear paving delineation between public and private land;

(c) All paving within private title to be a high-quality unit paving, bluestone or similar;

(d) Pavements must meet Council and all relevant Australian standards including for slip resistance;

(e) All existing and proposed levels and surface grades;

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

(g) Demonstrate a seamless / DDA accessible transition from the public realm into the principal entrance to the proposed building at ground floor level including any proposed setback;

(h) Layout plan indicating all existing and proposed features and surface levels, as well as all existing and proposed streetscape infrastructure including (but not limited to) light poles, drains and street signs;

(i) Incorporate fixed public seating, including seats with backrests and armrests, within the title boundary along the Swan Street frontage, seats to be set back to ensure person occupying the seat do not obstruct the public footpath;

(j) All tactiles, handrails, ramps and landings must be fully accommodated within the subject site boundary and must not protrude beyond the title boundary;

(k) All existing and proposed drainage infrastructure including any existing or proposed drainage pits and trench grates;

(l) 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;

(m) Clearly dimensioned elements including pedestrian paths and parking bays;

(n) Provide visitor bicycle parking within a ground floor setback area in accordance with statutory requirements;

(o) Any statutory visitor bicycle parking requirements must be accommodated wholly within the subject site boundary; and

(p) Anti-skate measures should be incorporated into seating and relevant architectural elements, ensuring they are discreetly integrated and do not result in material damage or increased maintenance requirements,

to the satisfaction of the Responsible Authority.

9. 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 8) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering

Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.

10. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 9) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Landscape Plan

11. 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 Openwork and dated 27 July 2026, but modified to include (or show):

    (a) Consistency with the Condition 1 plans;

    (b) Details in accordance with Yarra City Council's Landscape Requirements Checklist;

    (c) Integrate additional landscaping and planter beds within upper-level setbacks and communal open space areas to further soften the building form and enhance amenity;

    (d) Integrate structural soil cells beneath paved areas within the central ground floor setback to maximise deep soil provision while maintaining pedestrian circulation and accessibility;

    (e) Replace the Olive Tree (Olea europaea) in the central ground floor setback with a suitable indigenous or native canopy tree species capable of achieving substantial canopy cover and shade outcomes;

    (f) Confirm that none of the proposed species listed as environmental weeds in the DELWP Advisory List of Environmental Weeds 2022;

    (g) Provide plant species and quantities for each planted area including plant species and quantities, as well as a legend containing key features, materials, and surfaces. Proposed plants are to be:

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

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

        (iii) Appropriately selected for suitability to site conditions such as light, shade, microclimate, etc.; and

        (iv) The inclusion of some native/indigenous plantings;

    (h) Increase planter depths rather than relying on soil mounding to achieve required soil volumes;

    (i) Provide detailed planter specifications, including dimensions, materials, drainage, liners and tree anchoring where required. Trees should be provided with a minimum soil depth of 700mm and sufficient soil volume to support long-term canopy growth;

(j) Confirm, through a suitably qualified structural engineer, that the building structure can accommodate the saturated loads associated with the proposed soil media, planter systems and mature vegetation;

(k) Provide detailed drawings for built elements such as furniture and planters, including:

(i) Cross sections showing the width and depth of planter boxes and planting, including growing media, irrigation, drainage, water proofing and tree anchors;

(ii) Dimensions (particularly soil depth and width for planted area and planters);

(iii) Proposed materials, including drainage method and lining;

(iv) For above ground planted areas (particularly rooftop terraces and green roofs), wind-resistant mulch is to be used; and

(v) Provide information on any proposed vertical growing structures including detailed drawings, mounting technique etc.;

(l) Provide information on proposed irrigation including proposed water supply (potable or other), and type of irrigation (pop-ups or drip irrigation);

(m) Drainage information demonstrating that all raised planters are to be connected to stormwater. Planters are not allowed to drain onto pavements;

(n) Details of any proposed Water Sensitive Urban Design [WSUD] features such as raingardens including (but not limited to) dimensions, mulch, soil layers and filtration media, water supply method (from rooftop or otherwise), overflow measures;

(o) Provide a landscape maintenance strategy which is to include the following:

(i) Demonstrate how planting behind within restricted-access areas, such as terraces and adjacent to the railway corridor, will be maintained over the life of the development;

(ii) Provide details of the irrigation system and how ongoing maintenance and replacement will be managed for planter boxes accessible only from internal spaces; and

(iii) Demonstrate how narrow planters will be designed and maintained to achieve a consistent, high-quality landscape outcome; and

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

12. 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.

Waste Management Plan

13. 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, in consultation with Yarra City Council. 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 Impact Traffic Engineering and dated 3 August 2026, but modified to include:
    (a) Consistency with the Condition 1 plans;
    (b) Details of the proposed bin press operating procedure, including responsibilities for its operation, maintenance, monitoring and management; and
    (c) Footprint of the proposed bins, waste management equipment and hard waste / e-waste storage areas, together with the total area of each bin storage room in square metres.
14. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with, to the satisfaction of the Responsible Authority.
15. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Wind Report

16. Concurrent with the submission of Condition 1 plans, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified wind engineer and 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 dated 29 April 2026, but modified to include (or show):
    (a) Consistency with the Condition 1 plans;
    (b) Minimum standing comfort criteria achieved for all residential balconies and residential communal areas; and
    (c) Wind comfort criteria for the building frontages, entries, private balconies, terraces, outdoor amenities confirmed via a Wind Tunnel Study.
17. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

18. 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 Octave Acoustics and dated 24 July 2026, but modified to include (or show, or address):

(a) Consistency with the Condition 1 plans.

19. Before the buildings are 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. When approved, the Acoustic Report will be endorsed and will form part of this permit. The acoustic report must assess the compliance of the residential use and, where necessary, make recommendations to limit the noise impacts in accordance with Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.

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

21. The uses 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.

Street trees

22. Concurrent with the submission of Condition 1 plans, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

    (a) the protection of trees within the Swan Street footpath in front of the site:

        (i) pre-construction;

        (ii) during construction; and

        (iii) post construction

    (b) the provision of any barriers;

    (c) any pruning necessary; and

    (d) watering and maintenance regimes,

    to the satisfaction of the Responsible Authority.

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

24. Before the development commences, the permit holder must provide an Asset Protection Bond of $3,000 (ex. GST) to Yarra City Council for each of the trees in Swan 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.

25. Before the development commences, the permit holder must make a one-off contribution of $3,300 (inc. GST and subject to annual CPI increase) to Yarra City Council to be used for replacement street tree planting that is required as a result of the development. Yarra City Council will determine an appropriate tree species and undertake planting once the development is complete. The developer is to notify Yarra City Council as the development is nearing completion.

Green Travel Plan

26. Before the building 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 Impact Traffic Engineering and dated 3 August 2026, but modified to include or show:

(a) Consistency with the Condition 1 plans;

(b) Maps that show the location of bicycle storage compounds and end of trip facilities among with the most efficient route to access them; and

(c) Details of what end of trip facilities are provided.

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

Car parking

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

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

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

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

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

(e) details of way-finding, cleaning and security of end of trip bicycle facilities;

(f) The number and allocation of storage spaces;

(g) policing arrangements and formal agreements;

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

(i) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 13; and

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

29. 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.

30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas 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.

31. Before the building is occupied, any new vehicle crossing must be constructed:

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

(b) To the satisfaction of Yarra City Council.

32. Before the building is occupied, 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 Yarra City Council.

Construction Management Plan

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

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

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

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

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

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

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

(g) site security;

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

  (i) contaminated soil;

  (ii) materials and waste;

  (iii) dust;

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

  (v) sediment from the land on roads;

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

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

(i) the construction program;

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

(k) parking facilities for construction workers;

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

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

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

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

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

(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:

(a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(b) 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;

(c) vehicle borne material must not accumulate on the roads abutting the land;

(d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

34. 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 Contributions

35. 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.

36. 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.

Section 173 Agreement – Affordable Housing

37. Concurrent with the submission of Condition 1 Plans, an Affordable Housing Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Affordable Housing Report will be endorsed and will form part of this permit. The Affordable Housing Report must:

(a) Include a commitment to providing an affordable housing contribution of a minimum of 10% of dwellings within the site, Secured in perpetuity rather than for a fixed minimum term. If this is not achievable, the term should be a minimum of at least 25 years.

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

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

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

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

Head, Transport for Victoria conditions

40. **DTP to insert any conditions applicable to Clause 52.29**

General

41. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of the street tree must be undertaken:

(a) in accordance with any requirements or conditions imposed by the relevant authority;

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

(c) to the satisfaction of the Responsible Authority.

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

43. Within 2 months of the completion of the development 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 Yarra City Council.

44. 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.

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

(a) before 7am or after 6pm on a Monday to Friday;

(b) before 9am or after 3pm on a Saturday;

(c) on a Sunday;

(d) on Anzac Day, Good Friday, Christmas Day;

(e) on the Monday after Christmas Day if Christmas Day is a Saturday; or

(f) on the Tuesday after Christmas Day if Christmas Day is a Sunday.

47. Before the building is occupied, external lighting capable of illuminating access to the basement car park and pedestrian walkway 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. 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.

49. Before the building is occupied, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

50. 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.

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

52. The plan of removal of easement submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

53. 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.

54. Speakers external to the building must not be erected or used.

55. 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 Community Local Law.

56. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

57. This permit will expire if:

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

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

(c) the use is not commenced within 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:

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

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

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

A Community Local Law permit may be required for tree removal or lopping. Please contact Council's Compliance Branch on 9205 5555.

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.

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

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

For the submission of plans pursuant to Condition 32, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

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

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

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.

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.

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.

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.

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

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

Background

1. This report provides Council with an assessment of a planning application being considered by the Department of Transport and Planning (the 'DTP') for a planning permit to develop 550 & 556 Swan Street, Richmond.

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



Figure 1: Aerial photograph identifying the site (Source: Nearmap, 25 April 2026)

3. In brief, the application proposes the development of the site with construction of a mixed-use building ranging in height from 13 to 15 storeys at 550 Swan Street and 556 Swan Street. This includes the use of the land for accommodation (dwellings), food and beverage premises (retail premises) on ground floor and offices at floors 1 and 2, including three levels of basement.

4. All buildings and associated structures are to be removed from the site in order to facilitate the development. No permit is required for demolition.

5. The title plans submitted with the application show a carriageway easement located on 556 Swan Street (in favour of 550 Swan Street). It is located adjacent to the common boundary. As both lots will be subject to this development, it is proposed to extinguish the carriageway easement as it is no longer required.

6. Overall, the building will provide 178 new dwellings (consisting of a mix of 1, 2 and 3-bedroom apartments), 837sqm of retail floor space and 4242sqm of office floor space.



Figure 2: 3D render as viewed from Swan Street (north) (Source: Application material)



Figure 3: 3D render as viewed from Madden Grove (south) (Source: Application material)



Figure 4: 3D render as viewed from Swan Street looking to the west (Source: Application material)

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

Advertising

Advertising

8. While the application was notified to Council, general notification of the permit application has not yet been undertaken by DTP.

Referrals

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

Internal Business Unit	Comments
Development Engineering Unit	**Conditional support** Changes required include: • Car parking spaces meeting design requirements of Clause 52.06 (Car parking); • Submission of detailed drawings; and • Provision of details surrounding access and maintenance of stormwater drain within easement on the subject site.

	These have largely been adopted as conditions. Additional conditions relating to standard engineering matters for infrastructure and vehicle crossovers have also been included.
Waste Management Unit	**Conditional support** Changes required include: • Details on the ongoing operations of the bin press machine; and • Details of bin footprints within the bin room. These have been adopted as conditions for an amended waste management plan.
Environmentally Sustainable Development (ESD) Unit	**Not supported** Changes required include: • Redesigning certain apartment typologies to achieve minimum BESS daylight standards; • Removal of non-innovative design elements from Innovation claims within BESS report; • Further information relating to biophilic design claims within BESS report; and • Increase in number of residential bicycle parking spaces. These have generally been included as conditions for an amended Sustainability Management Plan.
Strategic Projects, Parks and Open Spaces (SPPOS) Unit	**Not supported** Changes required include: • Provision of a ground floor setback to the Swan Street frontage; • Provision of additional street trees within the footpath adjacent to the subject site; • Numerous public realm improvements; • Amended landscape plan to address Council's *Landscape Checklist; and* • Detailed information relating to landscape maintenance. These have largely been adopted as conditions.
Strategic Transport Unit	**Not supported** Changes required include: • Increase to the number of residential, commercial and visitor bicycle spaces to comply with BESS best practice standards; • Further details around accessibility and compliance with AS2890.3; and

	• Increase to the number of EV bicycle charging stations. These have been adopted as conditions.
City Works – Open Space Unit	**Support subject to conditions** The development was supported subject to: • Submission of a tree management plan. This has been adopted in the conditions.

Officer Assessment

10. The attached **Council Officer Application Assessment Table (attachment 1)** sets out a high level assessment of the application against the key considerations in the planning scheme.
11. This assessment has led to the recommendation that the application not be supported on key grounds.
12. 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

13. 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.

Report Attachments

1. 6.1.1 PPE26 0577 - 550-556 Swan Street Richmond - DTP Application assessment table
2. 6.1.2 PPE26/0577 - 550 & 556 Swan Street Richmond - Apply for a planning permit form
3. 6.1.3 PPE/260577 - 550 & 556 Swan Street Richmond - Application Cover letter
4. 6.1.4 PPE26/0577 - 550 & 556 Swan Street Richmond - Town Planning Report and Clause 58 Assessment
5. 6.1.5 PPE26/0577 - 550 - 556 Swan Street Richmond - Urban Context Report - Part 1
6. 6.1.6 PPE26/0577 - 550 - 556 Swan Street Richmond - Urban Context Report - Part 2
7. 6.1.7 PPE26/0577 - 550 - 556 Swan Street Richmond - Architectural Plans
8. 6.1.8 PPE26/0577 - 550 - 556 Swan Street Richmond - Landscape Plan Set
9. 6.1.9 PPE26/0577 - 550 & 556 Swan Street Richmond - Acoustic Assessment
10. 6.1.10 PPE26/0577 - 550 & 556 Swan Street Richmond - Arborist Impact Assessment
11. 6.1.11 PPE26/0577 - 550 & 556 Swan Street Richmond - SMP
12. 6.1.12 PPE26/0577 - 550 & 556 Swan Street Richmond - SWMP
13. 6.1.13 PPE26/0577 - 550 & 556 Swan Street Richmond - Traffic Assessment and Green Travel Plan
14. 6.1.14 PPE26/0577 - 550 & 556 Swan Street Richmond - Waste Management Plan
15. 6.1.15 PPE26/0577 - 550 & 556 Swan Street Richmond - Wind Assessment
16. 6.1.16 PPE26/0577 - 550 & 556 Swan Street Richmond - Referral comments (combined)

PPE26/0577 – 550 & 556 Swan Street Richmond - DTP Application assessment table

Overview	
Property	550 & 556 Swan Street, Richmond
Ward	Boulevard
DTP Ref & Status/ reason for referral	PA2604571 Application received by Council on 7 September 2026. Application made under Clause 53.23 – Significant Residential Development with Affordable Housing of the Yarra Planning Scheme (the Scheme)
Council Ref	PPE26/0577
Proposal	The application form submitted with this referral application describes the proposal as follows: • *The use and development of a mixed-use building containing accommodation (dwellings), office, and retail premises.* The proposal is described in the application material. The plans under assessment are those prepared by Jackson Clement Burrows (revision C) dated 30 July 2026.
Site & Context	Described in application material.
Notable application history	No recent or relevant planning history across the subject site.
Planning Framework	
Zoning & Overlays	• C1Z - Commercial 1 Zone • DDO2 – Design and Development Overlay – Schedule 2 • DDO28 – Design and Development Overlay – Schedule 28 • EAO – Environmental Audit Overlay • DCPO1 – Development Contributions Plan Overlay – Schedule 1

Statutory controls	**Clause 34.01 – Commercial 1 Zone**
	Pursuant to Clause 34.01-1, use of the land as:
	• Accommodation (other than Community care accommodation, Corrective institution, Rooming house and Small second dwelling) is a Section 2 – Permit required use if the residential frontage at ground floor exceeds 2 metres.
	  ○ The entryway to the residential lobby is 2.32m. Therefore, a permit is required for the use of the land as accommodation (dwellings).
	• Office is a Section 1 – Permit not required use.
	• Retail premises (other than Shop) is a Section 1 – Permit not required use.
	  ○ The plans have noted that the three ground floor tenancies will be food and drink premises, thereby falling under the land use of 'retail premises'.
	
	Pursuant to Clause 34.01-4, a planning permit is required to construct a building or construct or carry out works. An apartment development must meet the requirements of Clause 58.
	
	Clause 43.02 – Design and Development Overlay – Schedules 2 and 28
	Pursuant to Clause 43.02-2, a planning permit is required to:
	• Construct a building or construct or carry out works.
	
	Schedule 28 (Swan Street Activity Centre – Precinct 4 Burnley Station) at Clause 43.02 provides comprehensive design guidelines and built form controls for this precinct, with the latter outlined below:

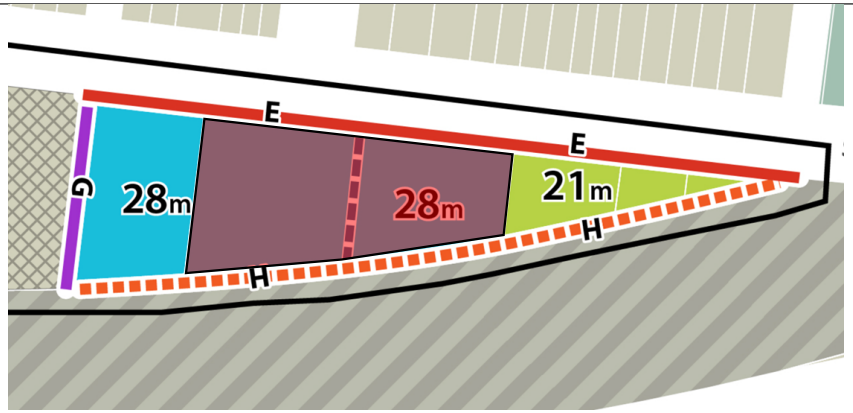


Figure 1: Subject site (red) as shown in Map 1 at Section 2.3 of Schedule 28 at Clause 43.02

- Maximum building height: 28m (preferred);

- Street wall height:
  - Swan Street: 14m maximum (preferred)
  - Rear boundary: N/A

- Street wall setback: 0m (preferred)
  - Swan Street: 0m (preferred)
  - Rear boundary: 0m minimum unless setback is identified on the Map 2 (preferred)

- Upper level setback:
  - Swan Street: 6m minimum (preferred)
  - Rear boundary: 0m (preferred)

Clause 45.03 – Environmental Audit Overlay
Before a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:

- *A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*
- *An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or*
- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
- *A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.*

A note highlighting these requirements will be included in the recommendation to DTP.

Clause 45.06 – Development Contributions Plan Overlay – Schedule 1
The subject site is in Charge Area 10 (Burnley – Richmond South). The development infrastructure levy is applicable to new residential, retail and commercial developments. A condition for a development and community infrastructure contributions will be included in the conditions recommended to DTP.

Clause 52.02 – Easements, restrictions and reserves
Pursuant to Clause 52.02, a permit is required before a person proceeds:
- Under Section 36 of the *Subdivision Act* 1988 to acquire or remove an easement or remove a right of way.

Clause 52.06 – Car parking
- The subject site is in a Category 3 car parking area, as identified in the *Car Parking Requirement Maps* (Department of Transport and Planning, 2025) (CPR maps).
- The following table summarises the car parking requirements at Clause 52.06:

Use	Measure	Category 3 (Minimum and Maximum Requirement)	Statutory requirement	On-site provision	Complies
Dwellings	To each dwelling (178 dwellings)	0 - minimum 2 - maximum	0 - minimum 356 - maximum	237 spaces	Yes

Office	To each 100 square metres of net floor area (4242sqm)	0 - minimum 0.9 - maximum	0 - minimum 38 - maximum		Yes
Food and drink premises	To each 100 square metres of net floor area (837sqm)	0 - minimum 2 - maximum	0 - minimum 16 - maximum		Yes
		Total	0 - minimum 410 - maximum	237	Yes

- As the range of statutory parking requirements is from 0-410 spaces and the total spaces provided onsite is 237, the development complies with the provisions of Clause 52.06.

Clause 52.34 – Bicycle facilities

- The following table summarises the bicycle parking requirements at Clause 52.34:

Use	Measure	Statutory requirement	On-site provision	Complies
Dwellings	**Resident** In developments of four or more storeys, 1 to each 5 dwellings	178 dwellings = 36 resident spaces = 18 visitor spaces	36 resident spaces 36 visitor spaces	Yes
	Visitor In developments of four or more storeys, 1 to each 10 dwellings			
Office	**Employee** 1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m	4242sqm floor area = 14 employee spaces = 4 visitor spaces	36 employee spaces 16 visitor spaces (shared with retail premises)	Yes
	Visitor 1 to each 1000 sq m of net floor area if the net			

			floor area exceeds 1000 sq m			
		Food and drink premises	**Employee** 1 to each 300 sq m of leasable floor area	837sqm floor area = 3 employee spaces = 2 visitor spaces	36 employee spaces 16 visitor spaces (shared with office)	Yes
			Visitor 1 to each 500 sq m of leasable floor area			
			Total	36 resident spaces 24 visitor spaces 17 employee spaces	36 resident spaces 52 visitor spaces 36 employee spaces (retail and office combined)	
			Employee / Resident 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.	17 employee spaces = 2 showers	3 showers	Yes
			Employee / Resident 1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.	2 showers = 2 change rooms	3 change rooms	Yes

- The development provides:
  - 36 bicycle spaces for residents;
  - 36 bicycle spaces for resident visitors;
  - 36 bicycle spaces for employees (retail and office);
  - 16 bicycle spaces for non-resident visitors.

	• The development complies with the provisions of Clause 52.34. **Clause 52.29 – Land Adjacent to the Principal Road Network** Clause 52.29-2: A permit is required to: • Create or alter access to: ○ A road in a Transport Zone 2. Vehicle access is proposed from a new crossover on Swan Street; therefore, a planning permit is required. • An application must be referred under section 55 of the *Planning and Environment Act* 1987 (the Act) to the person or body specified as the referral authority in clause 66.03. **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: • Must meet all of the objectives of Clauses 53.18-5 and 53.18-6. • 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 the DTP under Clause 53.23 – Significant Residential Development with Affordable Housing (Category 1). The applicant has stated that the estimated development cost is greater than $50 million ($146.8 million). This provision requires the submission of information demonstrating the likely feasibility of the proposal to be provided to the satisfaction of the Minister for Planning, including written advice from the Chief Executive Officer (or delegate) of Invest Victoria. An affordable housing report is also required under Category 1. This information has not been provided to Council. The absence of an affordable housing report is included as a reason in the recommendation that the application should not be supported. **Clause 58 – Apartment Developments** This clause applies to apartment developments in the Commercial 1 Zone A development must meet all of the objectives and should meet all of the standards.
Relevant planning policies	• Clause 2 - Municipal Planning Strategy • Clause 11 – Settlement • Clause 13 – Environmental risks and amenity • Clause 15 – Built environment and heritage

	• Clause 16 – Housing • Clause 18 – Transport • Clause 19 – Development infrastructure
Other relevant documents	• 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 for Victoria (2025) (Department of Transport and Planning) • Yarra Housing Strategy (2018)
Planning Scheme Amendments	N/A
Internal & External consultation	
Consultation	At the time of the writing of this report, DTP have not engaged in public notification of the application.
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: • Development Engineering; • City Works – Waste Management; • ESD Officer; • Strategic Projects – Parks and Open Spaces; • City Works – Open Space Unit; and • Strategic Transport.
External referrals	DTP will be required to refer the application to the following authorities: • Clause 52.29-4 – The Head, Transport for Victoria as determining authority under Clause 66.03.

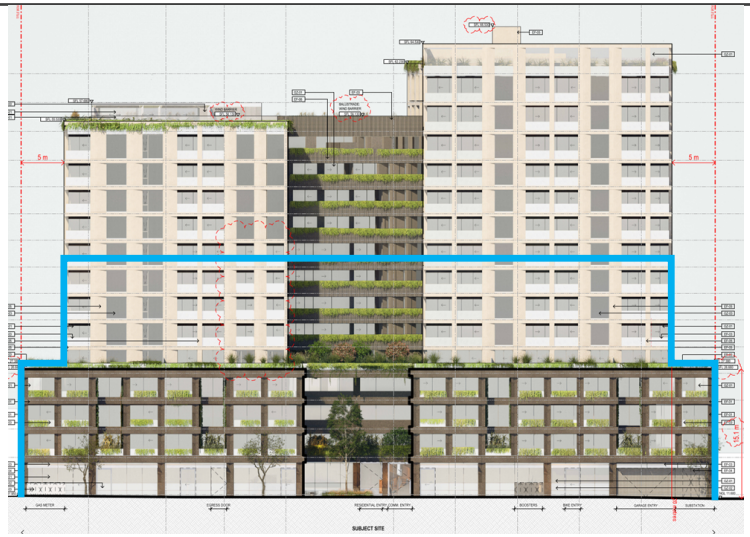
Other expertise required	DTP are recommended to obtain expert advice in relation to:
	• Wind – to review/verify provided wind assessment
	• Acoustic – in relation to potential noise impacts:
	  ○ To the proposed dwellings (train/tram noise)
	  ○ From the proposed uses to proposed dwellings and adjoining sensitive uses

	○ Plant and other mechanical equipment to proposed dwellings and adjoining sensitive uses
Key considerations	**Generally complies?**
Strategic support	**In part** The subject site is located within the C1Z and the Swan Street Major Activity Centre, which have key purposes to provide housing at higher densities. Housing policy at Clause 16.01-1L identifies the site in a 'high change' area where high density residential and mixed use development that establish a new character for the site or precinct is encouraged. The DDO28 sets out built form guidance for that new character and the assessment below sets out the proposed development's departure from the DDO28 and why that is not an acceptable outcome. Consistent with the zone, the use of land for dwellings does not require a permit unless the residential frontage at ground level is more than 2m. As the entrance to the residential component exceeds 2m (2.32m) at ground level addressing Swan Street, the use of the land as dwellings requires a planning permit. Despite this, the zone explicitly seeks to provide some level of accommodation. The limited width of the residential frontage ensures that the majority of the development will provide active commercial frontages to Swan Street, as expected within commercially zoned land. The uses of land for food and drink Premises and Office do not require a permit.
Land use	**Yes** The proposed uses have strong strategic support in the Planning Scheme.
Affordable Housing	**No** In accordance with Clause 53.23 of the Scheme, the applicant has stated that they will commit to a cash contribution of 4.5% of the overall development cost to a Social Housing Growth Fund. This figure is based on the proposal offering a total of 15% affordable housing; however, this is a monetary figure and is not proposed to be provided as 15% of the number of dwellings within the development itself. Clause 53.23 seeks an affordable housing contribution of 10% of the total number of dwellings to be provided as affordable housing. Local policy at Clause 16.01-2L also encourages a minimum 10% affordable housing for a major residential development of 50 or more dwellings. While Clause 53.23 allows for an alternative contribution towards the provision of affordable housing, Council policy seeks at least 10% affordable housing (approximately 18 dwellings), preferably delivered on site or through an alternative of demonstrably equal benefit.

<table>
<tr><td></td><td>An Affordable Housing Report was not provided. The proposal fails to demonstrate how the 4.5% cash contribution would translate into equivalent housing outcomes, providing no evidence of the number or type of dwellings that would have been delivered. It also offers limited certainty and no guarantee of delivery within the City of Yarra.

Given the scale of the development and identified local housing need, including rental stress and key worker demand, Council considers that on-site delivery or other direct, measurable affordable housing outcomes should be prioritised. The proposal does not adequately justify departure from this approach. Should DTP issue a permit, a condition should require the affordable housing contribution to be a minimum of 10% of the overall number of dwellings within the development itself (in perpetuity or for a minimum of 25 years), in lieu of a cash contribution.</td></tr>
<tr><td>Built Form – DDO</td><td>No<table><tr><th>DDO28 Requirement</th><th>Met?</th></tr><tr><td>28m maximum height (preferred)</td><td>No.

The development will have a maximum height of 52.9m / 15 storeys, exceeding the preferred maximum height by 24.9m / approx. 8 storeys. As demonstrated in the image below, the proposal substantially exceeds this preferred height.</td></tr></table></td></tr>
</table>



Officer mark-up of north elevation showing preferred 28m height limit in blue

Section 2.3 (Design Requirements) of DDO28 states that a permit should only be granted to exceed the preferred building height provided certain objectives are met, including:

- Meeting the design objectives in Section 1.0 of the DDO;
- Achieves greater building separation than the minimum requirements in DDO28;
- Achieves excellence in ESD measured as a minimum BESS project score of 70%;
- No additional overshadowing and overlooking to residentially zoned properties beyond that which would be generated by a proposal that complies with the preferred building height;
- Where dwellings are proposed, the development exceeds the minimum standards for accessibility, communal open space and private open space at Clause 58.

		The development does not satisfy the above criteria, falling short in the following critical areas: • The development does not meet the design objectives in Section 1.0, with particular reference to scale and height; • The development does not achieve greater building separation than the minimum requirements of DDO28; • There are concerns from Council's ESD officer in relation to the validity of the 70% BESS score claimed within the Sustainable Management Plan (SMP). • Standard D18 Accessibility compliance above minimum requirements is not met regarding access and design of bathrooms. While DDO28 contemplates additional height on the southern side of Swan Street, this is dependent on the delivery of significant public realm benefits and demonstrable design excellence. It is not evident that the additional height is sufficiently offset by commensurate public realm and ESD benefits or is providing excellence in its design response. The preferred heights in a DDO are not a starting point but a desired outcome. DDOs have statutory recognition in the provisions of a planning scheme, and are underpinned by strategic analysis, providing an expectation for responsible authorities, applicants and the community of the scale of built form expected to emerge over time. As such, preferred outcomes in a DDO should not be departed from lightly. This was upheld in *Oxford Mason Pty Ltd v Yarra CC* [2022] VCAT 170, where Senior Member Bennett and Member Nervegna noted: *"Approval of this building at almost double the preferred maximum contained in DDO23 would effectively undermine the strategic assessment undertaken to underpin the introduction of the controls…"* And

		"Whilst the height provisions in DDO23 are not mandatory, good reasons must be advanced to approve a building which is at such variance to the outcomes sought by DDO23. Whilst it is possible to exceed the preferred maximum building height, we have not been persuaded that the building achieves all the criteria listed in section 2.2 of the DDO23 which, if all met, may justify a departure from the preferred maximum building height of 14 metres." Given the size of the site, some exceedance of the preferred height could be acceptable (provided the relevant DDO28 criteria are met), but not to the extent proposed. The development is considered to be substantially inconsistent with the preferred future character of Swan Street where the DDO28 envisages a maximum height of 28m (24.9m less than proposed). Should DTP be of a mind to issue a permit, the officer's recommendation includes a condition for the height to be reduced to a maximum 28m in line with the preferred maximum building height.
	Street wall height: • Swan Street: 14m maximum • Rear boundary: N/A	**No.** The development proposes a street wall height of 15.1m, which exceeds the preferred maximum height of 14m. DDO28 permits development to exceed the preferred street wall height provided certain objectives are met, including: • *The built form outcome that results from the proposed variation satisfies the design objectives in Clause 1.0 of this schedule.* • *The built form outcome that results from the proposed variation satisfies the relevant design requirements specified in this schedule.* • *The street wall at ground floor level is designed to allow floor to floor ceiling heights suitable to accommodate commercial activity.* The additional height above 14m proposed for the Swan Street streetwall fails to achieve the design objectives in Clause 1.0, as the podium is not considered to provide for significant public realm outcomes (as discussed in the Public Realm section below) nor

		does the overall development provide a built form outcome that is consistent with the strategic vision of the DDO28 or the wider precinct. A condition in the recommendation requires that the street wall be lowered to no greater than 14m in line with the DDO28 requirements.
	Street wall setbacks Swan Street: 0m Rear boundary: 0m minimum	**Yes** The development would provide for street wall setbacks of 0m to Swan Street. This is consistent with the DDO28 requirements and would provide for a consistent street wall along Swan Street, as envisaged for the precinct. The Swan Street street wall will include openings to balconies for the commercial and residential uses. This will allow for visual interest at podium level, while maintaining a solid presentation to the street. This is evident in the 3D renders in the Urban Context Report and replicated below.

		 ***3D render of the proposed development viewed from western end of subject site*** Along the rear boundary, there is a varied setback of 0m at ground floor (with minor variation due to staggered / curved nature of the boundary) and 1.5m between levels 1 and 3 (those being the podium levels). As this area is adjacent to the railway corridor it is not considered that this would have adverse impacts on adjoining land. It is also noted that the DDO28 requirements allow a minimum setback of 0m. Overall, the street wall setbacks are considered acceptable and are consistent with the DDO28 requirements.
	Upper level setbacks Swan Street: 6m minimum Rear boundary: 0m	**No** The upper levels (above streetwall / podium) to Swan Street are setback 4.5m from the street frontage. This is inconsistent with the DDO28 requirements of 6m.

		The consistent 4.5m setback of the entire building above the street wall results in an overbearing built form to the street. Greater distinction between the podium and tower forms through increased upper-level setbacks would assist in reducing visual dominance and reinforcing the preferred character. Combined with excessive height above the preferred 28m and the reduced building separation (discussed below), the development does not provide for a high quality architectural outcome. The officer's recommendation includes a condition for all built form including and above Level 3, inclusive of balconies and architectural features, to be set back a minimum of 6m from Swan Street.
	Building separation Map 1 requires upper level building breaks between No. 550 & No. 556 Swan Street. *Where development shares a common boundary and no interface treatment is shown in Map 1, upper level development should:* ▪ *For buildings up to 28 metres, be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed.* ▪ *For buildings up to 28 metres, be setback a minimum of 3.0m from the common boundary,*	**No.** DDO28 requires habitable room windows (HRWs) and balconies to be set back 4.5m and non-habitable / commercial windows to be set back 3m from the eastern and western boundaries, between 14m (maximum street wall height) and 28m (Level 4 to Level 7). Above 28m, HRWs and balconies are to be set back 6m from the eastern and western boundaries. A lightwell to the office component of the building at Levels 1 and 2 will be 2.6m in width. This does not meet the 3m requirement set out by the DDO28. Given the extensive glazing on northern and southern facades, the floorplate should be extended to the boundary to provide an equitable outcome for future development on the adjoining land. At Levels 3 and 4, while the HRWs are setback 5m from both side boundaries, balconies will protrude into the 4.5m setback, which is inconsistent with the requirements of the DDO28. As such, a condition in the recommendation will require that all balconies be setback in accordance with the DDO28 requirement to a minimum of 4.5m. The setbacks of HRWs and balconies to these side boundaries at Level 5 to Level 7 will be 5m, complying with the requirement of DDO28. Above Level 7 / 28m, the setback requirement is 6m. Above Level 7 the development will continue to be setback 5m from the eastern and western boundaries. Again, this is inconsistent with the requirements of DDO28. A condition in the recommendation will

	where a commercial or non-habitable window is proposed. ▪ *For buildings taller than 28 metres, be setback a minimum of 6 metres above 28 metres.* *Where the common boundary is a laneway, the setback is measured from the centre of the laneway.* *Development along the rail corridor must avoid a continuous wall of taller development when viewed from local streets south of the rail corridor.*	require that all balconies and windows above 28m (Level 7) be setback 6m in accordance with the DDO28. The conditions as noted above will ensure that adequate equitable development outcomes are achieved for adjoining sites without adversely impacting the amenity of the proposed dwellings. Additionally, DDO28 requires that '*Development of properties in the locations shown as "Upper Level Building Breaks" on Map 1 should enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Cutter Street and Bendigo Street'*. The common boundary between No. 550 and No. 556 Swan Street (the subject site) are the properties shown on Map 1. Therefore, there is a requirement for the buildings to provide upper level building breaks and separation. The development, while providing a recess to the Swan Street elevation, does not provide for clear views to the sky. The "bridge connection" (as described in the Urban Context Report) creates a solid form which connects the two higher elements. The intent of the provision in the DDO28 is to create a visual break between buildings on this site in excess of that required by the prescriptive setbacks (assessed above). The bridge connection therefore does not comply with the building separation requirements of DDO28. The built form as proposed will overwhelm the streetscape and present as one contiguous building, rather than distinct, but related buildings. A condition will recommend that this section of the built form be reduced in height to no more than 14m, to be consistent with the street wall requirements of DDO28. The lack of building separation is further evident on the rear (south) elevation. The design has incorporated a darker material along central balconies; however, this fails to break up the overall form or allow views to the sky as envisaged by DDO28. This is evident in the 3D renders submitted (north and south elevations below), resulting in a building that will

		overwhelm the precinct and present as a single monolithic building, particularly from the south.   ***3D Renders of the north and south elevations of the building demonstrating the bulk of the building and lack of separation***

		Summary The side setbacks and building separation response are not supported. As discussed, the building height is excessive and does not meet the preferred future character of the area as outlined within DDO28. The height will dominate the immediate public realm and wider precinct. Greater setbacks from the east and west boundaries are required to ensure the upper levels are appropriately recessed in the streetscape. This will be addressed in the officer recommendation to DTP.
	Overshadowing *A permit must not be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September:* • *Any part of the southern footpath of Swan Street, measured from the property boundary to the existing kerb.* *A permit should not be granted to construct a building or construct or carry out works that would overshadow part of the opposite footpath of Burnley Street or Stawell Street (measured from the property boundary to the existing the kerb between*	**Yes** As the development is located south of Swan Street, there will be no overshadowing to Swan Street, nor to the other streets or areas referenced in this objective, including Ryans Reserve. This is demonstrated in the shadow diagrams submitted in the application material.

	10 am and 2 pm at 22nd September), unless the overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority. *Development should maintain solar access to Ryan's Reserve as follows:* • *Beyond 16m of the eastern boundary of the reserve from 10 am onwards on 22 September.* • *At the western boundary of the reserve until 2 pm on 22 September.*	
	Vehicle and pedestrian access *Vehicle access not preferred from Swan Street* *Left in / left out access permitted*	**Yes** While the DDO notes that access is not necessarily preferred from Swan Street, it also highlights this site as one where 'left in, left out' is permitted. It is unclear in the submitted material if this is in a left-in, left-out configuration. A condition will require an annotation to be placed on the plans to that effect. Separate pedestrian access is provided from Swan Street. Further discussion on vehicle access arrangements is provided in the Car Parking section later in the report.
	Summary	As detailed in the previous sections, the proposed development substantially does not comply with DDO28. This will form a refusal ground in Council's response to DTP.

Built Form – Public realm	**No - conditions required** *Swan Street* Swan Street is the only public realm interface provided, given the layout of the site. This is where all entries, services and activation are located. The Swan Street ground-floor interface does not fully achieve the strategies of Clause 15.01-1S and DDO28 for active frontages, pedestrian amenity and public realm activation. Council's Strategic Projects, Parks and Open Spaces (SPPOS) unit reviewed the development and provided the following recommendations to be incorporated into the design; • *Demonstrate how pedestrian conflicts between tenancy entrances, building lobbies, the car park entrance and footpath users will be managed.* • *Improve ground-floor activation through additional active frontages, entrances and publicly engaging uses.* • *Demonstrate how weather protection provisions have been incorporated in accordance with DDO28 along the Swan Street frontage.* • *Provide visitor bicycle parking, landscaping, canopy trees and seating along the street frontage within the title boundary.* • *Show the car park security door on plans and align it with the ground-level street wall.* • *Provide a continuous ground floor setback along the Swan Street frontage of at least 2.4 metres, consistent with the built outcome at 462-482 Swan Street. Alternatively, recess individual tenancy entrances to provide weather protection, waiting areas and improved pedestrian flow and increase the central setback space to be approximately doubled in length along the street frontage.* Council's SPPOS unit notes that the frontage is interrupted by loading, servicing and access functions, limiting opportunities for continuous activation. The distributed placement of the substation, booster and gas meter is supported as it assists in reducing inactive frontage lengths. Tenancy entrances are generally located on the street alignment with limited space for patrons entering, exiting or waiting. Combined with the concentration of activity around the main building entries and the nearby tram stop, this is likely to create pedestrian congestion and reduce public realm amenity. While four food and drink premises are proposed, providing a good level of activation as noted by the SPPOS unit, a more generous public realm offering is sought. This could be achieved through recessing the tenancy entrances. This would assist in strengthening the relationship between ground floor uses and the footpath and allow for the incorporation of weather

	protection elements (including awnings) and improved opportunities for pedestrian circulation, greening and waiting areas. Visitor bicycle parking could also be incorporated into these setbacks. These changes will form part of the Officer recommendation. A continuous setback of 2.4m across the entire frontage, as recommendation by the SPPOS unit, is not considered necessary. The DDO28 design requirements for the site seek a preferred street wall setback of 0m and states that development must achieve a prominent street wall. Additionally, the footpath in this location is of a generous width, and when combined with various entry setbacks and the proposed central courtyard, the extent of additional public realm space along this interface is acceptable. While weather protection is supported, the proposed awning within the ground-floor central setback space has the potential to conflict with the canopy of the proposed feature tree to be planted within the central setback area (adjacent to residential and commercial lobby entries). The design should demonstrate that sufficient clearance is provided to accommodate the tree at maturity without compromising canopy growth, tree health or the quality of the landscaped entrance space. A recommendation to align the car parking entrance door with the façade will not be adopted. The proposed setback ensures cars will not block the footpath while waiting to enter. Instead, lighting will be required to be incorporated into this entrance to increase safety. With regards to infrastructure, materials and fixtures proposed within the public realm, Council's SPPOS Unit recommended the following; • *Provide a clear paving delineation between public and private land.* • *All paving within private title to be a high-quality unit paving, bluestone or similar.* • *Pavements must meet Council and all relevant Australian standards including for slip resistance.* • *Incorporate fixed public seating, including seats with backrests and armrests, within the title boundary along the Swan Street frontage, seats to be set back to ensure person occupying the seat do not obstruct the public footpath.* • *All tactiles, handrails, ramps and landings must be fully accommodated within the subject site boundary and must not protrude beyond the title boundary.* • *Provide visitor bicycle parking within a ground floor setback area in accordance with statutory requirements.* • *Any statutory visitor bicycle parking requirements must be accommodated wholly within the subject site boundary.* • *Anti-skate measures should be incorporated into seating and relevant architectural elements, ensuring they are discreetly integrated and do not result in material damage or increased maintenance requirements.*

	These will be addressed as conditions, with the provision of a detailed Public Realm Layout Plan required. <u>Street trees</u> There are six street trees within the Swan Street footpath adjacent to the subject site. One tree is proposed to be removed and replaced to allow for the substation. Council's Open Space Unit did not object to the removal of the street tree proposed to be removed, however Council's SPPOS unit did object. Additionally, the SPPOS unit noted that there is a possibility for the provision of three more street trees within the footpath adjacent to the site frontage in addition to the five retained trees and one replacement tree. Officers will not require the additional street trees as the retained trees and replacement tree located within the frontage are considered acceptable. A protection bond of $3000 will be required for the five street trees to be retained, and $3300 will be required for the replacement of the removed street tree. In addition, a Tree Management Plan will be required to be submitted to ensure the protection of the retained street trees during construction. These matters will be addressed through conditions.
Built Form- Architectural quality/ detail	**No** The overall design of the facade is not supported. The contrast between the podium, bridge connection and the upper levels through material choices creates a stark contrast which highlights the bulk of the form. Singular use of materials also creates a monolith-like structure which exacerbates the overall height of the building. The building relies heavily on landscaping across all levels to soften the overall form. While the inclusion of landscaping is a positive outcome, reliance on this to create an acceptable outcome is not supported, as the landscaping may not be adequately maintained. Extensive glazing is proposed across all building facades. To ensure glazing does not result in unreasonable glare impacts, officers have recommended a condition for a façade strategy, which includes details on the management of glare.
Landscaping / Vegetation	**No – conditions required** Council's SSPOS unit provided the following comments with regards to landscaping.

	• *Integrate additional landscaping and planter beds within upper-level setbacks and communal open space areas to further soften the building form and enhance amenity.* • *Submit an amended Landscape Plan that clearly identifies all proposed trees, shrubs, climbers, groundcovers, planting depths and irrigation requirements*. The introduction of landscaped areas at upper levels is supported as it assists in softening the visual impact of the substantial built form and contributes to improved amenity for building occupants. The provision of communal amenity spaces at Level 3 and rooftop level also provides opportunities for meaningful landscape integration. However, inconsistencies have been identified between the architectural and landscape documentation. Architectural plans depict canopy trees in locations where the landscape plans nominate low planting or climbing vegetation. This discrepancy creates uncertainty regarding the intended landscape outcome and limits the ability to accurately assess the proposed landscape treatment. Conditions in the recommendation seek to resolve these discrepancies. A coordinated landscape strategy is required to ensure that architectural and landscape documentation accurately reflects the proposed planting design, species selection and planting typologies. As identified within the Town Planning and Urban Context Report, the proposal does not achieve the preferred canopy cover and deep soil outcomes expected for a development of this scale. While site constraints are acknowledged, opportunities remain to increase landscaping outcomes and improve compliance with the intent of the policy. One canopy tree is proposed within the central ground floor setback. While provision of a canopy tree is supported by local policy and Clause 58 requirements, the proposed species of *Olea europaea* (Olive Tree) is not appropriate. Given the site's prominent location and the policy emphasis on indigenous vegetation, consideration should be given to a suitable native or indigenous canopy tree species capable of achieving meaningful canopy cover and contributing to local biodiversity outcomes. This change will be required by condition. The SPPOS unit recommended that additional canopy trees within the front setback should be considered and that the basement should be setback from the street title boundary to allow for deep planting and improved soil volume. While an additional setback to the basement and additional canopy tree planting within the frontage would be favourable, given Swan Street's role as a major activity centre, east-west route and existing canopy trees within the footpath, the single canopy tree is acceptable. The recommendations relating to soil cells will be adopted as a condition to assist in the establishment and viability of the tree.

	Given the proposal's reliance on landscaping to soften the building form, enhance visual amenity and contribute to the public realm, comprehensive landscape and planter construction details should be provided for all planted areas. This should include soil depths and volumes, planter dimensions, drainage layers, waterproofing, irrigation, growing media specifications, structural loadings and all other technical information necessary to demonstrate the long-term viability and maintenance of the proposed landscaping. This will be adopted as conditions for an amended landscape plan. The extensive landscaping proposed throughout the development has the potential to make a positive contribution to the public realm and provide visual amenity for both occupants and rail commuters. However, the long-term success of the landscaping is heavily dependent on practical maintenance access, irrigation and ongoing management. As such, recommendations for a detailed maintenance strategy have been adopted. This will require details as to how areas within private property can be appropriately managed and maintained throughout the building's lifespan. This also extends to the planter along the rail corridor at the podium level.
Sustainable development	**No - conditions required** The proposal includes (and is not limited to) the following ESD commitments: • 70% BESS score (achieving minimum requirement for an Excellence rating) • Use of high visual light transmittance double glazing for residential spaces • NatHERS average rating of 7.5 stars for apartments; • Use of energy and water efficient appliances • Minimum 25kw solar energy array; • Two 10,000L total rainwater tank capacity for toilet flushing and irrigation; and • Comprehensive shading strategy. Council's ESD Officer identified the following deficiencies with the applicant's Sustainability Management Plan (SMP): <u>Daylight</u> Daylight modelling demonstrates that overall, the development has a satisfactory general standard of daylight access, however it also demonstrates that two sections of the building have fundamental design flaws that must be addressed prior to a permit being issued. These sections are composed of the following apartment typologies: • Level 3: Apt. D3, Apt. D11, • Level 4: Apt. D3, Apt. F4,

	• Level 5-8: Apt. D3, Apt. C3, • Level 9-11: Apt. F1, Apt. F2, Apt. D10, • Level12: Apt. F1. These dwellings have extremely low levels of daylight and are located across almost all levels of the building on the western sides of each tower. As daylight is generally better towards the top of a building, having daylight issues to upper levels illustrates a clear flaw in the floorplate design / apartment layout. Residents in these dwellings are not considered to have access to adequate amenity daylight for basic health and wellness. Council's ESD officer noted that the above dwellings should be re-designed to improve daylight and ensure BESS daylight factor standards are met to at least 50% of the floor areas in all habitable rooms. This will be required by conditions for amended plans and BESS report. It is noted the removal of levels above these dwellings is not likely to improve daylight access so this requirement should be included as a condition of permit regardless of any other built form changes required by permit conditions. Additionally, DDO28 prescribes minimum setbacks from side boundaries where balconies and habitable room windows are proposed to ensure adequate daylight access is achieved and maintained without compromising equitable development on adjoining sites. As discussed earlier in the report, the proposed development does not meet these requirements at most levels, and a condition has been recommended requiring development below 28m to be setback 4.5m and above 28m high to be set back 6m from the eastern and western boundary. This may improve the daylight access to the dwellings noted above in the event of future development on the eastern and western-adjoining sites. <u>Innovation</u> A number of innovation claims in the SMP are relied upon to achieve the 70% BESS score. These include items such as a bicycle repair station and use of indigenous vegetation. There is also discussion of 'biophillic design'; it is unclear what this refers to and how it will contribute to the overall ESD performance of the development. Council's ESD Officer recommended these 'innovations' should be removed or better substantiated in the SMP and BESS report to ensure that all claims are adequate. Council Officers agree with this recommendation. <u>Bicycle parking</u> Provision of 36 secure bike parking spaces for 178 dwellings is well below the best practice standard of one-per-dwelling. A condition will require that the ground and basement levels are redesigned to accommodate at least one secure bike parking space per dwelling. This will be discussed further later within this report.

	The deficiencies identified above and lack of supporting details to support the proposal's ESD claims will form a refusal ground in Council's recommendation to DTP.
Off-site amenity impacts	**No - conditions required** *Visual Bulk* As previously stated, the excessive height and lack of acceptable upper level setbacks will result in a visually dominant form which will overwhelm the public realm and adjacent streetscape. A reduced scale of building to better align with the DDO built form parameters should be provided. *Overlooking* Whilst not technically applicable to this application, given overlooking is not specifically addressed by Clause 58, Clauses 54 and 55 consider overlooking impacts to secluded private open space (SPOS) and habitable room windows (HRW) within a 9m radius and 45-degree angle of a proposed window and balcony. This benchmark is the most conservative overlooking benchmark in the Scheme and will be used as a reference in this application. There are no existing HRWs or SPOS within 9m of proposed HRWs and balconies. As such there will be no unreasonable overlooking impacts. *Overshadowing and Daylight Access* Overshadowing of the public realm was discussed in the DDO28 assessment earlier in the report. The proposed development will not result in any additional overshadowing of SPOS or loss of daylight to HRWs. *Light Spill* The proposed development will not result in unreasonable light spill. Commercial uses are as of right and cannot be regulated through permit conditions. The residential use does require a permit; however, it is anticipated that any light spill can be reasonably self-managed by dwelling occupants, who would typically use curtains/blinds at night. *Wind Impacts* A desktop wind impact assessment has been submitted. This concludes that the development will achieve: • Walking comfort criterion along Swan Street; • Standing comfort outside retail tenancy entrances; • Standing comfort criterion to the outdoor communal areas on the rooftop; and • Walking comfort criterion at minimum for all balconies and terraces.

	Officers are not supportive of the anticipated wind conditions in the above-mentioned areas except for the ground floor plane where walking and standing comfort criterion will be met for Swan Street and entrances. Standing comfort criterion should be achieved for residential balconies and terraces at a minimum. Despite this, Officers agree with the recommendation to confirm all wind conditions with a wind tunnel study, which provides a more accurate reading of wind conditions compared to a desktop analysis. This will form a condition in the officer's recommendation. Further, Council will recommend DTP undertake an independent peer review of the applicant's wind report to ensure the methodology and wind impacts have been undertaken and assessed correctly. *Noise Impacts* An acoustic report has been submitted which considers only external noise intrusion on proposed apartments. Noise impacts have not been addressed from the proposed commercial uses as these are as of right and do not require a planning permit. Additional assessment of residential noise has been included, such as noise produced by outdoor communal areas and the communal wellness centre (located on Level 3) for residents. The Acoustic Report considers all relevant noise sources, including road traffic, railway noise and noise from nearby businesses, including live music venues. Various construction measures have been recommended to ensure dwellings are designed to meet the environmental noise limits set by the EPA. Council will recommend DTP undertake an independent peer review of the applicant's acoustic report to ensure the methodology and acoustic impacts have been undertaken and assessed correctly. Further, the officer's recommendation will include a condition for an acoustic report to be submitted prior to building occupancy, to ensure the development complies with the relevant noise limits.

On-site amenity & issues	**No – Conditions required**
	
	A full Clause 58 assessment has not been undertaken as DTP will do this. However, it is noted that there may be issues in relation to:
	• Standard D18 (Accessibility):
	  ○ Type A bathrooms with toilets not in corner of the room require a minimum 0.7m long nib wall
	  ○ Type B bathrooms must have toilets located closest to the door opening.
	  ○ Types D4, E8, F1, F2, F3, F4, F5, H4, H6 - 1.2m clear path not shown to accessible bathroom
	• Standard D20 (Private Open Space):

	○ Clause 58 plans to demonstrate how minimum areas are achieved for irregular-shaped balconies. ○ Some apartments include structural columns in minimum POS area claims; these should be excluded. • Standard D28 (Windows): ○ Types C3, D3, D7 and D11 provide for a secondary area for a window however it is not clear to the sky being located adjacent to the balcony with projecting slab above. This would result in a sub-optimal daylight outcome. • Standard D29 (Natural ventilation) ○ Type E6 shows a cross-ventilation path to openings on same orientation. This is non-compliant. Compliance claims in summary table to be updated (Type E6). ○ Type D6 and G8 show cross ventilation paths that do not exit through a window opening. There are also concerns that there are incorrect claims of Clause 58 compliance across the apartment typologies for internal and on-site amenity standards. The deficiencies in the Clause 58 on-site and internal amenity response will be included as a refusal ground to DTP. Full compliance with these Standards is expected. It is recommended that all of the above deficiencies be addressed via conditions on any permit issued.
Carparking & traffic	**No – conditions required** *Car parking and access* The development proposes 237 car parking spaces. Car parking is located within three levels of basement and at ground floor. The car park is accessed from ground level off Swan Street. Notations on the plans indicate provision for the installation of one EV charge space and one car share space. The number of spaces does not exceed the maximum amount permitted by Clause 52.06 (356 for Dwellings, 38 for office and 16 for food and drink premises). There is no minimum car parking provision required for the Dwellings, Office or Food and drinks premises. Council's Engineering Unit have reviewed the on-site parking and access arrangements and raise the following concerns. • A number of car parks across all levels will not meet the design requirements of Design standard 2 at Clause 52.06-9, as a column projects into the area which is to be free of obstructions. • The 1 in 8 grade transition at the bottom of the basement ramps are to be increased to 2.5m (from 2.4m) to prevent vehicles from scraping or bottoming out.

	These will be required to be amended by condition. An additional condition will require a minimum of 10% car parking spaces provided with EV charging facilities, with all car parking areas electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose. Engineering have also requested additional details to be included on the plans, including the following: • Dimension the headroom clearance of the development entrance. • Check the column depth and setback for the car space adjacent to the loading dock. • Allocate the highlighted car spaces on basement level 1, 2, and 3 to small car spaces. • Submission of a 1 in 20 scale vehicle crossing sectional diagram, consistent with Council's Vehicle Crossing Information Sheet. • Annotate on the drawings that the utility cabinet doors can open at 180-degrees and be latched to the building wall. • Undertaken a public lighting assessment report. The above will be included as condition items to be addressed. *Traffic* Council's Engineering Unit has reviewed the traffic impact assessment prepared by the applicant and agree with the findings that the proposed development will not result in unreasonable traffic impacts, with 95 trips in the AM peak hour and 95 trips in the PM peak hour. The modelling indicates that traffic conditions are expected to remain generally consistent with existing conditions, with negligible impact on the surrounding road network.
Bicycle provision	**No - conditions required** Bicycle parking is proposed as follows: • 36 spaces for residents; • 36 spaces for resident visitors; and • 52 spaces for employees and visitors of both the office and food and drink premises. The residential bicycle parking requirement achieves the minimum requirements of Clause 52.34 of the Scheme, however, is well below the BESS calculation for an apartment building with 178 dwellings. As such, it does not meet the expected need for bicycle parking in Yarra, where there is a higher-than-average use of bicycles. The BESS calculation for an apartment building in this location is 1 bicycle parking space per dwelling. There should therefore be a provision of 178 bicycle parking

	spaces available for residents and an additional 44 bicycle parking spaces for residential visitors (based on 0.25 spaces per dwelling). Council's Strategic Transport Unit is not supportive of the resident bicycle parking provision. A condition will require that the number of residential bicycle parking spaces is increased to a minimum of 1 per dwelling. As noted above, residential visitor spaces required to meet BESS best practice is 44 spaces. The current 36 space arrangement is not considered adequate. As such this will need to be increased to a minimum of 44 spaces. The resident and resident visitor spaces are also co-located, requiring visitors to access the bicycle storage room which is located at the rear of the building. Visitor spaces should be located with easy access from the public realm. In order to improve visitor bicycle parking, at least three horizontal hoops should be provided within the central ground floor setback. This would enable the parking of 6 bicycles within the public realm and equates for more than 10% of bicycles readily available in this space. The remaining visitor bicycle spaces should be in an accessible/visible location. The development provides adequate employee spaces pursuant to Clause 52.34 requirements. Despite this, the BESS standard seeks 1 employee space per 100 square metres (10% of non-residential building occupants). In order to achieve best practice, 46 employee spaces are required for the office space plus an additional 8 for the food and drink premises. This totals 50 bicycle spaces for employees. Additionally, 11 commercial visitor spaces are required to achieve BESS best practice standards. The increase to spaces will be conditioned. The total number of bicycle spaces to be conditioned will be: • 178 resident spaces; • 55 visitor spaces (resident and commercial); and • 50 employee spaces. The following design elements will be included to achieve compliance with BESS standards and AS2890.3: • At least 9 electric bicycle charging points should be provided in the resident bicycle parking spaces adjacent to spaces suitable for electric bicycles to use. • Designation of employee, resident and visitor bicycle parking to be shown on the plans. • At least 40% of employee bicycle parking to be provided as a ground level (horizontal) hoop and comply with Clause 52.34 and AS2890.3. • Dimensions of all bicycle storage spaces, lifts, corridors and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority.

	The Strategic Transport unit also noted that the Green Travel Plan (GTP) does not adequately address all requirements and that a map outlining the location of the bicycle parking and most efficient route for accessing bicycle parking should be included. Details of the end of trip facilities is also required. This will be included as a condition for an amended GTP.
Waste management	**No – conditions required** Council's waste unit provided the following comments on the submitted waste management plan. • *Provide details of the proposed bin press operating procedure, including responsibilities for its operation, maintenance, monitoring, and management.* • *Provide the footprint of the proposed bins, waste management equipment, and hard waste/e-waste storage areas, together with the total area of each bin storage room in square metres (m^2). This information is required to verify that sufficient space has been allocated to accommodate the site's waste management requirements.* These will be required by condition for amended waste management plan and development plans.
Other matters	<u>Removal of easement</u> The application seeks to have the carriageway easement along the common boundary of Nos. 550 and 556 Swan Street extinguished. As the carriageway easement will be located wholly within the development, Council does not object to the removal of the easement subject to all property owners party to the easement consenting to its extinguishment. *Other matters* The Site Survey and plans do not show the existing stormwater drain within the carriageway easement located on the western boundary of the site. Details are required to show how the drain will be accessed in future or will otherwise need to be removed to enable the development. Conditions relating to this will be included. Engineering have also provided notes to be placed on any permit issued. These relate to Council infrastructure, stormwater discharge and parking signs/sensors. These are included in the recommendation.
Net community benefit	**No - Conditions required**

	Pursuant to Clause 71.02-3 Integrated Decision Making, outcomes should be balanced in favour of net community benefit. Overall, this application as currently proposed would not result in a net community benefit. It is recommended that: • The height be reduced and setbacks of the upper levels from side boundaries be increased to provide an acceptable scale of development that does not result in unreasonable amenity impacts to the public realm in terms of visual bulk; • Residential, employee and visitor bicycle parking be increased and relocated; • The development redesigned to ensure appropriate wind conditions are achieved for residential balconies and terraces; • Apartments be designed to demonstrate full compliance with Clause 58 objectives relating to private open space and internal amenity standards.
Matters raised in submissions	As noted earlier in this report, the application has yet to be put to public notification by DTP.

Declaration

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

Apply for a planning permit

Before you start

Are you in the right place?

Only applications where the Minister for Planning is the responsible authority are to be lodged through this portal.

Check the schedule to Clause 72.01 of your local planning scheme to see which responsible authority issues planning permits for your location.

You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application - find out about fees for planning applications. You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	550 Swan Street Developments Pty Ltd
Business phone number	0449844114
Email	rbarca@contour.net.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	1
Site or building name	
Street number	283
Street name	Drummond Street
Suburb	Carlton
Postcode	3053
State	VIC

Owner details

The owner is the applicant	No
Is the owner a person or organisation?	Organisation

Organisation name	SANDHURST TRUSTEES LTD
Business phone number	+61 423 027 564
Email	arthur.dendrinos@fortis.com.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	
Site or building name	
Street number	120

Street name	HARBOUR ESPLANADE
Suburb	DOCKLANDS
Postcode	3008
State	VIC

Preferred Contact

First name	Rom
Last name	Barca
Mobile	
Work phone	
Organisation	
Job title	
Email	rbarca@contour.net.au
Address type	

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site?	No

Land details

Planning scheme	Yarra

At least one location must be provided to submit this form. Options for defining locations are described below:

- **Auto-populate using land titles:** Street addresses are extracted from uploaded land titles (lot on plan and crown allotments are not supported by this feature).
- **Map interface:** Specify up to 300 properties and parcels using search, select and/or a GIS shapefile.
- **Manual entry:** Use this when other methods fail. Locations are accepted as entered and are not system validated.

Upload and scan land titles to automatically populate street addresses

1. **Upload documents**

2. **Scan uploaded documents**

- Detected street addresses will be added to the list below.
- You must check and confirm address details are correct.
- Documents are only scanned once. If additional documents are uploaded after a scan, only new documents will be scanned.
- Scanning of documents can take a few minutes to process. You will be unable to edit your application until this process has completed.

Scan results

Manual location details

It is strongly recommended that you use the map to search and select locations for land related to this request. Manually entering or editing locations could cause delays in your request processing if that location cannot be found.

Application details

Describe your proposal	the use and development of a mixed-use building containing accommodation (dwellings), office, and retail premises.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.23
Please select the application category	Change or extension of use One or more new buildings Other Multi-dwelling
Enter the estimated cost of any development for which the permit is required	$146,756,885
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	to legally lodge and process a planning permit application for a development in metropolitan Melbourne when estimated construction costs exceed $1,344,000

What is the current land use?	Office Child Care
Describe how the land is used and developed now	The site currently contains a double storey commercial building and a double storey early learning centre.
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Office Residential / Accommodation Retail Premises
Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No

Additional details

Does this application involve the creation or removal of dwellings?	Yes

Dwelling

Dwelling type	Apartments
Number of dwellings currently on site	0
Number of dwellings being demolished as part of application	0
Number of new dwellings being built	178
What is the Height (m) of building	52.9
Does the application involve native vegetation removal?	No
Does this application involve the creation or removal of lots?	No
Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)?	No

Supporting documents

The following supporting documents must be submitted with this application, preferably in PDF or Word format

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).

Supporting documents

Submitted 20260807_Application Cover letter_dated 20260807.pdf
Submitted 20260807_Traffic Assessment and Green Travel Plan_dated 20260803.pdf
Submitted 20260807_Acoustic Assessment_dated 20260724.pdf
Submitted 20260807_Urban Context Report_dated 20207.pdf
Submitted 20260807_Landscape Plan Set_dated 20260727.pdf
Submitted 20260807_Arborist Impact Assessment_dated 20260630.pdf
Submitted 20260807_SWMP_dated 20260803.pdf
Submitted 20260807_SMP_dated 20260731.pdf
Submitted 20260807_Eligibility Confirmation Letter_dated 20260709.pdf
Submitted 20260807_Title Particulars_dated 20260807.pdf
Submitted 20260807_IV Letter_dated 20260623.pdf
Submitted 20260807_Quantity Survey Report_dated 20260701.pdf
Submitted 20260807_Town Planning Report and Clause 58 Assessment_dated 20260807.pdf
Submitted 20260807_Architectural Plans_dated 20260730.pdf
Submitted 20260807_Waste Management Plan_dated 20260803.pdf

3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX**, **OBJ**, **3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the technical guidance for submission to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact visualisation@transport.vic.gov.au for assistance.

3D digital model	Aluminium_stack_nnyviw.jpg _7.jpg _3.jpg _56.jpg 260729_SWAN ST_550-556_APP.obj Stainless_Steel1.jpg Stainless_Steel3.jpg _5.png Stainless_Steel2.jpg Stainless_Steel.jpg M00_Soft_Cloud5.png Steel_Brushed_Stainless.jpg Stainless_Steel4.jpg Stainless_Steel6.jpg Wood_Veneer__Q1TUW8_.jpg Grass__2RCK6M_.jpg

Fees and payment

View planning and subdivision fees

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	$67,249.40
Fee description	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $50,000,000*

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	1
Fee amount	$1,537
Fee description	Use only

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22
Fee amount	$1,537

Fee description	A permit not otherwise provided for in the regulation

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	21
Fee amount	$1,537
Fee description	To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

Total amount to pay	$69,554.90
Payment method	EFT
BSB	033-875
Account and reference number	170136181
EFT confirmation	I confirm that the fee has been paid via EFT

Submit

Applicant declaration	I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting Development assessment

Date
7 August 2026

To
Department of Transport and Planning

Address
1 Spring Street
Melbourne, VIC 3000

Sent
Via online portal

Application for Planning Permit

550 and 556 Swan Street, Richmond

Contour Consultants Australia Pty Ltd, acting in a town planning capacity for *550 Swan Street Developments Pty Ltd*, encloses an application for a planning permit pursuant to Clause 53.23 (Significant Residential Development with Affordable Housing) of the Yarra Planning Scheme. The application is for use and development of a multi-storey mixed-use development comprising retail, office and dwelling uses (the **proposal**) on land at 550 and 556 Swan Street, Richmond (the **site**).

The proposal seeks the following approvals pursuant to the Yarra Planning Scheme:

Planning Scheme Clause No.	Description of what is proposed
34.01-1 Commercial 1 Zone (**C1Z**)	For use of 'accommodation' where the ground floor frontage exceeds 2 metres.
34.01-4 Commercial 1 Zone (**C1Z**)	Construct a building or construct or carry out works.
43.02-2 Design and Development Overly – Schedules and 28 (**DDO2**) and (**DDO28**)	Construct a building or construct or carry out works.
52.02 Easement, Restrictions and Reserves	Remove an easement or restriction under Section 23 of the *Subdivision Act 1988*
52.29-2 Land Adjacent to the Principal Road Network	Create or alter access to a road in a Transport Zone 2 (**TRZ2**)

This application is made under the Department of Transport and Planning's (**DTP**) Development Facilitation Program (**DFP**) pursuant to Clause 53.23 of the Yarra Planning Scheme, following the proposal's grant of eligibility under the Significant Residential Development with Affordable Housing pathway.

This application includes majority of the further information requested and responds to majority of the recommendations in The Minister for Planning, Eligibility Letter dated 9 July 2026 (enclosed). Feasibility of the development has also been independently confirmed by Invest Victoria in its letter dated 23 June 2026 (enclosed).

In addition, the following material in support of the application are enclosed:

- A copy of the Title Particulars.
- A Town Planning and Urban Context Report (include Clause 58 Assessment) prepared by Contour Consultants.
- An Urban Context Report prepared by Jackson Clements Burrows.
- Architectural Drawings (including a Site Survey) prepared by Jackson Clements Burrows.

PO Box 1040
Level 1/283 Drummond Street
Carlton Victoria 3053

Telephone 03 9347 6100
mail@contour.net.au
contour.net.au

Contour Consultants Australia Pty Ltd
ABN 98 417162 976
ACN 068 152 714

- A Landscape Plan prepared by Openwork.
- A Traffic and Transport Assessment (including SIDRA modelling) prepared by Impact Traffic Engineering.
- Green Travel Plan prepared by Impact Traffic Engineering.
- A Waste Management Plan and Letter prepared by Impact Traffic Engineering.
- A Sustainability Management Plan prepared by GIW Environmental Solutions.
- An Acoustic Assessment prepared by Octave Acoustics.
- An Arborist Impact Assessment prepared by Arbor Analytics.
- A Stormwater Management Plan prepared by MGC Consult.
- 3D model of proposal prepared by Jackson Clements Burrows.
- A Quantity Surveyor Report prepared by Draw Down.

We confirm that the proposal has been reviewed by MEL Consultants, qualified wind engineers, to ensure that wind mitigation has been appropriately considered in the design. A Wind Report, including wind tunnel testing, will be provided shortly after the submission of this application.

Additionally, the site and proposal have been assessed by suitably qualified environmental consultants, having regard to the Environmental Audit Overlay, and their submission will be provided shortly.

The applicant submitted a request to the Minister for Planning for ex-gratia payment relief via email on 22 January 2026, in relation to the Metropolitan Planning Levy (**MPL**) Certificate paid for the previously contemplated DFP application at 550 Swan Street, Richmond (Certificate Number MPLCERT001282). We understand that the Minister's office are considering this request and will provide a response imminently. The response influences the form of the MPL for this application, appreciating that if ex-gratia relief is supported, the MPL for this application will be a revised 'top-up' MPL payment. The MPL relating to this application will therefore be provided in due course.

We trust that the enclosed information is to your satisfaction. Should you have any questions or require anything further, please don't hesitate to contact Shem Curry (scurry@contour.net.au or 0409 372 471) or the undersigned (rbarca@contour.net.au or 0449 844 114).

Yours sincerely,
Contour Consultants Australia Pty Ltd

Rom Barca
Senior Town Planner

Encl.

Contour
Town Planners

Town Planning and Urban Context Report

550 and 556 Swan Street, Richmond

August 2026



Contour
Town Planners

Town Planning and Urban Context Report

550 and 556 Swan Street, Richmond

August 2026

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1 Introduction

This report has been prepared on behalf of **550 Swan Street Developments Pty Ltd** to accompany an application for a Planning Permit pursuant to Section 47 of the *Planning and Environment Act 1987.* This report has been prepared and lodged under the Development Facilitation Program (Clause 52.23 'Significant Residential Development with Accordable Housing' of the Yarra Planning Scheme) for the land at 550 and 556 Swan Street, Richmond (the **site**).

Broadly, the application seeks permission for the use and development of a mixed-use building containing accommodation (dwellings), office, and retail premises.

The application is made under the Department of Transport and Planning's (DTP) Development Facilitation Program (DFP) pursuant to Clause 53.23 (Significant Residential Development with Affordable Housing) of the Yarra Planning Scheme (the planning scheme), following the proposal's grant of eligibility. This report and the accompanying application material responds to majority of the recommendations contained in DTP's Eligibility Letter dated 9 July 2026 (enclosed). Feasibility of the development has also been independently confirmed by Invest Victoria in its letter dated 23 June 2026 (enclosed).

The application seeks the following approvals:

Planning Scheme Clause No.	Description of what is proposed
34.01-1 Commercial 1 Zone (**C1Z**)	For use of 'accommodation' where the ground floor frontage exceeds 2 metres.
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52.02 Easement, Restrictions and Reserves	Remove an easement or restriction under Section 23 of the *Subdivision Act 1988*
52.29-2 Land Adjacent to the Principal Road Network	Create or alter access to a road in a Transport Zone 2 (**TRZ2**)

This report provides:

- A description of the subject land and surrounds.
- A description of the relevant statutory framework in the Yarra Planning Scheme.
- A description of the proposed use and development.
- An assessment of the proposed planning application in relation to the relevant provisions of the Yarra Planning Scheme.

The project team comprises:

- **550 Swan Street Developments Pty Ltd**
  Applicant
- **Jackson Clements Burrows Architects**
  Architect
- **Contour Consultants**
  Town Planners
- **Impact Traffic Engineering**
  Traffic Engineer
- **Openwork**
  Landscape
- **GIW Environmental Solutions**
  Environmentally Sustainable Design
- **Impact Traffic Engineering**
  Waste Management
- **MEL Consultants**
  Wind Engineer
- **Octave Acoustics**
  Acoustic Engineers

2 Subject Site and Surrounds

2.1 Subject Site

The site consists of two immediately adjacent properties: 550 Swan Street and 556 Swan Street.

The subject site is formally known as:

- Lot 1 on Title Plan 848006
- Lot 2 on Title Plan 848006
- Crown Allotment Section 34C, 44 City of Richmond Parish of Jika Jika - Title Plan 572682N

A copy of the recent and relevant Title Particulars accompany this application.

The site contains two substantial sized lots, comprising of 2,915 square metres in total with the following lot dimensions:

- 550 Swan Street: total width of 40.24 metres along the Swan Street frontage, 44.92 metres along the western boundary and 36.21 metres along the eastern boundary.
- 556 Swan Street: total width of 40.23 metres along the Swan Street frontage 36.21 metres along the western boundary and 25.21 metres along the eastern boundary.

The site is locating on the southern side of Swan Street and interfaces the rail reserve to the rear, resulting in an irregular shape that follows the curvature of the rail reserve.

The site currently contains a double storey commercial building and a double storey early learning centre. The sites share vehicular access via a crossover along Swan Street that connects to an accessway, formalised through a right of carriageway (easement E-1) between the two lots.

The site is located within the City of Yarra municipality and is zoned Commercial 1 (**C1Z**). The site's interfaces are zoned as follows:

- Northern Interface: Swan Street – Transport 2 (**TRZ2**)
- Southern Interface: Rail reserve – Transport 1 (**TRZ1**)

Figure 2.1
Aerial Photography of The Subject Site

Source: Land Checker (dated 19 August 2025)



2.2 Immediate Surrounds

We provide the below explanation of the subject site's immediate interfaces.

To the west

To the west is 546 Swan Street. No. 546 is within the C1Z is occupied by a double storey commercial building used as an appliance retail premises.

Further west is No. 540 Swan Street which is within a Public Park and Recreation Zone (**PPRZ**). The site is currently used as customer car parking area for the retail premises. Vehicles can access the car parking area via a crossover along Swan Street.

Further west is Ryans Reserve, wholly within the PPRZ. Ryans Reserve contains public netball courts, with associated seating and shelter. These courts are free for casual community use. The DDO28 includes design objectives to ensure surrounding development maintains the amenity of the reserve.

To the south

To the south, the site interfaces with the railway corridor. The metro train line between East Richmond Station to the west and Burnley Station to the east.

This land is located within the Transport Zone 1 (**TRZ1**) and is owned by VicTrack and leased by Metro Trains Melbourne.

To the east

Adjoining the site to the east is 558-562 Swan Street. This property is occupied by a three-storey industrial building occupied by a pharmaceutical manufacturing facility. This property includes two crossovers along Swan Street connecting to two separate driveways and vehicular access into the building via roller shutters.

To the north

To the north is Swan Street which has an east-west alignment and is within the Transport Zone 2 (**TRZ2**). Swan Street is comprised of four vehicular lanes (two in each direction) with the outside lanes on either side consisting of on-street car parking. Through the centre of Swan Street is a dedicated tram line.

On the northern side of Swan Street, the streetscape is characterised by predominantly single-storey dwellings, some of which include upper-level additions (addressed 507–525 Swan Street). These properties are located within the Neighbourhood Residential Zone – Schedule 1 (**NRZ1**) and form part of Heritage Overlay Precinct 309 (**HO309**) 'Bendigo Street Precinct, Richmond', a distinction that is clearly reflected in the established character of dwellings in that precinct on the north side of Swan Street.

Bendigo Street sites opposite the subject site and runs in a north-south direction from Swan Street to the south and transitioning into Westbank Terrace to the north.

Bendigo Street is a local street predominantly characterised by single and double-storey dwellings, with more contemporary apartment buildings between 6 storeys and 9 storeys located further north, forming part of the former GTV9 Facility. The majority of the street falls within the NRZ1 and is within the HO309, which applies to the areas with traditional single and double-storey development. In contrast, the sections closer to the apartments are zoned General Residential (**GRZ**) and Mixed Use (**MUZ**) with no applicable HO.

2.3 Broader Context

Swan Street has a mixed existing character and is also undergoing significant change, with a number of taller developments now construction and additional applications made for buildings of scale.

The southern side of the street is generally defined by larger, consolidated lots, with some smaller parcels interspersed throughout. Development in this area is characterised by taller buildings featuring strong linear forms and extensive ground level glazing typically associated with retail and commercial land use. This side of the street is primarily zoned C1Z, reflecting the Swan Street Major Activity Centre boundaries.

The northern side of the street presents a comparatively finer urban grain based on subdivision pattern, with lots typically narrower and several buildings exhibiting historic architectural features. This character reflects the interspersed heritage overlays in the area and the transition from commercial spine of Swan Street to residential to the north.

Amongst this is the emerging character typified by larger buildings that have either been constructed or are approved, and are therefore likely to contribute to this transformation:

- 1 Little Lesney Street & 1-5 Wiltshire Street (Richmond Square): Two buildings, each at 12 storeys (Mixed-use tenure, predominantly Residential)
- 480 Swan Street (Australia Post): 12 storeys (Commercial)
- 484-488 Swan Street: 14 storeys (Commercial)
- 331 Swan Street: 8 storeys (Commercial)
- 358-360 Swan Street: 10 storeys (Commercial)
- 439-443 Swan Street: 7 storeys (Mixed-use tenure)
- 9-15 Brighton Street: 12 Storeys (Mixed-use tenure, predominantly Residential)

The transformation of Swan Street and increased employment densities is supported by the Principal Public Transport Network (**PPTN**) and access to established services and amenities including:

- Burnley railway station (approximately 400 metres to the southwest).
- Tram route 70 along Swan Street which provides connections between Docklands and Camberwell.
- Various retail premises within the Swan Street Activity Centre.
- Major metropolitan road infrastructure, including the Monash Freeway and Punt Road at the western end of the Swan Street Major Activity Centre.
- The Yarra River including its well-connected bicycle and pedestrian paths on either side (directly south).
- Bicycle infrastructure with off road trails, on road bicycle lanes and informal bicycle routes.

The following figures depict the subject site and surrounds.

Figure 2.2
Aerial Photograph of Subject Site and Surrounds

Source: Land Checker (dated 19 August 2025)

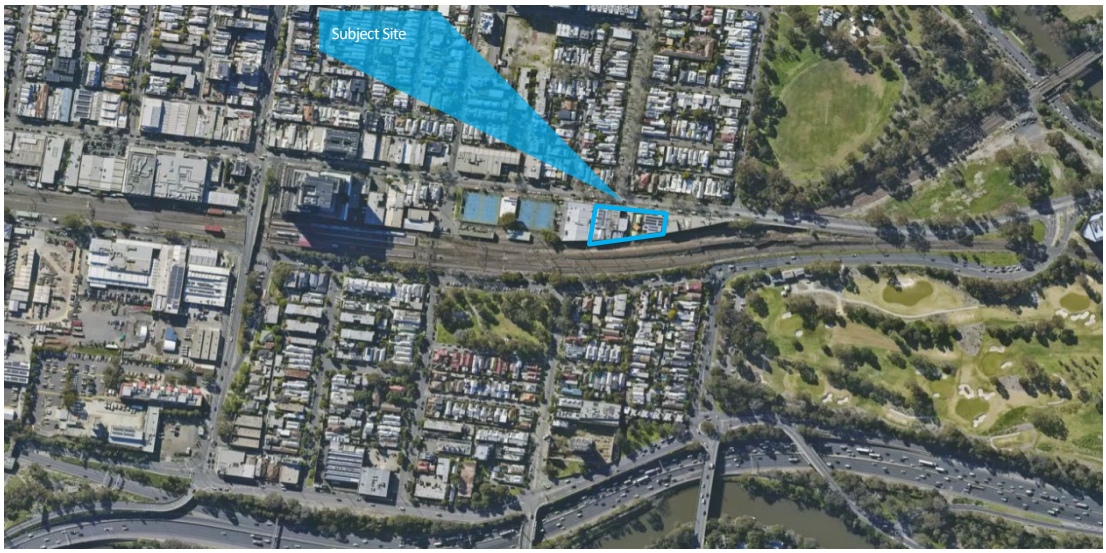


Figure 2.3
Melways Map

Source: Melways Online (dated 2025)

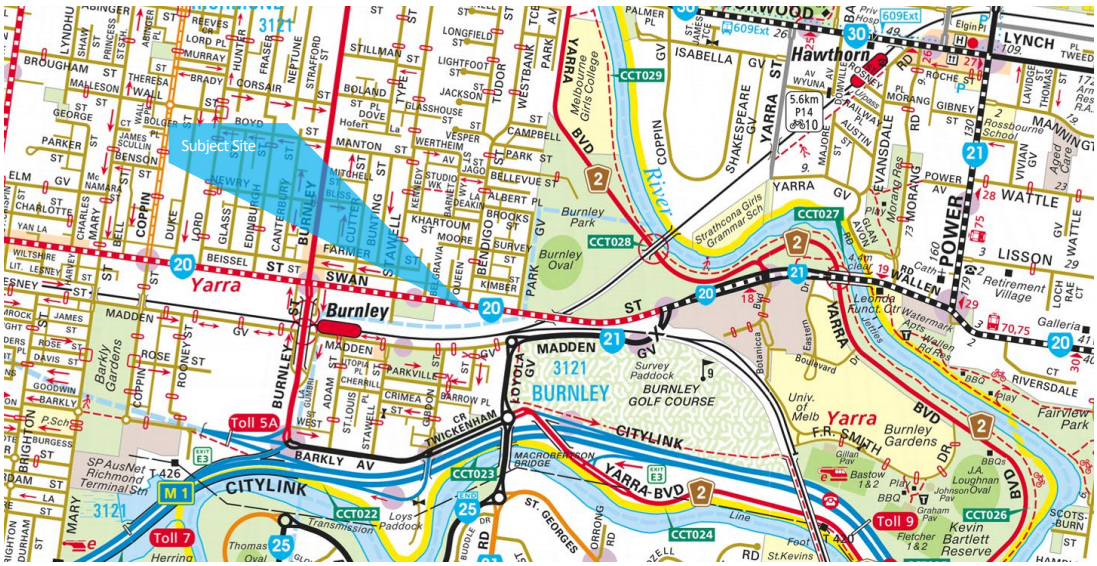


Figure 2.4
Cadastral Map

Source: VicPlan

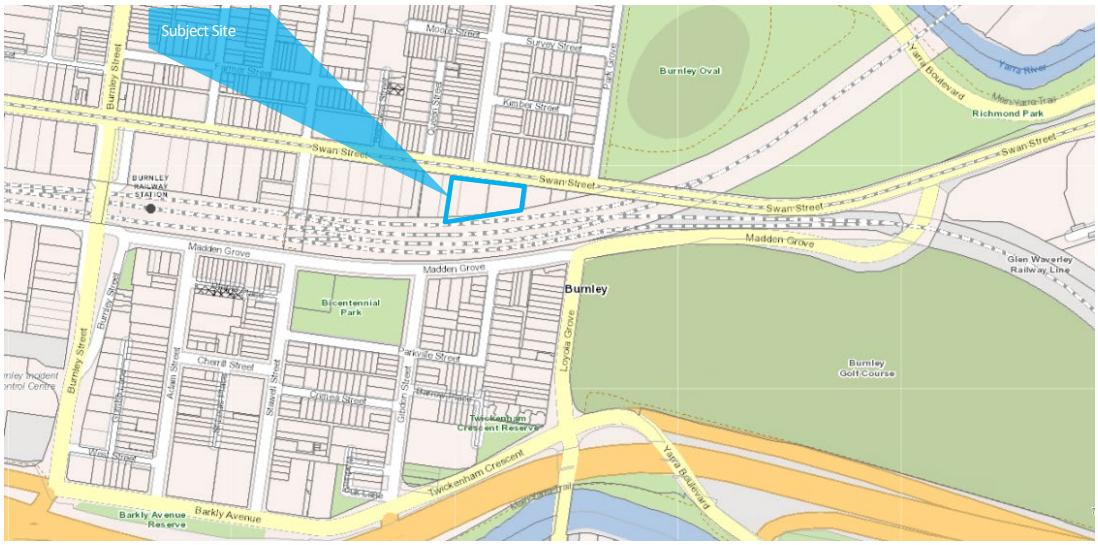
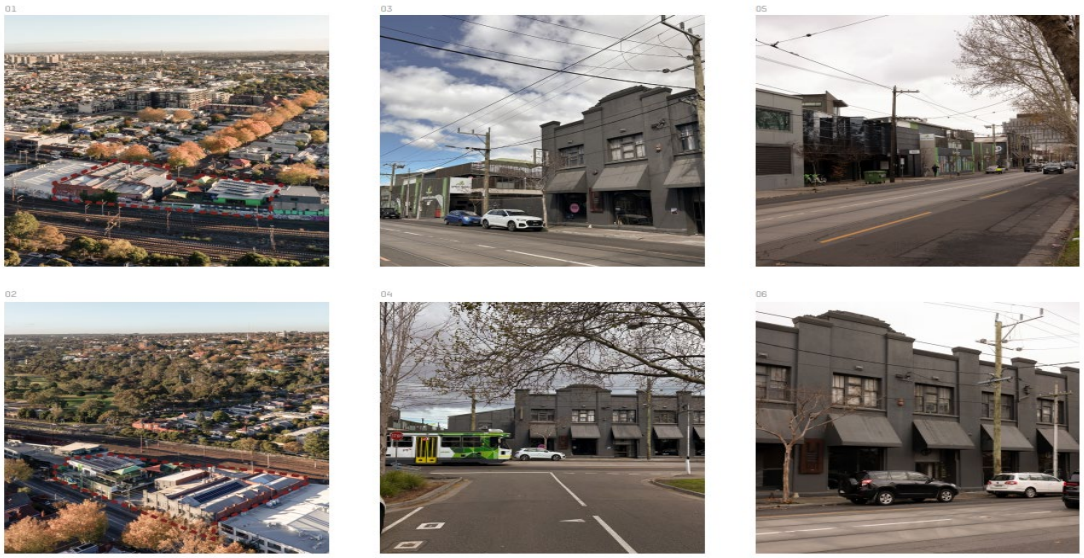


Figure 2.5
Photography of The Subject Site

Source: Jackson Clements Burrows Urban Context Report (dated 19 December 2025)



3 Proposal

3.1 Planning Permit Application

This application is illustrated in the plans prepared by Jackson Clements Burrows.

The application seeks the development of the site for a mixed-use development (retail, office, and predominantly residential use).

The proposed development comprises two buildings across the subject site, with heights of 15 storeys on the 550 Swan Street lot and 13 storeys on the 556 Swan Street lot, as illustrated in Figure 3.1 below.

The buildings are visually connected throughout their height by a central recessed bridge element orientated toward the Swan Street (north) interface. This recess begins at ground level and progressively increases in depth as it rises through the podium, establishing a cohesive and legible podium expression and creating a strong shared base to the development. Above podium, the upper levels are setback and read as distinct vertical forms, providing clear separation between elements. This articulation reduces overall visual bulk, introduces visual relief at upper levels, and maintains a sense of openness and permeability to the streetscape while reinforcing a balanced and well-proportioned built form composition.

Features of the proposal are detailed below.

Uses

The ground floor consists of food and drink (retail) presenting to and activating Swan Street.

Levels 1 to 2 comprise commercial (office) use that wrap around the building perimeter, presenting directly to and actively addressing the Swan Street interface. Centrally within the floor plate, a shared communal amenity zone is provided, incorporating meeting areas, breakout spaces, kitchens and services, allowing the commercial uses to front the street and functional separation from back-of-house areas.

Residential use is located on all remaining upper levels, with dedicated residential amenity spaces centrally positioned within the building at Level 3 and on the rooftop of the 556 Swan Street building.

Podium Form

The base of the development is expressed as a four-storey podium addressing Swan Street, extending from Ground Level to Level 3, with a setback and transition to upper level built form occurring at Level 4. A central recess is introduced from the Swan Street frontage, beginning at ground level and extending vertically through the podium, forming a legible entry and landscape-defined courtyard space.

This central recess creates a visually generous courtyard directly connected to the Swan Street footpath, enhancing pedestrian permeability and activation. The courtyard incorporates deep soil landscaping, lift access, and multiple entry points to food and beverage tenancies and lobby space

At ground level, three circulation cores are proposed. Two are accessed from the central recessed entry along the Swan Street frontage, while a third is located further to the east (along the frontage). These cores are arranged around the food and drink premises and provide access to lifts and stairs serving the upper levels. Within the 550 Swan Street building, two of the three cores connect to dedicated lobby areas, comprising separate commercial and residential lobbies. This arrangement provides clear segregation between commercial and residential users while maintaining a legible and efficient access strategy. The commercial lobby also provides access to the building's end-of-trip facilities. The eastern core contains a stairwell that extends through the full height of the 556 Swan Street building and provides direct access to the residential end-of-trip facilities.

Ground-floor services, loading, waste storage, car parking and building services are sleeved from the Swan Street frontage and are located toward the western side and rear (south) of the site, minimising visual and operational impacts on the public realm.

Levels 1 and 2 accommodate commercial office uses that wrap the building perimeter and present to Swan Street. Communal commercial amenity is centrally located within the floor plate, benefiting from outlook and natural light from the central recess.

At Level 3, being the uppermost level of the podium, residential land use is provided, accommodating apartments along the Swan Street frontage and along the site's western and southern interfaces, with residential communal wellness amenities positioned centrally within the floorplate. This level also incorporates landscaped podium terraces and setback edges, providing additional visual relief at the upper podium level.

Upper Level Form

From Level 4 upwards, the development is articulated as two distinct residential mid-rise built form positioned to the east and west. The upper levels are visually separated by a central recess that widens toward the Swan Street frontage, creating a sense of openness and reducing perceived bulk. Toward the southern interface adjoining the railway reserve, the two mid-rise forms remain connected, maintaining structural continuity while providing visual relief to the primary street frontage.

The upper levels accommodate apartments with single and dual-directional outlooks to Swan Street, the side boundaries and the railway reserve (to the south). All apartments include balconies or terraces with landscaped areas and seating zones,

Rooftop levels incorporate both private (for 550 Swan Street building) and communal residential amenities (for 556 Swan Street building), supported by building services, plant areas and solar panels integrated sensitively into the built form.

Above the podium, a minimum separation of 16 metres is provided between the two mid-rise forms.

Building Height

The western tower (550 Swan Street) is the taller of the two and comprises 15 storeys above ground. The building reaches a maximum height of approximately 52.9 metres to parapet, excluding rooftop plant, services and architectural features.

The eastern tower comprises (556 Swan Street) 13 storeys above ground, with a maximum height of approximately 43.6 metres to parapet, excluding rooftop plant and services.

The variation in height of the upper level form and width distinction contributes to a balanced skyline outcome and assists in reducing overall visual mass when viewed from Swan Street and surrounding public realm.

Building Envelope

Podium

The podium establishes a strong street wall presence along Swan Street, appropriately contributing as an active and engaging form to the streetscape.

Ground level to Level 3 is generally constructed to the site boundaries, reinforcing the street wall edge and supporting active uses along the street.

At Levels 1 to 3, small balconies and glazing address the primary street frontage, introducing articulation and modest setbacks from the façade line.

At Levels 1 and 2, minor façade indents of up to 3 metres are provided along Swan Street to accommodate tree planting and enhance the public realm. Setbacks to the west are generally 2.6 metres, with a minimum setback of 1.5 metres to the (rear) southern boundary.

At Level 3, the building incorporates a minimum 5 metre setback to the eastern and western boundaries, and a minimum 1.5 metre setback to the (rear) southern boundary.

Upper Level Form

From Level 4 onwards for both upper level mid-rise built form, the proposed minimum upper-level side setbacks are as follows: 5 metres to the east, 5 metres to the west, and 1.5 metres to the south (rear).

Additionally, a minimum 4.5 metre front setback is provided above the street wall, ensuring the street wall provides the height datum to the street and the upper levels are clear, district, and recessed elements.

Central Recess (Building Break)

A central recess to the northern boundary of the site (addressing Swan Street) extends along the full length of the building.

At ground level, the recess is 12.8 metres wide and setback 6.5 metres from the northern boundary, accommodating deep soil planting and other landscaping.

At Levels 1 to 3, the recess increases in size, with a maximum width of 12.8 metres and a depth of 9.6 metres from the northern boundary.

From Level 4 onwards, the central recess transitions into a pronounced building break that separates the two mid-rise forms. Between Levels 4 and 11, the central break has a maximum width of 16 metres, with setbacks from the northern boundary, ranging from a minimum of 14.7 metres (on the eastern side) and a maximum of 18.6 metres (on the western side).

At Level 12, the break widens further, increasing to a minimum setback of 20.3 metres (on the eastern side) and 24.2 metres (on the western side), while maintaining a maximum width of 16 metres. This configuration continues to the top level of the taller tower form at 550 Swan Street.

Vehicular and bicycle parking and access

Three basement levels are proposed. Each basement level extends to the site boundaries, with the exception of the southern boundary where setbacks are provided. Basement Level 3 incorporates a substantial setback from the southern boundary, while Basement Levels 1 and 2 are generally constructed to the boundary, with only a minor setback provided in sections. The proposed setback forms part of the overall building design response and is necessary to accommodate the development's architectural, structural and operational requirements. The setback area will be appropriately treated and maintained to prevent any accumulation of debris or vermin, and suitable access will be provided to facilitate ongoing management. As such, the proposed setback will not give rise to adverse amenity or maintenance outcomes.

All basement levels accommodate car parking, residential storage, and building services.

Vehicular access is provided from a new crossover on western end of the frontage leading to an accessway across the rear of the Ground Floor to the basement car park. More car parking and services areas are sleeved across the Ground Level. Commercial and residential waste storage is also located around these car parking spaces. A total of 237 car spaces are proposed.

A loading bay for deliveries and waste collection is located at Ground Level to the rear of the development and adjacent the residential waste storage space.

Bicycle parking and facilities, include:

- 124 residential, food and drink (retail) and office (commercial) staff and visitor spaces are provided within two separate end of trip areas on the ground floor.
- End of trip facilities include a bicycle repair station.

Façade Treatment

The façade treatment, as detailed in the architectural plans and urban context report prepared by Jackson Clements Burrows Architects, includes a carefully considered palette of materials and colours. This approach introduces visual interest and articulation across the building forms, reinforcing the design intent and contributing to a high-quality streetscape presence. The images below depict the proposed development.

Figure 3.1
Proposed Development – Outlining two lots and heights

Source: Jackson Clements Burrows Architectural Plans (dated 28 April 2026)

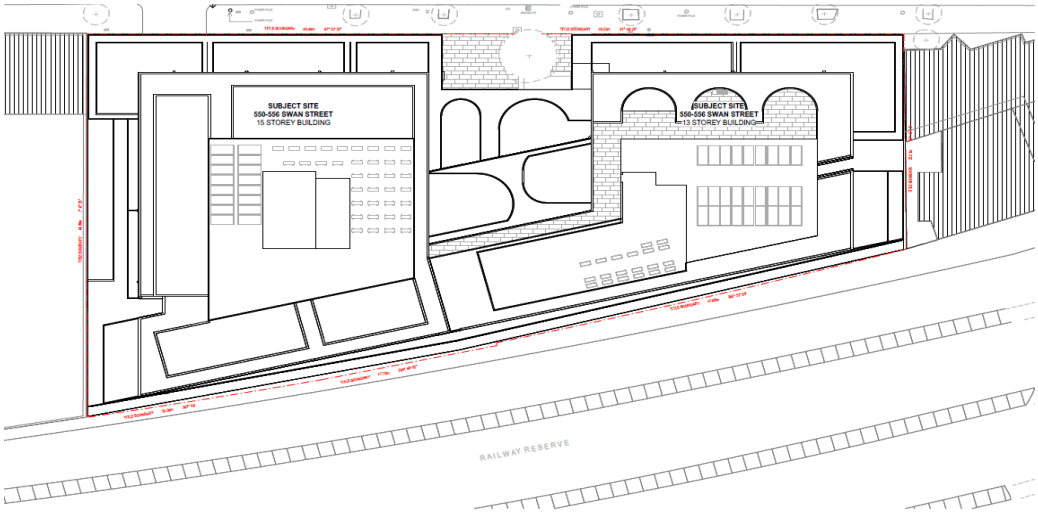


Figure 3.2
Proposal – Artist Impression

Source: Jackson Clements Burrows Urban Context Report (dated April 2026)

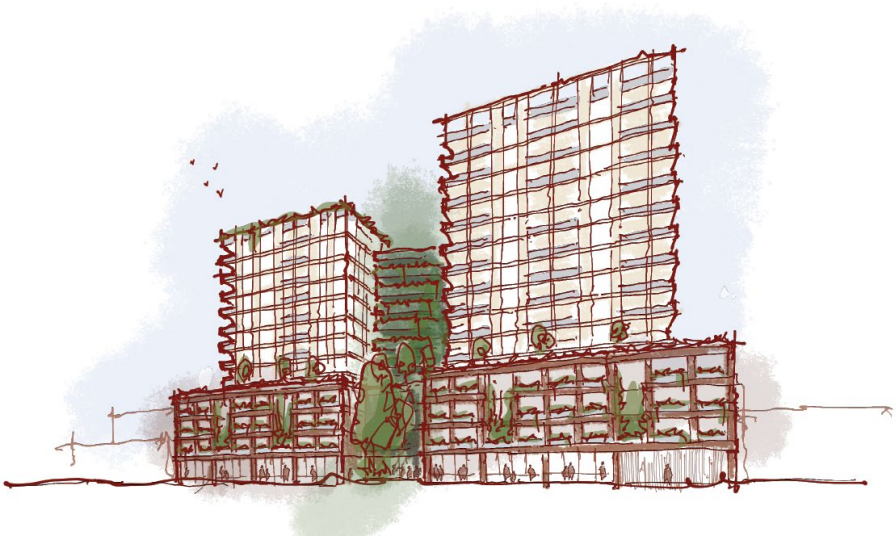


Figure 3.3
Swan Street Podium Detail – Render

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)



Figure 3.4
Swan Street Central Recess – Render

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)



Figure 3.5
View from Swan Street (north) – Render

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)



Figure 3.6
View from East and West – Render

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)



4 Planning Scheme Provisions

4.1 Planning Policy Framework

The following Clauses within the Planning Policy Framework are relevant to the assessment of the application:

Municipal Planning Strategy

Clause 02.01 Context

Clause 02.01-2 Community and population growth

Clause 02.01-3 Activity centres

Clause 02.01-6 Built environment and heritage

Clause 02.01-7 Housing

Clause 02.01-8 Economic development

Clause 02.01-9 Transport

Clause 02.02 Vision

Clause 02.03 Strategic Directions

Clause 02.03-1 Settlement

Clause 02.03-4 Built environment and heritage

Clause 02.03-5 Housing

Clause 02.03-6 Economic development

Clause 02.03-7 Transport

Clause 02.04 Strategic Framework Plan

Planning Policy Framework

Clause 11 Settlement

Clause 11.01-1S Settlement

Clause 11.01-1R Settlement - Metropolitan Melbourne

Clause 11.02-1S Development capacity

Clause 11.03-1S Activity centres

Clause 11.03-1R Activity centres – Metropolitan Melbourne

Clause 11.03-1L Activity centres

Clause 12	**Environmental and Landscape Values**
	Clause 12.06-1S Urban forests
Clause 13	**Environmental Risks and Amenity**
	Clause 13.01-3S Urban heat
	Clause 13.04-1S Contaminated and potentially contaminated soil
	Clause 13.05-1S Noise 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 15.01-1R 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 15.01-4S Healthy neighbourhoods
	Clause 15.01-5S Neighbourhood character
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
	Clause 16.01-1L-01 Housing diversity
	Clause 16.01-2S Housing affordability
	Clause 16.01-2L Housing affordability

Clause 17	**Economic Development**
	Clause 17.01-1S Diversified economy
	Clause 17.01-1R Diversified economy - Metropolitan Melbourne
	Clause 17.01-1L Employment
	Clause 17.02-1S Business
	Clause 17.02-1L Retail
Clause 18	**Transport**
	Clause 18.01-1S Land use and transport integration
	Clause 18.01-3S Sustainable and safe transport
	Clause 18.01-3R Sustainable and safe transport - Metropolitan Melbourne
	Clause 18.01-3L Sustainable transport
	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 18.02-4S Roads
	Clause 18.02-4L Road system
	Clause 18.02-4L-01 Car parking
Clause 19	**Infrastructure**
	Clause 19.03-3S Integrated water management
	Clause 19.03-3L Water sensitive urban design
	Clause 19.03-5L Waste

Clause 02 Municipal Planning Strategy

Clause 02 outlines the municipal profile for Yarra.

Pursuant to **Clause 02.01-2 (Community and population growth):**

Over 100,000 people live in Yarra, and this will grow by almost 30,000 to 2031. It is projected that more than 13,000 new homes will be required to accommodate this growth.

The subject site is located within the Swan Street Major Activity Centre. In regard to activity centres, **Clause 02.01-3 (Activity centres)** states that:

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets. They feature highly intact heritage streetscapes and heritage places which are valued by the community.

Yarra's major, neighbourhood and local activity centres are shown in clauses 02.04 (Strategic Framework Plan) and 11.03-1L (Activity Centres).

With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will continue to be strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

With regards to built form and housing, **Clause 02.01-6 (Built environment and heritage)** includes:

In parts of Yarra, there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial or mixed uses. These mid-rise and taller buildings comprise modern apartments and offices.

With regards to **Economic Development** specifically **Clause 02.01-8** outlines that:

Yarra has a strong and mixed economy and is well positioned to attract and retain businesses and workers.

Employment areas include:

- *Activity centres: largely on its retail strips which host a range of retail, commercial, entertainment and residential uses. Activity centres are shown in clauses 02.04 (Strategic Framework Plan) and 11.03-1L (Activity Centres).*

The Vision Statement for the municipality at **Clause 02.02 (Vision)** is:

Yarra is a vibrant safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.

Clause 02.03-1 (Settlement) observes that:

Activity centres are a focus of growth in Yarra with the addition of mid-rise commercial development and apartments. They will continue to accommodate most of the city's growth because of their proximity to transport infrastructure, shops and services making them the most suitable locations for development.

Support and strengthen the vibrancy and local identity of Yarra's network of activity centres:

- *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:*
    - *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.*

Clause 02.03-4 (Built Environment and Heritage) includes the following strategic directions:

Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city:

- *Respect Yarra's distinctive features and landmarks, including:*
    - *The Yarra River, Darebin and Merri Creeks and adjacent open spaces.*
    - *Parks and gardens.*
- *Reinforce Yarra's low-rise neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as identified in clause 02.01), major regeneration areas (as shown on the Strategic Framework Plan in clause 02.04), and along boulevards (Hoddle St, Alexandra Parade, Victoria Parade and the south end of Queens Parade).*
- *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.*

- *Protect and enhance the built form, character and function of streets and laneways as a feature of Yarra's urban structure and character.*

Clause 02.03-5 (Housing) seeks to:

- ***Plan for future housing growth and for more housing choice to support Yarra's diverse community:***
    - *Direct housing growth to appropriate locations including major regeneration areas (Alphington Paper Mill, the former Gasworks site in Fitzroy North and south-west Cremorne, south of Gough Street) as shown in clause 02.04 (Strategic Framework Plan), and areas within activity centres that have good access to public transport, jobs, open space and other services.*

Clause 02.03-6 (Economic Development) includes:

Promote Yarra as an attractive location for economic activities and an important part of Melbourne's inner-city economy:

- *Strengthen the role and hierarchy of the activity centres by:*
    - *Promoting them as the preferred locations for retail, services and entertainment.*
    - *Supporting a diverse land use mix.*

Under **Clause 02.03-7 (Transport)** it is noted that:

Yarra is well positioned to facilitate the use of sustainable modes of transport, however increased car use and parking demand continues to create pressure and congestion, not just for cars but for other transport modes using the road system. The competition for the limited physical space within streets is an ongoing issue.

Facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed:

- *Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities proximate to train stations and key public transport nodes.*

- *Provide convenient access to public and active transport for all ages and abilities by:*
    - *Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres as shown in clause 02.04 (Strategic Framework Plan) well served by public transport.*

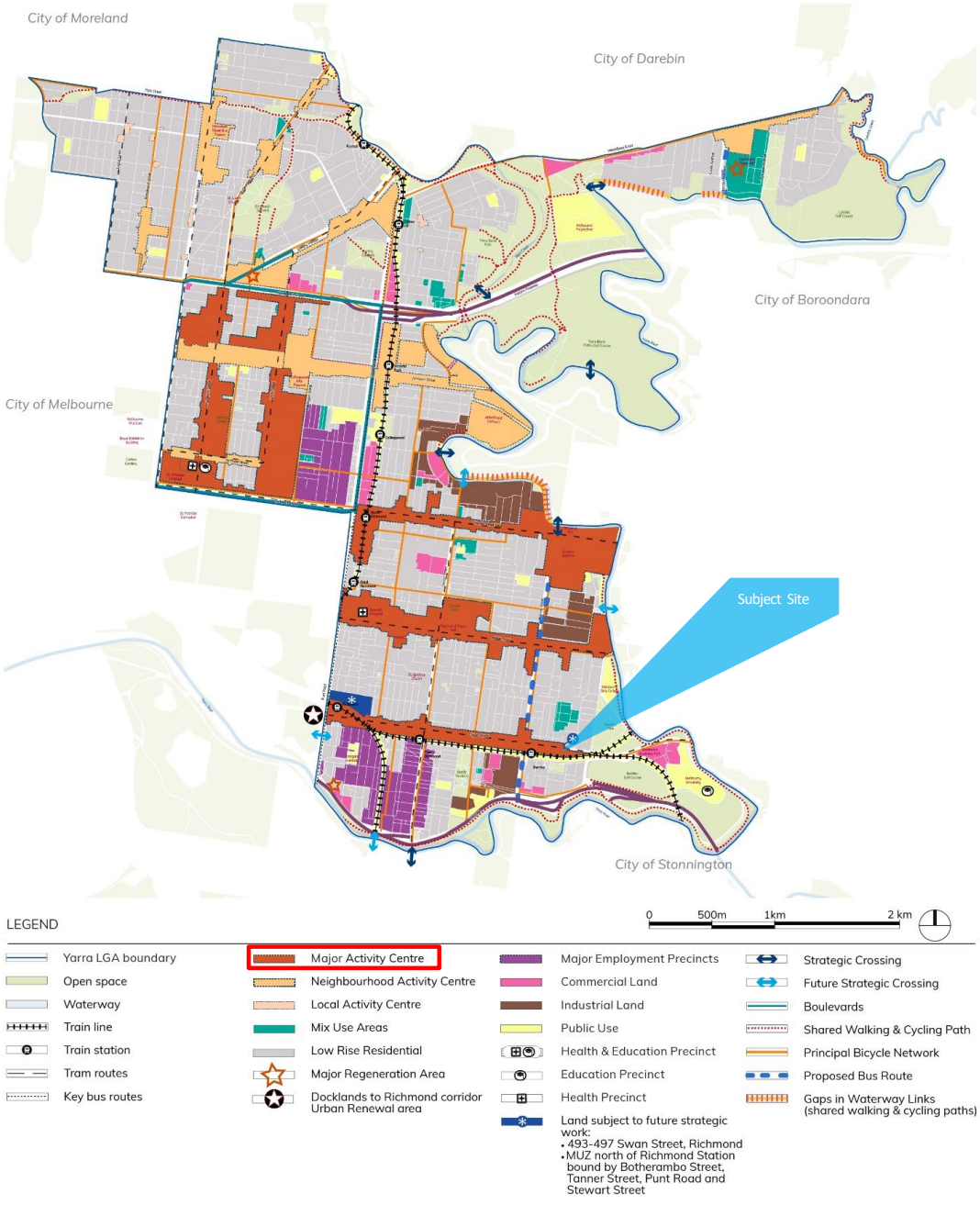
- *Creating a built environment with public spaces that promote social interaction and are connected to the transport network.*

- *Encourage developments to promote and prioritise sustainable transport modes.*

- *Encourage lower amounts of car parking and increased infrastructure for active transport in developments to encourage reduced use of private motor vehicles.*

Figure 4.1
Clause 02.04 - Strategic Framework Plan

Source: Yarra Planning Scheme – Clause 02.04



Clause 11 Settlement

The objective of **Clause 11.01-1S (Settlement)** is:

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

In particular, **Clause 11.01-1R (Settlement – Metropolitan Melbourne)** states that:

Create mixed use neighbourhoods at varying densities, including through the development of urban-renewal precincts and Activity Centres - Housing Choice and Stations.

Develop Metropolitan Activity Centres as:

- *Higher-order centres providing a diverse range of jobs, activities and housing for catchments well-served by public transport.*
- *Major locations for service delivery, including of government, health, justice and education services. It also provides many retail and commercial opportunities.*

Relevant strategies within **Clause 11.01-1 (Victoria)** include:

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote and capitalise on opportunities for urban renewal and infill development.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

A key strategy of **Clause 11.02-1S (Development Capacity)** includes:

Plan to accommodate housing targets and provide clear direction on the locations where growth should occur and ensure sufficient realisable capacity in planning schemes.

The objective of **Clause 11.03-1S (Activity Centres)** is:

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies include:

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- *Comprises a range of centres that differ in size and function.*

- *Is a focus for business, shopping, working, leisure and community facilities.*
- *Provides different types of housing, including forms of higher density housing.*
- *Is connected by transport.*
- *Maximises choices in services, employment and social interaction.*

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Encourage a diversity of housing types at higher densities in and around activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Encourage economic activity and business synergies.

In Metropolitan Melbourne in particular, the strategies are **Clause 11.03-1R (Activity Centres - Metropolitan Melbourne)**:

Support the development and growth of Metropolitan activity centres and Suburban Rail Loop Precincts by ensuring they:

- *Are able to accommodate significant growth for a broad range of land uses.*
- *Are supported with appropriate infrastructure.*
- *Are hubs for public transport services.*
- *Offer good connectivity for a regional catchment.*
- *Provide high levels of amenity.*

Plan the activity centres network to support thriving, productive and sustainable communities through:

- *The delivery of new homes to meet housing target at appropriate Activity Centres - Housing Choice and Stations.*

Clause 11.03-1L (Activity Centres) includes Yarra's local policy including:

Objective: *To manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction.*

General strategies are to:

Encourage uses and development in activity centres that support the employment areas, health and education precincts shown in clause 02.04 (Strategic Framework Plan).

Support development within activity centres that is consistent with the capacity for each centre as identified in clause 16.01-1L (Strategic Housing Framework Plan).

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.

Promote use and development that support street level activation and passive surveillance of the public realm.

Support development that improves the public realm and positively contributes to the streetscape environment within activity centres.

Promote the metropolitan and local retail and commercial roles of each activity centre.

The relevant strategies specific to Swan Street, Richmond are to:

Promote the distinct character and varying development opportunities defined by the four precincts along Swan Street (Richmond Station, Swan Street Retail Centre, Swan Street East and Burnley Station) as shown in the Swan Street Activity Centre Plan in this clause.

Support development that responds to and respects the architectural form and qualities of heritage buildings and the significant heritage streetscape.

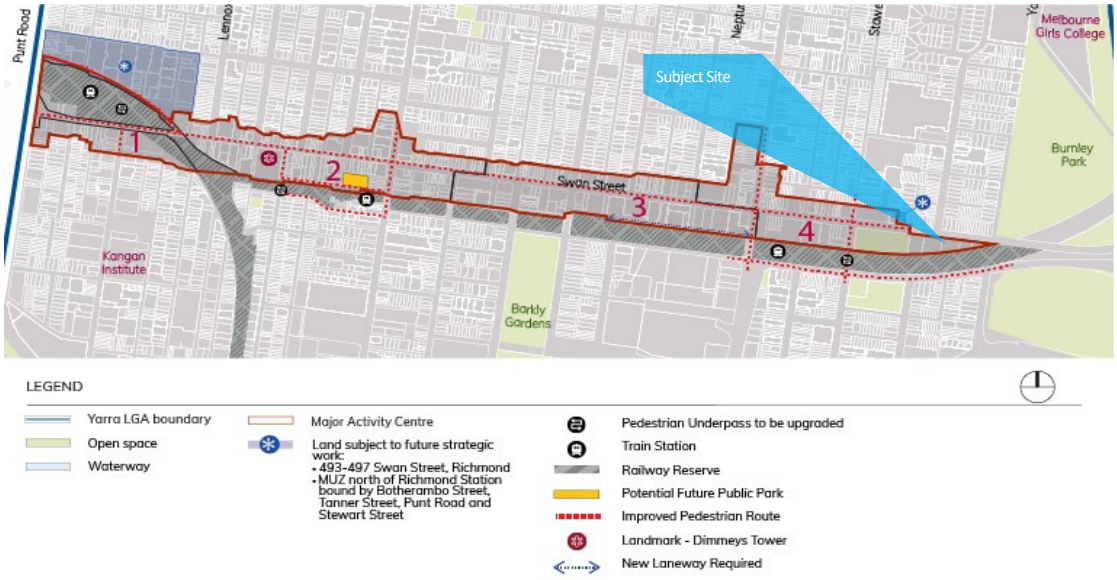
Ensure development enhances pedestrian links to the Richmond Railway Station in precinct 1 and to Burnley Station in precinct 4 as shown in the Swan Street Activity Centre Plan in this clause.

Support high quality development that fosters the transformation of precinct 4 into a vibrant mixed-use precinct anchored by Burnley Station as shown in the Swan Street Activity Centre Plan in this clause.

The extent of the Swan Street Activity Centre is shown in figure 4.2 below. The subject site is located in Precinct 4.

Figure 4.2
Swan Street Major Activity Centre

Source: Yarra Planning Scheme - Clause 11.03-1L



Clause 12 – Environmental Landscape Values

Clause 12.06-1S (Urban forests) promotes the planting of new canopy trees in urban areas.

Clause 13 – Environmental Risks and Amenity

The objective of **Clause 13.01-3S (Urban heat)** is:

To reduce urban heat and minimise impacts of urban heat on human health and wellbeing through:

- *Planting and maintenance of canopy trees and other vegetation.*
- *Use of integrated water management.*
- *Provision of shading of pedestrian walkways.*
- *Use of permeable surfaces and low heat absorbing surface materials, such as green roofs and walls.*

Relevant strategies at **Clause 13.05-1S (Noise)** 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.

Relevant strategies at **Clause 13.07-1S (Land Use Compatibility)** include:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial, and other uses through land use separation, siting, building design and operational measures.*

Relevant strategies within the local policy of **Clause 13.07-1L-01 (Interfaces and Amenity)** include:

For Non-Residential Development

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.

Ensure that use and development with potential air quality impacts, including odours and emissions, do not adversely affect the amenity of the surrounding area.

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.

Minimise the potential for unreasonable overlooking of private open space areas and into habitable room windows of adjoining residential properties, through appropriate siting, setbacks and screening.

Consider as relevant:

- *Residential land within 30 metres of the subject site includes details of habitable room windows, balconies, secluded private open space and car parking areas.*
- *The location and type of activities to be carried out on the land.*
- *Whether potential noise, fumes and air emissions, storage, waste and deliveries, light spillage and other operational matters may cause negative impacts on nearby residential properties in a residential zone.*
- *Whether noise from plant and equipment is designed to ensure it satisfies the requirements of the EPA Victoria, Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part I: Commercial, industrial and trade premises (Noise Protocol, Part I).*
- *Patron noise.*

For Residential Development

Ensure new residential use and development includes design measures to minimise the impact of the normal operation of existing commercial and industrial operations on the amenity of the dwelling, such as:

- *Locating noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources, and where appropriate, incorporate other measures such as acoustic fencing, landscaping, acoustic glazing to balconies and windows and building setbacks.*
- *Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.*

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.

Consider as relevant:

- *The location of any noise source within the distances specified in the policy application of this clause.*
- *The days and hours of operation of any applicable noise generating use.*
- *Acoustic attenuation and other design features proposed to mitigate potential noise, fumes, air emissions, light spill, overlooking, waste management and other operational matters from nearby commercial or industrial uses.*
- *Noise from existing and proposed plant and equipment.*
- *Noise from patrons in non-residential uses.*

Clause 15 – Built Environment and Heritage

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 plans and cultural identity.

Relevant strategies include:

Require development to respond to its context in terms of character, cultural identity, 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 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.

Strategies under local policy - **Clause 15.01-1L (Urban Design)** include:

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.

Weather Protection

Support development that provides weather protection of the public realm (including footpaths and plazas).

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.

Development Adjoining Land in a Heritage Overlay

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.

The objective of **Clause 15.01-2S Building Design** is:

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies include:

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.*

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.

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.

Strategies under **Clause 15.01-2L (Building Design)** include:

Building Form

Design development to:

- *Reflect and respond to streetscape elements, including:*
    - *Pattern of development.*
    - *Building spacing.*
- *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

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, 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.*

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

Buildings should align with the street at ground level unless for the provision of public open space or landscaping.

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

Walls on boundaries

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.

Internal amenity

Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.

Encourage developments to provide:

- *Lighting of common spaces.*
- *Passive surveillance of common spaces.*
- *Landscaping that maximises sightlines.*

Impact of development on adjoining properties

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.*

Materials

Encourage a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.

Encourage anti-graffiti materials and treatments at ground level.

Discourage detriment to nearby properties when using reflective materials.

Landscaping

Encourage trees and vegetation planting to increase their canopies and coverage to contribute to an urban forest.

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.*
- *Retain existing mature trees where possible or incorporate suitable replacement planting where mature trees are removed.*
- *Include indigenous plants.*
- *Maximise internal sight lines to provide for pedestrian safety.*

Discourage landscaping in new development which uses existing or potentially invasive weed species.

Pedestrian access

Provide separate vehicular and pedestrian access.

Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.

Align entries at ground floor level with the street level to assist with universal access.

Provide weather protection for entries.

Frontages

Provide active frontages in commercial areas.

Orient development to the street, and to both streets for a corner site.

Discourage dominant car parking, garage doors and driveways.

Carparking, loading facilities and outbuildings

Encourage carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:

- *Setback behind the front building line to appear visually recessive when viewed from the street (excluding verandahs, porches, bay windows or similar projecting features).*
- *Located at the rear of a building, in an area of lower pedestrian activity, where appropriate.*

Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity.

Maintain the prominence of pedestrian entries.

Minimise the number of garage doors facing a street.

Discourage open, ground level multi-space car parks.

Discourage blank walls of car parks visible from the street.

Provide legible and safe vehicular entries.

Conceal the view of cars at ground level and on upper levels of multi-deck car parking through design treatment.

Minimise noise from deliveries through appropriate design, location and management of loading bays.

Service equipment

Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings which has limited visibility from the public realm.

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.*

The objective of **Clause 15.01-2L (Environmentally Sustainable Development)** is:

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies include:

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.*

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- *Building orientation.*
- *Shading to glazed surfaces.*

- *Optimising glazing to exposed surfaces.*
- *Space allocation for renewable technologies.*

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor Environment Quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of non-toxic materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban Ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines include the provision of a Sustainability Management Plan (**SMP**) for a non-residential building with a gross floor area of more than 1,000 square metres.

Relevant strategies at Clause **15.01-5S (Neighbourhood Character)** include:

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Clause 16 – Housing

The objective of **Clause 16.01-1S (Housing supply)** is:

To facilitate well-located, integrated and diverse housing that meets community needs.

Relevant strategies include:

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

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.*

Strategies for Metropolitan Melbourne at **Clause 16.01-1R** include:

Create development opportunities to meet housing targets population growth and create a sustainable city by developing housing and mixed-use development opportunities in locations that are:

- *In and around the Central City.*
- *Metropolitan activity centres and their residential catchments.*
- *Established areas close to existing services, jobs and public transport.*

Create mixed use neighbourhoods at varying densities that offer more choice in housing.

The objective and relevant strategies at Clause 16.01-1L **(Location of residential development)** include:

Objective: *To encourage new housing development to locations in a major or neighbourhood activity centre or major regeneration area as shown in clause 02.04 (Strategic Framework Plan).*

Strategies:

Manage housing growth in high and moderate change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

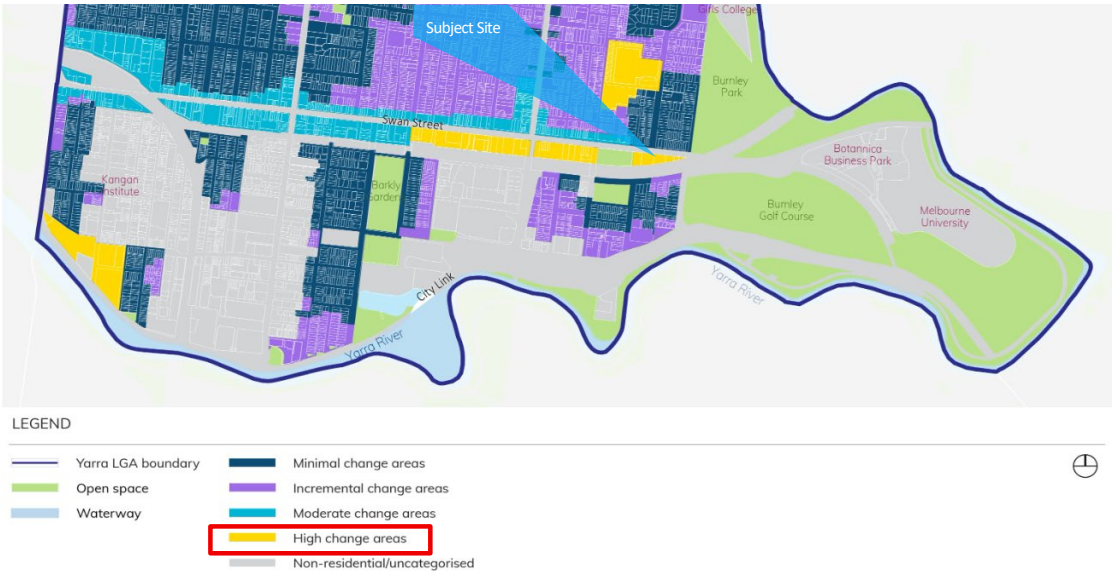
Support residential growth that is appropriate to both its physical location and strategic context.

In high change areas as shown on the Strategic Housing Framework Plans in this clause:

- *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.*

Figure 4.3
Strategic housing framework plan - Richmond

Source: Yarra Planning Scheme



Relevant strategies within the local policy of **Clause16.01-1L-01 (Housing diversity)** include:

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.*
- *External spaces and large common rooms that promote social interaction as well as shared break out spaces and quiet areas.*

State and local policy include objectives and strategies for housing affordability **Clause 16.01-2S** and **Clause 16.01-2L (Housing affordability).**

Objective of Clause 16.01-2S: *To deliver affordable housing in areas with good access to opportunities and services.*

Strategies of Clause 16.01-2S:

Improve housing affordability by:

- *Ensuring housing supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*

- *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.*

Strategies of Clause 16.01-2L:

Support development that includes a provision of affordable housing within its mix of dwellings.

Provide well-designed affordable housing within new development that is integrated with the remainder of the development.

Clause 17 – Economic Development

Relevant strategies at **Clause 17.01-1S (Diversified Economy)** include:

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

The objective of **Clause 17.02-1S (Business)** is:

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Clause 17.02-1L (Retail) includes as strategies:

Support retail uses which enhance the sustainability and vitality of activity centres, including niche retailers that attract shoppers from the broader metropolitan area.

Encourage improvements to shop fronts and retail premises to improve the quality and appearance of the built environment in activity centres.

Clause 18 – Transport

Relevant strategies at **Clause 18.01-1 (Land Use and Transport Integration)** include:

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Design neighbourhoods to:

- *Better support active living.*
- *Increase the share of trips made using sustainable transport modes.*
- *Respond to the safety needs of all users.*

Additionally, **Clause 18.01-3S (Sustainable and safe transport)** includes the following key strategy:

Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Local policy under **Clause 18.01-3L (Sustainable Transport)** seeks:

To support a sustainable transport system that reduces that impact of private motor vehicle traffic and on-street parking.

Relevant strategies include:

Encourage development to prioritise transport modes in order of the following transport hierarchy:

- *Walking.*
- *Cycling.*
- *Public transport.*
- *Commercial vehicles serving businesses and institutions.*
- *Subscription based vehicles such as car shares.*
- *Private motor vehicles.*

Support development which reduces reliance on private cars.

Encourage lower amounts of car parking within developments.

Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities).

Clause 18.02-1L (Walking) seeks:

Ensure that footpaths and pedestrian environments are designed to:

- *Provide a continuous path of travel that is safe, orderly and well-lit to allow ease of use for people of all ages and abilities.*
- *Provide clear wayfinding signage.*

Clause 18.02-2L (Cycling) seeks:

To improve cycling infrastructure and encourage cycling as an alternative mode of transport for people of all ages and abilities.

Relevant strategies include:

Encourage the provision of secure bicycle parking (including cargo bicycles).

Encourage separate entrances for bicycles and motorised vehicles in developments.

Provide easily accessible visitor bicycle parking.

Encourage the provision of electric bicycle infrastructure.

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

A key strategy pursuant to **Clause 18.02-3S (Public transport)** ***includes:***

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

Similarly, **Clause 18.02-3R (Principal public transport network)** seeks the following:

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.

The strategies for **Clause 18.02-4S (Roads)** consider the following:

Allocate land for car parking considering:

- *The existing and potential modes of access including public transport.*
- *The demand for off-street car parking.*
- *Road capacity.*
- *The potential for demand-management of car parking.*
- *Consolidate car parking facilities to improve efficiency.*

Local policy at **Clause 18.02-4L (Road system)** consider the following:

Locate and design vehicle crossings to:

- *Ensure the safety of footpath and road users.*
- *Prevent disruption to footpath and road users.*
- *Discourage the removal of street trees and landscaping.*
- *Discourage multiple vehicular movements for access or egress.*
- *Discourage the loss of on-street parking from an excessive number and width of vehicle crossings.*
- *Discourage new vehicle crossovers in streets with few or no crossovers.*

Support the removal of unused vehicle crossings, and reinstatement of nature strips, street trees, landscaping and footpaths.

Consider as relevant:

Limit vehicle crossings to one per site frontage, where rear laneway access cannot be provided.

The objective of **Clause 18.02-4L-01 (Car Parking)** is:

To ensure car parking is supplied and managed consistent with promoting travel by sustainable modes.

Relevant strategies include:

Support 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 uses the upper floors of existing commercial buildings in activity centres and employment areas more efficiently (where relevant).*
- *The development provides adequate bicycle parking.*

Support a reduction in the required number of car parking spaces where alternative modes of transport are available.

Provide efficient shared car parking in activity centres and employment areas.

Provide illumination of car parking to improve safety without compromising the amenity of adjoining residential development.

Maintain high levels of pedestrian safety and sight lines.

Clause 19 – Infrastructure

The objective of **Clause 19.03-3S (Integrated Water Design)** includes:

- *To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

From a local policy perspective, **Clause 19.03-3L (Water Sensitive Urban Design)** seeks:

To achieve the best practice stormwater quality.

To mitigate the effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.

To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.

To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

Strategies of **Clause 19.03-5L (Waste)** are:

Make provision for waste and recycling in new development, including separation, storage and collection facilities and facilities for composting.

Ensure that the size and design of waste and recycling facilities can accommodate the waste and recycling likely to be generated by the development.

Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport.

Where possible, encourage waste and recycling facilities to be sensitively and discreetly located.

4.2 Zoning

The subject site is located within the Commercial 1 Zone **(C1Z)** of the Yarra Planning Scheme.

Pursuant to **Clause 34.01**, the purpose of the C1Z is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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.

Under the provisions of the Commercial 1 Zone, the following is noted:

- A permit is required for use of 'Accommodation' where the ground floor frontage exceeds 2 metres (Clause 32.01-1).
- A permit is not required for use of the land for 'office' as the leasable floor area for all office does not exceed the amount specified in the schedule to the zone (none specified) (Clause 32.01-1).
- The use of the land for 'Retail', under which 'Food and drink' is nested, is a Section 1 permit not required use (Clause 32.01-1).
- A permit is required to construct a building or construct or carry out works (Clause 32.01-4).

Figure 4.4
Zoning Map – Site and Surrounds

Source: Vicplan Property Report



4.3 Overlays

The subject site is affected by the following overlays:

- Design and Development Overlay – Schedule 28 (**DDO28**) – Swan Street Activity Centre – Precinct 4 Burnley Station
- Design and Development Overlay – Schedule 2 (**DDO2**) – Main Roads and Boulevards
- Environmental Audit Overlay (**EAO**)
- Development Contributions Plan Overlay – Schedule 1 (**DCPO)** – Yarra Development Contributions Plan

Clause 43.02 – Design and Development Overlay

The purpose of the Design and Development Overlay 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*

In accordance with Clause 43.02-2, a permit is required to construct a building or construct or carry out works.

The DDO2 relates to the Main Roads and Boulevards and is applied to majority of the subject site.

The design objectives of DDO5 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.*

DDO28 relates to the Swan Street Activity Centre – Precinct 4 Burnley Station.

The objectives of DDO28 are:

- *To ensure development respects the scale, rhythm, and architectural detail of the streetscape and the heritage buildings in the Burnley Street Heritage Precinct.*
- *To support a new mid-rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.*
- *To reinforce the corners of Swan Street and Burnley Street as a vibrant commercial, retail and residential location.*
- *To provide for taller development on the south side of Swan Street that delivers significant public realm outcomes and ensure development on both side of Swan Street maintains the amenity of Ryan's Reserve.*
- *To support high quality new buildings adjoining Burnley Station with mixed uses that activate and improve pedestrian connections to the station.*

Having regard to the requirements of DDO28, the following relevant built form parameters are noted in Table 1 below:

Table 1- DDO28 Requirements (Relevant to Subject Site)	
Maximum Height (preferred)	28 metre maximum.
Maximum Street wall height (preferred)	Swan Street Interface: 14 metre maximum. Railway Reserve Interface: N/A.
Street wall setback (preferred)	Swan Street Interface: 0 metre. Railway Reserve Interface: 0 metre.
Minimum Upper-level setback (preferred)	Swan Street Interface: 6 metre minimum. Railway Reserve Interface: 0m.
Building separation (preferred)	• For buildings up to 28 metres, be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed. • For buildings up to 28 metres, be setback a minimum of 3.0m from the common boundary, where a commercial or non-habitable window is proposed. • For buildings taller than 28 metres, be setback a minimum of 6 metres above 28 metres.
	• Development of properties in the locations shown as "Upper-Level Building Breaks" on Map 1 should incorporate side setbacks greater than the setback distances required for upper-level development on common boundaries set out above.

	• Development of properties in the locations shown as "Upper-Level Building Breaks" on Map 1 should enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Cutter Street and Bendigo Street.
Overshadowing (preferred)	Development should maintain solar access to Ryan's Reserve as follows: • Beyond 16 metre of the eastern boundary of the reserve from 10 am onwards on 22 September. • At the western boundary of the reserve until 2 pm on 22 September.
Vehicle and pedestrian access (preferred)	Development must limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.

Maps referenced within DDO28 are depicted in Figures 4.6 and 4.7.

Figure 4.5
Design and Development Overlay Map – Sites and Surrounds

Source: Planning Schemes Online - Maps

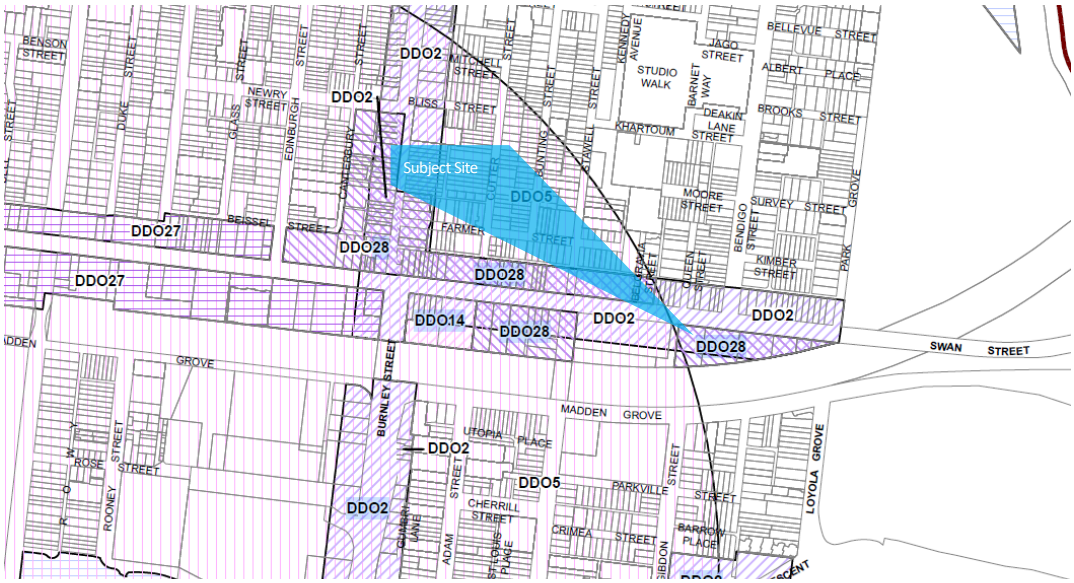


Figure 4.6
DDO28 Map – Sites and Surrounds

Source: Yarra Planning Scheme DDO28

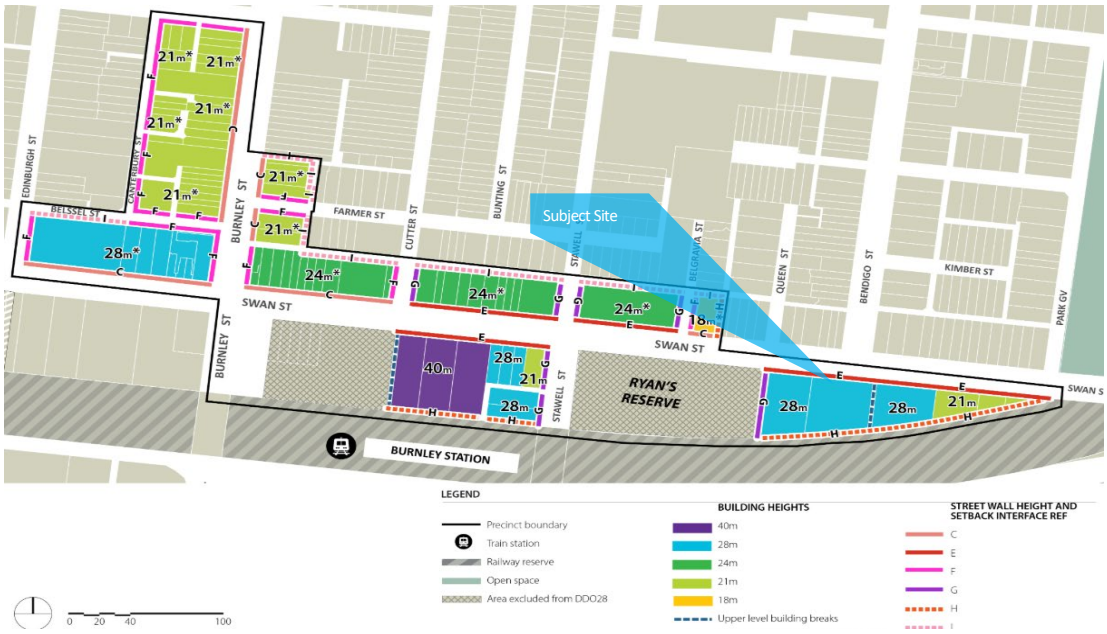
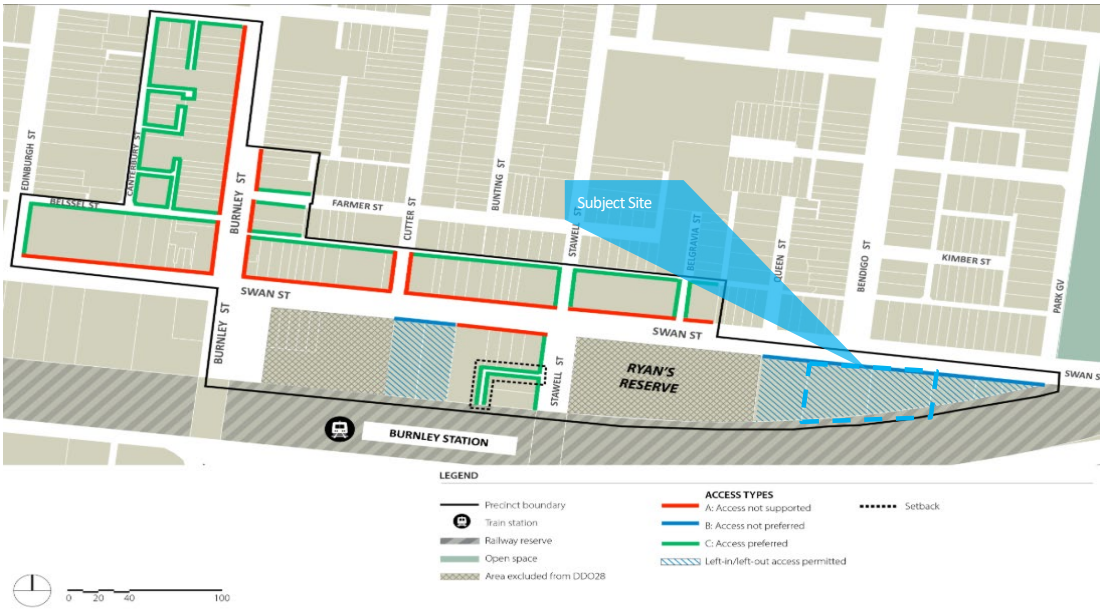


Figure 4.7
DDO Maps - Sites

Source: Yarra Planning Scheme – DDO28



Clause 45.06 – Development Contributions Plan Overlay

The subject site is affected by Schedule 1 to the Development Contributions Overlay.

The purpose of the Development Contributions Overlay 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.*

Schedule 1 to the Development Contributions Plan sets out the summary of costs applicable to development and the relevant infrastructure that is to be upgraded.

Clause 45.03 Environmental Audit Overlay

The purpose of the Environmental Audit Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affect by any contamination.*

Clause 45.03-1 requires that:

Before a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:

- *A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*
- *An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or*
- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
- *A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.*

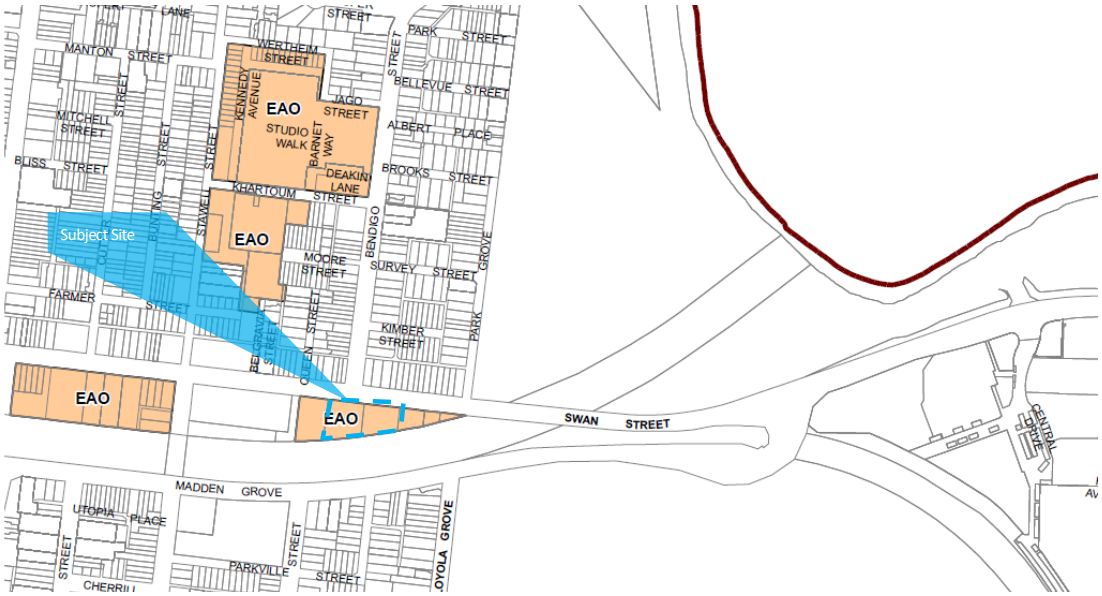
Figure 4.8
Development Contributions Plan Overlay Map

Source: Planning Schemes Online - Maps



Figure 4.9
Environmental Audit Overlay Map – Sites and Surrounds

Source: Planning Schemes Online - Maps



4.4 Particular, General and Operational Provisions

The following particular, general and operational provisions of the Yarra Planning Scheme are also relevant to this application:

- Clause 52.02 Easements, Restrictions and Reserves
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to the Principal Road Network
- Clause 52.34 Bicycle Facilities
- Clause 53.18 Stormwater Management in Urban Development
- Clause 53.23 Significant Residential Development Affordable Housing
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions
- Clause 72.08 Background Documents

Clause 52.02 – Easements, Restrictions and Reserves

The purpose of Clause 52.02 is 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 permit is required under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

The site contains a carriageway easement over which the proposed development is to be constructed. On the basis that the site is to be developed as a consolidated parcel and will render the carriageway easement redundant, this application seeks to remove the easement.

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 52.06-1 sets out that Clause 52.06 applies to:

- *a new use; or*
- *an increase in the floor area or site area of an existing use; or*
- *an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

Pursuant to Clause 52.06-3 a permit is required to:

- Reduce (including reduce to zero) the minimum number of car parking spaces required under clause 52.06-5
- *Provide more than the maximum parking requirement specified in clause 52.06-5*

Clause 52.06-5 sets out the number of car parking spaces required for various land uses. It is noted that the subject site is included in the PPTN, and is a Category 3 under the Car Parking Requirements (**CPR**) mapping under Clause 52.06-5 provides the relevant rates for the proposed land use:

Use	***Car Parking Space Rate***
Dwelling *(per dwelling)*	*Minimum - 0* *Maximum – 2*
Food and Drink - Retail *(to each 100 sqm of net floor area)*	*Minimum - 0* *Maximum - 2*
Office - Commercial *(to each 100 sqm of net floor area)*	*Minimum - 0* *Maximum – 0.9*

The proposal includes 237 spaces which complies with the minimum and maximum car parking space requirements under Clause 52.06. We refer to the Traffic Impact Assessment prepared by Impact for detailed particulars.

Clause 52.29 – Land Adjacent to the Principal Road Network

The purpose of Clause 52.29 is:

To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planning to form part of the Principal Road Network.

Pursuant to Clause 52.29-1, this clause applies to land adjacent to a road in the Transport 2 Zone (**TRZ2**) (Swan Street).

Pursuant to Clause 52.29-2 a permit is required to create or alter access to a road in a TRZ2.

As per Clause 52.29-4, the application must be referred to under section 55 of the Act to the person or body specified as the referral authority in clause 66.03.

Clause 52.34 – Bicycle Facilities

The purpose of this provision is:

To encourage cycling as a mode of transport.

To provide secure, accessible, and convenient bicycle parking spaces and associated shower and change facilities.

This clause includes the recommended statutory provisions for the design and quantum of bicycle facilities to be provided in association with new use and development.

The following rates for the proposed uses are required:

Dwelling:	*Resident: In developments of four or more storeys, 1 to each 5 dwellings.*
	Visitor: In developments of four or more storeys, 1 to each 10 dwellings.
Retail:	*Employee: 1 space per 300 square metres of leasable floor area*
	Visitor: 1 space per 500 square metres of leasable floor area
Office:	*Employee: 1 space per 300 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres*
	Visitor: 1 space per 1000 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres

The proposed development generates a requirement to provide 77 bicycle spaces. With 124 resident/employee/visitor spaces proposed, the bicycle parking statutory provision requirements are exceeded. We refer to the Traffic Impact Assessment prepared by Impact for detailed particulars.

Clause 53.18 – Stormwater Management in Urban Development

The purpose of Clause 53.18 is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

The proposal includes appropriate stormwater management initiatives. We refer to the Sustainability Management Plan, inclusive of Water Sensitive Urban Design response, prepared by GIW Environmental Solutions for particulars.

Clause 53.23 – Significant Residential Development with Affordable Housing

The purpose of Clause 53.23 is:

- *To facilitate residential development that contributes to the provision of affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

Pursuant to Clause 53.23-01 the clause applies to an application under any provision of this planning scheme if the condition corresponding to a category in Table 1 is met.

The relevant category is Category 1, with the associated condition being that:

The estimated cost of the proposed development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning:

- At least $50 million if any part of the land is in metropolitan Melbourne.
- At least $15 million if the land is not in metropolitan Melbourne.

The application includes an affordable housing report required under clause 53.23-3 that demonstrates how the affordable housing contribution specified in clause 53.23-4 (being at least 10 per cent of the total number of dwellings in the proposed development provided as affordable housing or an alternative contribution towards the provision of affordable housing) is intended to be provided if a permit is granted.

Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria.

Pursuant to Clause 53.22-2 the Responsible Authority may waive or vary minimum garden area requirements, building height or setback requirements, a condition opposite a use in Section 2 in a zone or a schedule to a zone and any application requirement in the Yarra planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.

This does not include a decision that would be inconsistent with an approved Statement of Planning Policy for a declared area.

The application requirements under Clause 52.23-3 are as follows:

- *A report prepared by a suitably qualified quantity surveyor which specifies the estimated cost of the proposed development of land for accommodation to the satisfaction of the Minister for Planning.*
- *A report (affordable housing report) that outlines how a proposed contribution to the provision of affordable housing is intended to be provided should a permit be granted, including the following:*
    - *The nature of the proposed contribution.*
    - *The methodology for the delivery of the proposed contribution.*
    - *The proposed monetary value of the contribution (as a percentage of the estimated cost of the proposed development of land for accommodation).*
- *If the application includes a non-residential use or development, information about the purpose of the use and the types of activities proposed to be carried out.*

Pursuant to Clause 53.23-4, the responsible authority must include the following condition in deciding to grant a permit:

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

- *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.*

- *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.*

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

It is important to note that under Clause 53.23-5, an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

Clause 65 – Decision Guidelines

This Clause sets out the matters the Responsible Authority must consider, as appropriate, prior to the approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

Clause 66 – Referral and Notice Provisions

This clause sets out the circumstances under which an application must be referred under section 55 of the Act or for which notice must be given under section 52(1)(c) of the Act.

The following section is relevant:

- Clause 66.03: An application under Clause 52.29 must be referred to the owner of the adjacent land in the Transport Zone 2 as a determining referral authority.

Clause 72.08 Background Documents

The following background documents are relevant:

- *Plan for Victoria: Metropolitan Planning Strategy* (Department of Transport and Planning, February 2025).
- *Activity Centres Roles and Boundaries (City of Yarra, April 2022)*
- *Yarra Spatial Economic and Employment Strategy* (SGS Economics and Planning

Plan for Victoria

Plan for Victoria is the state's long -term strategic planning framework; outlining how Victoria will accommodate a projected population growth of 3.5 million people by 2050. This growth will require approximately 2.24 million new homes and land for 1.7 million additional jobs across Melbourne and regional cities. Plan for Victoria focuses on five key pillars ensuring that housing, jobs, and services are accessible and well -integrated, promoting medium -and high -density development in well -connected areas to support affordability and sustainability:

- Pillar 1: Housing for all Victorians - Encourages inclusive, diverse communities and improves access to housing options, inclusive of each local government area's housing target for 2051, bringing to life a commitment for at least 70 per cent of homes to be built in established areas.
- Pillar 2: Accessible jobs and services - Support for infrastructure efficiency, job creation, and local business growth.
- Pillar 3: Great places, suburbs and towns - Designing inclusive, safe, and green neighbourhoods with easy access to local facilities, open spaces, and active transport options to support healthy, connected communities.
- Pillar 4: Sustainable environments - Minimises urban sprawl, protects natural assets, and supports climate resilience through sustainable design and land use.
- Pillar 5: Self- determination and caring for Country - Recognition of the rights and obligations Traditional Owners have to speak and make decisions for their Country.

In Plan for Victoria, the housing target for the City of Yarra is 44,000 new homes by 2051 to contribute to the State's overall housing growth target.

Yarra Spatial Economic and Employment Strategy (2018)

The Yarra Spatial Economic and Employment Strategy (2018) sets out a vision for the future of Yarra's economy. It builds on existing policies, analysis of existing conditions and emerging trends, and addresses a number of specific policy issues.

The Strategy recognises Swan Street as a major activity centre.

Strategy 1 is to support employment growth in Activity Centres.

4.5 Other Strategic and Policy Considerations

Swan Street Activity Centre Built Form Framework, September 2017

The Swan Street Activity Centre extends from Punt Road to the west, to Burnley Park to the East and includes four precincts:

- Precinct 1 – Richmond Station (**DDO25**)
- Precinct 2 – Swan Street Retail (**DDO26**)
- Precinct 3 – Swan Street East (**DDO27**)
- Precinct 4 – Burnley Station (**DDO28**)

These four DDO schedules were introduced following the preparation of the *Swan Street Activity Centre Built Form Framework* (**Framework**) in 2017.

Broadly, the framework sets out a preferred built form framework and supporting design principles, which aim to achieve best practice development within Swan Street. The Framework provides guidance around building heights to reflect a mid-rise character, and this is supported by local policy supports high quality mid-rise buildings in major activity centres.

The following map from the Framework identifies the subject site and other sites on the south side of Swan Street, towards the rail line and further east as capable of accommodating taller buildings with limited impacts (in blue)

The Framework also recognises a transition in lot widths and development formats moving from west to east along the Swan Street Activity Centre Spine.

To the east, lots are typically larger (identified in blue), and heritage properties are scarcer (identified in pink), particularly on the southern side of Swan Street.

The Framework states that wider properties can contain different models of development with podiums and towers and apartments with outlook to the front, rear and side.

The subject site is made up of two individual land parcels (550 Swan Street and 556 Swan Street), and the proposal involves the consolidation of these two parcels; the subject site will ultimately include a wider lot width (shown in the Framework as dark blue), providing opportunity for more diverse development models under this Framework plan.

Similarly, the Framework sets out the anticipated lot depth typologies across the Activity Centre spine.

The Framework recognises a change in lot depths with greater depths (identified in light pink and blue) within the eastern sections of the Activity Centre Spine and shallower lot depths (identified in grey and dark pink) to the west.

The subject site is identified as deep and therefore is anticipated to have the capacity to provide single and dual aspect apartments.

The Framework encourages large building heights with front/rear facing apartments within the eastern end of Swan Street to provide appropriate building separation, and the proposal provides for this separation across the centre of the subject site, as well as upper-level breaks between podium and tower elements.

The Framework identifies the subject site and other properties that abut the rail reserve on the south of Swan Street as 'least constrained' lots (identified in green). These lots present good development opportunities due to their size, allowing for limited amenity impacts. Least constrained lots correspond to higher scale development opportunities due to deeper lots.

The map translates to a transition in heights across the Centre with least constrained lots (capable of taller built form) to the east, particularly on the southern side of Swan Street towards the rail line and more constrained lots (limited to lower form) further west along the Activity Centre spine.

Overall, lot consolidation is encouraged across the Activity Centre to minimise amenity impacts.

Figure 4.10
Swan Street Activity Centre Built Form Framework – Lot Width Analysis & Typologies

Source: Swan Street Activity Centre Built Form Framework (dated September 2017) – Jackson Clements Burrows Urban Context Report Mark Up



Figure 4.11
Swan Street Activity Centre Built Form Framework – Lot Depth Analysis & Typologies

Source: Swan Street Activity Centre Built Form Framework (dated September 2017) – Jackson Clements Burrows Urban Context Report Mark Up



Figure 4.12
Swan Street Activity Centre Built Form Framework – Mid-Rise Character

Source: Swan Street Activity Centre Built Form Framework (dated September 2017) – Jackson Clements Burrows Urban Context Report Mark Up



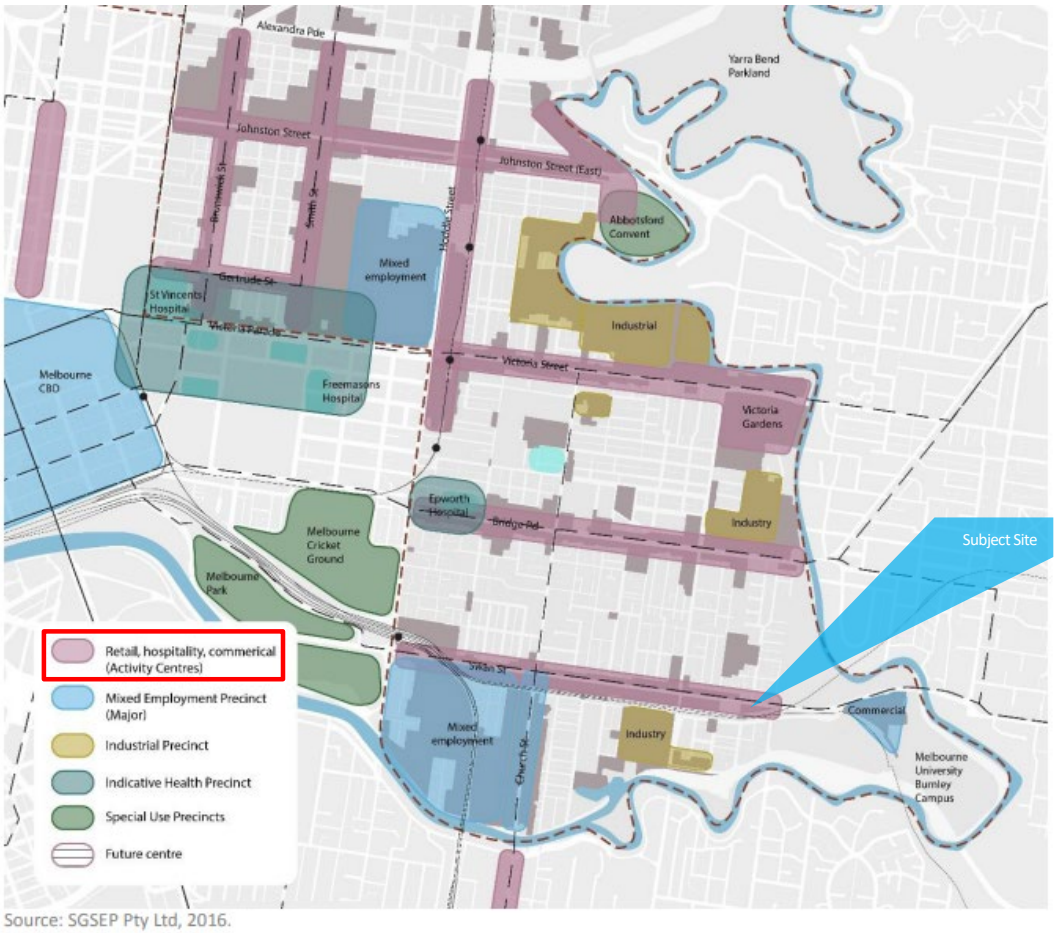
Figure 4.13
Swan Street Activity Centre Built Form Framework – Development Activity Plan

Source: Swan Street Activity Centre Built Form Framework (dated September 2017) – Jackson Clements Burrows Urban Context Report Mark Up



Figure 4.14
Extract of Yarra's Economic Structure – Major Employment Precincts Map

Source: Yarra Spatial Economic and Employment Strategy (dated 2018)



Source: SGSEP Pty Ltd, 2016.

4.6 Permit Triggers

The application seeks permission under the following clauses:

Planning Scheme Clause No.	Description of what is proposed
34.01-4 (C1Z)	Construct a building or construct or carry out works
34.01-1 (C1Z)	For use of 'accommodation' where the ground floor frontage exceeds 2 metres.
43.02-2 (DDO)	Construct a building or construct or carry out works
52.02 (Easement, Restrictions and Reserves)	Remove an easement under Section 23 of the *Subdivision Act 1988*
52.29-2 (Land Adjacent to the Principal Road Network)	Create or alter access to a road in a Transport Zone 2

5 Planning Assessment

5.1 Overview

Having regard to the applicable provisions within the Yarra Planning Scheme, the site's locational context and the nature of the proposal, the key planning considerations are:

- Strategic planning considerations
- Design and built form considerations
- Affordable housing considerations
- Environmentally sustainable design
- Car parking, traffic, access and bicycle parking considerations
- Waste considerations
- Wind consideration
- Acoustic considerations

An assessment of each of these matters is provided in the following sections.

5.2 Strategic Planning Considerations

There is broad support within the Planning Policy Framework (**PPF**) for the use and development of the land for employment generating uses.

Specifically, with regard to the PPF, the proposal responds as follows:

- The proposal within a Major Activity Centre strongly aligns with the strategic directions of Plan for Victoria- designed to accommodate of 3.5 million people, requiring 2.24 million new homes and land for 1.7 million additional jobs by 2050.
- The proposal delivers well-located higher-density housing within a Major Activity Centre (Swan Street), directly contributing to Yarra's forecast need for new homes to 2031(Clause 02.01-2 Community and population growth).
- By situating development in the Swan Street Major Activity Centre, the proposal strengthens a centre characterised by valued streetscapes, walkability and access to services and public transport (Clause 02.01-3 Activity centres).
- The proposal concentrates growth in an established area, adding mid-rise apartment stock in a location best served by transport infrastructure, shops and services (Clause 02.03-1 Settlement).
- The proposed mid-rise built form is directed to an appropriate location, as the proposed design manages scale and intensity to protect adjacent heritage properties while creating people-oriented places with high standards of amenity on-site and in the public realm (Clause 02.03-4 Built Environment & Heritage).
- New dwellings are directed to a Major Activity Centre with strong access to public transport, jobs, open space and services, supporting future housing growth and choice (Clause 02.03-5 Housing).
- The proposed residential, commercial and retail uses reinforce the role of activity centres by supporting a diverse land-use mix and delivering adaptable, functional spaces that attract and retain businesses (Clause

02.03-6 Economic Development).

- The site is within an Activity Centre as shown in Clause 02.04 Strategic Framework Plan.
- The proposal provides for urban renewal along a transport corridor (Clause 11.01-1S Settlement).
- The proposal builds up an activity centre with high-quality development, a mix of housing types at higher densities, business synergies and improved access by walking, cycling and public transport (Clause 11.03-1S Activity Centres).
- The proposal manages sustainable activity centre growth, supports high-quality mid-rise buildings, strengthens built form and public realm outcomes and sensitively transitions to low-rise interfaces. In particular, the design responds to precinct character and heritage, enhances pedestrian links to Burnley Station (Precinct 4) and contributes to a vibrant mixed-use precinct anchored by the station (Clause 11.03-1L Activity Centres – Yarra).
- Building siting, orientation and internal layout minimise noise impacts on sensitive uses; acoustic attenuation mitigates other sources. Refer to the accompanying Acoustic Report prepared by Octave Acoustics (Clause 13.05-1S Noise).
- The adjoining property at 558-562 Swan Street is subject to Planning Permit PLN21/0570 and is used for the sale and limited-scale preparation of pharmaceutical products. The approved operation does not involve chemical manufacturing or industrial-scale production processes. According to the assessment undertaken as part of PLN21/0570, activities are limited to small-scale benchtop preparation, with no more than 50 litres of solution used at any one time. While pH adjustment may occur, this is limited to very small quantities, generally not exceeding 100 millilitres. Importantly, the Environment Protection Authority (EPA) reviewed the proposal during the permit process and did not object, concluding that the use would not result in adverse impacts on human health or the environment. Having regard to the approved nature and scale of the neighbouring use, it is not considered to present an off-site amenity, environmental or safety risk to future sensitive uses within the subject site, and no additional assessment or mitigation measures are considered necessary. Therefore, land-use, building design and operations are configured to be compatible with adjoining uses and to avoid/minimise off-site impacts (Clause 13.07-1S Land Use Compatibility).
- The proposal protects amenity of both the anticipated residential and non-residential uses and any potential noise sources are assessed and mitigated (Clause 13.07-1L-01 Interfaces and Amenity).
- The proposal responds to site context, enhances public realm safety and amenity, supports walking/cycling and public transport with quality landscaping and minimal detriment to amenity and the environment (Clause 15.01-1S Urban Design).
- The accompanying Wind Report prepared by MEL Consultants demonstrates the proposal will maintain reasonable wind conditions within

the public realm (Clause 15.01-1L Urban Design).

- The proposed built form responds to the emerging form of the streetscape and makes a positive contribution to this emerging character (Clause 15.01-2L Building Design).
- ESD 'Excellence' is achieved across energy, integrated water management, indoor environmental quality, transport, waste and urban ecology and detailed within the accompanying Sustainability Management Plan (**SMP**) (Clause 15.01-2L Environmentally Sustainable Development).
- The project facilitates well-located, integrated and diverse housing that meets community needs and accommodates housing targets through sufficient capacity (Clause 16.01-1S (Housing supply and Clause 16.01-1R Housing supply – Metropolitan Melbourne).
- The proposal directs increased density and housing growth to a Major Activity Centre, in a high change area and proposes lot consolidation, and therefore, efficiently uses the land (Clause 16.01-1L Location of residential development).
- Well-designed apartments provide diverse housing types, generous external/common spaces and areas for social interaction and privacy (Clause 16.01-1L-01 Housing diversity).
- Housing supply and choice are increased by the proposed development, and the project includes a cash contribution equal to 4.5% of the development cost for the residential portion of the proposal to the Social Housing Growth Fund (Clause 16.01-2S Housing affordability).
- The proposed commercial and retail uses contribute to providing jobs closer to where people live (Clause 17.01-1S Diversified Economy).
- Activity centre vitality is strengthened through enhanced retail ground level frontage proposed (Clause 17.02-1L Retail).
- The development supports alternative modes of transport, including walking, cycling and public transport (Clauses 18.01-3S Sustainable & safe transport and Clause18.01-3L Sustainable Transport).
- The proposal maximises existing infrastructure and supports diverse/dense development at interchanges and activity centres along principal routes (Clause 18.02-3R Principal public transport network).
- Vehicle crossings are designed to protect safety, avoid disruption, minimise loss of street trees and on-street parking, with one new crossover proposed. Unused crossings are proposed to be removed and nature strips reinstated (Clause 18.02-4L Road system).
- Car parking supply is managed by the proposal to cater for the demographic of future building occupants and to promote sustainable travel; minimal on-street impact, and strong bicycle provision; shared parking is efficient and illuminated without compromising amenity while maintaining pedestrian safety and sightlines (Clause 18.02-4L-01 Car Parking).
- Best-practice stormwater quality and flow are achieved as detailed within the accompanying SMP prepared by GIW Environmental Solutions (Clause 19.03-3S Integrated Water Design and Clause 19.03-3L Water Sensitive

Urban Design).

- Waste and recycling facilities (including separation, storage, collection and composting) are sized, located and designed for ease of use and transport access; facilities are sensitively and discreetly integrated where possible (Clause 19.03-5L Waste).

5.3 Design and Built Form Considerations

The key planning policies that guide built form outcomes in this location are primarily found in the DDO28. The proposal appropriately responds to the relevant built form requirements within the DDO28 as follows:

- The proposal meets the 0-metre street wall setback, other than façade indents for landscaping and the central recess public plaza gesture which acts as a feature to the development and contribution to the public realm streetscape.
- The proposal exceeds the relevant preferred maximum street wall height of 14 metres, proposed at between 14.7 metres and 15.1 metres along Swan Street. Under the DDO28, a permit should not be granted to construct a building or carry out works that exceed the relevant preferred maximum street wall height unless the resulting built form satisfies the design objectives and relevant design requirements of this schedule, and the street wall at ground floor level is designed to accommodate floor-to-ceiling heights suitable for commercial activity, to the satisfaction of the responsible authority.

  The proposed street wall height exceedance is limited to between 0.7 metres and 1.1 metres and is required to achieve appropriate floor-to-floor heights capable of supporting active commercial uses at lower levels.

  Removal of a podium level is not considered appropriate as this would create a street-wall height discrepancy between the proposed and preferred of maximum 2.3 metres. In addition, the reduction would remove retail or commercial floor space, of which is considered to be an important economic contribution to the Swan Street Major Activity Centre and specifically this eastern extremity of the MAC.

  The podium form demonstrates design excellence through its considered scale, articulation and materiality, providing a strong and finely grained street wall that reflects the established rhythm and mid-rise character of Swan Street. Located on the south side of Swan Street, the development appropriately accommodates taller built form while delivering significant public realm outcomes, without adversely affecting openness or sunlight access to Ryan's Reserve (as shown in the accompanying shadow diagrams). Therefore, satisfying the relevant design objectives and requirements of DDO28.
- An upper-level street setback of 4.5 metres is proposed, which is a variation from the preferred minimum 6 metre setback. The variation is considered appropriate on the basis of the below:
  - The standard is discretionary and can be varied.
  - A 6 metre upper level setback is a mandatory provision in the Swan Street Activity Centre for upper level development to a retained heritage place below. The site is not impeded by heritage, either on the site specifically or part of a broader heritage precinct.
    - This distinction is reinforced by the findings of the recent Yarra Activity Centres Standing Advisory Committee Report for Planning Scheme Amendment C271yara, where the Committee supported minimum mandatory 6 metre upper-level setbacks in heritage precincts and

recognised *'that greater setbacks may be required to protect the contribution various architectural features make to the heritage buildings and the broader heritage place'*. As no equivalent heritage sensitivity exists on the subject site, the justification for applying a comparable setback requirement is not present. The appropriateness of upper-level setbacks should therefore be assessed having regard to urban design outcomes, built form transition, streetscape presentation, and amenity impacts, rather than heritage protection objectives.

  - The proposal makes a significant ground level streetscape, including a publicly accessible plaza, central break in podium form, undergrounding power lines, and resurfacing the pedestrian footpath.
  - The central break, applied to both the podium and upper levels, in combination with the 4.5 metre setback above podium to street, provides significant perceived visual bulk relief when viewed from the public realm.
  - The upper level setback is complimented by variation in external materials and finishes, providing clear distinction and differentiation between podium and upper levels.
  - The reduced upper level setback has no implications in terms of additional shadow to public realm, to Ryan's Reserve, or any surrounding residentially zoned properties.

- Building separation to side boundaries is provided between of 5 metres to the west and to the east, and these setbacks meet the minimum preferred separation up to a building height of 28 metres.
- Above 28 metres, a minimum preferred separation of 6 metres applies however, the 5 metres setback to the west and east is maintained. The variation to the 6-metre preferred building separation above 28 metres is considered appropriate as equitable development opportunities to adjacent lots are not compromised by the variation, best-practice daylight continues to be achieved for the development, and minimising steps in built form provides for a simplified tower to podium built form response and presentation to the surrounds.
- At minimum, a 16-metre upper-level building break is proposed through the central recess which extends all the way up the building. The proposed central recess significantly improves building performance and residential amenity by increasing separation between the two upper level building forms, substantially reducing overlooking and enhancing privacy between dwellings. The increased separation also enables a greater proportion of north-facing apartments, improving access to daylight and overall internal amenity.

  The deeply recessed break is exposed to limited public realm viewing corridors, with its visibility confined to immediate street and footpath views along Swan Street and Bendigo Street, resulting in a discreet façade outcome which continues to provide an appropriate visual break between the two upper level building forms.

The expanded break allows for a greater extent of planters and vegetation, establishing a landscaped separation between buildings and strengthening visual and pedestrian connections through the site towards Bendigo Street. The configuration is complemented by the connection between built form, which enables a wider building break of 16 metres presenting to Swan Street while improving planning efficiency through a single lift core arrangement.

Figure 5.1
Massing Strategy

Source: Jackson Clements Burrows Architects Urban Context Report (April 2026)

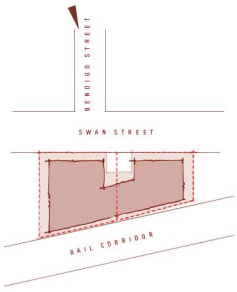


- The proposal maintains solar access to Ryan's Reserve in line with the preferred planning requirement, meeting the relevant design objective, to maintain the amenity of Ryan's Reserve. Refer to the shadow studies within the accompanying Urban Context Report prepared by Jackson Clements Burrows Architects.
- The proposal consolidates access to one point on Swan Street, is an appropriate width to accommodate the required movements, and appropriately responds to access requirements.
- Having regard to the building height requirements, the proposal seeks a variation to the preferred building height of 28 metres; in this regard we make the following supporting submissions:
    - The site is strategically placed to accommodate higher development on this site (within the realms of mid-rise form) within the Swan Street Major Activity Centre context.
    - The proposed height responds to the rhythm and pattern of development constructed and anticipated on the south side of Swan Street, east of Brighton Street.
    - The proposal represents an opportunity to express a built form arrival into the Swan Street Major Activity Centre.

- The proposal is considered 'mid-rise' scale (considering the decision of Scoventure Pty Ltd v Yarra (Red Dot) [2024] VCAT 1207), is a consolidated parcel, and represents the most significant development opportunity this eastern island quadrium of sites.
- Where appropriate having regard to the design response, the proposal provides greater building separation than the relevant minimum requirement, specifically this applies to the mid-rise form where a 5 metre side setback is provided to adjacent properties and the significant central break in form provided to both podium and upper levels forms.
- The proposal provides an environmentally sustainable design which, achieves a minimum BESS project score of 70% which is 'ESD excellence' as confirmed within the Sustainable Management Plan accompanying this application, prepared by GIW Environmental Solutions.
- The proposal will not cause any additional overshadowing or overlooking of residentially zoned properties as shown in shadow studies within the accompanying plan package.
- We have reviewed BADS floor plans and the BADS Apartment Schedule within the accompanying architectural plans prepared by Jackson Clements Burrows Architects. We confirm that the proposal provides for communal and private open space provision that exceed BADS standards. Refer to Appendix A (BADS – Clause 58 Assessment) for further details.
- From the reviewed BADS floor plans and the BADS Apartment Schedule within the accompanying Urban Context Report prepared by Jackson Clements Burrows Architects, we confirm that the proposal will exceed the accessibility provision that exceeds the minimum standards in Clause 58.05-1. Refer to Appendix A (BADS – Clause 58 Assessment) for further details.

Figure 5.2
View from Bendigo Street 3D Render – Massing Strategy showing Visual Break

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)





Vehicle and Pedestrian Access

Vehicle access is provided at the north-western corner of the site, with left in, left out arrangements, consistent with the vehicle and pedestrian access requirements.

Other considerations

Swan Street Activity Centre Built Form Framework, September 2017

In reviewing this Framework relevant to this site, we note the following:

- The Framework encourages lot consolidation across the Activity Centre to minimise amenity impacts.
- The Framework identifies the site and other sites on the south side of Swan Street, towards the rail reserve and further east as 'less constrained', presenting higher scale development opportunities due to size, allowing for taller buildings with breaks, limiting amenity impacts and without heritage impediments.
- The site, as a consolidated parcel, represents the most significant development opportunity this eastern island quadrium of sites, with the opportunity to express arrival into the Swan Street Major Activity Centre and play with the rhythm of building height down the centre spine.
- Considering the proposal involves the consolidation of two parcels, the site will ultimately include more width, providing opportunity for more diverse development models, with podium and upper level forms and apartments of varying aspects with outlooks to the front, side, and rear. Additionally, the central recess and upper-level building break between podium and tower

elements are accommodated by the site and proposal, providing separation and mitigating amenity impacts.

- To this end, the site is strategically placed to accommodate higher development on this site (within the realms of mid-rise form) within the Swan Street Major Activity Centre context.

Central Recess

The central recess has been carefully designed to avoid creating concealment opportunities and instead functions as a highly visible and active public space. The central recess is approximately 12.8 metres wide and is openly connected to Swan Street, allowing clear sightlines through the space and ensuring pedestrians can readily see and navigate the area. Passive surveillance is further enhanced by the active food and beverage tenancies that flank the plaza, extensive glazing to ground-floor frontages, and commercial tenancies located on upper levels, overlooking the space. Dedicated residential and commercial lobby entrances directly address the plaza, generating regular pedestrian movement throughout the day and evening. The inclusion of outdoor seating, landscaping and a central gathering area will further encourage activity and occupation of the space, while low-level planting maintains clear visibility across the plaza. In addition, the plaza will benefit from lighting associated with the active frontage and lobby entrances, ensuring a well-lit environment outside business hours. Collectively, these measures provide a high level of natural surveillance, activation and visual permeability, resulting in a safe and welcoming public realm outcome consistent with Crime Prevention Through Environmental Design (**CPTED**) principles. For further details, refer to the accompanying Urban Context Report prepared by Jackson Clements Burrows Architects

Figure 5.3
Central Recess – CPTED Analysis

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)

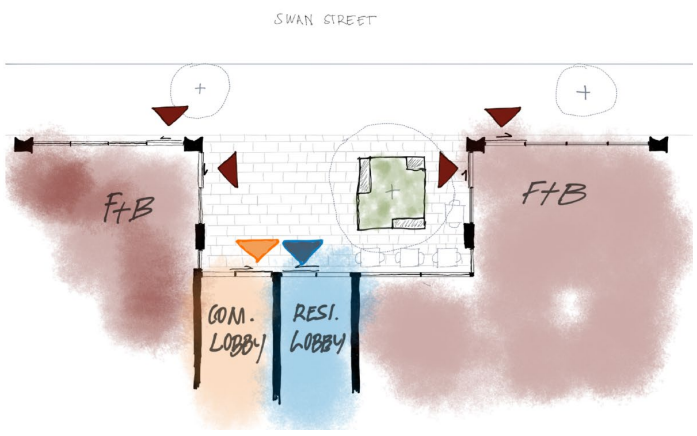
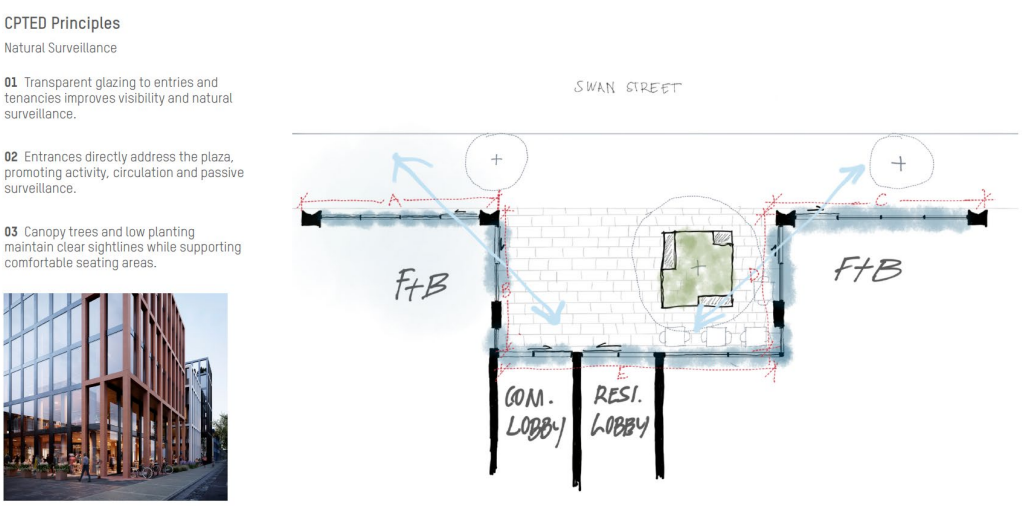


Figure 5.4
Central Recess – CPTED Analysis

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)



Materiality and Architectural Expression

The building's appearance takes its cues from Richmond's industrial history - shaped by its proximity to the rail corridor, while ensuring the protection of adjacent heritage properties along Swan Street. A varied material and colour palette, combined with textural variation, provides visual interest and tactility to the façade, echoing the evolving and revitalised spine of the Major Activity Centre. The separation between the towers, their varying heights and widths and the individual façade treatments as described above serve to break down the massing of the building and ensure the building presents as two complementary but distinct towers above a combined street wall.

Figure 5.4
Proposed Materiality Palette

Source: Jackson Clements Burrows Urban Context Report (dated April 2026)

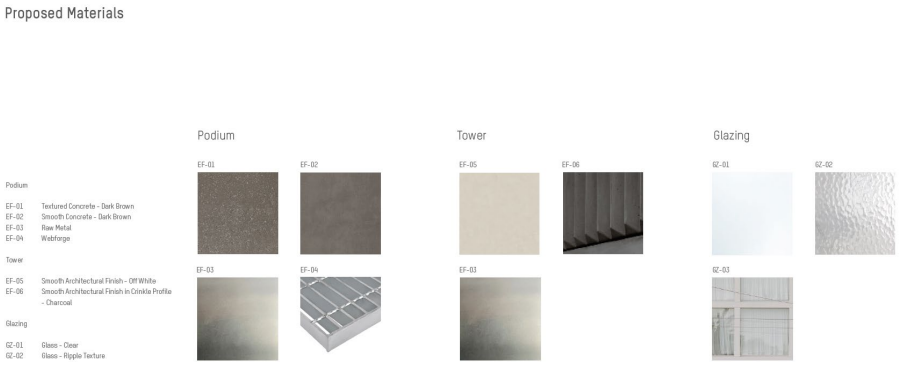


Figure 5.6
Proposed Materiality Palette – North Elevation

Source: Jackson Clements Burrows Urban Context Report (dated July 2026)



Figure 5.7
Proposed Materiality Palette – South Elevation

Source: Jackson Clements Burrows Urban Context Report (July 2026)



Other Applicable Overlays

- The proposal responds to the DDO2 which generally encourages high quality contemporary architecture, community safety, and recognition of the importance of main roads (such as Swan Street) to the image of the city.
- Notably, the subject site is not affected by the heritage overlay, unlike other parts of the Swan Street Major Activity Centre.
- While an EAO affects the site and the proposal includes sensitive land-uses (residential), the existing site is occupied by an early learning centre suggesting that there are no environmental concerns on site. That said, for completeness, supporting information to this effect will be provided by a suitably qualified person.

Pedestrian Access

Pedestrian access is clearly separated from vehicular entry, eliminating potential conflicts and ensuring safety. The building features a recessed main entry centrally located, complemented by secondary entries along the Swan Street frontage. All entries connect to generous lobby and concierge spaces, with direct access to ground-floor tenancies and lifts serving upper levels. Therefore, the design promotes strong pedestrian legibility and activates the street frontage through an engaging and accessible ground level.

The design also incorporates a line of sight through the building at podium level, from the street through the central recess along Swan Street.

Services

Services are integrated into the design of the building, including at the ground floor where they take up limited space along the frontage and do not detract from the building's engagement with the street.

Building services are provided at rooftop level on each tower, with all rooftop services setback from the front boundary and appropriately screened to limit visibility from the public realm. The remaining services are accommodated within the basement levels.

Landscaping

A landscape package prepared by Openwork is included as part of this submission. It demonstrates landscaping details proposed across the ground floor and the outdoor terraces provided at various levels throughout the building.

The landscape response includes:

- Deep soil planting within the central recess public plaza space at Ground Level.
- Landscaped area across the Level 1 podium form.
- Raised planter boxes and layouts across apartment balcony terraces (Levels 3 to 15) demonstrating how the spaces can be used by future tenants.

- Provision of landscaping and amenity (including indicative furniture layouts) at roof levels of both tower forms for the future use of tenants (private and communal).

Off-Site Amenity Impacts

Considering the amenity impact requirements of the Planning Permit and the relevant provisions of Clause 58 (Apartment Developments) - Better Apartment Design Standards (**BADS**) of the Planning Scheme:

- The site benefits from its limited sensitive interfaces, including no immediately abutting residential or heritage properties. Additionally, the proposal incorporates setbacks that exceed 'typical' equitable development requirements to mitigate any future amenity impacts on abutting properties.

- Overshadowing impacts are minimal, as detailed in earlier submissions relating to building height.

- The following sections on wind and acoustic considerations, and the accompanying relevant reports, detail the acceptable impacts of the proposed building in these regards.

Internal Amenity

As confirmed from the reviewed BADS floor plans, the proposed apartment layouts have been carefully designed to ensure that a high level of internal amenity continues to be provided in accordance with the requirements of the Planning Permit and the relevant provisions of Clause 58 (Apartment Developments) of the Planning Scheme.

The proposal demonstrates compliance with key standards, ensuring that the changes do not compromise the liveability, functionality, or environmental performance of the dwellings.

The proposed layouts achieve compliance with Standard D29 (Natural Ventilation), with dwellings designed to achieve effective cross ventilation, contributing to improved indoor air quality and thermal comfort.

Bedroom and living room depths have been reviewed against Standard D27 (Room Depth), with all apartments providing acceptable access to natural light and associated internal amenity.

Additionally, layouts remain functional, practical, and provide adequate circulation, ensuring usability and amenity of bedrooms and living rooms as per Standard D26 (Functional Layout). Apartments also include habitable rooms with windows in an external wall of the proposed building in accordance with Standard D28 (Windows).

Private open space (in the form of terraces and balconies) continues to be provided in accordance with the objective of Standard D20 (Private Open Space), primarily through terraces.

More than 50% of apartments meet the accessibility objectives of Standard D18 (Accessibility), promoting adaptable layouts that support ageing in place and accessible living.

Additionally, the proposal achieves compliance with Standard D21 (Storage).

Refer to Appendix A (BADS – Clause 58 Assessment) for further details as well as the BADS Apartment Schedule within the accompanying Urban Context Report prepared by Jackson Clements Burrows Architects.

5.4 Affordable housing

The proposal is submitted pursuant to the Minister for Planning pursuant to Clause 53.23 of the Planning Scheme given the estimated cost of works for the proposal is at least $50 million.

The proposal is submitted pursuant to Category 1 of Table 1 at Clause 52.23-1 (Significant Residential Development with Affordable Housing).

The proposal offers an additional 5% affordable housing over and above the 10% required under Clause 53.23, equating to a total of 15% affordable housing, to be provided through an equivalent monetary contribution (4.5% of the estimated development cost for accommodation) to the Social Housing Growth Fund.

The proposal has an estimated cost of development of land for accommodation of $116,657,860 (GST incl.) and will provide a cash contribution to the Social Housing Growth Fund (SHGF). In principle, this will result in a contribution of approximately $5,249,603.

In response to the provisions of Clause 53.23-2 (Planning Scheme Requirements), the proposal:

- → Is not subject to the minimum garden area requirement.
- → Does not seek to vary any mandatory building height or setback requirements given the built form controls associated with Schedule 28 to the DDO are discretionary.

In response to the provisions of Clause 53.23-4 (Permit Condition Requirement), the proposal seeks to provide affordable housing in the form of a monetary contribution. As such, the following condition (with relevant sub-provision underlined) of permit will apply to this proposal:

- → *"Before the use or development of the land begins, excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land, the owner of the land must enter into an agreement with the responsible authority under section 173 of the Act, in a form to the satisfaction of the responsible authority, that provides for a contribution towards affordable housing (affordable housing contribution) by way of either of the following options:*
- → *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. → ***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.*** → *The landowner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable)."* Pursuant to Clause 53.23-5: • *An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.*
5.5 Environmentally Sustainable Development	The Sustainability Management Plan prepared by GIW Environmental Solutions submits: *The proposed design achieves a BESS score of 70%, exceeding the council's minimum requirements of a 50% BESS score.* The key ESD initiatives include: • *7.5-star NatHERS rating average for the development.* • *Achieves a minimum of 101% blue factor score based on the stormwater harvesting and re-use strategy. A 10,000-litre rainwater tank will harvest rainwater from roof areas. This tank will be connected to all commercial and communal area toilets. A second 10,000-litre rainwater tank will harvest rainwater from terrace areas. This tank will be connected to landscape irrigation.* • *A 25kW solar PV system on the rooftops of the built form.* • *80% of the proposed living areas and 92% of bedrooms achieving BESS best practice daylight requirements.*
5.6 Car Parking, Traffic, Access, and Bicycle Parking Considerations	In terms of access, the proposed crossover at the western end of the frontage provides for vehicular access through to the basement levels car parking and parking at Ground Level and access to the loading area at Ground Floor. Access is designed such that cars can exit the site in a forward direction, which will assist in minimising traffic impacts. Bicycle access is also facilitated through the eastern and western entries along the frontage, leading to bicycle storage and end of trip areas at Ground Floor. As the site is located within a Category 3 CPR mapped area, the minimum statutory requirement is 0 spaces per dwelling and the maximum allowable rate of 2 spaces per dwelling. As for the food and drink premises (retail) use, the maximum number of car parking spaces is 2 to each 100 square metres of net floor area and the minimum number is 0. For the office (commercial) use, the

maximum number of car parking spaces is 0.9 to each 100 square metres of net floor area and the minimum number is 0. Altogether, this is a statutory requirement of minimum 0 spaces and maximum 410 spaces. As provision is made for 237 car parking spaces, the proposal meets the statutory car parking requirements of Clause 52.06.

There is also an abundance of bicycle parking spaces provided (124 total) in excess of the statutory requirements of Clause 52.34.

While not directly visible from Swan Street, the residential visitor bicycle parking is conveniently accessible via the principal pedestrian circulation network and is located in close proximity to the residential entry, providing a logical and functional arrangement for visitors. The location benefits from passive surveillance generated by residents, visitors and building users accessing the adjacent circulation core and residential facilities. Relocating the residential visitor bicycle parking to the commercial visitor bicycle parking area, would diminish the distinction between residential and commercial users and reduce convenience for residential visitors. To further improve legibility, wayfinding signage can be incorporated to assist visitors in locating the bicycle parking from Swan Street.

In supporting the proposed development, the Traffic and Transport Assessment prepared by Impact Traffic Engineering concludes that:

- The proposed development is deemed to provide a suitable amount of car parking pursuant to the statutory requirements in Clause 52.06-5 of the Planning Scheme.
- Bicycle parking is provided in excess of the requirements set out at Clause 52.34 of the Planning Scheme.
- The on-site loading area has been designed to meet the objectives of Clause 65.01 of the Planning Scheme.
- The design of the proposal, including the car parking layout and access arrangements, bicycle parking and access, and loading arrangements accord with the relevant requirements of the Planning Scheme and the AS2890.1:2004 (where relevant) and current practice.
- The level of traffic generated as a result of this proposal is acceptable and will not have a detrimental impact on the surrounding road network.

For further detail, refer to the accompanying Traffic and Transport Assessment prepared by Impact Traffic Engineering.

5.7 Waste Considerations

A Waste Management Plan (**WMP**) has been prepared by Impact Traffic Engineering which considers the waste implications and outlines the waste management strategy for the proposed development. The WMP confirms the following:

- Residential, food and drink premises and office (commercial) waste collection will be undertaken by a private contractor, with collection occurring on-site at the ground level. Waste vehicles will be able to prop within dedicated loading bay in close proximity to each waste storage area

during the collection of bins. After collection, the waste vehicle will then exit the site via the same route in a forward direction to Swan Street.

- The transfer of food organic and glass waste into larger bins will be undertaken as required under the management of the Building Manager / Body Corporate.
- A designated Building Manager will be responsible for managing the waste system, including the development and implementation of safe operating procedures, stormwater pollution prevention and regular maintenance.
- Hard waste collection service will be provided by a private contractor as required under the management of the Building Manager / Body Corporate. A dedicated space has been set aside within the bin storage rooms.
- The proposal provides sufficient space and infrastructure for residential, food and drink premises and office (commercial) waste bins to accommodate the estimated waste generation.
- The design allows for adequate truck access to the loading area to facilitate efficient waste collection.
- The proposed waste collection ensures that the proposed development can adequately store all proposed waste streams on site.
- Waste storage areas will be secure, well-ventilated, and include a bin wash-down area, with appropriate vermin-proofing measures and tight-fitting doors to maintain hygiene and safety.
- The waste collection contractor will be required to minimise noise impacts during collections, in accordance with the relevant time restrictions set out in Council's local laws and / or Victorian EPA Noise Control Guidelines.

For further detail, refer to the accompanying WMP prepared by Impact Traffic Engineering.

5.8 Wind Considerations

A Wind Assessment Report prepared by MEL Consultants is included in this submission. In regard to the recommendations within the report, solid glass screens, up to 1.8 metres in height, have been incorporated on the Level 4 balconies of the north-eastern and western apartments, as well as along the northern, western and south-western edges of the Level 13 rooftop associated with the 556 Swan Street building. Additional wind mitigation measures may also be incorporated as the design progresses, informed by the findings of a wind tunnel assessment currently being undertaken by MEL Consultants. The assessment will demonstrate that wind conditions within private balconies, terraces and the Level 13 communal rooftop terrace are suitable for their intended use and achieve the relevant comfort criteria.

5.9 Acoustic Considerations

An Acoustic Report prepared by Octave Acoustics is included in this submission. The report considers noise emissions generated from the proposal, including rail, traffic and waste noise, noise generated by patrons/occupants, amenities and services associated with the proposed uses, mechanical plant and delivery and collection.

Subject to the recommendations and measures specified in the report, acoustic impacts both on and off site are expected to be satisfactory.

6 Conclusions

The proposed Planning Permit Application represent an appropriate town planning outcome for the land for the following summarised reasons:

- The proposal is strategically supported by the Planning Policy Framework, providing a high-quality mixed-use development on the site.
- The proposal represents a significant development opportunity on a strategically important, amalgamated site within the Major Activity Centre.
- The proposal will play a pivotal role in meeting the City of Yarra's housing targets by delivering a significant increase in residential supply.
- The proposed will offer economic benefits to the precinct and continue Yarra and Richmond / Cremorne growth as the primary destination for business.
- The proposal includes appropriate land uses to complement the function of the Swan Street Activity Centre and specifically Precinct 4.
- The proposal includes an appropriate contribution to affordable housing.
- The building design provides a high level of amenity for future workers and residents.
- The site has limited sensitive interfaces but has been designed to limit its impacts on the public realm.
- The proposal is of high architectural quality and will contribute positively to the urban environment.
- The proposal is supported by a landscape plan prepared by Openwork which provides a public realm and landscape palate that enhances the streetscape and the outdoor communal spaces for future tenants.
- The proposal is supported by traffic, waste, ESD, acoustic and wind assessments that demonstrate the various components of the proposed have been appropriately thought out and will produce an acceptable outcome.

Appendix A - Clause 58 Assessment

Better Apartments Design Standards

550 and 556 Swan Street, Richmond

7 August 2026

Better Apartments Design Standards

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Clause 58 Assessment - Better Apartments Design Standards

58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE

58.01-1 Application requirements

Requirements	Complies / Does Not Comply / Variation required
An application must be accompanied by: • An urban context report • A Design Response	✓ **Complies** An Urban Context Report and Design Response has been prepared by Jackson Clements Burrows (**JCB**) and is enclosed with this application.

58.01-2 Urban context report

Requirements	Complies / Does Not Comply / Variation required
The urban context report may use a site plan, photographs or other techniques and must include: An accurate description of: - Site shape, size, orientation and easements. - Levels and contours of the site and the difference in levels between the site and surrounding properties. - The location and height of existing buildings on the site and surrounding properties. - The use of surrounding buildings. - The location of private open space of surrounding properties and the location of trees, fences and other landscape elements. - Solar access to the site and to surrounding properties. - Views to and from the site. - Street frontage features such as poles, street trees and kerb crossovers. - The location of local shops, public transport services and public open spaces within walking distance. - Movement systems through and around the site. - Any other notable feature or characteristic of the site. An assessment of the characteristics of the area including: - Any environmental features such as vegetation, topography and significant views. - The pattern of subdivision. - Street design and landscape. - The pattern of development. - Building form, scale and rhythm. - Connection to the public realm. - Architectural style, building details and materials.	✓ **Complies** Refer to the enclosed Urban Context Report prepared by JCB. Additionally refer to the Planning Report prepared by our office.

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Requirements	Complies / Does Not Comply / Variation required
- Off-site noise sources. - The relevant NatHERS climate zones (as identified in Clause 58.03-1). - Social and economic activity - Any other notable or cultural characteristics of the area	

58.01-3 Design response

Requirements	Complies / Does Not Comply / Variation required
The design response must explain how the proposed design: - Responds to any relevant planning provision that applies to the land. - Meets the objectives of Clause 58. - Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. - Selects materials and finishes for the external walls. - Derives from and responds to the urban context report. The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.	✓ **Complies** Refer to the accompanying Urban Context Report and Architectural Plans prepared by JCB, as well as the Planning Report prepared by our office.

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58.02 URBAN CONTEXT

58.02-1 Urban context objectives

- To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.
- To ensure that development responds to the features of the site and the surrounding area.

Standard D1	Complies / Does Not Comply / Variation required
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** The proposed development is consistent with the urban context and is responsive to the existing and proposed development surrounding the site. For further details see the enclosed Urban Context Report prepared by JCB and the Planning Report prepared by our office.

58.02-2 Residential policy objectives

- To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
- To support higher density residential development where development can take advantage of public and community infrastructure and services.

Standard D2	Complies / Does Not Comply / Variation required
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** Refer to Section 5.2 of the enclosed Planning Report prepared by our office.

Clause 58 Assessment - Better Apartments Design Standards

58.02-3 Dwelling diversity objective

- To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard D3	Complies / Does Not Comply / Variation required
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	✓ **Complies** This development contains a range of apartment types and sizes. There are 178 total apartments, of these the proposal contains 40 x 1 bedroom apartments, 103 x 2 bedroom apartments, 26 x 3 bedroom apartments and 9 'penthouse' apartments (3-bedroom).

58.02-4 Infrastructure objectives

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard D4	Complies / Does Not Comply / Variation required
Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.	✓ **Complies** The development will be connected to the appropriate services and utilities.
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ **Complies** The development will not unreasonably exceed service capacity.
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** The development includes appropriate infrastructure and services to meet the needs of future residents.

Clause 58 Assessment - Better Apartments Design Standards

58.02-5 Integration with the street objective

- To integrate the layout of development with the street.
- To support development that activates street frontage.

Standard D5	Complies / Does Not Comply / Variation required
Development should be oriented to front existing and proposed streets.	✓ **Complies** The development is oriented to front Swan Street, where it features retail tenancies at the ground floor and both a residential and commercial lobby.
Along street frontage, development should: - Incorporate pedestrian entries, windows, balconies or other active spaces. - Limit blank walls. - Limit high front fencing, unless consistent with the existing urban context. - Provide low and visually permeable front fences, where proposed. Conceal car parking and internal waste collection areas from the street.	✓ **Complies** The building includes direct entries from the street at ground floor. This includes direct entries to the retail tenancies and entries to the commercial and residential lobbies. There is a transitional space which is partly sheltered (via an awning) between the footpath and the building entries. The street frontage presents an active ground floor interface, with extensive glazing providing visual permeability and a variety of finishes and materials creating visual interest while minimising the appearance of blank walls. No front fencing is proposed. Waste collection and car parking areas are located internally and screened from public view. Internal waste collection and car parking is accommodated within sleeved ground-floor parking areas, with additional parking provided in the basement levels.
Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	✓ **Complies** The development is not next to any existing public open space. We note Ryan's reserve to the west is separated from the site by the building at 546 Swan Street. The shadow diagrams (refer to pages 98 to 101 of the Urban Context Report prepared by JCB, accompanying the application) show no adverse shadow effects to Ryan's Reserve and through proposed western facing windows and private open space, the development will facilitate passive surveillance onto this area.

Clause 58 Assessment - Better Apartments Design Standards

58.03 SITE LAYOUT

58.03-1 Energy efficiency objectives

- To achieve and protect energy efficient dwellings and buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
- To ensure dwellings achieve adequate thermal efficiency.

Standard D6	Complies / Does Not Comply / Variation required
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.	✓ **Complies** The building has been appropriately sited and oriented to ensure that all apartments within the building receive adequate solar access. There will not be any overshadowing of existing solar energy systems or any unreasonable impact on existing buildings in the surrounding area. Refer to pages 98 to 101 of the Urban Context Report prepared by JCB, accompanying the application.
Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Complies** Where possible, living areas and balconies are located to achieve northern solar access.
Developments should be designed so that solar access to north-facing windows is optimised.	✓ **Complies** The proposal has been designed to incorporate north facing windows to apartments where possible.
Dwellings located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table.	✓ **Complies** The development is in Climate Zone 21 (Melbourne). The Sustainability Management Plan confirms that the NatHERS maximum cooling load will be less than the allowable level of 30. Refer to page 13 of the enclosed Sustainability Management Plan prepared by GIW Environmental Solutions, accompanying the application.

Table D1 Cooling load

NatHERS CLIMATE ZONE	NatHERS MAXIMUM COOLING LOAD MJ/M^2 PER ANNUM
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

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58.03-2 Communal open space objective

- 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	Complies / Does Not Comply / Variation required
A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.	✓ **Complies**
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.	✓ **Complies** The development provides a communal outdoor open space area of 158 square metres on the terrace. In addition, there is 418 square metres of indoor communal wellness areas at Level 3, including a gym/Pilates area, a wellness lounge, a yoga studio and a recovery area. There is also a 160 square metres indoor resident amenity area on the Level 13 rooftop. This equals a combined communal open space area of 736 square metres. This significantly exceeds the requirement of 220 square metres, being the lesser of the applicable values specified within the Standard. Refer to the Architectural Plans prepared by JCB, accompanying the application.

Each area of communal open space should be:
- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management.
- Located to:
  – Provide passive surveillance opportunities, where appropriate.
  – Provide outlook for as many dwellings as practicable.
  – Avoid overlooking into habitable rooms and private open space of new dwellings.
  – Minimise noise impacts to new and existing dwellings and existing small dwellings.
	✓ **Complies**
	
	The communal open spaces are accessible to all residents via lifts and stairs and are designed with usable dimensions to support a range of recreational and social activities. The rooftop communal area also provides opportunities for passive surveillance, particularly over Swan Street.
	
	The communal spaces are sited and configured to avoid overlooking of habitable room windows and private open space areas associated with the proposed apartments.
	
	The design also seeks to minimise noise impacts on both future residents and surrounding existing apartments, including nearby small apartments. Refer to the Acoustic Report prepared by Octave Acoustics, accompanying the application.

Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	✓ **Complies** The Level 13 rooftop outdoor open space area contain generous amounts of landscaping and planting. For further details, refer to the Landscape Plans prepared by Openwork, accompanying the application.

Clause 58 Assessment - Better Apartments Design Standards

58.03-3 Solar access to communal outdoor open space objective

- To allow solar access into communal outdoor open space.

Standard D8	Complies / Does Not Comply / Variation required
The communal outdoor open space should be located on the north side of a building, if appropriate.	✓ **Complies** The Level 13 rooftop communal outdoor terrace is located on the north side of the building.
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** The Level 13 rooftop communal outdoor space is located to the north of any significant obstacles or obstructions and will comfortably receive more than 2 hours sunlight between 9am and 3pm on 21 June. Refer to the shadow diagrams on pages 98 to 101 of the Urban Context Report prepared by JCB, accompanying the application.

58.03-4 Safety objective

- To ensure the layout of development provides for the safety and security of residents and property.

Standard D9	Complies / Does Not Comply / Variation required
Entrances to dwellings should not be obscured or isolated from the street and internal accessways.	✓ **Complies** Entrances to apartments are largely provided via internal accessways. These entrances are not obscured or isolated.
Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Complies** No planting is proposed which would contribute to any unsafe space along a street or accessway.
Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Complies** All internal accessways and car parking areas have been designed to maximise visibility, passive surveillance and safety. Clear sightlines are maintained throughout circulation spaces, which are well lit to provide safe and convenient access for residents at all times. Car parking areas are directly connected to building entrances, lifts and stairwells, encouraging resident activity and natural surveillance. At ground level, the provision of sleeved car parking reduces the visual prominence of parking areas and increases opportunities for passive surveillance from internal building areas and bicycle storage areas.
Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Complies** As the site is adjacent the rail reserve at the rear, it prevents any private spaces being used as a public thoroughfare.

Clause 58 Assessment - Better Apartments Design Standards

58.03-5 Landscaping objectives

- To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.
- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Standard D10	Complies / Does Not Comply / Variation required
Development should retain existing trees and canopy cover.	✓ **Complies** There are no existing trees or canopy cover within the subject site. All existing street trees are proposed to be retained, with the exception of one tree that is to be relocated to accommodate the construction of a new vehicle crossover. The proposed development has been designed to avoid encroachment into the Tree Protection Zones of these retained trees, as detailed in the Arborist Report prepared by Arbor Analytics, accompanying the application. Accordingly, the proposal will not result in adverse impacts on retained existing trees.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ **Complies** No significant trees have been removed in the last 12 months prior to this application.

Development should:
- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
  - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
  - Consistent with the canopy diameter and height at maturity specified in Table D4.
  - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface
	✗ **Does not comply**
	Variation required
	
	Refer to the Landscape Plans prepared by Openwork, accompanying the application.
	
	For a site of 2,906 square metres, Table D2 requires canopy cover of 431 square metres (350 square metres plus 20% of the 406 square metres above 2,500 square metres), deep soil equivalent to 15% of the site (436 square metres), and a minimum of two Type B trees or one Type C tree.
	
	The proposal meets the minimum tree type requirement. Three Type B *Syzygium floribundum* are provided, exceeding the two required, in addition to five Type A *Olea europaea*.
	
	The canopy cover and deep soil components are not met. The landscape concept achieves 7% canopy cover at maturity (approximately 203 square metres). In lieu of in-ground deep soil, soil is provided for planting over structural elements, totalling 791 square metres (668 square metres at 400 mm, 98 square metres at 400 to 900 mm, and 25 square metres at 2,000 mm). A variation to the canopy cover and deep soil Standard is therefore, sought on the basis that the objectives of the Standard are met and the variation is warranted by the site's commercial zoning, location and size.
	
	The site is located within the Commercial 1 Zone and forms part of the Swan Street Major Activity Centre, where both the existing and preferred urban character comprise a continuous built form with prominent street walls and minimal setbacks addressing the public realm, rather than a landscaped or garden setting. In this context, the deep soil and canopy cover targets in Table D2 are more appropriately applied to lower-density residential environments. Applying them to a developed commercial-zoned site would be inconsistent with the preferred urban character of the area and with the strategic objectives of the Yarra Planning

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Standard D10	Complies / Does Not Comply / Variation required
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.	Scheme, which encourage a dense, active and built-form-focused outcome within Major Activity Centres and the efficient use of well-located land for housing. Within these constraints, the proposal delivers a comprehensive landscape response. Podium and balcony planting is provided within planters, complemented by landscaping within the central recess, façade greening and a landscaped communal rooftop. The central recess in particular provides a significant greening opportunity at the heart of the development, enhancing residential amenity, outlook and biodiversity. Together, these measures are appropriate to the site's urban context and satisfy the first objective of the Standard. The decision guidelines for Standard D10 require consideration of the type and extent of canopy cover, including opportunities for alternatives to canopy trees. Here, the landscaped rooftop and the planter-based planting to the podium and balconies represent effective alternatives which, together with the eight proposed canopy trees, deliver a substantial and layered landscape outcome across the site. The proposal also responds positively to the climate-responsive design objective: planting comprises a mix of indigenous and native species selected for their biodiversity value, resilience and suitability to the local microclimate; outdoor spaces are designed for shade and thermal comfort; and the rooftop, central recess and podium and balcony planting will assist in mitigating the urban heat island effect. Irrigation will be supplied through harvested rainwater, supplemented by mains water as required, and a 52-week establishment maintenance period will ensure long-term landscape performance. The extent of in-ground planting is ultimately constrained by the site's redevelopment potential. As a substantial, consolidated landholding of 2,906 square metres within a Major Activity Centre, the site is capable of accommodating the higher-density, transit-oriented housing that State and local policy seek in this location. The basement required for resident car parking necessarily extends across much of the site, limiting opportunities for meaningful in-ground deep soil. Requiring the full 436 square metres of deep soil and 431 square metres of canopy cover would substantially reduce the developable footprint and compromise the housing yield that strategic policy seeks to achieve. Taken together, the eight canopy trees, the planting within the central recess, the podium and balcony planters, the façade greening and the green roof represent the maximum reasonable greening outcome achievable given the site's zoning, strategic role and configuration. For these reasons, the proposal satisfies the objectives of Standard D10, and the proposed variation to the deep soil and canopy cover Standard is considered appropriate and justified.

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Table D2 Canopy cover and deep soil requirements

Site Area	Canopy cover	Deep soil
1000 square metres or less	5% 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
2500 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 6.5 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

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

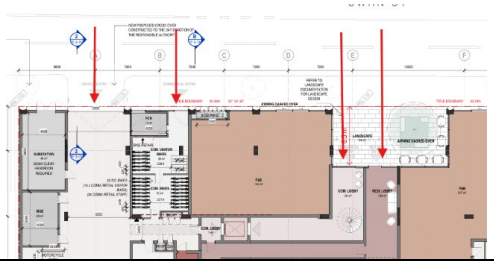
Table D4 Tree type

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

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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	Complies / Does Not Comply / Variation required
Vehicle crossovers should be minimised.	✓ **Complies** Vehicle crossovers are minimised. There is one existing vehicle crossover on site which is to be reinstated, and a new single crossover is to be constructed. This means no net increase in vehicle crossovers.
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.	✓ **Complies** There is a single car park entry on the Swan Street frontage. The car park entry is integrated into the building façade through the use of complementary materials and colours, reducing its visual prominence within the streetscape. The crossover and entry have been appropriately dimensioned and are located toward the side of the Swan Street frontage, allowing the majority of the frontage to maintain an active and pedestrian-oriented interface.
Pedestrian and cyclist access should be clearly delineated from vehicle access.	✓ **Complies** The pedestrian, cyclist and vehicle access are all clearly delineated from each other, see below: 
The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.	✓ **Complies** As noted above the existing single crossover is being re-instated, and a new crossover is to be constructed to the western side of the frontage. This will not have any effect on pedestrian safety and the same amount of on-street car parking spaces will be provided. The same amount of street trees will be present, noting that a single tree is to be relocated.
Developments must provide for access for service, emergency and delivery vehicles.	✓ **Complies** Appropriate vehicle access is provided via the proposed Swan Street vehicle entry for service, emergency and delivery vehicles.

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58.03-7 Parking location objectives

- To provide convenient parking for resident and visitor vehicles.
- To protect residents from vehicular noise within developments.

Standard D12	Complies / Does Not Comply / Variation required
Car parking facilities should: - Be reasonably close and convenient to dwellings. - Be secure. - Be well ventilated if enclosed.	✓ **Complies** Car parking is primarily accommodated within three basement levels. These facilities are conveniently connected to the residential levels via lifts and stairwells, providing safe and direct access for residents. The basement parking areas are secure and restricted to authorised users, while appropriate ventilation measures are incorporated to ensure a safe and functional environment.
Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓ **Complies** The closest habitable room window to the apartment is that of apartment type E5 in the north-west corner of Level 3. This window is three levels above the accessway and is setback from the edge of the balcony by over 1 metre, demonstrating compliance.

58.03-8 Integrated water and stormwater management objectives

- To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.
- To facilitate stormwater collection, utilisation and infiltration within the development.
- To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard D13	Complies / Does Not Comply / Variation required
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	✓ **Complies** The 'ESD Notes' on the Architectural Plans state rainwater from the roof areas is to be directed into a 10,000L rainwater tank connected to all commercial and communal area toilets and irrigation.
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	✓ **Complies** The development will be connected to a non-potable dual pipe reticulated water supply.
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** Please refer to the Water Sensitive Urban Design Response described in Sustainability Management Plan prepared by GIW Environmental Solutions, accompanying the application.

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58.04 AMENITY IMPACTS

58.04-1 Building setback objectives

- To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.
- To allow adequate daylight into new dwellings.
- To limit views into habitable room windows and private open space of new and existing dwellings.
- To provide a reasonable outlook from new dwellings and existing small second dwellings.
- To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14	**Complies / Does Not Comply / Variation required**
The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	✓ **Complies** The proposed built form provides an outcome for the site which represents an appropriate and balanced response to the preferred urban context of the Swan Street Major Activity Centre other built form policy within the Yarra Planning Scheme, along with the site's development capacity and the site's respective interface conditions. This is further explored in the enclosed Planning Report prepared by our office and in the Urban Context Report prepared by JCB, all accompanying the application.
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 dwellings. Developments should avoid relying on screening to reduce views. - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. - Ensure the dwellings are designed to meet the objectives of Clause 58.	✓ **Complies** The proposal has been sensitively designed to respond to its context. The lower levels are built on or close to the boundary, while the upper levels incorporate 'typical equitable development' setbacks to ensure adequate daylight access and avoid overlooking to the east and west. The proposal responds to its context by adopting shallower setbacks to the north and south, as these are the less sensitive interfaces addressing Swan Street and the railway line. As a result, no overlooking is caused to those interfaces. These setbacks have been designed to provide appropriate internal amenity and meet the needs of residents. The proposal has been sited so that 80% of living areas and 92% of bedrooms achieve the Built Environment Sustainability Scorecard (**BESS**) best-practice daylight requirements. Apartments have also been arranged so that there is no unreasonable internal overlooking. Where practical, apartments face outward toward Swan Street to the north, the rail reserve to the south, Ryans Reserve to the west, or the internal central landscaped recess; Each of which provides an outlook.

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58.04-2 Internal views objective

- To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15	Complies / Does Not Comply / Variation required
Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	✓ **Complies** The development is designed so that no more than 50 per cent of the private open space of any lower-level apartment is overlooked. Where applicable, apartment windows and private open spaces (balconies) facing inward towards the upper-level visual break, have been screened with frosted glazing to a height of 1.7 metres to prevent any internal overlooking. Refer to the Architectural Plans prepared by JCB, accompanying the application.

58.04-3 Noise impacts objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external and internal noise sources.

Standard D16	Complies / Does Not Comply / Variation required
Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.	✓ **Complies** Noise generating services and mechanical plants are located within basement levels, ground floor level, and on the rooftops. No apartments are located at basement or ground floor levels. The rooftop services on Levels 13 and 15 are sufficiently separated from apartments.
The layout of new dwellings and buildings should minimise noise transmission within the site.	✓ **Complies** No apartments are proposed immediately abutting mechanical plant and services areas, and proposed apartment layouts are otherwise designed to minimise noise transmission.
Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.	✓ **Complies** As above. No proposed apartments are located at basement, ground floor, or Levels 1 to 2, which prevents noise impacts from building services, non-residential uses, and car parking (which are all located within these levels). The rooftop services, mechanical plant, and communal rooftop area on Level 13 are also separated from apartments. The internal communal area on Level 3 is separated from apartments on that level by internal corridors. The lift core is also separated from any habitable rooms of the proposed apartments by internal corridors and structural walls. As a result, no apartments are located in such a way that they would suffer any unreasonable noise impacts. Refer to the

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Standard D16	Complies / Does Not Comply / Variation required
	Acoustic Report prepared by Octave Acoustics, accompanying the application.
New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.	✓ **Complies** The design seeks to minimise noise impacts from off-site noise sources. Refer to the Acoustic Report prepared by Octave Acoustics, accompanying the application.
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** The development is within 300 metres of a tollway roads carrying 40,000 Annual Average Daily Traffic Volume and is within 80 metres of a railway servicing passengers in Victoria. Refer to the Acoustic Report prepared by Octave Acoustics, which accompanies the application and confirms that the proposal can be designed to meet the Standard D16 requirements.
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.	**N/A** The building is not screened from a noise source by an existing solid structure.
Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	✓ **Complies** Refer to the Acoustic Report prepared by Octave Acoustics, accompanying the application.

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

Note: The noise influence area should be measured from the closest part of the building to the noise source.

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58.04-4 Wind impacts objective

- 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	Complies / Does Not Comply / Variation required
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.	✓ **Complies** We note that solid glass screens, up to 1.8 metres in height, have been incorporated on the Level 4 balconies of the north-eastern and western apartments, as well as along the northern, western and south-western edges of the Level 13 rooftop. Additional wind mitigation measures may also be incorporated as the design progresses, informed by the findings of a wind tunnel assessment currently being undertaken by MEL Consultants. The assessment will demonstrate that wind conditions within private balconies, terraces and the Level 13 communal rooftop terrace are suitable for their intended use and achieve the relevant comfort criteria.
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	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

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58.05 ON-SITE AMENITY AND FACILITIES

58.05-1 Accessibility objective

- To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D18	Complies / Does Not Comply / Variation required
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.	✓ **Complies** Given there are 178 total apartments, 89 are required to be accessible to meet the requirements of this Standard. 98 total apartments are nominated as accessible, constituting over 50% of the development and demonstrating compliance. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

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 1.2m x 1.2m • 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 1m • The full length of the bathroom and a minimum length of 2.7m • 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.

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58.05-2 Building entry and circulation objectives

- To provide each dwelling and building with its own sense of identity.
- To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
- To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D19	Complies / Does Not Comply / Variation required
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.	✓ **Complies** The residential and commercial entries to the building are visible, easily identifiable via the recessed transition area, and provide shelter for pedestrians. The entries to the apartments are visible and easily accessible via the internal accessways on each floor.
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** The building entries for the respective uses are readily identifiable and distinguishable. There is a clear separation between the retail uses fronting Swan Street which are provided with their own individual entryways, and the residential and commercial lobbies. Windows and glazing are provided along the Swan Street ground floor frontage, including the entries. Stairs are provided for residents within the lobby spaces, in locations that are visible, safe and that encourage their use. Common areas and corridors provide natural light and ventilation, with no obstruction from building services and clear sight lines.

58.05-3 Private open space objective

- To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D20	Complies / Does Not Comply / Variation required
A dwelling should have private open space consisting of at least one of the following: - An area of 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.	✓ **Complies** All apartments are provided private open space via a balcony. We note the four 'penthouse' apartments on Level 14 are also provided a terrace area, considered an 'area on a podium'. All balconies meet the size and minimum dimension requirements of Standard D20. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

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Standard D20	Complies / Does Not Comply / Variation required
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** No heating or cooling units are located on balconies.
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.	✓ **Complies** The top two storeys contain finished floor levels more than 40 metres above ground level. However, apartments on these floors are provided balconies or areas on a podium, to meet the requirements of Table D8. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

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

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58.05-4 Storage objective

- To provide adequate storage facilities for each dwelling.

Standard D21	Complies / Does Not Comply / Variation required
Each dwelling should have convenient access to usable and secure storage space.	✓ **Complies** Each apartment is provided with convenient, usable and secure storage areas. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.
The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	✓ **Complies** All apartments are provided the minimum storage volume within the apartment as specified in table D10. 35 of the apartment typologies are also provided with external cages to meet the total minimum storage requirement. These external storage cages are located predominantly in the basement. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

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

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58.06 DETAILED DESIGN

58.06-1 Common property objectives

- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Standard D22	Complies / Does Not Comply / Variation required
Developments should clearly delineate public, communal and private areas.	✓ **Complies** The proposed development clearly delineates between the public realm of Swan Street from private areas, including through a transitional space between the street and the residential and commercial areas. Additionally, the proposal locates all communal space in locations where it is clearly delineated from private apartments – separated through internal corridors and locating these spaces at the rooftop level.
Common property, where provided, should be functional and capable of efficient management.	✓ **Complies** The common areas and common property is highly functional and simple to manage efficiently.

58.06-2 Site services objectives

- To ensure that site services are accessible and can be installed and maintained.
- To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard D23	Complies / Does Not Comply / Variation required
Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.	✓ **Complies** Many site services are located at the rooftop or basement and can be accessed by authorised personnel via the central staircase or lifts. Some site services and utilities are located at ground floor level with easy access through ground level building entries. All site services are able to be installed and maintained efficiently.
Meters and utility services should be designed as an integrated component of the building or landscape.	✓ **Complies** The development contains various utility areas. These are largely located on the ground floor and first floor, and they include a mail area, waste area, substation and electrical and communications area. These areas are all integrated well into the building layout.
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** As above, the development contains a fit for purpose mail and parcel area conveniently located inside the residential lobby of the building.

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58.06-3 Waste and recycling objectives

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard D24	Complies / Does Not Comply / Variation required
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.	✓ **Complies** Waste storage and collection areas are located on the ground floor, with separate storage areas for commercial and residential waste. A convenient arrangement serves both areas, sleeved at ground floor level and therefore, positioned and designed to be easily accessible for people with limited mobility. These areas are adequate in size, durable, waterproof, and appropriately ventilated. For more details refer to the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application.
Adequate facilities for bin washing. These areas should be adequately ventilated.	✓ **Complies** The Waste Management Plan confirms that the bin storage areas will have ventilation in accordance with Australian Standard AS1668. It also confirms that the areas will include a graded bin wash area and other washing facilities as required by the Responsible Authority. For more details refer to the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application.
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.	✓ **Complies** The types of bins proposed, and their storage locations have been nominated on the Architectural Plans prepared by JCB, accompanying the application. This includes separate bins for general waste and recycling. Collection, separation and storage of waste and recyclables is detailed within the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application.
Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.	✓ **Complies** For details on the collection storage and reuse of garden waste, refer to Section 7.2.1 (Garden Waste) of the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application
Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	✓ **Complies** There is adequate circulation to allow a rear-lift small rigid vehicle to adequately enter, load, and exit the site. Refer to the Waste Management Plan prepared by Impact Traffic Engineering and the swept path analysis in the Transport Impact Assessment prepared by Impact Traffic Engineering, all accompanying the application.
Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	✓ **Complies** Each individual apartment has adequate storage space for the separation and storage of waste.

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	Internal storage nominations are included within the Waste Management Plan prepared Impact Traffic Engineering, and the BADS Apartment Plans within the Urban Context Report prepared by JCB, all accompanying the application.
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	✓ **Complies** The design has been coordinated with the assessment and recommendations within the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application.
Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)	✓ **Complies** The waste management facilities have been designed to meet best practice as specified in the relevant policy documents. Refer to the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application.
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** Waste management within the development is designed to protect public health and the amenity of residents within the development and in the surrounds. Refer to the Waste Management Plan prepared by Impact Traffic Engineering, accompanying the application.

58.06-4 External walls and materials objective

- 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	**Complies / Does Not Comply / Variation required**
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** A high-quality material palette consisting of textured concrete, smooth concrete, raw metal and glass has been incorporated. These materials are resilient to wear and tear and are expected to weather well over time.
External wall design should facilitate safe and convenient access for maintenance.	✓ **Complies** The materials and finishes proposed ensure external walls will be safe and convenient for maintenance access.

Clause 58 Assessment - Better Apartments Design Standards

58.07 INTERNAL AMENITY

58.07-1 Functional layout objective

- To ensure dwellings provide functional areas that meet the needs of residents.

Standard D26	Complies / Does Not Comply / Variation required
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.	✓ **Complies** Each apartment contains appropriately sized bedrooms which meet the minimum and exceed the minimum requirements of Table D11. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.
Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	✓ **Complies** All one bedroom apartments are provided a living area with a minimum width of 3.3 metres and a minimum area of 10 square metres. All two+ bedroom apartments are provided a living area with a minimum width of 3.6 metres and a minimum area of 12 square metres. We emphasise that beyond simply meeting the requirements of table D12 all of the living rooms are practically usable and, in many cases, exceed the requirements of the Standard. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

Table D11- Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3.0 metres

Table D12 - Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Clause 58 Assessment - Better Apartments Design Standards

58.07-2 Room Depth Objective

- To allow adequate daylight into single aspect habitable rooms.

Standard D27	Complies / Does Not Comply / Variation required
Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.	✓ **Complies** The minimum ceiling height is nominated for each apartment as 2.7 metres. This means a single aspect habitable room must not exceed 6.75 metres (except an open plan room as discussed below). No single aspect habitable rooms (aside from 'open plan' rooms) exceed a depth of 6.75 metres. In relation to apartment types F2 and F4, given their unusual shape we have included the longest depth dimension. This does not exceed 6.75 metres, demonstrating compliance with the Standard. Importantly, the living room within these apartment types, is located closest to the openings, which reflects the intent of the Standard (to achieve adequate daylight outcomes). Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.
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** All single aspect apartments include combined living, dining, kitchen areas (with the kitchen furthest from the window), have a depth of less than 9m. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

58.07-3 Windows objective

- To allow adequate daylight into new habitable room windows.

Standard D28	Complies / Does Not Comply / Variation required
Habitable rooms should have a window in an external wall of the building.	✓ **Complies** All habitable rooms are provided a window in the 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.	✓ **Complies** A secondary daylight area is used to bedrooms within Apartments B3 and D3.
The secondary area should be:	✓ **Complies**

Clause 58 Assessment - Better Apartments Design Standards

– A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window.	The secondary area dimensions are approximately 1.22 m wide, which is consistent with a 1.2 metre minimum width, with a depth within the 1.5-times-width (measured from the external surface of the window) – as per the Standard. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.

58.07-4 Natural ventilation objectives

- To encourage natural ventilation of dwellings.
- To allow occupants to effectively manage natural ventilation of dwellings.

Standard D29	Complies / Does Not Comply / Variation required
The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	✓ **Complies** Apartments are provided with openable doors to their respective terraces, and other openable windows where appropriate.
At least 40% 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** A minimum of 72 apartments must be provided cross ventilation in accordance with this Standard in order to demonstrate compliance. The BADS Schedule confirms that 75 of the apartments are meet the requirements, exceeding the required 40%. Refer to the BADS Apartment Plans within the Urban Context Report prepared by JCB, accompanying the application.



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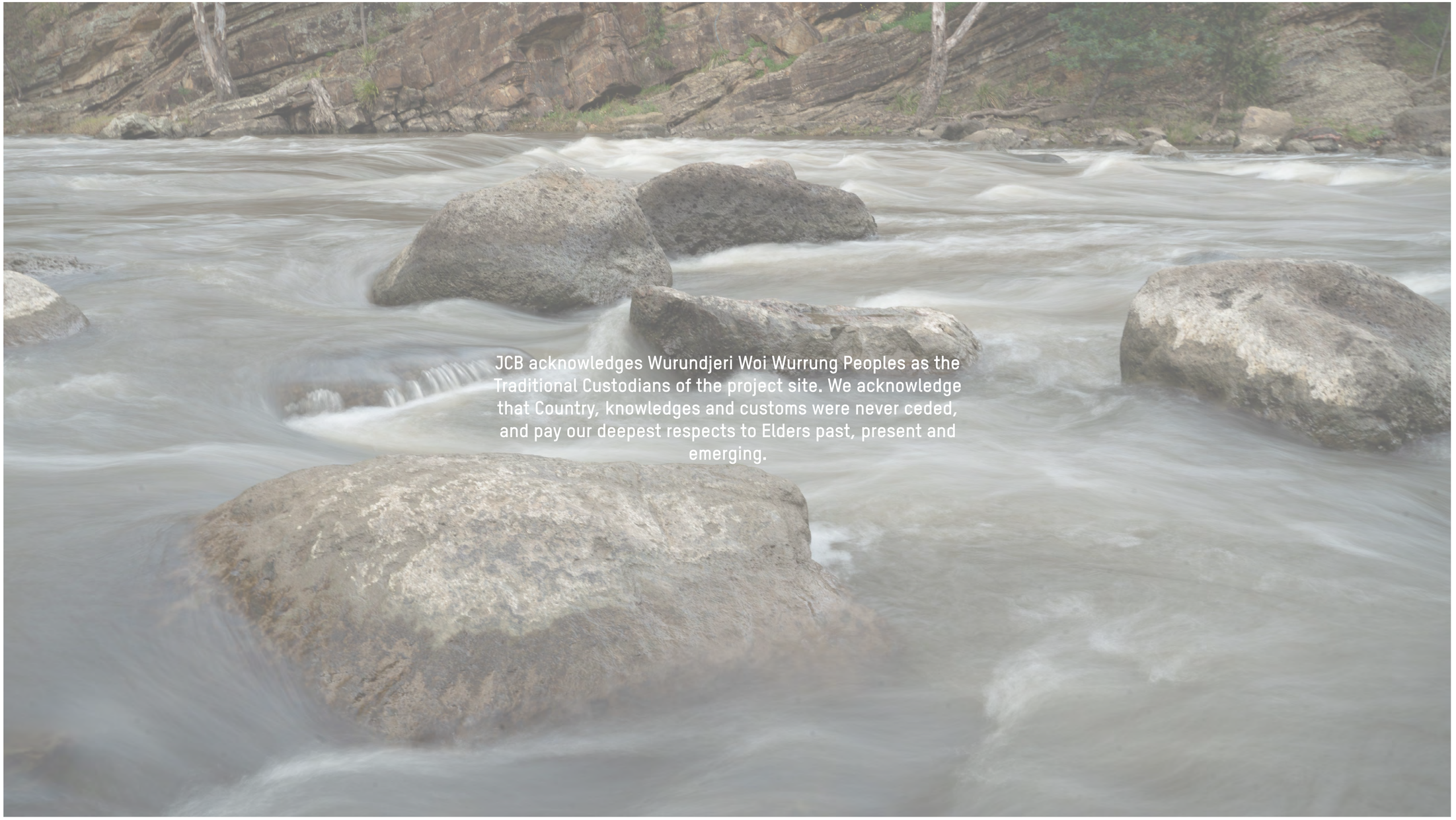
550-556 Swan Street

Richmond

JULY 2026

Urban Context Report

Jackson
Clements
Burrows


JCB acknowledges Wurundjeri Woi Wurrung Peoples as the Traditional Custodians of the project site. We acknowledge that Country, knowledges and customs were never ceded, and pay our deepest respects to Elders past, present and emerging.

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01 Vision Statement
02 Subject Site
03 Context
04 Planning Framework
05 Design Principles
06 Massing Response
07 Architectural Response
08 Benefits of Bridge Connection
09 Facade Assembly
10 Shadow Studies
11 BADS Apartment Plans



01

Vision Statement

Fortis, in collaboration with Jackson Clements Burrows Architects (JCB), envisions 550-556 Swan Street as a landmark precinct that integrates high-quality commercial & residential living with vibrant retail and curated communal amenity. The development aspires to deliver a contextually responsive built form that reflects Richmond's urban character while promoting accessibility, liveability, and architectural excellence. The development also includes a cash contribution equal to 4.5% of the development cost to the Social Housing Growth Fund.

The proposed apartments will feature refined interiors, efficient layouts, and durable, timeless materiality - designed to support contemporary living practices. A key objective is to offer attainable housing outcomes without compromising on quality, contributing to broader housing affordability goals within Victoria.

To support price accessibility, the development will incorporate a diverse mix of apartment sizes and typologies, distributed throughout the building. Indicative pricing ranges from approximately $600,000 to $2.75 million, enabling entry points for a broad demographic - including first home buyers, young professionals, and downsizers.

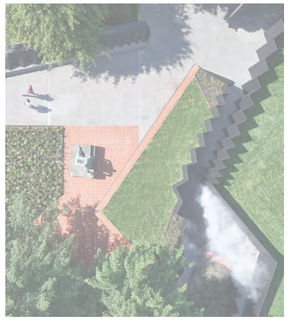
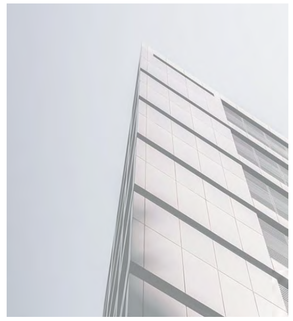
The building form has been designed to support adaptability and modularity, allowing for responsive unit configurations based on market and resident needs. Communal amenity will be integrated across multiple levels, providing inclusive and inviting indoor and outdoor spaces that foster social interaction, wellbeing, and a sense of community.

Anchored in the Richmond-Burnley context, the project will deliver a sophisticated yet accessible residential experience, contributing positively to the local urban fabric and aligning with State and Local planning objectives.



Who are we?






Jackson Clements Burrows Architects

JCB Architects

Fortis

Fortis

OPENWORK

Openwork

pivot

Pivot

CONTOUR PLANNING & ADVISORY

Contour Planning

wrap consulting engineering

WRAP

GIW environmental solutions

GIW

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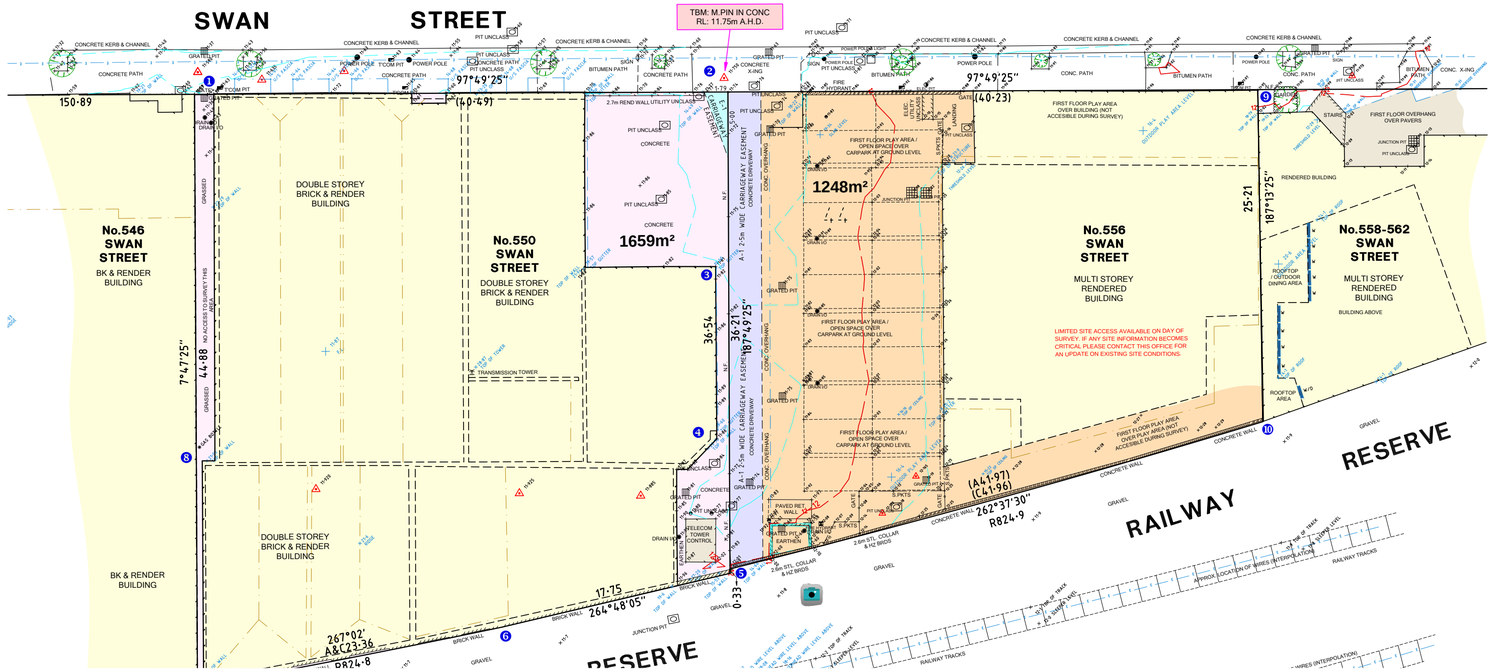
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Subject Site

Site Survey

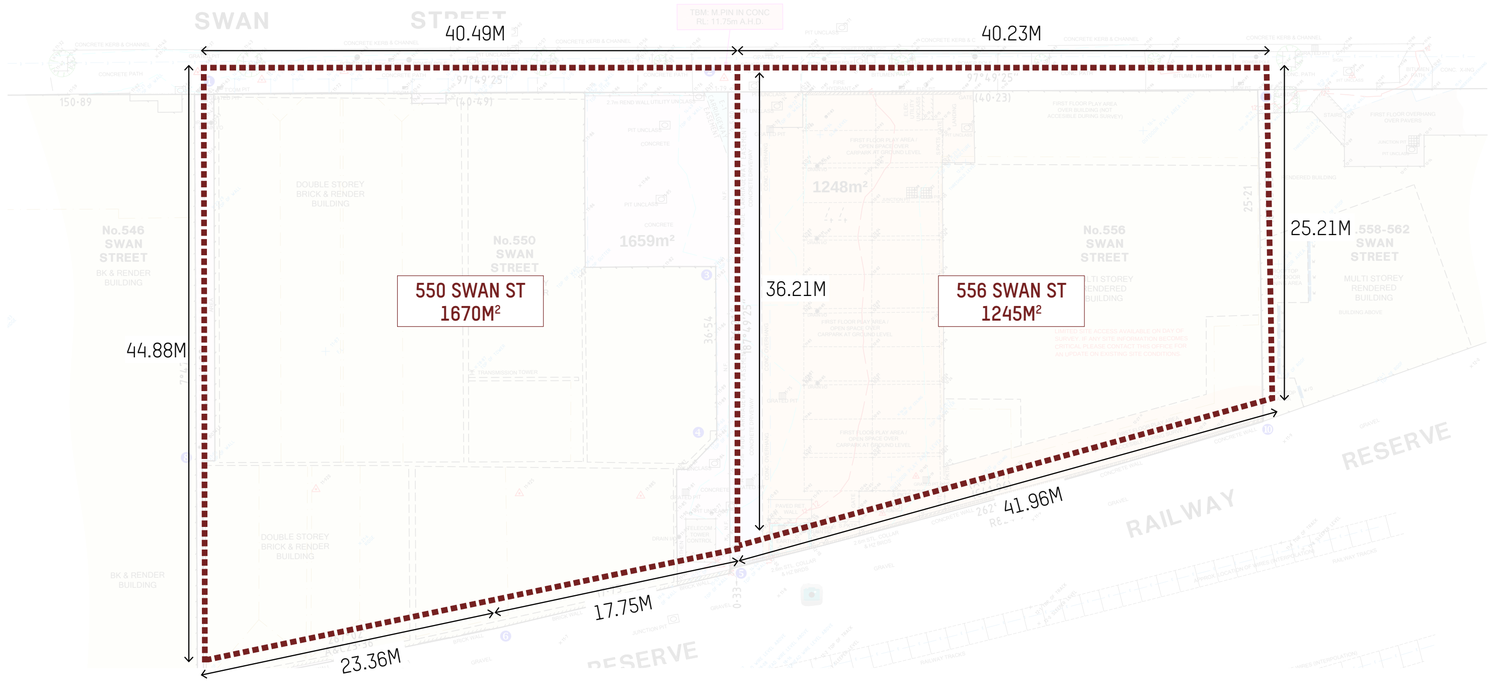
550 & 556 Swan St



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Site Dimensions

550 & 556 Swan St



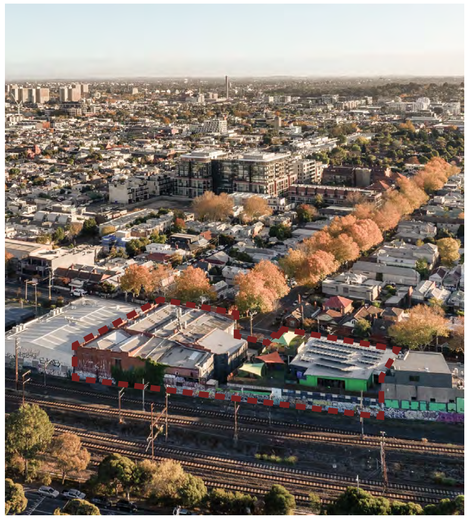
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Subject Site

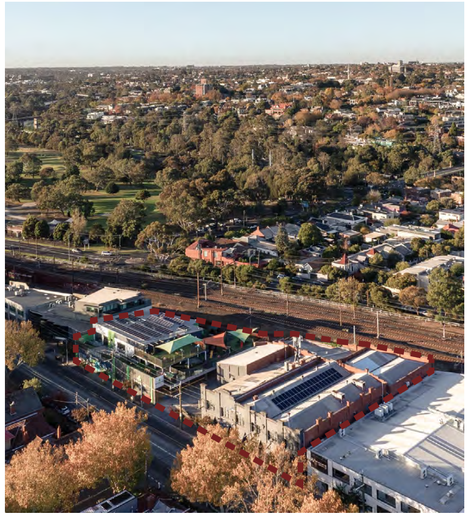
Existing Conditions

The subject site is located at 550 & 556 Swan Street. It sits at the eastern end of Swan Street embedded within many rich contexts. The site presents an opportunity for a gateway landmark into an emerging context whilst responding directly to its existing adjacent influences.

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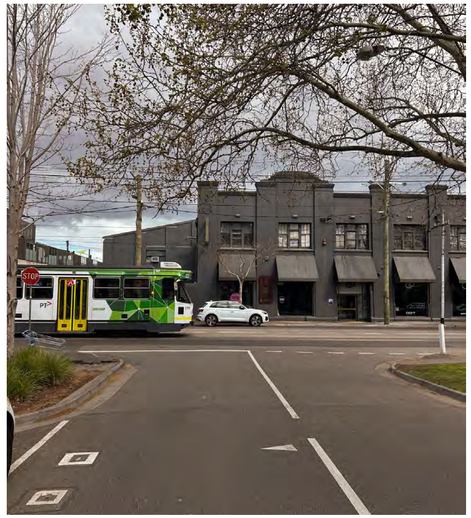
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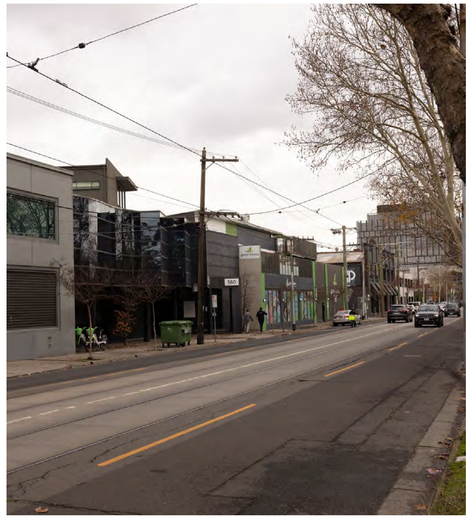
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Context

Connection to Place

Identity through Association

Located within Richmond's evolving inner-urban fabric, 550-556 Swan Street draws its identity from its association to its context. This adjacency fosters an identity grounded in connectivity, where urban intensity softens toward landscape and local amenity. The site's character emerges from these associations, positioning it as an active participant in the life of the precinct.



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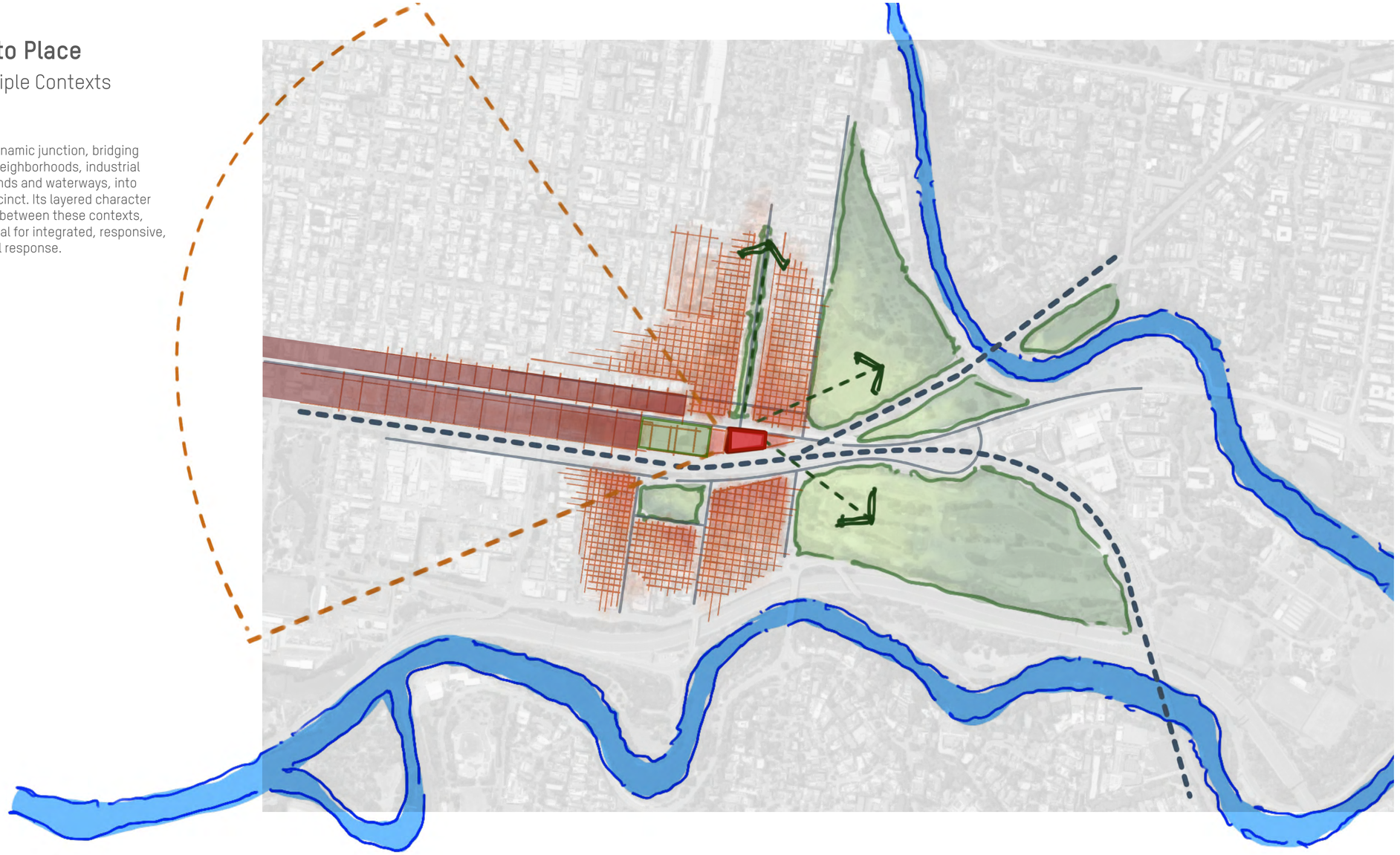
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Connection to Place

A Site with Multiple Contexts

This site serves as a dynamic junction, bridging fine-grain residential neighborhoods, industrial interfaces, lush parklands and waterways, into an emerging urban precinct. Its layered character fosters a rich dialogue between these contexts, offering unique potential for integrated, responsive, and a highly contextual response.



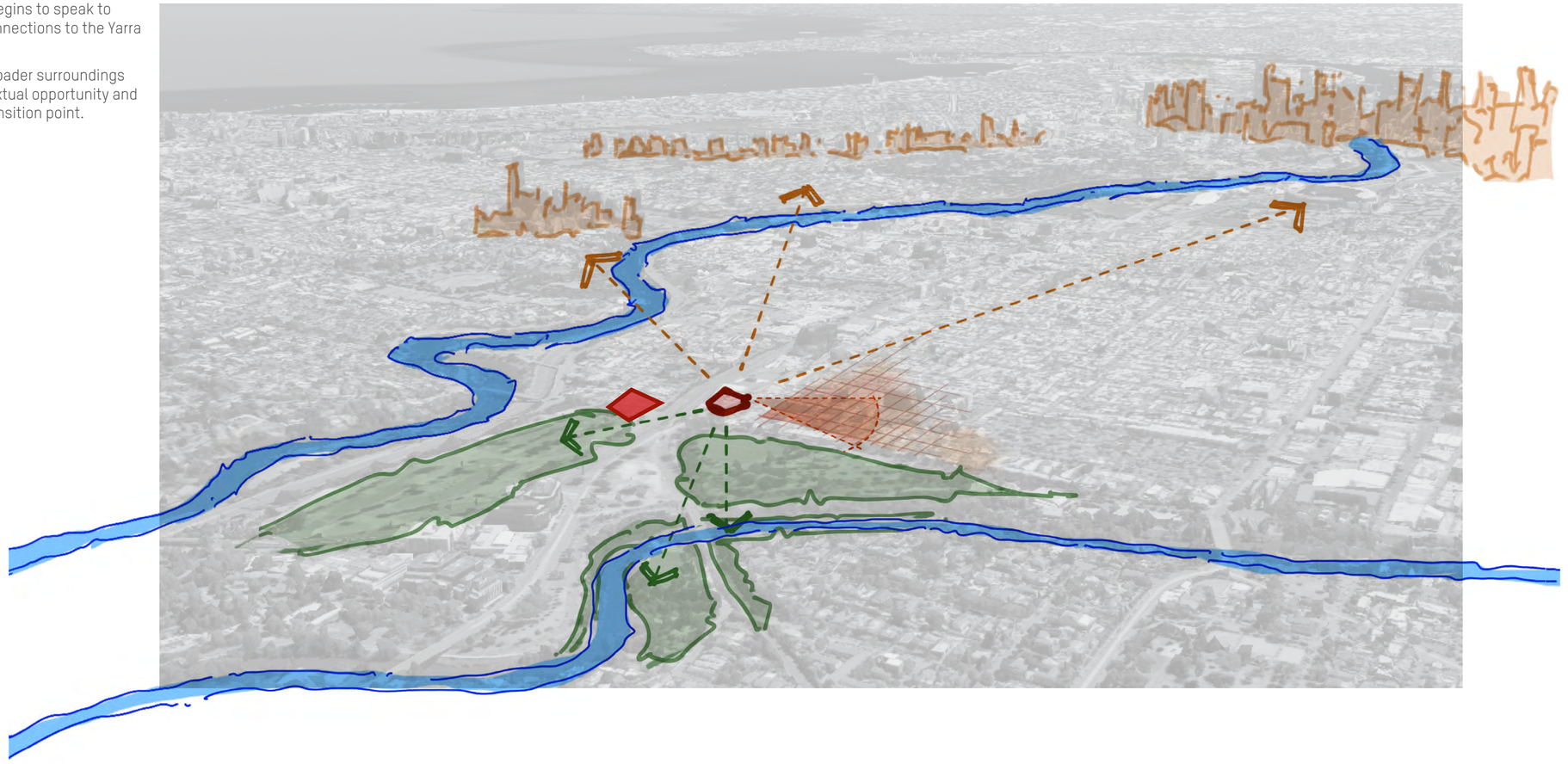
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Connection to Place

A Site with Multiple Contexts

At its broader scale, this site begins to speak to contexts beyond, its macro connections to the Yarra river, park lands and the CBD.

Observing the site within its broader surroundings highlights its breadth of contextual opportunity and reiterates that this site is a transition point.



A Long-Standing Condition

In the 1960s, Swan Street, Richmond was a vibrant mix of industry, retail, and transport. Factories, shops, and rail infrastructure defined its character, while surrounding worker housing reinforced its working-class identity. It was a transitional corridor linking home, work, and retail—reflecting Melbourne's post-war growth and shifting urban landscape.



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Connection to Place

Local Character

The response will directly reference the surrounding contexts - the fine grain residential, the existing industrial fabric enforced by the proximity of the rail corridor, the parklands and waterways beyond, as well as forging the site as a key part of the developing and emerging language of the Swan St Activity Centre.



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Local Character

Residential

This development draws influence from the fine-grain residential fabric, fostering the human scale and the existing street quality through scale, materiality and detailing. The development will take cues from the rhythm and details of the existing residential experience to inform an architecture that sensitively references and reinvents this condition.

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Local Character

Industrial & Retail

Richmond's existing industrial context and proximity to the rail corridor, provides a robust character through detailing, materiality, and expression.

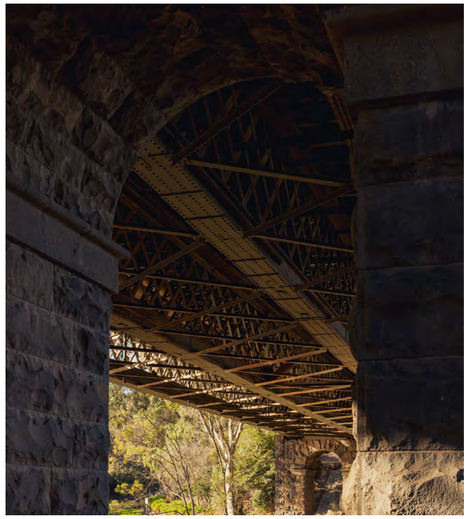
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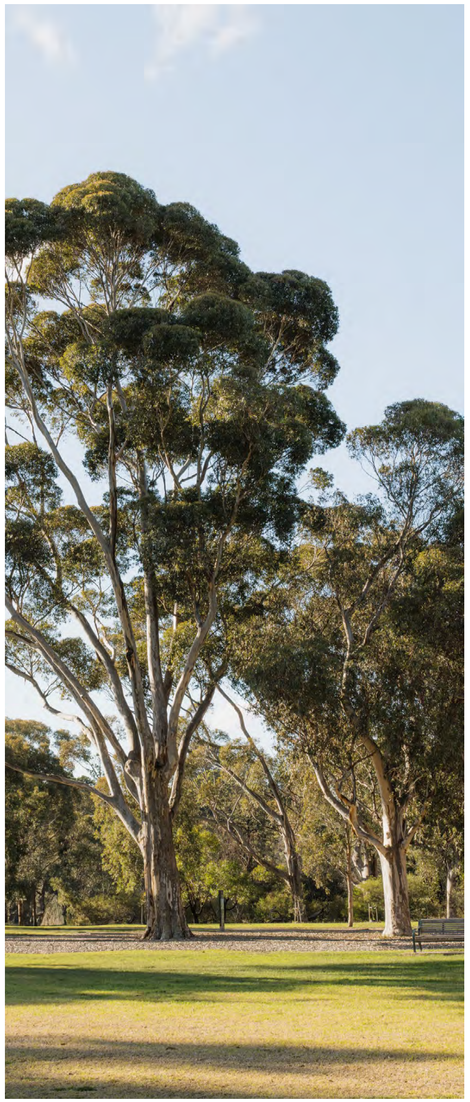
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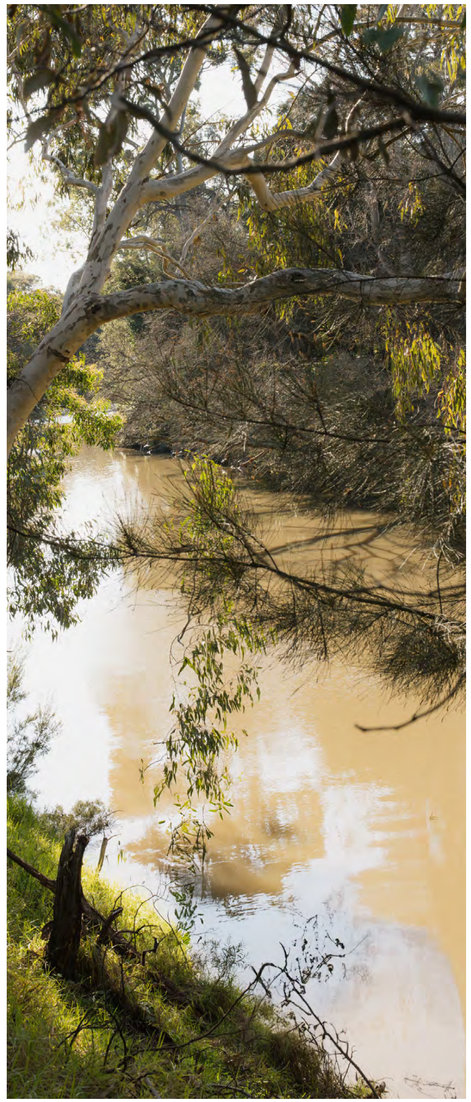
JCB

Local Character

Parkland & Waterways

The proximity of the site to the surrounding parklands and waterways makes this a pertinent influence on the site. It creates a transition between the more urban fabric of Swan Street and the natural landscapes beyond. The site will bridge this gap by drawing on the details of the natural landscape and the tree canopies to inform an architectural language for the tower that differentiates itself from the podium language.







Local Character

Emerging

The site is situated within the Swan Street Activity Centre and thus is also influenced by the emerging development of Swan Street. Looking to surrounding development, the response will take cues from both the scale, language and materiality of this evolving and revitalised spine of development.

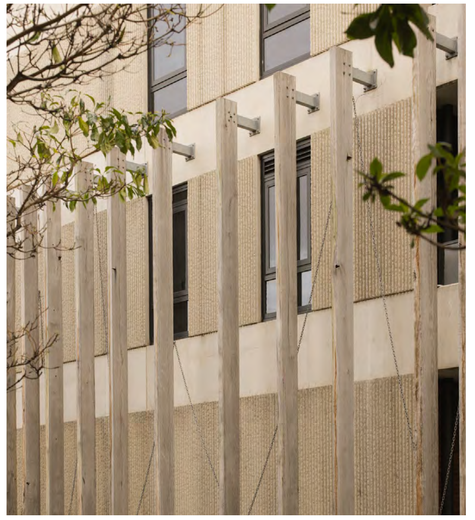
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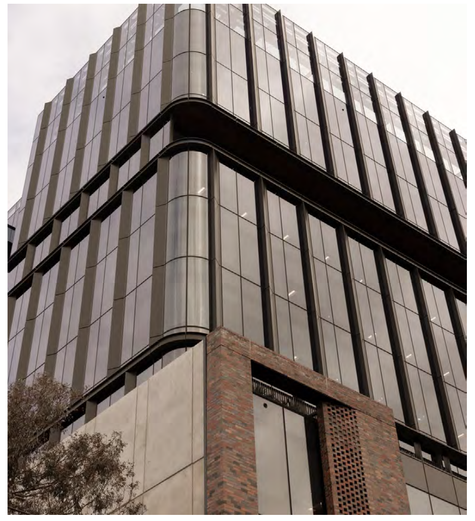
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Planning Framework

Activity Centre

Precincts & Key Developments

Note: images correlate to key developments on the South side of Swan Street.

PRECINCT 1 - RICHMOND STATION

PRECINCT 2 - SWAN ST RETAIL

PRECINCT 3 - SWAN ST EAST

PRECINCT 4 - BURNLEY STATION



RICHMOND SQUARE
12 STOREYS - (40.6m) UNDER CONSTRUCTION



358-360 SWAN ST
10 STOREYS - APPROVED DEVELOPMENT



AUS POST
53.5M



484-488 SWAN ST
14 STOREYS (APPROX. 56M) - APPROVED



SUBJECT SITE

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Activity Centre Spine

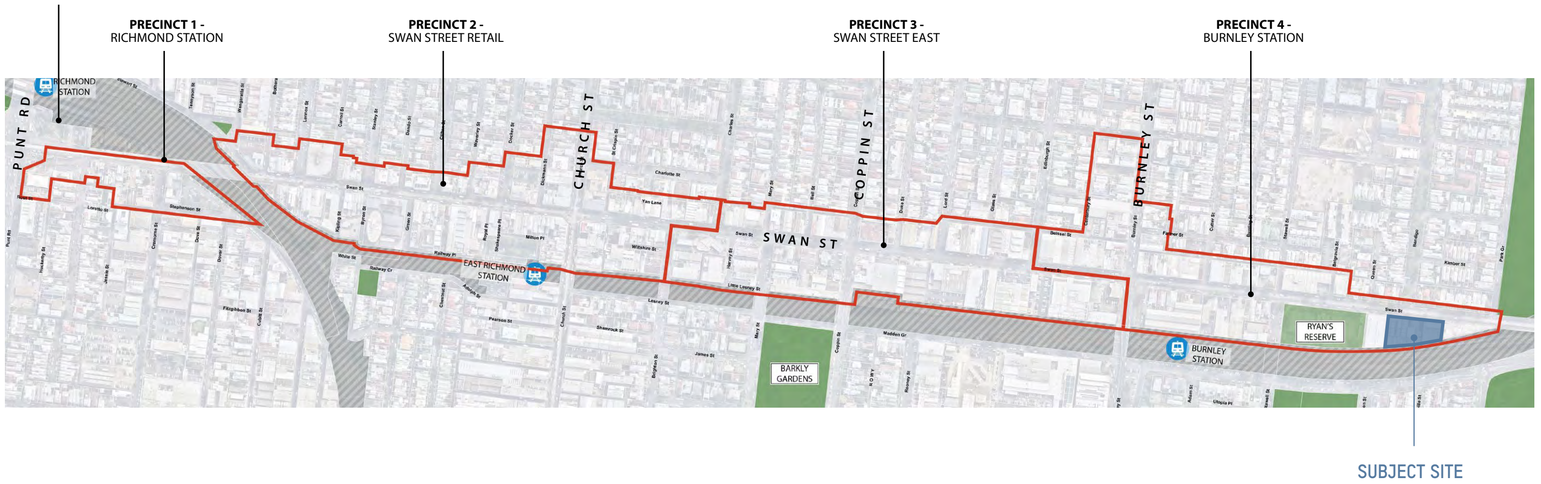
The Swan Street Major Activity Centre extends from Punt Road to the west, to Burnley Park to the east.

Within the Yarra Planning Scheme, the Swan Street Major Activity Centre is divided into 4 key precincts.

The key precincts define character and varying development opportunities across the Activity Centre spine.

The subject site is located within Precinct 4 which is the "Burnley Station' precinct which corresponds to Design and Development Overlay -Schedule 28 (DD028).

A key strategic direction for Precinct 4 is to 'support high quality development that fosters the transformation of the precinct into a vibrant mixed-use precinct anchored by Burnley Station.'



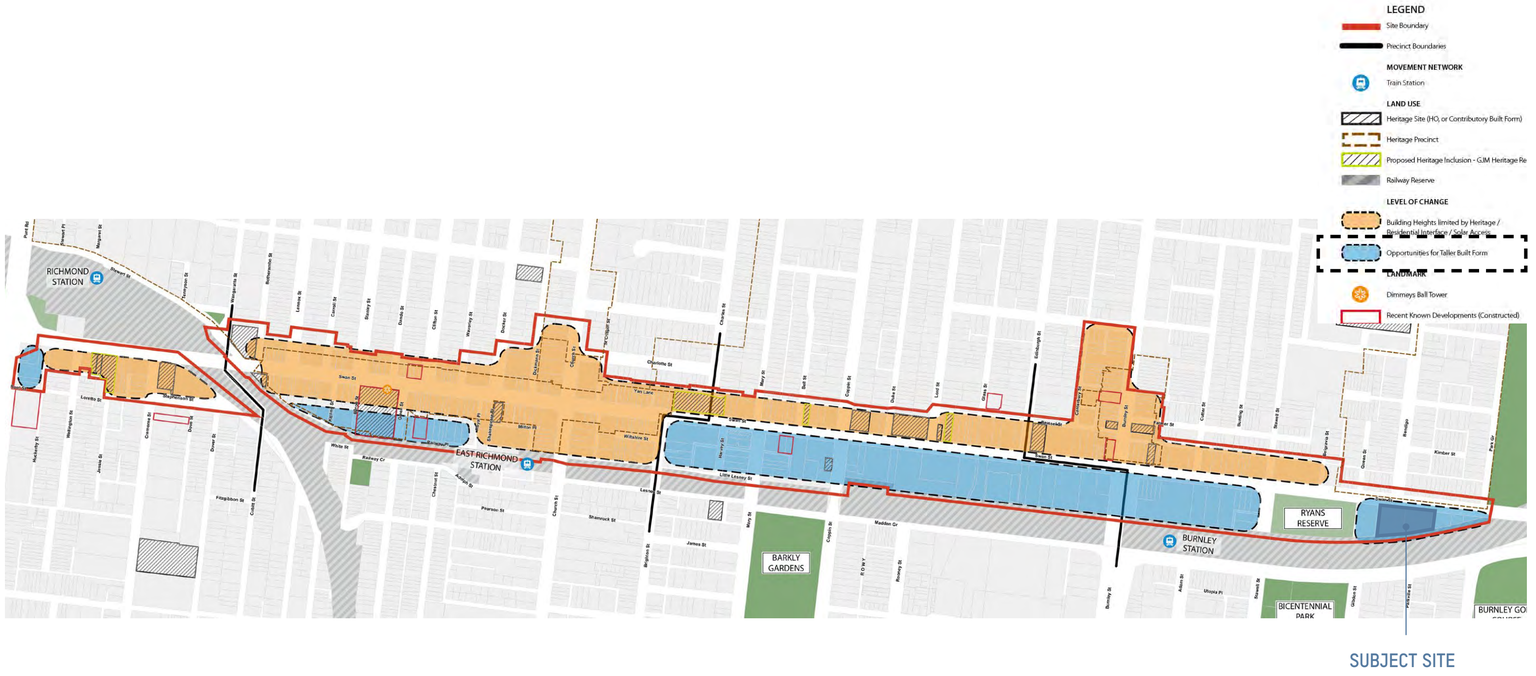
Mid-Rise Character

The relevant DDO schedules that are associated with the Swan Street Major Activity Centre were introduced following the preparation of the Swan Street Activity Centre Built Form Framework, September 2017 ('Framework').

The framework sets out a preferred built form framework and supporting design principles, which aim to achieve best practice development within Swan Street.

The Framework provides guidance around building heights to reflect a mid-rise character, and this is supported by local policy supports high quality mid-rise buildings in major activity centres.

The map from the Framework identifies the subject site and other sites on the south side of Swan Street, towards the rail line and further east as capable of accommodating taller buildings with limited impacts (in blue).



Lot Width Analysis

Framework: lot width typologies across the Activity Centre spine and typical sections.

The Framework recognises a transition in lot widths and development formats moving from west to east along the Swan Street Activity Centre Spine.

To the east, lots are typically larger (in blue), and heritage properties are scarcer (in pink) particularly on the southern side of Swan Street.

The Framework states that wider properties can contain different models of development with podiums and towers and apartments with outlook to the front, rear and side.

Considering the subject site is made up of two individual land parcels (550 Swan Street and 556 Swan Street) and the proposal involves the consolidation of these two parcels, the subject site may ultimately include a wider lot width (shown in the Framework as dark blue), providing opportunity for more diverse development models.

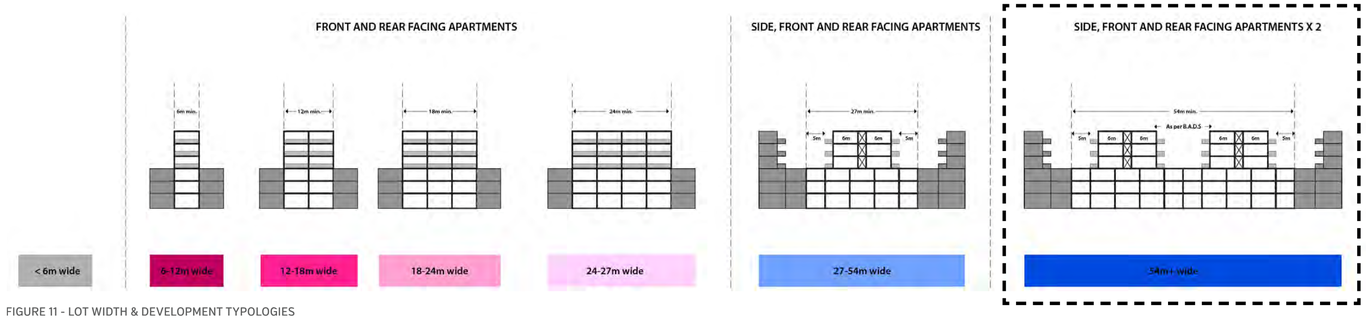


FIGURE 11 - LOT WIDTH & DEVELOPMENT TYPOLOGIES



Lot Depth Analysis

Similarly, the Framework sets out the anticipated lot depth typologies across the Activity Centre spine.

Recognises a change in lot depths with greater depths (in light pink and blue) within the eastern sections of the Activity Centre Spine and shallower lot depths (in grey and dark pink) to the west.

With the subject site identified being deep, it has the capacity to provide single and dual aspect apartments.

The Framework encourages large building heights with front/rear facing apartments within the eastern end of Swan Street to provide appropriate building separation, and the proposal provides for this separation across the centre of the subject site, as well as upper-level breaks between podium and tower elements.

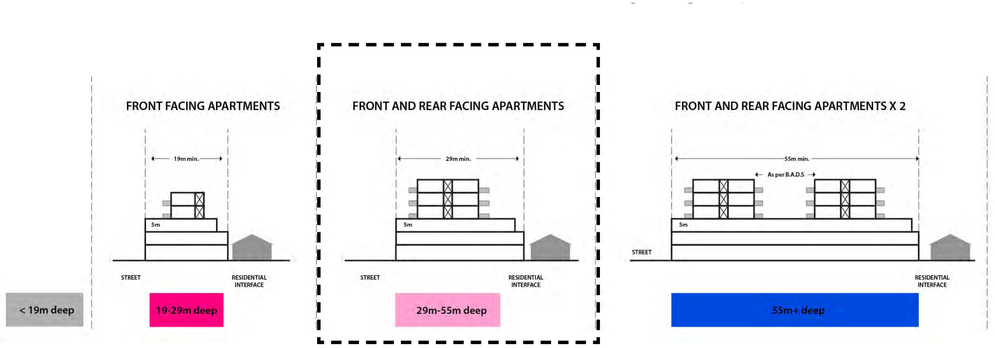
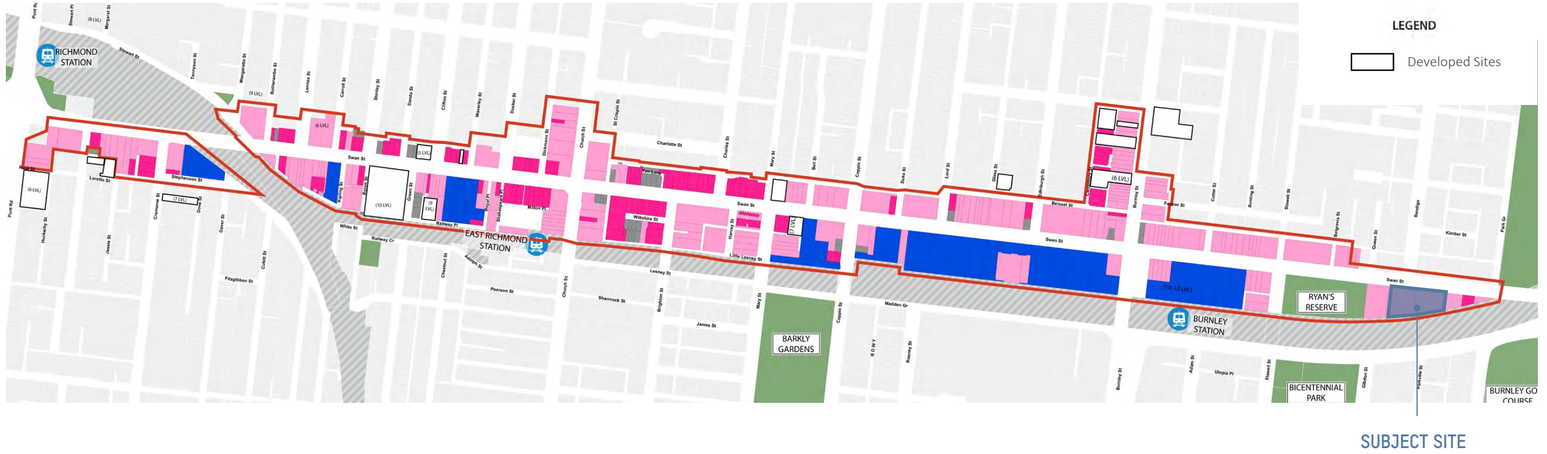


FIGURE 13 - LOT DEPTH & DEVELOPMENT TYPOLOGIES



Development Activity

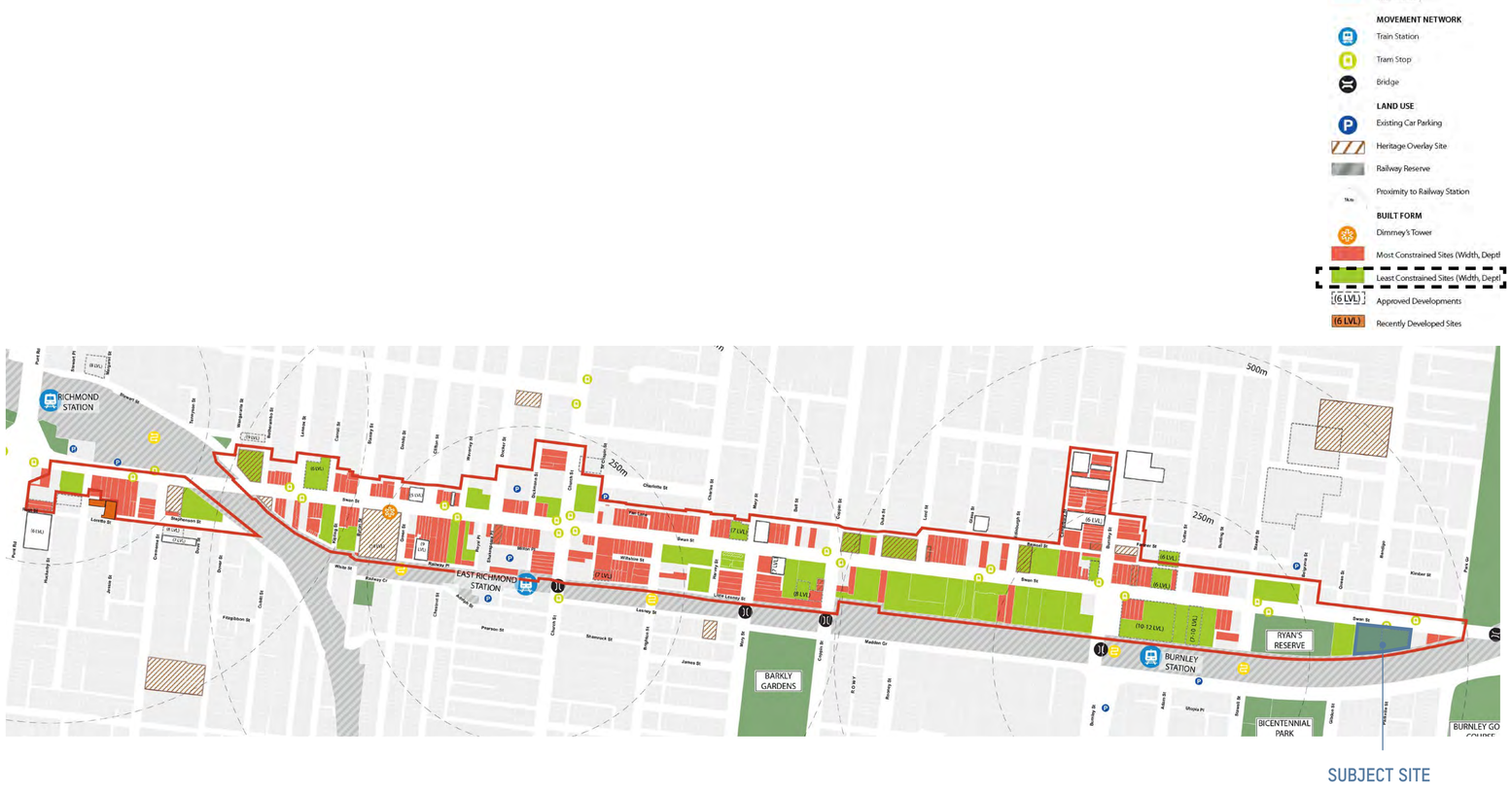
Framework identifies the subject site and other properties that abut the rail reserve on the south of Swan Street as 'least constrained' lots (in green).

These lots present good development opportunities due to their size, allowing for limited amenity impacts.

Least constrained lots correspond to higher scale development opportunities due to deeper lots.

The map translates to a transition in heights across the Centre with least constrained lots (capable of taller built form) to the east, particularly on the southern side of Swan Street towards the rail line and more constrained lots (limited to lower form) further west along the Activity Centre spine.

Overall, lot consolidation is encouraged across the Activity Centre to minimise amenity impacts.



Zone Maps

The following images provides an overview of the different zoning of land within and surrounding the Swan Street Activity Centre spine.

The subject site is within the Commercial 1 Zone.

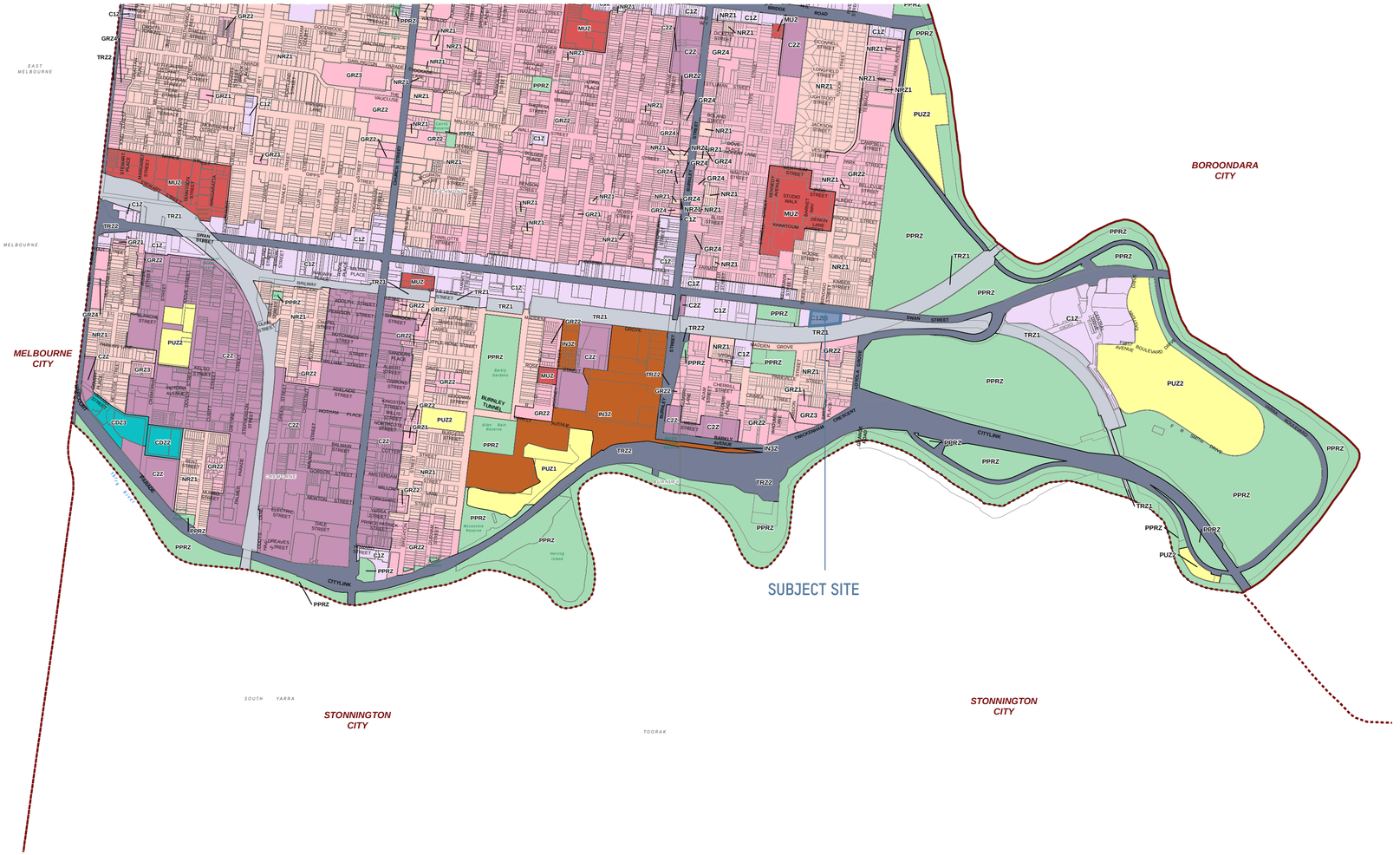
Purpose of the zone is:

- to provide for residential uses at densities complementary to the role and scale of the commercial centre.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Swan Street is zoned Transport 2.

The Railway corridor is zoned Transport 1.

The benefits noted earlier of the properties on the south side of Swan Street are reinforced by the lack of sensitive residential interfaces.



DDO Maps

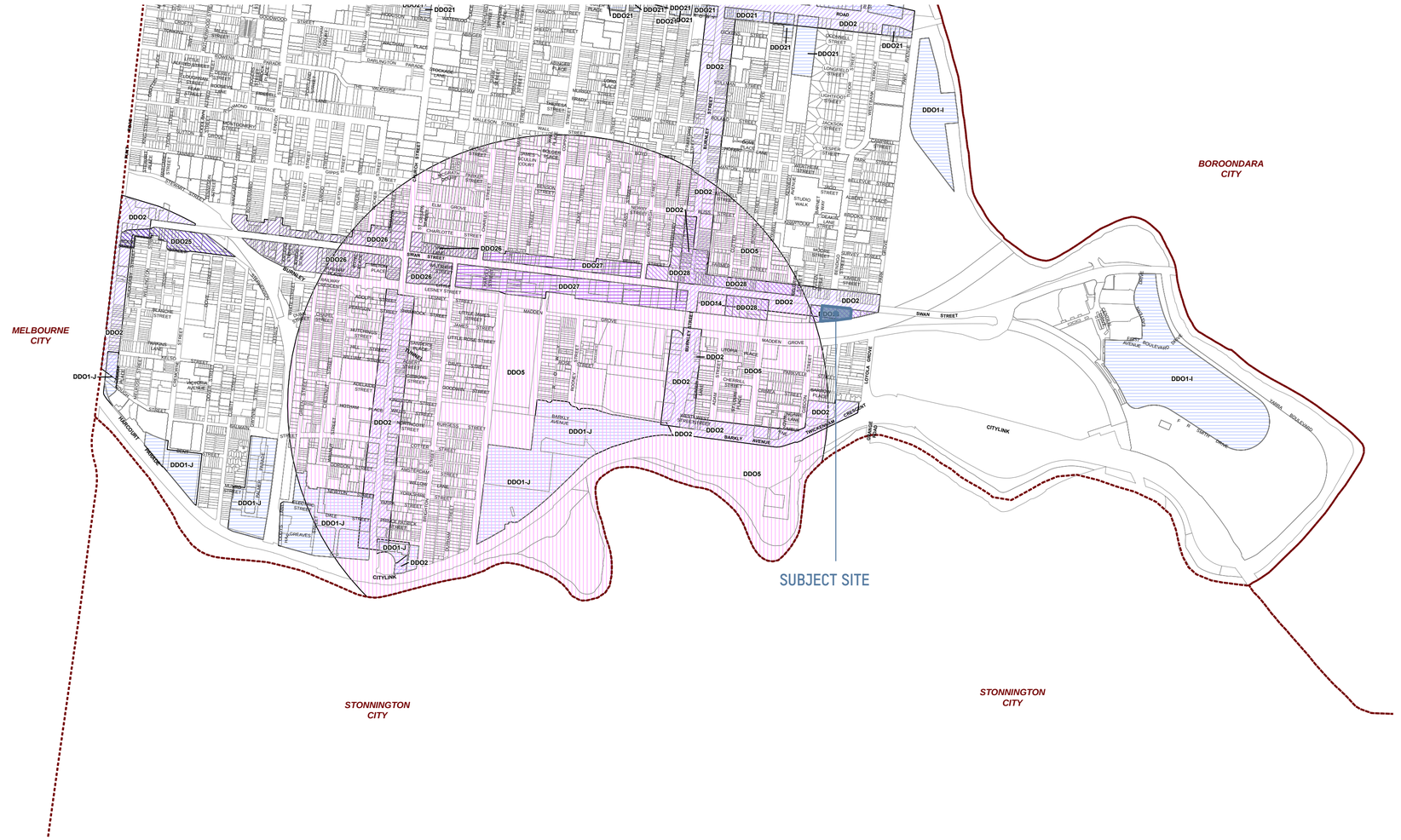
The following images provides an overview of the different DDOs affecting the land within and surrounding the Swan Street Activity Centre spine.

With the subject site and the broader Precinct 4 of the Activity Centre affected by DD028 'PRECINCT 4 BURNLEY STATION'.

The subject site is also affected by DD02 which is applied to main roads and boulevards.

The other Swan Street precincts are affected by the following DDOs:

- Precinct 1 – Richmond Station (DD025)
- Precinct 2 – Swan Street Retail (DD026)
- Precinct 3 – Swan Street East (DD027)



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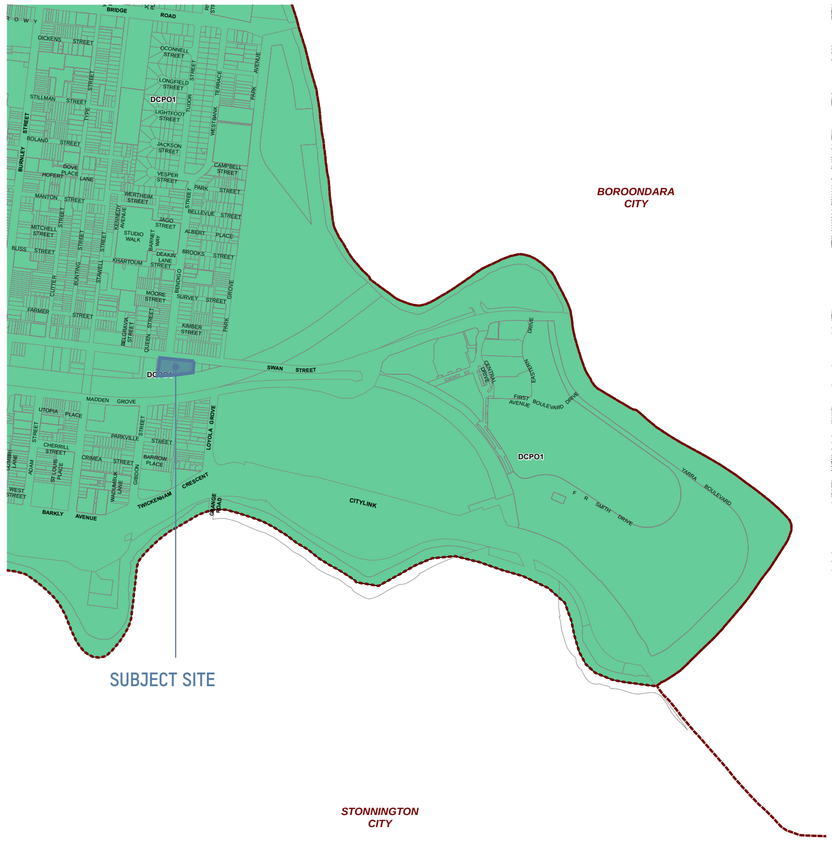
DCPO & EAO Map

Development Contribution Plan Overlay

Dealt with by way of permit conditions

Environmental Audit Overlay

Initial site testing suggests nothing of significance and residential land-use will be suitable subject to standard audit process



DCPO Map



EAO Map

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HO Maps

Heritage overlays affecting the land within and surrounding the Swan Street Activity Centre spine.

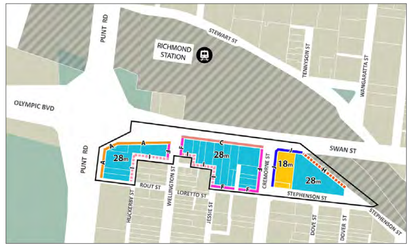
The subject site is not affected by the heritage overlay, unlike other parts of the Swan Street Activity Centre.

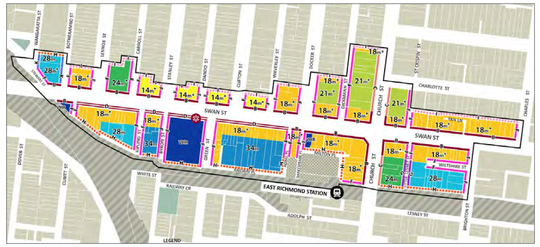
To the north of the site on the opposite side of Swan Street is land within the Bendigo Street Heritage Precinct, affected by the heritage overlay.

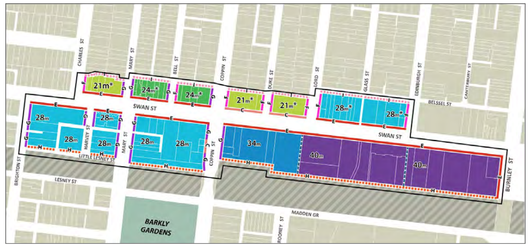


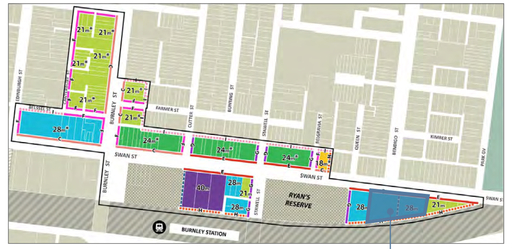
Swan Street Activity Centre DDOs

Built Form

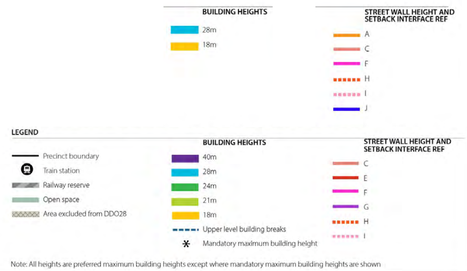








SUBJECT SITE



Note: All heights are preferred maximum building heights except where mandatory maximum building heights are shown

The following maps within the Yarra Planning Scheme outline the built form and access requirements across DD025, DD026, DD027 and DD028 which form the 4 precincts of the Activity Centre.

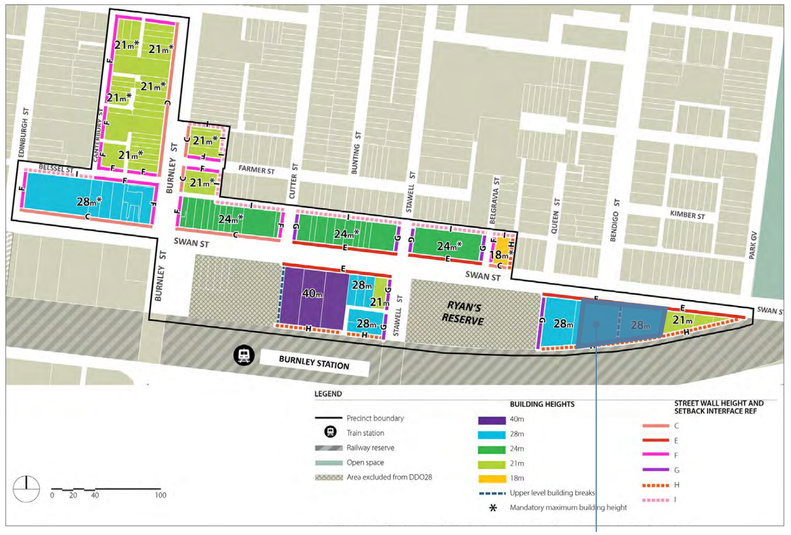
It is important to note that the maps must be read in the context of one large activity centre rather than as separate precincts as they show the varying degrees of preferred built form across the Activity Centre spine.

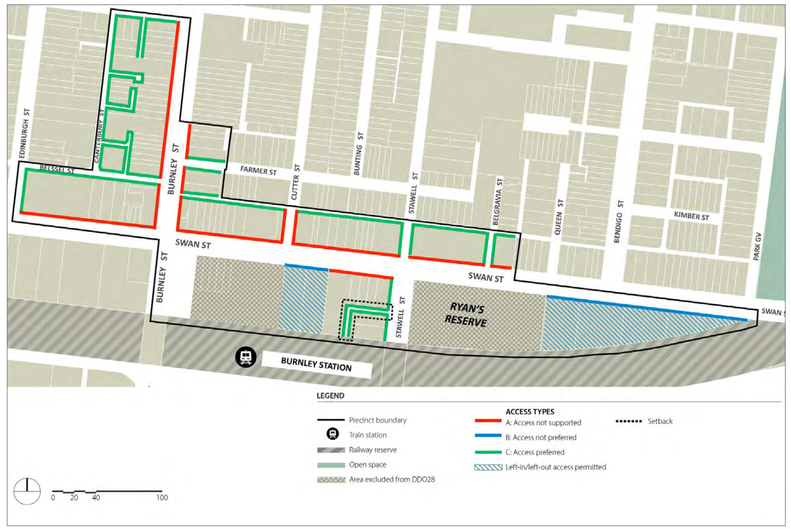
The maps shows the most significant built form opportunities exist on the south side of Swan Street, with a particular build up of preferred heights most proximate to Burnley Train Station.

The subject site, as a consolidated parcel, represents the most significant development opportunity this eastern island quadrium of sites, with the opportunity to express arrival into the Major Activity Centre and play with the rhythm of building height down the centre.

Swan Street Activity Centre DDOs

DDO28 Requirements





DDO28 Requirements *(Relevant to Subject Site)*	
Maximum Height (preferred):	28m maximum.
Maximum Street wall height (preferred):	Swan Street Interface: 14m maximum. Railway Reserve Interface: N/A.
Street wall setback (preferred):	Swan Street Interface: 0m. Railway Reserve Interface: 0m.
Minimum Upper-level setback (preferred):	Swan Street Interface: 6m minimum. Railway Reserve Interface: 0m.
Building separation:	• For buildings up to 28 metres, be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed. • For buildings up to 28 metres, be setback a minimum of 3.0m from the common boundary, where a commercial or non-habitable window is proposed. • For buildings taller than 28 metres, be setback a minimum of 6 metres above 28 metres. • Development of properties in the locations shown as "Upper-Level Building Breaks" on Map 1 should incorporate side setbacks greater than the setback distances required for upper-level development on common boundaries set out above. • Development of properties in the locations shown as "Upper-Level Building Breaks" on Map 1 should enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Cutter Street and Bendigo Street.
Overshadowing:	Development should maintain solar access to Ryan's Reserve as follows: • Beyond 16m of the eastern boundary of the reserve from 10 am onwards on 22 September. • At the western boundary of the reserve until 2 pm on 22 September.
Vehicle and pedestrian access	Development must limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.

SUBJECT SITE

Design Objectives:

To ensure development respects the scale, rhythm, and architectural detail of the streetscape and the heritage buildings in the Burnley Street Heritage Precinct.

To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.

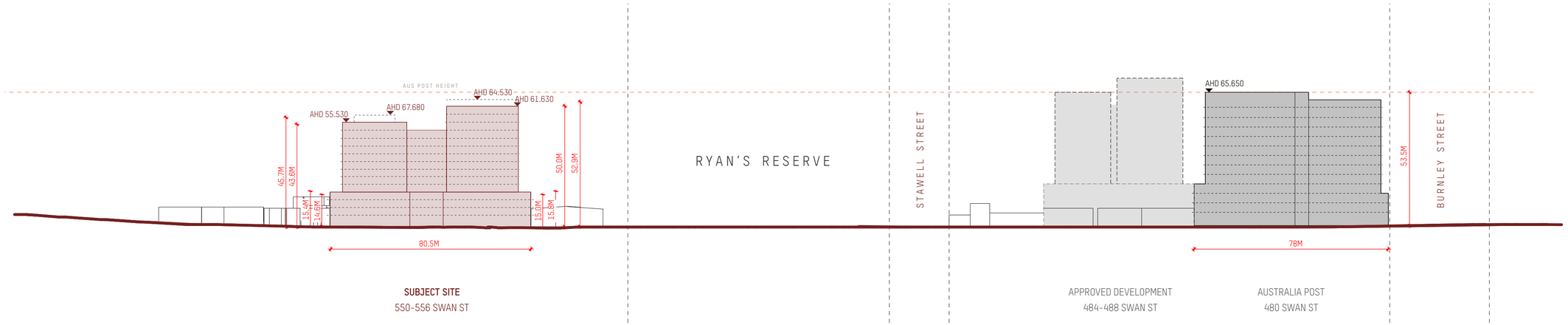
To reinforce the corners of Swan Street and Burnley Street as a vibrant commercial, retail and residential location.

To provide for taller development on the south side of Swan Street that delivers significant public realm outcomes and ensure development on both side of Swan Street maintains the amenity of Ryan's Reserve.

To support high quality new buildings adjoining Burnley Station with mixed uses that activate and improve pedestrian connections to the station.

Approvals & Planning Activity

Precinct 4 - Burnley Station





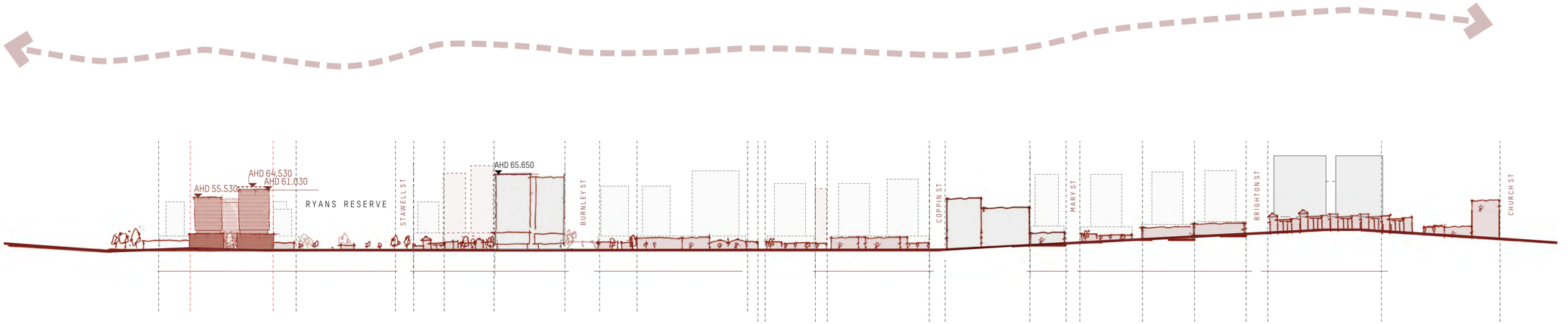


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Approvals & Planning Activity

Streetscape Height Undulation

Note: images correlate to key developments on the South side of Swan Street.



SUBJECT SITE
550-556 SWAN ST

48M

APPROVED
484-488 SWAN ST
14 STOREYS
APPROX 56M.

AUS POST
480 SWAN ST

53.5M

APPROVED
358-360 SWAN ST

10 STOREYS

320 SWAN ST

7 STOREYS

UNDER CONSTRUCTION
RICHMOND SQUARE

12 STOREYS
40.6m











SUBJECT SITE
COMPLETED DEVELOPMENTS
APPROVED DEVELOPMENTS
FUTURE DEVELOPMENTS

2026

SWAN ST

JCB

05



Design Principles

Design Principles



Activated Ground Plane & Gateway to Activity Centre

The ground plane is conceived as an active interface that reinforces Swan Street as an activity spine. Clearly defined entries open directly to the street, supporting visibility, movement, and engagement. This approach strengthens the Activity Centre role by encouraging pedestrian interaction, legibility, and a lively public edge.



Reconciling Contexts

The development connects the rich the fine grain residential, the existing industrial fabric enforced by the proximity of the rail corridor, the parklands and waterways beyond, as well as forging the site as a key part of the developing and emerging language of the Swan St Activity Centre.

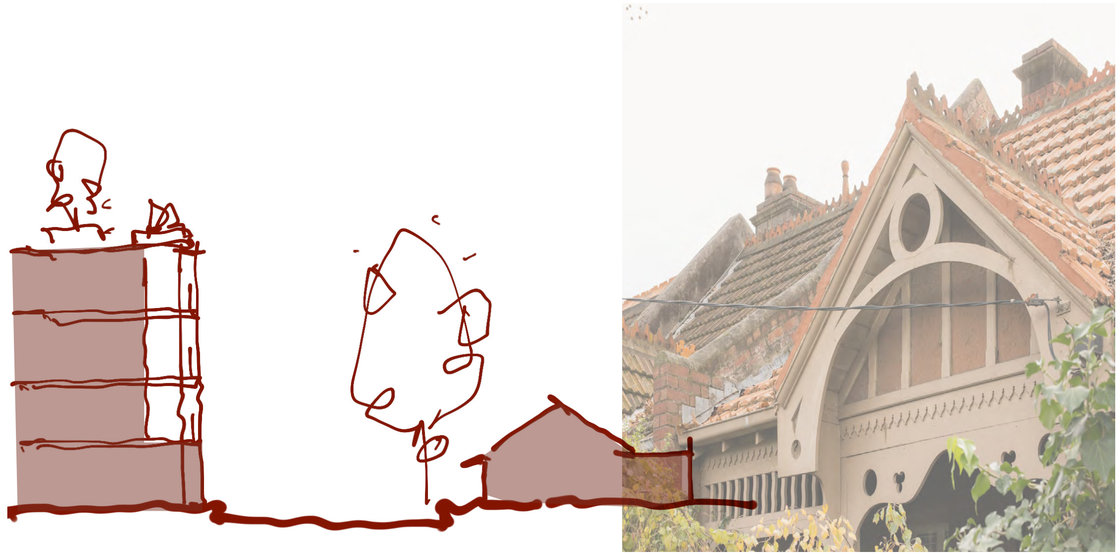


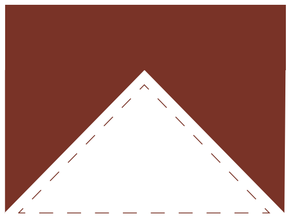
High Amenity, Diverse Housing

550-556 Swan Street has been designed to support adaptability and modularity, allowing for responsive unit configurations based on market and resident needs. High amenity communal spaces will be integrated across multiple levels of the site, providing inclusive indoor and outdoor spaces that foster a sense of community.

Reconciling Contexts

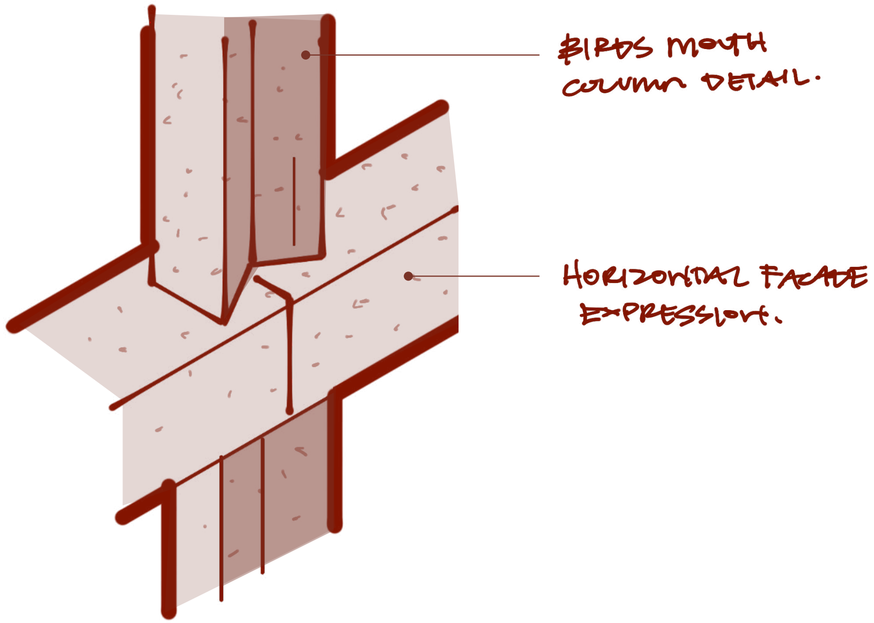
Landscape & Local Narrative

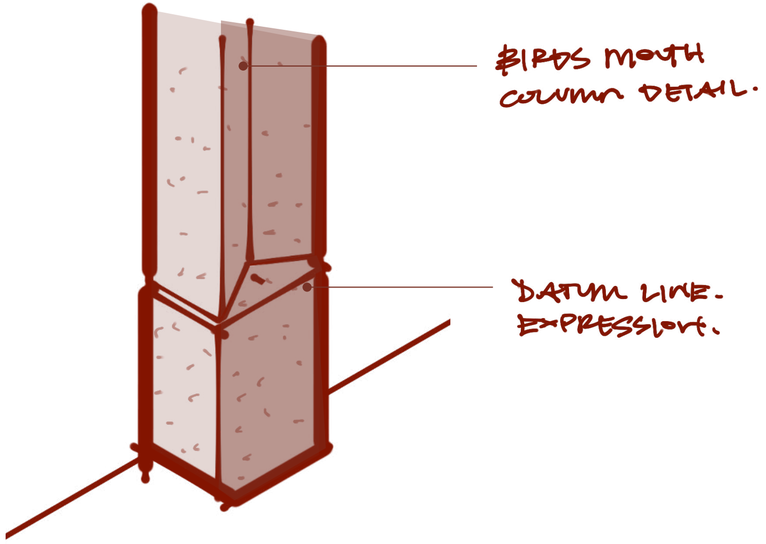


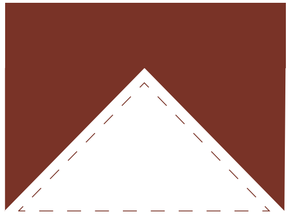


Responsive Detailing

Interpretation Through Detail







Connections to Place

Recognising and Responding to Rhythm

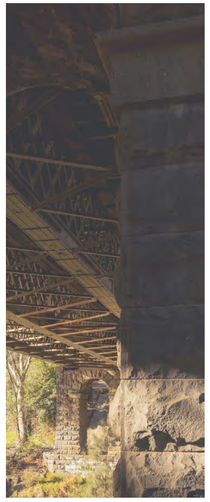


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Local Character

Colours of Context









Prevailing Fabric

Derivative Architectural Response















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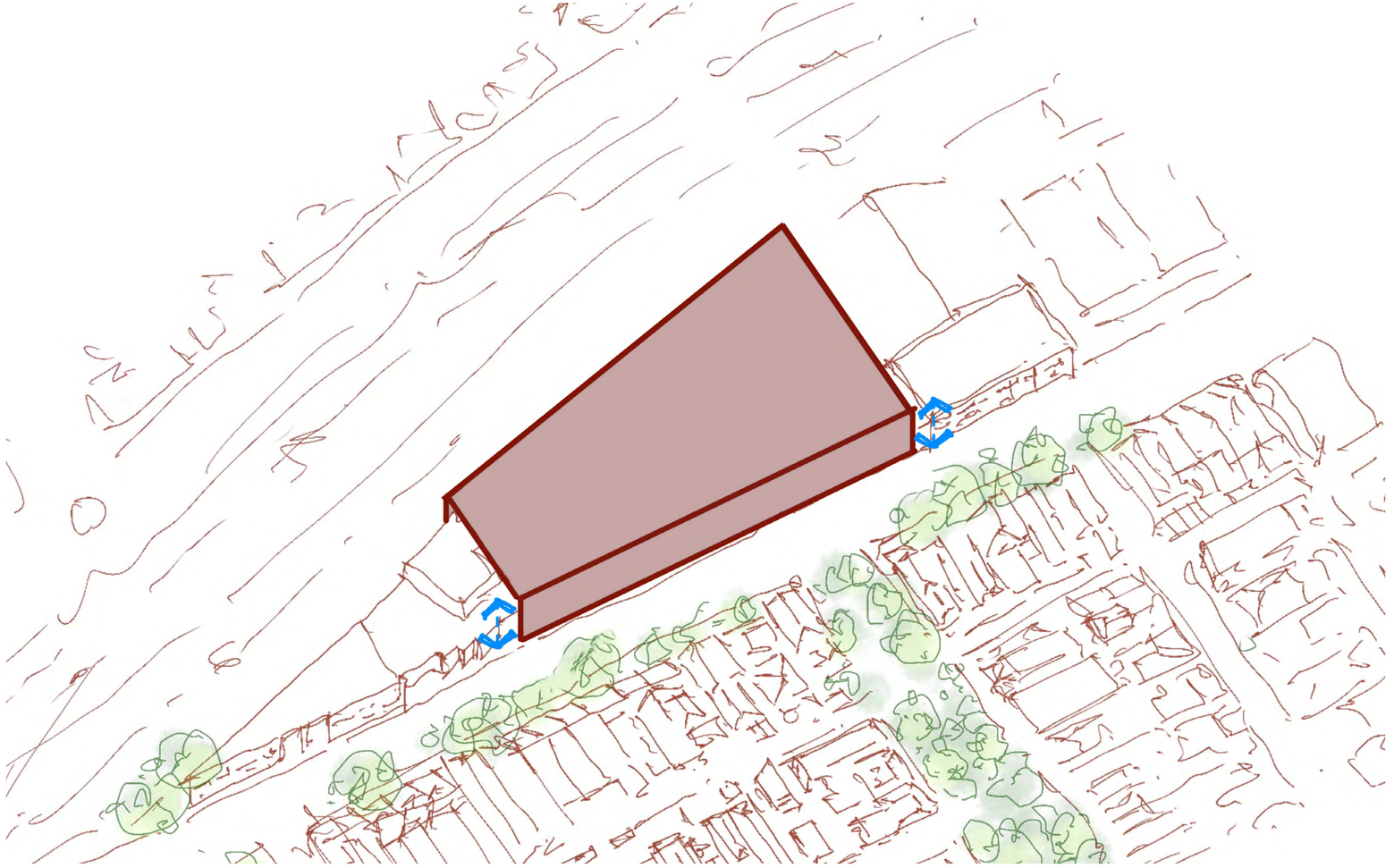
06



Massing Response

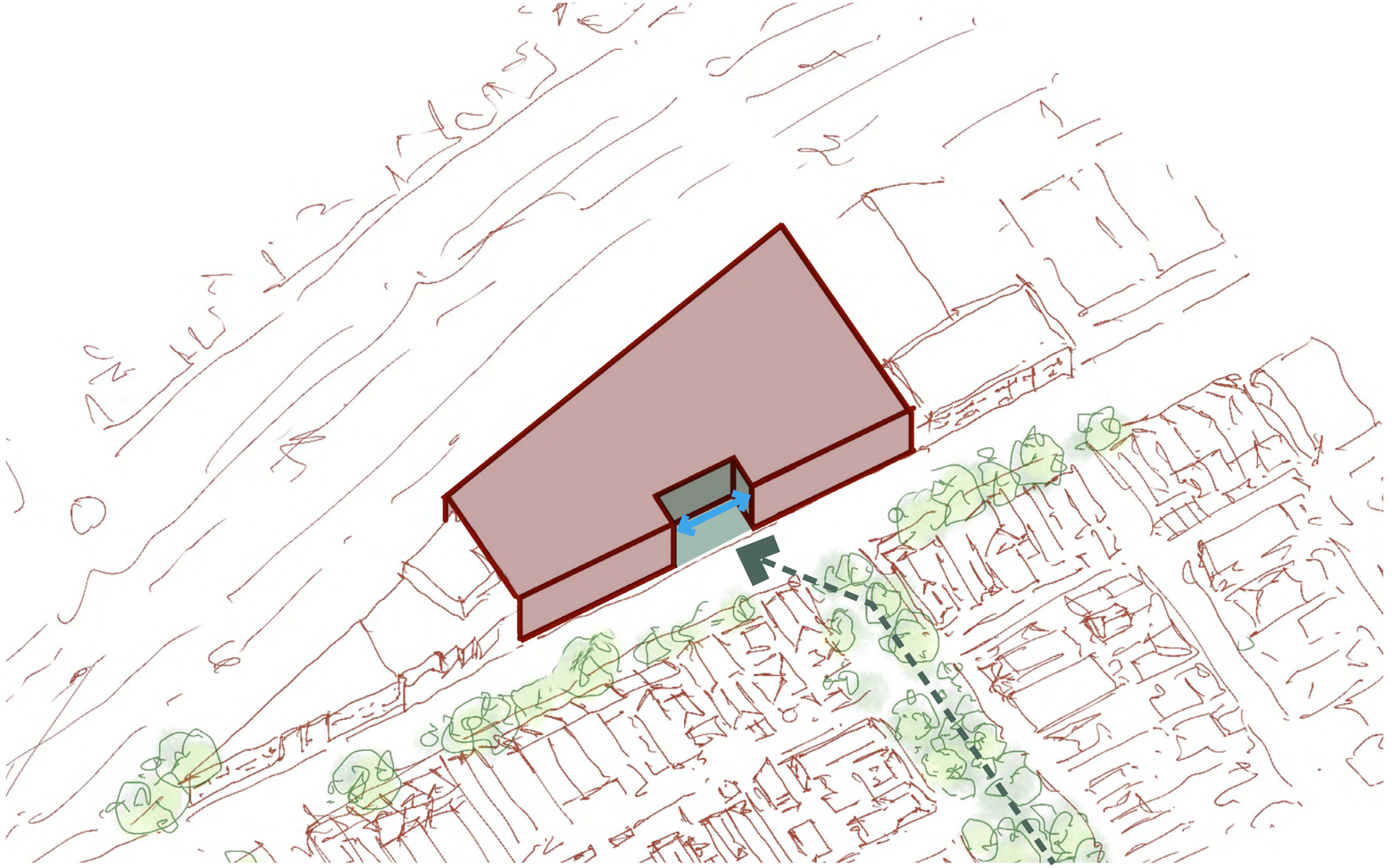
Podium Response

The Street Wall & the Human Scale



Podium Response

Continuation of Bendigo Street & the Public Realm



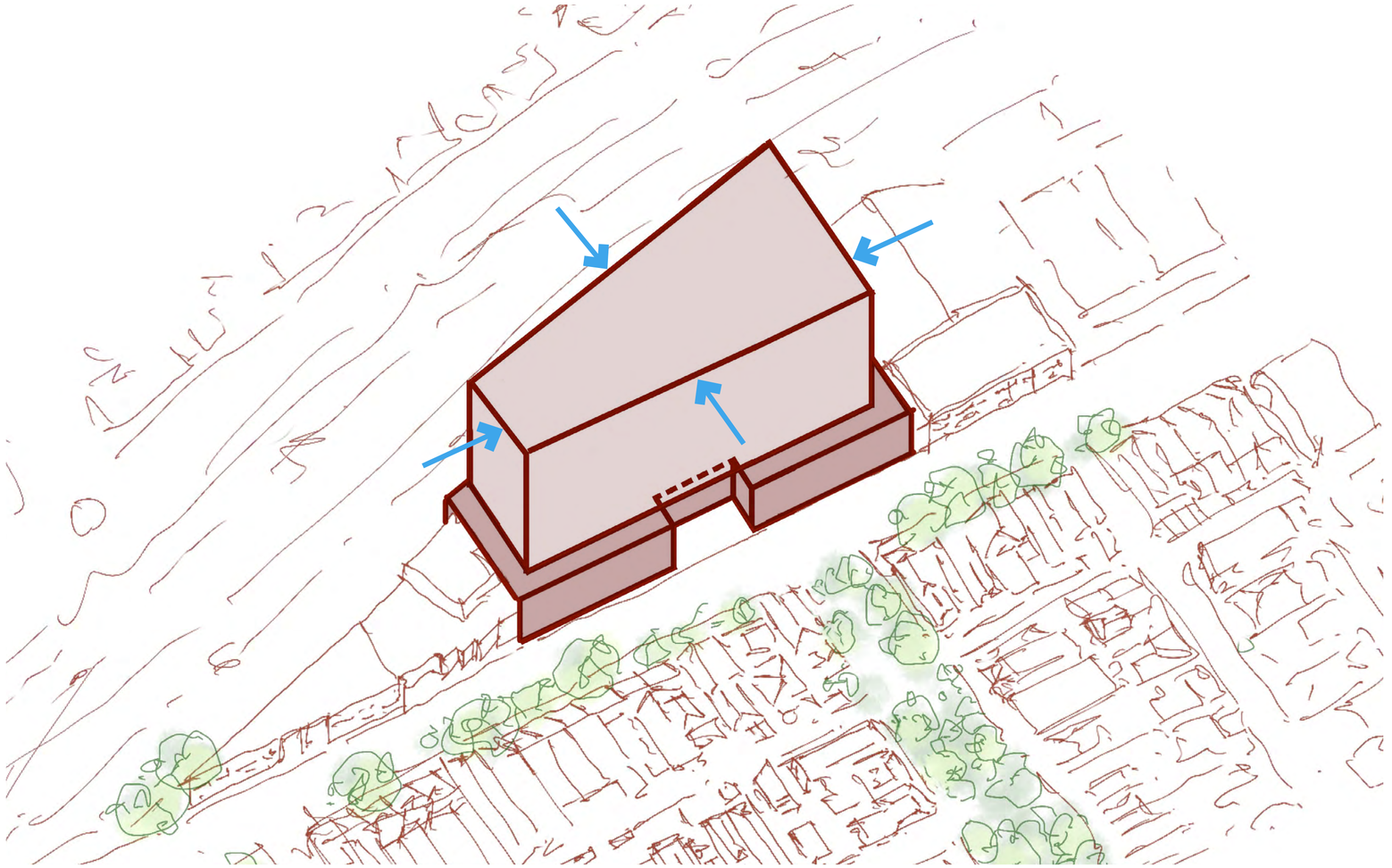
Podium Response

Entry & Articulation through Break Up & Rhythm



Considered Mass

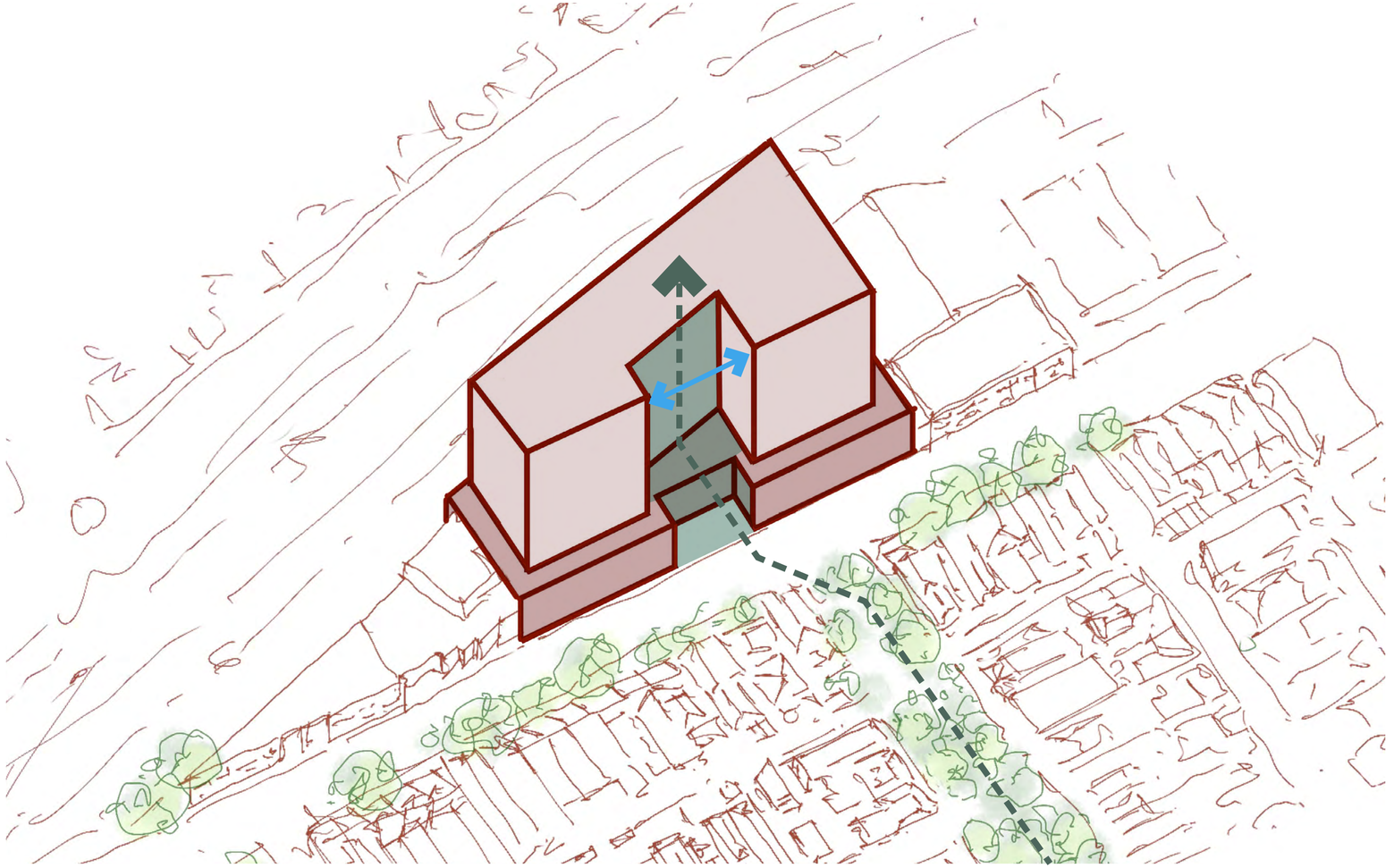
Increased Setbacks



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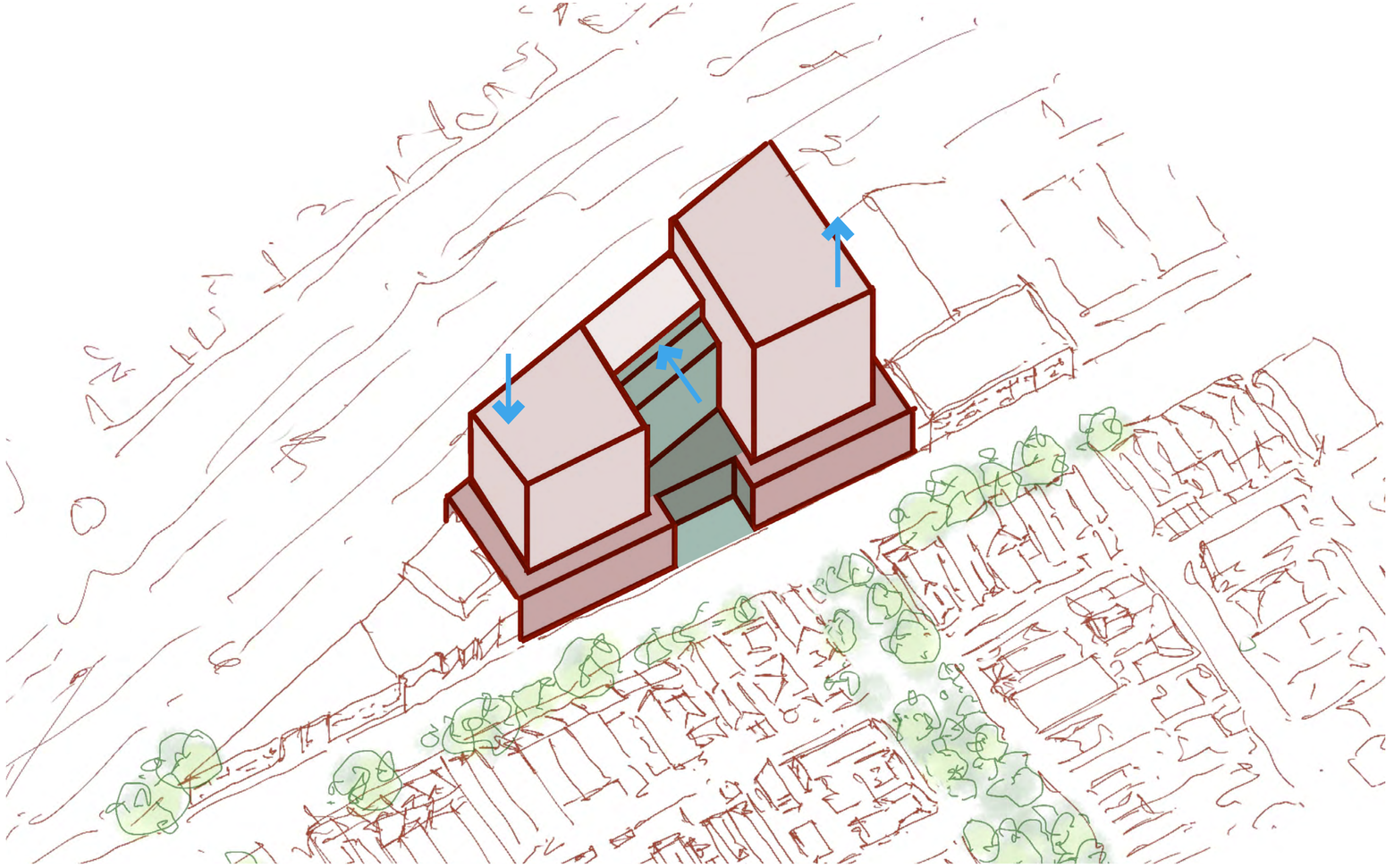
Continuation of Bendigo St

The Green Ravine



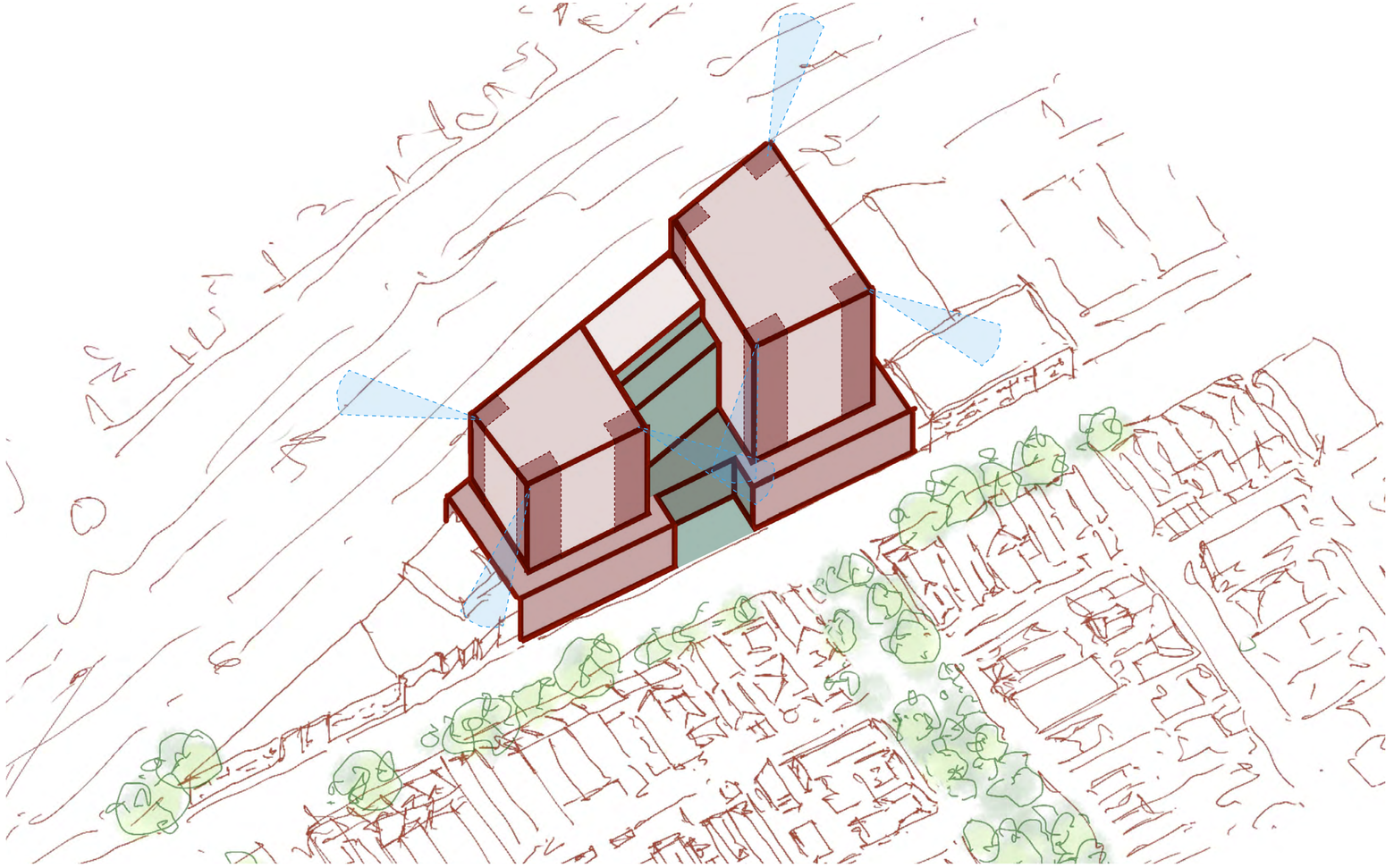
Considered Mass

Height & Massing Variation to Reduce Visual Bulk to Street



Considered Mass

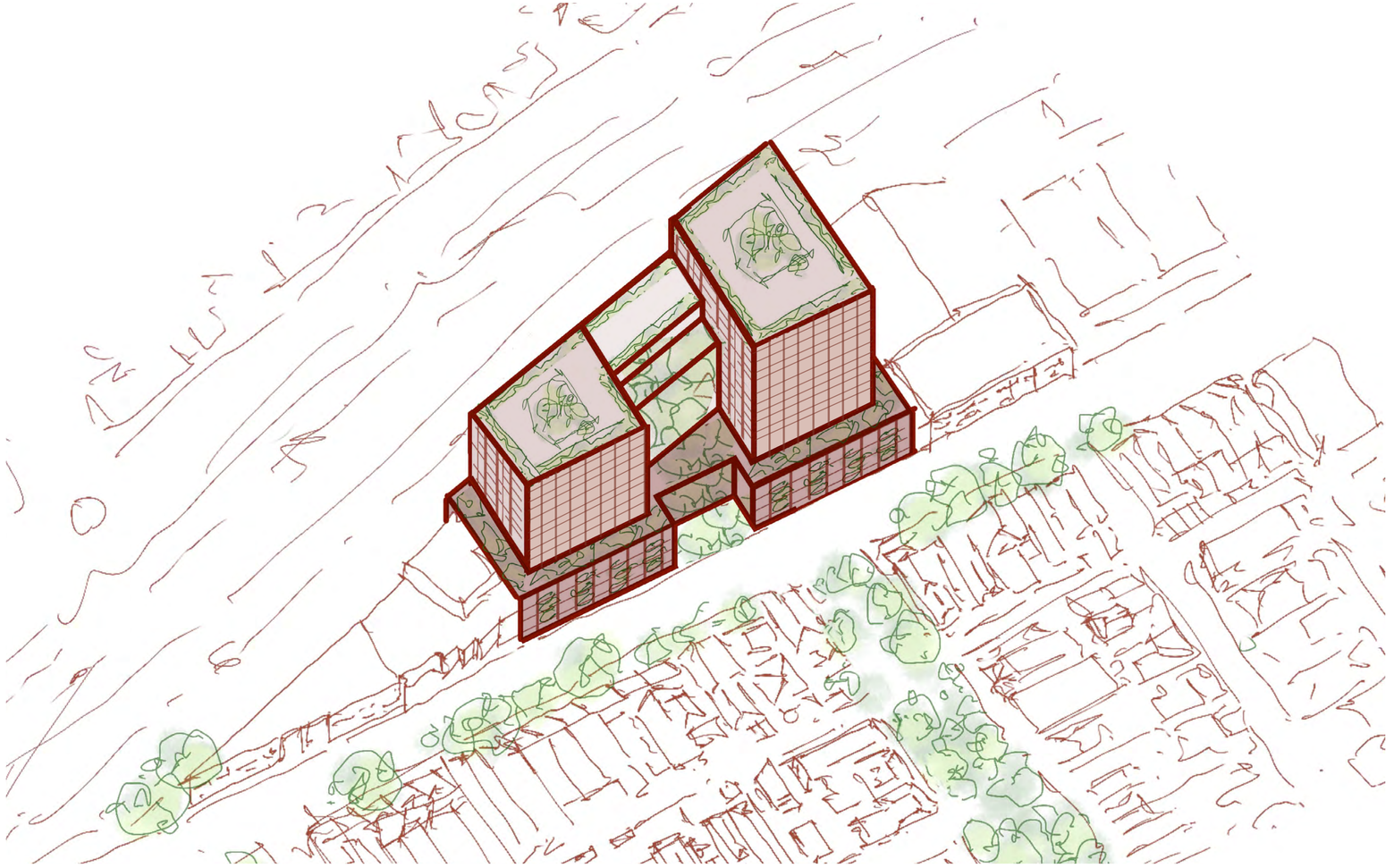
Maximise Apartment Amenity + Extended Viewlines



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Considered Mass

Landscape Integration



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Commercial Tenancies

Activating Swan Street

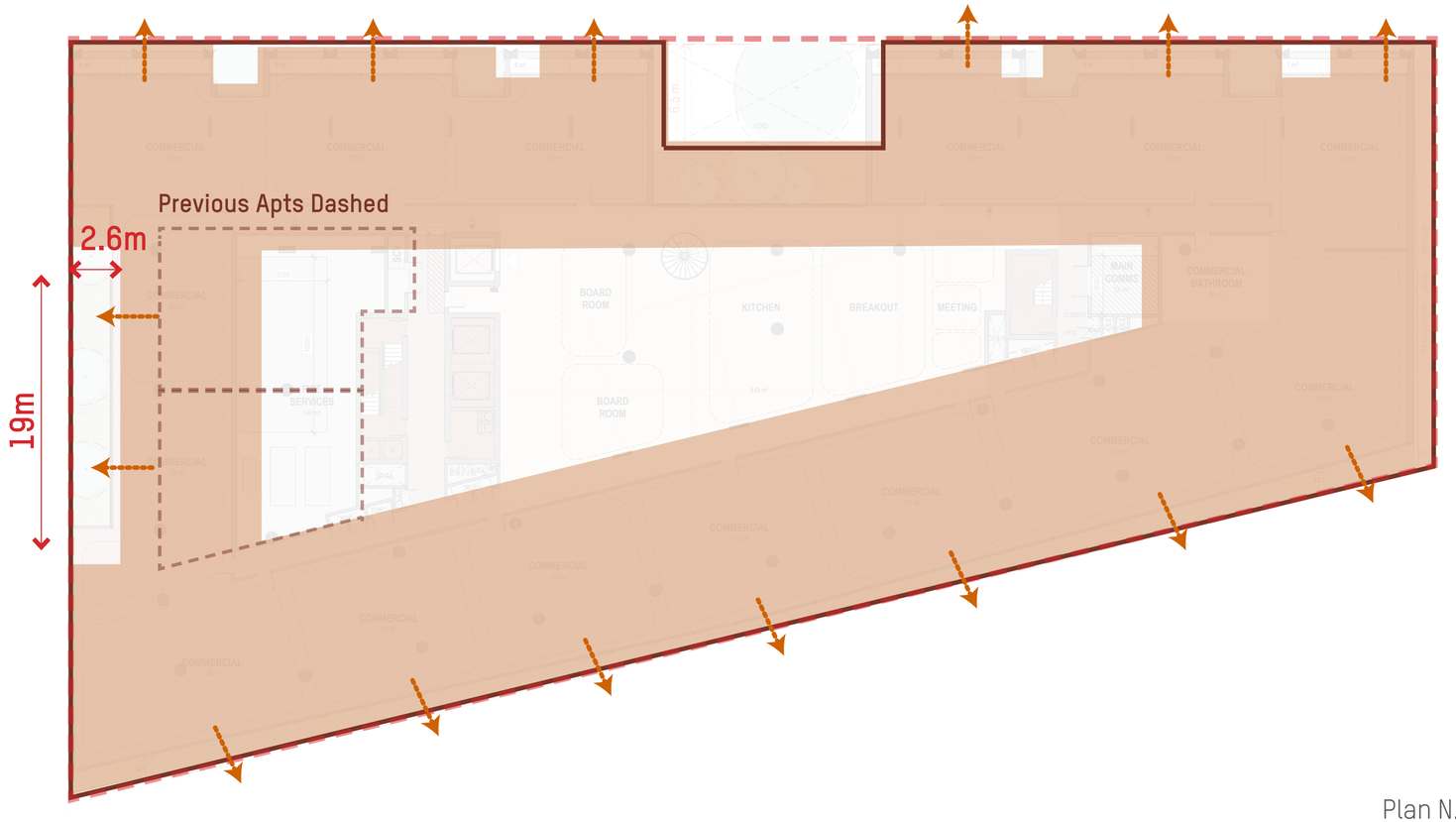
01 The proposed amendment has been to reconfigure **Level 1-2** to replace poor-quality inboard residential outlooks with **commercial tenancies.**

02 Commercial uses are more appropriate at the boundary condition for daylighting.

- Inclusion of a **19m x 2.6m western lightwell** ensuring daylight access and functional servicing.

- Commercial tenancies pushed to **Eastern title boundary** - readily **orienting** tenancies to **north/south.**

03 Introducing commercial tenancies along the underutilised section of Swan Street to generate consistent foot traffic and create an active street edge that supports vibrancy throughout the day.



Plan N.T.S

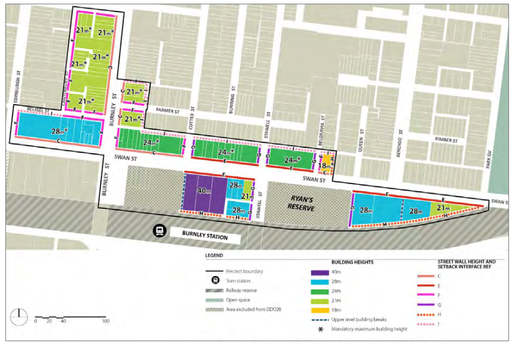
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Upper Level Setback Design Response

Above the Street Wall

01 **DD028** expresses the opportunity for **greater development potential on larger sites** on the south side of Swan Street, appreciating not only the **size of the sites**, but also the **significant separation from any sensitive interfaces** (outside of Ryan's Reserve.).



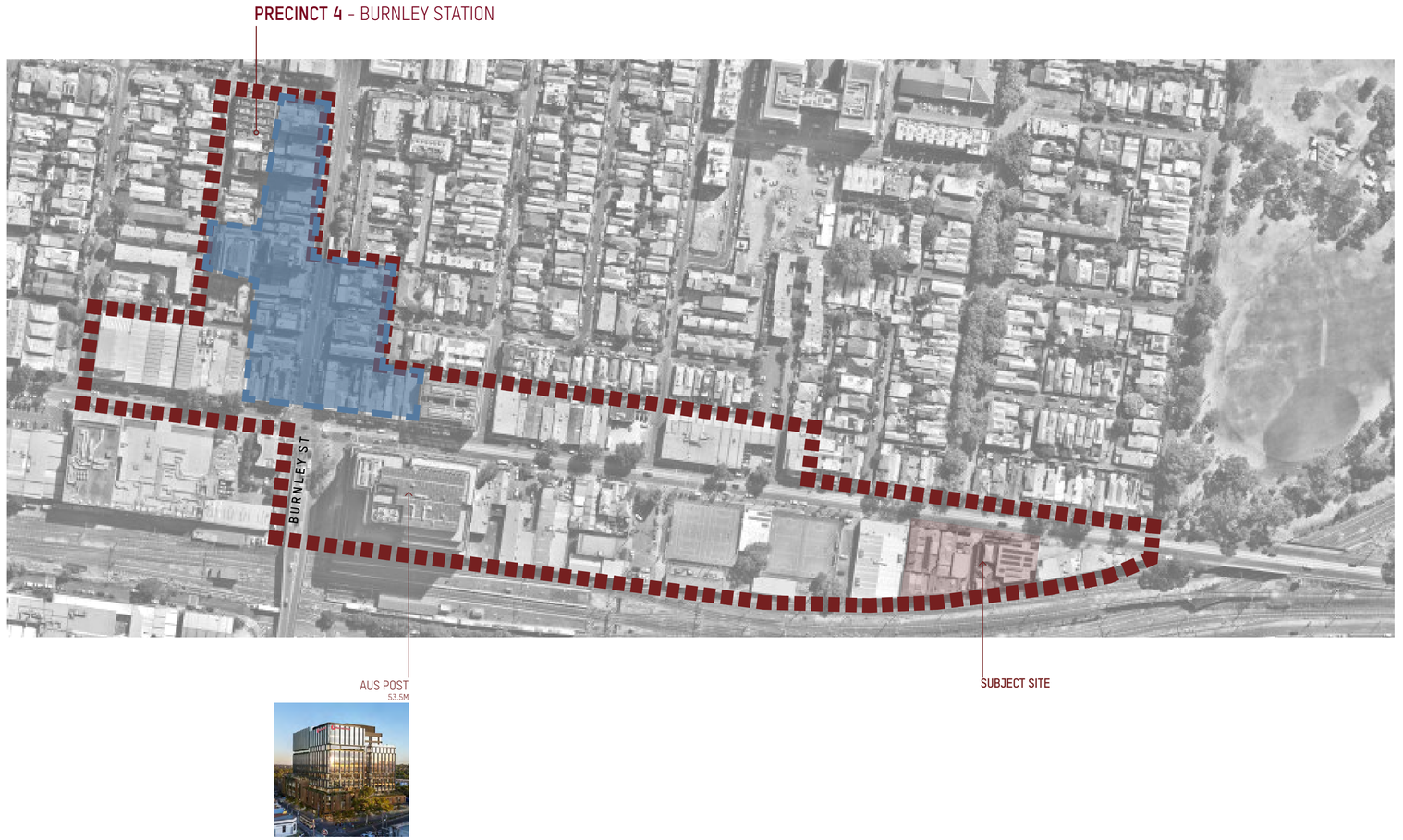


Upper Level Setback Design Response

Above the Street Wall

02 The current 6m upper level setback is a discretionary control.

03 A 6m mandatory upper level setback is applied in the Activity Centre where **set above a heritage building;** this site has no such encumbrance.



Upper Level Setback Design Response

Above the Street Wall

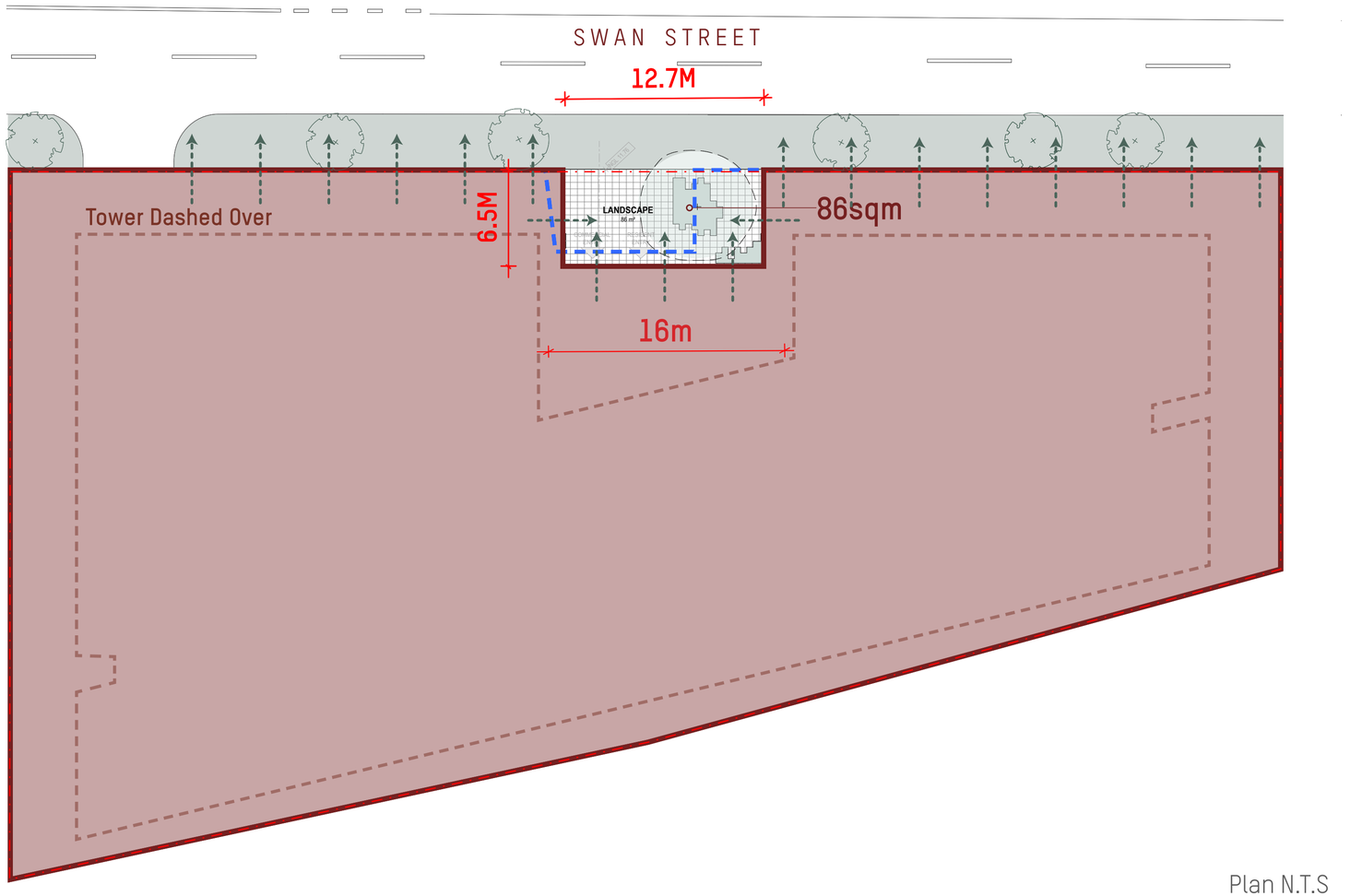
04 The public realm benefits at ground floor level and activation of streetscape within podium are significant benefits which balance and support discretion for the upper level setback.

Publically accessible plaza

- Widened by **3.3m** to 12.8m
- Area increased by **68%** to 86sqm

05 The central building break, applied to both the podium and tower, provides **significant visual bulk relief** when viewed from the street, particularly when **combined with the proposed 4.5 m upper-level setback**, in combination with the building's articulation, materiality, and landscaping.

06 The 4.5m upper level setback has **no implications in terms of shadow to public realm,** including Ryan's Reserve, or any surrounding residentially zoned properties.

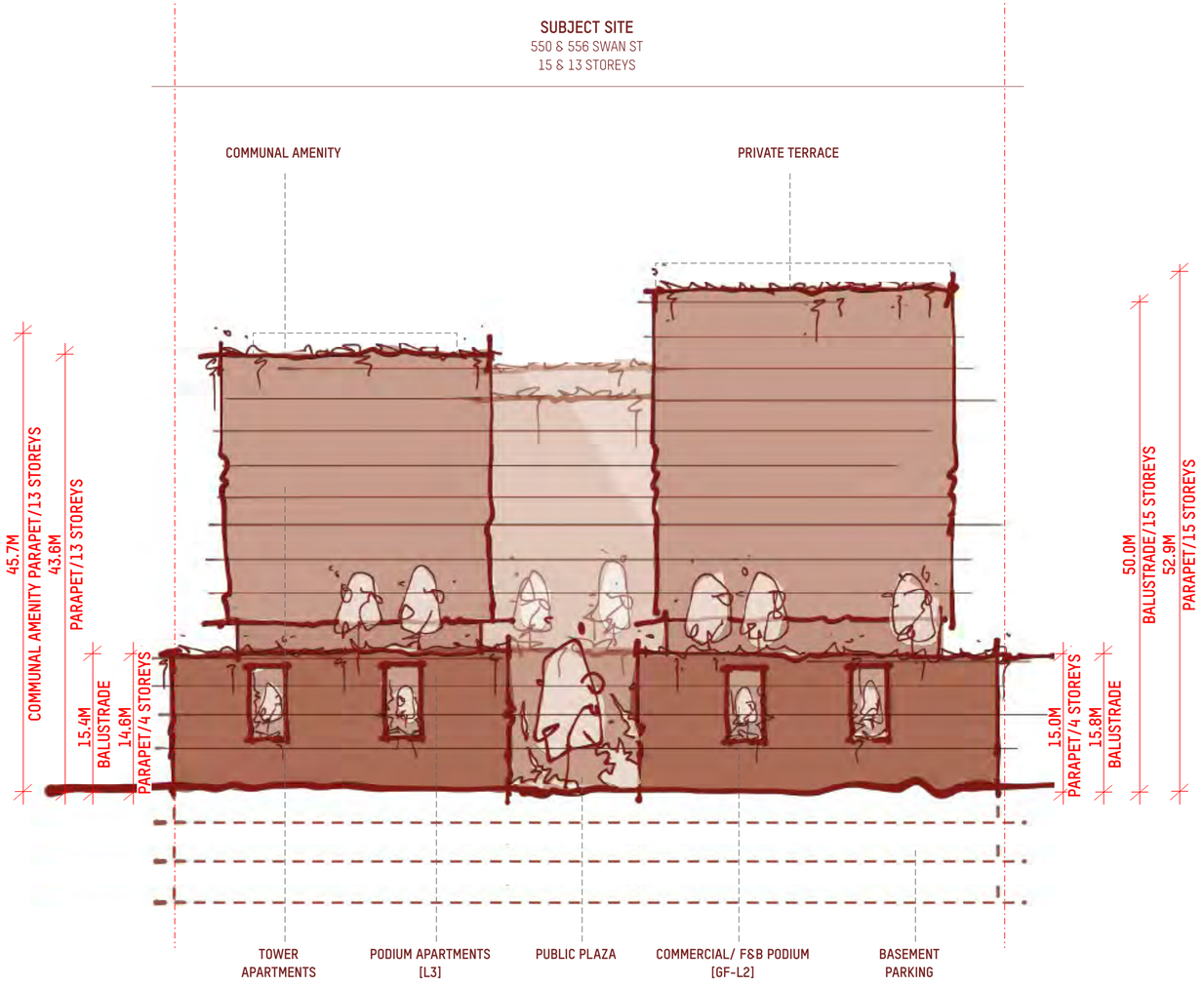


PREVIOUS SCHEME

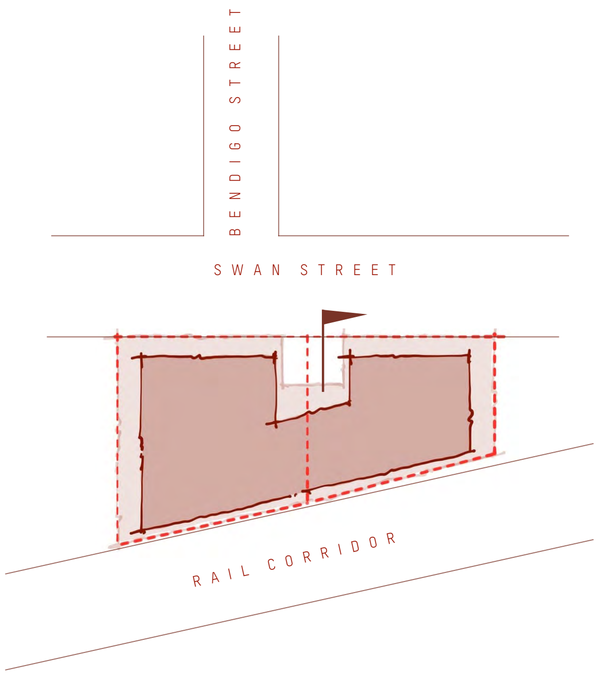
Plan N.T.S

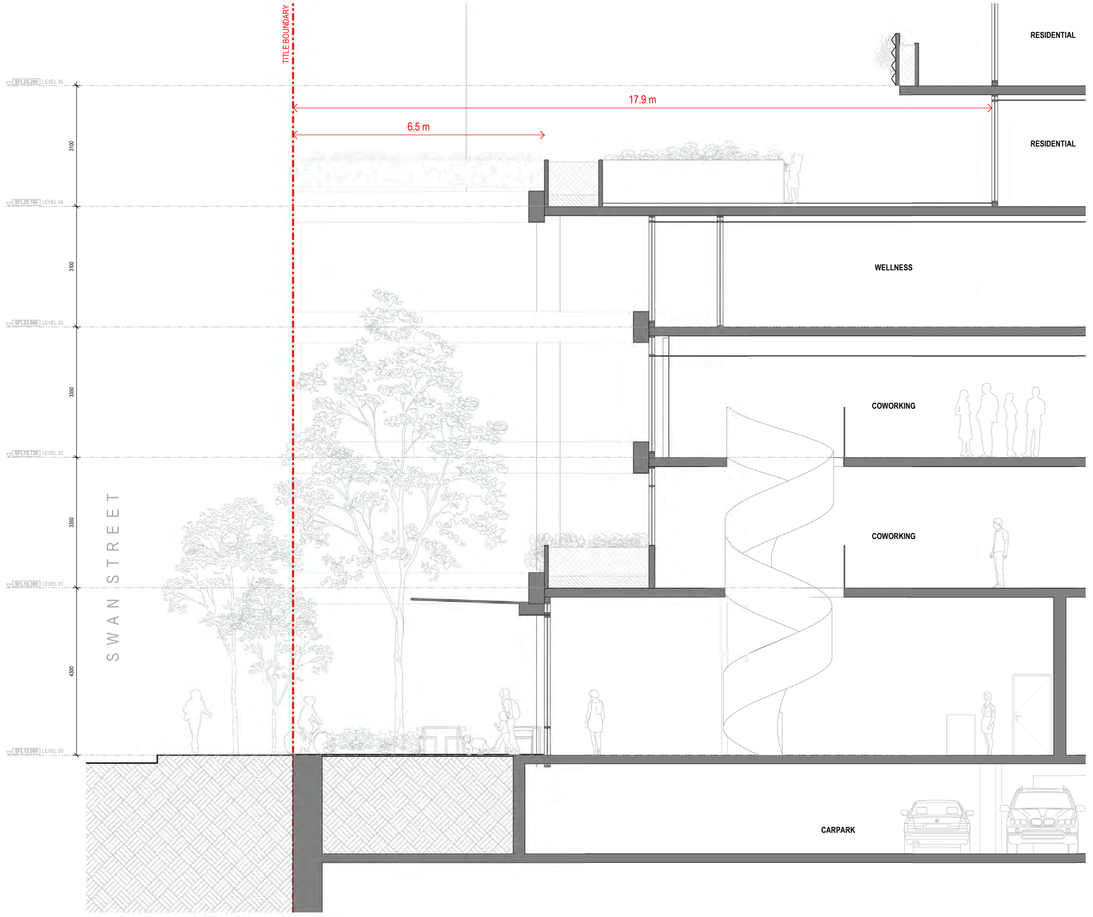
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Proposed Levels



Public Plaza Interface



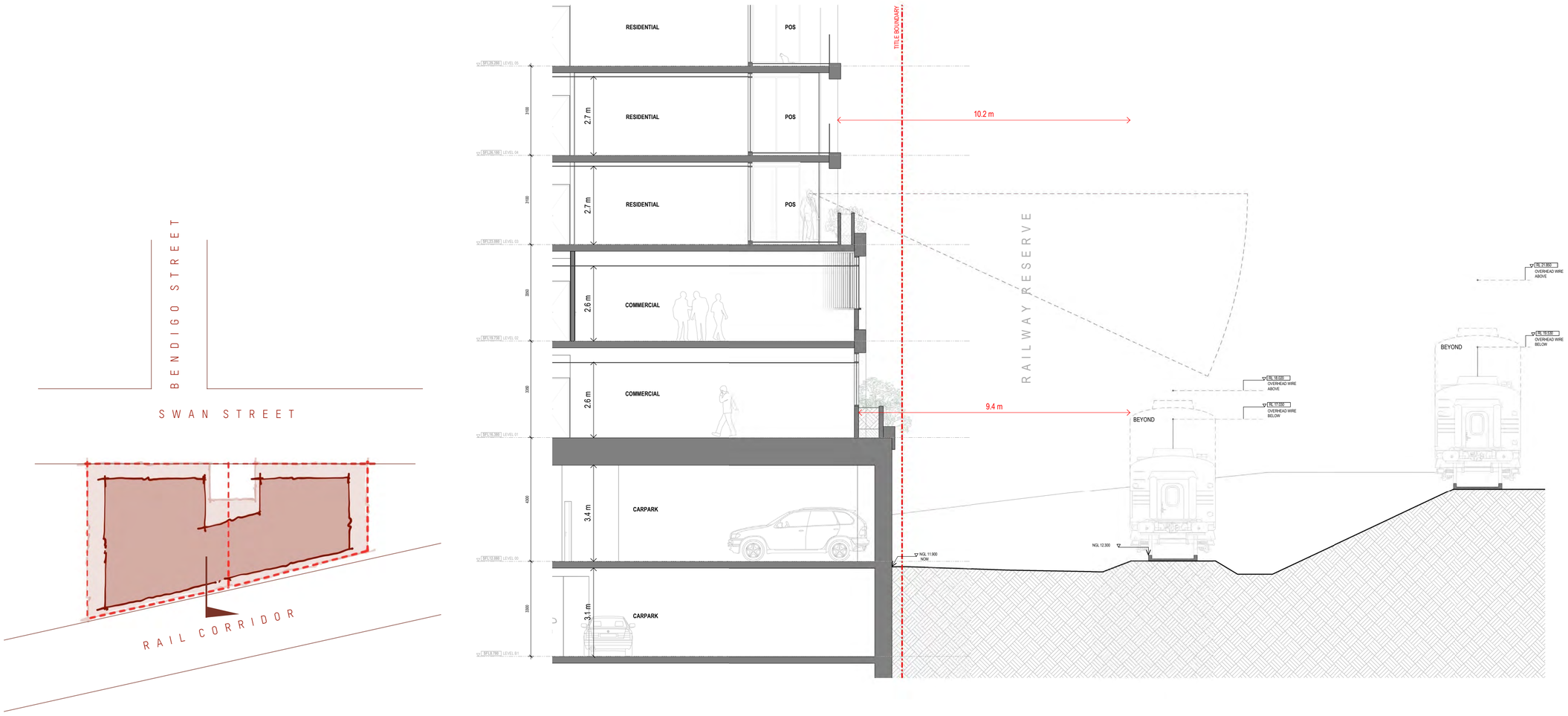


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Rail Corridor Interface



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CPTED Principles

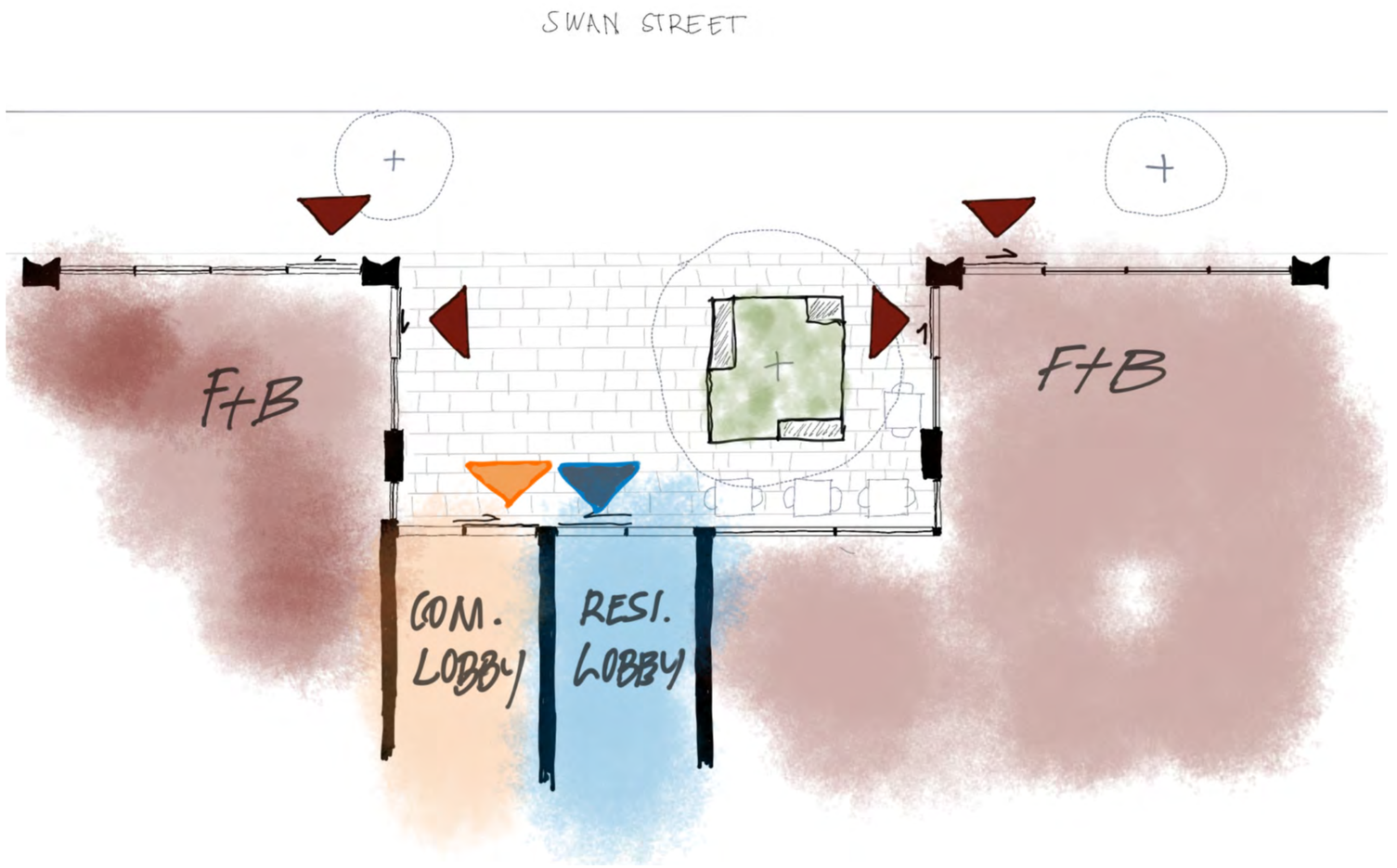
Activity and Activation

01 Activate the plaza with seating and outdoor dining to encourage continuous use and passive surveillance throughout the day and evening.

02 Clear residential and commercial entries to improve wayfinding and discourage access to private areas.

03 Central landscaping and integrated seating attract people into and through the space.

04 The plaza's surrounding built form help to reduce wind impacts, creating a comfortable public environment.



REFERENCE: https://www.planning.vic.gov.au/guides-and-resources/guides/urban-design-guidelines-for-victoria/public-spaces/public-spaces-principles

CPTED Principles

Natural Surveillance

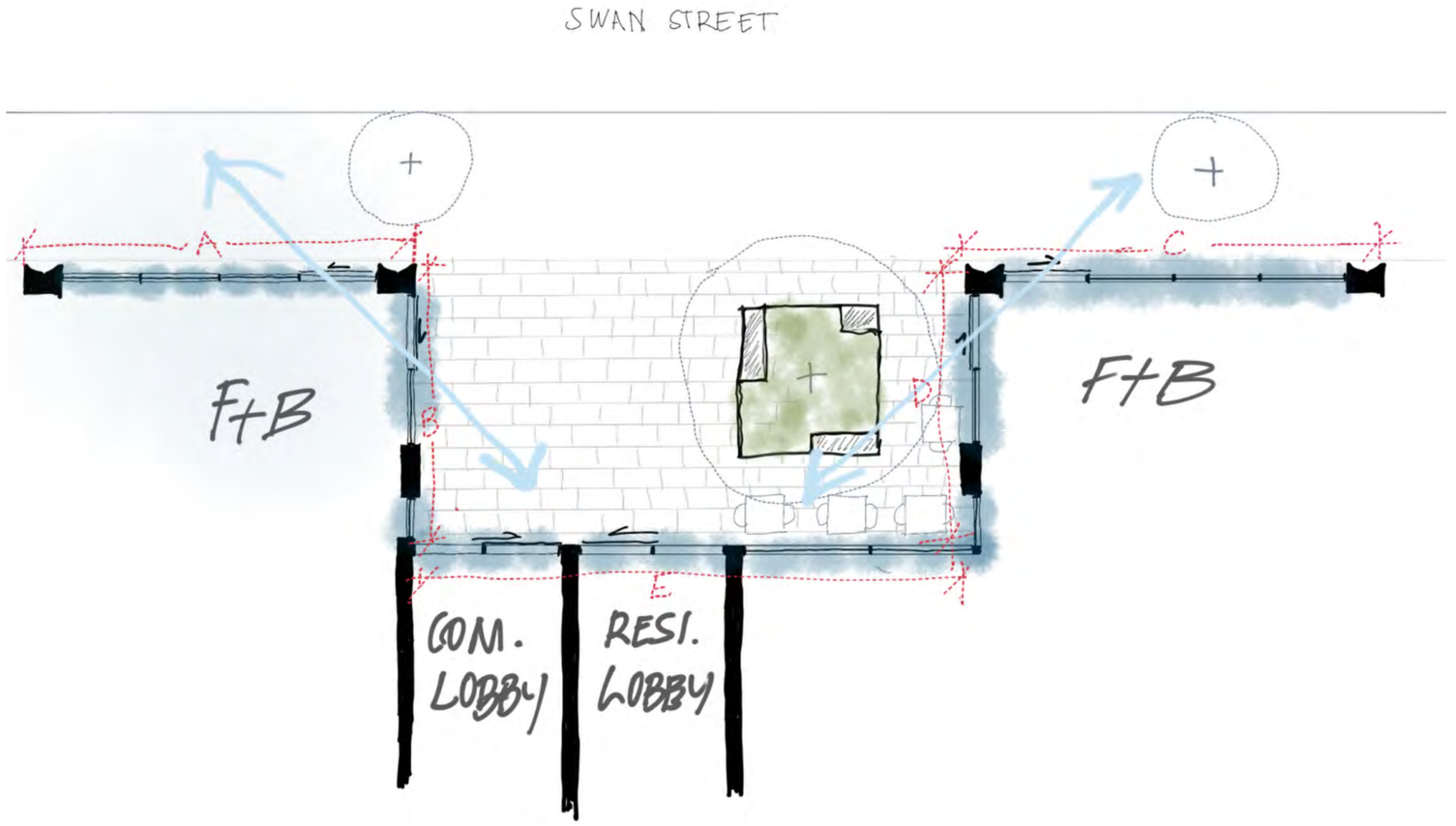
01 Transparent glazing to entries and tenancies improves visibility and natural surveillance.

02 Entrances directly address the plaza, promoting activity, circulation and passive surveillance.

03 Canopy trees and low planting maintain clear sightlines while supporting comfortable seating areas.



REFERENCE: https://www.planning.vic.gov.au/guides-and-resources/guides/urban-design-guidelines-for-victoria/public-spaces/public-spaces-principles



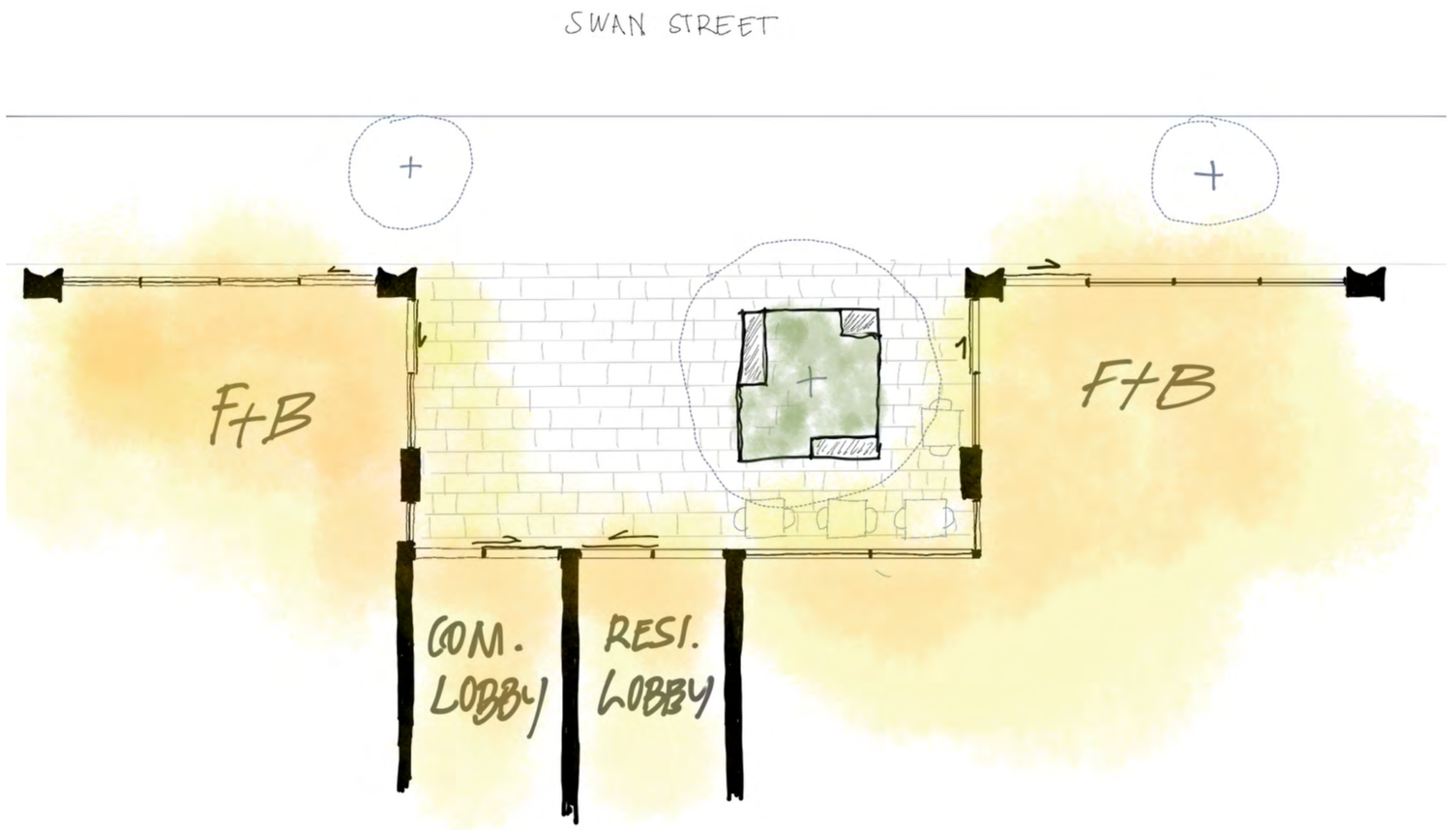
CPTED Principles

External Lighting

01 Retail light spill contributes to a well-lit and active public realm, enhancing visibility and passive surveillance.

02 Lighting is coordinated with landscaping, seating and building entries to support safe and legible pedestrian movement.

03 Illuminated glazing and active frontages contribute to a well-lit environment, encouraging activity outside business hours.



REFERENCE: https://www.planning.vic.gov.au/__data/assets/pdf_file/0034/689704/Safer_Design_Guidelines.pdf

CPTED Principles

External Lighting Precedents

Objective 4.3

To ensure lighting is carefully integrated to further enhance visibility and natural surveillance of parks and open spaces.

Design Suggestion 9.1.5

Lighting should be well integrated with signage, landscaping and other public space elements in order to maximise safety.

Design Response

01 Wall lights at entry portals - to provide way finding, security and welcoming arrival.

02 Integrated landscape lighting - to accentuate key planting features.

03 Integrated public seat lighting - to enhance useability near retail spaces.

04 Targeted facade uplighting - to activate retail edges for safety and amenity.

05 Building signage - to provide

06 Entry signage - to idenify and nominate residential and commercial entry points in the public plaza.

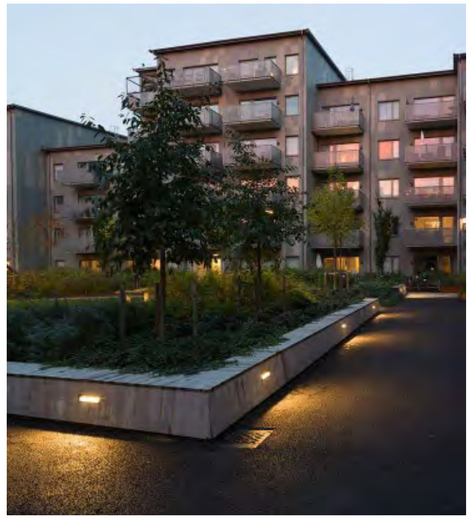
Note: Lighting Strategy TBC

REFERENCE: https://www.planning.vic.gov.au/__data/assets/pdf_file/0034/689704/Safer_Design_Guidelines.pdf

01



02



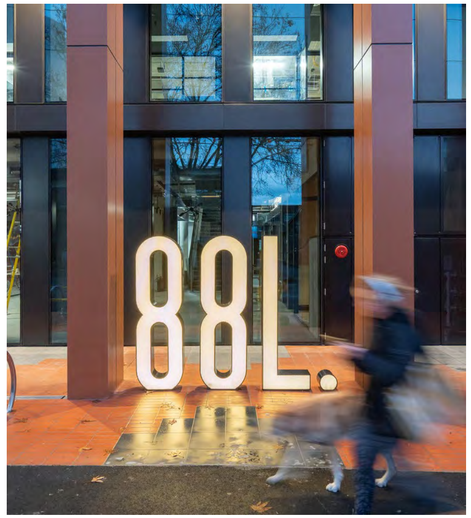
03



04



05



06



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CPTED Principles

Passive Surveillance

Objective 2.1

To maximise surveillance of streets by increasing the level of activity within buidlings and on the street.

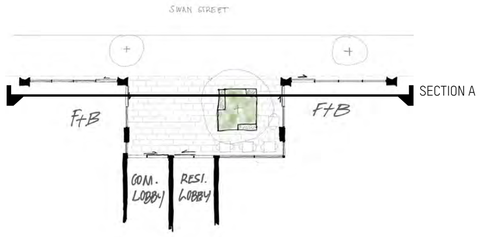
Design Suggestion 2.1.3

Ensure pedestrians can see along pathways for reasonable distance (at least 15m) to improve their perception of safety.

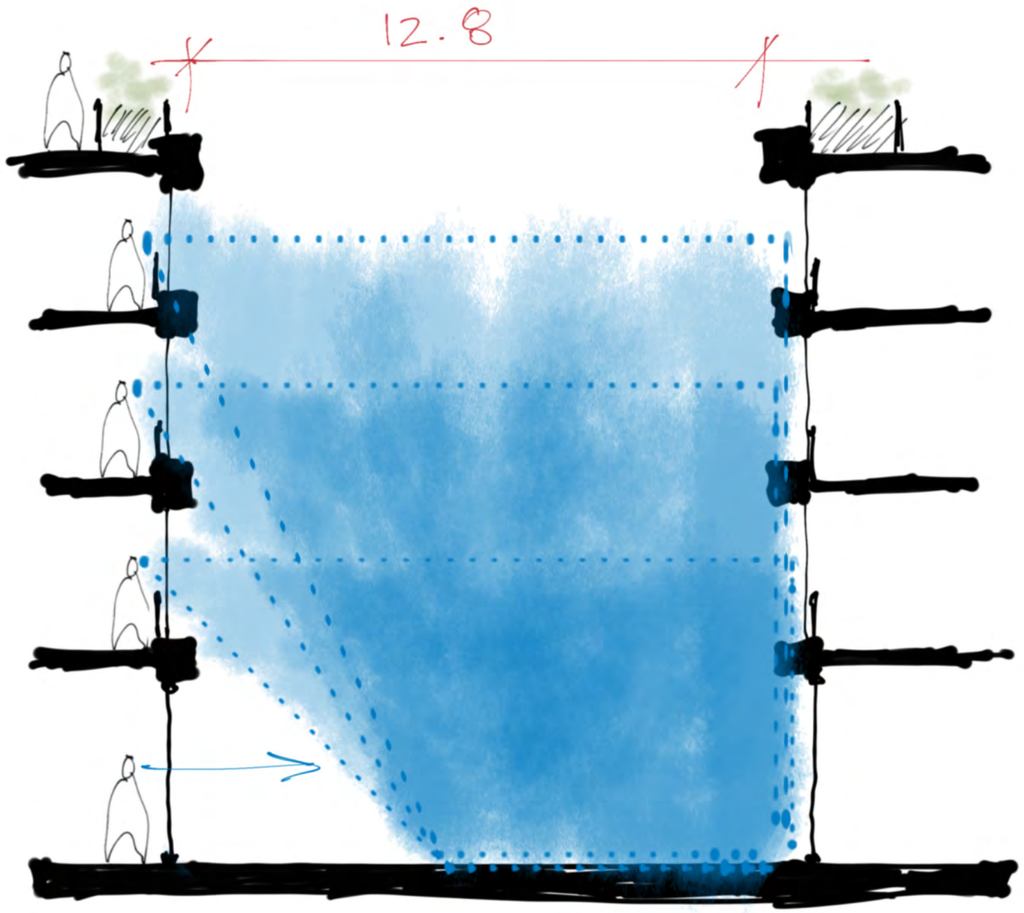
Design Response

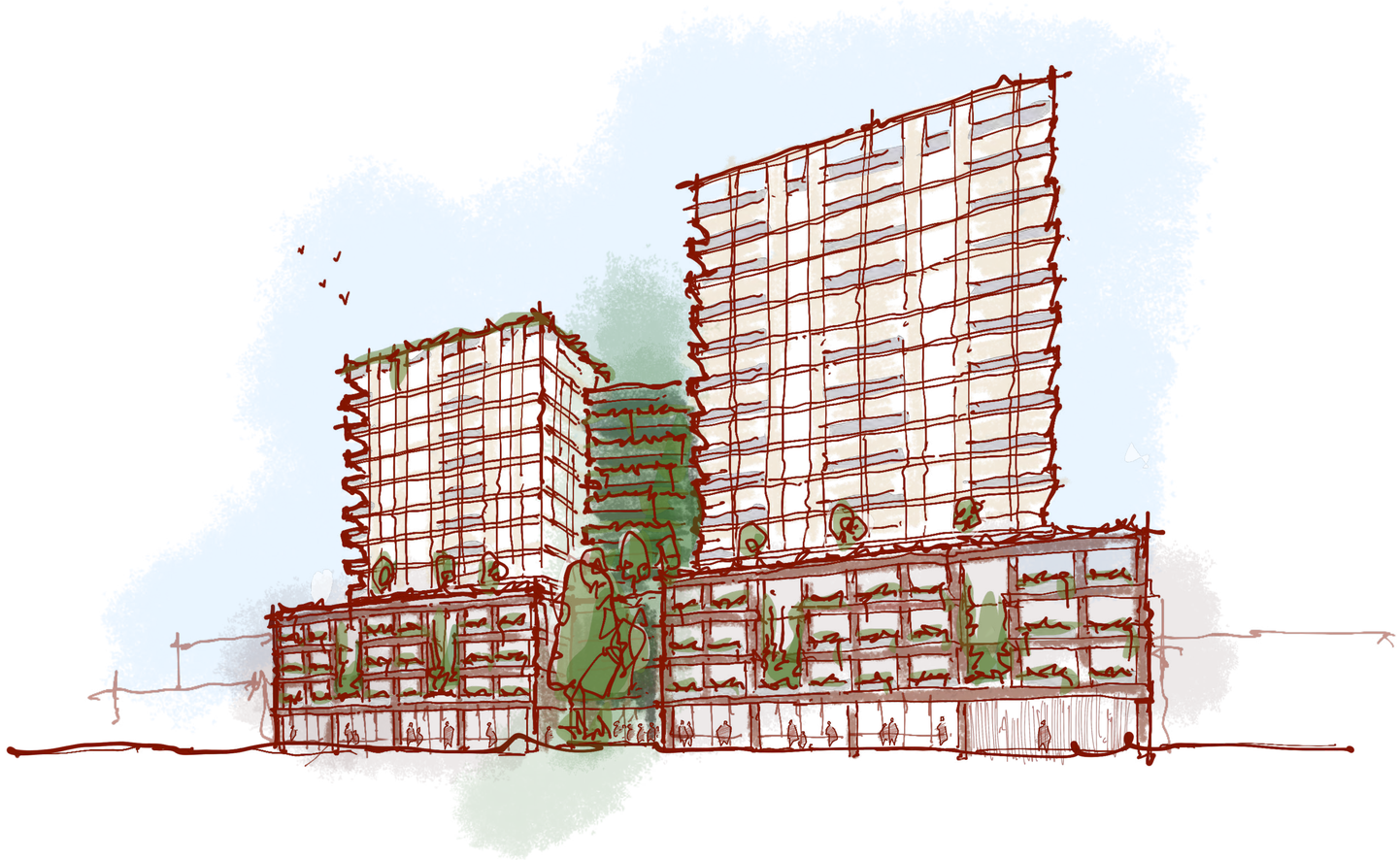
01 Passive surveillance is enhanced through overlooking upper-level commercial tenancies, active ground floor foor and beverage uses.

02 Arrange doors and windows of the building to overlook public spaces.



REFERENCE: https://www.planning.vic.gov.au/__data/assets/pdf_file/0034/689704/Safer_Design_Guidelines.pdf





2026

SWAN ST

JCB

07



Architectural Response

Proposed Materials

Podium

EF-01 Textured Concrete - Dark Brown
EF-02 Smooth Concrete - Dark Brown
EF-03 Raw Metal
EF-04 Webforge

Tower

EF-05 Smooth Architectural Finish - Off White
EF-06 Smooth Architectural Finish in Crinkle Profile - Charcoal

Glazing

GZ-01 Glass - Clear
GZ-02 Glass - Ripple Texture
GZ-03 Glass - Front Glazed Windows

Podium

EF-01



EF-02



EF-03



EF-04



Tower

EF-05

EF-06



EF-03



Glazing

GZ-01

GZ-02



GZ-03




Artists Impressions Only


Artists Impressions Only



Podium



Podium Top



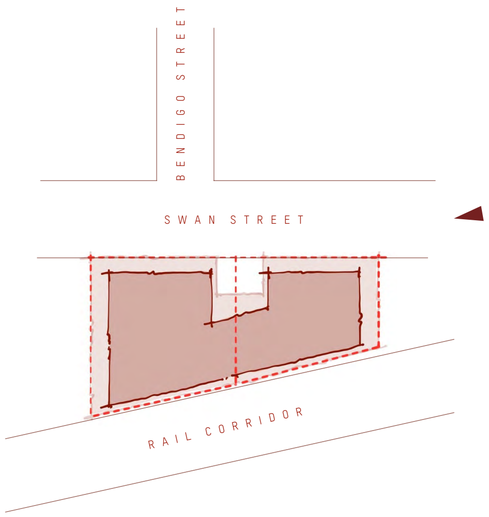
Tower Detailing



Tower Detailing



Swan St Looking West



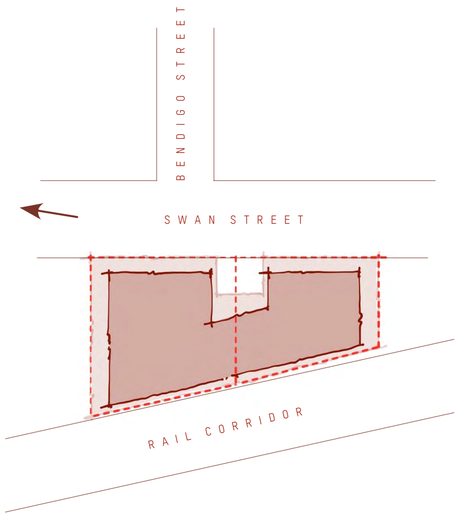


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Swan St Looking East



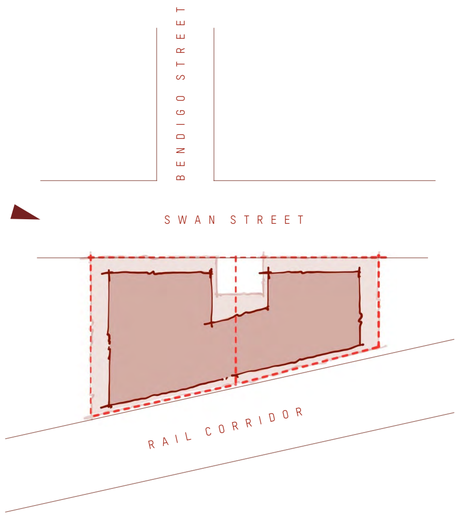


2026

SWAN ST

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Swan St Looking East



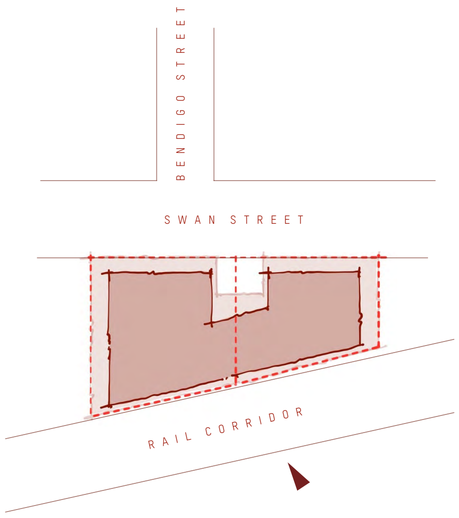


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South Elevation





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08



Benefits of Bridge Connection

Enhanced Urban Experience

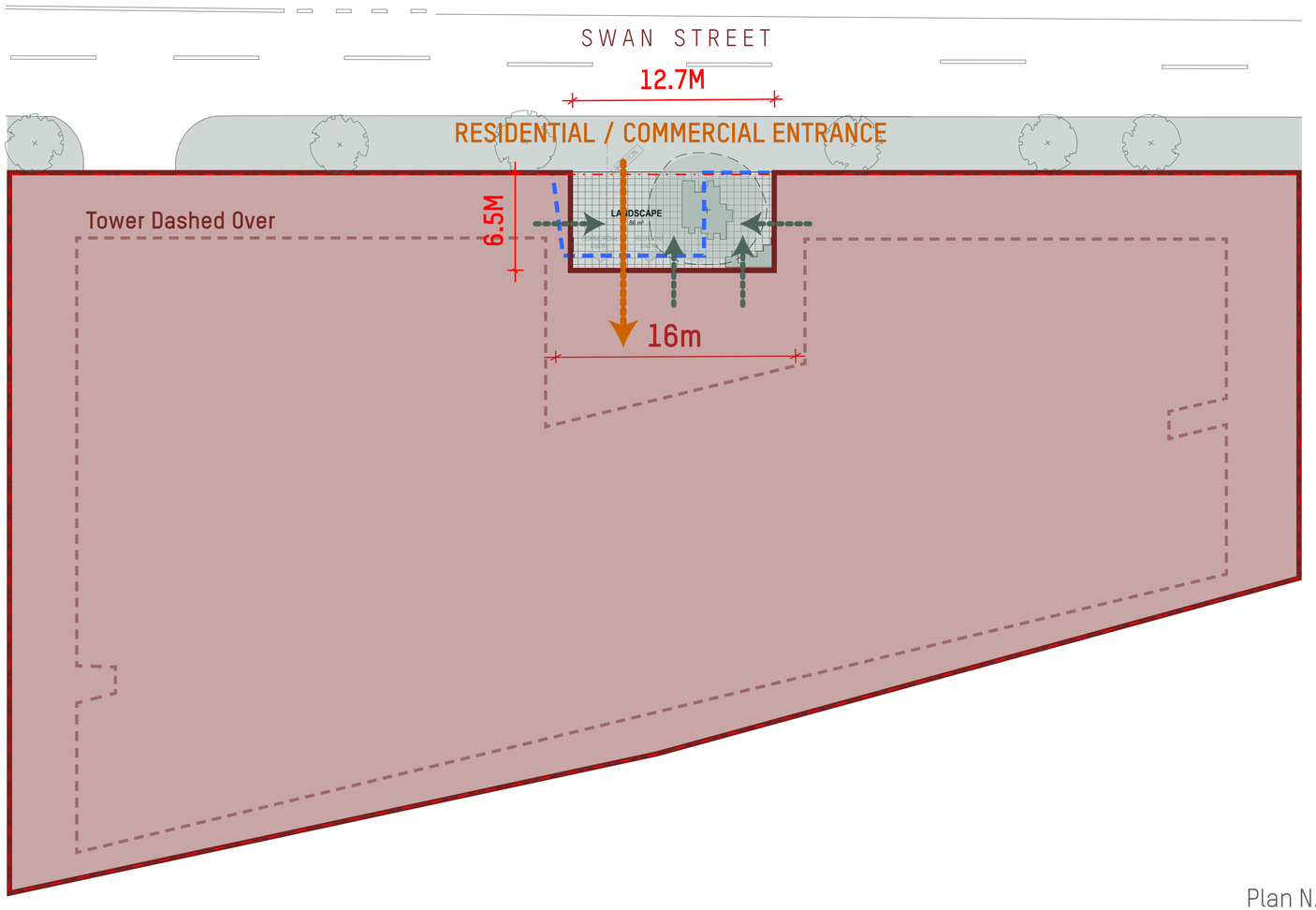
Key Benefits of Bridge Connection

01 By connecting the two towers, we were able to **widen** the building break, allowing for a more **generous public plaza.**

02 A more generous plaza enables **enhanced landscaping, increased outdoor dining, longer dwell times** and boosts visibility of retail tenancies.

03 Co-location of **commercial** and **residential entrances** through the public plaza

- Higher pedestrial traffic supporting retail tenancies.



Plan N.T.S

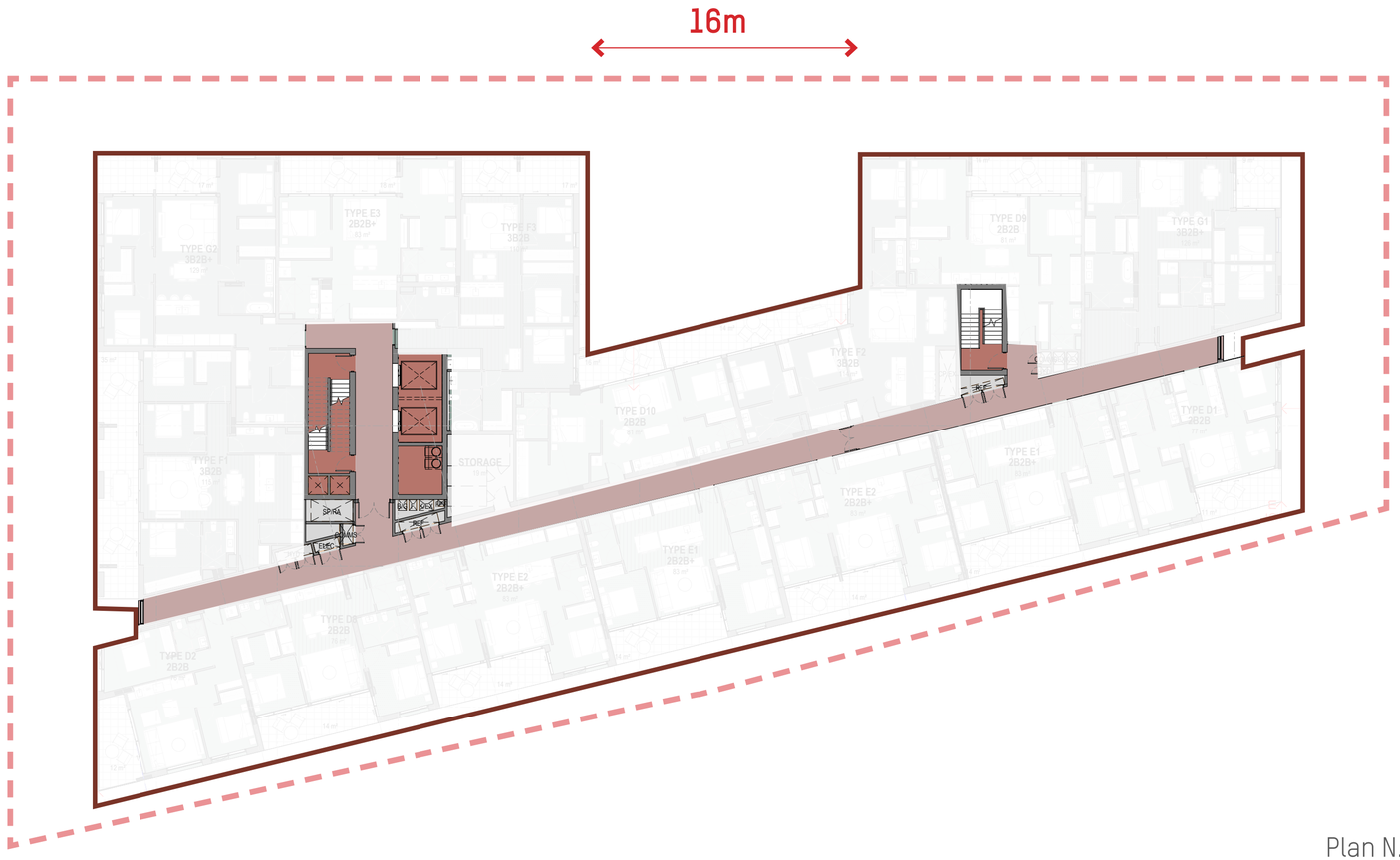
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Single Lift Core

Key Benefits of Bridge Connection

01 Key benefit of the bridge connection is the ability to **reduce** the number of **lift cores** in the building.

02 A single core streamlines vertical circulation, lowering construction costs while **improving planning efficiency** across all levels.



Plan N.T.S

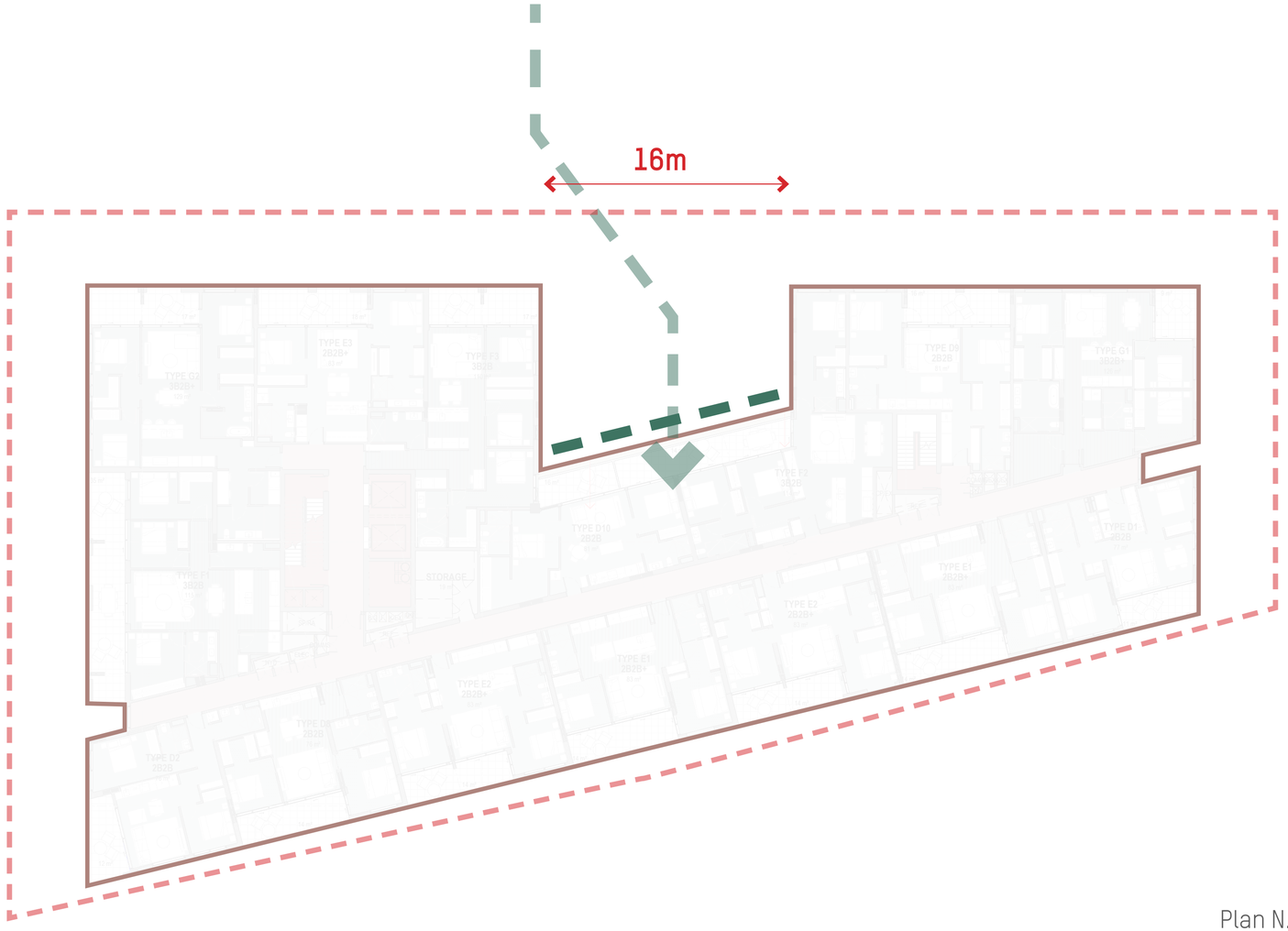
2026 SWAN ST JCB

Embellishment of Vertical Landscape

Key Benefits of Bridge Connection

01 An expanded break between forms provides a greater extent of planters and vegetation.

- Landscape break between buildings
- Strengthen the connection to Bendigo Street.



Plan N.T.S

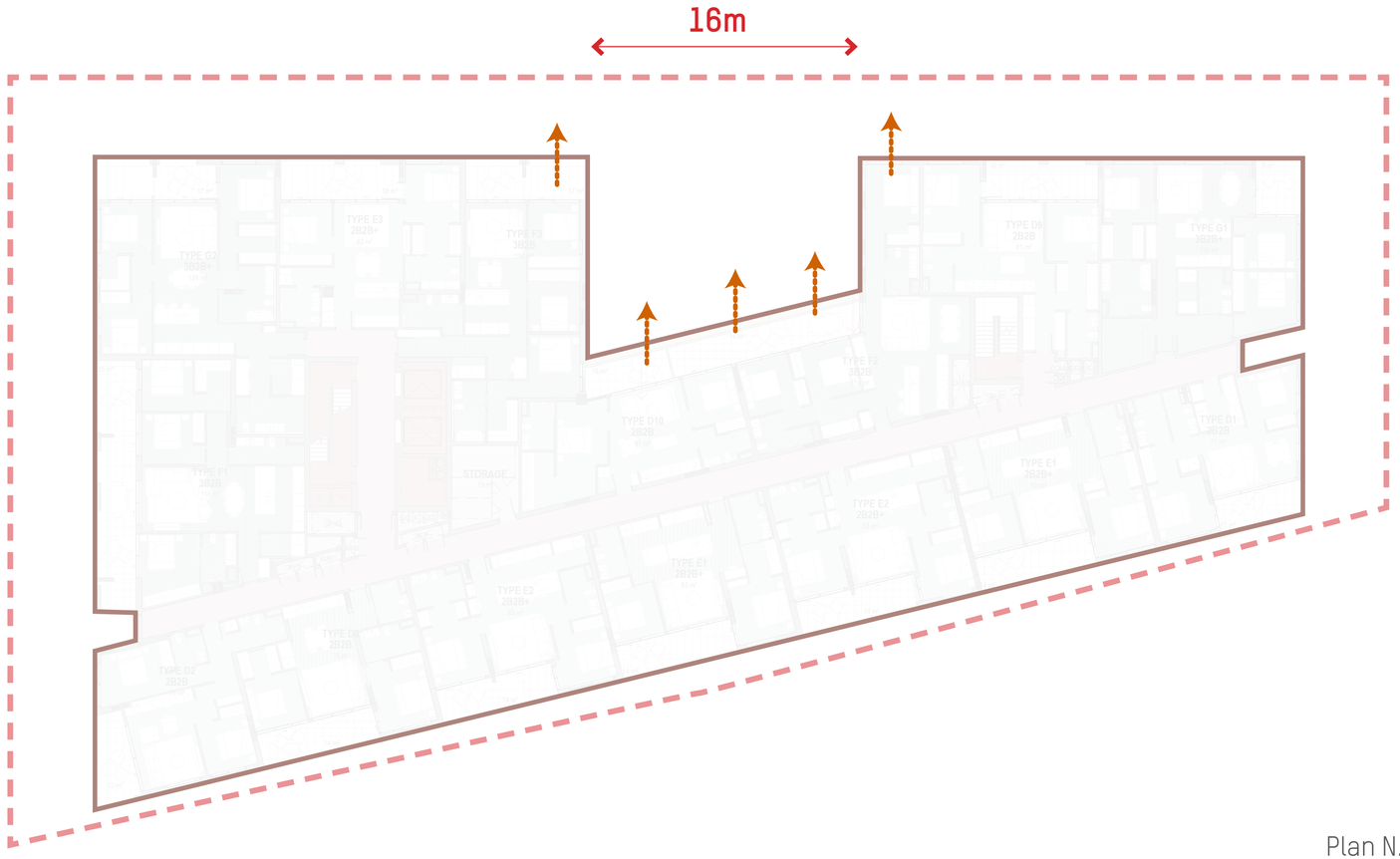
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Overlooking Apartments

Key Benefits of Bridge Connection

01 Increased building separation **from 9m to 16m** significantly **reduces overlooking** and **improves privacy** between dwellings.

02 Greater separation enables more **north-facing apartments**, enhancing **daylight access** and **residential amenity.**



Plan N.T.S

2026

SWAN ST

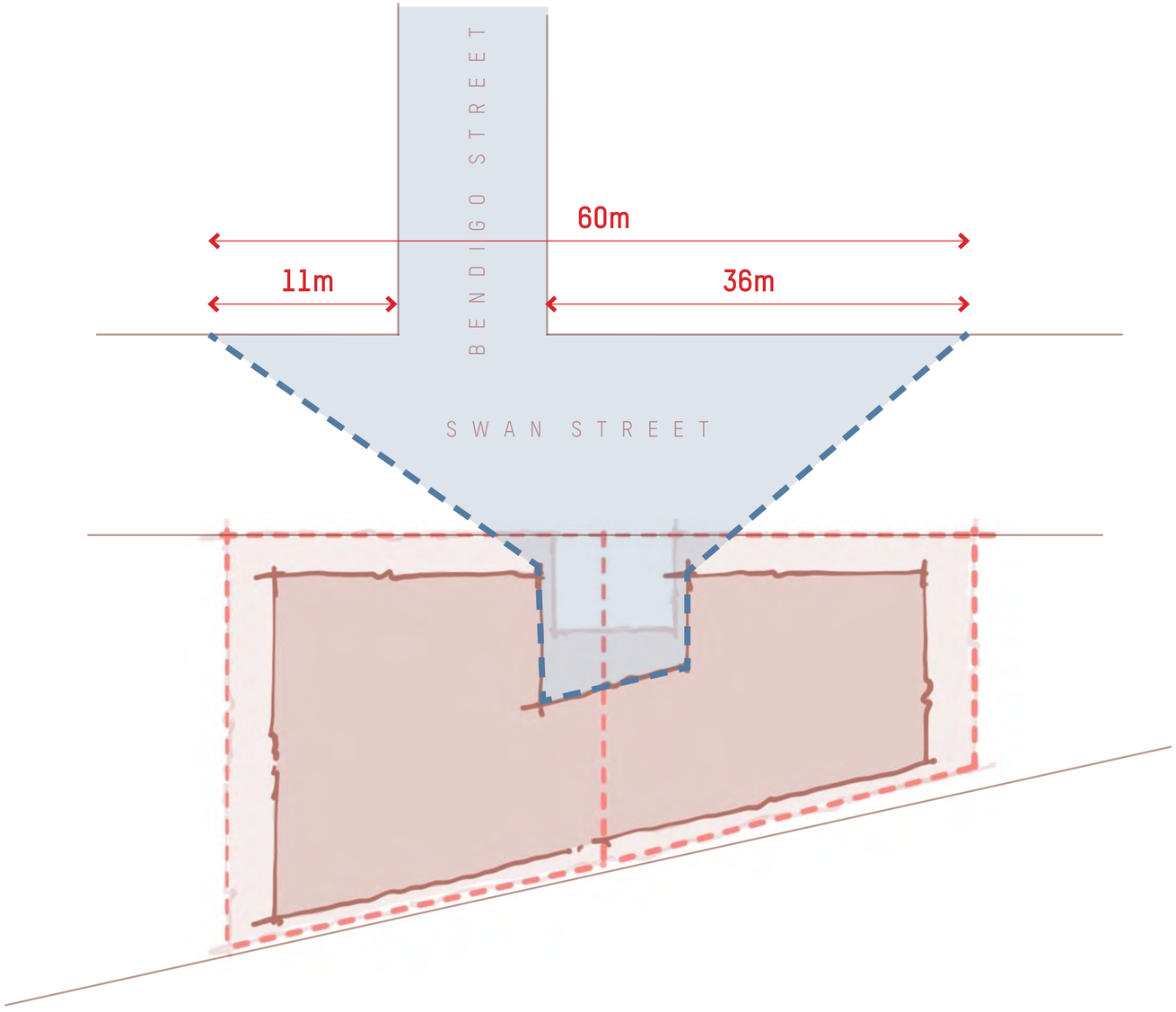
JCB

Podium Interface Design Response

Visibility Diagram

01 Deeply recessed break **limits visibility** to a small number of **key viewing corridors, reducing visual impact.**

02 Readability of the break is largely confined to **immediate street** and **footpath views**, ensuring a discreet façade outcome.

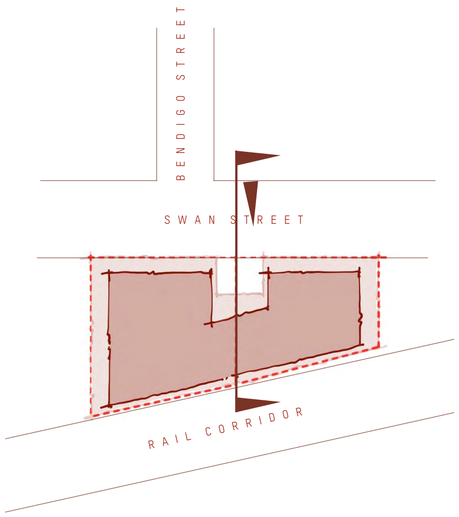


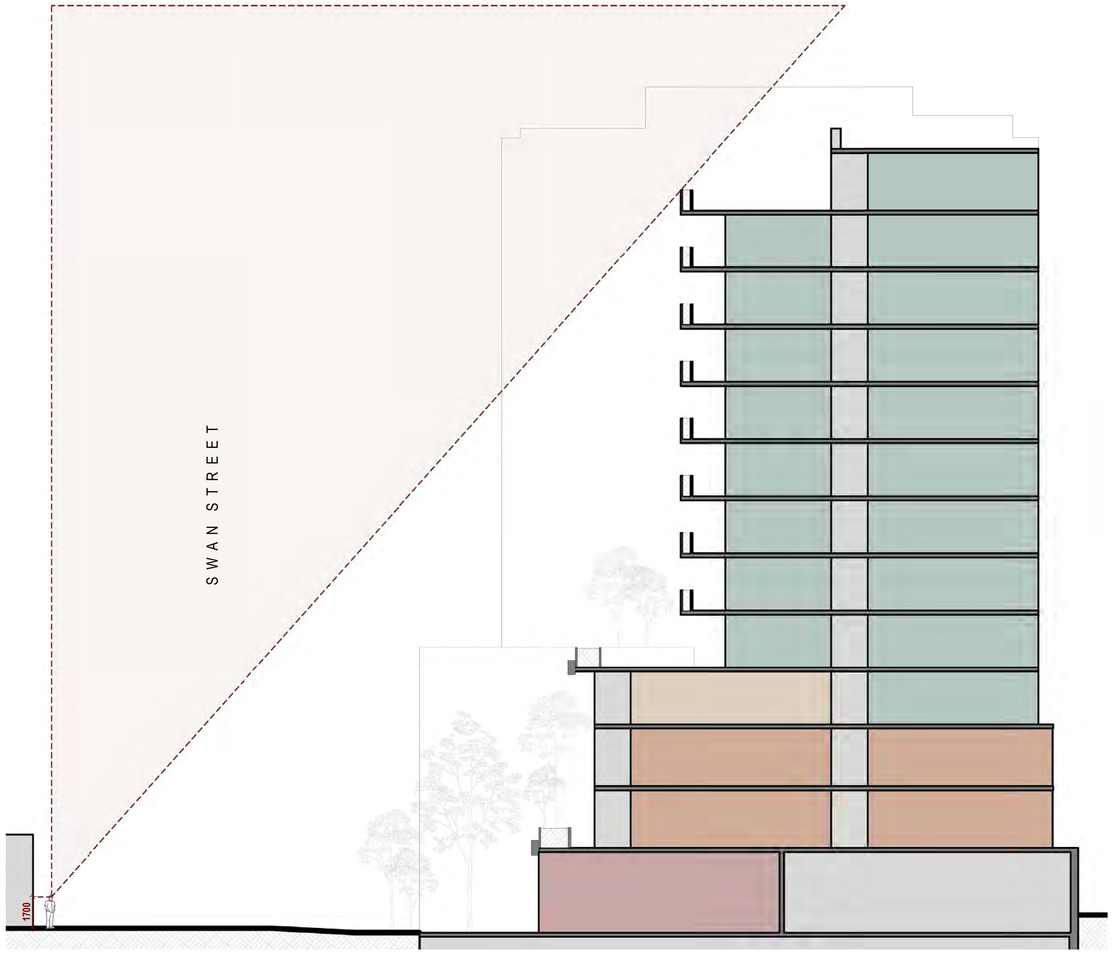
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Podium Interface Design Response

Street View & Section Analysis







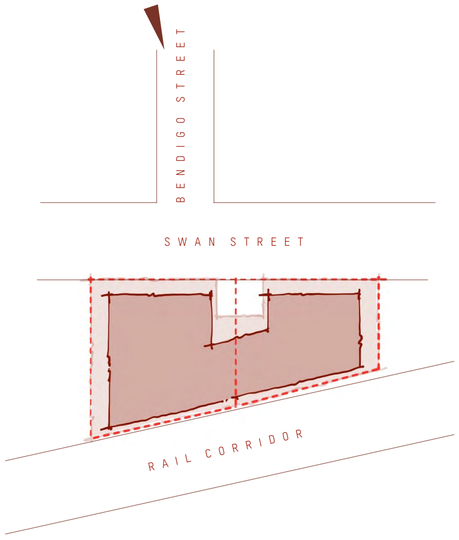
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Podium Interface Design Response

Bendigo Street View





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Facade Assembly

Elemental Details

North Elevation - Reference Page



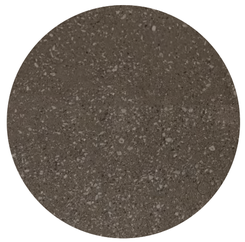
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Elemental Details 1

Podium



TEXTURED CONCRETE : DARK BROWN - HORIZONTAL BANDING

TEXTURED CONCRETE : DARK BROWN - BIRD MOUTH COLUMNS



SMOOTH CONCRETE - DARK BROWN



RAW METAL PLANTERS

RAW METAL AWNINGS



TEXTURED GLASS



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Elemental Details 2

Tower

SMOOTH ARCHITECTURAL FINISH: OFF WHITE - CHAMFERED DETAIL



FRONT GLAZED WINDOWS



RAW METAL BALUSTRADE



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Elemental Details 3

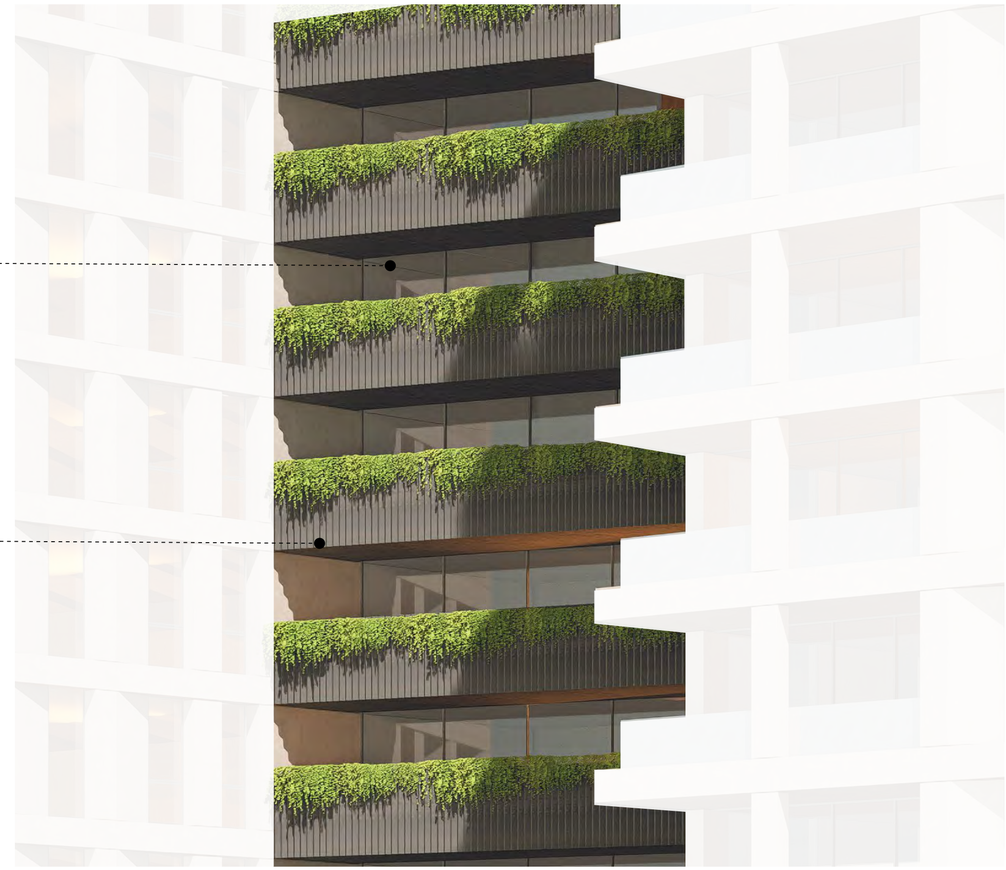
Central Recessive Tower



SMOOTH ARCHITECTURAL FINISH - CHARCOAL
SOFFIT



SMOOTH ARCHITECTURAL FINISH IN CRINKLE
PROFILE - CHARCOAL



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Elemental Details

South Elevation - Reference Page



Elemental Details 1

Podium



RAW METAL PLANTERS
RAW METAL AWNINGS



SMOOTH CONCRETE - DARK BROWN



2026 SWAN ST JCB

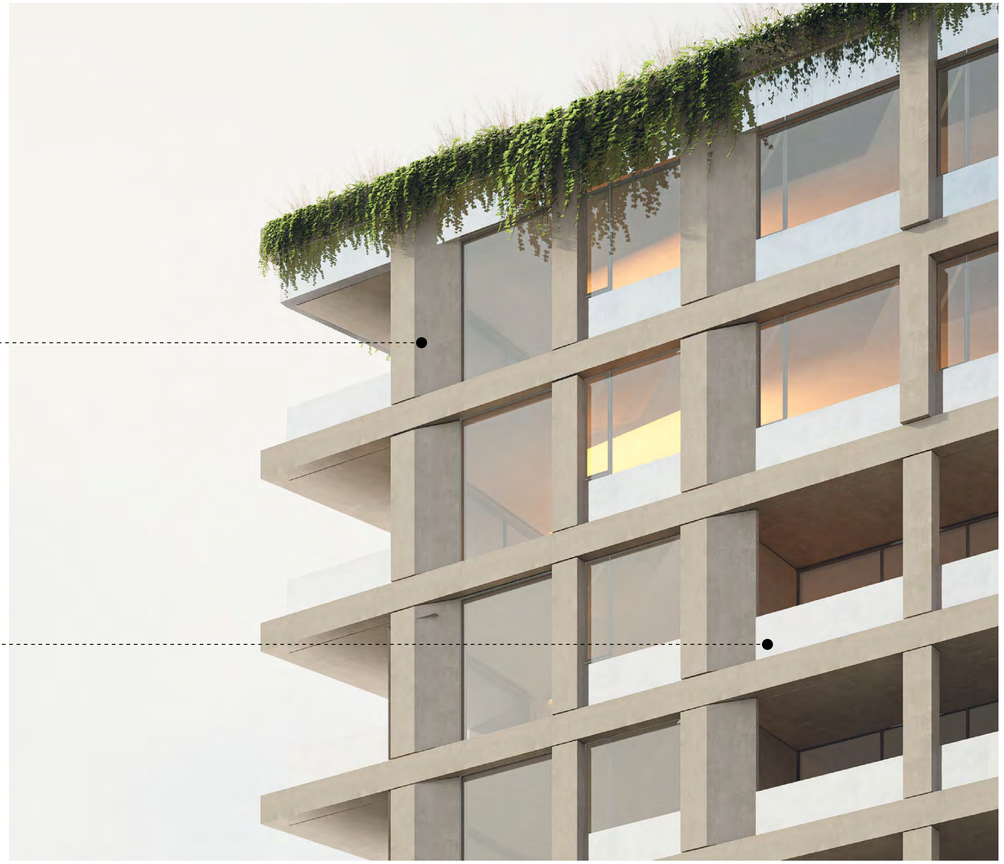
Elemental Details 2

Tower

SMOOTH ARCHITECTURAL FINISH: OFF WHITE - CHAMFERED DETAIL



RAW METAL BALUSTRADE



2026 SWAN ST JCB

Elemental Details 3

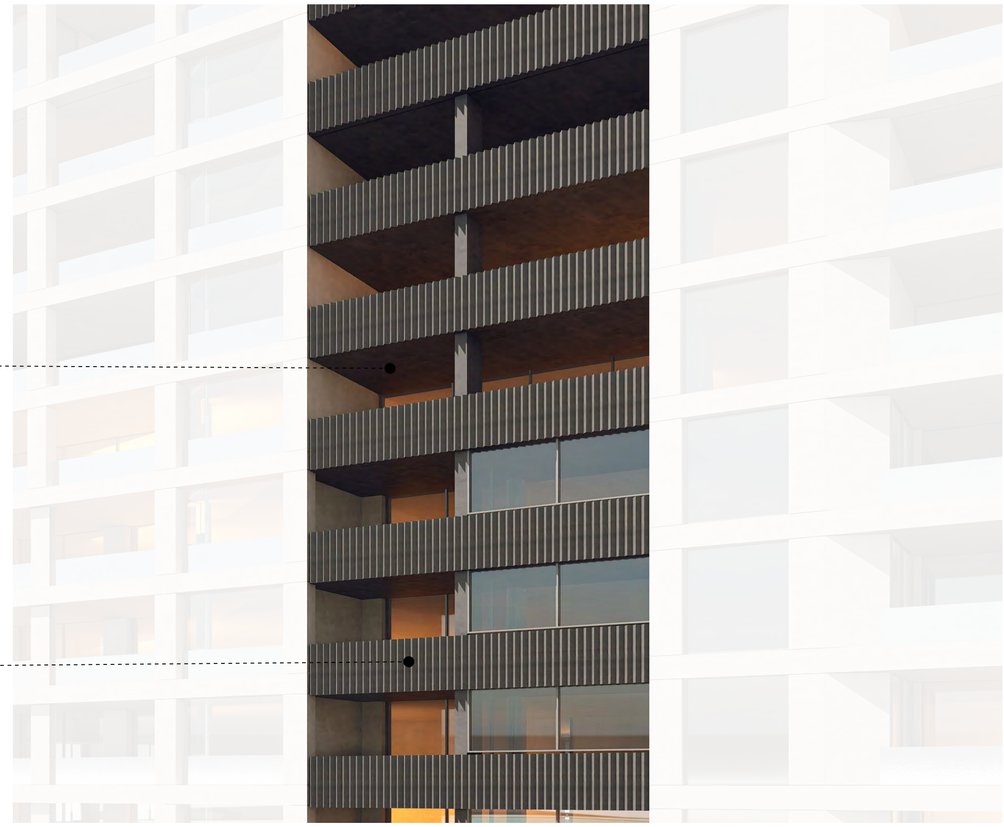
Central Recessive Tower



SMOOTH ARCHITECTURAL FINISH - CHARCOAL
SOFFIT



SMOOTH ARCHITECTURAL FINISH IN CRINKLE
PROFILE - CHARCOAL



2026 SWAN ST JCB

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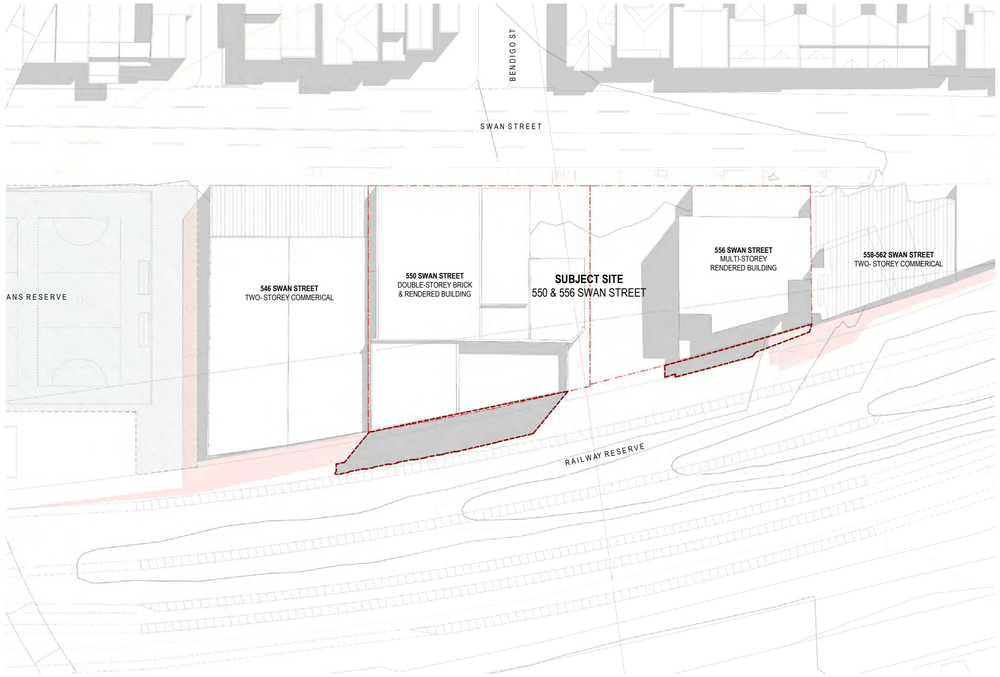


Shadow Studies

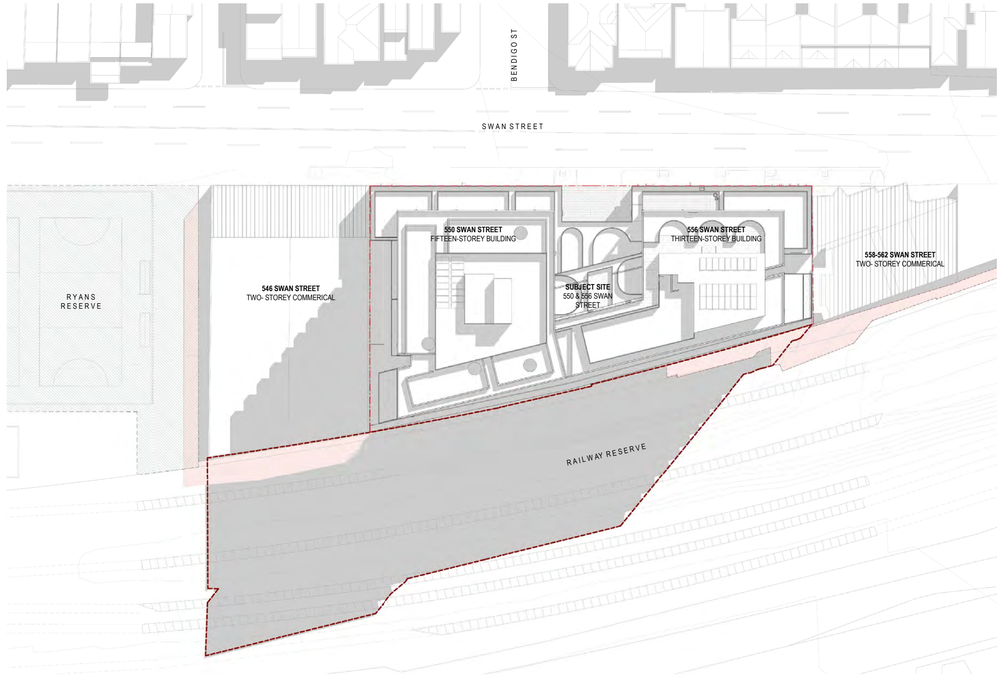
Shadow Studies

22 September - 10am

Existing - 10am



Proposed - 10am

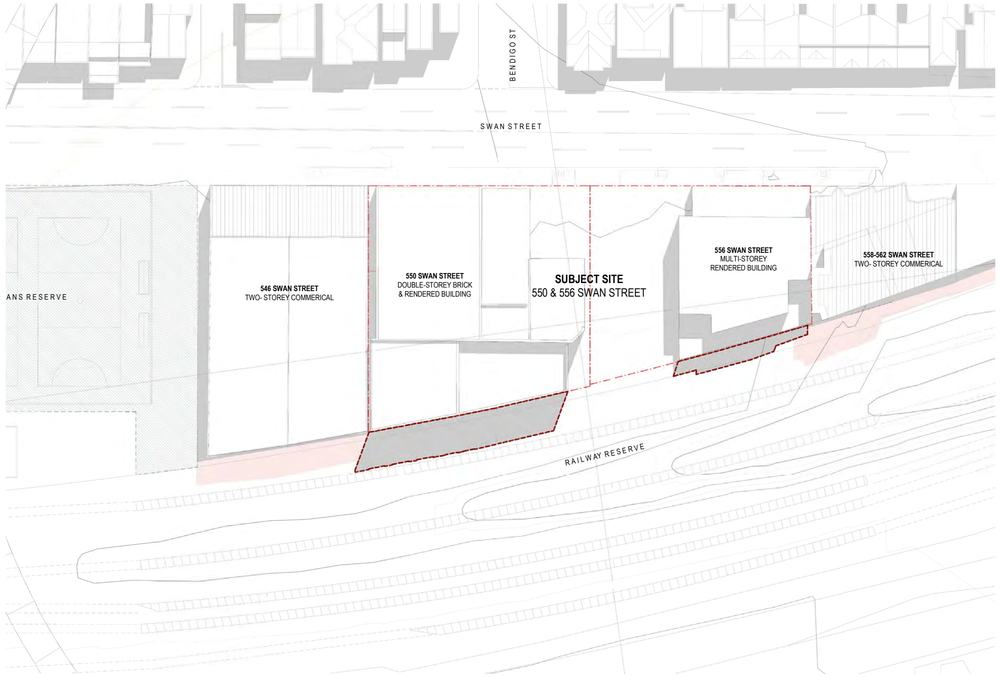


2026 SWAN ST JCB

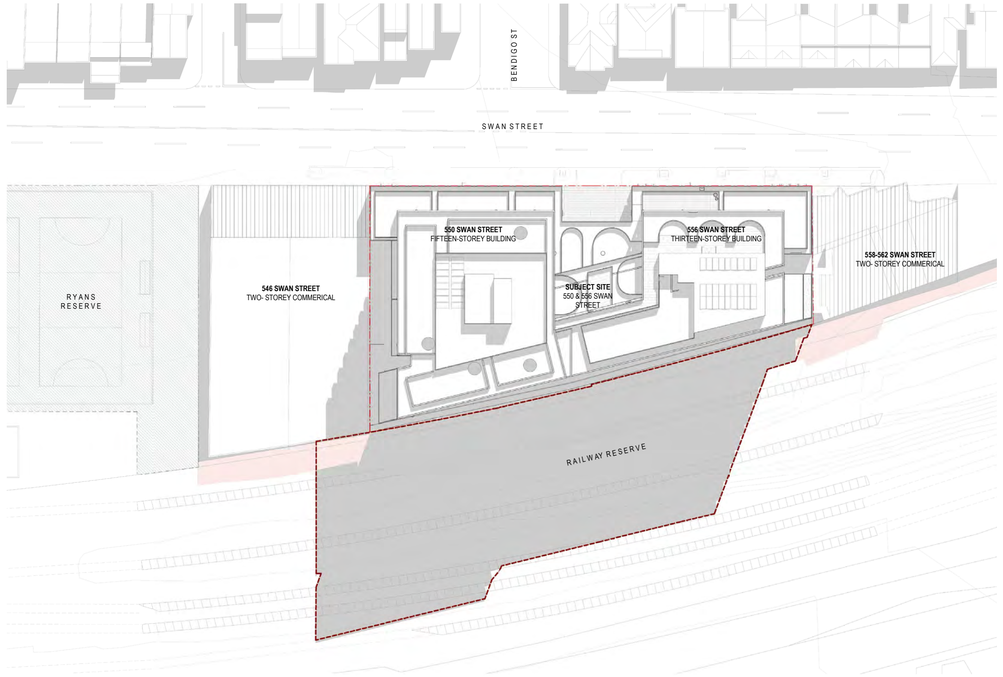
Shadow Studies

22 September - 11am

Existing - 11am



Proposed - 11am



2026

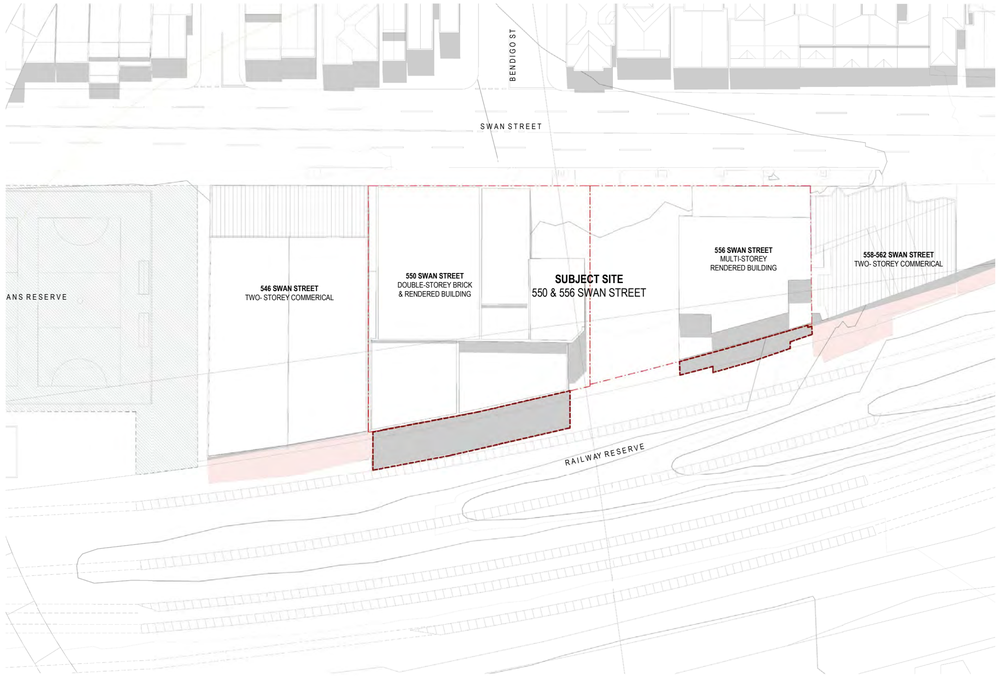
SWAN ST

JCB

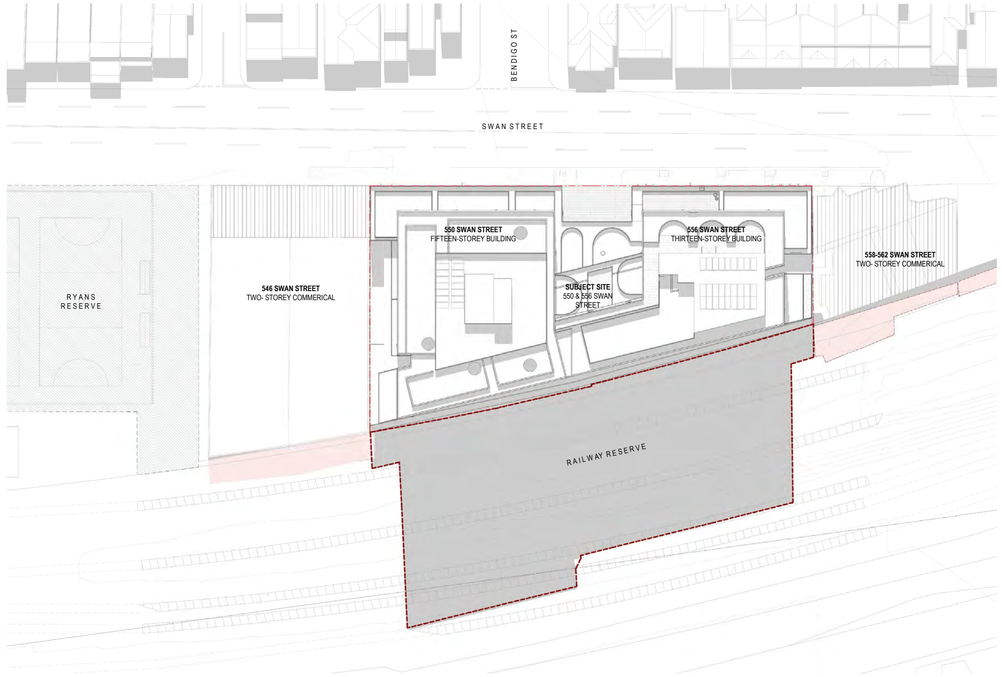
Shadow Studies

22 September - 12pm

Existing - 12pm



Proposed - 12pm

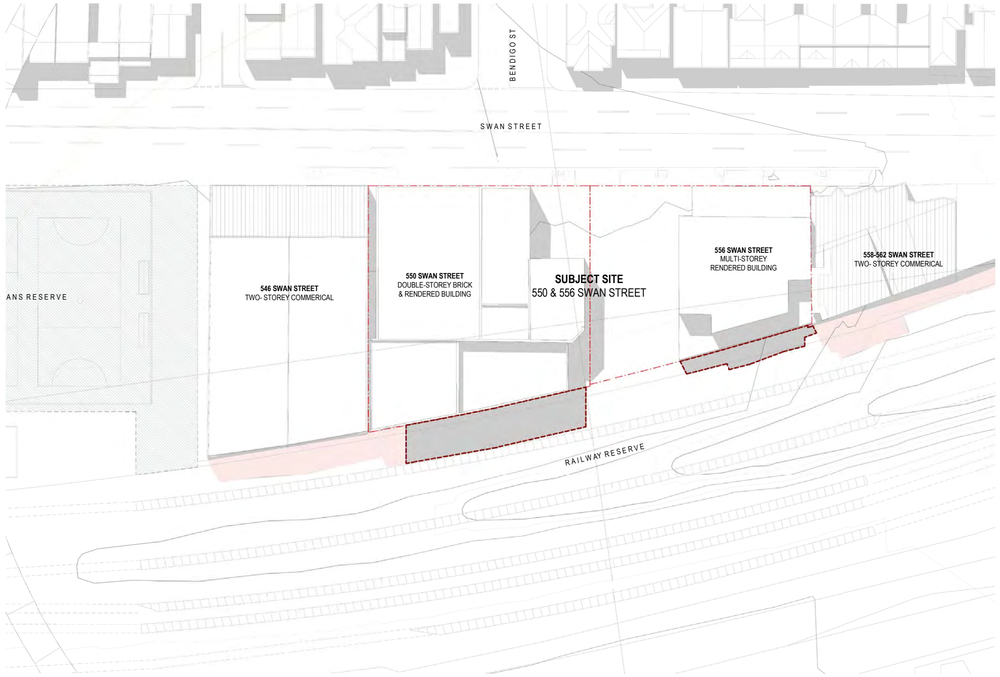


2026 SWAN ST JCB

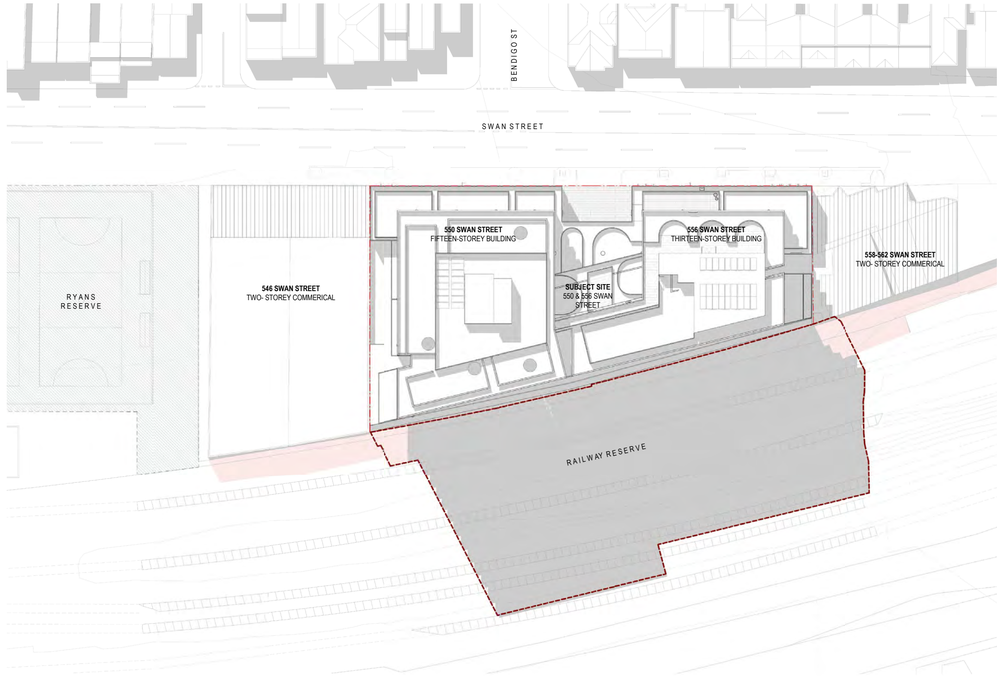
Shadow Studies

22 September - 1pm

Existing - 1pm



Proposed - 1pm

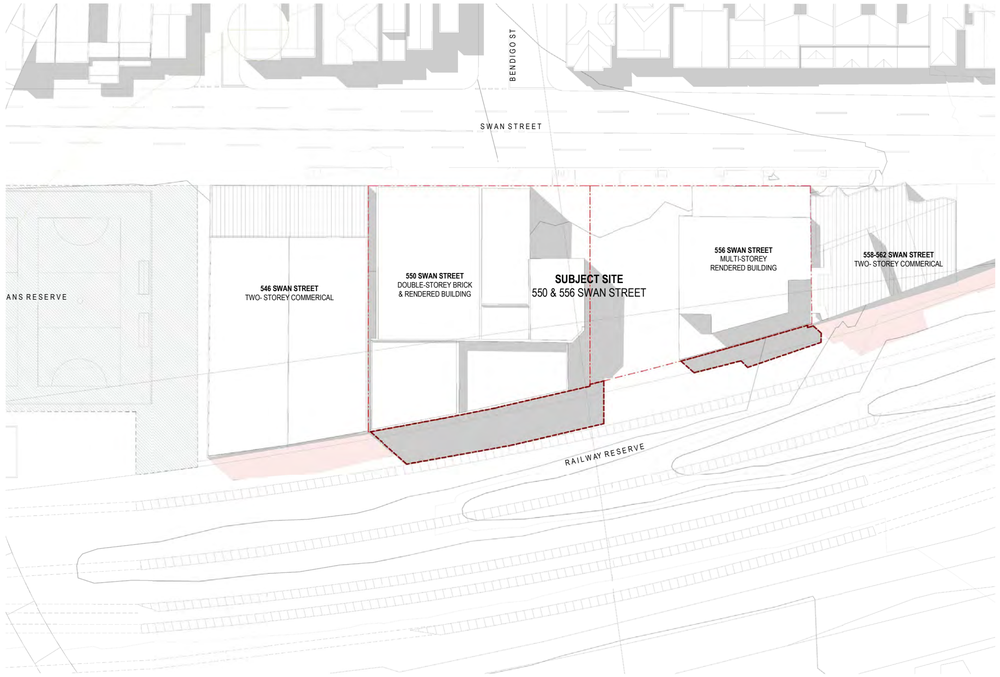


2026 SWAN ST JCB

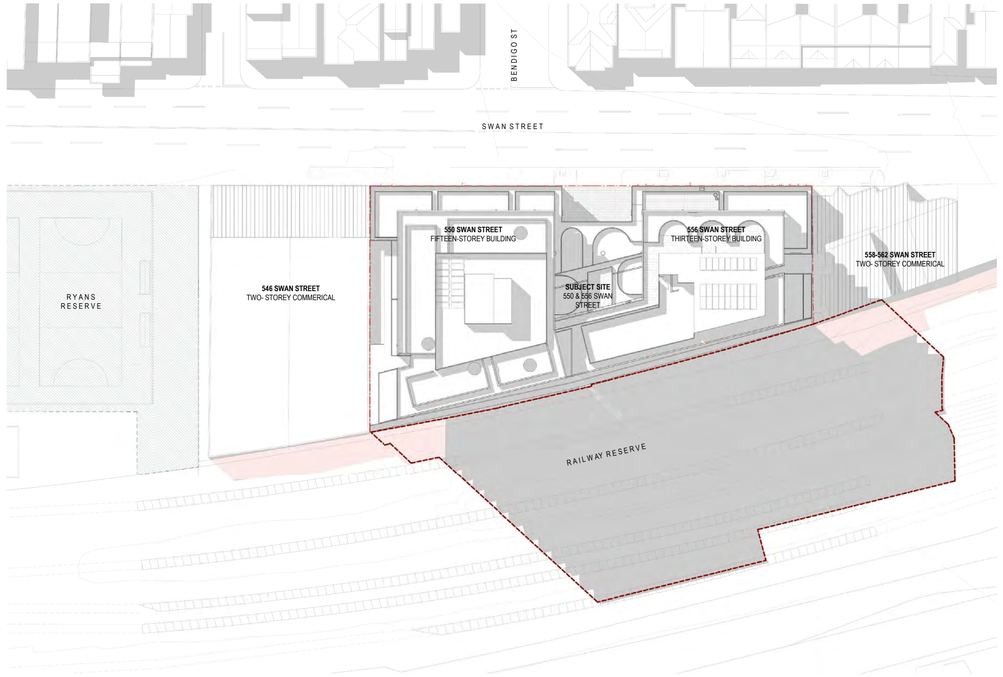
Shadow Studies

22 September - 2pm

Existing - 2pm



Proposed - 2pm



2026 SWAN ST JCB

11



BADS Apartment Plans

BADS Apartment Schedule

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE A1	1B1B	49 m²	9 m²	8.8 m³	Yes	No	No	Yes	7
TYPE B1	1B1B+	57 m²	8 m²	10.3 m³	No	Yes	No	Yes	31
TYPE B2	1B1B+	63 m²	31 m²	9.1 m³	Yes	No	Yes	Yes	1
TYPE B3	1B1B+	60 m²	26 m²	11.2 m³	No	No	No	Yes	1
TYPE C1	2B1B	65 m²	16 m²	15.0 m³	No	No	No	Yes	4
TYPE C2	2B1B	70 m²	17 m²	12.0 m³	Yes	No	Yes	Yes	4
TYPE C3	2B1B	79 m²	12 m²	13.0 m³	Yes	No	No	Yes	4
TYPE C4	2B2B	83 m²	13 m²	13.3 m³	Yes	No	Yes	Yes	1
TYPE D1	2B2B	77 m²	10 m²	10.1 m³	Yes	No	Yes	Yes	9
TYPE D2	2B2B	78 m²	11 m²	10.1 m³	Yes	No	Yes	Yes	9
TYPE D3	2B2B	87 m²	17 m²	19.5 m³	No	No	No	Yes	6
TYPE D4	2B2B	85 m²	17 m²	16.9 m³	Yes	Yes	Yes	Yes	4
TYPE D5	2B2B	81 m²	16 m²	15.6 m³	No	No	Yes	Yes	4
TYPE D6	2B2B	82 m²	18 m²	15.0 m³	No	No	Yes	Yes	4
TYPE D7	2B2B	89 m²	8 m²	20.1 m³	No	No	No	Yes	4
TYPE D8	2B2B	76 m²	14 m²	12.6 m³	Yes	Yes	Yes	Yes	4
TYPE D9	2B2B	78 m²	16 m²	15.9 m³	No	No	Yes	Yes	3
TYPE D10	2B2B	81 m²	12 m²	17.0 m³	No	No	No	Yes	3
TYPE D11	2B2B+	95 m²	23 m²	19.1 m³	No	No	No	Yes	1
TYPE E1	2B2B+	83 m²	14 m²	16.9 m³	No	Yes	No	Yes	13
TYPE E2	2B2B+	84 m²	14 m²	13.1 m³	Yes	Yes	No	Yes	8
TYPE E3	2B2B+	83 m²	17 m²	14.6 m³	Yes	No	No	Yes	7
TYPE E4	2B2B+	94 m²	8 m²	13.7 m³	Yes	Yes	No	Yes	4
TYPE E5	2B2B+	80 m²	19 m²	15.4 m³	Yes	No	Yes	Yes	1
TYPE E6	2B2B+	80 m²	19 m²	14.7 m³	No	No	Yes	Yes	1
TYPE E7	2B2B+	82 m²	19 m²	11.3 m³	Yes	No	No	Yes	1
TYPE E8	2B2B+	84 m²	20 m²	18.0 m³	No	Yes	No	Yes	2
TYPE E9	2B2B+	91 m²	17 m²	18.9 m³	No	No	No	Yes	1
TYPE E10	2B2B+	89 m²	32 m²	14.4 m³	No	No	Yes	Yes	1
TYPE F1	3B2B	114 m²	35 m²	15.6 m³	Yes	Yes	No	Yes	4
TYPE F2	3B2B	115 m²	13 m²	19.4 m³	Yes	Yes	Yes	Yes	3
TYPE F3	3B2B	114 m²	17 m²	25.2 m³	Yes	Yes	Yes	Yes	3
TYPE F4	3B2B	121 m²	59 m²	22.6 m³	Yes	Yes	Yes	Yes	1
TYPE F5	3B2B	112 m²	42 m²	22.8 m³	No	Yes	Yes	Yes	1
TYPE G1	3B2B+	124 m²	9 m²	20.4 m³	No	Yes	Yes	Yes	4
TYPE G2	3B2B+	129 m²	17 m²	20.7 m³	Yes	Yes	Yes	Yes	4
TYPE G3	3B2B+	147 m²	43 m²	23.7 m³	No	Yes	Yes	Yes	1
TYPE G4	3B2B+	144 m²	46 m²	35.9 m³	No	Yes	No	Yes	1
TYPE G5	3B2B+	124 m²	22 m²	29.0 m³	No	No	Yes	Yes	1
TYPE G6	3B2B+	133 m²	84 m²	22.4 m³	No	Yes	Yes	Yes	1
TYPE G7	3B2B+	135 m²	17 m²	21.0 m³	No	Yes	Yes	Yes	1
TYPE G8	3B2B+	154 m²	43 m²	28.0 m³	No	Yes	Yes	Yes	1
TYPE H1	PENTHOUSE	218 m²	34 m²	37.3 m³	No	Yes	Yes	Yes	1
TYPE H2	PENTHOUSE	142 m²	17 m²	26.7 m³	No	No	Yes	Yes	1
TYPE H3	PENTHOUSE	117 m²	32 m²	18.0 m³	No	Yes	Yes	Yes	1
TYPE H4	PENTHOUSE	122 m²	23 m²	22.6 m³	No	Yes	Yes	Yes	1
TYPE H5	PENTHOUSE	134 m²	36 m²	28.8 m³	No	No	No	Yes	1
TYPE H6	PENTHOUSE	241 m²	17 m²	38.2 m³	No	Yes	Yes	Yes	1
TYPE H7	PENTHOUSE	179 m²	17 m²	26.6 m³	No	Yes	Yes	Yes	1
TYPE H8	PENTHOUSE	172 m²	15 m²	25.9 m³	No	Yes	Yes	Yes	1
TYPE H9	PENTHOUSE	155 m²	23 m²	23.1 m³	No	Yes	Yes	Yes	1
TOTAL APARTMENTS: 178									

EXTERNAL STORAGE REQ.	ACCESSIBLE TOTAL	CROSS VENT TOTAL	TOTAL APARTMENTS
79	98	75	178
	89 REQUIRED (50%)	72 REQUIRED (40%)	

TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

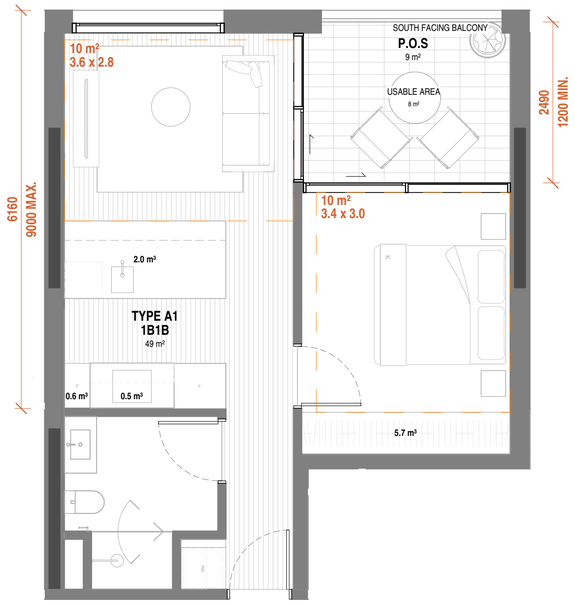
IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

Apartment Plan

Type A1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

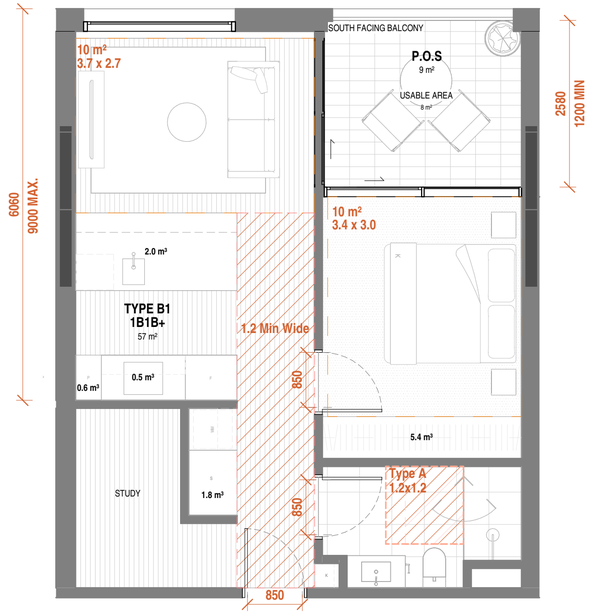
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_A1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE A1	1B1B	49 m²	9 m²	8.8 m²	Yes	No	No	Yes	7

Apartment Plan

Type B1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

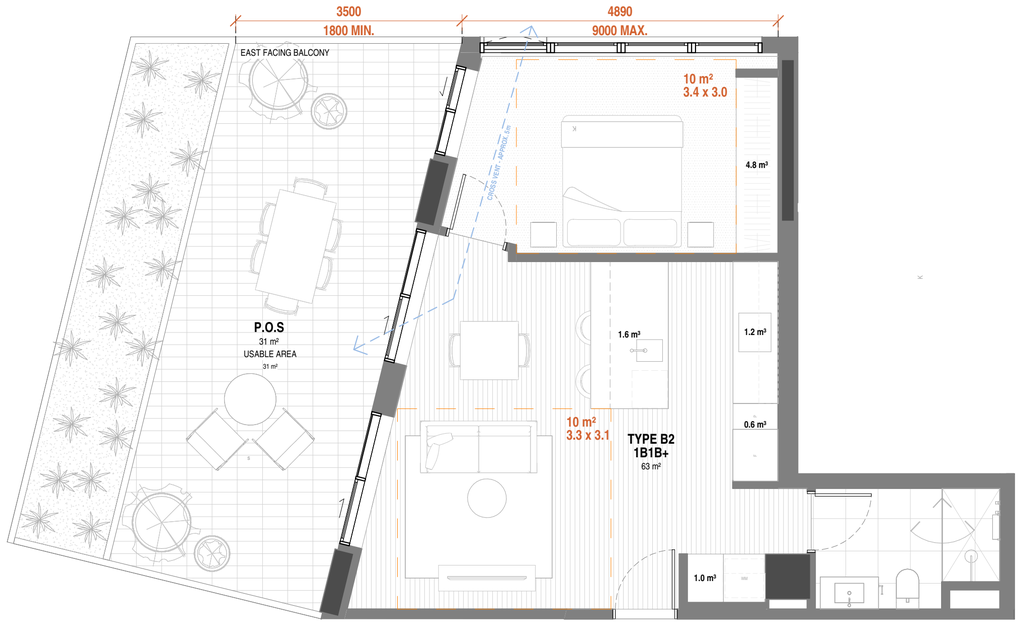
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_B1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE B1	1B1B+	57 m²	8 m²	10.3 m³	No	Yes	No	Yes	31

Apartment Plan

Type B2



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

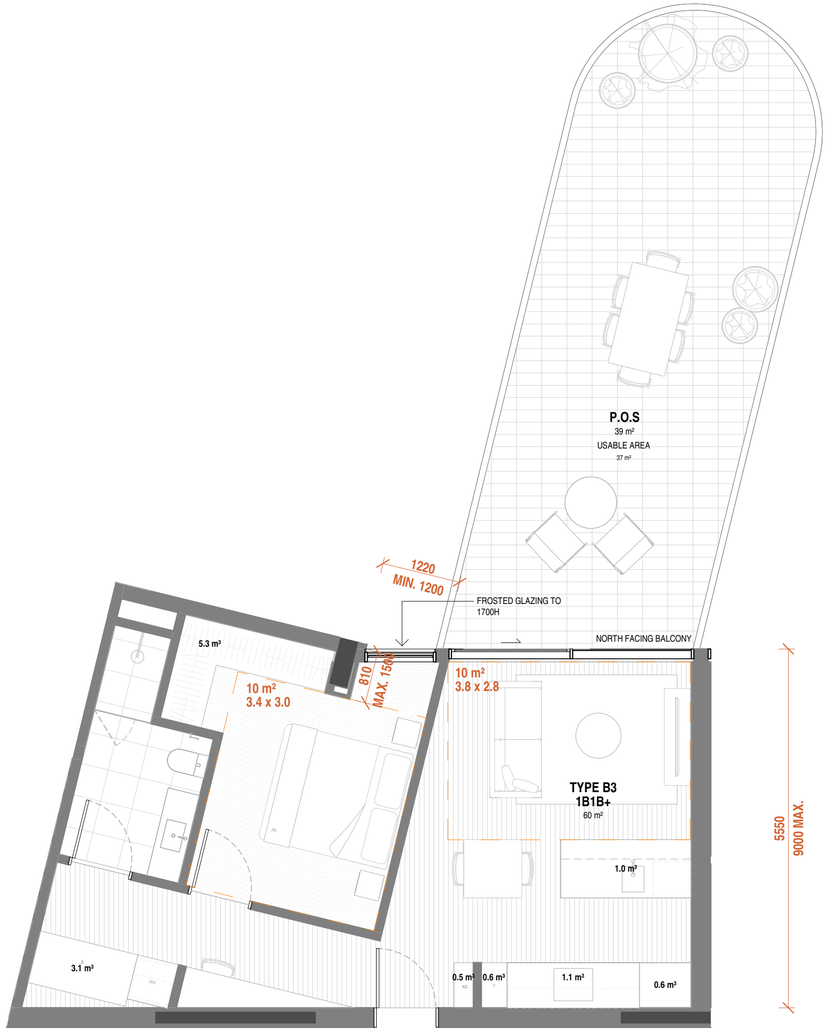
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_B2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE B2	1B1B+	63 m²	31 m²	9.1 m³	Yes	No	Yes	Yes	1

Apartment Plan

Type B3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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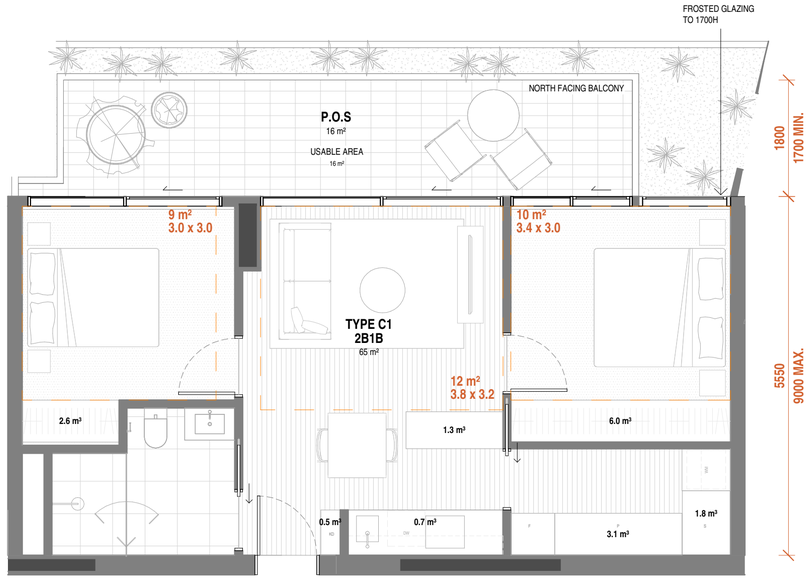
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_B3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE B3	1B1B+	60 m²	26 m²	11.2 m³	No	No	No	Yes	1

Apartment Plan

Type C1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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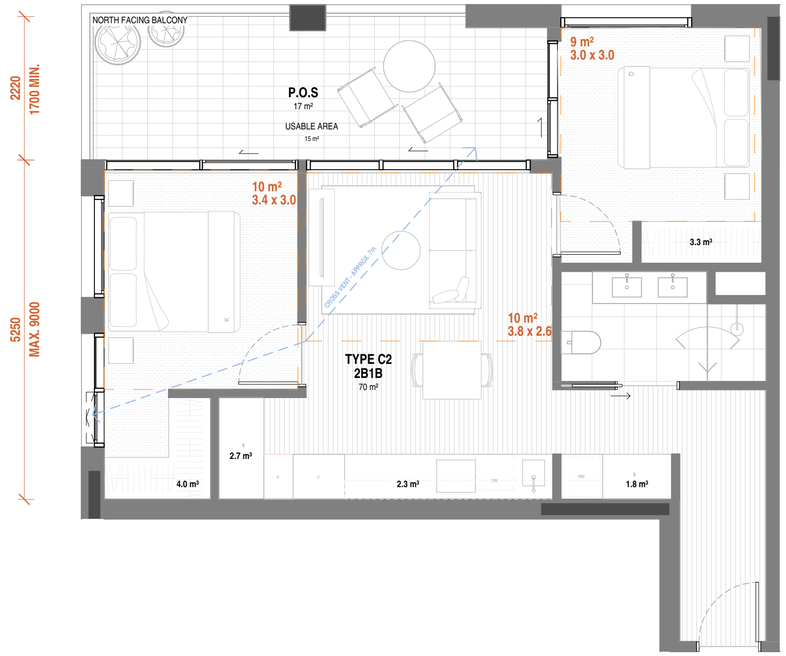
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_C1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE C1	2B1B	65 m²	16 m²	15.0 m³	No	No	No	Yes	4

Apartment Plan

Type C2



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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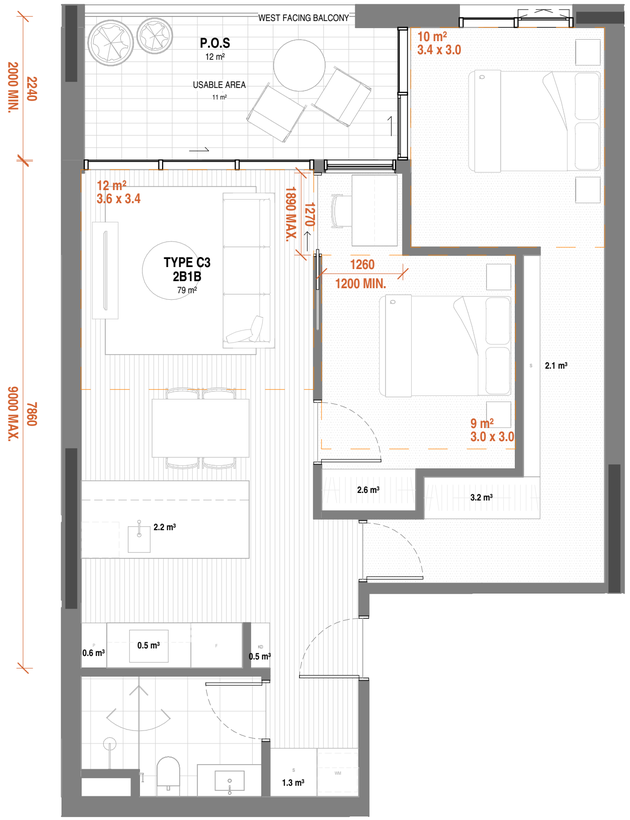
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_C2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE C2	2B1B	70 m²	17 m²	12.0 m³	Yes	No	Yes	Yes	4

Apartment Plan

Type C3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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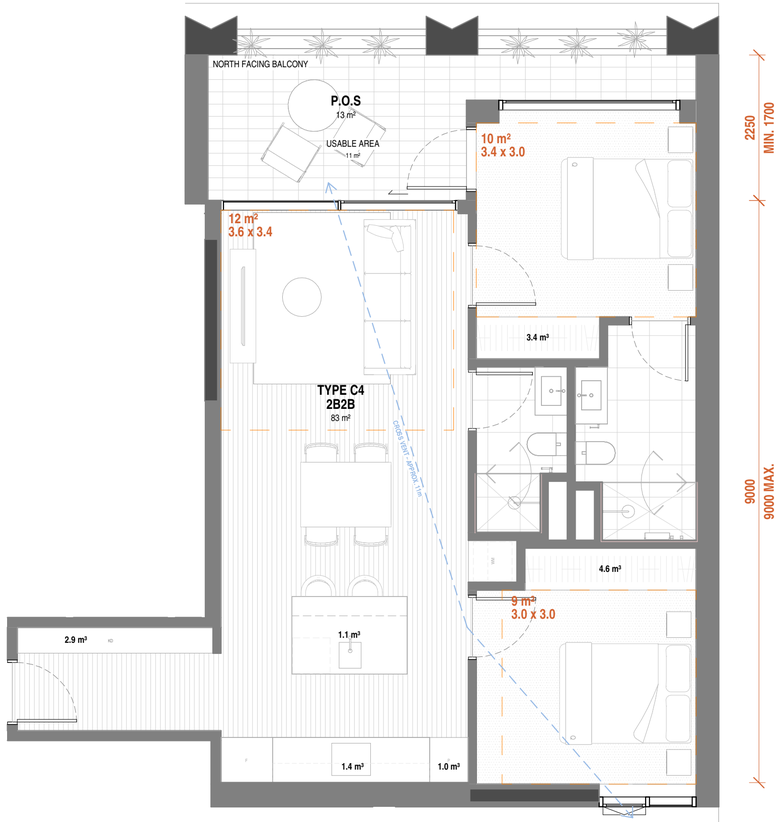
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_C3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE C3	2B1B	79 m²	12 m²	13.0 m³	Yes	No	No	Yes	4

Apartment Plan

Type C4



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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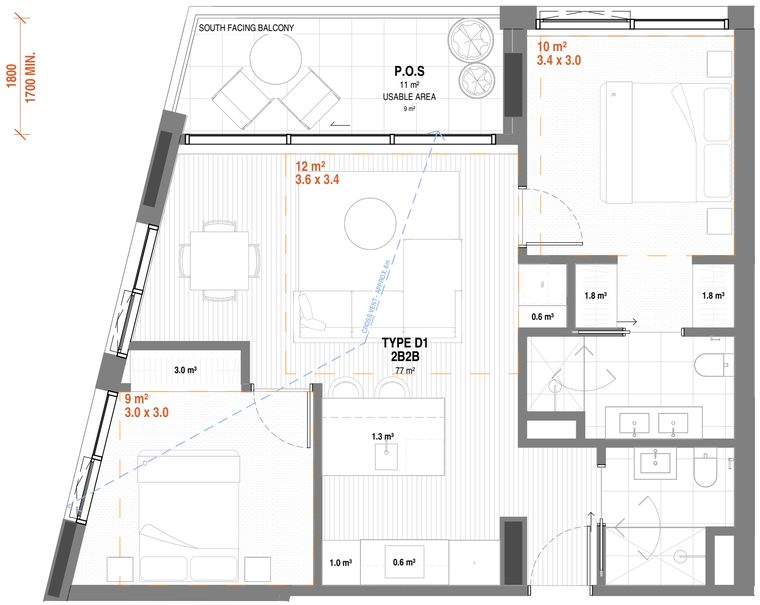
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_C4

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE C4	2B2B	83 m²	13 m²	13.3 m³	Yes	No	Yes	Yes	1

Apartment Plan

Type D1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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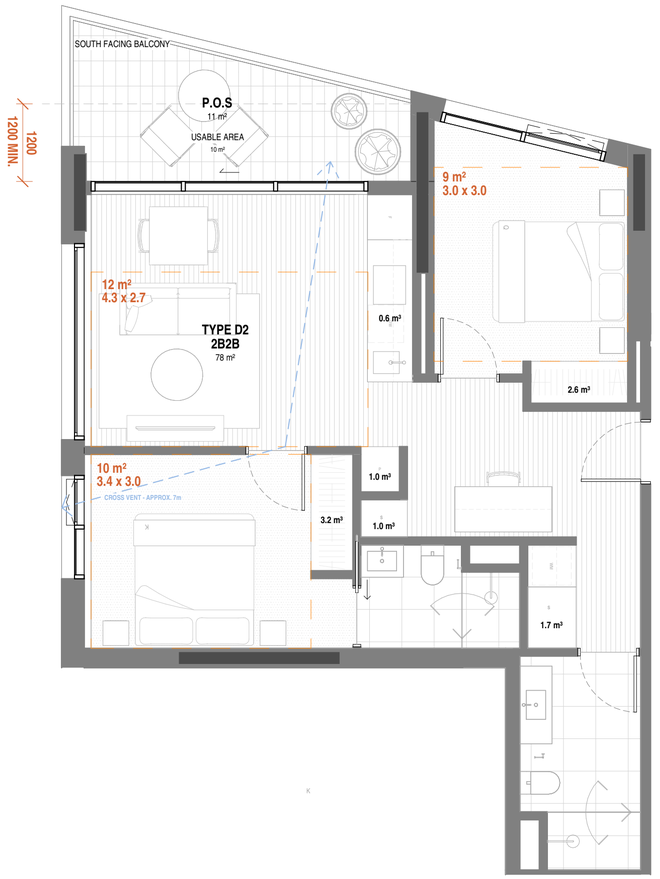
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D1	2B2B	77 m²	10 m²	10.1 m³	Yes	No	Yes	Yes	9

Apartment Plan

Type D2



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

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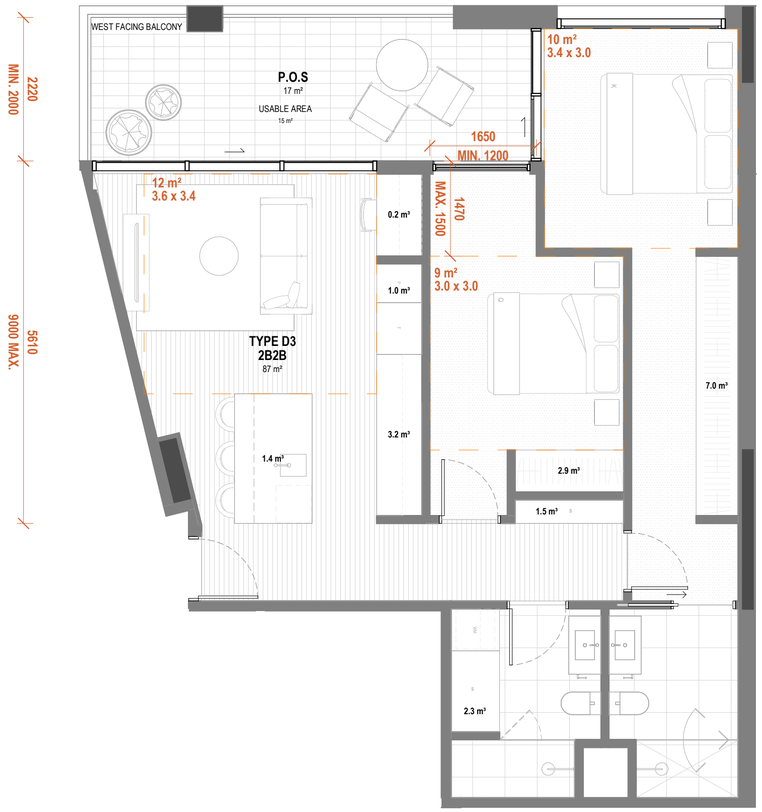
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D2	2B2B	78 m²	11 m²	10.1 m³	Yes	No	Yes	Yes	9

Apartment Plan

Type D3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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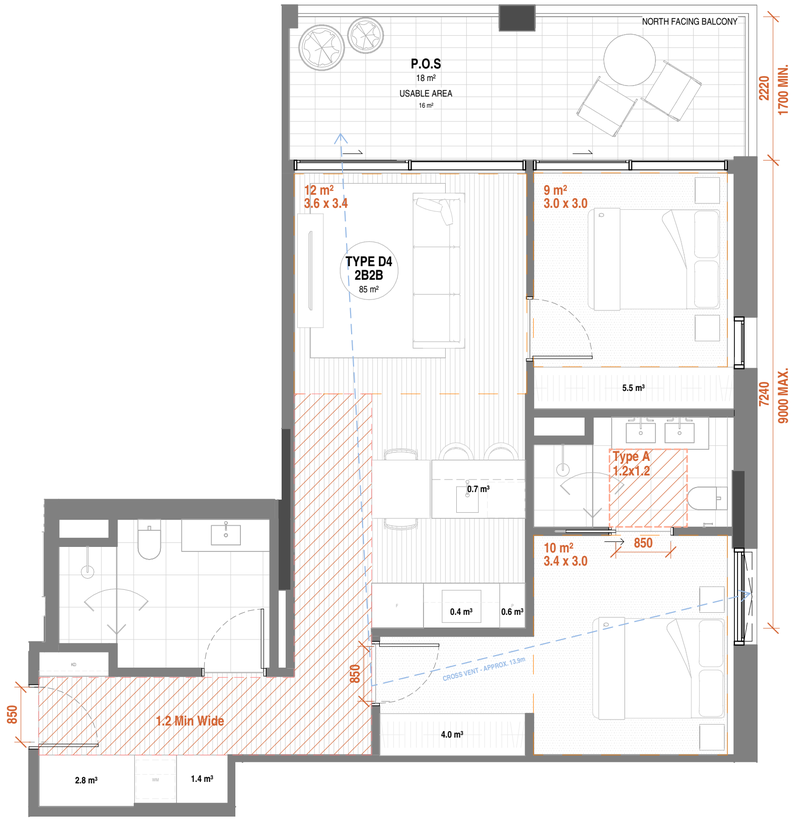
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D3	2B2B	87 m²	17 m²	19.5 m³	No	No	No	Yes	6

Apartment Plan

Type D4



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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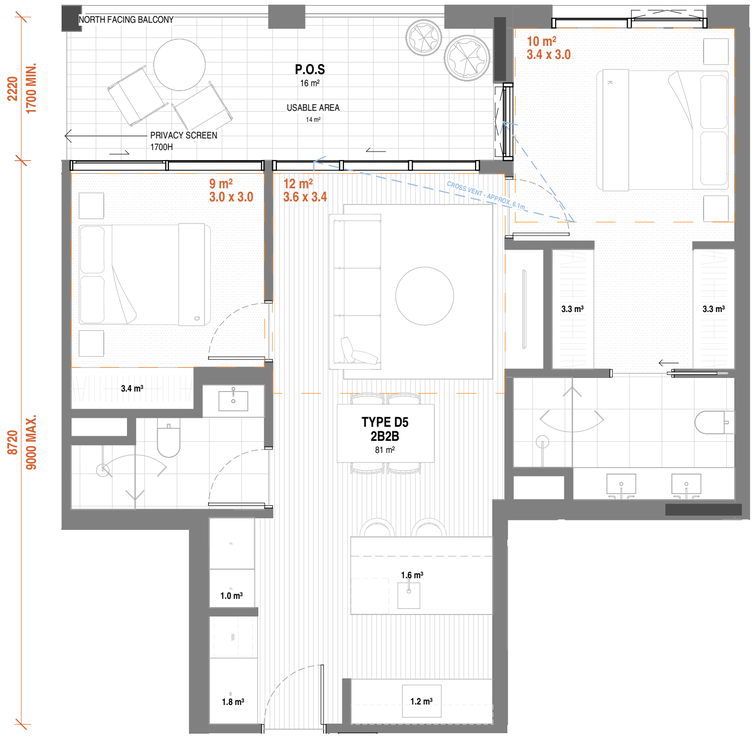
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D4

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D4	2B2B	85 m²	17 m²	16.9 m³	Yes	Yes	Yes	Yes	4

Apartment Plan

Type D5



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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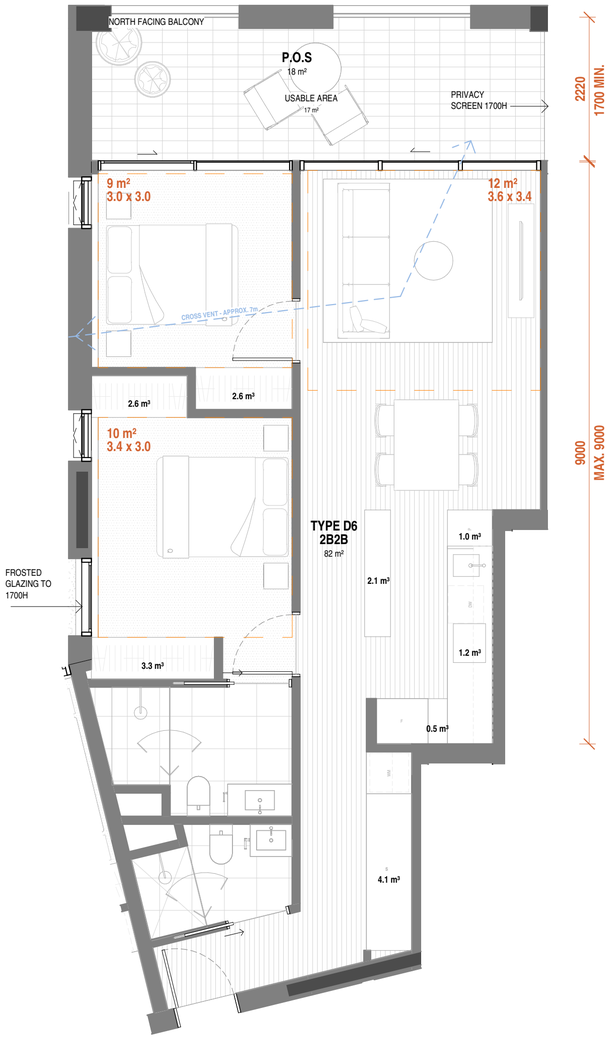
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D5

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D5	2B2B	81 m²	16 m²	15.6 m³	No	No	Yes	Yes	4

Apartment Plan

Type D6



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

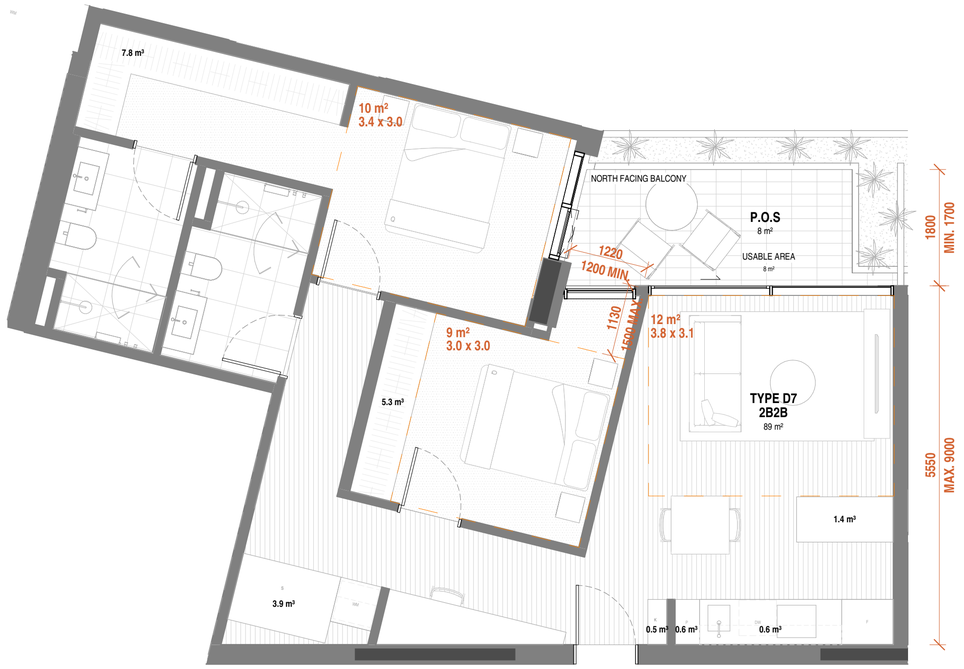
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D6

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D6	2B2B	82 m²	18 m²	15.0 m³	No	No	Yes	Yes	4

Apartment Plan

Type D7



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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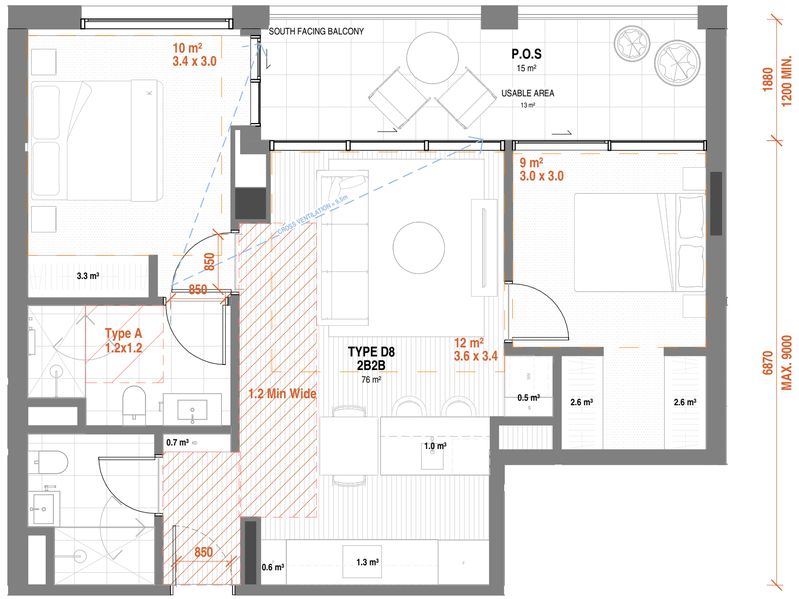
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D7

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D7	2B2B	89 m²	8 m²	20.1 m³	No	No	No	Yes	4

Apartment Plan

Type D8



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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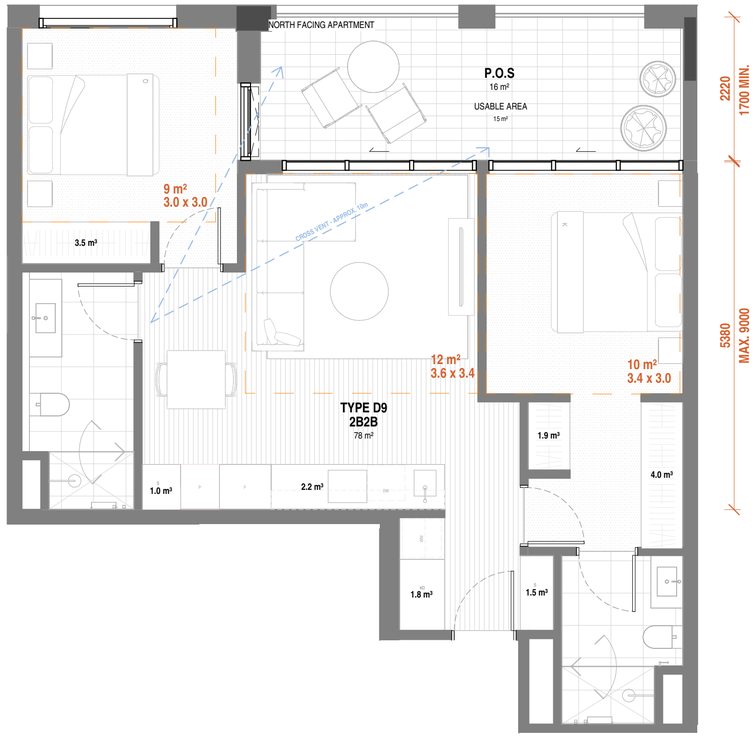
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D8

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D8	2B2B	76 m²	14 m²	12.6 m³	Yes	Yes	Yes	Yes	4

Apartment Plan

Type D9



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

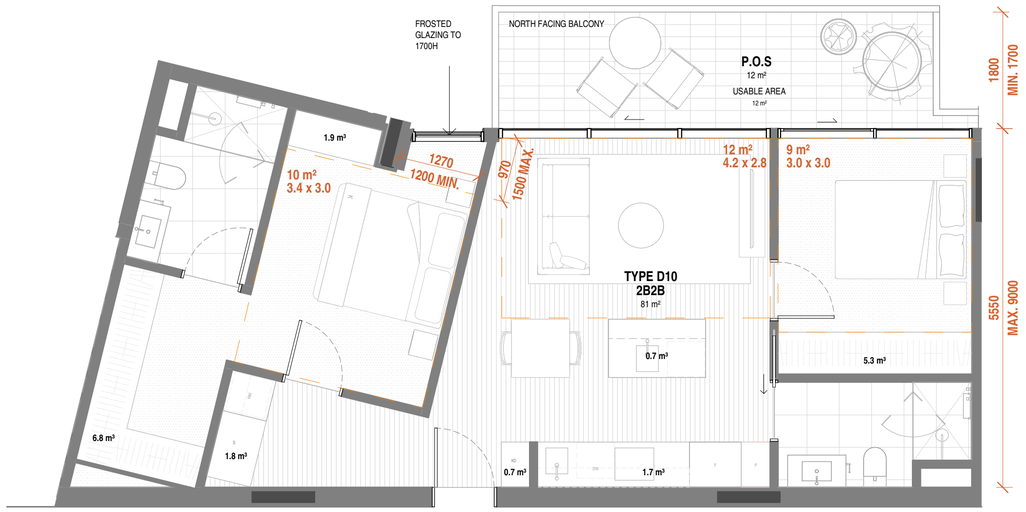
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D9

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D9	2B2B	78 m²	16 m²	15.9 m³	No	No	Yes	Yes	3

Apartment Plan

Type D10



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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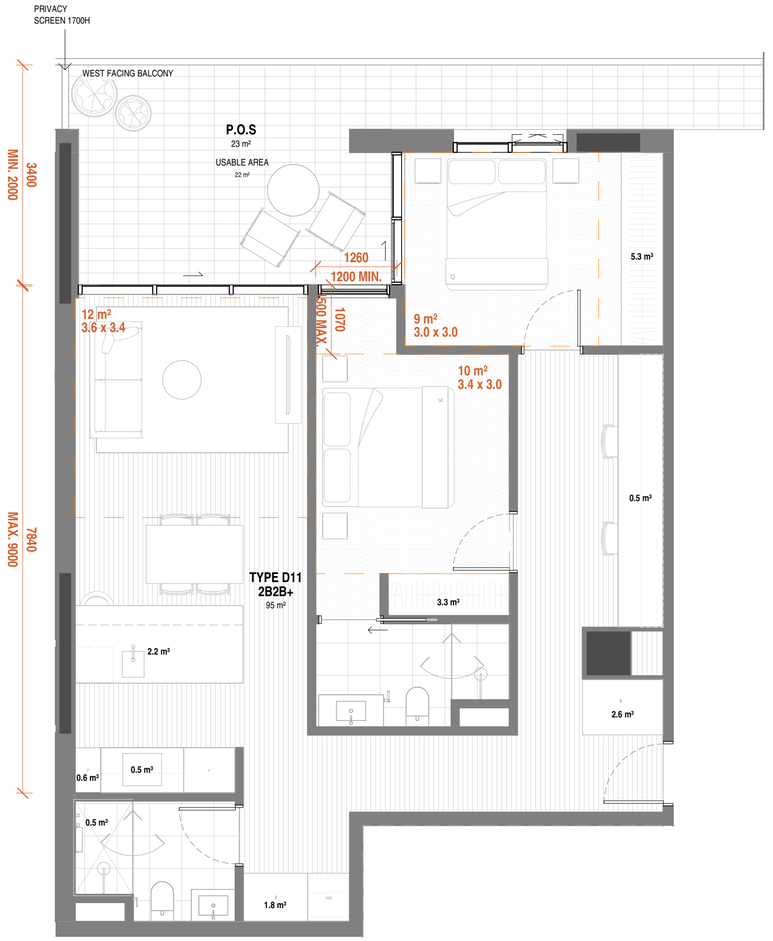
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D10

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D10	2B2B	81 m²	12 m²	17.0 m³	No	No	No	Yes	3

Apartment Plan

Type D11



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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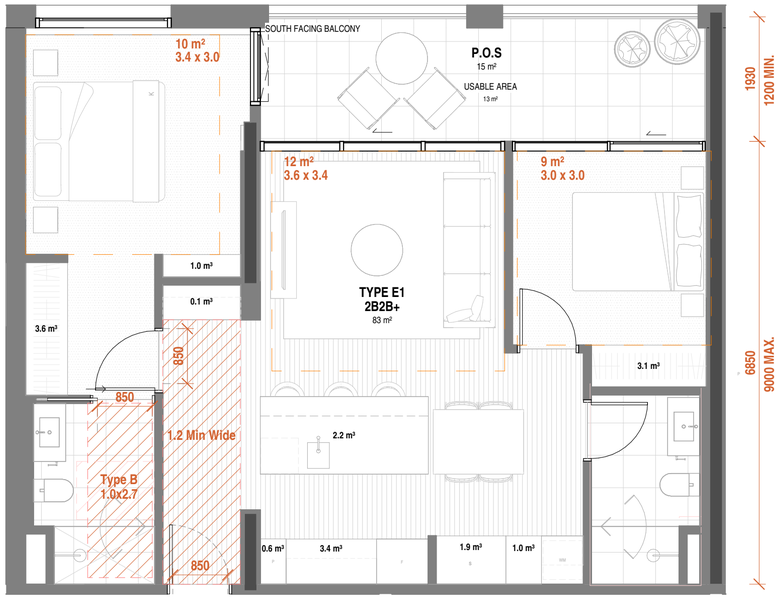
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_D11

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE D11	2B2B+	95 m²	23 m²	19.1 m³	No	No	No	Yes	1

Apartment Plan

Type E1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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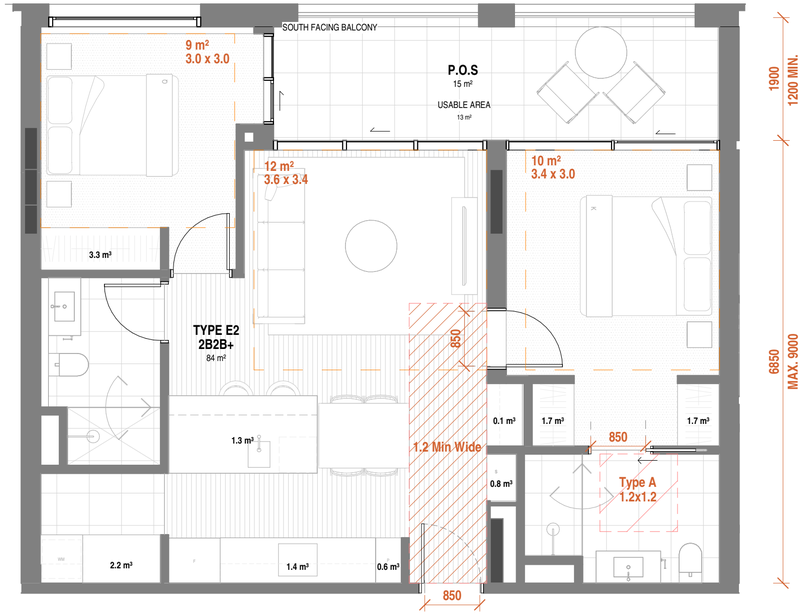
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E1	2B2B+	83 m²	14 m²	16.9 m³	No	Yes	No	Yes	13

Apartment Plan

Type E2



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E2	2B2B+	<varies>	14 m²	13.1 m³	Yes	Yes	No	Yes	8

Apartment Plan

Type E3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E3	2B2B+	83 m²	17 m²	14.6 m³	Yes	No	No	Yes	7

Apartment Plan

Type E4



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

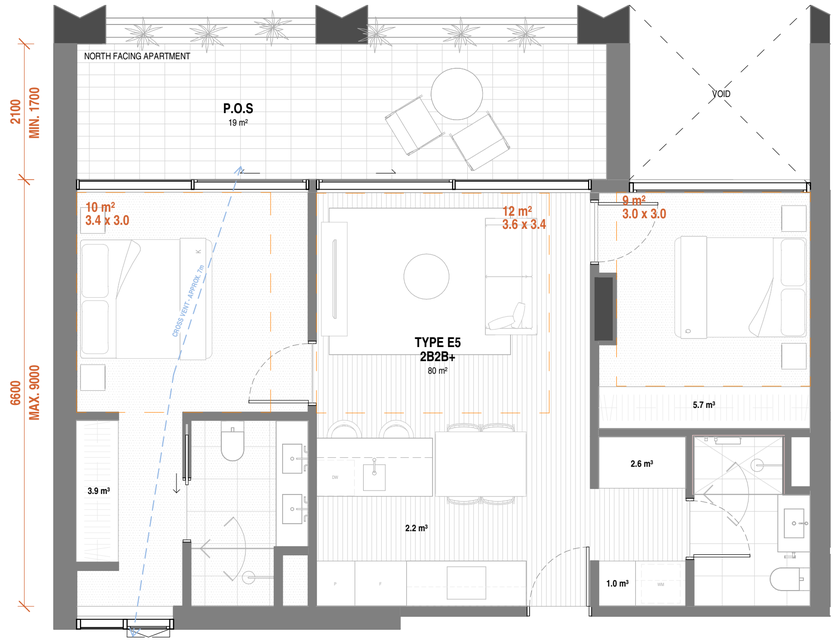
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E4

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E4	2B2B+	94 m²	8 m²	13.7 m³	Yes	Yes	No	Yes	4

Apartment Plan

Type E5



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

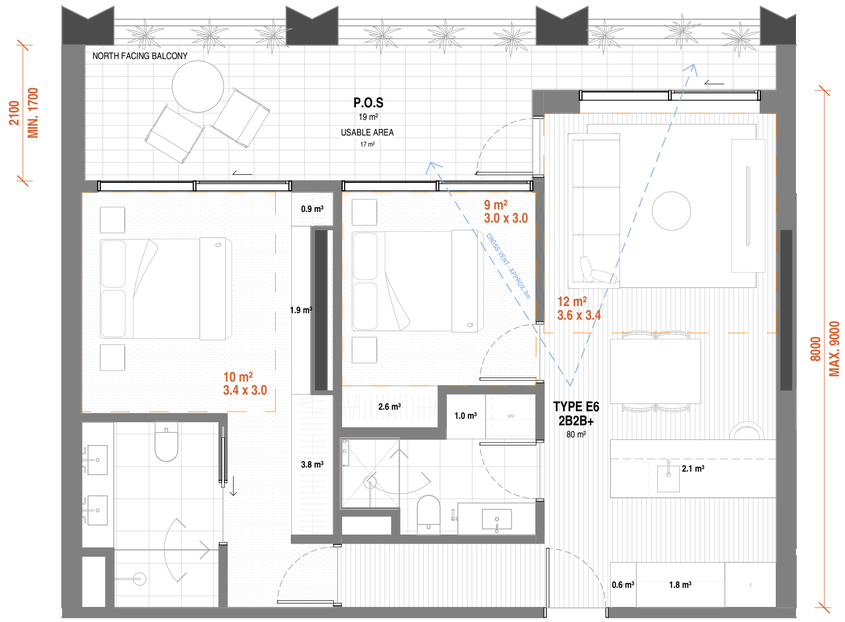
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E5

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E5	2B2B+	80 m²	19 m²	15.4 m³	Yes	No	Yes	Yes	1

Apartment Plan

Type E6



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

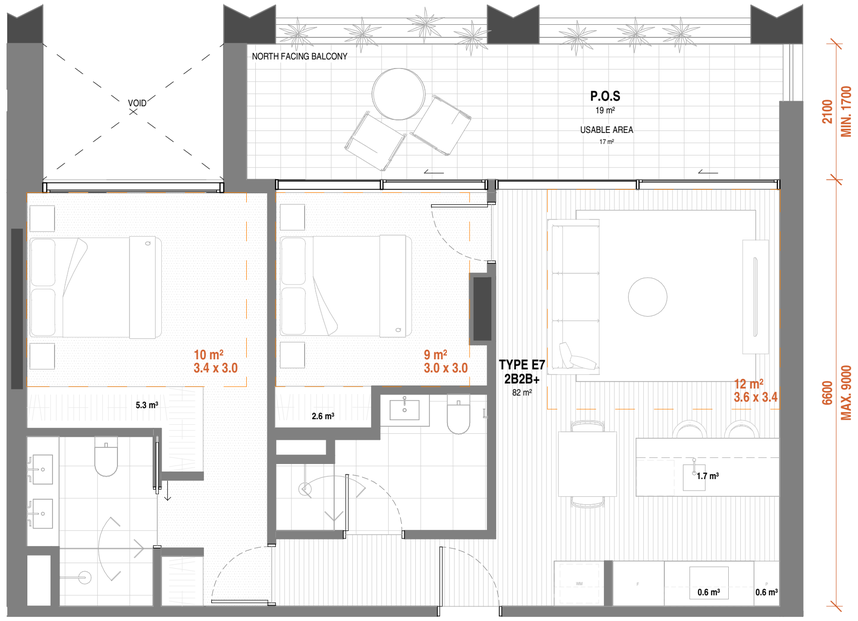
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E6

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E6	2B2B+	80 m²	19 m²	14.7 m³	No	No	Yes	Yes	1

Apartment Plan

Type E7



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

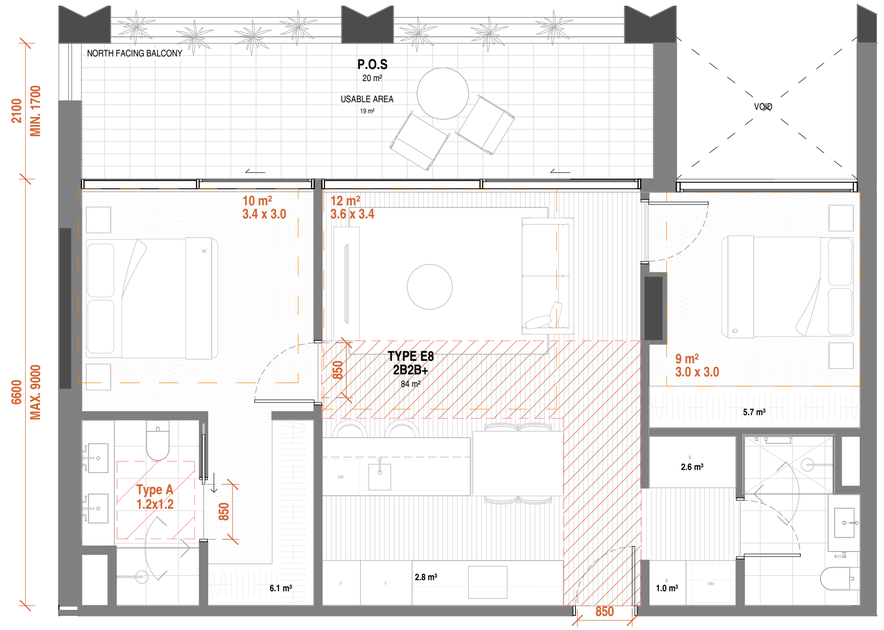
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E7

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E7	2B2B+	82 m²	19 m²	11.3 m³	Yes	No	No	Yes	1

Apartment Plan

Type E8



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

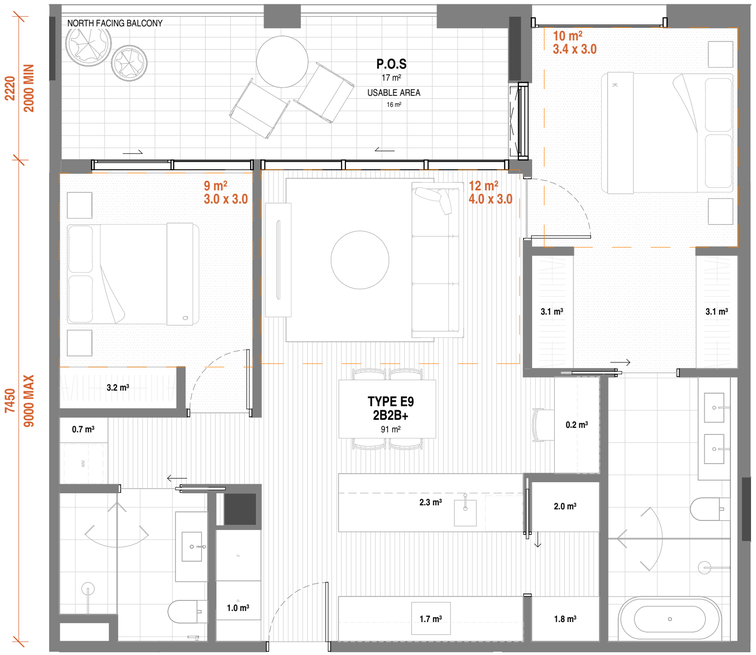
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E8

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E8	2B2B+	84 m²	20 m²	18.0 m³	No	Yes	No	Yes	2

Apartment Plan

Type E9



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

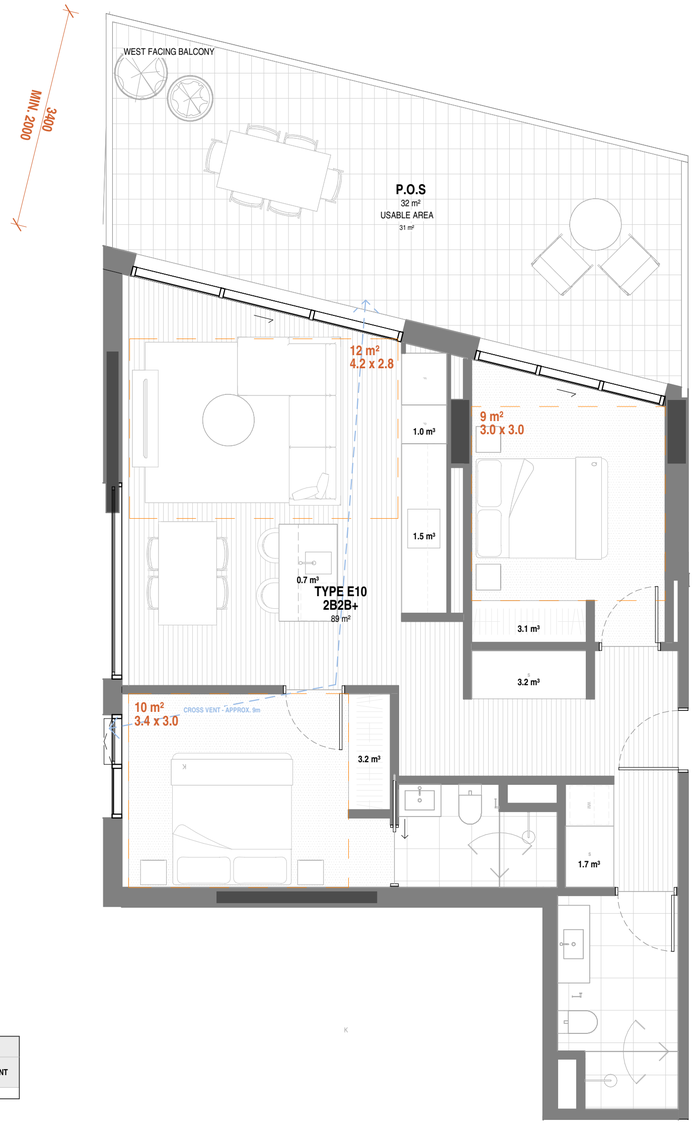
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E9

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E9	2B2B+	91 m²	17 m²	18.9 m³	No	No	No	Yes	1

Apartment Plan

Type E10



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_E10

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE E10	2B2B+	89 m²	32 m²	14.4 m³	No	No	Yes	Yes	1

Apartment Plan

Type F1



TO NOTE ALL APARTMENTS:

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2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_F1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE F1	3B2B	114 m²	35 m²	15.6 m³	Yes	Yes	No	Yes	4

Apartment Plan

Type F2



TO NOTE ALL APARTMENTS:

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2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

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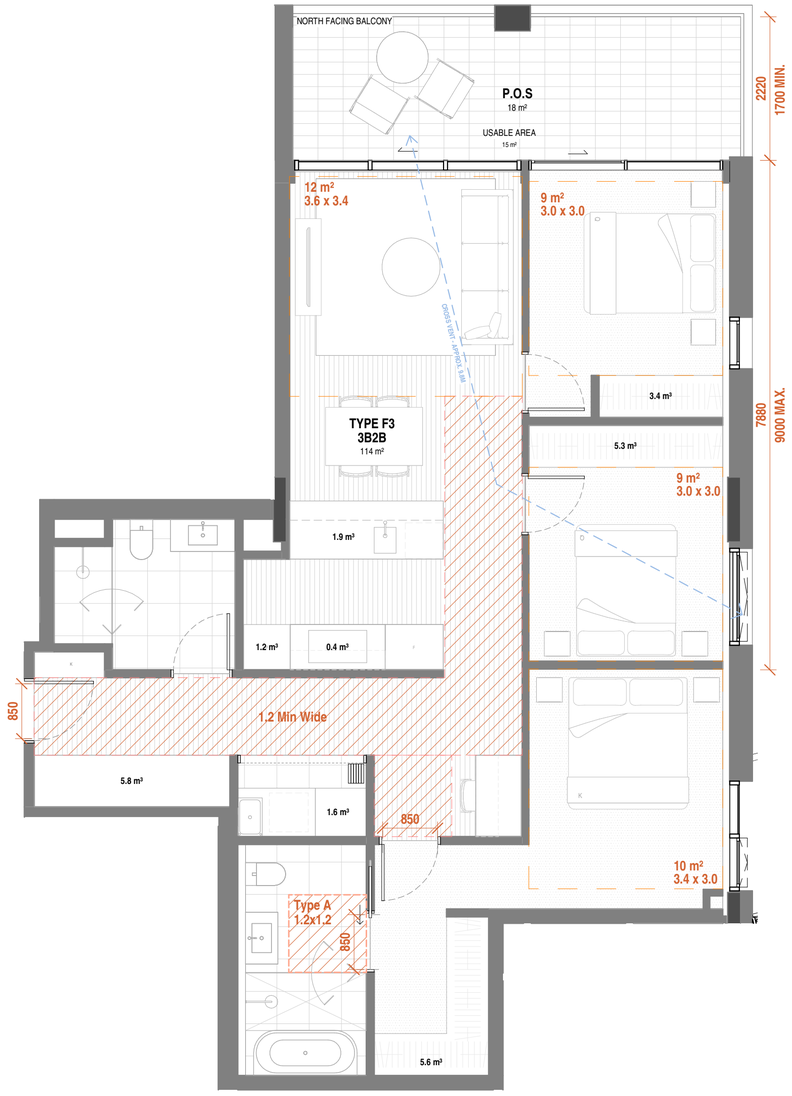
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_F2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE F2	3B2B	115 m²	13 m²	19.4 m³	Yes	Yes	Yes	Yes	3

Apartment Plan

Type F3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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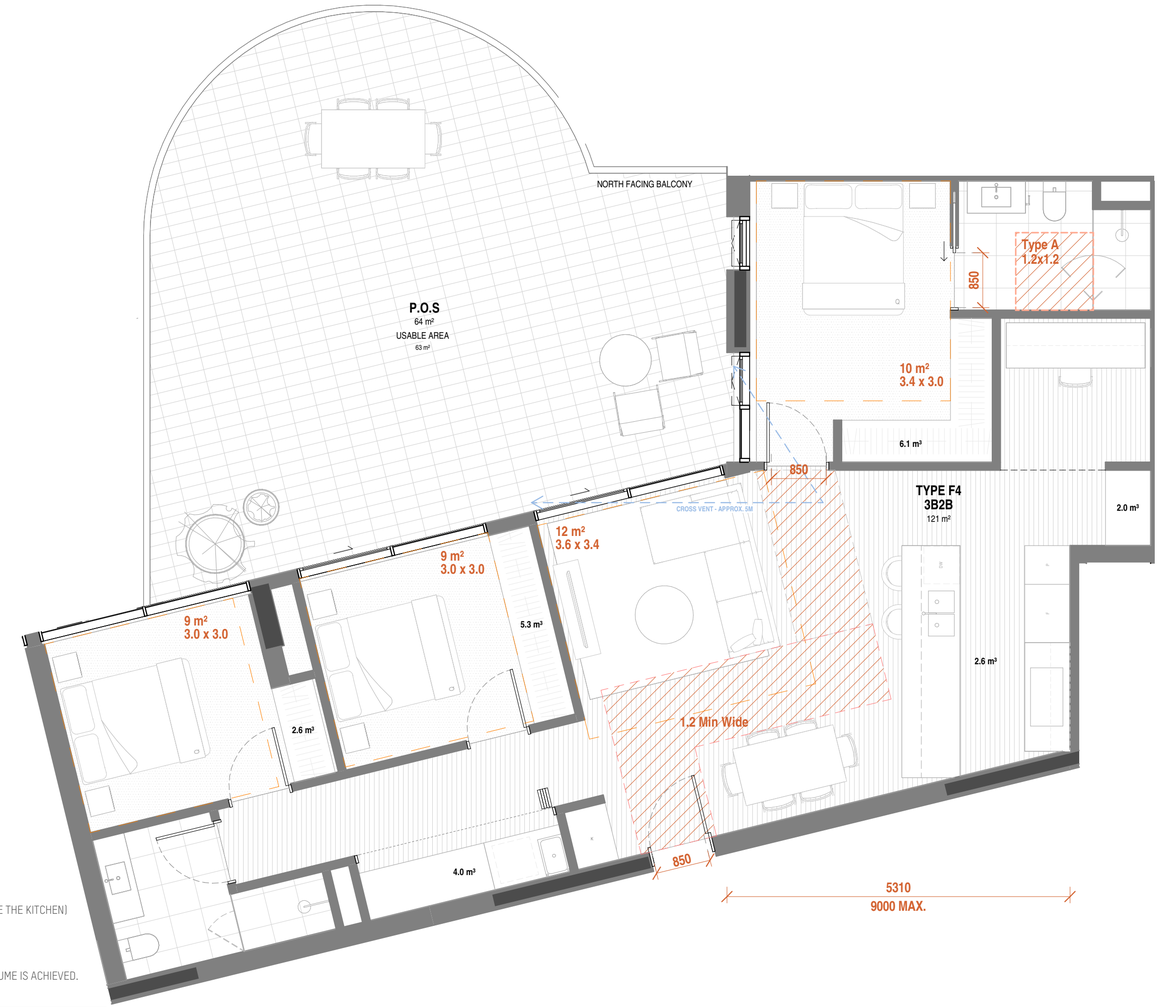
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_F3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE F3	3B2B	114 m²	17 m²	25.2 m³	Yes	Yes	Yes	Yes	3

Apartment Plan

Type F4



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

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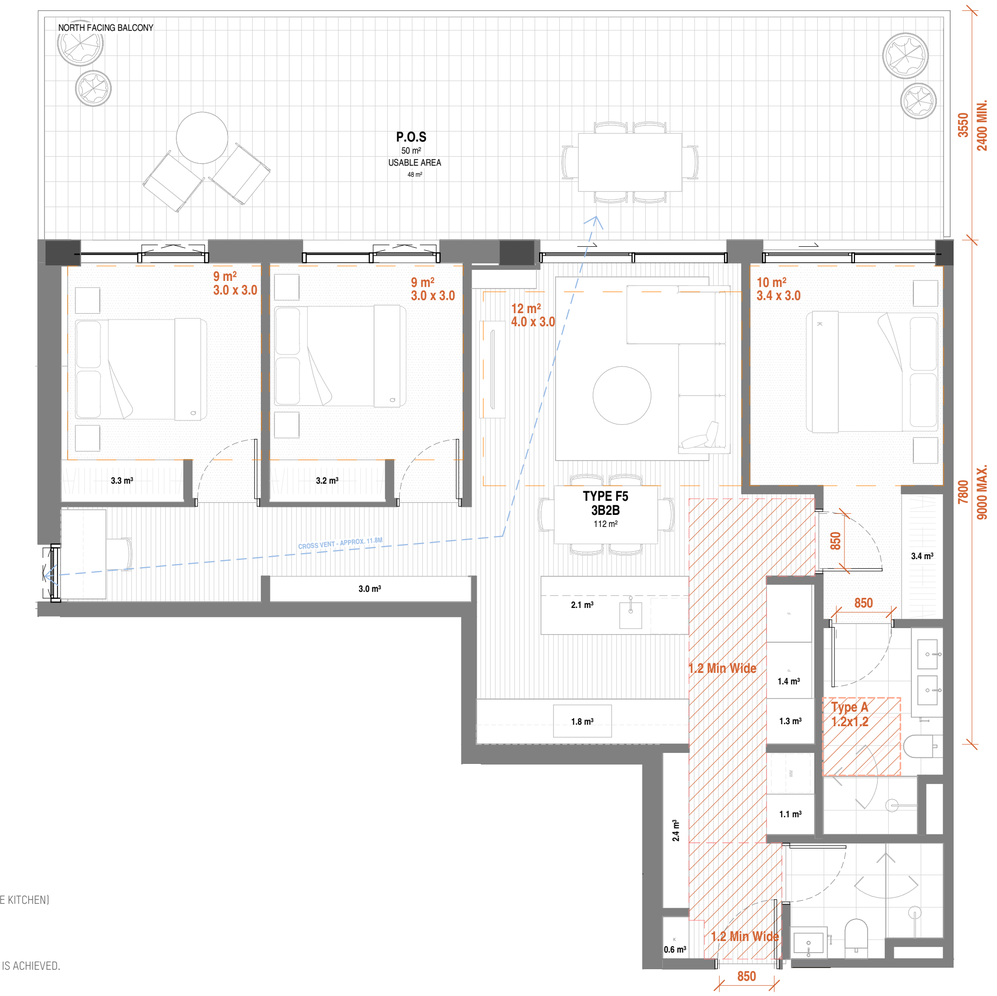
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_F4

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE F4	3B2B	121 m²	59 m²	22.6 m³	Yes	Yes	Yes	Yes	1

Apartment Plan

Type F5



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

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ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_F5

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE F5	3B2B	112 m²	42 m²	22.8 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type G1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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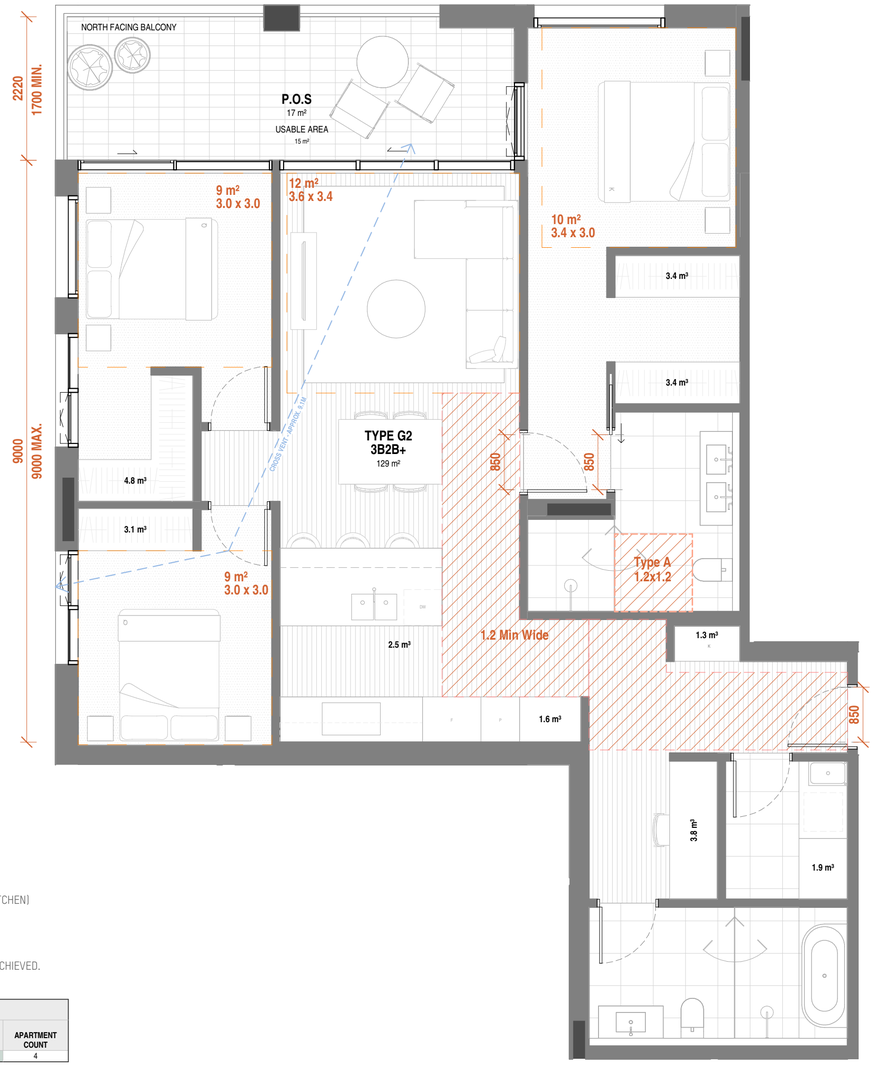
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G1	3B2B+	124 m²	9 m²	20.4 m³	No	Yes	Yes	Yes	4

Apartment Plan

Type G2



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G2	3B2B+	129 m²	17 m²	20.7 m³	Yes	Yes	Yes	Yes	4

Apartment Plan

Type G3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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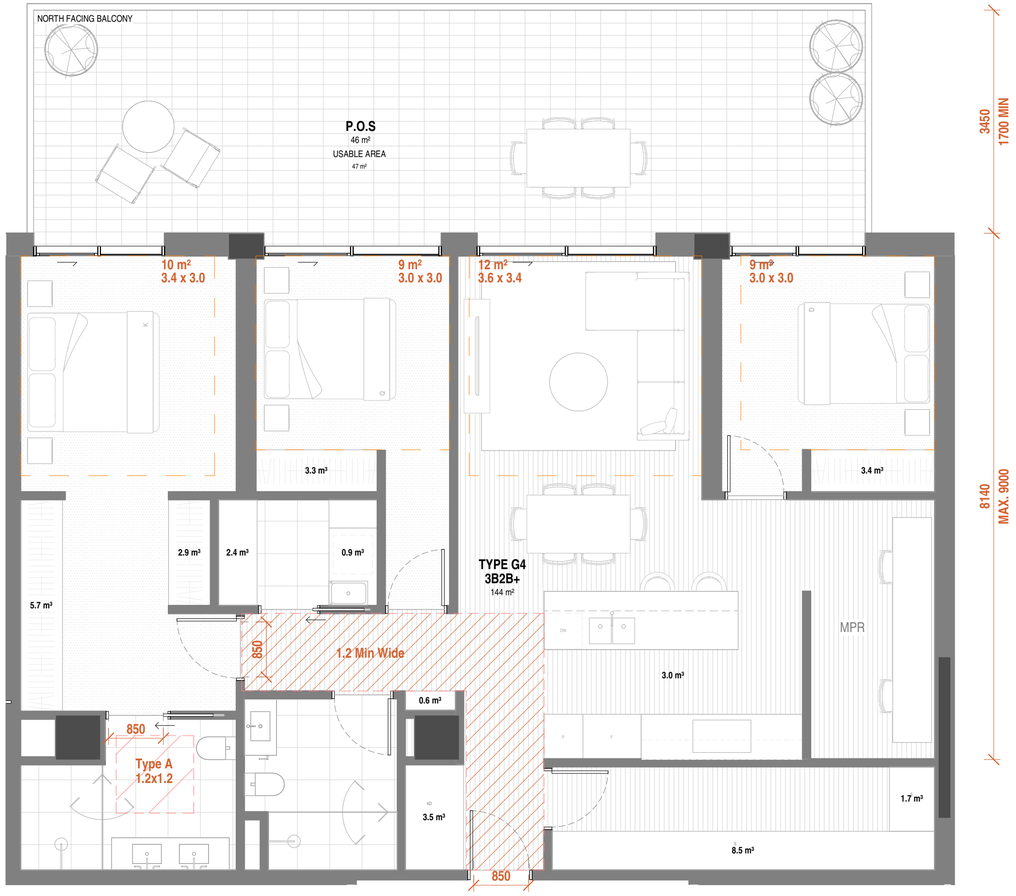
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G3	3B2B+	147 m²	43 m²	23.7 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type G4



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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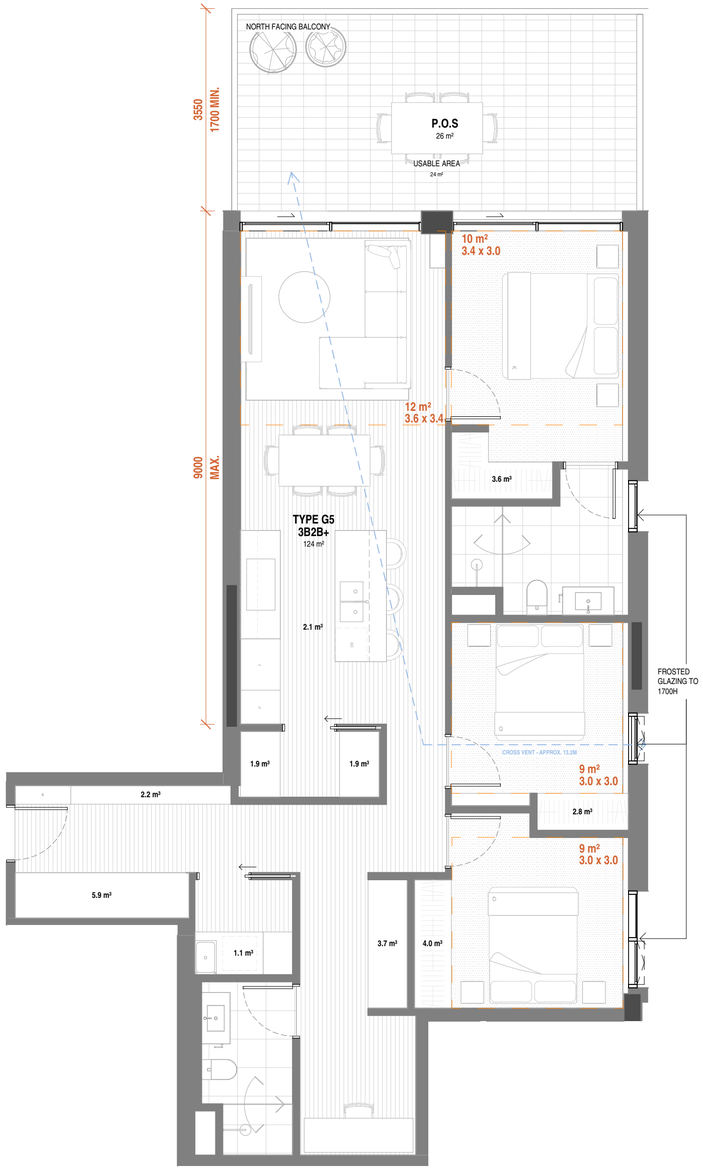
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G4

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G4	3B2B+	144 m²	46 m²	35.9 m³	No	Yes	No	Yes	1

Apartment Plan

Type G5



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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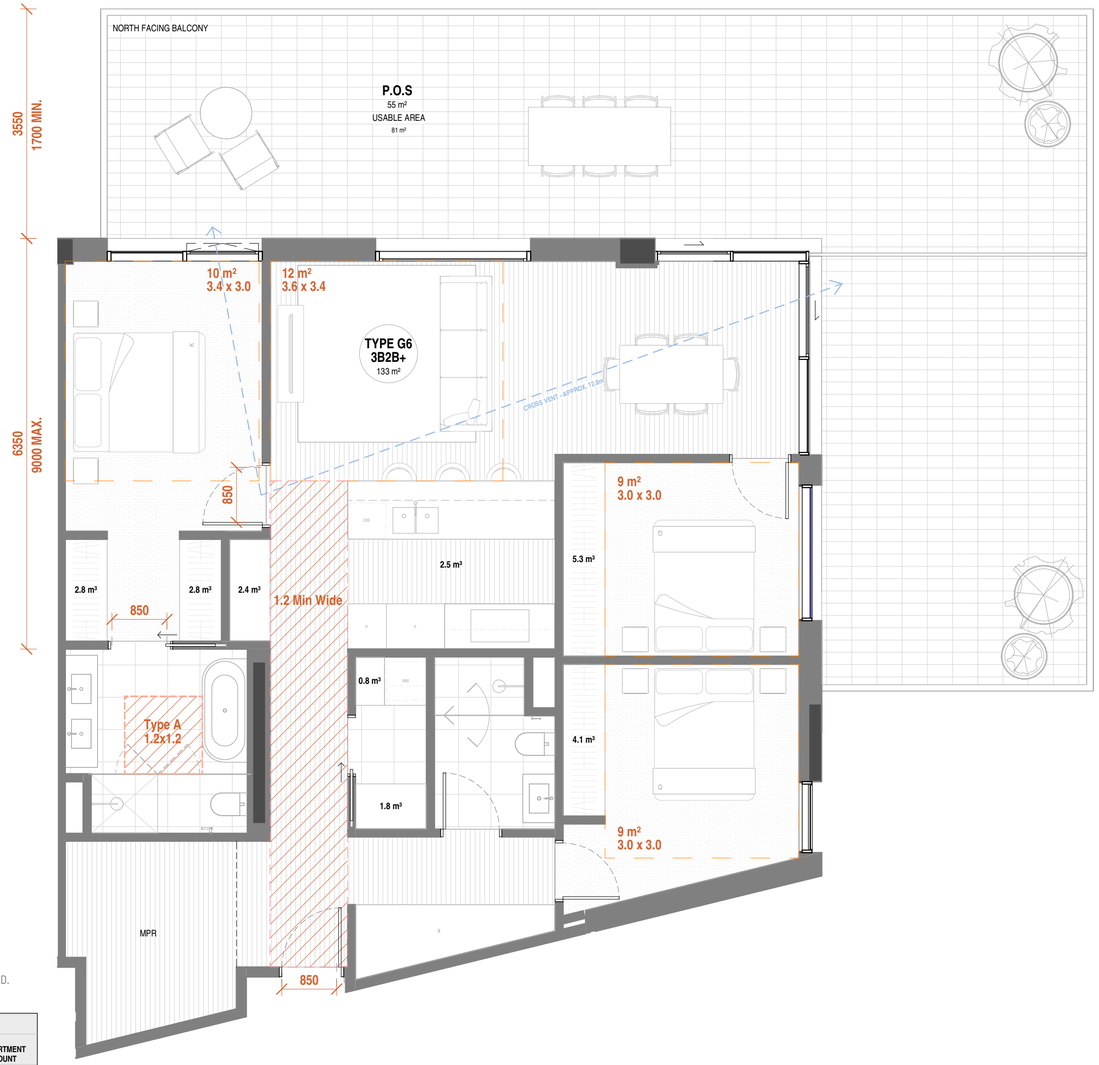
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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G5

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G5	3B2B+	124 m²	22 m²	29.0 m³	No	No	Yes	Yes	1

Apartment Plan

Type G6



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

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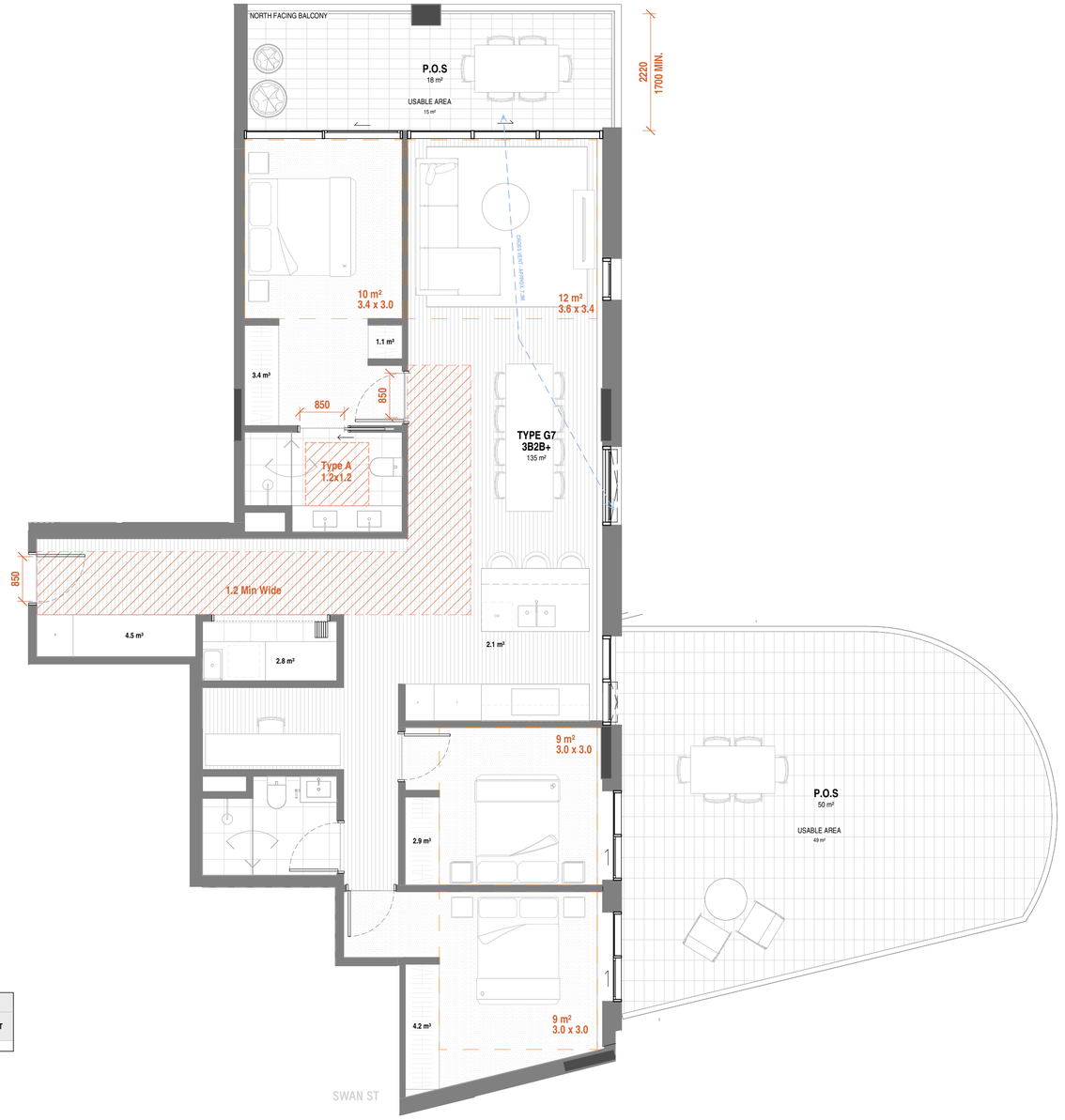
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G6

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G6	3B2B+	133 m²	84 m²	22.4 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type G7



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G7

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G7	3B2B+	135 m²	17 m²	21.0 m³	No	Yes	Yes	Yes	1

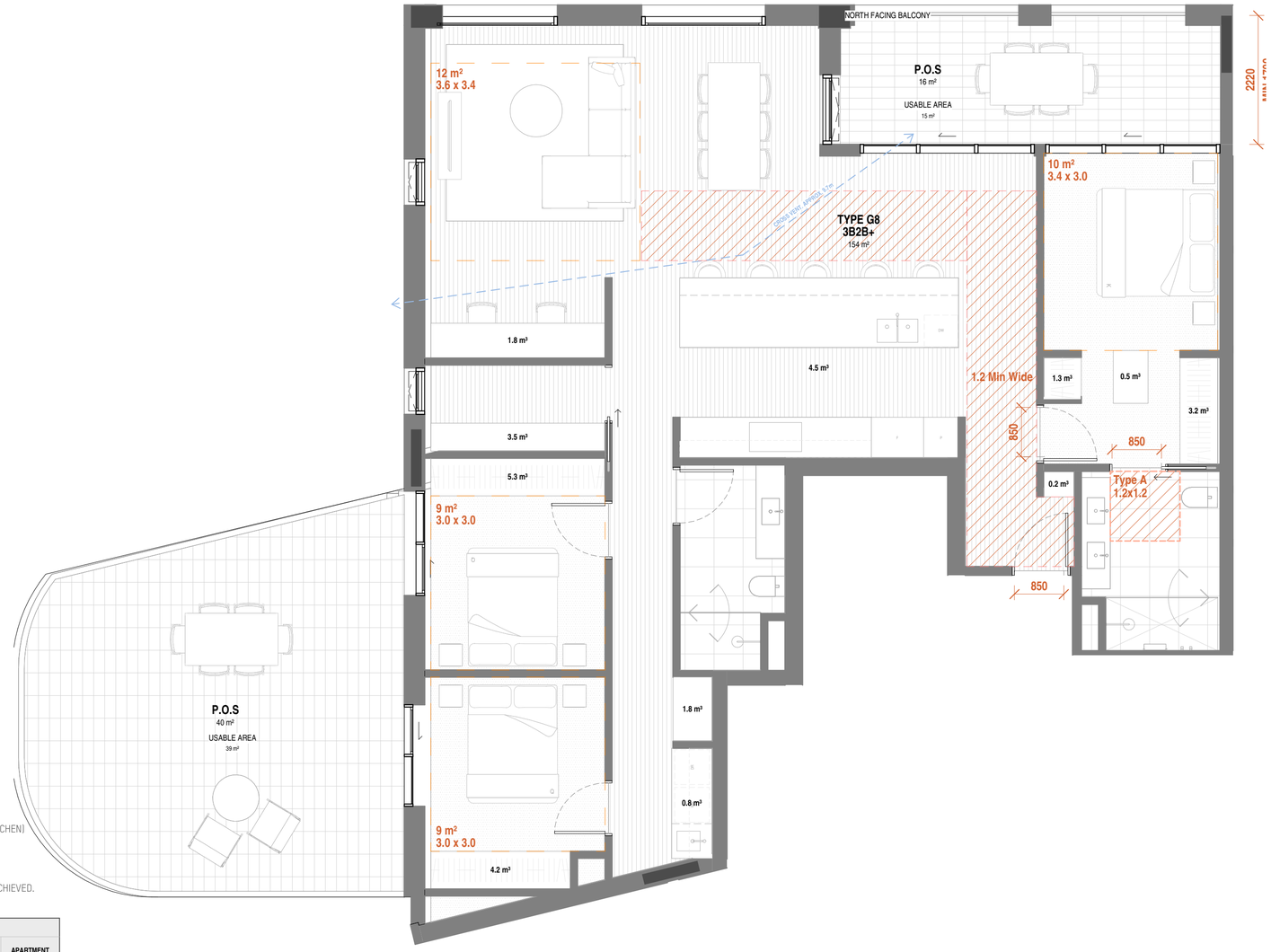
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SWAN ST

JCB

Apartment Plan

Type G8



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

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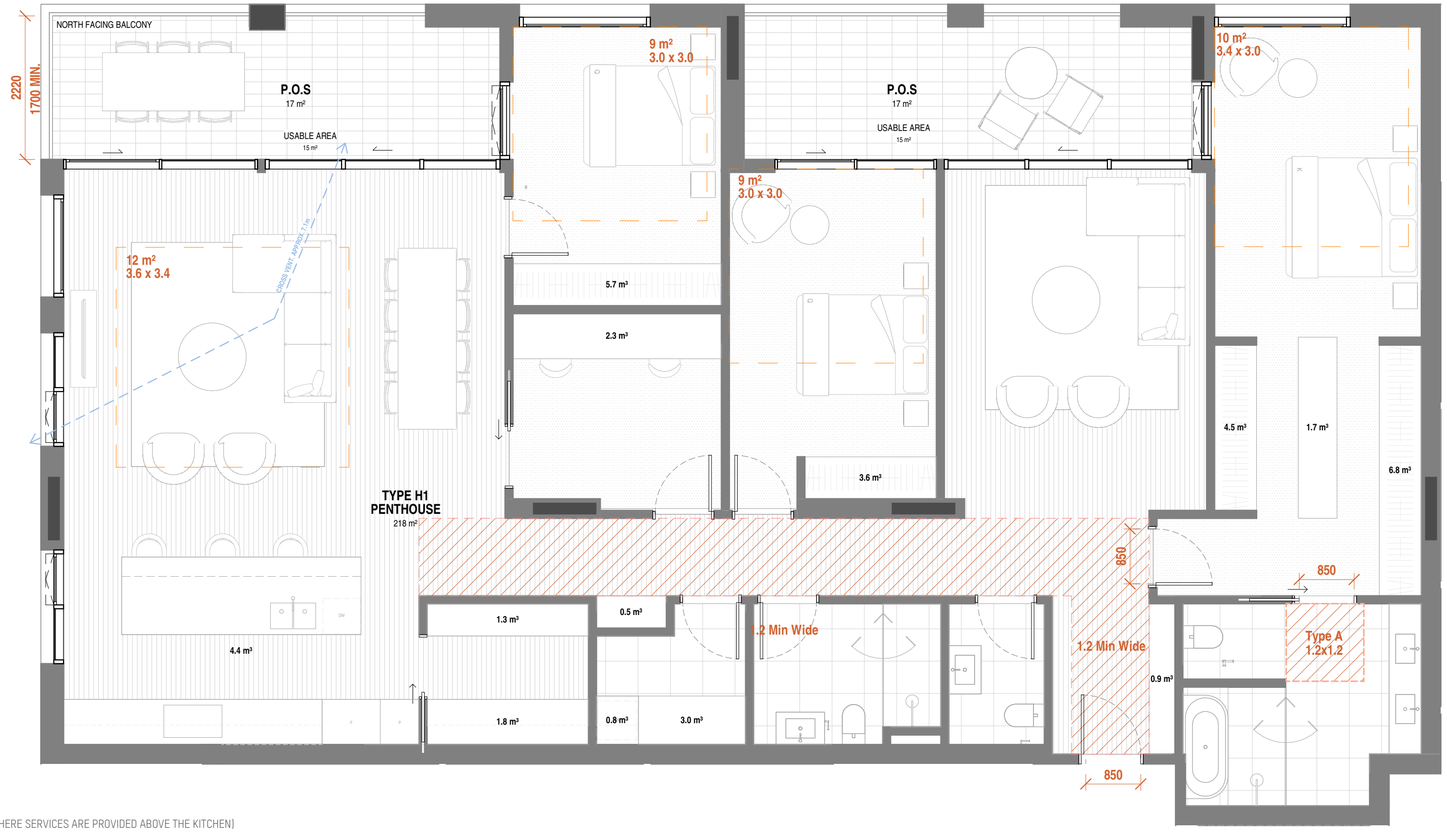
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_G8

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE G8	3B2B+	154 m²	43 m²	28.0 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type H1



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

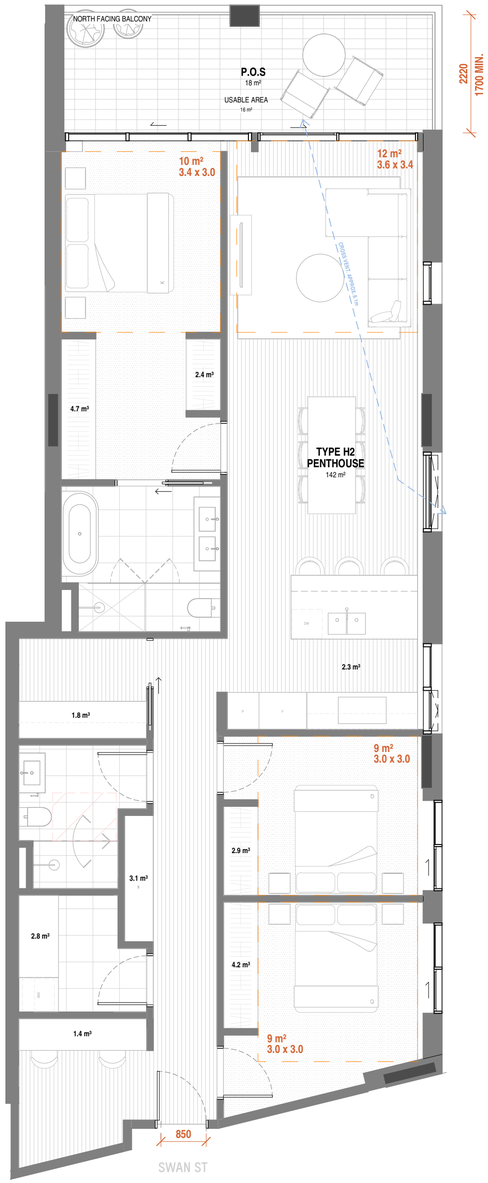
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H1

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H1	PENTHOUSE	218 m²	34 m²	37.3 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type H2



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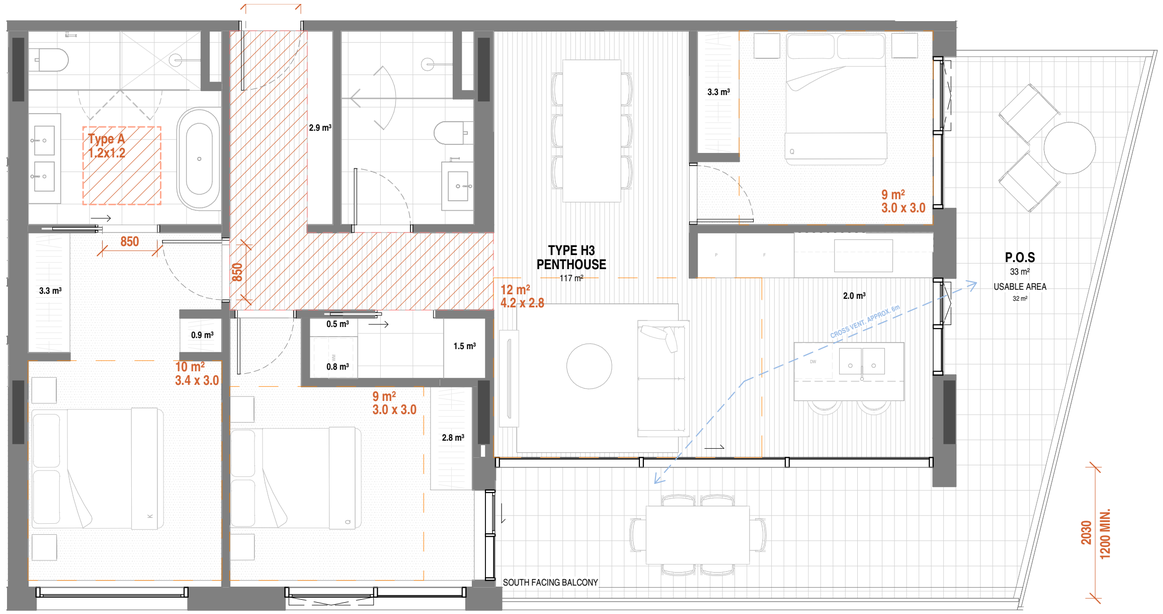
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H2

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H2	PENTHOUSE	142 m²	17 m²	26.7 m³	No	No	Yes	Yes	1

Apartment Plan

Type H3



TO NOTE ALL APARTMENTS:

2400mm FLOOR TO CEILING IN ALL BATHROOMS

2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

IN ACCESSIBLE BATHROOMS WHERE DOORS OPEN INWARDS, REMOVEABLE HINGES WILL BE INCLUDED.

ALL ACCESSIBLE BATHROOMS ARE HOBLESS (STEP-FREE) SHOWERS.

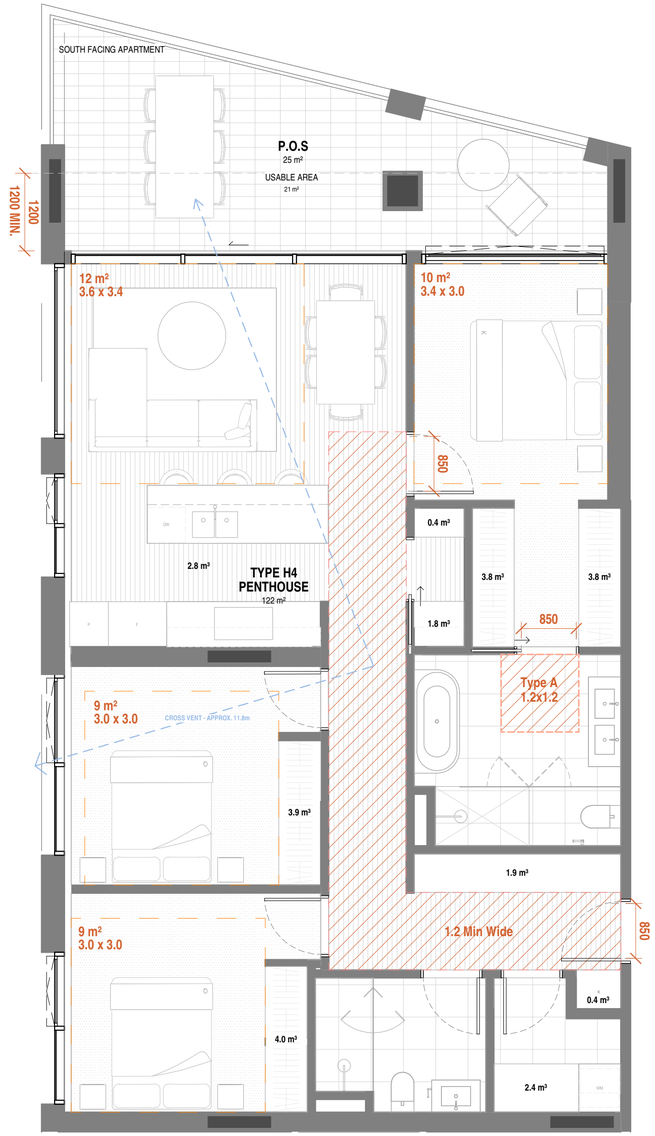
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H3

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H3	PENTHOUSE	117 m²	32 m²	18.0 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type H4



TO NOTE ALL APARTMENTS:

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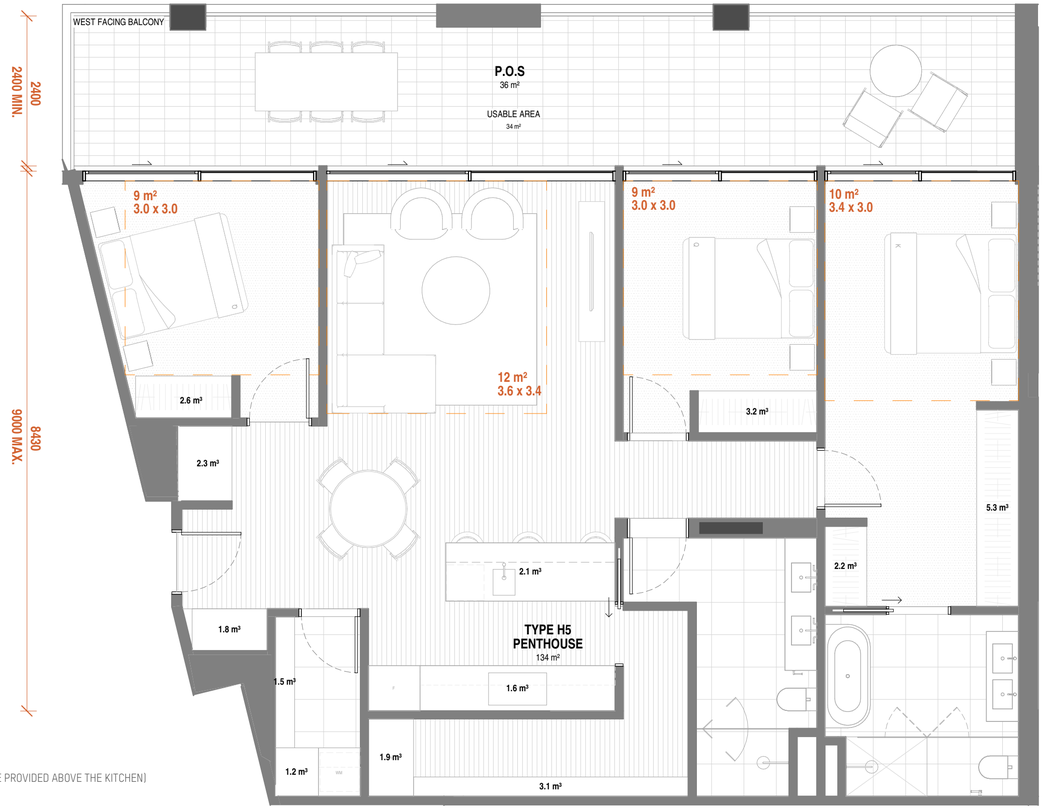
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H4

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H4	PENTHOUSE	122 m²	23 m²	22.6 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type H5



TO NOTE ALL APARTMENTS:

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ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H5

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H5	PENTHOUSE	134 m²	36 m²	28.8 m³	No	No	No	Yes	1

Apartment Plan

Type H6



TO NOTE ALL APARTMENTS:

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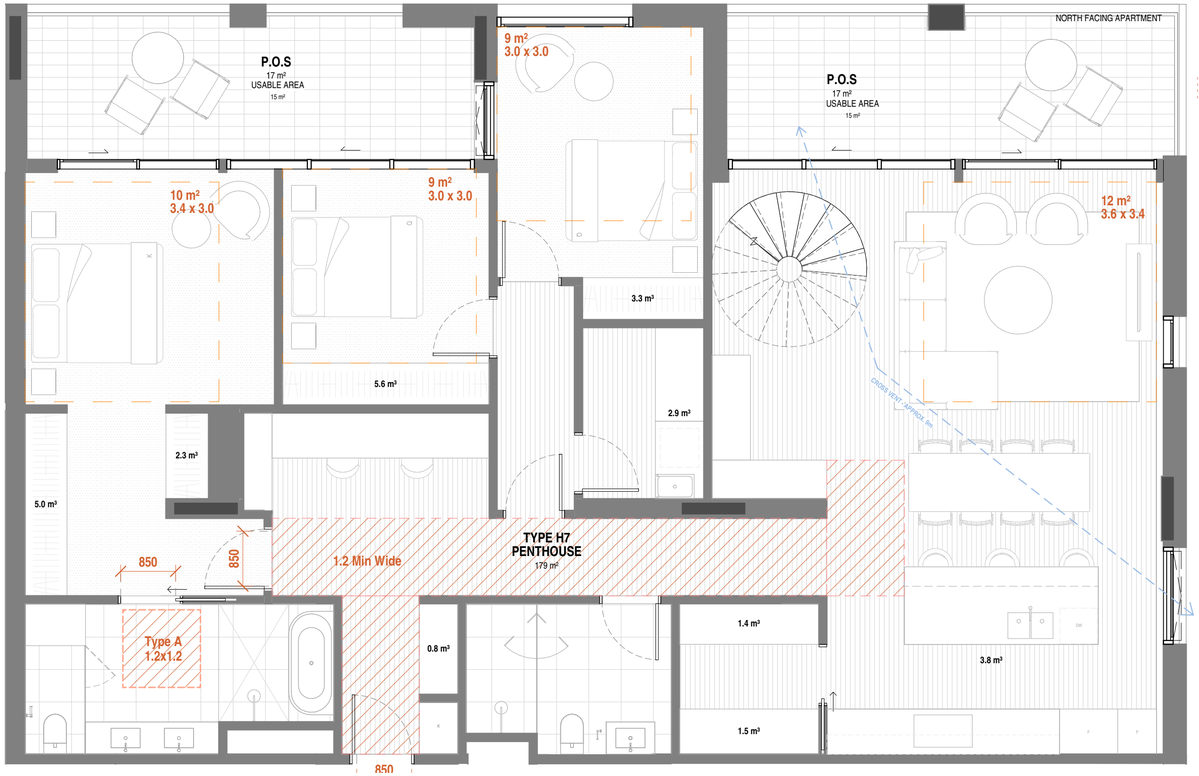
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H6

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H6	PENTHOUSE	241 m²	17 m²	38.2 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type H7



TO NOTE ALL APARTMENTS:

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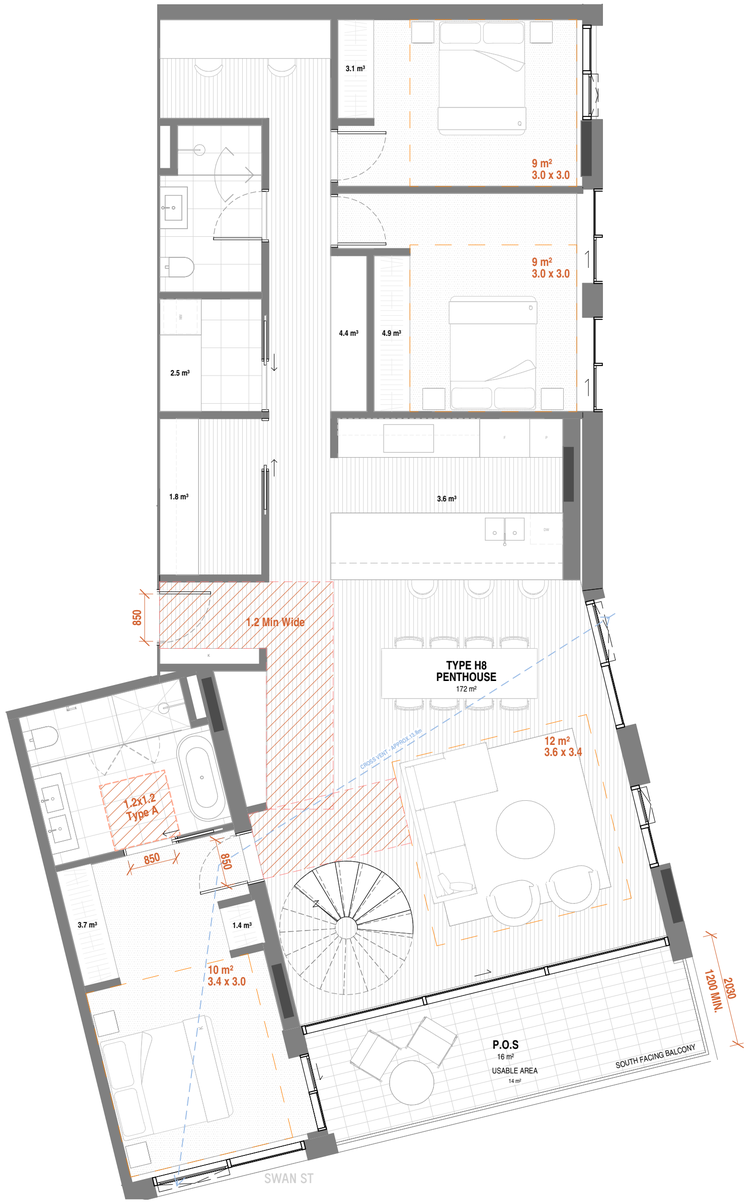
ALL APARTMENTS MEET MINIMUM INTERNAL STORAGE CAGE REQUIREMENTS, WHERE A CAGE IS REQUIRED THE TOTAL VOLUME IS ACHIEVED.

BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H7

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H7	PENTHOUSE	179 m²	17 m²	26.6 m³	No	Yes	Yes	Yes	1

Apartment Plan

Type H8



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BADS SCHEDULE (APARTMENT DESIGN GUIDELINES)_H8

TYPE	NAME	AREA	POS SIZE (Min.)	STORAGE (INTERNAL)	STORAGE (EXTERNAL CAGE REQ.)	ACCESSIBLE	CROSS VENT	ROOM DEPTH	APARTMENT COUNT
TYPE H8	PENTHOUSE	172 m²	15 m²	25.9 m³	No	Yes	Yes	Yes	1

2026

JCB

SWAN STREET

550-556 SWAN STREET, RICHMOND

TOWN PLANNING

30/07/2026

ARCHITECTURAL DRAWING SCHEDULE

DRAWING NUMBER	DRAWING TITLE	REV
TP SERIES (550 & 556 SWAN ST)		
TP 0-000	COVER PAGE	C
TP 0-001	DEVELOPMENT SUMMARY	C
TP 0-101	LOCATION PLAN - EXISTING	A
TP 0-102	LOCATION PLAN - PROPOSED	B
TP 0-103	SITE SURVEY	A
TP 0-104	EXISTING CONDITIONS / DEMOLITION PLAN	A
TP 0-105	SITE PLAN - PROPOSED	B
TP 1-097	PROPOSED FLOOR PLAN_LEVEL B3	A
TP 1-098	PROPOSED FLOOR PLAN_LEVEL B2	B
TP 1-099	PROPOSED FLOOR PLAN_LEVEL B1	C
TP 1-100	PROPOSED FLOOR PLAN_LEVEL 00	C
TP 1-101	PROPOSED FLOOR PLAN_LEVEL 01	B
TP 1-102	PROPOSED FLOOR PLAN_LEVEL 02	B
TP 1-103	PROPOSED FLOOR PLAN_LEVEL 03	C
TP 1-104	PROPOSED FLOOR PLAN_LEVEL 04	C
TP 1-105	PROPOSED FLOOR PLAN_LEVEL 05-08	C
TP 1-109	PROPOSED FLOOR PLAN_LEVEL 09-11	C
TP 1-112	PROPOSED FLOOR PLAN_LEVEL 12	C
TP 1-113	PROPOSED FLOOR PLAN_LEVEL 13	C
TP 1-114	PROPOSED FLOOR PLAN_LEVEL 14	C
TP 1-115	PROPOSED FLOOR PLAN_ROOF	B
TP 2-101	NORTH ELEVATION	C
TP 2-102	EAST ELEVATION	C
TP 2-103	SOUTH ELEVATION	C
TP 2-104	WEST ELEVATION	C
TP 3-101	SECTION AA	C
TP 3-102	SECTION BB	C
TP 3-103	SECTION CC	C
TP 3-110	RAMPS	C



3D PERSPECTIVE - ARTIST IMPRESSION FOR INFORMATION ONLY

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
COVER PAGE

SCALE
@A1

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PROJECT #
25-064

DRAWING NUMBER
TP 0-000

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DEVELOPMENT SUMMARY

AREA SCHEDULE - TOTAL DEVELOPMENT

Level	NLA (F&B)	NSA (Residential)	NLA (OF)	GFA Communal	GFA Circ, Core, Services	GFA CARPARK	GFA (Excl. Terrace)	Planter/Terraces	Balcony POS	1B1B (A)	1B1B+ (B)	2B1B (C)	2B2B (D)	2B2B+ (E)	3B2B (F)	3B2B+ (G)	PENTHOUSE (H)	Totals
LEVEL B3	0 m²	0 m²	0 m²	0 m²	263 m²	2080 m²	2343 m²	0 m²	0 m²	0	0	0	0	0	0	0	0	0
LEVEL B2	0 m²	0 m²	0 m²	0 m²	340 m²	2527 m²	2867 m²	0 m²	0 m²	0	0	0	0	0	0	0	0	0
LEVEL B1	0 m²	0 m²	0 m²	0 m²	291 m²	2504 m²	2795 m²	0 m²	0 m²	0	0	0	0	0	0	0	0	0
LEVEL 00	837 m²	0 m²	0 m²	0 m²	631 m²	1277 m²	2745 m²	0 m²	0 m²	0	0	0	0	0	0	0	0	0
LEVEL 01	0 m²	0 m²	2025 m²	0 m²	447 m²	0 m²	2472 m²	262 m²	51 m²	0	0	0	0	0	0	0	0	0
LEVEL 02	0 m²	0 m²	2217 m²	0 m²	247 m²	0 m²	2464 m²	23 m²	51 m²	0	0	0	0	0	0	0	0	0
LEVEL 03	0 m²	1267 m²	0 m²	418 m²	403 m²	0 m²	2088 m²	137 m²	294 m²	2	7	0	1	8	0	0	0	18
LEVEL 04	0 m²	1499 m²	0 m²	0 m²	276 m²	0 m²	1775 m²	142 m²	473 m²	1	6	0	3	1	2	4	0	17
LEVEL 05	0 m²	1387 m²	0 m²	0 m²	281 m²	0 m²	1668 m²	15 m²	238 m²	1	5	3	7	3	0	0	0	19
LEVEL 06	0 m²	1387 m²	0 m²	0 m²	281 m²	0 m²	1668 m²	15 m²	238 m²	1	5	3	7	3	0	0	0	19
LEVEL 07	0 m²	1387 m²	0 m²	0 m²	281 m²	0 m²	1668 m²	15 m²	238 m²	1	5	3	7	3	0	0	0	19
LEVEL 08	0 m²	1387 m²	0 m²	0 m²	281 m²	0 m²	1668 m²	15 m²	238 m²	1	5	3	7	3	0	0	0	19
LEVEL 09	0 m²	1402 m²	0 m²	0 m²	269 m²	0 m²	1671 m²	14 m²	235 m²	0	0	0	5	5	3	2	0	15
LEVEL 10	0 m²	1402 m²	0 m²	0 m²	269 m²	0 m²	1671 m²	14 m²	235 m²	0	0	0	5	5	3	2	0	15
LEVEL 11	0 m²	1402 m²	0 m²	0 m²	269 m²	0 m²	1671 m²	14 m²	235 m²	0	0	0	5	5	3	2	0	15
LEVEL 12	0 m²	1311 m²	0 m²	0 m²	266 m²	0 m²	1577 m²	43 m²	299 m²	0	0	0	3	5	1	4	0	13
LEVEL 13	0 m²	733 m²	0 m²	160 m²	350 m²	0 m²	1244 m²	396 m²	145 m²	0	0	0	0	0	0	0	5	5
LEVEL 14	0 m²	746 m²	0 m²	0 m²	127 m²	0 m²	874 m²	0 m²	128 m²	0	0	0	0	0	0	0	4	4
ROOF	0 m²	0 m²	0 m²	0 m²	75 m²	0 m²	75 m²	231 m²	378 m²	0	0	0	0	0	0	0	0	0
	837 m²	15310 m²	4242 m²	578 m²	5648 m²	8387 m²	35003 m²	1337 m²	3477 m²	7	33	12	50	41	12	14	9	178

APARTMENT MIX

1B1B (A)	1B1B+ (B)	2B1B (C)	2B2B (D)	2B2B+ (E)	3B2B (F)	3B2B+ (G)	PENTHOUSE (H)	Total
3.9%	18.5%	6.7%	28.1%	23.0%	6.7%	7.9%	5.1%	100%

CAR PARKING SCHEDULE

LEVEL	TOTAL SPACES
LEVEL B3	63
LEVEL B2	79
LEVEL B1	73
LEVEL 00	22
TOTAL CAR SPACES	237

BIKE PARKING

Level	Bicycles
LEVEL 00	124
TOTAL	124

MOTORBIKE PARKING

Level	Totals
LEVEL B3	2
LEVEL B2	2
LEVEL B1	5
LEVEL 00	3
TOTAL	12

STORAGE CAGES

Level	Storage Cages
LEVEL B3	30
LEVEL B2	23
LEVEL B1	18
LEVEL 03	5
LEVEL 04	5
LEVEL 05	5
LEVEL 06	5
LEVEL 07	3
LEVEL 08	3
LEVEL 09	3
LEVEL 10	3
LEVEL 11	3
LEVEL 12	3
TOTAL	109

DISCLAIMER
This scheme and schedule have been prepared for Town Planning purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.
Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.
Areas are approximate only and are measured using the PCA meathod of measurement.

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SWAN STREET
550-556 SWAN STREET, RICHMOND

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DEVELOPMENT SUMMARY

SCALE
@A1

STATUS
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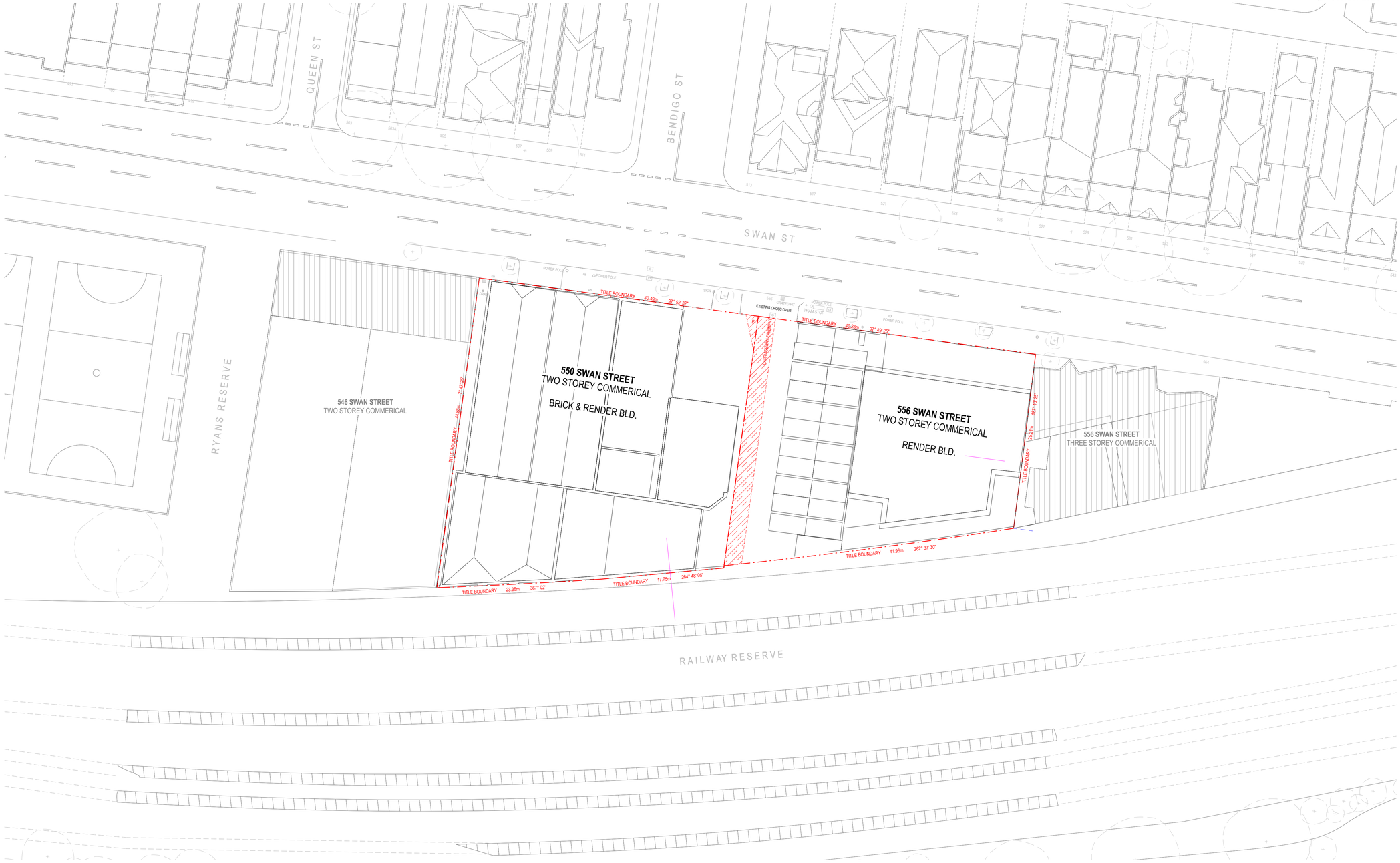
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LOCATION PLAN - EXISTING

SCALE
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0 1 2 4 6 10m

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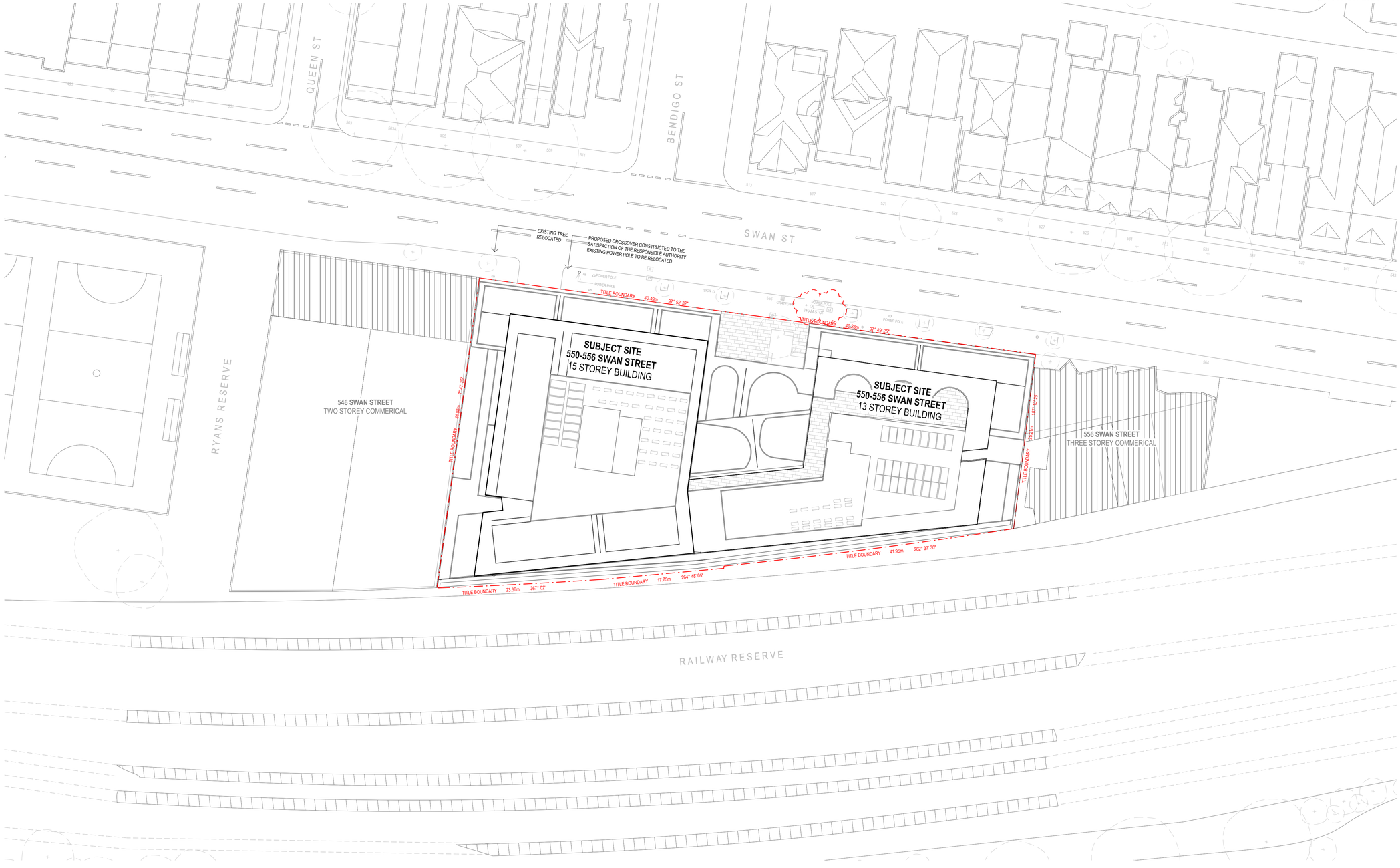
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REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN

REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE.

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

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550-556 SWAN STREET, RICHMOND

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LOCATION PLAN - PROPOSED

SCALE
1 : 250
@A1
0 1 2 4 6 10m

STATUS
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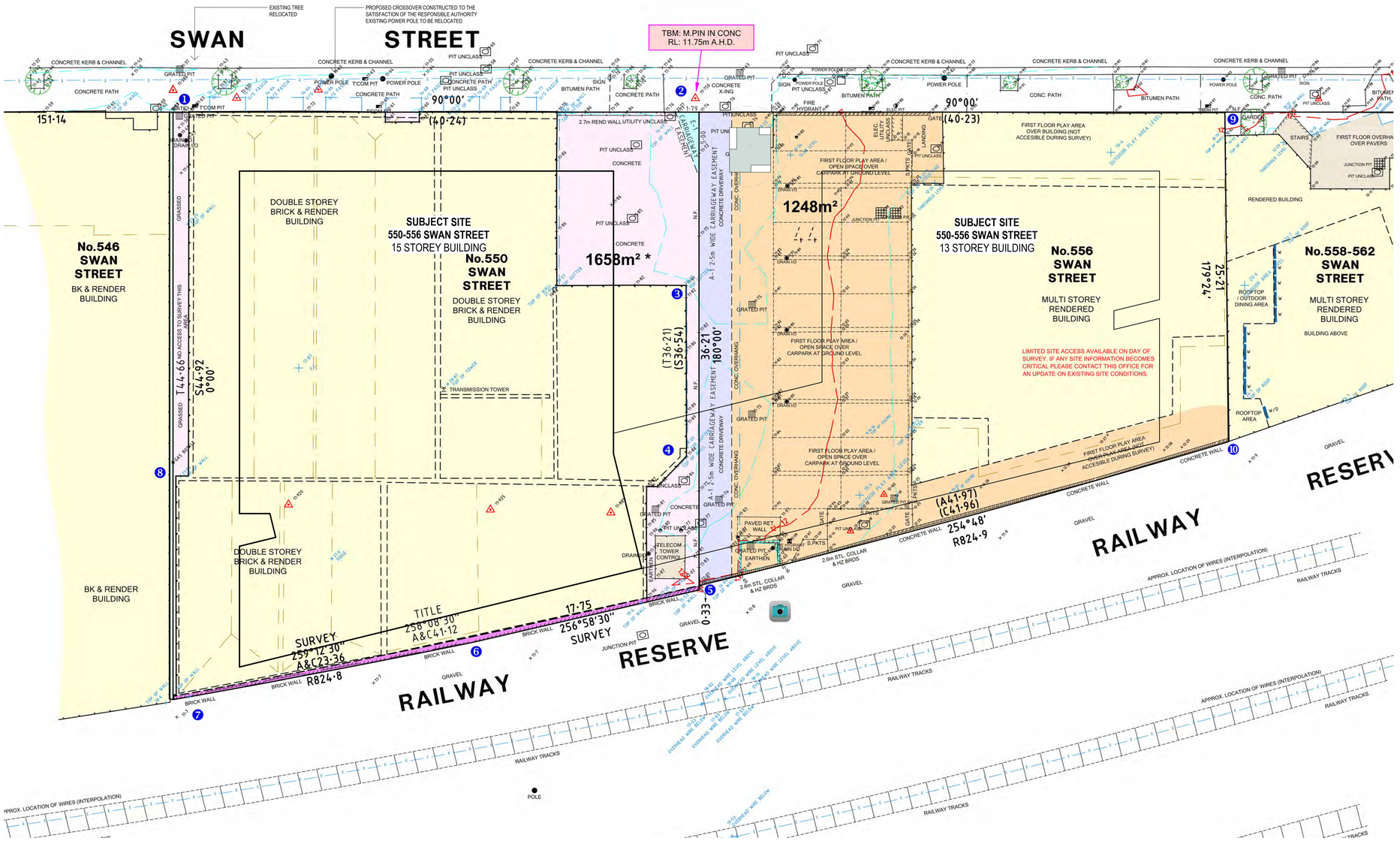
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DRAWING TITLE
SITE SURVEY

SCALE
1 : 150
@A1
0 0.5 1 2 3 5

STATUS
TOWN PLANNING

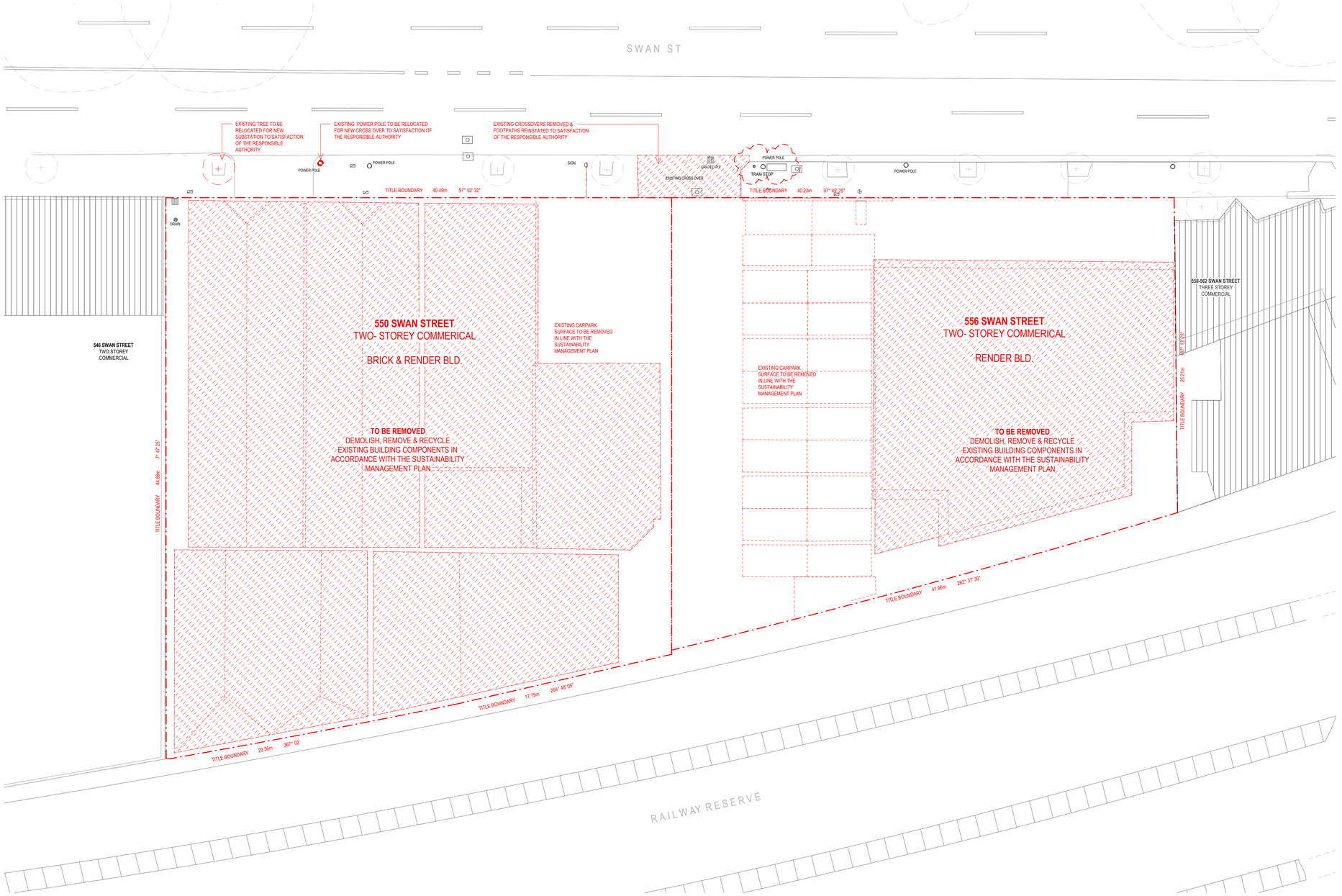
PROJECT #
25-064

DRAWING NUMBER
TP 0-103

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A	19/12/2025	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
EXISTING CONDITIONS / DEMOLITION PLAN

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STATUS
TOWN PLANNING

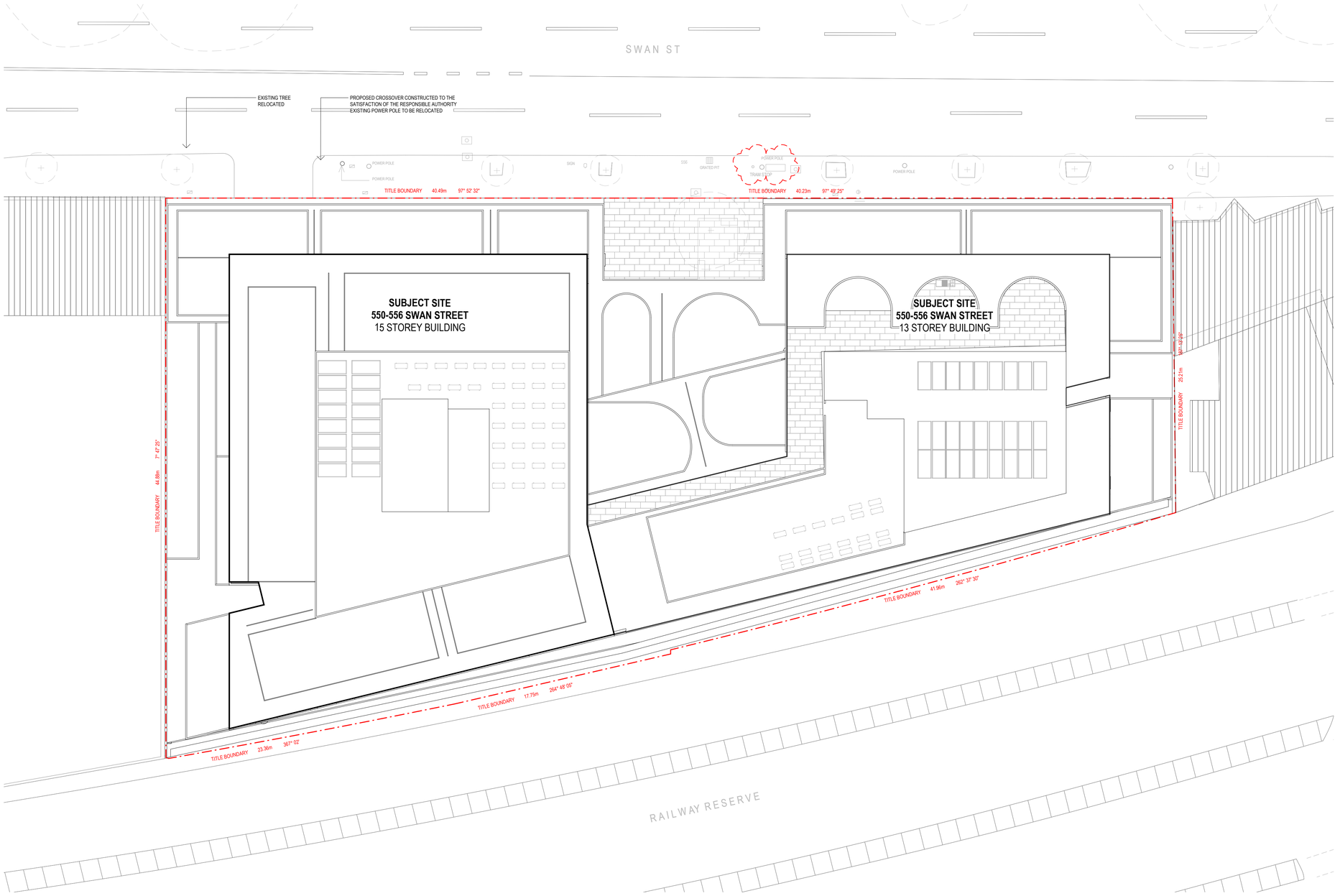
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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
SITE PLAN - PROPOSED

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STATUS
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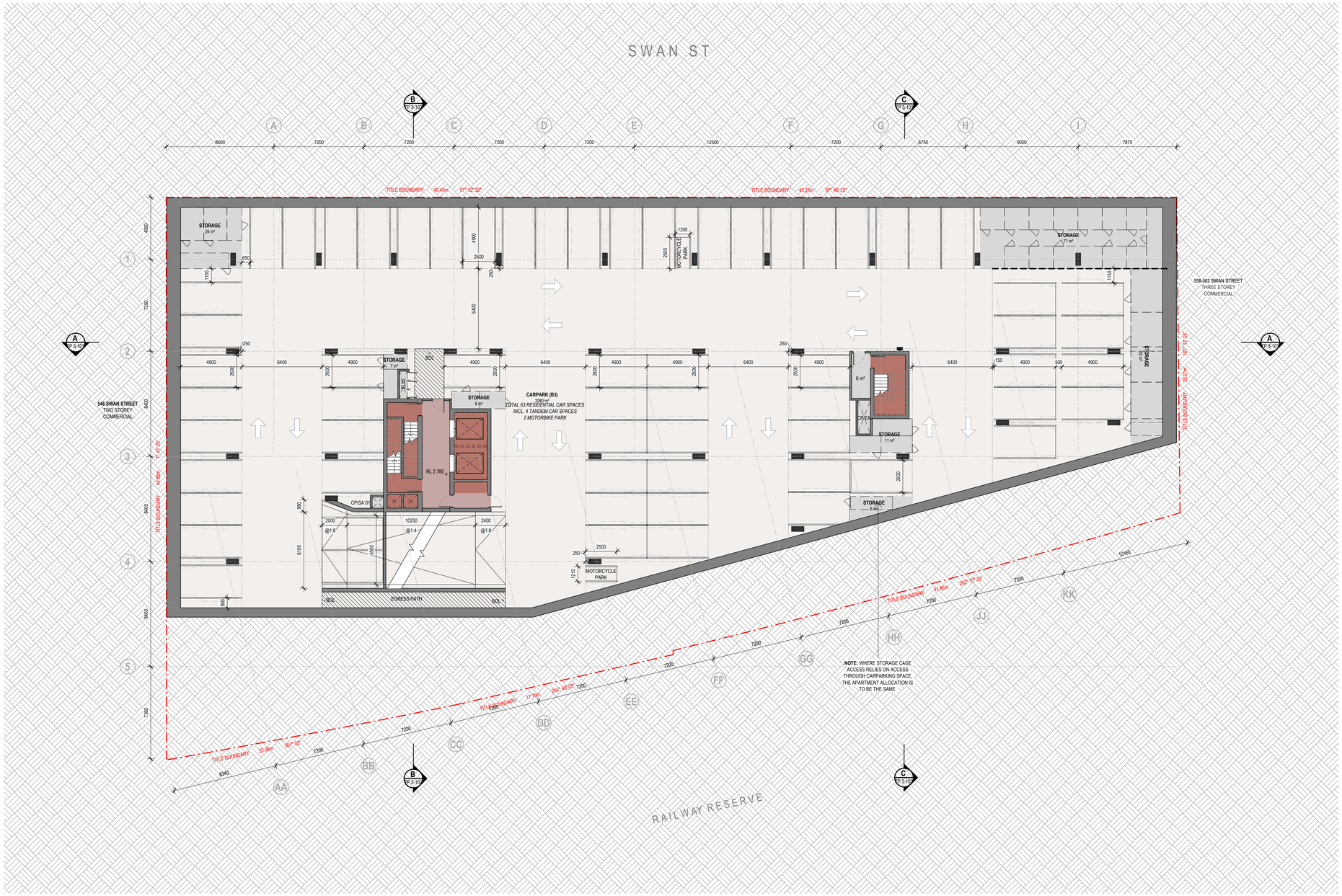
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REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN

REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE.

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	30/04/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL B3

SCALE
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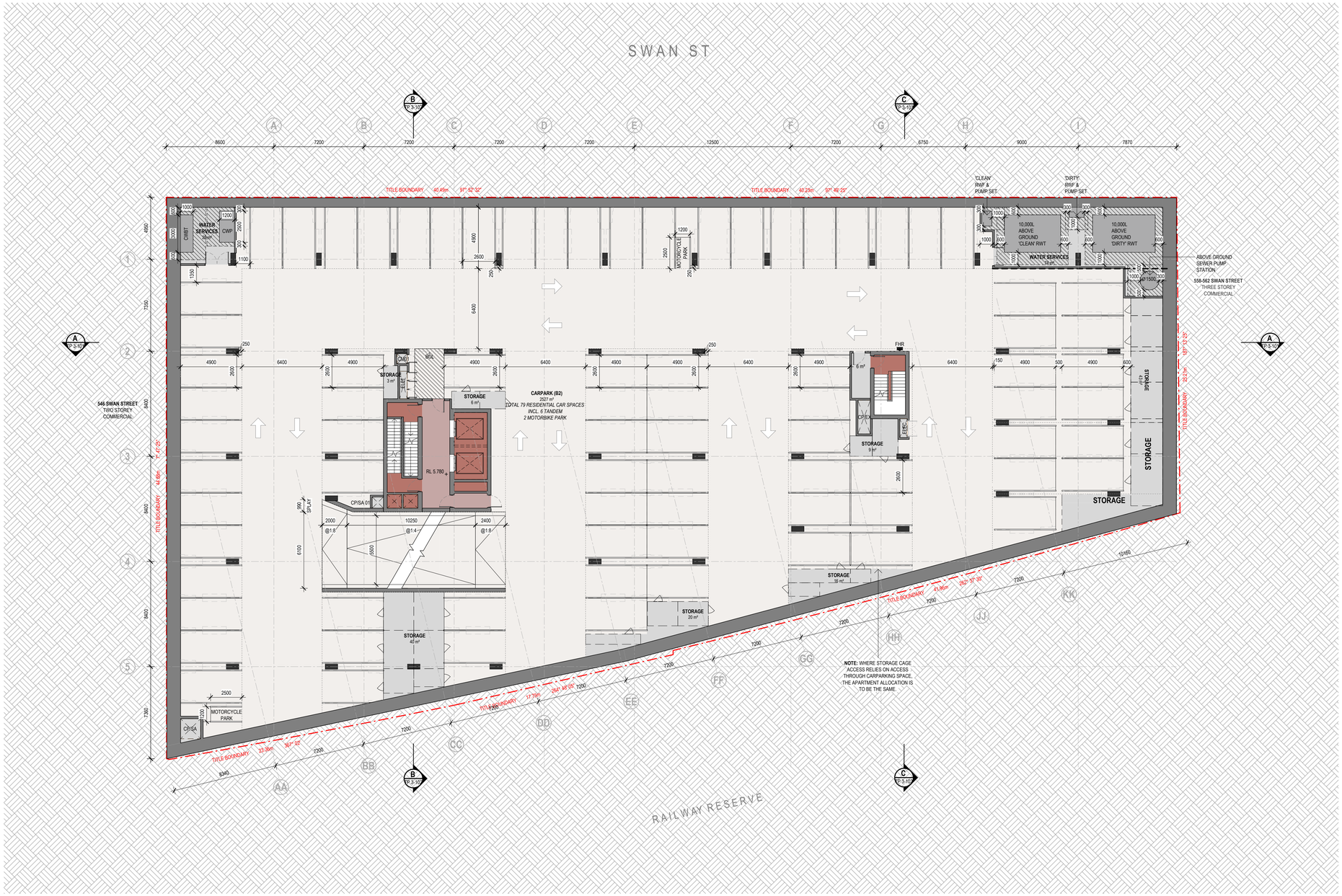
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REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL B2

SCALE
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STATUS
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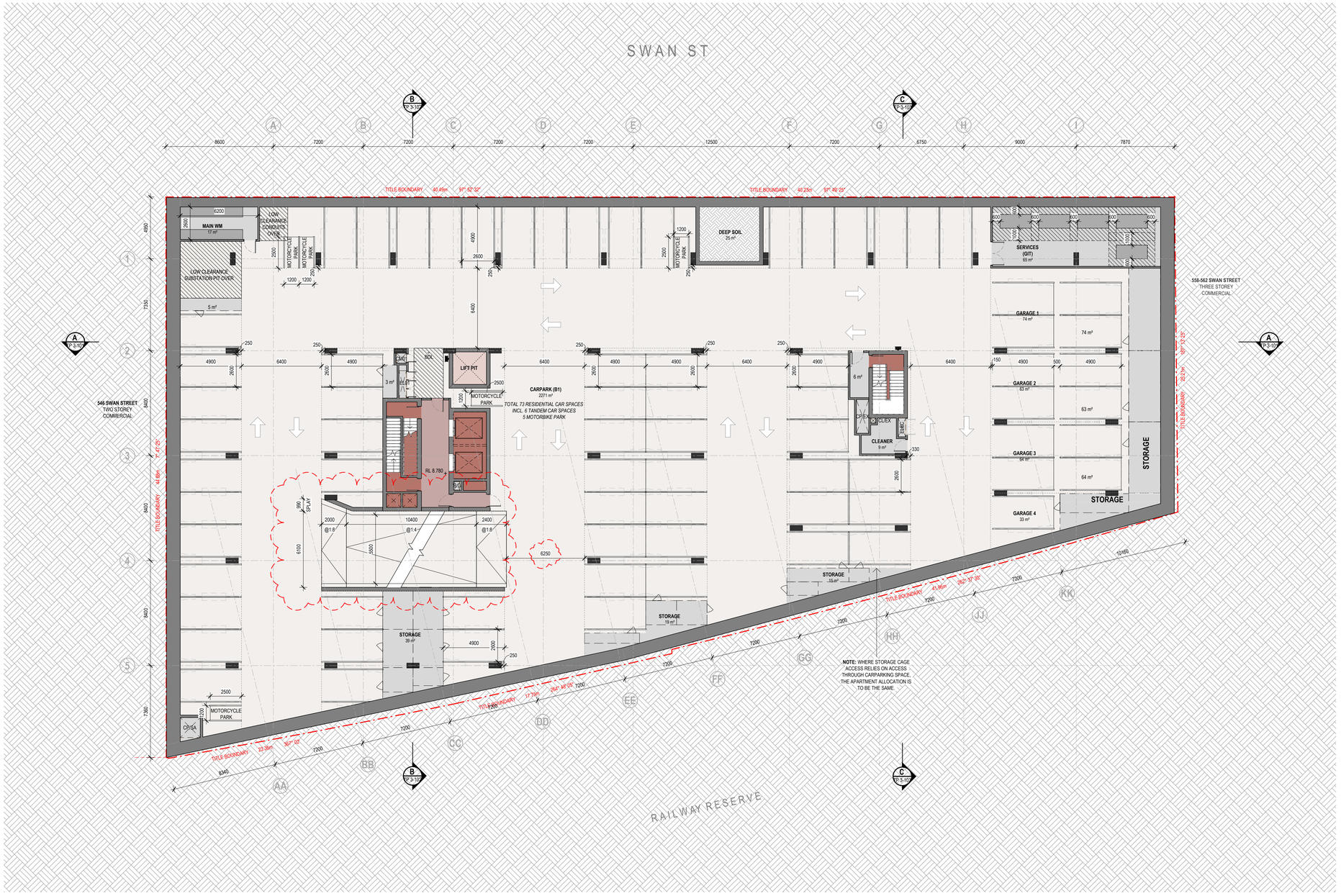
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ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL B1

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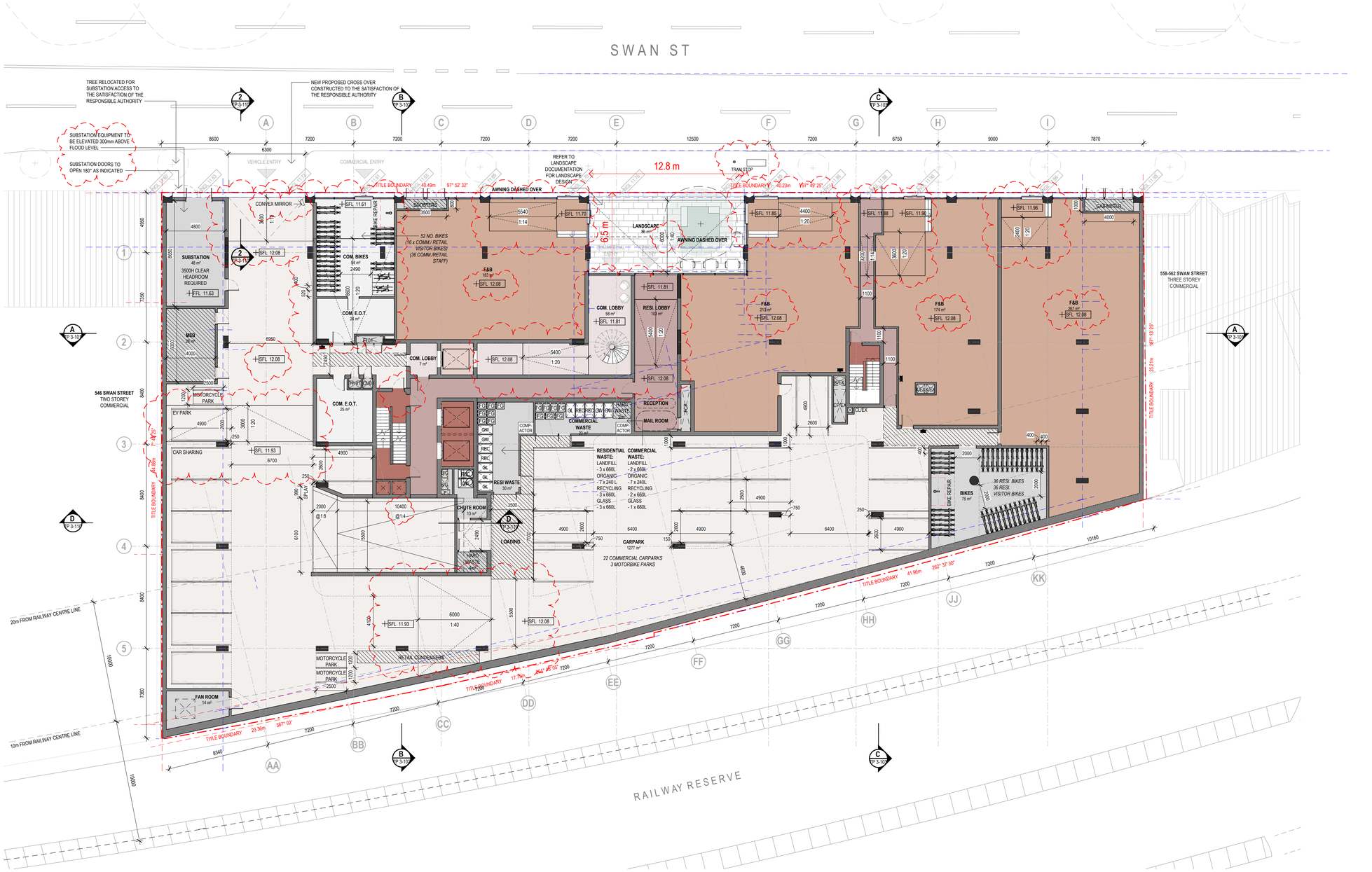
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ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

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ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
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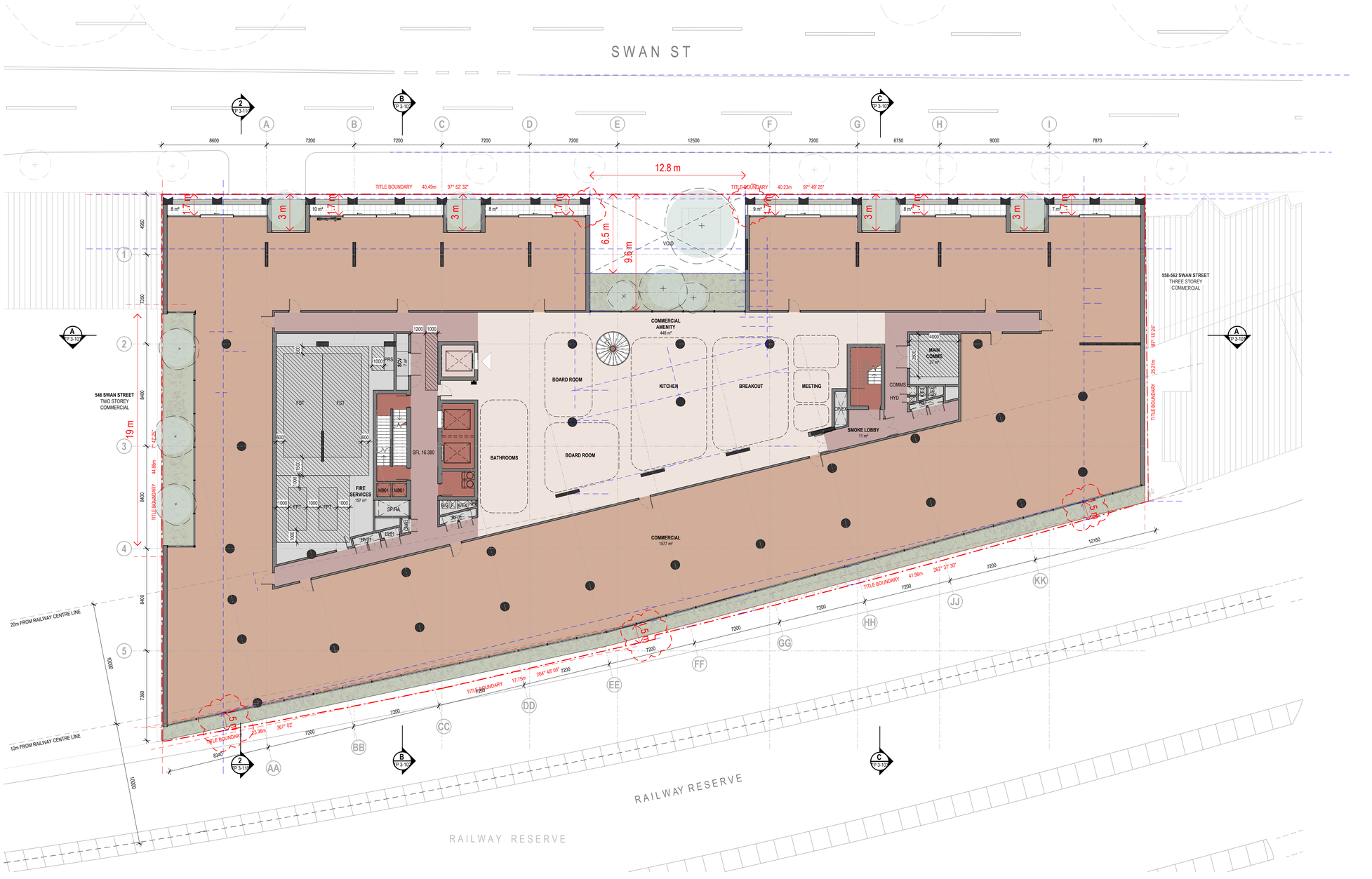
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ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

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A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION

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SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 01

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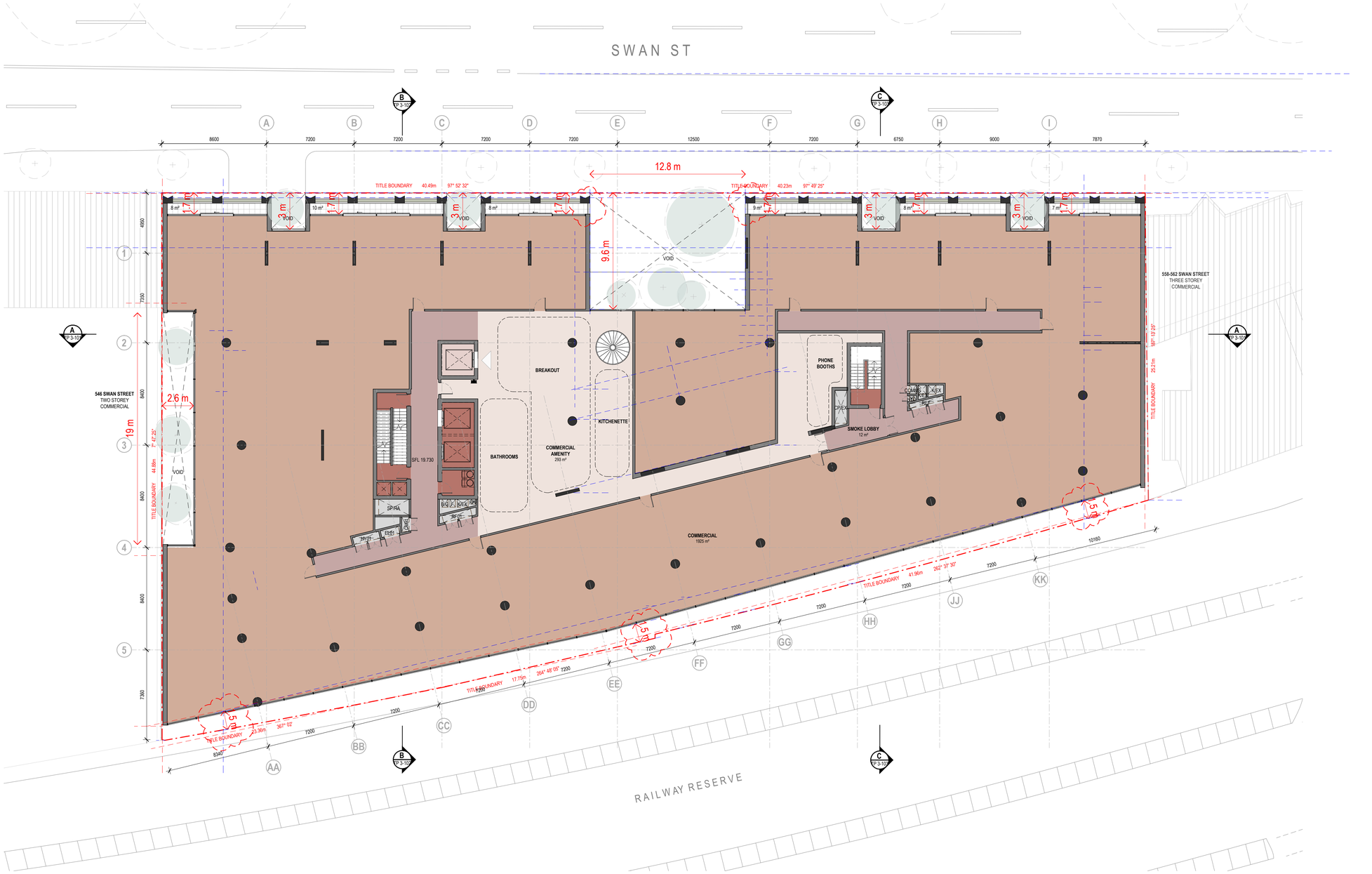
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ESD NOTES:-

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

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REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
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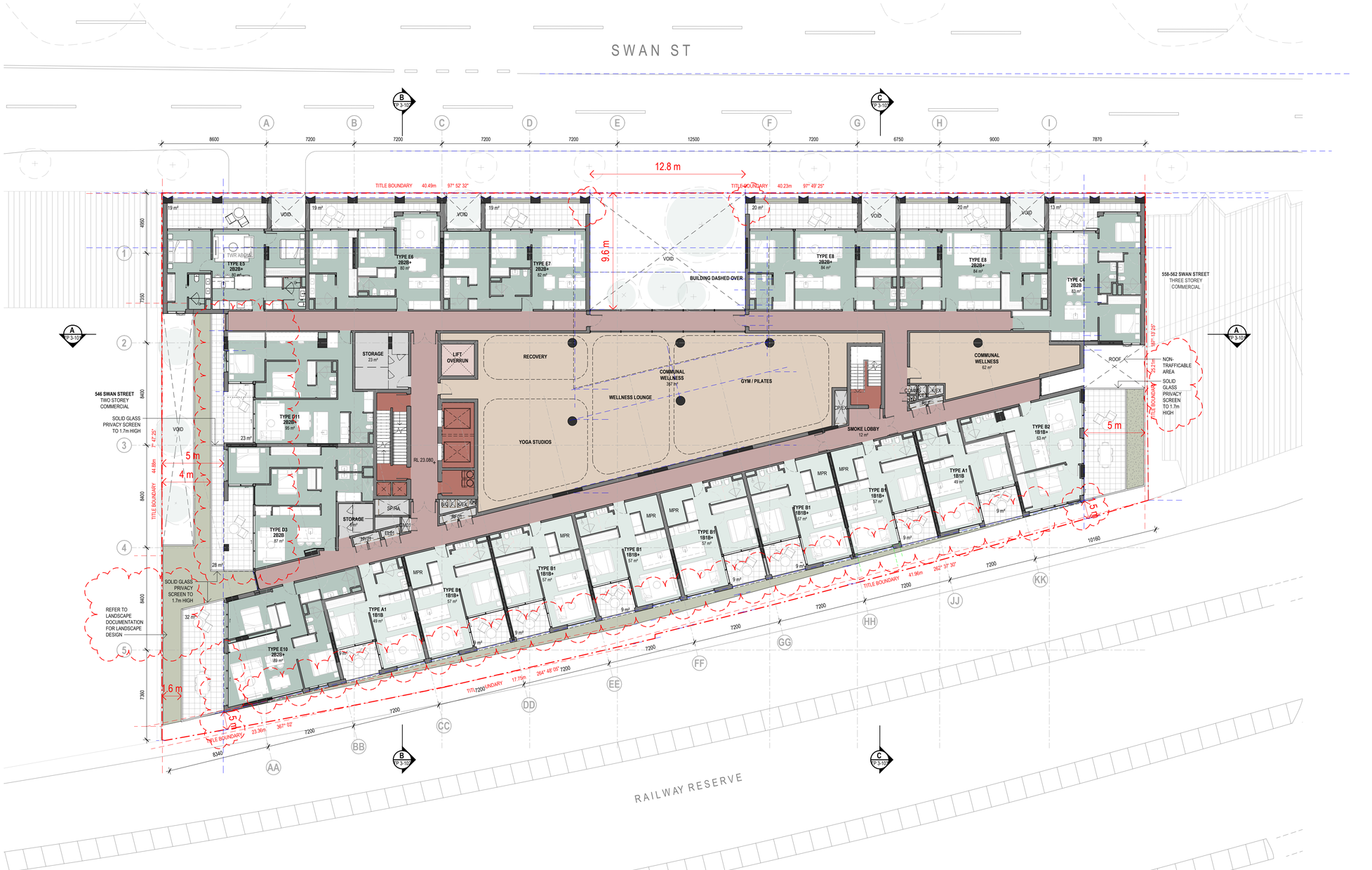
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ESD NOTES:-

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:-

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE.

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 03

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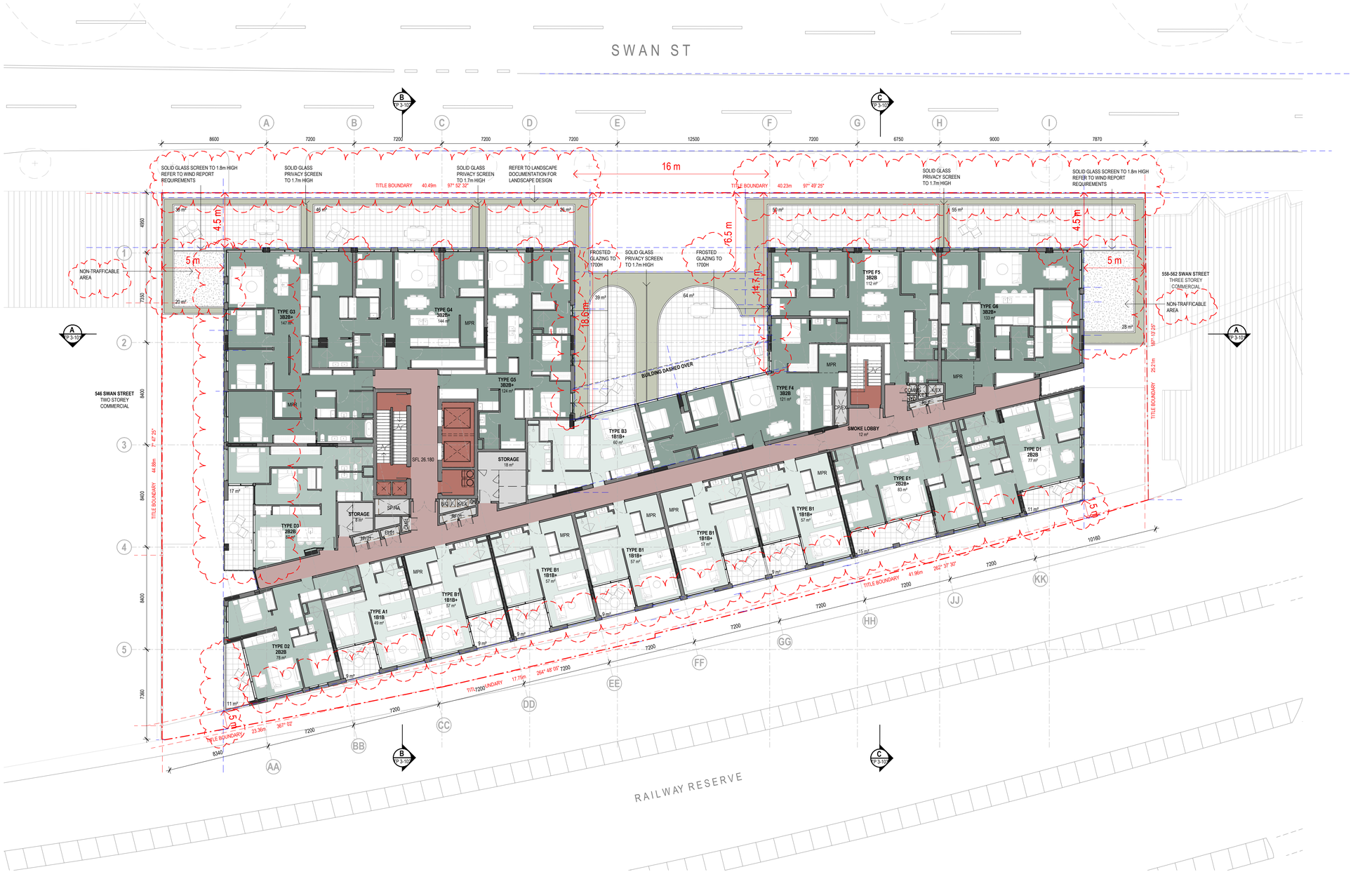
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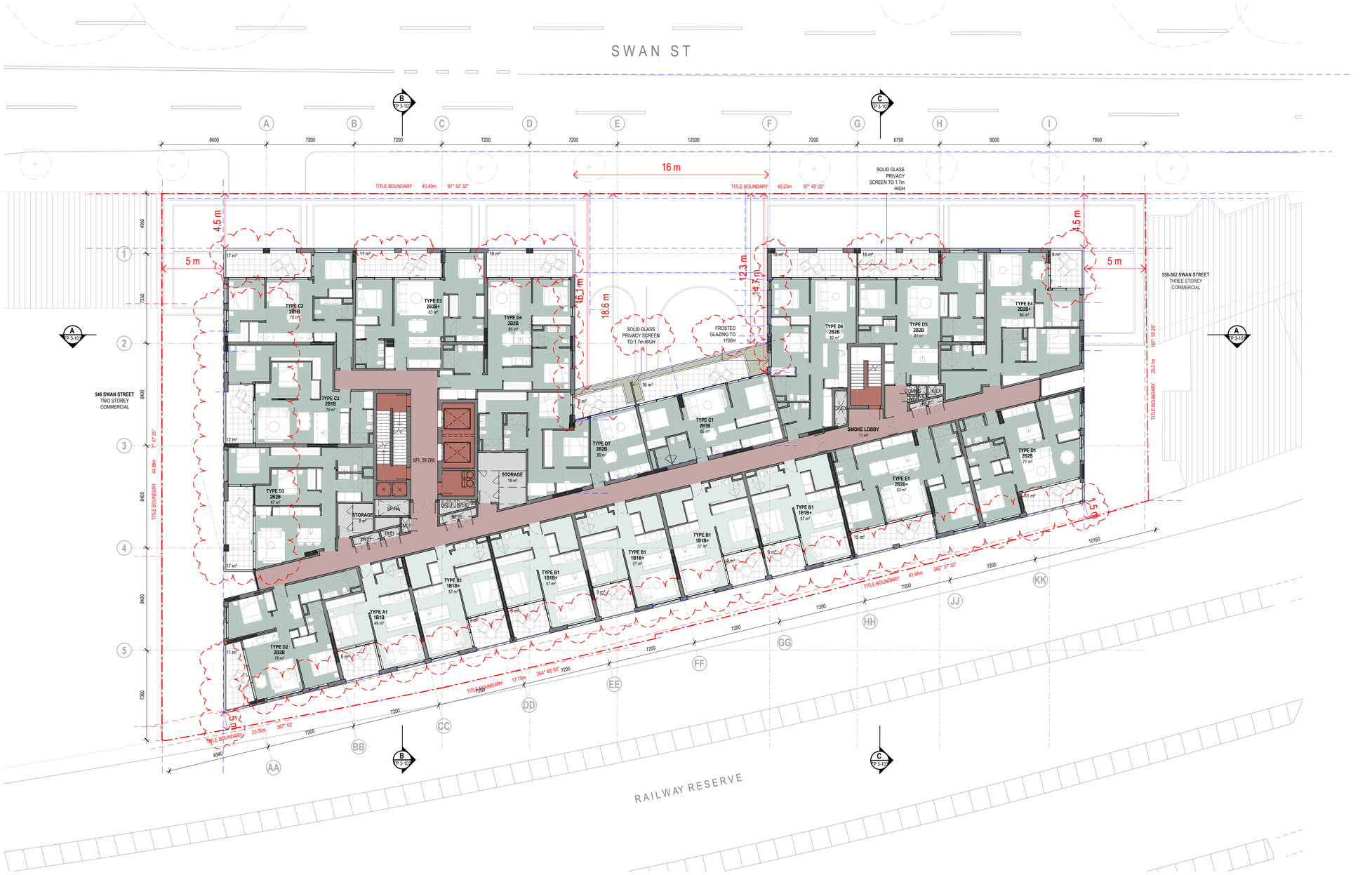
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SWAN ST
RAILWAY RESERVE
B TP 3-102
C TP 3-102
A TP 3-102
A TP 3-102
8600
7200
7200
7200
7200
12500
7200
6750
9000
7870
16 m
SOLID GLASS SCREEN TO 1.8m HIGH REFER TO WIND REPORT REQUIREMENTS
SOLID GLASS PRIVACY SCREEN TO 1.7m HIGH
TITLE BOUNDARY 40.49m 97° 52' 32"
SOLID GLASS PRIVACY SCREEN TO 1.7m HIGH
REFER TO LANDSCAPE DOCUMENTATION FOR LANDSCAPE DESIGN
TITLE BOUNDARY 40.23m 97° 49' 25"
SOLID GLASS PRIVACY SCREEN TO 1.7m HIGH
SOLID GLASS SCREEN TO 1.8m HIGH REFER TO WIND REPORT REQUIREMENTS
4.5 m
5 m
FROSTED GLAZING TO 1700H
SOLID GLASS PRIVACY SCREEN TO 1.7m HIGH
FROSTED GLAZING TO 1700H
6.5 m
14.7 m
16.0 m
4.5 m
5 m
NON-TRAFFICABLE AREA
546 SWAN STREET TWO STOREY COMMERCIAL
558-562 SWAN STREET THREE STOREY COMMERCIAL
NON-TRAFFICABLE AREA
TYPE G3 3B2B+ 147.9m²
TYPE G4 3B2B+ 144 m²
TYPE G5 3B2B+ 124 m²
TYPE F5 3B2B 112 m²
TYPE G6 3B2B+ 133 m²
TYPE F4 3B2B 121 m²
BUILDING DASHED OVER
SMOKE LOBBY 12 m²
TYPE B3 1B1B+ 60 m²
TYPE D1 2B2B 77 m²
TYPE E1 2B2B+ 83 m²
TYPE B1 1B1B+ 57 m²
TYPE D3 2B2B 82 m²
STORAGE 18 m²
STORAGE 9 m²
SFL 26.180
TYPE A1 1B1B 49 m²
TYPE D2 2B2B 78 m²
8400
7350
8400
8400
7380
44.88m
7° 47' 25"
TITLE BOUNDARY
TITLE BOUNDARY 23.35m 357° 02'
TITLE BOUNDARY 41.96m 262° 37' 30"
TITLE BOUNDARY 17.75m 354° 48' 05"
TITLE BOUNDARY 23.31m 187° 13' 25"
10160
8340
7200
7200
7200
7200



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REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN

REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE.

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

CLIENT
FORTIS

PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 05-08

SCALE
1 : 150
@A1
0 0.5 1 2 3 5

STATUS
TOWN PLANNING

PROJECT #
25-064

DRAWING NUMBER
TP 1-105

REVISION
C

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REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN

REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE.

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
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ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

CLIENT
FORTIS

PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 09-11

SCALE
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STATUS
TOWN PLANNING

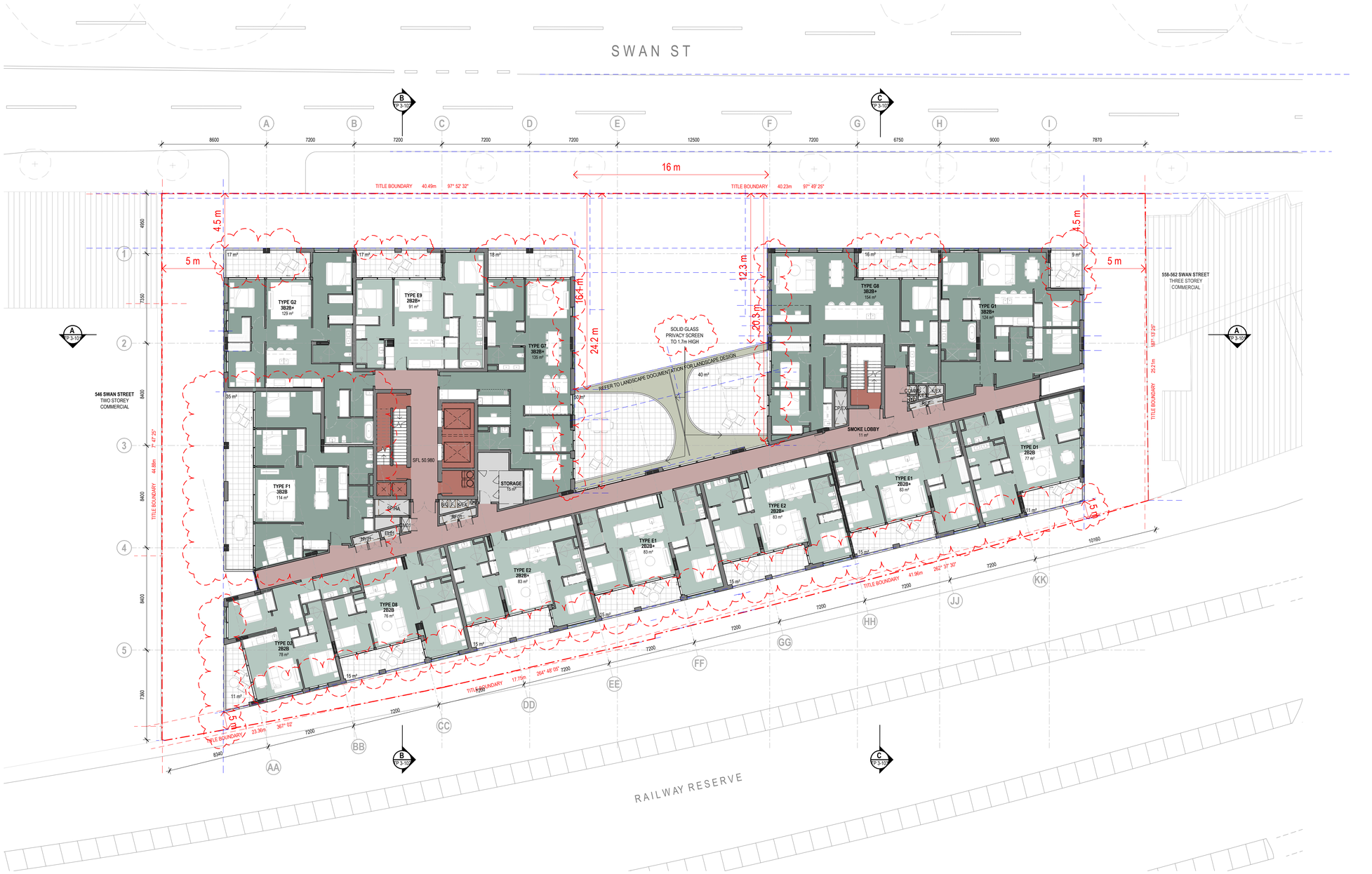
PROJECT #
25-064

DRAWING NUMBER
TP 1-109

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REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

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RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 12

SCALE
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TOWN PLANNING

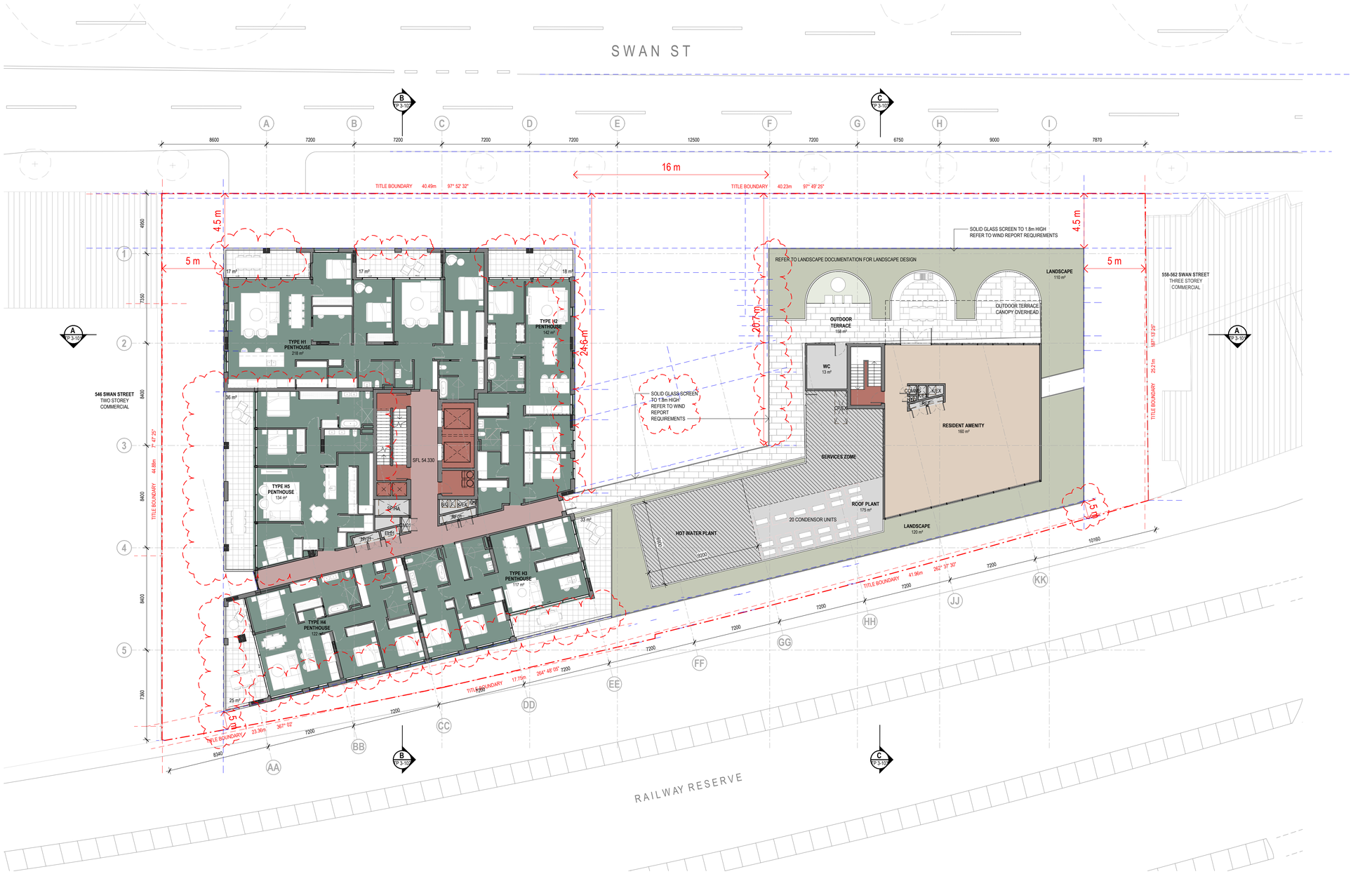
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25-064

DRAWING NUMBER
TP 1-112

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REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 13

SCALE
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@A1
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TOWN PLANNING

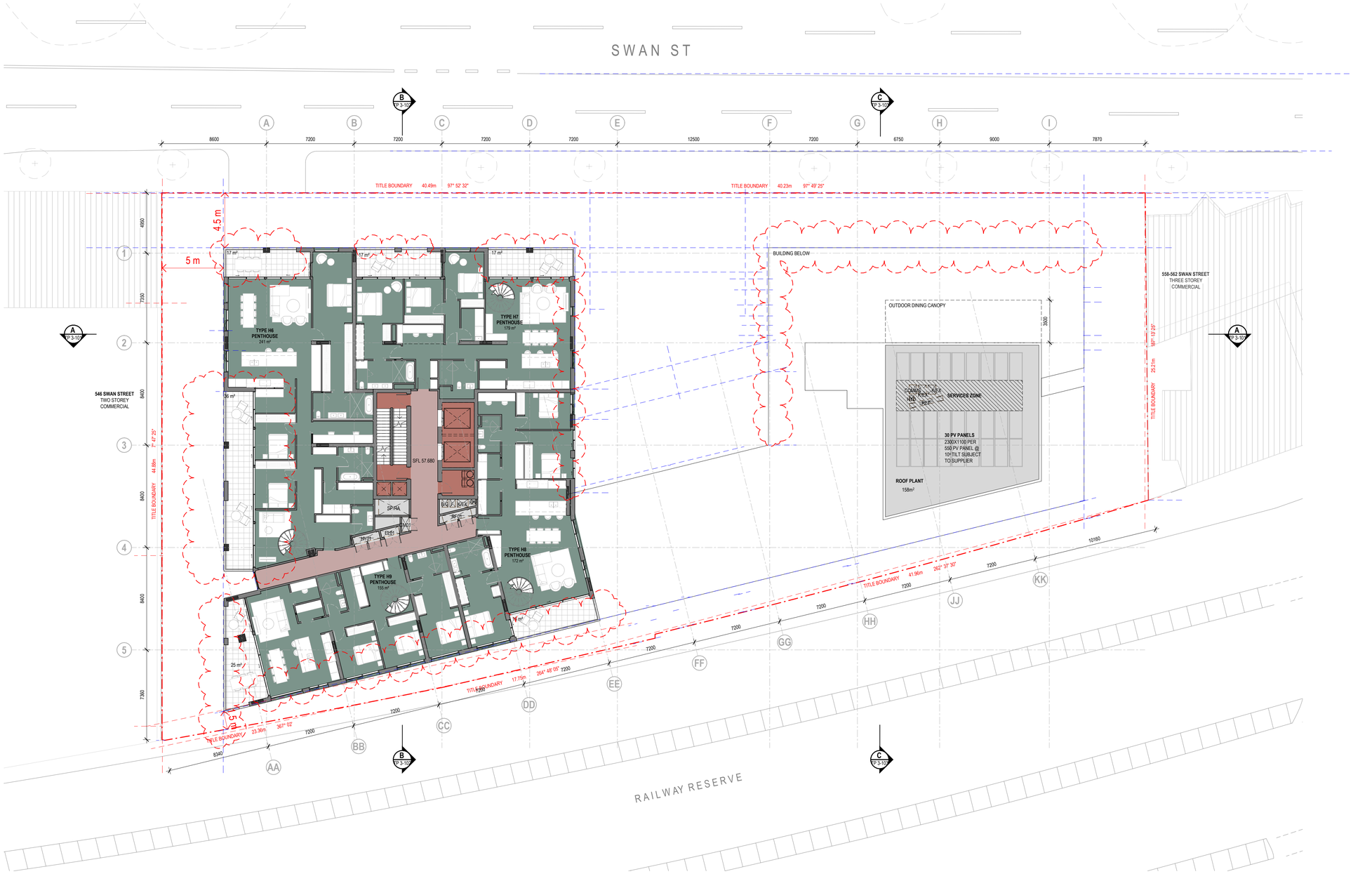
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25-064

DRAWING NUMBER
TP 1-113

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ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
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ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 14

SCALE
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STATUS
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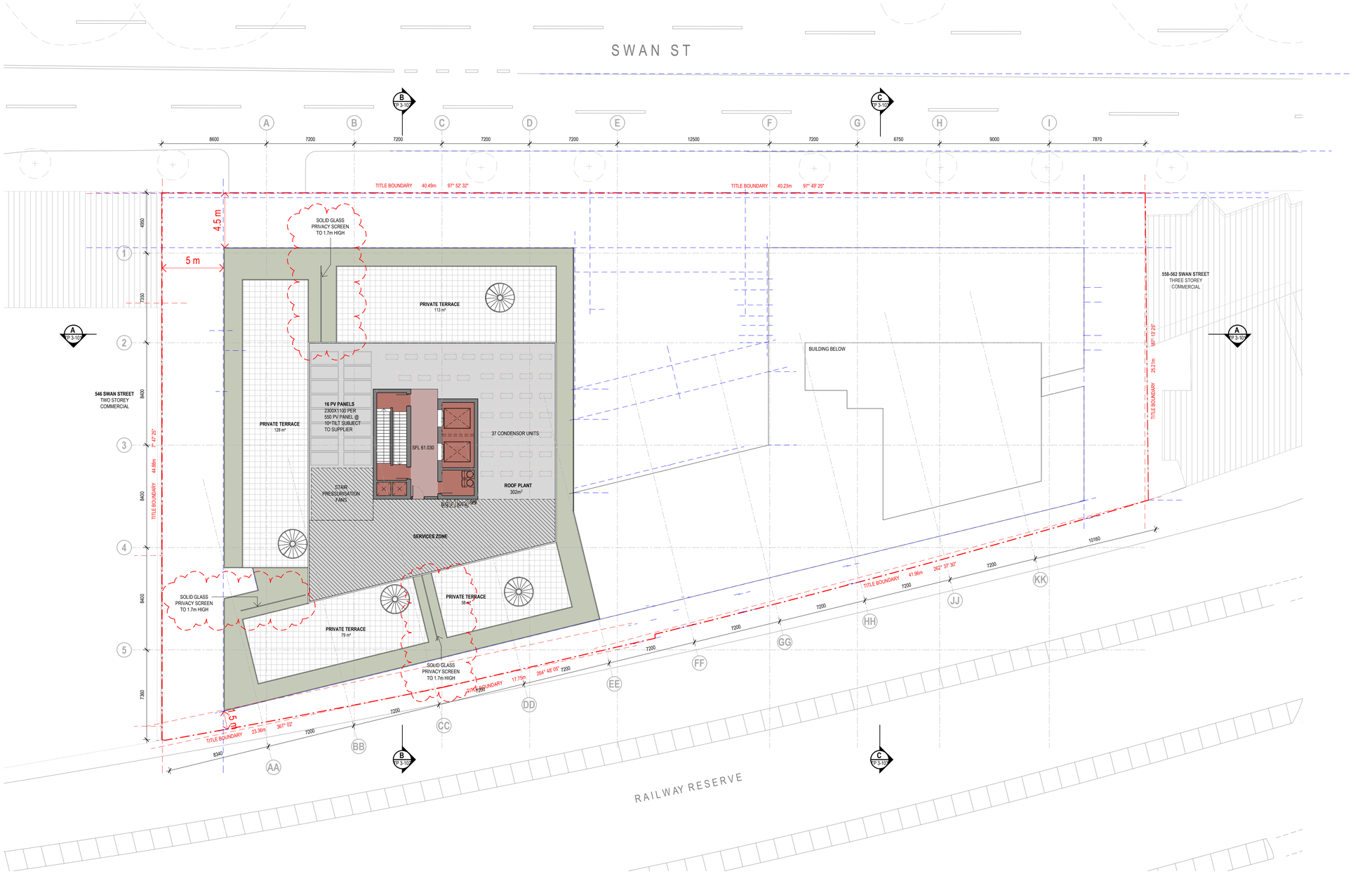
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REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION

CLIENT
FORTIS

PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
PROPOSED FLOOR PLAN_ROOF

SCALE
1 : 150
@A1
0 0.5 1 2 3 5

STATUS
TOWN PLANNING

PROJECT #
25-064

DRAWING NUMBER
TP 1-115

REVISION
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REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

MATERIALS

EF - 01	TEXTURED CONCRETE - DARK BROWN
EF - 02	SMOOTH CONCRETE - DARK BROWN
EF - 03	RAW METAL
EF - 04	WEBFORGE
EF - 05	SMOOTH ARCHITECTURAL FINISH - OFF WHITE
EF - 06	SMOOTH ARCHITECTURAL FINISH IN CRINKLE PROFILE - CHARCOAL
GZ - 01	GLASS - CLEAR
GZ - 02	GLASS - RIPPLE TEXTURE
GZ - 03	GLASS - FRONT GLAZED WINDOWS

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

CLIENT
FORTIS

PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
NORTH ELEVATION

SCALE
1 : 150
@A1
0 0.5 1 2 3 5

STATUS
TOWN PLANNING

PROJECT #
25-064

DRAWING NUMBER
TP 2-101

REVISION
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ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
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RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

MATERIALS

EF - 01	TEXTURED CONCRETE - DARK BROWN
EF - 02	SMOOTH CONCRETE - DARK BROWN
EF - 03	RAW METAL
EF - 04	WEBFORGE
EF - 05	SMOOTH ARCHITECTURAL FINISH - OFF WHITE
EF - 06	SMOOTH ARCHITECTURAL FINISH IN CRINKLE PROFILE - CHARCOAL
GZ - 01	GLASS - CLEAR
GZ - 02	GLASS - RIPPLE TEXTURE
GZ - 03	GLASS - FRONT GLAZED WINDOWS

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
EAST ELEVATION

SCALE
1 : 150
@A1
0 0.5 1 2 3 5

STATUS
TOWN PLANNING

PROJECT #
25-064

DRAWING NUMBER
TP 2-102

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RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:-

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

MATERIALS

EF - 01	TEXTURED CONCRETE - DARK BROWN
EF - 02	SMOOTH CONCRETE - DARK BROWN
EF - 03	RAW METAL
EF - 04	WEBFORGE
EF - 05	SMOOTH ARCHITECTURAL FINISH - OFF WHITE
EF - 06	SMOOTH ARCHITECTURAL FINISH IN CRINKLE PROFILE - CHARCOAL
GZ - 01	GLASS - CLEAR
GZ - 02	GLASS - RIPPLE TEXTURE
GZ - 03	GLASS - FRONT GLAZED WINDOWS

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

CLIENT
FORTIS

PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
SOUTH ELEVATION

SCALE
1 : 150
@A1
0 0.5 1 2 3 5

STATUS
TOWN PLANNING

PROJECT #
25-064

DRAWING NUMBER
TP 2-103

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ESD NOTES:

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1 X 10,000L 'DIRTY' RWT AT B2

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ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

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1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

MATERIALS

EF - 01	TEXTURED CONCRETE - DARK BROWN
EF - 02	SMOOTH CONCRETE - DARK BROWN
EF - 03	RAW METAL
EF - 04	WEBFORGE
EF - 05	SMOOTH ARCHITECTURAL FINISH - OFF WHITE
EF - 06	SMOOTH ARCHITECTURAL FINISH IN CRINKLE PROFILE - CHARCOAL
GZ - 01	GLASS - CLEAR
GZ - 02	GLASS - RIPPLE TEXTURE
GZ - 03	GLASS - FRONT GLAZED WINDOWS

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A	19/12/2025	TOWN PLANNING SUBMISSION
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C	30/07/2026	TOWN PLANNING SUBMISSION

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
WEST ELEVATION

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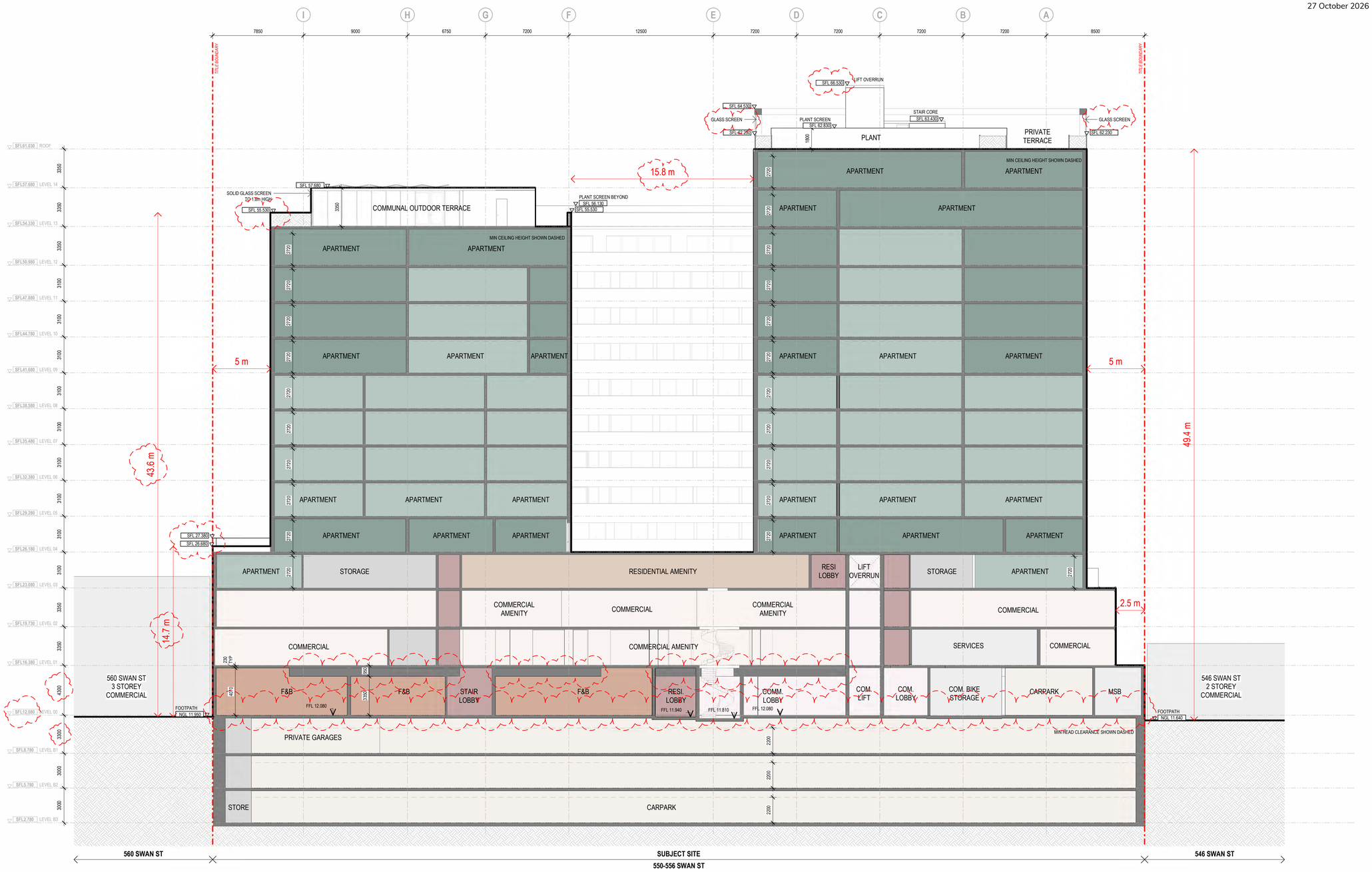
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25-064

DRAWING NUMBER
TP 2-104

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REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN

REFER TO ESD ENGINEER SMP FOR SUSTAINABLE DESIGN INITIATIVES

ESD NOTES:

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK. CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS & IRRIGATION

ESD NOTES CONT:

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK. CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS.

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE.

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00).
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE.

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
B	30/04/2026	TOWN PLANNING SUBMISSION
C	30/07/2026	TOWN PLANNING SUBMISSION

CLIENT
FORTIS

PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
SECTION AA

SCALE
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STATUS
TOWN PLANNING

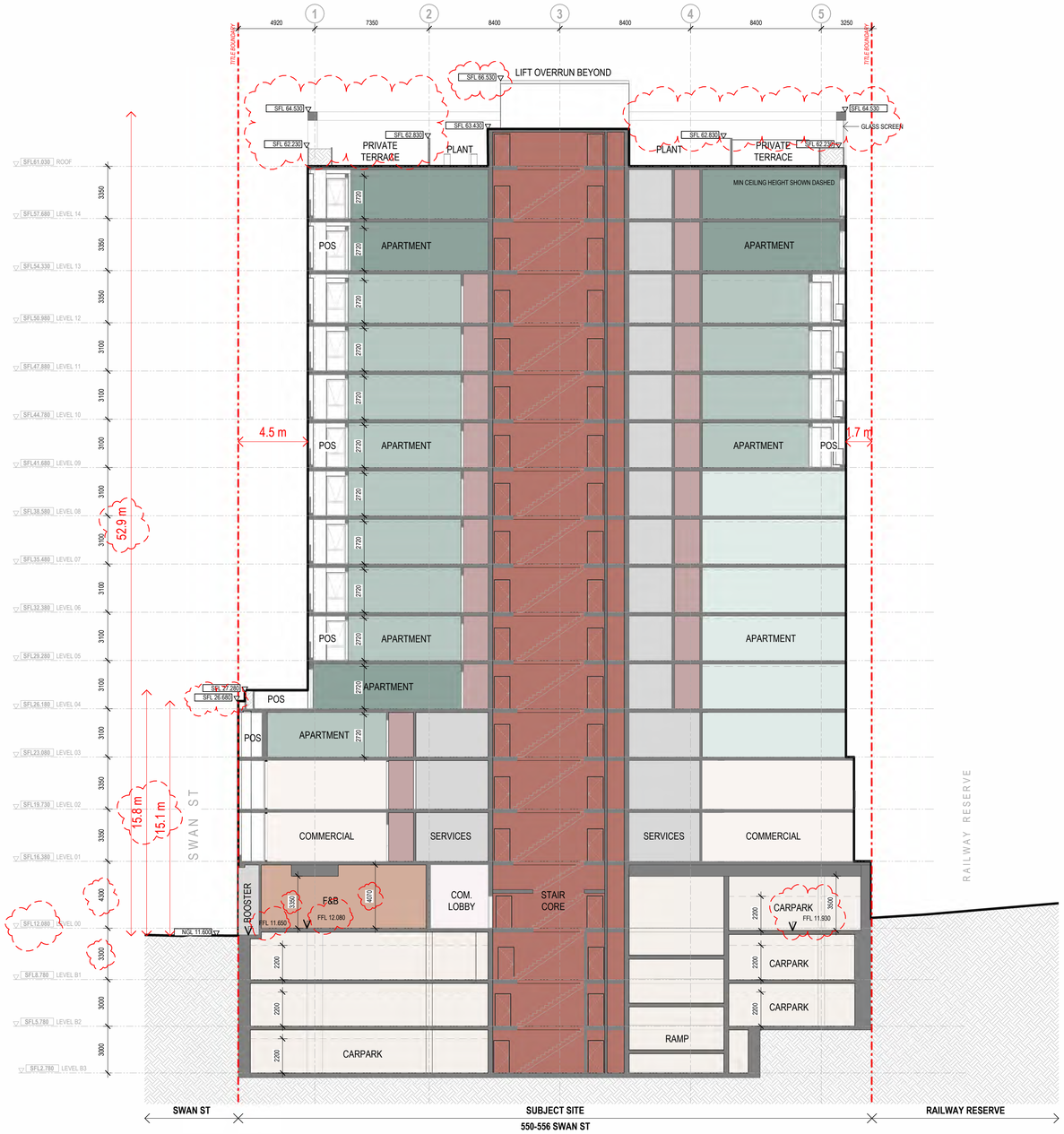
PROJECT #
25-064

DRAWING NUMBER
TP 3-101

REVISION
C

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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
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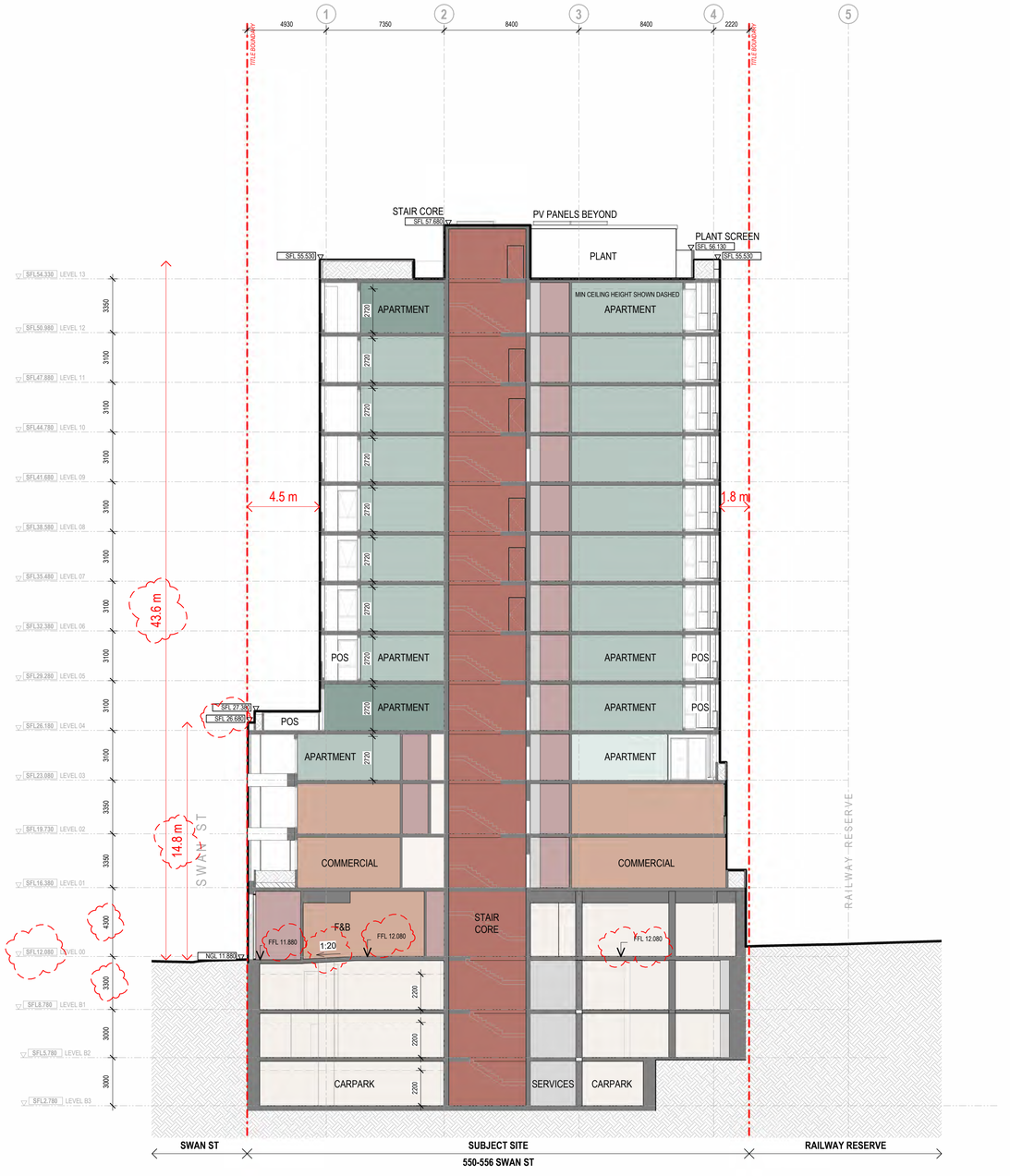
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PROJECT
SWAN STREET
550-556 SWAN STREET, RICHMOND

DRAWING TITLE
SECTION CC

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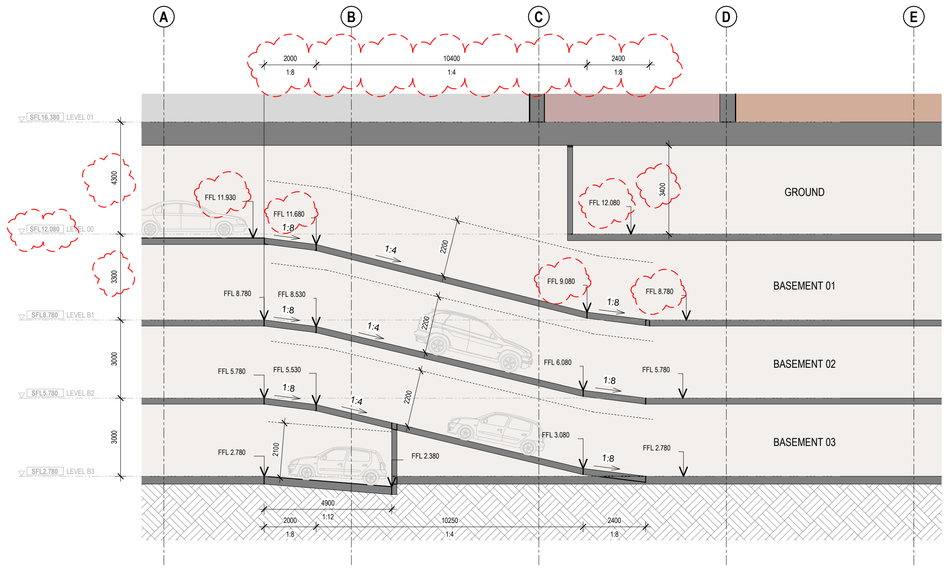
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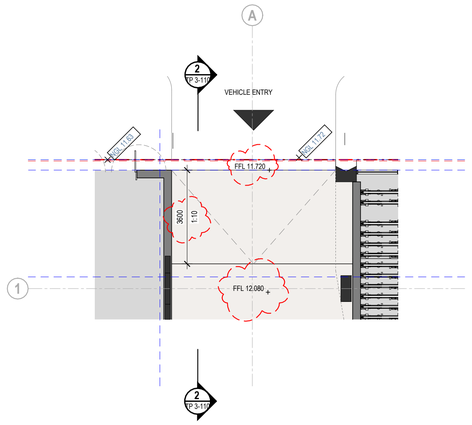
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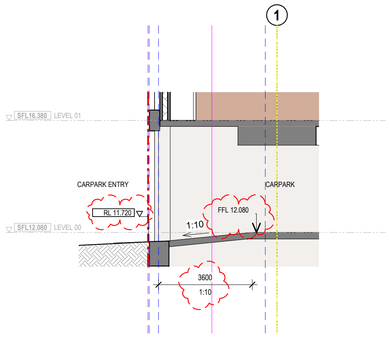
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SECTION DD - BASEMENT RAMP SECTION



ENTRY RAMP - PLAN



SECTION EE - ENTRY RAMP SECTION

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550-556 SWAN STREET, RICHMOND

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PROJECT #
25-064

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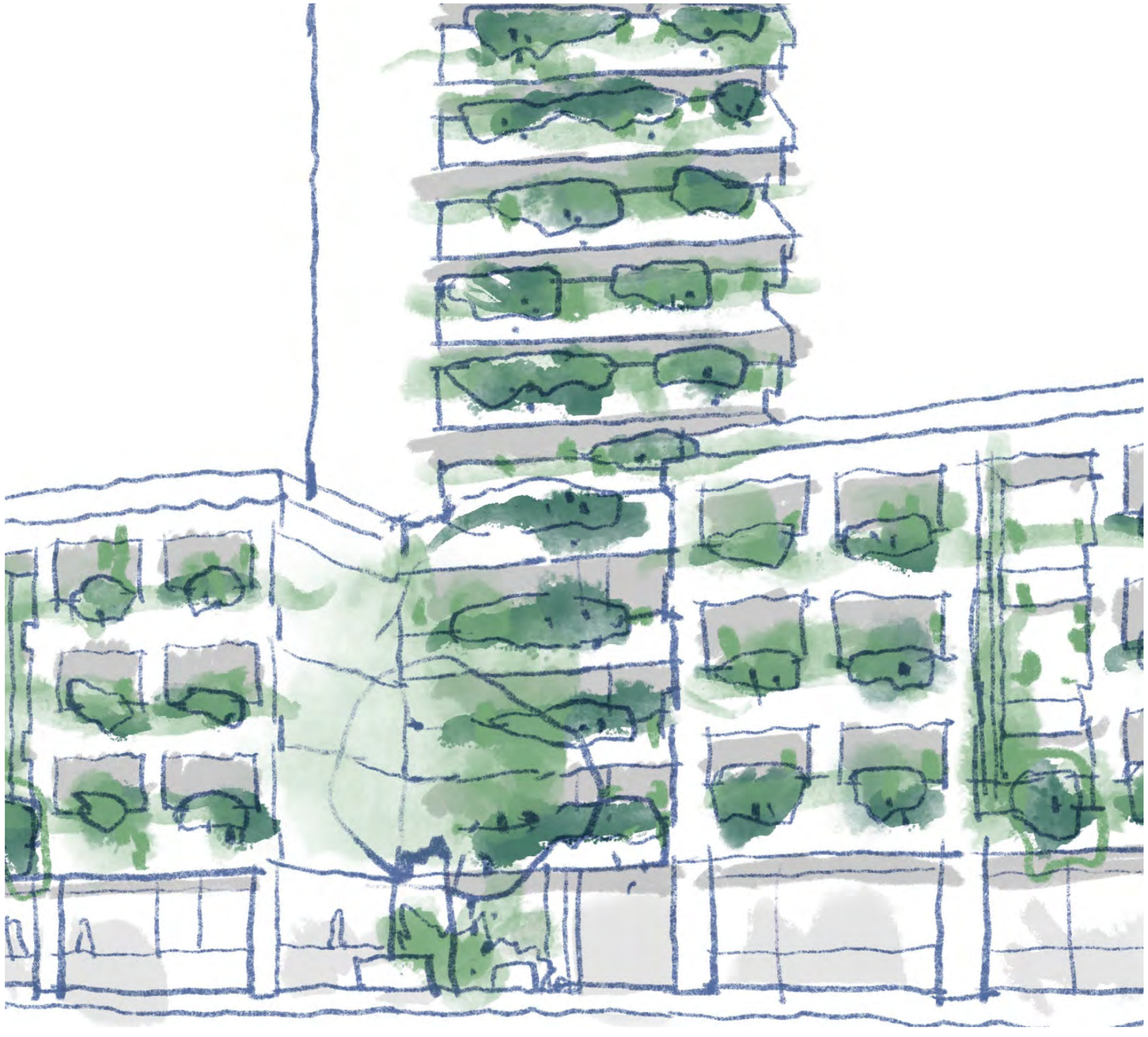
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550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

OPENWORK



OPENWORK



Rev	Date	Issue
01	19.12.2025	Draft for Review
02	13.04.2026	Draft for Review
03	27.07.2026	Issued for Town Planning

Issue: 04

Issued by:
Mark Jacques, Director

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Landscape Architecture, Urban Design, Research and Speculation
Registered Landscape Architect, AILA #006448

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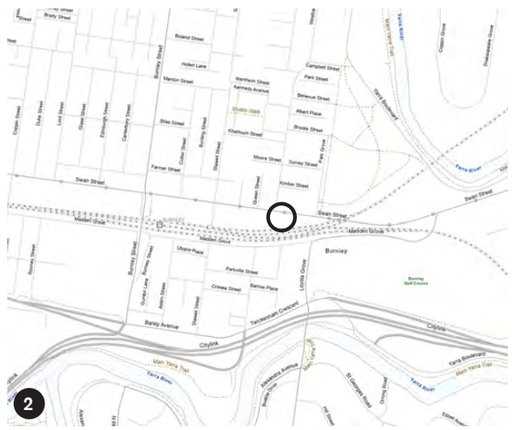
Introduction

Introduction

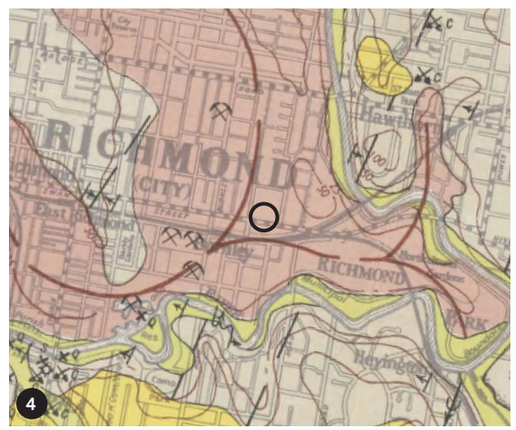
This Landscape Architectural Design Report has been prepared by Openwork pty ltd in association with JCB and Fortis. We acknowledge the Wurundjeri Woi-wurrung People of the Kulin Nation as the Traditional Custodians of the local land and water in which this project is proposed and who's culture is engrained in Country.

This document sets forth the guiding principles for landscape spaces and interfaces for the development of 550 - 556 Swan Street Richmond. The proposal outlined within this report is intended to create a verdant, characterful and enduring landscape for the amenity of the project's residents, adjoining neighbours and the wider neighbourhood.









1 Aerial image of existing site, October 2025.
2 Existing Ecological Vegetation Classes Mapping.
3 Pre-1750 Ecological Vegetation Classes Mapping.
4 Geological Survey of Victoria, 1959.

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

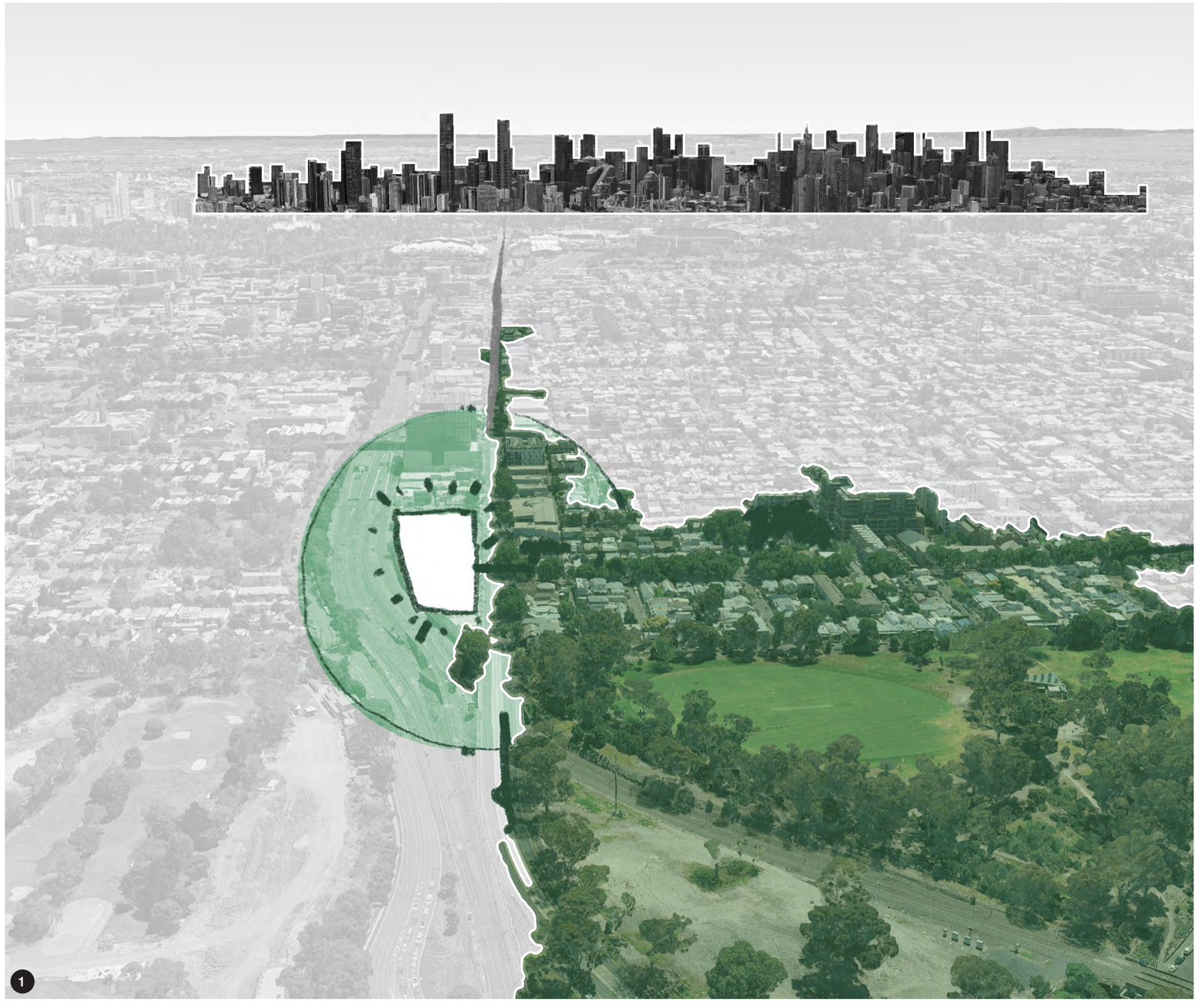
Landscape Report for Town Planning

Site Response

Existing Site

The site at 550 - 556 Swan Street occupies a unique position at the eastern edge of Swan Street, where multiple urban conditions converge. It sits at a threshold between fine-grain residential streets, former industrial interfaces, expansive parklands and the Yarra River corridor beyond. This junction condition gives the site a layered character, shaped as much by movement and transition as by adjacency.

At a broader scale, the site is connected to a wider landscape system that includes the river, adjoining parklands and distant views toward the CBD. These relationships position the site as a hinge between the dense, linear urbanity of Swan Street and the more open, vegetated landscapes to the north and east. Tree canopies, topography and the presence of water register strongly here, softening the urban edge and establishing a distinct sense of arrival. Read together, these conditions frame the site as a clear point of transition—one that invites a response grounded in landscape, connection and continuity rather than enclosure.



1 Site Context Collage

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

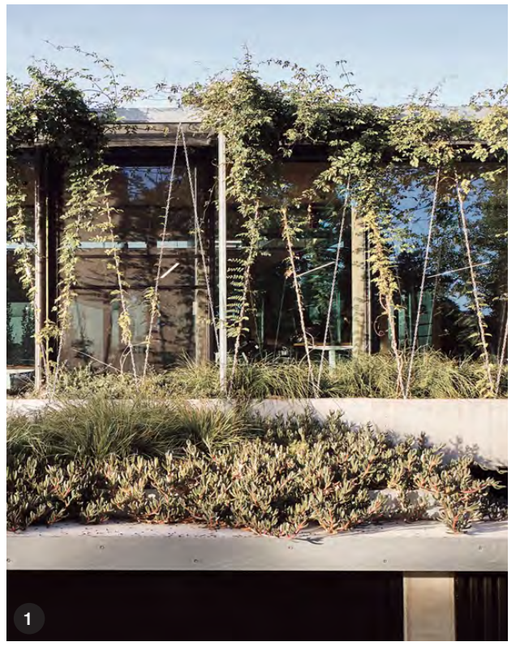
Ambition

Our Ambition

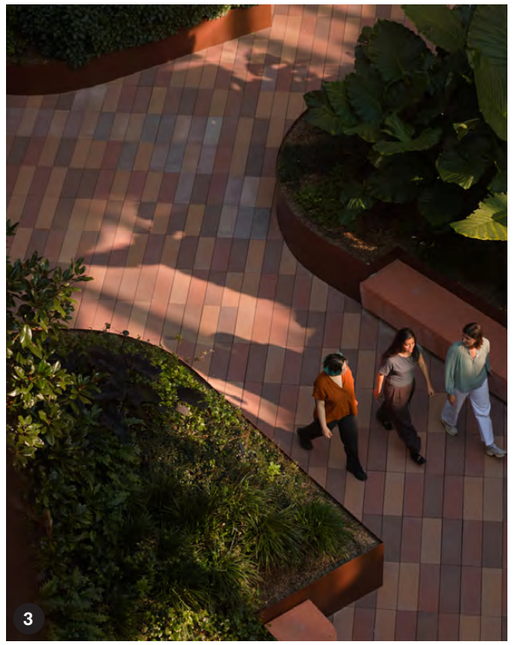
The ambition of the landscape design approach for 550 - 556 Swan Street is to push the norms for how landscape might be integrated into build form in urban multi-residential development. If an orthodox approach is to partition soil and plants in neat planters that are 'other' to the building, our approach is to find other ways of bringing ecology and architecture together to bolster urban biodiversity and re-establish a resilient, layered planting scheme grounded in indigenous species of Melbourne.

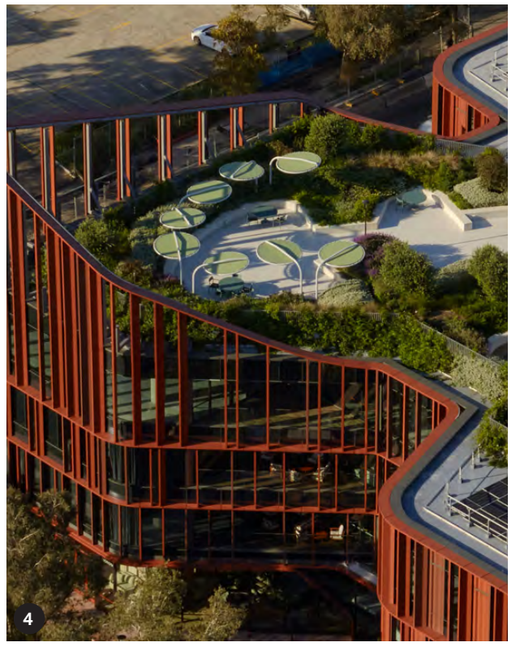
This ambition seeks to invest the fabric of the building including stairs, balconies and setbacks with plants and to host them in planters as well as in set downs in the slab.

While the site once supported Plains Grassy Woodland ecosystems, the altered microclimate - including overshadowing from new buildings - no longer provides the conditions for their restoration. Instead, the landscape design will reinterpret these ecologies, selecting indigenous plant communities suited to shade, reduced soil moisture, and urban stresses. This predominantly indigenous palette will include species that are well suited to low light conditions. By doing so, the scheme will actively increase local habitat diversity for bird life and pollinators, ensuring ecological gains are achievable and lasting.

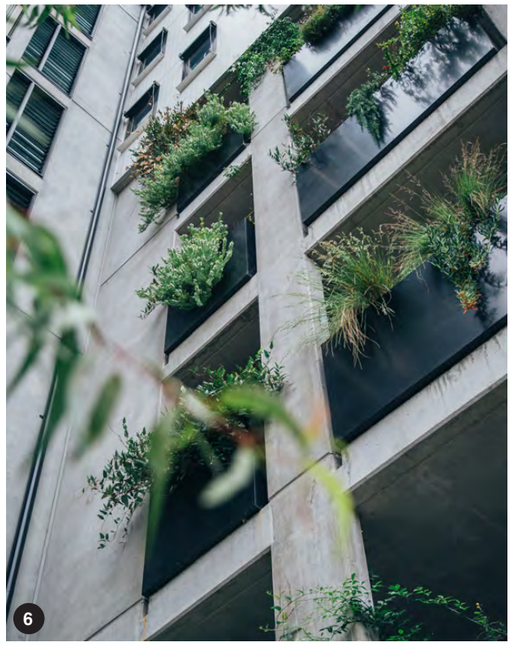

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6

1 Openwork. Parasitic planting at Albert Park Depot
2 Openwork. Piazza interface at Nightingale Anstey
3 Openwork. Planters on structure at Bourke and Bowden
4 Openwork. Occupiable roof at Bourke and Bowden
5 Openwork. Planters on structure at Neighbourhood
6 Openwork. Pollinator balcony planters at Nightingale Anstey

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Approach

Landscape Approach

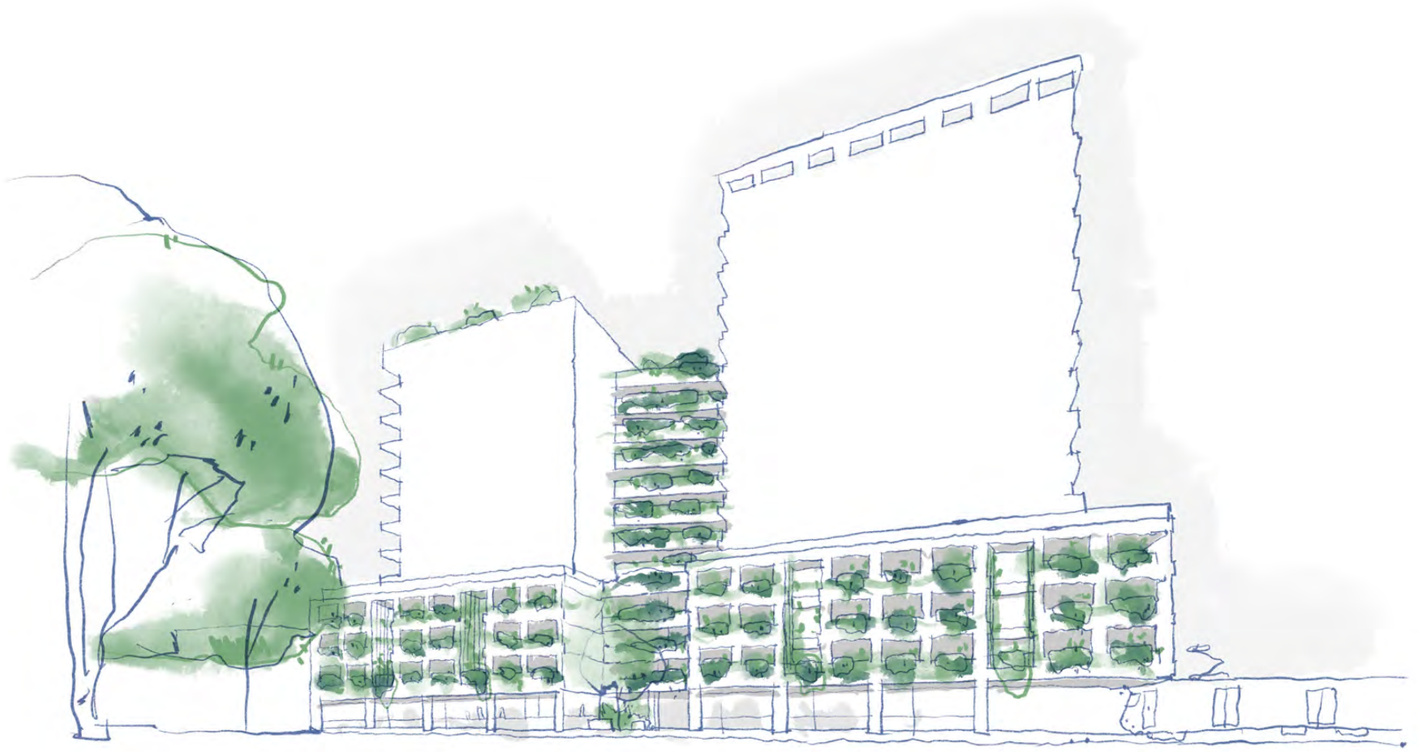
The proposed landscape for 550-556 Swan Street is generated out of an understanding both of the existing site and the proposed architectural design - the intrinsic qualities of both and how the proposed development can enhance and improve its neighbourhood. The design:

- Seeks to supercharge the proposed building by creating a landscape setting that is responsive to the Swan Street, but especially its intersection with Bendigo Street;
- Contributes to local biodiversity by massively increasing the biomass and diversity of plant species included within the landscape;
- Makes boundaries and interfaces green, verdant and engaging;
- Creates a robust landscape made from simple materials, proven planting and bold forms that can be managed and maintained; and
- Provides sufficient soil depths and planter box dimensions to enable plants and trees to be grown.

Four Exuberant Gardens

In addition to the provision of planter boxes to balconies and private open spaces, the proposed landscape approach centred around the provision of four exuberant gardens, each hosted by the new building.

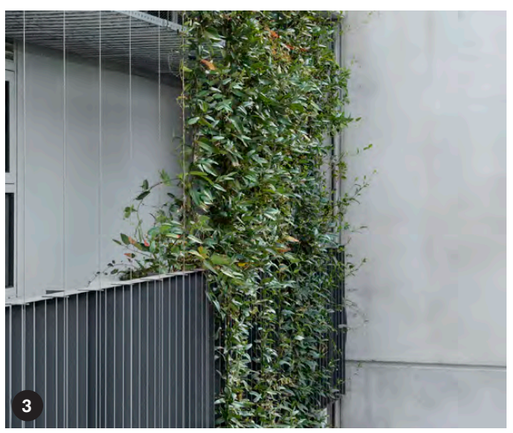
- A piazza framing Bendigo Street located over deep soil with a tree and vertical planting to its southern edge.
- A green ravine on the northern face of the set-back facade between the two buildings presenting a green face toward Bendigo Street and (via balcony planting to the podium) to Swan Street.
- Inhabitable communal and private open space, immersed in planting to levels 3, 4 and 12 that hosts communal activities including dining, gardening and passive dwelling.
- Private open space framed by gardens to the western building and communal open space framed by gardens to the eastern.



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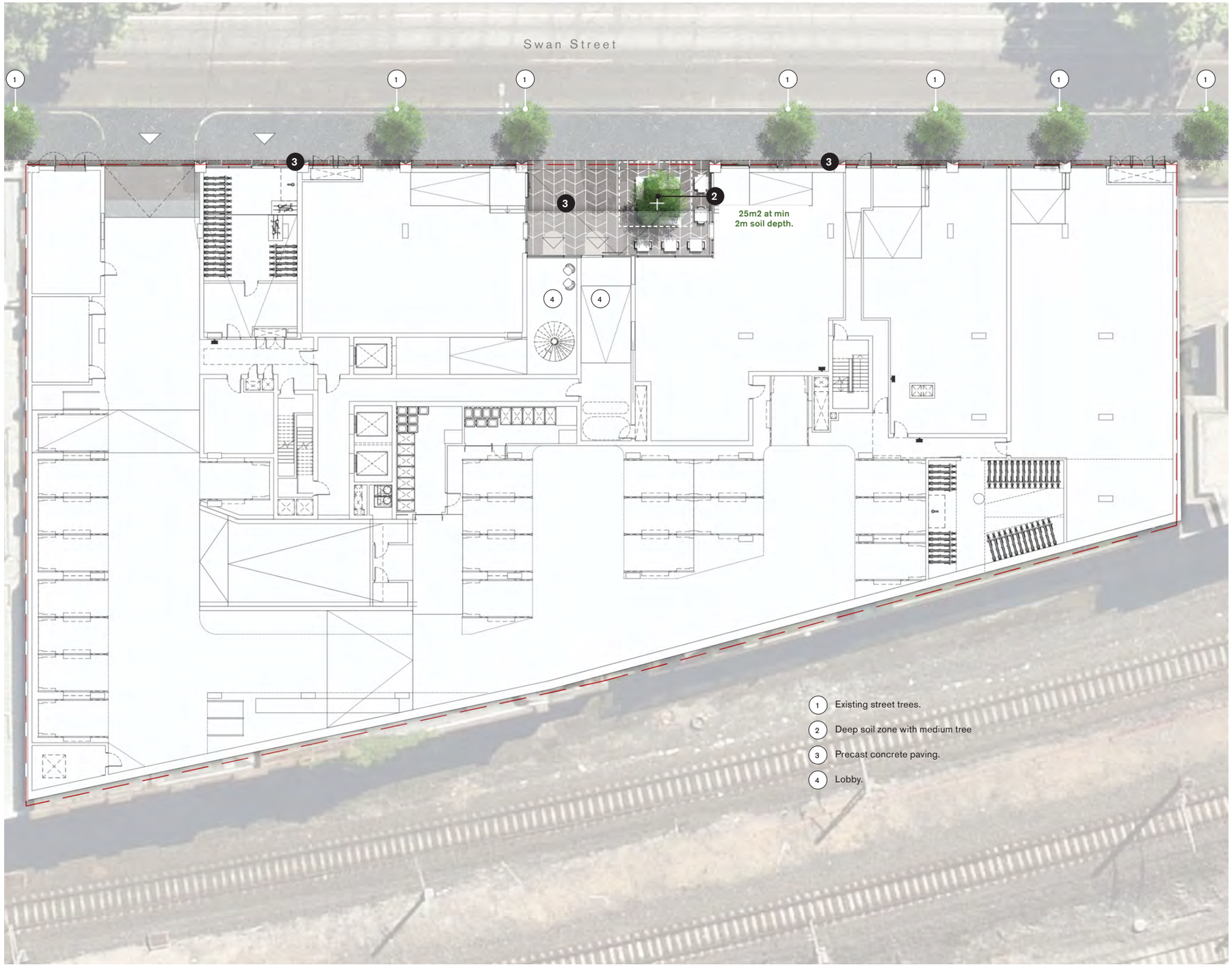


3



4

1 Openwork. Concept Sketch: Two buildings
2 Openwork. Centre for Higher education Studies, South Yarra
3 Openwork. Neighbourhood, Brunswick West.
4 Openwork. Nightingale Anstey, Brunswick.



Notes

- These drawings should be read in conjunction with landscape schedules and specifications along with architectural drawings and services, hydraulic, civil and structural engineer's documentation.
- All works to be in accordance with the current edition of the National Construction Code (NCC), Australian Standards (AS) statutory regulations and local authority requirements.
- All set-out works are to be by a licensed surveyor to establish, datum's, grids, finished floor levels, services and furniture.
- Contractor to ensure consistency between materials is maintained.
- Contractor to notify landscape architect of any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacturing.
- Landscape architect to review all contractors detailed drawings / setting out prior to construction.
- Dimensions to be verified on site - do not scale.
- Consult with the nominated manufacturers of all specified materials, equipment, fittings and finishes for procurement, transport, handling, storage, installation and maintenance.
- Tactile indicators to be provided in accordance with AS1428.4.
- Disabled access and signage to provided in accordance with AS1428.1.
- Refer to arborist report and early works schedules for removal or retention of trees on site.
- Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plants or equipment and the preparation of shop drawings and/or the fabrication of any components.
- Spot levels take precedence over contour information.
- Planting numbers on the plans take precedence over those on the schedule.
- All existing vegetation to be retained shall be protected for the duration of works. Excavation in root zones of existing trees shall be supervised by a qualified arborist.
- Drawings may not be reproduced or distributed without prior permission from openwork pty ltd.
- All heights in AHD.

Revision	Date	Description	Initial	Checked
03	26.07.27	Issued for Planning	OW	MJ
02	26.04.10	Issued for Planning	OW	MJ
01	25.12.19	Issued for Planning	OW	MJ

NOT FOR CONSTRUCTION
NOT FOR COSTING

Project Number

328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

Client	Fortis
Architect	Jackson Clements Burrows
Scale	1:250@A3
Drawn	OW
Checked	MJ
Drawing No. [Revision]	North

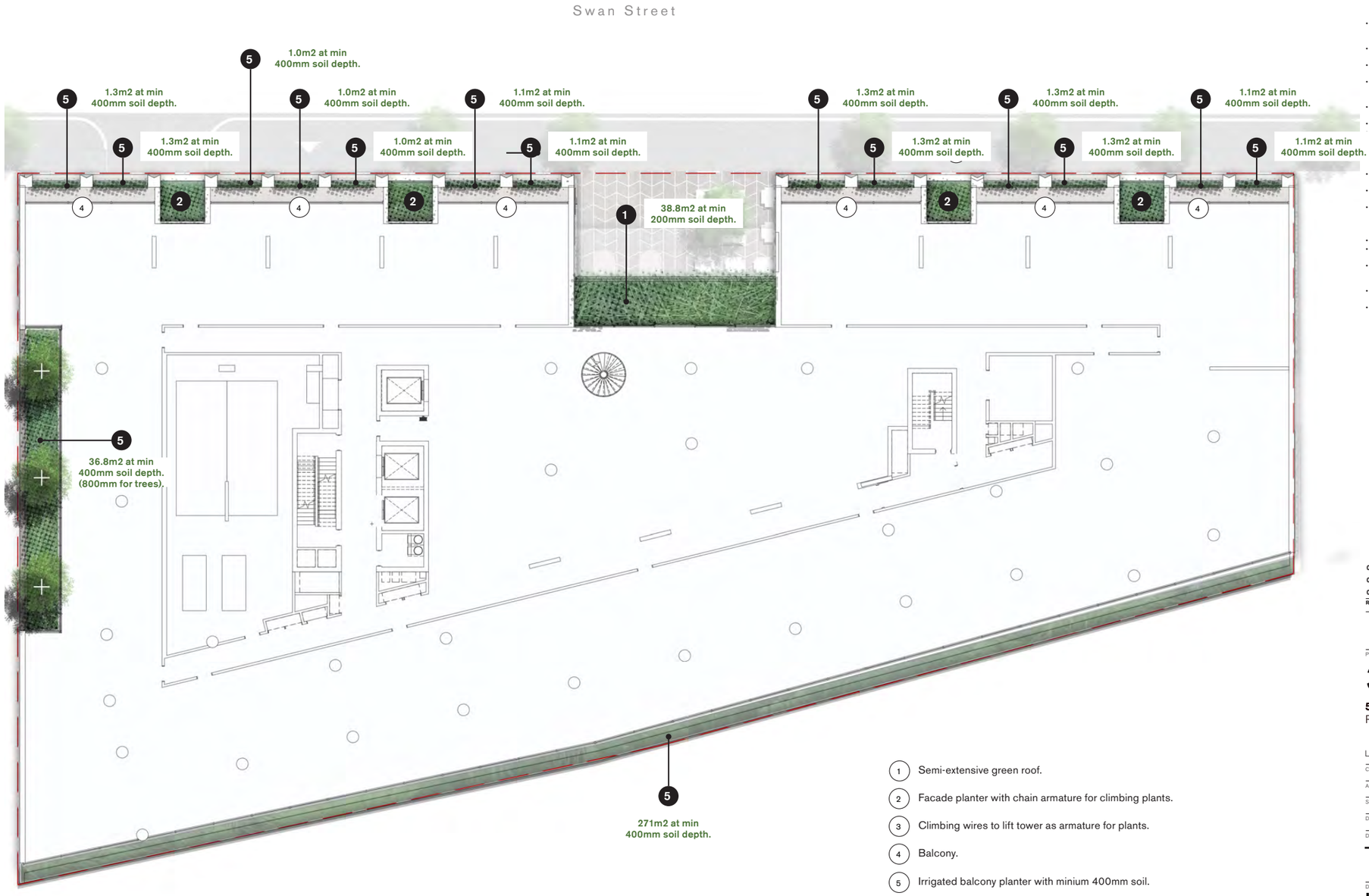
TP01-03

Drawing

Landscape Plan
Ground Floor

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Landscape Architecture, Urban Design, Research and Speculation
Suite 1, 2nd Floor. 94 Elizabeth Street Melbourne VIC 3000 Australia
T: 03 9614 6446 | work@openwork.info | www.openwork.info
ACN 611 784 537 | Registered Landscape Architect #006448



1. Semi-extensive green roof.
2. Facade planter with chain armature for climbing plants.
3. Climbing wires to lift tower as armature for plants.
4. Balcony.
5. Irrigated balcony planter with minium 400mm soil.

Notes

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Drawing No. [Revision]	North

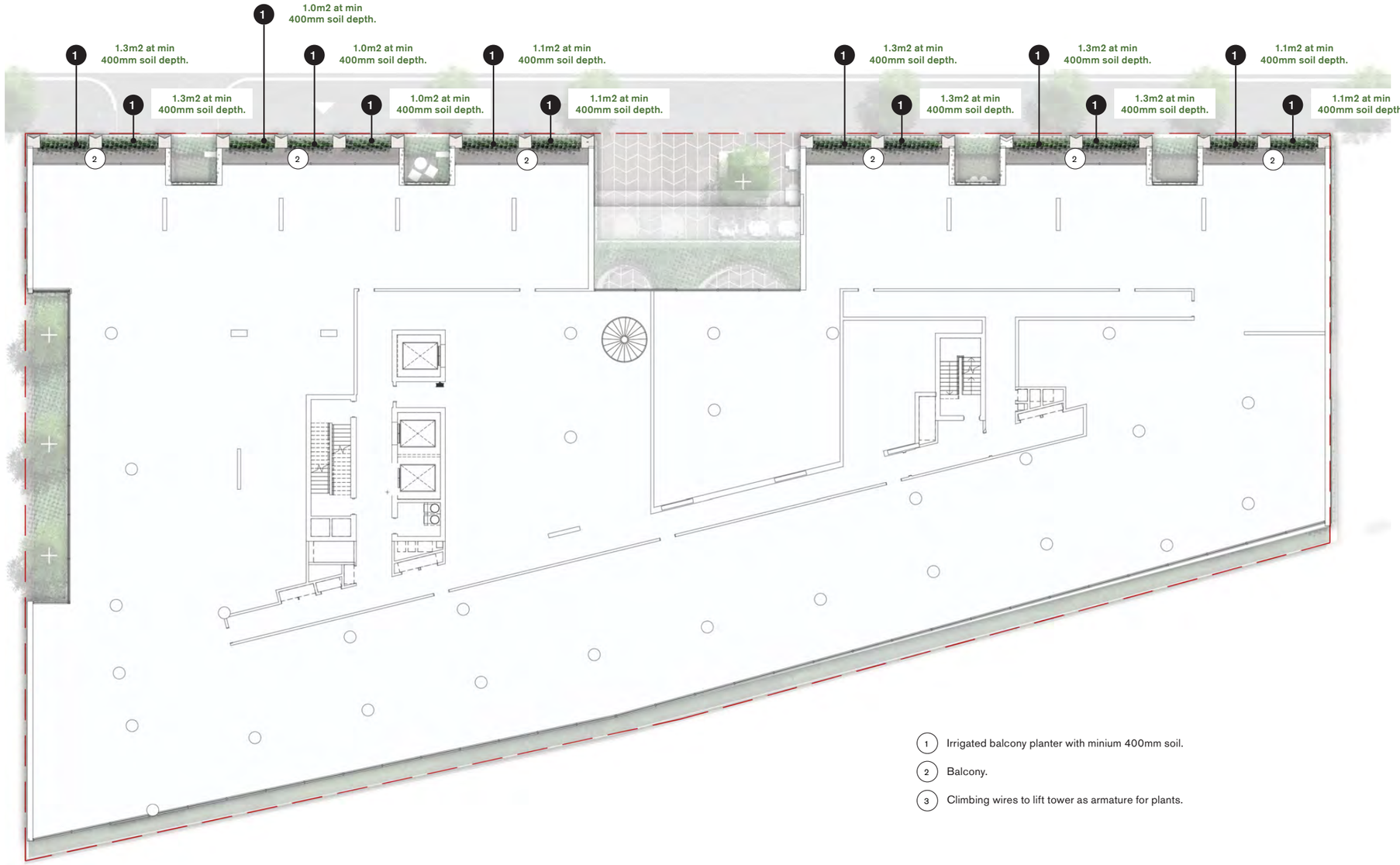
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Drawing

Landscape Plan
First Floor

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ACN 611 784 537 | Registered Landscape Architect #006448



1 Irrigated balcony planter with minium 400mm soil.

2 Balcony.

3 Climbing wires to lift tower as armature for plants.

Notes

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- All heights in AHD.

Revision	Date	Description	Initial	Checked
03	26.07.27	Issued for Planning	OW	MJ
02	26.04.10	Issued for Planning	OW	MJ
01	25.12.19	Issued for Planning	OW	MJ

NOT FOR CONSTRUCTION
NOT FOR COSTING

Project Number

328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

Client Fortis

Architect Jackson Clements Burrows

Scale 1:250@A3

Drawn OW Checked MJ

Drawing No. [Revision] North

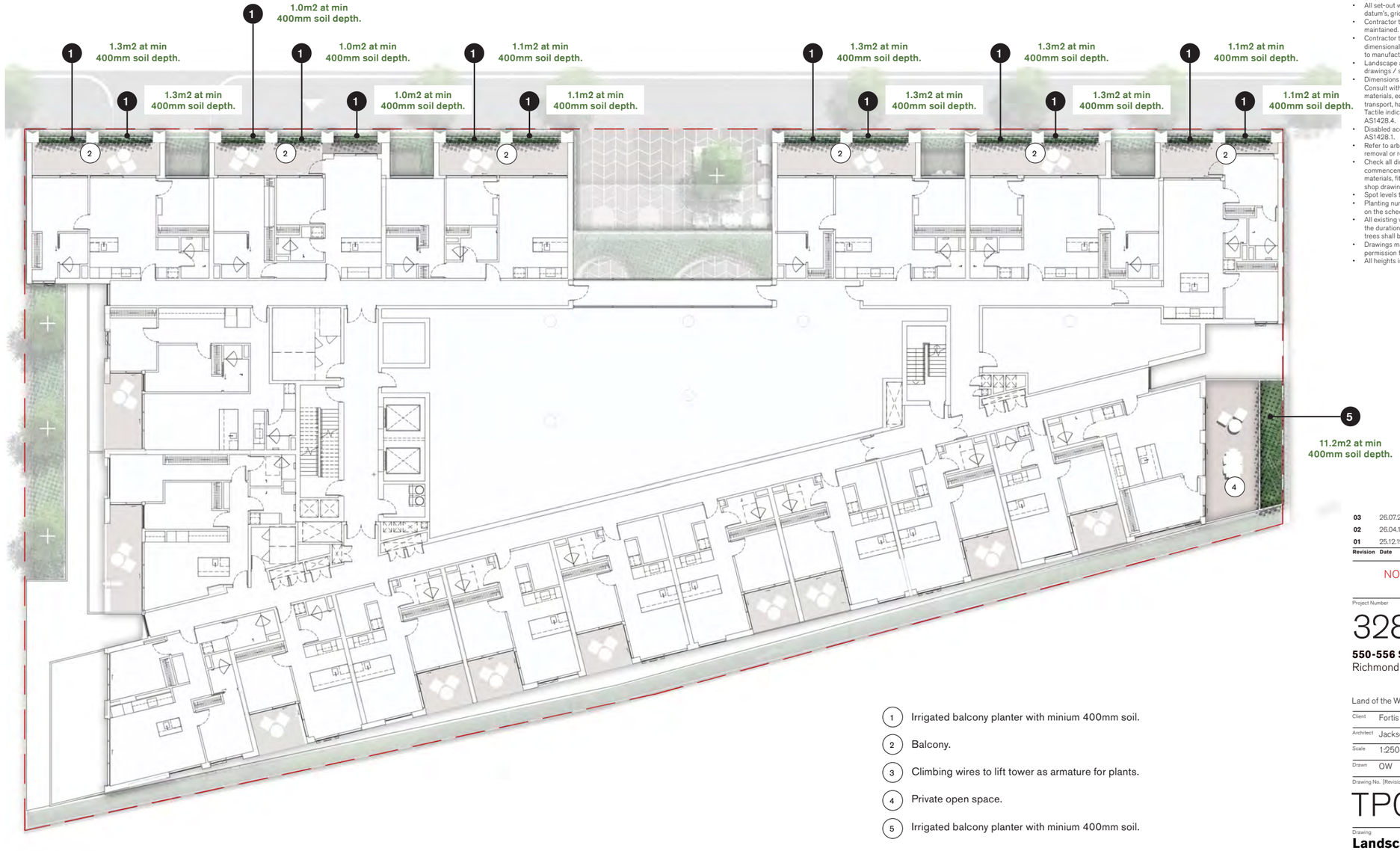
TP03-03

Drawing

Landscape Plan
Second Floor

OPENWORK Pty Ltd

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T: 03 9614 6446 | work@openwork.info | www.openwork.info
ACN 611 784 537 | Registered Landscape Architect #006448



1. Irrigated balcony planter with minium 400mm soil.
2. Balcony.
3. Climbing wires to lift tower as armature for plants.
4. Private open space.
5. Irrigated balcony planter with minium 400mm soil.

Notes

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NOT FOR CONSTRUCTION
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Project Number

328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

Client	Fortis
Architect	Jackson Clements Burrows
Scale	1:250@A3
Drawn	OW
Checked	MJ

Drawing No. [Revision] — North

TP04-03

Drawing

Landscape Plan
Third Floor

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ACN 611 784 537 | Registered Landscape Architect #006448



1. Precast concrete on pedestals.
2. Integrated seating.
3. Private open space.
4. Irrigated balcony planter with minium 400mm soil.

Notes

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Project Number
328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

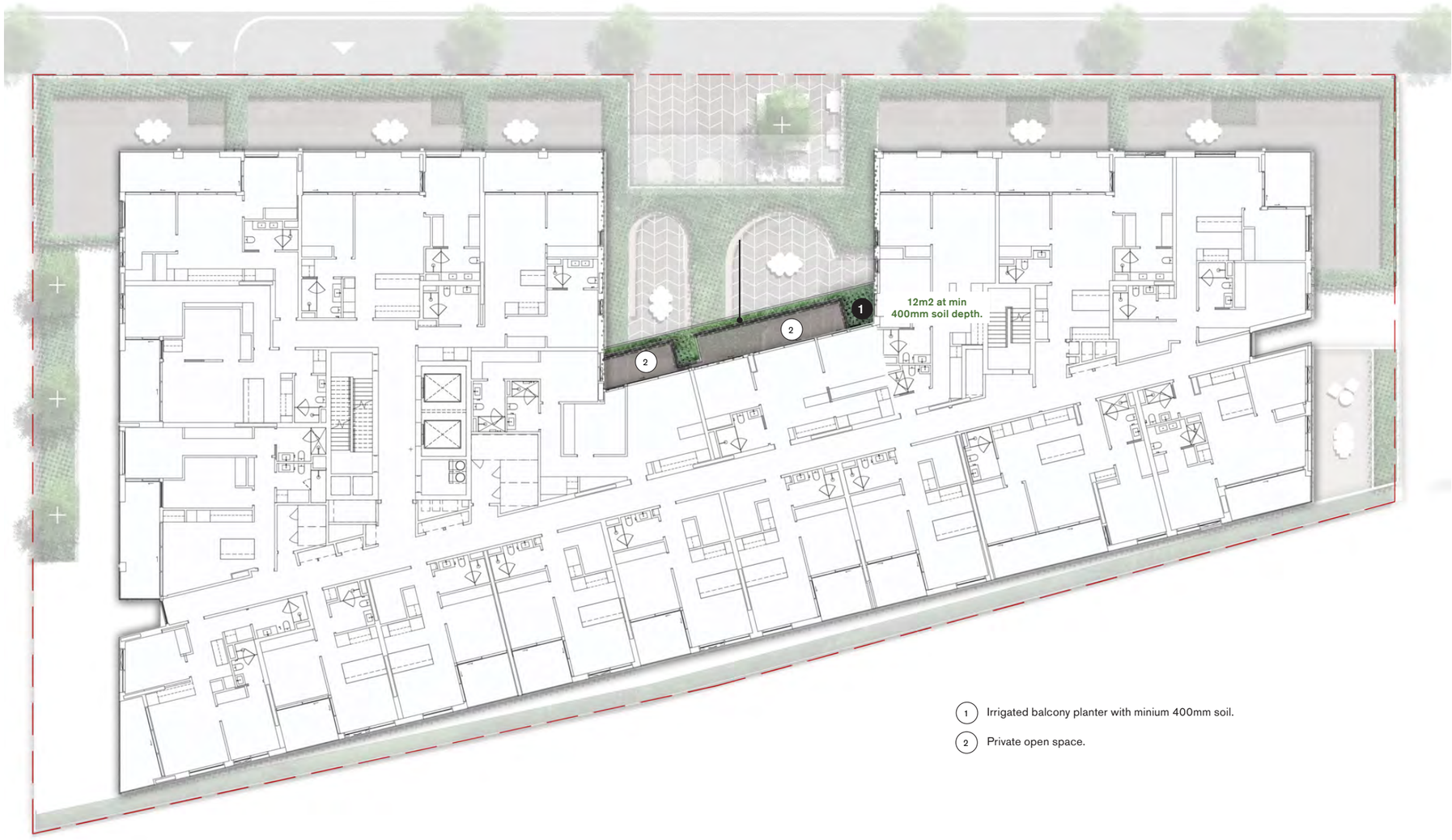
Client: Fortis
Architect: Jackson Clements Burrows
Scale: 1:250@A3
Drawn: OW
Checked: MJ
Drawing No. [Revision]
North

TP05-03

Drawing
Landscape Plan
Fourth Floor

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ACN 611 784 537 | Registered Landscape Architect #006448



1 Irrigated balcony planter with minium 400mm soil.

2 Private open space.

Notes

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Project Number

328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

Client Fortis

Architect Jackson Clements Burrows

Scale 1:250@A3

Drawn OW Checked MJ

Drawing No. [Revision] North

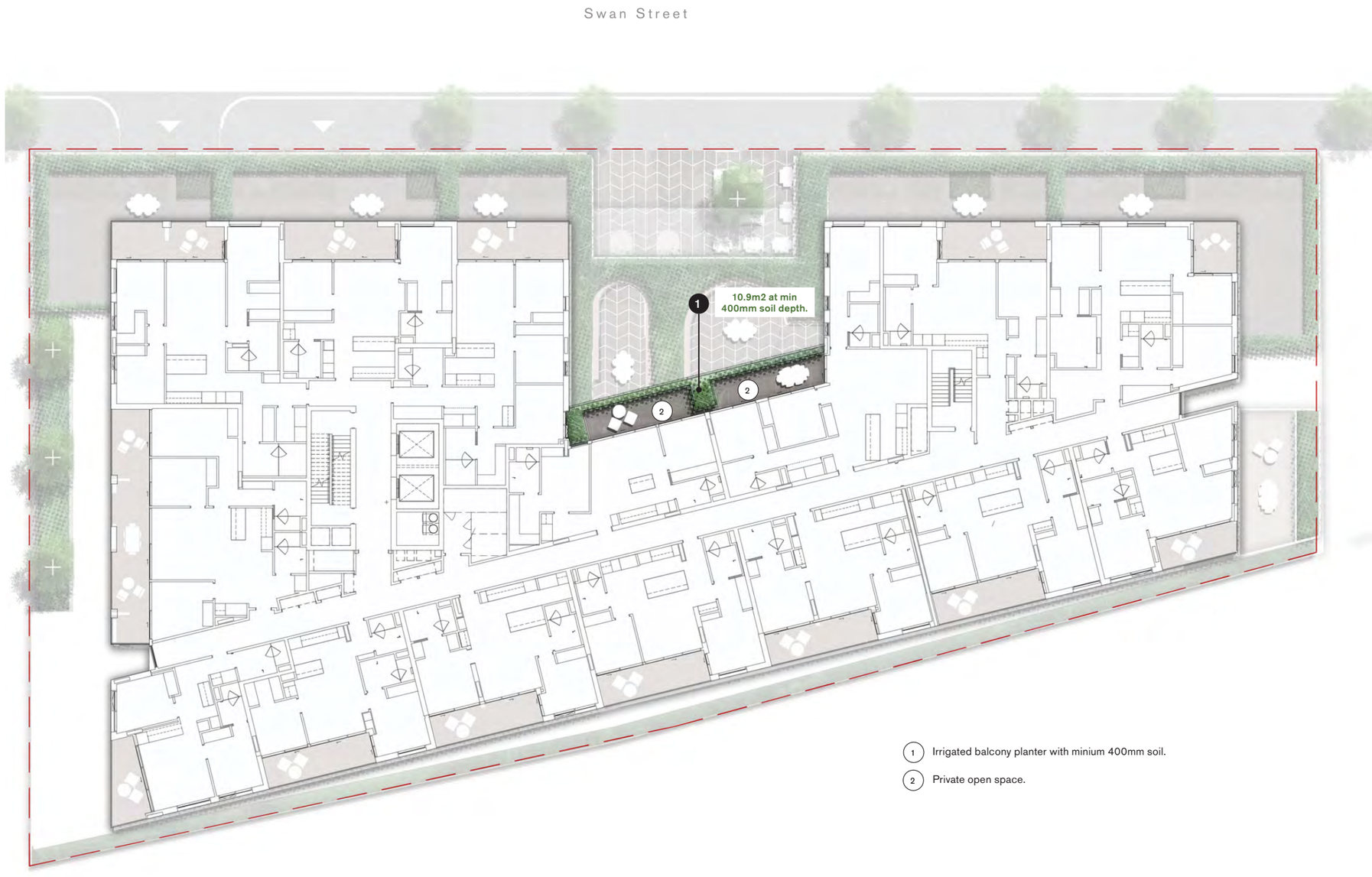
TP06-03

Drawing

Landscape Plan
Fifth - Eigth Floor

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ACN 611 784 537 | Registered Landscape Architect #006448



1 Irrigated balcony planter with minium 400mm soil.

2 Private open space.

Notes

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Project Number

328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

Client: Fortis

Architect: Jackson Clements Burrows

Scale: 1:250@A3

Drawn: OW Checked: MJ

Drawing No. [Revision] North

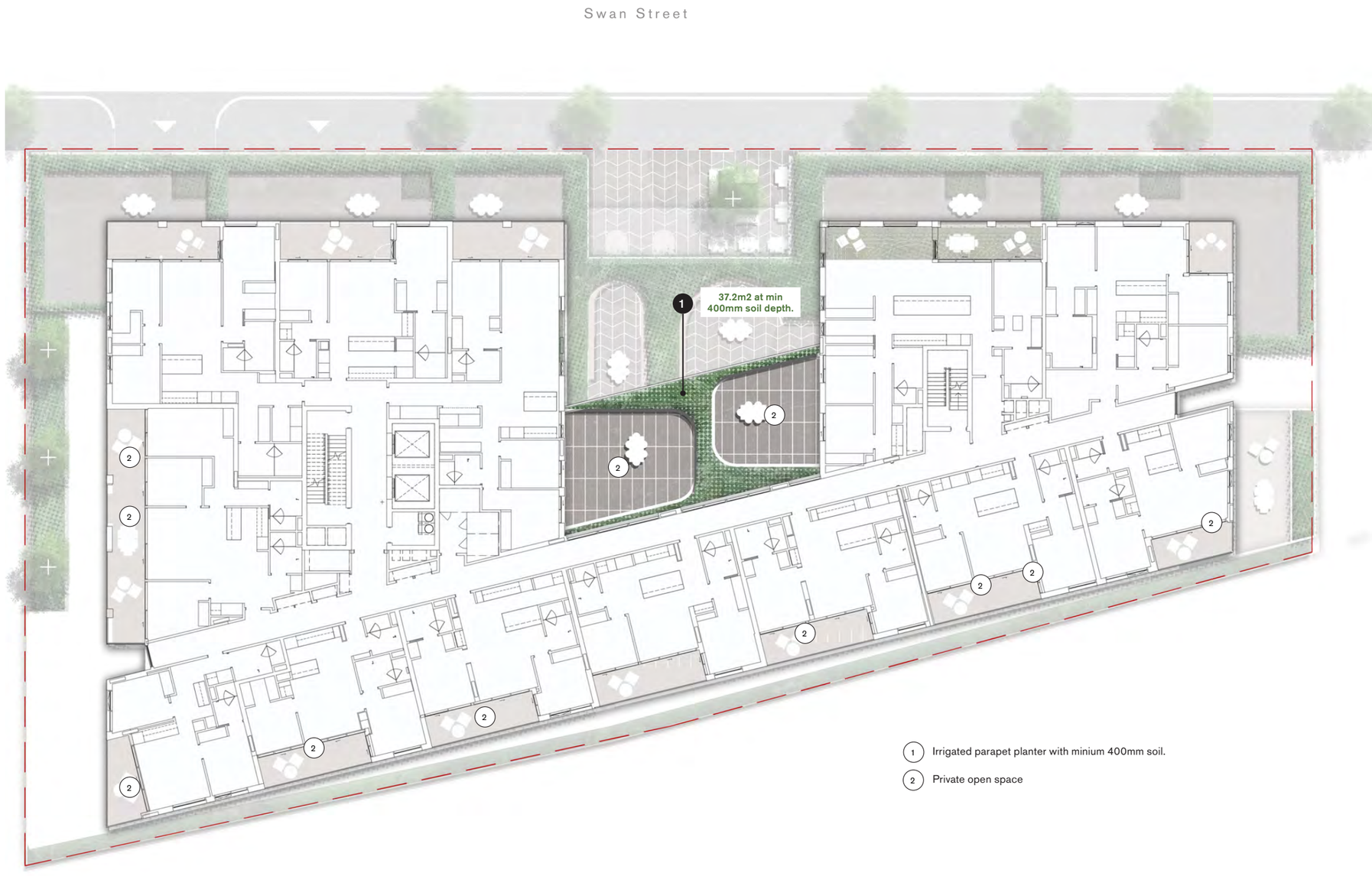
TP07-03

Drawing

Landscape Plan
Ninth - Eleventh Floor

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Suite 1, 2nd Floor. 94 Elizabeth Street Melbourne VIC 3000 Australia
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1 Irrigated parapet planter with minium 400mm soil.

2 Private open space

Notes

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Client Fortis

Architect Jackson Clements Burrows

Scale 1:250@A3

Drawn OW Checked MJ

Drawing No. [Revision] North

TP08-03

Drawing

Landscape Plan
Twelfth Floor

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ACN 611 784 537 | Registered Landscape Architect #006448



1. Irrigated parapet planter with minium 400mm soil.
2. Precast concrete on pedestals.
3. Communal area.
4. Communal terrace.
5. BBQ and sink.
6. Communal table and pergola with climbing plants.
7. Productive garden.
8. Small trees in pots / mounds.

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550-556 Swan Street
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Land of the Wurundjeri Woi-wurrung People

Client	Fortis
Architect	Jackson Clements Burrows
Scale	1:250@A3
Drawn	OW
Checked	MJ
Drawing No. [Revision]	North

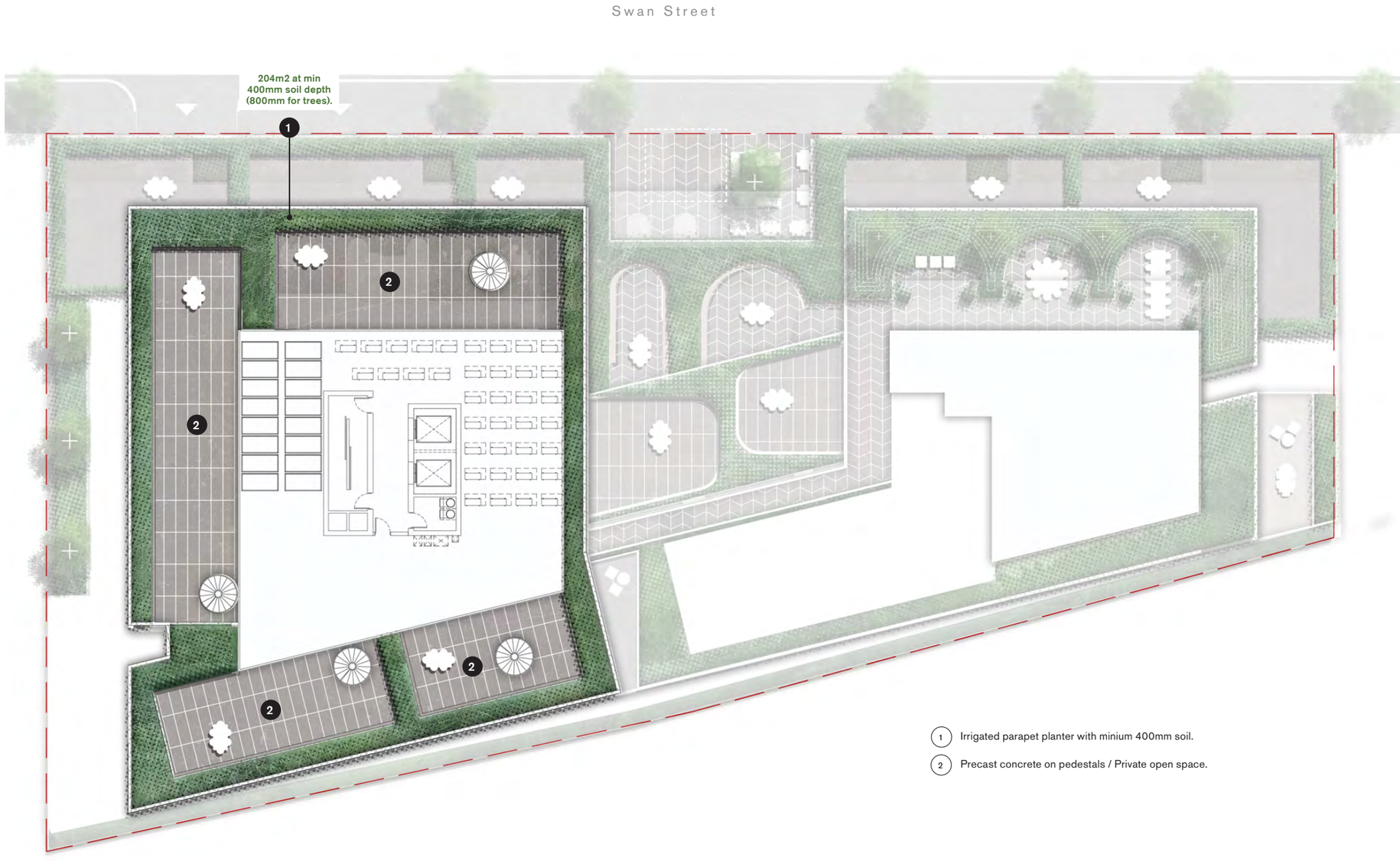
TP09-03

Drawing

Landscape Plan
Thirteenth Floor

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ACN 611 784 537 | Registered Landscape Architect #006448



1 Irrigated parapet planter with minium 400mm soil.

2 Precast concrete on pedestals / Private open space.

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Scale	1:250@A3
Drawn	OW
Checked	MJ

Drawing No. [Revision]

North

TP10-03

Drawing

Landscape Plan
Roof Plan

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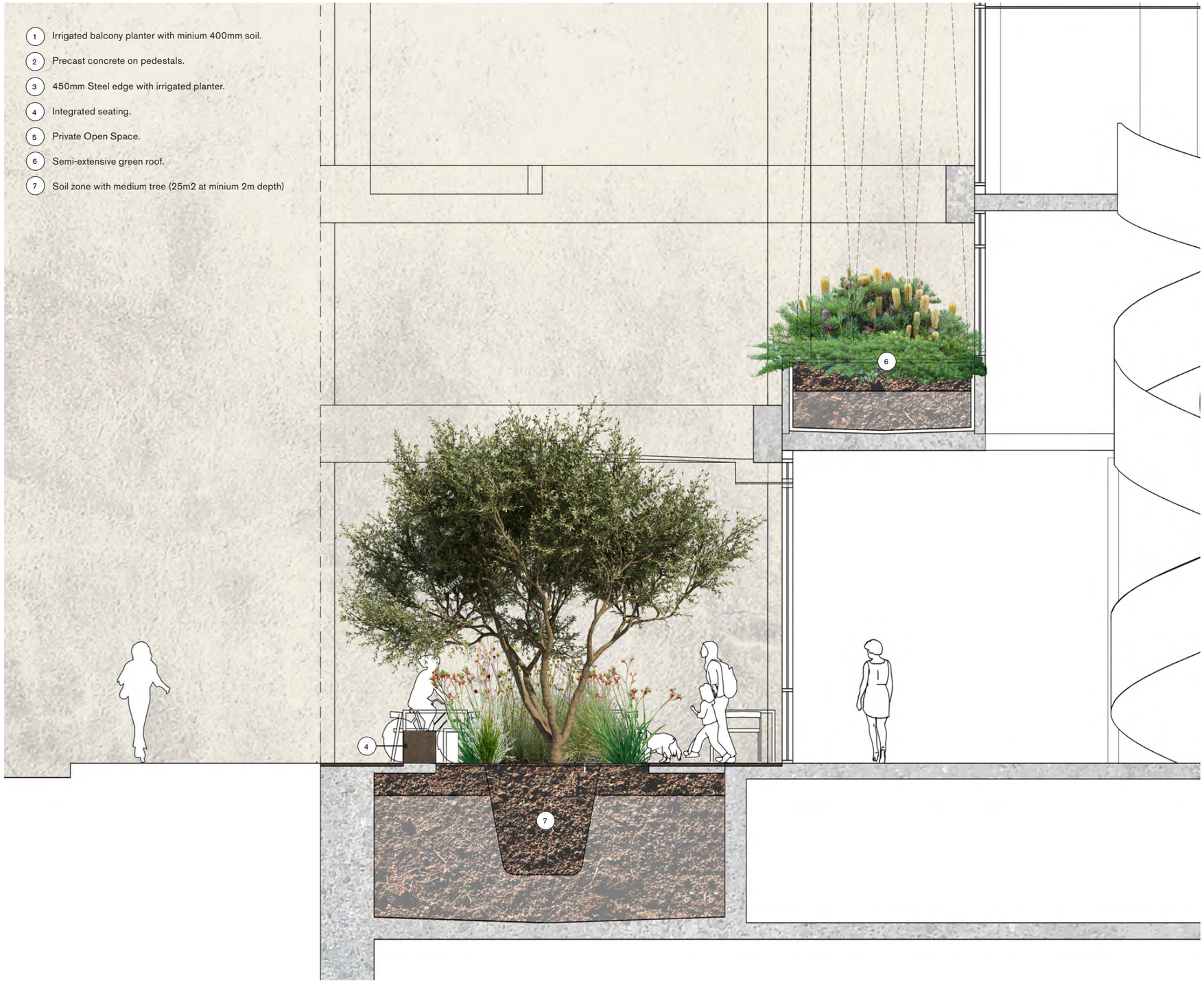
Land of the Wurundjeri Woi-wurrung People

Client Fortis
Architect Jackson Clements Burrows
Scale 1:250@A3
Drawn OW Checked MJ
Drawing No. [Revision] North
TP11-03

Drawing
Podium Section
Overall

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1. Irrigated balcony planter with minium 400mm soil.
2. Precast concrete on pedestals.
3. 450mm Steel edge with irrigated planter.
4. Integrated seating.
5. Private Open Space.
6. Semi-extensive green roof.
7. Soil zone with medium tree (25m2 at minium 2m depth)



Notes

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Richmond

Land of the Wurundjeri Woi-wurrung People

Client: Fortis

Architect: Jackson Clements Burrows

Scale: 1:250@A3

Drawn: OW Checked: MJ

Drawing No. [Revision] North

TP12-03

Drawing

Podium Section
Detail

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- Consult with the nominated manufacturers of all specified materials, equipment, fittings and finishes for procurement, transport, handling, storage, installation and maintenance.
- Tactile indicators to be provided in accordance with AS1428.4.
- Disabled access and signage to provided in accordance with AS1428.1.
- Refer to arborist report and early works schedules for removal or retention of trees on site.
- Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plants or equipment and the preparation of shop drawings and/or the fabrication of any components.
- Spot levels take precedence over contour information.
- Planting numbers on the plans take precedence over those on the schedule.
- All existing vegetation to be retained shall be protected for the duration of works. Excavation in root zones of existing trees shall be supervised by a qualified arborist.
- Drawings may not be reproduced or distributed without prior permission from openwork pty ltd.
- All heights in AHD.

Revision	Date	Description	Initial	Checked
03	26.07.27	Issued for Planning	OW	MJ
02	26.04.10	Issued for Planning	OW	MJ
01	25.12.19	Issued for Planning	OW	MJ

NOT FOR CONSTRUCTION
NOT FOR COSTING

Project Number
328

550-556 Swan Street
Richmond

Land of the Wurundjeri Woi-wurrung People

Client Fortis

Architect Jackson Clements Burrows

Scale 1:250@A3

Drawn OW Checked MJ

Drawing No. [Revision] North
TP13-03

Drawing
Podium Section
Detail

OPENWORK Pty Ltd

Landscape Architecture, Urban Design, Research and Speculation
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T: 03 9614 6446 | work@openwork.info | www.openwork.info
ACN 611 784 537 | Registered Landscape Architect #006448

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Podium

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.
Trees								
SyFl	*Syzygium floribundum*	Weeping Lilly Pilly	100L	6.0-12.0m	3.0-6.0m		+	
Shrubs, Grasses, Forbes								
ArCi	*Arthropodium cirratum*	Renga Renga Lily	5L	0.6-1m	0.6-1m			+
BeYu	*Beschorneria yuccoides*	Mexican Lily	300mm	1.5m	2.0m			+
BlSL	*Blechnum gibbum 'Silver Lady'*	Silver Lady Fern	27L	1.2m	1.5m		+	
ElEb	*Elaeagnus ebbingei*	Ebbings Silverberry	300mm	3.0m	3.0m			+
EuRi	*Euphorbia rigida*	Gopher Plant	200mm	0.6-1m	0.6-1m			+
GaLi	*Gaura lindheimeri*	Butterfly Bush	140mm	1.0m	0.6m			+
HeGa	*Hedychium gardnerianum*	Kahili Ginger	140mm	1.8m	1.2m			+
HeCS	*Helleborus x ballardiae 'Cinnamon Snow'*	Winter Rose	140mm	0.4m	0.5m			+
HySQ	*Hydrangea quercifolia 'Snow Queen'*	Oakleaf Hydrangea 'Snow Queen'	140mm	1.8m	1.4m			+
LaBa	*Lasiopetalum baueri*	Slender velvet bush	140mm	1.5m	1.0-3.0m	+	+	
LoSG	*Lomandra confertifolia rubiginosa 'Silver Grace'*	Mat Rush	140mm	0.6m	0.6m		+	
LoLP	*Lomandra confertifolia 'Little Pal'*	Mat Rush	140mm	0.6-1m	0.6m		+	
MyPa	*Myoporum parvifolium*	Creeping Boobialla	140mm	0.1-1.0m	1.5-3.0m	+	+	
OzSW	*Ozothamnus diosmofolius*	Rice Flower	140mm	1.5-2.0m	1.0m	+	+	
PeNA	*Pennisetum alopecuroides 'Nafray'*	Nafray' Fountain Grass	140mm	0.7-0.9m	1.0m		+	
PiWD	*Pittsporum 'Wheelers Dwarf'*	Japanese Mock Orange	140mm	0.7m	0.8m			+
PlAL	*Plectranthus ecklonii 'Alba'*	Plectranthus	140mm	2.5m	1.2m			+
RuHy	*Ruscus hypoglossum*	Butchers Broom	140mm	0.8m	0.8m			+
Groundcover and climbers								
CoSM	*Convolvulus cneorum 'Silvery Moon'*	Silvery Moon Convolvulus	140mm	0.25m	0.7m			+
DiRe	*Dichondra repens*	Kidney-weed	140mm	0.1–0.15 m	indefinite	+	+	
KePr	*Kennedia prostrata*	Running postman; scarlet coral pea	140mm	0.3m	1–5 m		+	



Syzygium floribundum

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

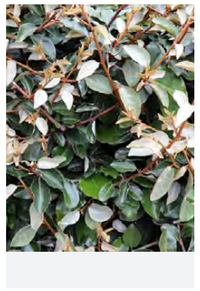
Landscape Report for Town Planning

Plant Palette

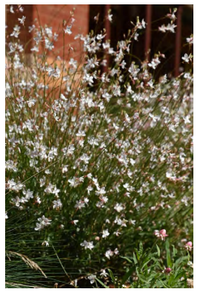

Arthropodium cirratum

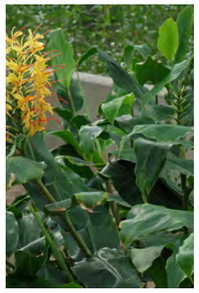

Beschorneria yuccoides


Blechnum gibbum 'Silver Lady'


Elaeagnus ebbingei

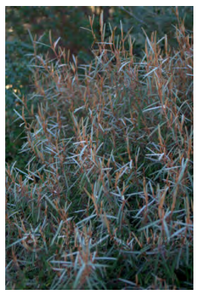

Euphorbia rigida


Gaura lindheimeri


Hedychium gardnerianum


Helleborus ballardiae 'Cinnamon Snow'


Hydrangea quercifolia 'Snow Queen'


Lasiopetalum baueri


Lomandra confertifolia rubiginosa 'Silver Grace'


Lomandra confertifolia 'Little Pal'

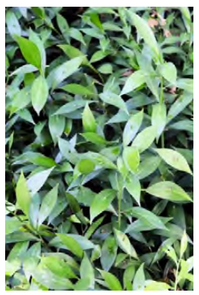

Myoporum parvifolium


Ozothamnus diosmofolius


Pennisetum alopecuroides 'Nafray'


Pittsporum 'Wheelers Dwarf'


Plectranthus ecklonii 'Alba'


Ruscus hypoglossum


Convolvulus cneorum 'Silvery Moon'


Dichondra repens


Kennedia prostrata

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Roof Garden

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.
Trees								
OlEu	*Olea europaea*	European Olive	1000L	2.0-15.0m	2.0-4.0m			+
Shrubs, Grasses, Forbes								
AcHe	*Actinotus helianthi*	Flannel Flower	140mm	1.0m	0.5m		+	
AdDW	*Adenanthos sericeus 'Dwarf'*	Dwarf Wooly Bush	140mm	1.2m	0.7m-1m		+	
AgAt	*Agave attenuata*	Foxtail Agave	140mm	0.8m	0.8m			+
AgBG	*Agave attenuata ocahui 'Blue Glow'*	Century Plant	300mm	0.3-0.6m	0.6-1.0m			+
AgGe	*Agave geminiflora*	Littaea geminiflora	200mm	0.7m	0.7m			+
AlBY	*Aloe hybrid 'Bush Baby Yellow'*	Yellow Aloe	140mm	0.3m	0.3m			+
AmAl	*Ammobium alatum*	Winged Everlasting Daisy	140mm	1.2m	0.7m			+
ChAp	*Chrysocephalum apiculatum*	Common Everlasting	140mm	0.3m	1.0m	+	+	
CoCO	*Correa alba 'Compact'*	White Correa	140-200mm	0.1 - 0.3m	0.8 - 1.2m	+	+	
CoOr	*Cotyledon orbiculata*	Silver Waves	140mm	0.1 - 0.3m	0.5 - 0.7m			+
CrBB	*Crassula ovata 'Blue Bird'*	Jade Tree	140mm	0.7m	0.7m			+
DeCe	*Deschampsia cespitosa*	Tufted Hair Grass	170mm	1.0m	0.8m			+
DoEx	*Doryanthes excelsa*	Gymea Lily	27L	2.5m	2.0m			+
EcCA	*Echeveria 'Cante'*	White Cloud Plant	200mm	0.15m	0.3m			+
ErHy	*Eremophila hybrid 'Pink Pantha'*	Emu Bush	140mm	2.0m	2.5m		+	
EuRi	*Euphorbia rigida*	Gopher Plant	200mm	0.6-1m	0.6-1m			+
EuFl	*Euphorbia tirucalli 'Firesticks'*	Firesticks	200mm	1.0-2.0m	0.6-1.0m			+
EuTr	*Euphorbia trigona*	African Milk Tree	300mm	2.5m	0.5m			+
FeGl	*Festuca glauca*	Blue Fescue	140mm	0.3m	0.3m			+
GaLi	*Gaura lindheimeri*	Butterfly Bush	140mm	1.0m	0.6m			+
GrMO	*Graptoveria 'Moonglow'*	Echeveria Moonglow	200mm	0.15m	0.3m			+
KaBe	*Kalanchoe beharensis*	Oak Leaf Felt Bush	140mm	2.0m	1.5m			+
KaOr	*Kalanchoe orgyalis*	Copper Spoons	250mm	2.0n	1.5m			+
MiSA	*Miscanthus sinensis 'Sarabande'*		140mm	1.2m	0.7m			+
LeBr	*Leucophyta brownii*	Cushion Bush	140mm	0.2-1.0m	0.5-2.0m	+	+	
LoLW	*Lomandra cylindrica 'Lime Wave'*	Mat Rush	200mm	0.7m	0.7m		+	
OpBS	*Opuntia ficus indica 'Burbank Spineless'*	Prickly Pear	140mm					+
OsDe	*Oscularia deltoides*	Deltoid-leaved Dewplant	200mm	0.15m	0.3m			+
OzRG	*Ozothamnus diosmifolius 'Red Gingham'*	Australian Rice Flower	140mm	2.0m	1.0m	+	+	
PaIn	*Pachystegia insignis*	Marlborough Rock Daisy	140mm	0.7m	0.9m			+
PaVi	*Panicum virgatum 'Heavy Metal'*	Old Switch Panic Grass	140mm					+
PeNA	*Pennisetum alopecuroides 'Nafray'*	Nafray' Fountain Grass	140mm	0.7-0.9m	1.0m		+	
PeAt	*Perovskia atriplicifolia*	Russian Sage	70mm	1.2m	0.7m			+
PiMM	*Pittosporum tobira 'Miss Muffet'*	Dwarf Pittosporum	140mm	1.0m	1.0m			+
PlAr	*Plectranthus argentatus*	Silver Plectranthus	140mm	1.0m	1.0m		+	
RoBL	*Rosemarinus officinalis 'Blue Lagoon'*	Rosemary	140mm	0.7m	0.9m			+
SaBB	*Salvia leucophylla 'Bees Bliss'*	Salvia 'Bees Bliss'	140mm	0.3m	1.0m			+
SaCh	*Santolina chamaecyparissus*	Cotton Lavender	140mm	0.6m	0.6m			+
SeSe	*Senecio serpens*	Blue Chalk Sticks	140mm	0.3m	1.0m			



Olea europaea

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Plant Palette


Actinotus helianthi


Adenanthos sericeus 'Dwarf'


Agave attenuata


Agave attenuata ocahui 'Blue Glow'


Agave geminiflora

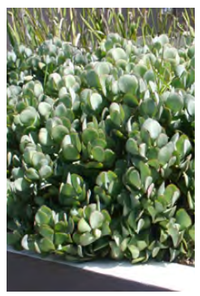

Aloe hybrid 'Bush Baby Yellow'


Ammobium alatum


Chrysocephalum apiculatum

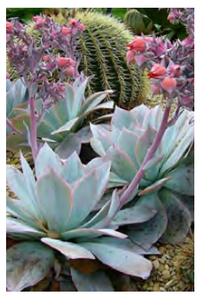

Correa alba 'Compact'


Cotyledon orbiculata


Crassula ovata 'Blue Bird'


Deschampsia cespitosa


Doryanthes excelsa


Echeveria 'Cante'


Eremophila hybrid 'Pink Pantha'


Euphorbia rigida


Euphorbia tirucalli 'Firesticks'

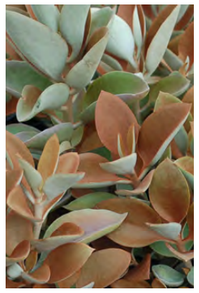

Euphorbia trigona


Festuca glauca


Gaura lindheimeri


Graptoveria 'Moonglow'


Kalanchoe beharensis


Kalanchoe orgyalis


Miscanthus sinensis 'Sarabande'

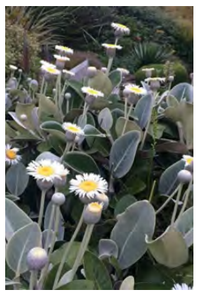

Leucophyta brownii


Lomandra cylindrica 'Lime Wave'


Opuntia ficus indica 'Burbank Spineless'


Oscularia deltoides

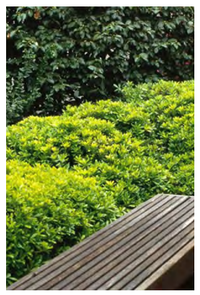

Ozothamnus diosmifolius

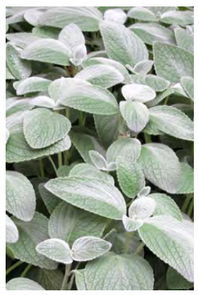

Pachystegia insignis


Panicum virgatum 'Heavy Metal'


Pennisetum alopecuroides 'Nafray'


Perovskia atriplicifolia


Pittosporum tobira 'Miss Muffet'


Plectranthus argentatus


Rosemarinus officinalis 'Blue Lagoon'


Salvia leucophylla 'Bees Bliss'


Santolina chamaecyparissus

27 JUL 2026 23

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Plaza

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.
Trees								
OlEu	*Olea europaea*	European Olive	1000L	2.0-15.0m	2.0-4.0m			+
Shrubs, Grasses, Forbes								
CoOr	*Cotyledon orbiculata*	Silver Waves	140mm	0.1 - 0.3m	0.5 - 0.7m			+
EuWu	*Euphorbia wulfenii*	Mediterranean Spurge	140mm	1.2m	1.0m			+
FeGl	*Festuca glauca*	Blue Fescue	140mm	0.3m	0.3m			+
NeDR	*Nepeta faassenii 'Dropmore'*	Catmint	140mm	0.3m	0.6-1m			+
PeNA	*Pennisetum alopecuroides 'Nafray'*	Nafray' Fountain Grass	140mm	0.7-0.9m	1.0m		+	
RhSM	*Rhaphiolepis indica 'Snow Maiden'*	Indian Hawthorn	140mm	0.7m	0.7m			+
StBE	*Stachys byzantina 'Big Ears'*	Lamb's Ears	200mm	0.4m	0.7m			+



Olea europaea



Cotyledon orbiculata



Euphorbia wulfenii



Festuca glauca



Nepeta faassenii 'Dropmore'



Pennisetum alopecuroides 'Nafray'



Rhaphiolepis indica 'Snow Maiden'



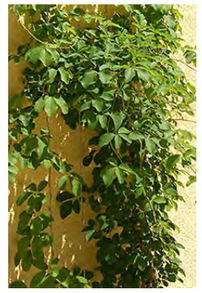
Stachys byzantina 'Big Ears'

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Green Ravine (Deep Shade)

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Eo.
AkQu	*Akebia quinata*	Five-leaf Chocolate Vine	200mm	10.0m (C)	8.0m			+
ApRe	*Aphanopetalum resinosum*	Gum Vine	140mm	1.8m (C)	1.8m	+	+	
BiSc	*Billardiera scandens*	Apple Berry	140mm	0.2-1.5m	0.5-3..0m		+	
CiAn	*Cissus antarctica*	Kangaroo Vine	140mm	5.0m	indef.		+	
HiSc	*Hibbertia scandens*	Golden Guinea Flower	140mm	1.5-4.0m	2.0-3.0m		+	
PaSi	*Parthenocissus sikkimensis*	Sikkim Creeper	140mm	2.0-4.0m	2.0-4.0m			+
PlNl	*Plectranthus ambiguss 'Nico'*	Swedish Ivy	140mm	0.3m	1m			+
PlAr	*Plectranthus argentatus*	Silver Plectranthus	140mm	1.0m	1.0m		+	
TrJa	*Trachelospermum jasminoides*	Star jasmine	200mm	4.0m (C)	4.0m			+



Akebia quinata



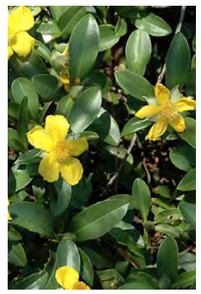
Aphanopetalum resinosum



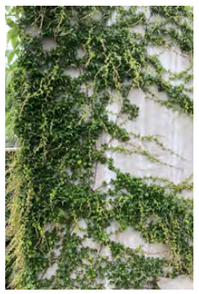
Billardiera scandens



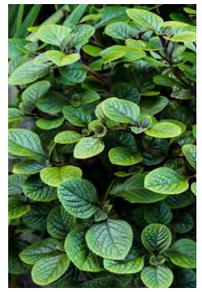
Cissus antarctica



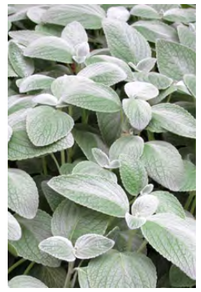
Hibbertia scandens



Parthenocissus sikkimensis



Plectranthus ambiguss 'Nico'



Plectranthus argentatus



Trachelospermum jasminoides

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Green Ravine (Full Sun)

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo
AcPR	*Acacia baileyana 'Prostrata'*	Prostrate Cootamundra Wattle	200mm	0.15m	1.0m		+	
CaGl	*Carpobrotus glaucescens*	Pigface	140mm	0.2 m	indefinite	+	+	
CaCl	*Casuarina glauca 'Cousin It'*	Prostrate Sheoak 'Cousin It'	140mm	0.3m	0.6-1.0m		+	
EnTo	*Enchylaena tomentosa var. tomentosa*	Ruby Saltbush	140mm	1.0m	1.0m	+	+	
HaME	*Hardenbergia violacea 'Meema'*	Meema' Groundcover	140mm	0.5m	1.5-2.5m		+	
HaSW	*Hardenbergia violacea 'Snow White'*	Snow White' Happy Wanderer	140mm	2.0m-4.0m	1.2m		+	
HiSc	*Hibbertia scandens*	Golden Guinea Flower, Snake Vine	140mm	1.5-4.0m	2.0-3.0m		+	
MyPR	*Myoporum insulare 'Prostrate'*	Common Boobialla	150mm	0.3m	1.5m	+	+	
PaLD	*Pandorea jasminoides 'Lady Di'*	White Pandorea 'Lady Di'	200mm	4.0m (C)	2.0m		+	



Acacia baileyana 'Prostrata'



Carpobrotus glaucescens



Casuarina glauca 'Cousin It'



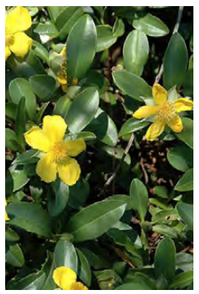
Enchylaena tomentosa var. tomentosa



Hardenbergia violacea 'Meema'



Hardenbergia violacea 'Snow White'



Hibbertia scandens



Myoporum insulare 'Prostrate'



Pandorea jasminoides 'Lady Di'

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Soil Volume and Technical Notes

Soil Depth and Volume Summary Table

Under BADS, a Type A small tree (3–8 m at maturity) on structure requires a minimum planter soil volume of 12 m³, with a plan dimension of at least 2.5 metres and a minium depth of 800mm. Unlike in-ground deep soil zones, structural planters must accommodate specific soil depth, support root anchorage, irrigation, drainage, and account for structural load and wind uplift.

The cut-out in the first level of basement planting provides an area of 24m2 at depths greater than 1m and, with irrigation and correct species selection, will be suitable for a medium (Type B) tree. On upper levels, the relationship between slab and raised planters mean that our proposal has sufficient soil depth from mass planting and ground cover and that, with subtle mounding minium depths of 800mm will be suitable for Type A trees with a surface area equivalent to about 2.5 m × 2.5 m

The following table summarises planting types and the minium soil volumes and minimum planter dimensions for those types. These minimums are for single plants, but efficiencies can be gained when soil volumes are shared between multiple individual plants.

Planting Design

The proposed palette has been selected to express a textural, and verdant setting using combinations of indigenous and native plants that are robust and fit for purpose. The combination of selected plants allow for an increased biodiversity for pollinators while providing flexibility in the varied microclimates within and around the building, particularly around shade.

Where possible, the larger growing trees, feature plants, ferns shall be installed as advanced specimens, ensuring that they provide scale and amenity from the first day of occupation. The planting scheme uses a mix of plants chosen for their sculptural characteristics. Planting is intended to:

+ Establish the groundplane, courtyard, terraces, rooftop garden and interior plantings as a diverse green space;
+ Work with the available soil volume and proposed irrigation regime;
+ Use landscape elegantly to create identity and maximise amenity for occupants and users of the project; and
+ Be robust, suited to the available aspect, should work with ambient wind levels and should minimise water use.

Designed Maintenance

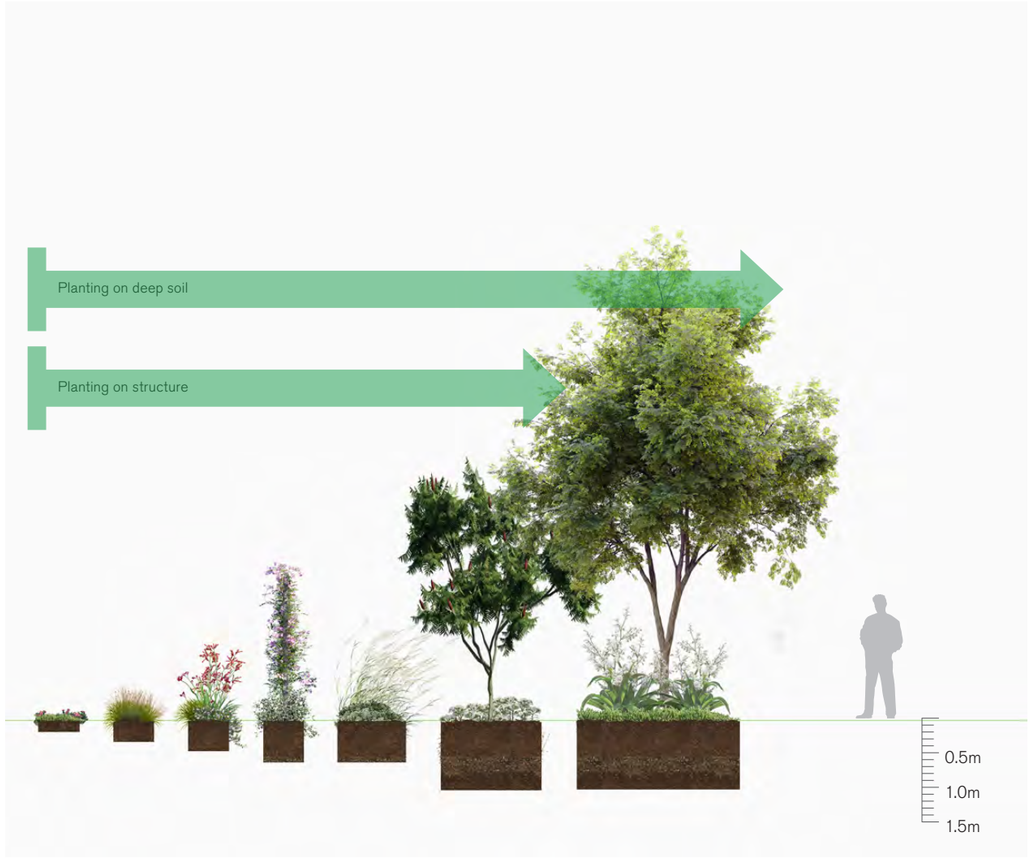
The maintenance needs of any landscape are tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. The proposal includes:

+ A strong palette of proven performing plants;
+ A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform; and
+ Small scale mass planting within a well-designed suite of hardscape elements ensuring that the failure of an individual specimen will be contained, permitting delayed maintenance.

Irrigation

Automatic irrigation will be provided for the watering of all garden beds and fixed planters including trees. Irrigation supply will be sourced from rainwater tanks which will be equipped with mains top-up. An irrigation design is to be procured as part of the detailed design of each project and shall include the following:

+ Surface irrigation to be installed to all garden beds.
+ Micro-spray emitters to be used for low-light garden areas.
+ Irrigation to utilise harvested rainwater with mains back-up.
+ Irrigation zones are to include an automatic irrigation controller with manual cycle and individual control valve operation, ≥ 24 hour battery program backup and power surge protection.
+ Integrated drip line systems of polyethylene micro-irrigation pipe with integral drippers inserted into the tube during manufacture. Drip line is to be installed at nominally 300mm spacings.
+ Each water source point shown on the drawings to be connected to a battery operated controller connected to low pressure drip system. This will be an integral pressure compensating continuously self cleaning, anti-siphon 13mm brown drip-line.
+ Contractor to provide 2x50mm or 1x100mm HD conduit/s under paving areas to all isolated zones of garden beds.
+ A detailed irrigation specification is included in the material schedule appended to this report.



1 Extensive roof
2 Turf / lawn
3 Ground cover
4 Climbers
5 Large shrubs (>1.5m)
6 Small trees (Type A) (3-8m)
7 Medium trees (Type B) (8-12m)

	Plant type and size	Min. Volume	Min. Depth	Min. Width	Min. Length
1	Extensive roof	-	150mm	-	-
2	Turf and lawn	-	300mm	-	-
3	Ground cover	-	450mm	600mm	-
4	Climbers	-	600mm	600mm	1,200mm
5	Large shrubs	150L / linear metre	600mm	1,000mm	1,200mm
6	Small trees (Type A)	12m³	800mm	2,500mm	2,500mm
7	Medium trees (Type B)	28m³	1,000mm	4,500mm	4,500mm

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Landscape Report for Town Planning

Materials

Material Selection Strategy

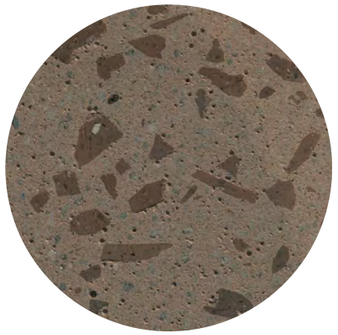
The material selection strategy for 550-556 Swan Street is founded in a durable and contextual response that enhances the relationship between built form and landscape. The palette prioritises materials that carry both geological memory and contemporary environmental performance, ensuring the development sits comfortably within the Richmond character.

Precast concrete forms the primary paving material. The concrete will incorporate a high proportion of recycled brick content. This aggregate warms the surface tone, giving the concrete a stratified, sedimentary quality. The inclusion of recycled brick also anchors the building within the surrounding inner-north fabric, where brick is a defining and widely visible material.

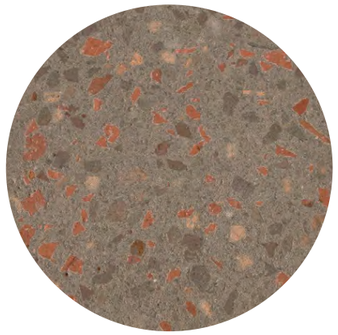
Together, these materials form a cohesive strategy: robust, low-maintenance surfaces that weather gracefully; a palette that expresses the site's geological identity.



Precast paver with brick and oxide



Precast paver with brick and oxide



Precast paver with brick and oxide



Precast paver with coloured oxide



Insitu paving with coloured oxide



Crushed brick mulch



Chain armature



Painted steel edge

550-556 Swan Street Richmond / Wurundjeri Woi-wurrung Country

Landscape Report for Town Planning

Maintenance Overview

Overview

This section briefly outlines the scope, duration and responsibilities for maintenance, and provides a schedule of required tasks, performance outcomes or standards, record-keeping, as well as any hand over tasks at the conclusion of the contract. This work will be expanded after Town Planning for form a Green Infrastructure Maintenance Plan.

The works will include the upkeep and maintenance of the landscape works associated with the ground floor, balcony planting, podium terraces and rooftop landscape and will include tree planting, mass planting, vine planting and planting in fixed raised planters.

Maintenance Objective

The design objective at the end of establishment is that the project will be characterised by flourishing plants that provide at least 90% coverage across beds at all times. Plant communities will retain the diversity of species, the form of the original design, are largely be self-generating. Weed levels will be low, with weeds not competing with, or overgrowing, plants. Substrate depths should remain consistent. Roof perimeters will be weed free, drains free of blockages and guttering and flashing in good condition. Roof waterproof membrane and green roof layers will be intact with no leakage into underlying structures.

Plants and other habitat features will be maintained to provide ecological resources - primarily habitat and food - for a range of biota, including target species where appropriate. Biodiversity on the roof will increase, ensuring connectivity with ground-level populations. Plants will be healthy and weeds will not negatively impact plants, habitat features or biota. Species diversity will be maintained to 80% of original plant list in routine maintenance.

Establishment Period

Establishment maintenance for the landscape works will be 52 weeks.

Maintenance Report

All tasks will be performed and detailed in a comprehensive maintenance report that flags issues requiring action. The report will be filed in a maintenance manual for the site or computerised maintenance management system (CMMS) within three business days of visit and follow-up tasks completed within agreed time frame. The maintenance schedule should be kept up to date.

+ Frequency: Every maintenance visit.

The maintenance report should include the following:

+ Date and time onsite.
+ Person/people performing maintenance and completing report.
+ Summary list of all tasks completed.
+ Visual inspection records and notes, including images, site plan annotations and further actions/recommendations.
+ Identification of potential hazards or problems that may impact next maintenance visit.
+ Details of all vegetation maintenance tasks, including new plantings (species, location, plant supplier), plant deaths, plant removals (dead or alive), plant health interventions (pests/disease treatments, fertiliser application - types, rates, locations)
+ Details of any hard landscape or facility maintenance completed, including irrigation testing and routine maintenance, substrate testing (e.g. pH, Electrical Conductivity) including sample location and results, hard surfaces, balustrade, structure or perimeter drainage treatments, cleaning, rubbish removals and any other interventions on the roof.
+ Follow-up tasks for completion in next maintenance visit and items requiring specialist input.

Replacement

Plant failure should be monitored through regular inspections. In all cases an investigation should be undertaken before plant replacement. This may include evaluating the original plant selection and examining any localised problems. Replanting with suitable species should seek to maintain the design intent of the project. Any replanting activities should be scheduled seasonally to maximise plant growth outcomes (e.g. winter/spring).

Weeding

Remove all weed growth and re-occurring weed growth by hand or spray with approved herbicide unless otherwise specified throughout all planted and mulched areas. This work shall be executed regularly so that the planted, paved, gravel and mulched areas are weed free when observed at fortnightly intervals. Vigorous ground covers shall be cleared from and maintained 200mm from the base of any shrub or tree.

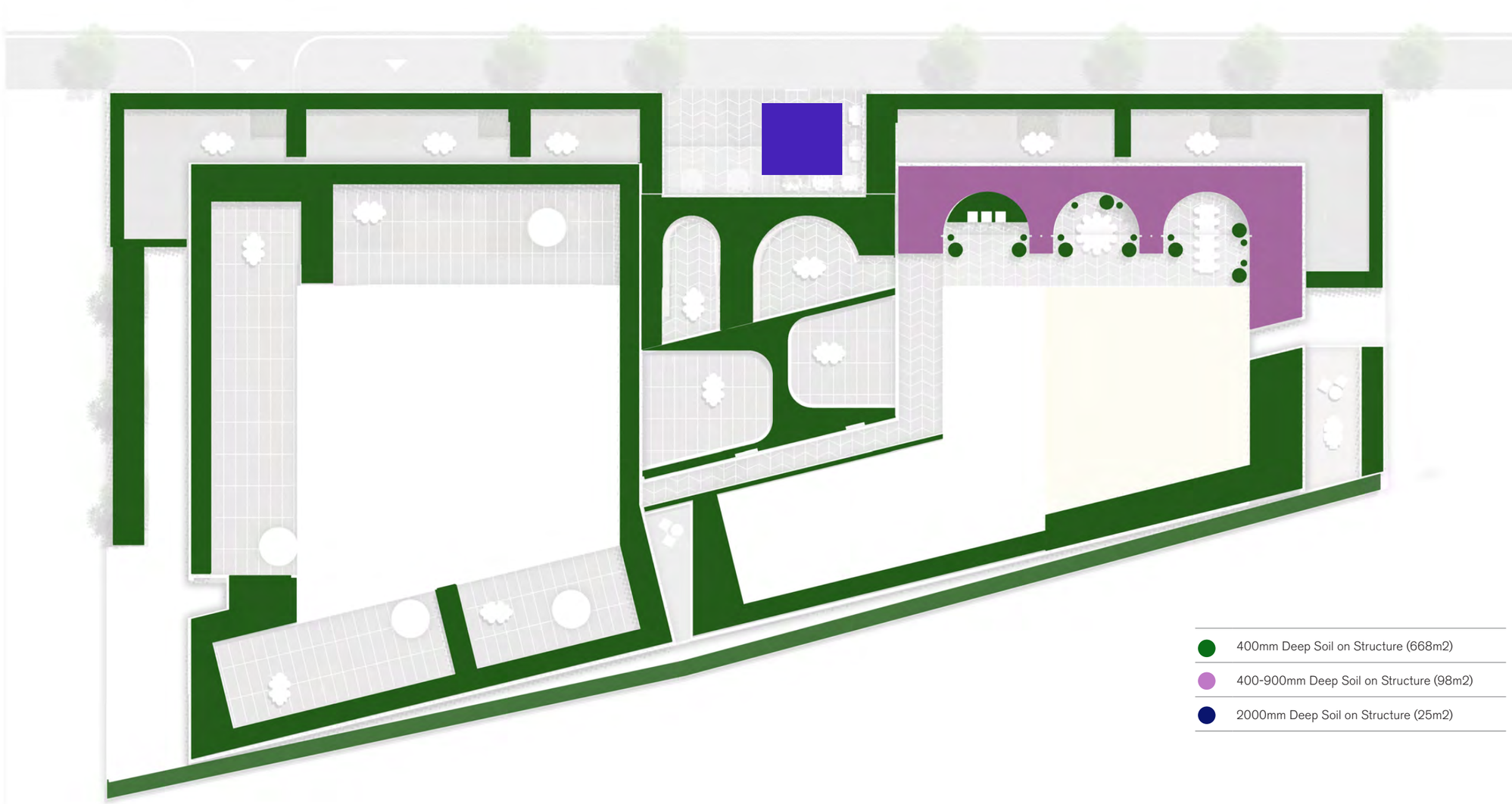
Green Roof Visual Inspection Checklist

Item	Task
Safety systems.	Look for damage/deterioration of fall protection systems. Check clear and safe access to and across roof for maintenance personnel.
Plant coverage	Assess plant coverage noting unintended and/or persistent bare patches over consecutive visits. Take photos of any issues and file for future reference and training.
Plant health	Assess plant health and condition, noting signs of possible nutrient deficiencies, pests and diseases, damaged plants, pruning needs and any decline/deaths. Take photos of any issues and file for future reference and training.
Weeds	Assess the weeds present, noting the dominant species and if particular areas are more impacted than others.
Substrate	Check the substrate, noting any erosion or any obvious changes in substrate depth across the roof.
Planters	Check the planters, noting any roots emerging from bottom of planters, particularly at drainage points, or any surface damage of the planter profile.
Irrigation system	Check any damage/ deterioration of irrigation components, and any visual signs of over/under-watering, check water meter for usage and any other applications (e.g. moisture sensors and remote monitoring devices).
Underlying layers	Check for any evidence of damage/deterioration of exposed layers, including around roof penetrations and edges. Care is needed during physical inspection to avoid damage to underlying layers, especially waterproofing membrane.
Hard landscape elements	Check for damage/deterioration of balustrades, edges, paving, decks, furniture and vegetation supports. Record and remove rubbish or other debris on the roof.

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Diagram: Soil Depth 1:250@A3



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Diagram: Trees 1:250@A3

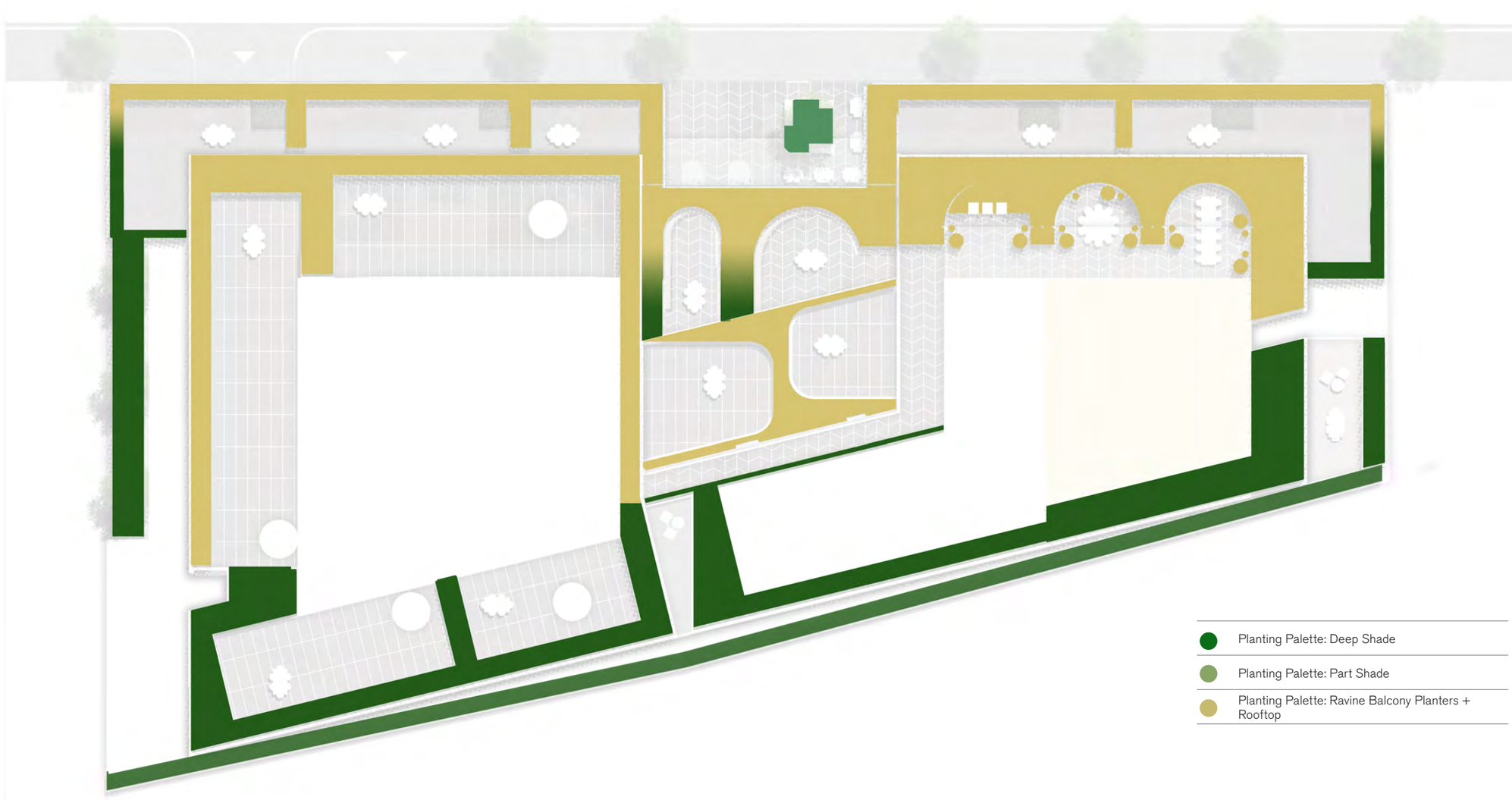


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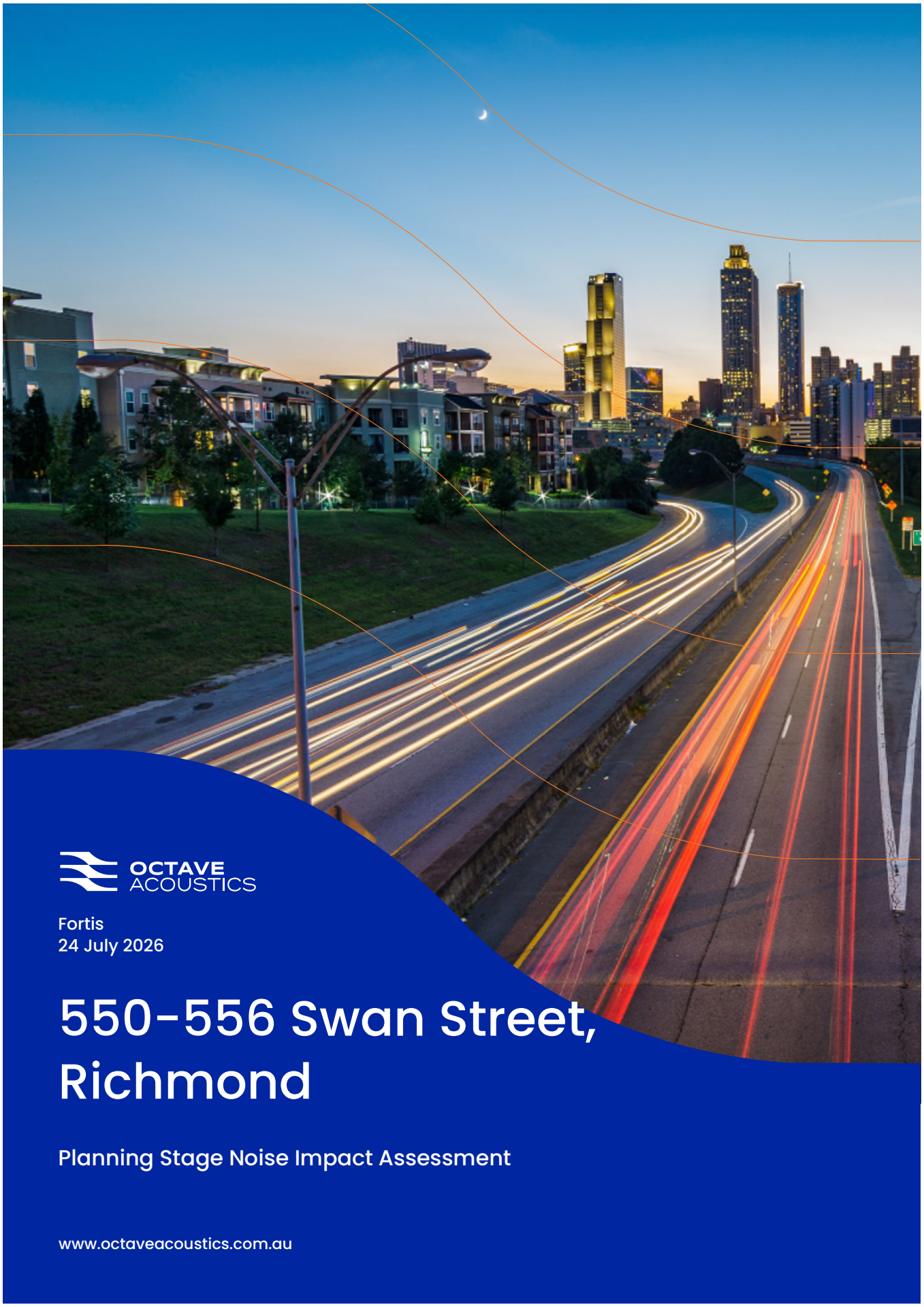
Diagram: Planting Types 1:250@A3



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Fortis
24 July 2026

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Planning Stage Noise Impact Assessment

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1	24.07.2026	Amended scheme	RB	AL

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1. Introduction

Octave Acoustics was engaged by Fortis to provide a planning stage noise impact assessment for the residential led mixed-use development at 550-556 Swan Street, Richmond. The proposed development is located between the noise sources of Swan Street to the north and a major rail corridor to the south.

This report provides an assessment and recommendations with respect to:

- VPP Clause 58.04 *Amenity Impacts* - Standard D16 of the planning scheme.
- VPP Clause 53.06 *Live Music Entertainment Venues.*
- AS/NZS 2107:2016 *Recommended Design Sound Levels and Reverberation Times for Building Interiors.*
- City of Yarra Guideline *Managing Noise Impacts in Urban Development* (adopted as a matter of best practice to deal with agent of change conditions, patron/resident noise etc.).
- Part 5.3 of the Environment Protection Regulations 2021 (EPR 2021)
- EPA 1254.2 *Noise control guidelines* (Publication 1254) for waste collections and deliveries.
- General Environmental Duty.
- British Standard 6472-1:2008 for vibration amenity criteria.
- British Standard 7385: Part 2 for vibration induced building damage.

This report has been prepared with reference to the Town Planning drawing issued by JCB Architects (refer to Appendix B).

2. Proposed Site & Development

The Proposed Development consists of 15 levels set atop 3 basement levels and will deliver:

- 4 retail / food and beverage tenancies on ground level.
- 4,242m^2 of commercial floor space over Levels 1 and 2.
- 178 apartments between Levels 3 and 14.
- A communal wellness space on Level 3.
- A north facing communal terrace on Level 12.
- 160m^2 of resident amenity space with associated north facing terrace on Level 13.

The Subject Site is zoned Commercial 1 Zone (C1Z) and is bounded to the:

- North by Swan Street (zoned TRZ2) and beyond by Bendigo Street and single and double storey residential dwellings at 505, 507, 509, 511, 513, 517 and 521 Swan Street and 87, 89, 106 and 110 Bendigo Street (zoned NRZ1).
- East by a 3-level commercial office building at 560 Swan Street (zoned C1Z).
- South by a rail corridor servicing the Lilydale, Belgrave, Alamein and Glen Waverley lines (zoned TRZ1) and beyond by Madden Grove and multi storey dwellings at 76, 78 80,, 82, 84 Madden Grove (zoned NRZ1) and 45 Parkville Street (zoned GRZ2).
- West by a two-storey commercial building at 546-548 Swan Street (zoned C1Z).

The closest potentially affected noise sensitive receivers are located at the residential dwellings to the north of the Subject Development at 505, 507, 509, 511 and 513 Swan Street as well as the residential dwellings to the south of the Subject Development at 76, 78, 80, 82, 84 Madden Grove and 45 Parkville Street. The Subject Site and surrounds are presented in Figure 1 below.



Figure 1 - Site context

3. Site Assessment

3.1. Noise Measurements

Unattended noise monitors were set up at Locations 1 and 2 (refer to Figure 1) on the 24th of October and recovered on the 1st of November 2024. The monitor at Location 1 was located on the roof of the existing single level building with the microphone in free field conditions 1.5 m above the roof deck and having partial line of sight to the rail corridor. The unattended monitor at Location 2 was located on an extended cherry picker basket with the microphone approximately 5.9m above ground level in free field conditions with direct line of sight to the whole rail corridor (also refer to Figure 6 in Appendix C).

Attended noise measurements were conducted on the 24th of October and 1st of November 2024 in the car park at Location 3. For the attended measurements, the microphone was located in free field conditions at a height approximately 3.5m above the pavement having direct line of sight to traffic on Swan Street (refer to Figure 7 in Appendix C).

Noise monitoring / measurements were carried out using NTi XL2 sound level meters. The meters were calibrated before and after deployment using a Brüel Kjær 4320 calibrator. No drift in calibration was detected. The NTi XL2 complies with the requirements of IEC 61672-1.2013 Sound Level Meters and is classified as a Class 1 instrument. The calibrator complies with the requirements of IEC 60942.2004 Sound Calibrators. Both the NTi XL2's and calibrator carry current NATA certification.

3.1.1. Rail Noise Levels

Results from monitoring at Location 2 were analysed to identify and remove contributions from non-rail noise sources including the childcare centre and road traffic noise and quantify rail noise impacts. Resulting L_{Aeq} rail noise levels are summarised in Table 1. Results of rail noise impacts were analysed to identify the 95th percentile L_{Amax} level for train pass-bys as presented in Table 2.

Table 1 – Rail Noise Levels at Location 2

Period	Metric	Rail Noise Level at Location 2
Day/Evening	dB $L_{Aeq,15hour}$	62
Night	dB $L_{Aeq,9hour}$	59

Table 2 – Representative LAmax Train Pass-by Noise at Location 2

Condition	Metric	Rail Noise Level at Location 2
95% of train passes	dB L_{AMax}	83

3.1.2. Road Traffic Noise Levels

Road traffic noise levels were assessed from results of attended measurements at Location 3 (refer to Table 3) and the effective 9 and 15 hour L_{Aeq} road traffic noise levels determined with reference to unattended measurement results from Location 1 as presented in Table 4.

Table 3 –Measured Traffic Noise Levels at Location 3

Period	Metric	Sound Pressure Level
Thursday 24th October 2024, 15:55 – 16:35	dB L_{Aeq}	69
Friday 1st November 2024, 07:40 – 08:40		70
Friday 1st November 2024, 08:40 – 09:40		70

Table 4 – Assessed Traffic Noise Levels at Location 3

Period	Metric	Calculated Level Traffic Noise Level
Day/Evening	dB $L_{Aeq,15hour}$	68[1]
Night	dB $L_{Aeq,9hour}$	63

Notes:

1. *A -2dB correction was applied due to the variation between the $L_{Aeq,1hour}$ level and $L_{Aeq,15hour}$ level identified from noise monitoring at location 1.*

3.1.3. Ambient Background Noise Levels

Ambient noise levels recorded at Location 1 were analysed to identify background noise levels (L_{A90}) for derivation of EPA noise criteria. Table 5 provides the minimum average hourly background noise level occurring during each period. Table 6 provides the lowest hourly background noise levels for each period. Table 7 contains the lowest hourly octave band ambient background levels recorded during the monitoring period.

Table 5 – Hourly Average Background Noise Levels

Logger Location	Noise Descriptor	Minimum Hourly Average Background Sound Pressure Level for each Period dB(A)		
		Day	Evening	Night
Location 1	L_{90}	53	53	46

Notes:

1. *Day period is:*
   - *07:00 – 18:00 Monday – Saturday (except public holidays)*
2. *Evening period is:*
   - *18:00 – 22:00 Monday – Saturday*
   - *07:00 – 22:00 Sunday and public holidays*
3. *Night period is:*
   - *22:00 – 07:00 the following day*

Table 6 - Minimum Hourly Background Noise Level Measured During the Day/Evening Period

Measurement Location	Minimum Hourly Background Sound Pressure Level for each Period, L_{90} dB(A)	
	Day/Evening[1]	Night
Location 1	48[2]	42[3]

Notes:
1. *Day / evening period is:*
   - *Monday – Saturday (other than a public holiday), from 07:00 – 23:00*
   - *Sunday or a public holiday (other than if either is preceding a public holiday), from 09:00 – 22:00*
   - *Sunday or a public holiday (if either is preceding a public holiday), from 09:00 – 23:00*
2. *22:00 – 23:00 Thursday the 24th of October 2024*
3. *02:00 – 03:00 Wednesday the 30th of October 2024*

Table 7 - Lowest Hourly Octave Band Noise Levels Measured During the Night Period

Metric	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1000	2000	4000
Minimum ambient background level (dB L_{90}) during entire night period[1,2]	45	40	39	37	39	27	12

Notes:
1. *02:00 – 03:00 Wednesday the 30th of October 2024*
2. *Night period is:*
   - *Monday – Friday (other than a public holiday or a day preceding a public holiday), from 23:00 – 07:00 the following day*
   - *Saturday or any day preceding a public holiday, from 23:00 to 09:00 the following day*
   - *Sunday or a public holiday (if neither is preceding a public holiday), from 22:00 to 07:00 the following day*

3.2. Ground Vibration Measurements

Continuous ground vibration measurements were carried out onsite from the 24th of October to the 1st of November 2024. These measurements were carried out on the southern boundary of the Subject Site (refer to Figure 8 in Appendix C) using a Sigicom C22 triaxial geophone. A summary of the results of these measurements is presented in Figure 2 below.

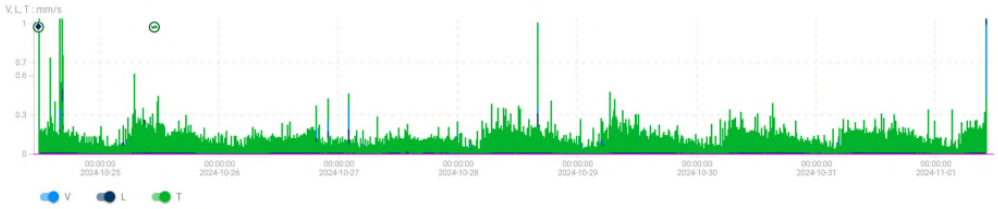


Figure 2 – Summary of Ground Vibration Measurements for the Assessment Period

Large spikes in measured vibration levels at the beginning and end of the measurement period are associated with setup of the device and use of the onsite scissor lift. The spike on Monday the 28th of October at 15:57 is also associated with the operation of the onsite scissor lift and thus these peaks have been excluded from assessment.

4. Criteria

4.1. Amenity Impacts – VPP 58.04

Pertinent requirements to be addressed in the City of Yarra and Victorian Planning Schemes include Clause 58.04-3 Noise Impact Objectives within which Standard D16 sets out noise levels to be achieved (Table 8) within new apartments located within a noise influence area (Table 9) due to intrusion from off-site sources.

Table 8 – Standard D16 Noise Level Criteria

Type of occupancy	Applicable period	Noise measurement metric	Internal Noise Level Criteria
Bedroom	10pm – 6am	$L_{eq,8h}$	≤ 35 dB(A)
Living areas	6am – 10pm	$L_{eq,16h}$	≤ 40 dB(A)

The Subject Site triggers assessment with respect to Standard D16 due to the proximity of the rail corridor (approximately 10m away) and the nearest trafficable lane of the City Link tollway (approximately 280m to the South). The noise monitor installed Location 2 recorded noise from both the rail corridor and City Link.

Table 9 - Noise Influence Areas

Noise Source	Noise Influence Area
Zone Interface	
Industrial Zone 1,2 & 3	**300m** from the Industrial 1, 2 and 3 zone boundary
Road	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume (AADT)	**300m** from the nearest trafficable lane
Railway	
Railway servicing passengers in Victoria	**80m** from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	**80m** from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	**135m** from the centre of the nearest track

4.2. Live Music Entertainment Venues VPP 53.06

Part 53.06 of the Victorian Planning Provisions *Live Music Entertainment* Venues sets out the following requirements to be met by a new residential use in an area:

A noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:

Indoor live music entertainment venue to below the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826, Environment Protection Authority, November 2020)

Outdoor live music entertainment venue to below 45dB(A), assessed as an Leq over 15 minutes.

For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (consistent with EPA Publication 1826).

The relevant noise limits for the site are established and described in Section 4.3.2 below.

Part 53.06-4 sets out the following *Application Requirements*:

If the application is associated with a noise sensitive residential use:

- *the location of any live music entertainment venues within 50 metres of the site*
- *the days and hours of operation of identified venues.*

In attending site and in making other enquires (including a search of the Victorian Liquor Licences by Location database, current as of October 2025) Octave Acoustics confirms that there are no live music venues within 50m of the Subject Site.

4.3. State Policy

4.3.1. Noise Emissions Associated with Mechanical Plant

Noise associated with commercial building plant and services is required to comply with Part 5.3, Division 3 of the EPR 2021. EPA Victoria *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues Publication 1826.4* (Publication 1826.4) provides a protocol for determining EPR 2021 noise limits and carrying out subsequent assessment of noise impacts.

EPR 2021 is a regulation under the *Environment Protection Act 2017* (EP Act) and compliance is mandatory when noise levels are assessed at noise sensitive areas which includes residential properties. The applicable EPR 2021 noise limits have been calculated and are provided in Table 10 below.

Table 10 - EPR 2021 Mechanical Plant Noise Limits

Period	Zoning Level, dB L_{Aeq}	Arithmetically Averaged Hourly Background Noise Level, dB L_{A90}	Background Classification	Applicable Noise Limit$_{4,5}$, dB L_{Aeq}
Day$_1$	55	53	High	55
Evening$_2$	48	53	High	48
Night$_3$	43	46	High	43

Notes:

1. *Day period is:*
   - *07:00 – 18:00 Monday – Saturday (except public holidays)*
2. *Evening period is:*
   - *18:00 – 22:00 Monday – Saturday*
   - *07:00 – 22:00 Sunday and public holidays*
3. *Night period is:*
   - *22:00 – 07:00 the following day*
4. *Where the noise source under consideration is equipment used solely in relation to emergencies (such as fire pumps, standby generators, stair pressurisation and smoke spill fans), the relevant noise limit applying to the testing or maintenance of such equipment is increased by 10dB for the day period and 5dB for the evening and night periods.*
5. *While background classification is 'high', neutral criteria adopted for conservative assessment.*

4.3.2. Music Noise from Indoor Entertainment Venues

Music noise emissions from public premises are required to comply with Environment Protection Regulations 2021 Part 5.3 (EPR 2021). EPA Victoria Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues Publication 1826.5 (Publication 1826.5) provides a protocol for determining the relevant EPR 2021 noise limits and carrying out subsequent assessment of noise

impacts. EPR 2021 is a regulation under the Environment Protection Act 2017 (EP Act) and compliance is mandatory when noise levels are assessed at noise sensitive areas which includes residential properties. The applicable criteria for music noise affecting residential properties within and adjacent to the proposed development have been calculated from existing ambient noise levels and are presented Table 11 and Table 12 below.

It should be noted that though Publication 1826.5 states that music noise measurements must be undertaken outdoors, adjacent to the façade of a noise sensitive room. However, when the noise sensitive residential use is the 'Agent of Change' in accordance with VPP 53.06, music noise levels may be measured indoors, with music noise limits defined by the ambient background noise levels indoors, or the base noise limits of the policy.

Table 11 - EPR 2021 Day & Evening Period Criteria for Music Noise

Period	Minimum Ambient Background, dB L_{A90}	+ 5 dB	Applicable EPR 2021 Noise Limit dB L_{Aeq}
Day/Evening[1]	48[2]	+5	53

Notes:

1. *Day / evening period is:*
   - *Monday – Saturday (other than a public holiday), from 07:00 – 23:00*
   - *Sunday or a public holiday (other than if either is preceding a public holiday), from 09:00 – 22:00*
   - *Sunday or a public holiday (if either is preceding a public holiday), from 09:00 – 23:00*
2. *22:00 – 23:00 Thursday the 24th of October 2024*

Table 12 - EPR 2021 Night Period Criteria for Music Noise

Metric	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1000	2000	4000
Minimum Ambient Background Level (dB L_{90})[2]	45	40	39	37	39	27	12
+8	+8	+8	+8	+8	+8	+8	+8
Applicable Music Noise Limit (dB L_{10})	53	48	47	45	47	35	20

Notes:

1. *Night period is:*
   - *Monday – Friday (other than a public holiday or a day preceding a public holiday), from 23:00 – 07:00 the following day*
   - *Saturday or any day preceding a public holiday, from 23:00 to 09:00 the following day*
   - *Sunday or a public holiday (if neither is preceding a public holiday), from 22:00 to 07:00 the following day*
2. *02:00 – 03:00 Wednesday the 30th of October 2024*

4.3.3. EPA Noise Control Guidelines – Fixed Domestic Plant

Noise impacts associated with the operation of domestic plant is subject to the *Environment Protection Regulations 2021* (Regulations) under the *Environment Protection Act 2017*. The Regulations state that domestic plant noise shall not be unreasonable at residential premises.

EPA *Noise Guideline: Assessing Noise from Residential Equipment* (Publication 1973) provides guidance as to what constitutes unreasonable noise. Publication 1973 states that noise affecting adjacent residential properties shall not be audible (indoors) during prohibited periods. At all other times noise shall not exceed the background noise level by more than 5dB. A summary of the prohibited periods and associated criteria are presented in Table 13.

Table 13 – EP Regulation Noise Criteria for Domestic Plant

Period	Minimum Hourly Background Noise Level, dB L_{A90}	Applicable Noise Limit, dB L_{Aeq}
Prohibited period[1,2]	42	37[3]
Other periods	48	53

Notes:

1. *For heating equipment (including central heating, a hot water system or a heat pump, A/C or split system used for heating), a vacuum cleaner, swimming pool pump, spa pump, and water pump (other than a pump being used to fill a header tank) the prohibited period is defined as:*
   - *22:00 – 07:00 Monday – Friday*
   - *22:00 – 09:00 Weekend and public holidays*
2. *For A/C, evaporative cooling, or split system used for cooling the prohibited period is defined as:*
   - *23:00 – 07:00 Monday – Friday*
   - *23:00 – 09:00 Weekend and public holidays*
3. *L_{90} minus 5dB typically accepted as being an appropriate assessment trigger for inaudibility.*

4.3.4. General Environmental Duty

Under Part 3.2 of the EP Act, a person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste [including noise] must minimise those risks, so far as reasonably practicable.

With respect to noise, to determine what is (or was at a particular time) reasonably practicable in relation to the minimisation of risks of harm to human health and the environment, regard must be given to:

- The likelihood of those risks eventuating,
- The degree of harm that would result if those risks eventuated,
- What the concerned person knows, or ought reasonably to know, about the harm or risks of harm and any ways of eliminating or reducing those risks,
- The availability and suitability of ways to eliminate or reduce those risks,
- The cost of eliminating or reducing those risks.

It should be noted that the General Environmental Duty requirement applies irrespective of whether compliance with EPR 2021 noise limits is achieved. Compliance with EPR noise limits does not necessarily infer adequate conduct under General Environmental Duty.

4.4. Guidelines & Other

4.4.1. Australian Standard AS2107

Appropriate criteria for the protection of building occupants from traffic and mechanical services noise are as set out in Australian/New Zealand Standard AS/NZS 2107 *Recommended Design Sound Levels and Reverberation Times for Building Interiors*, 2016 (AS2107) as presented in Table 14 below. The recommended sound levels take into account the function of the area(s) and apply to the sound level measured within the space when unoccupied but ready for occupancy.

Table 14 – Ambient Noise Level Criteria Derived from AS2107

Type of occupancy/activity[1]	Design sound level (L_{Aeq}) range
Apartments - Living areas	35 – 45
Apartments - Sleeping areas (night time)	35 – 40
Apartment common areas	45 - 50
Corridors, Circulation & Lobbies	45 – 50
Car-parks	< 65
Toilets	45 - 55

Notes:
1. Houses and apartments in inner city areas or entertainment districts or near major roads.

4.4.2. Rail Vibration

4.4.2.1. Ground Borne Noise

There are no mandatory requirements for the assessment and control of ground borne noise. In lieu of a mandatory framework, assessment is carried out on the basis that ground borne noise does not contribute to airborne intrusion such as would result in exceedance of the established criteria.

4.4.2.2. Tactile Vibration

British Standard 6472-1:2008 "Guide to evaluation of human exposure to vibration in buildings - Vibration sources other than blasting" provides instructions on how to assess the Vibration Dose Value (VDV) for occupants inside buildings. The VDV is used to assess vibration from intermittent sources such as rail or tram vibration and is an assessment of the cumulative vibration energy throughout a day or night-time period. There is a low probability of adverse comment or disturbance to building occupants if the VDV values are below the preferred values set out in the standard. Adverse comment or disturbance is expected as levels approach the maximum values.

To simplify measurement requirements, the VDV values in BS 6472 have been converted to mm/s assuming continuous vibration for the dose period. The resulting criteria in Table 15 are conservative, in that if individual rail pass-bys comply with the mm/s requirement, they will comfortably comply with the associated VDV criteria.

Table 15 – Acceptable Vibration Levels (mm/s)

Daytime (7am to 10pm)		Night time (10pm to 7am)	
Preferred Value	Maximum Value	Preferred Value	Maximum Value
0.28	0.56	0.20	0.40

4.4.2.3. Building Damage

British Standard BS 7385-2:1993 "Evaluation and Measurement for Vibration in Buildings - Guide to Damage Levels from Groundborne Vibration" is used to assess the likelihood of building damage associated with vibration. Relevant trigger levels from the standard are provided below in Table 16.

Table 16 – BS 7385 Structural Damage Criteria

Type of Structure	Peak Component Particle Velocity, mm/s		
	4Hz to 15Hz	15Hz to 40Hz	40Hz and above
Reinforced or framed structures Industrial and heavy commercial buildings	50	50	50
Un-reinforced or light framed structures Residential or light commercial type buildings	15 to 20	20 to 50	50

The peak vibration triggers for minimal risk of 'cosmetic' damage are: 15mm/s for un-reinforced or light framed structures, for example residential or light commercial buildings (increasing as the frequency content of the vibration increases) and 50mm/s for reinforced or framed structures, for example industrial and heavy commercial buildings (constant across all frequencies). 'Minor' damage (the formation of cracks or loosening in plaster surfaces, or cracks in brick/concrete blocks) is considered possible at vibration magnitudes which are twice those given for 'cosmetic' and 'major' damage to a building structure may occur at levels greater than four times the 'cosmetic' values.

These values relate to transient vibrations only. Continuous vibration can give rise to dynamic magnifications due to resonances and triggers may need to be reduced by up to 50%. These values have not been established to address potential structural damage associated with vibration induced subsidence.

The levels set by this standard are considered 'safe limits' up to which no damage due to vibration has been observed. Damage comprises minor non-structural effects such as hairline cracks on drywall surfaces, hairline cracks in mortar joints and cement render, enlargement of existing cracks and separation of partitions or intermediate walls from load bearing walls.

4.4.3. Sleep Disturbance Criteria

Octave Acoustics applies sleep disturbance triggers to the assessment of transient noise occurring during the night period. Whilst there are currently no policies or guidelines in Victoria for the assessment of sleep disturbance, VCAT typically accepts triggers defined in accordance with the NSW Road Noise Policy 2011 (RNP). The RNP concludes that:

> *Maximum internal noise levels below 50-55 dB(A) are unlikely to awaken people from sleep; and*
>
> *One or two noise events per night, with maximum internal noise levels of 65-70 dB(A) are not likely to affect health and wellbeing significantly.*

Assessment with respect to these triggers is carried out for the night period, between the hours 10pm and 7am. Where residential windows may be open for ventilation, it is generally accepted that the noise reduction via the open window is 10 dB(A). Therefore, external noise levels need to exceed sleep disturbance triggers by more than 10 dB(A) to warrant further assessment. Refer to Table 17 below.

Table 17 – Sleep Disturbance Noise Triggers

Bedroom Trigger Level, L_{Amax} dB	Correction for Outdoor Level	Outdoor Trigger Level, L_{Amax} dB
50-55	+10 dB	60-65

4.4.4. EPA Publication 1254.2

EPA Victoria Publication 1254.2 *Noise Control Guidelines* May 2021 (Publication 1254.2) sets out best practice guidelines for management of noise associated with waste collections and deliveries. The relevant sections of Publication 1254.2 are set out below. It is important to understand that Publication 1254.2 is primarily intended to be used by municipal officers to assist in the resolution of complaints or to avert possible noise nuisance. As such, where noise sources dealt with below are also subject to EPR 2021, then requirements under the latter take

precedence. For example, Publication 1254.2 states that delivery activities should be inaudible at adjacent dwellings during the night period. However, EPR 2021 also applies to delivery noise and permits up to 43 dB(A) at adjacent dwellings during the night, a level that may be audible. In this instance, the applicable criteria would be 43 dB(A) and not a requirement for inaudibility.

4.4.4.1. Deliveries

Where a residential area will be impacted by noise from deliveries, then deliveries should be inaudible in a habitable room of any residential premises (regardless of whether any door or window giving access to the room is open) outside the hours contained in the schedule.

Schedule: Deliveries to shops, supermarkets & service stations

7am – 10pm Monday to Saturday

9am – 10pm Sundays and public holidays

Note: All ancillary motors or trucks should be turned off whilst making the delivery

4.4.4.2. Truck-Mounted Refrigeration Units

Whether parked on residential or non-residential premises, the noise from the operation of a truck-mounted refrigeration unit must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open) during the hours contained in the schedule.

Schedule: Truck mounted refrigeration units

Non-residential premises (e.g., noise from a delivery truck, whether moving or parked on the street)

10pm – 7am Monday to Saturday

10pm – 9am Sundays and public holidays

Residential premises (including a truck owner keeping their vehicle on the street outside their home)

8pm – 7am Monday to Saturday

8pm – 9am Weekends and public holidays

4.4.4.3. Domestic Refuse Collection

The main annoyance produced by domestic refuse collections occurs in the early morning (in other words, before 7 am). Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should follow the following criteria:

- *Collections occurring once a week should be restricted to the hours 6 am – 6 pm Monday to Saturday*
- *Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday*
- *Compaction should only be carried out while on the move.*
- *Bottles should not be broken up at the point of collection.*
- *Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance.*
- *Noisy verbal communication between operators should be avoided where possible.*

4.4.4.4. Industrial Waste Collection

EPA Victoria state that industrial waste includes waste from commercial, industrial and trade activities (including cafes and restaurants).

The proposed development will include four food and beverage tenancies on ground floor and commercial tenancies on levels 1 and 2. As such, waste collection from the commercial waste room on Ground Floor is considered to be industrial waste collection.

Annoyance created by industrial waste collection tends to intensify in the early morning period. To this end, early-morning collections should be restricted to non-residential areas to minimise early morning disturbances. Where a residential area is impacted by noise from the collection of refuse, then collections should be restricted to the times contained within the schedule.

- *Refuse bins should be located at sites that provide minimal annoyance to residential premises.*
- *Compaction should be carried out while the vehicle is moving.*
- *Bottles should not be broken up at collection site.*
- *Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances.*
- *Noisy verbal communication between operators should be avoided where possible.*

Schedule: Industrial waste collection

One collection per week

6:30am – 8pm Monday to Saturday

9am – 8pm Sundays and public holidays

Two or more collections per week

7am – 8pm Monday to Saturday

9am – 8pm Sundays and public holidays

4.4.5. City of Yarra Guidelines

The City of Yarra Guideline – *Managing Noise Impacts in Urban Developments* (City of Yarra Guideline) contains the following guidance.

4.4.5.1. Internal Noise Levels

The City of Yarra Guideline recommends the following with respect to internal noise levels:

- The application of the criteria should extend to all residential developments affected by road traffic noise.
- The period between 6am and 7am should be considered as a night period impact.
- The loudest hour of road traffic noise not to exceed 45dBA $L_{eq,1h}$ in habitable rooms from 7am to 10pm and 40dBA $L_{eq,1h}$ in bedrooms from 10pm to 7am.
- L_{max} levels from rail and trams, including horn noise, no greater than 60dBA L_{max} in living rooms or 55dBA L_{max} in bedrooms. L_{max} levels to be achieved for 95% of train pass-by events (a minimum of 20 trains to be measured)
- Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome.

Table 18 presents the altered criteria as per City of Yarra Guidelines.

Table 18 - City of Yarra Guideline Internal Noise Level Criteria

Type of occupancy	Applicable period	Noise measurement metric	Internal Noise Level Criteria
Bedroom	10pm – 7am	$L_{eq,1h}$	≤ 40 dB(A)
	10pm – 6am	$L_{eq,8h}$	≤ 35 dB(A)
	10pm – 7am	L_{Max}	≤ 55 dB(A)
Living areas	7am – 10pm	$L_{eq,1h}$	≤ 45 dB(A)
	6am – 10pm	$L_{eq,16h}$	≤ 40 dB(A)
	7am – 10pm	L_{Max}	≤ 60 dB(A)

4.4.5.2. Plant Noise Levels

The City of Yarra Guideline recommends the following in relation to commercial and industrial plant and equipment noise:

All residential developments should be designed to ensure that existing commercial uses formally comply with the EPA Noise Protocol, Part I external to the development wherever possible. Where it is demonstrated that external compliance cannot practically be achieved, including treatment of the source of noise in consultation with the commercial operator, an internal assessment may be considered. The following recommended maximum noise levels for commercial/industrial noise (windows closed) are to be met if noise is assessed internally:

- Noise Protocol Part I indoor limits, being the outdoor limits less 20dB, and
- Not more than 30dBA L_{eq} in bedrooms at night and 35dBA L_{eq} in living rooms (30min).
- Not more than 45dBA L_{max} in bedrooms and at night and 50dBA L_{max} in living rooms.

In addition to the above, commercial plant and equipment noise levels should not exceed the following levels externally:

- Not more than 10dBA above Noise Protocol, Part I period noise limits, outside any openable windows or doors, and
- For balconies and other private open spaces:
  - Not more than 65dBA during the day
  - Not more than 55dBA during the evening and night

Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome.

4.4.5.3. Patron Noise

The City of Yarra Guideline provides a basis for assessment of new outdoor patron areas and is to be based on:

- Noise Protocol or
- Background noise-based assessment approach of:
  - 'Background + 5 dB' for the night period.
  - 'Background + 10 dB' for the 'evening' and the 'day' periods where these criteria can be demonstrated to be reasonable, and with definitions of 'evening' in accordance with EPR 2021 Part 5.3, Division 3, paragraph 116 (that is, including all day Sunday as evening).
  - Background levels to be based on the minimum 15 minute to 1 hour interval and conducted during time that is representative of worst-case impacts (long term averaging of background levels is not appropriate).

And,

- Sleep disturbance criteria of 55dBA Lmax in bedrooms with windows open (65dBA Lmax externally, outside openable windows).

Trigger noise levels for residential receivers were calculated from the results of the unattended noise measurements and are presented in Table 19.

Table 19 - Patron Noise Trigger Levels

Period	Lowest Hourly Background Level, L_{A90} dB	Trigger Level, L_{Aeq} dB
Day/Evening	48	58
Night	42	47

5. Assessment

5.1. Noise Intrusion

A 3D computer noise model of the Subject Site and surrounds was built in CadnaA software and calculations run implementing the ISO9613 algorithms. The ISO9613 algorithms calculate the propagation of noise between source and receiver taking into account propagation effects associated with:

- Source sound power.
- Geometrical spreading.
- Atmospheric conditions.
- Air absorption.
- Ground absorption (G=0).
- Reflection.
- Barrier effects associated with topography and built form, including buildings and fences.

The noise model was validated using results of on-site noise monitoring and was run to calculate the induced sound pressure associated with rail and road traffic across the facades of the proposed development. External noise intrusion was then calculated using standard transmission loss algorithms assuming default minimum façade construction. Results of this assessment indicated that glazing and façade upgrades are required to comply with the applicable requirements of Standard D16. Performance requirements for the necessary upgrades are presented in Table 20 below.

Note that opaque / solid wall sections of the façade shall be constructed such that resultant noise intrusion does not add to that resulting from break-in via the glazing. In simple terms, this means that noise intrusion via opaque / solid wall sections of the façade should be at least 10dB(A) below that occurring via the glazing. Refer to Appendix B for a markup showing the application of inductedthese requirements.

Table 20 - Minimum Performance Requirements for Façade Glazing Systems

Façade / Location	Performance Requirement	Indicative Glazing[1]
Refer to glazing markup in Appendix B	$R_w \geq 37$ & $R_w + C_{tr} \geq 34$	Sliding Doors: Capral 900 Series sliding door system incorporating monolithic glazing: 10.5mm thick VLam Hush laminated glass. Windows: Capral 35 series Awning Window fitted with 10.5mm thick VLam Hush glazing.
	$R_w \geq 39$ & $R_w + C_{tr} \geq 36$	Sliding Doors: Capral 900 Series sliding door system incorporating monolithic glazing: 10.5mm thick VLam Hush laminated to 12.5mm thick VLam Hush glass. Windows: Capral 50 series Awning Window in 400 Narrowline Commercial Frame - 10.38mm thick laminated glass / 12mm air-gap / 6.38mm thick laminated glass.

Notes

1. *Indicative glazing is not provided as a specification but rather to inform the Contractor as to the types of glazing that may satisfy the R_w performance requirements. Note that there have been many instances of indicative glazing not satisfying the performance requirements shown. It is the responsibility of the Contractor to ensure that the nominated glazing assemblies satisfy the performance requirement. This is best done by obtaining a laboratory test report from a NATA certified test facility.*

5.2. Adjacent Commercial Uses

Significant condensing and fan equipment is located on the roof of the adjacent building at 546 – 548 Swan Street. Potential worst case noise impacts associated with the operation of this equipment was assessed by incorporating the plant into the 3-D model for the project. Each of the six large condensing units were assigned a sound power level of 80dB(A), reducing by 5 dB(A) transitioning into the Evening period and further 5dB(A) transitioning into the Night period. The fan on the roof was assigned a fixed sound power of 80dB(A).

Results indicated that noise associated with the adjacent plant would result in a worst-case noise level of 62dB(A) at the nearest apartment façade on Level 3 during the Day and 53dB(A) at Night. This outcome exceeds

the Noise Protocol Limits of 55dB(A), 48dB(A) and 43dB(A) that apply during the Day, Evening and Night periods respectively. As such, it is appropriate to assess the resulting impacts with respect to the City of Yarra Guideline (as described in Section 4.4.5.2). The guidelines suggest the following recommended maximum noise levels for commercial/industrial noise (windows closed) are to be met if noise is assessed internally:

- *Noise Protocol Part I indoor limits, being the outdoor limits less 20dB, and*
- *Not more than 30dBA L_{eq} in bedrooms at night and 35dBA L_{eq} in living rooms (30min).*
- *Not more than 45dBA L_{max} in bedrooms and at night and 50dBA L_{max} in living rooms.*

In addition to the above, commercial plant and equipment noise levels should not exceed the following levels externally:

- *Not more than 10dBA above Noise Protocol, Part I period noise limits, outside any openable windows or doors, and*
- *For balconies and other private open spaces:*
  - *Not more than 65dBA during the day*
  - *Not more than 55dBA during the evening and night*

Noise intrusion calculations carried out the assigned Rw37 glazing (upgraded from Rw34 for this purpose) to the most affected Level 3 apartments indicated resulting indoor noise levels of 31dB(A) during the Day and 22dB(A) at Night. Overall, these outcomes demonstrate that noise from the adjacent roof top plant can be reduced to an appropriate level given the proposed building envelope providing that the West facing units (on all levels) are fitted with ventilation that satisfies BCA requirements when windows are closed.

5.3. Vibration Impacts on the Development

5.3.1. Ground Borne Noise

The results of vibration monitoring were analysed with respect to potential for ground borne noise affecting apartments. The results of this analysis indicate that rail induced ground borne noise will not result in exceedance of the established criteria for indoor noise levels. As such, no special building isolation treatments are required to control ground borne noise within the Proposed Development.

5.3.2. Tactile Vibration

Analysis of the results of vibration monitoring indicate that 95% of all measured maximum vibration levels at the base of the Proposed Development lie below 0.17 mm/s. As such ambient vibration levels will comply with the established criteria without the need for special building isolation treatments.

5.3.3. Building Damage

Measured peak particle velocity vibration levels were analysed to identify the highest vibration levels associated with train pass-bys. The highest recorded peak particle velocity for any measured event was less than 1mm/s. This is significantly below the lowest trigger level of 15mm/s and indicates that base building isolation is not required to protect the building from rail pass-by events.

5.4. Mechanical Plant

Octave Acoustics has reviewed the preliminary mechanical plans and selections prepared by Wrap Consulting dated 23 March 2026 and incorporated key plant sources into the noise model as defined below.

- 57 x Apartment condenser units (37 on roof level, 20 on level 13).
- 1 x Carpark exhaust fan (on roof of level 13)
- 4 x General exhaust fans (on roof level)
- 4 x Kitchen exhaust fans (2 on roof level, 2 on roof of level 13)
- 5 x 35kW hot water heat pumps (on roof of level 13)

The sound power levels for the mechanical plant are presented in Table 21 below.

Table 21 - Sound Power Levels of Representative Mechanical Plant Leq dB, re 10^{-12} W

Source	dB(A)	Octave Band Centre Frequency, Hz						
		63	125	250	500	1k	2k	4k
Apartment condenser unit	65	63	62	61	62	61	57	54
Carpark exhaust fan	84	101	90	84	75	71	77	78
Kitchen exhaust fan	75	78	78	74	69	68	69	64
General exhaust fan	65	68	68	64	59	58	59	54
35kW Hot water heat pump	71	71	70	69	69	65	62	59

The predicted noise levels at the nearest sensitive receivers are presented in Table 22 below and indicate compliance with EPR 2021 providing that:

- A 1.3m high acoustic rated plant screen is installed to western side of the plant on the roof of Level 13 (to reduce impacts to the penthouses).
- Heat pumps and condensers on roof of Level 13 are commissioned to operate at night with low noise cards (achieving at least 5dB(A) reduction).

During detailed design phase, noise from mechanical plant and equipment shall be assessed and specific noise treatments documented to ensure that cumulative noise from all base building and commercial plant does not exceed the applicable EPR 2021 criteria. During this phase, noise control treatments such as rooftop plant screening and duct attenuators will be specified if or where necessary to ensure compliance with EPR 2021 noise limits.

Table 22 - Calculated Noise Levels due to Rooftop Mechanical Plant, dB L_{Aeq}

Noise sensitive receiver	EPR 2021 Criterion			Noise Level	Complies?		
	Day[1]	Evening[2]	Night[3]		Day[1]	Evening[2]	Night[3]
505 Swan Street	55	48	43	28	Yes	Yes	Yes
507 Swan Street	55	48	43	28	Yes	Yes	Yes
509 Swan Street	55	48	43	28	Yes	Yes	Yes
511 Swan Street	55	48	43	29	Yes	Yes	Yes
513 Swan Street	55	48	43	28	Yes	Yes	Yes
517 Swan Street	55	48	43	29	Yes	Yes	Yes
521 Swan Street	55	48	43	29	Yes	Yes	Yes
76 Madden Grove	55	48	43	28	Yes	Yes	Yes
78 Madden Grove	55	48	43	29	Yes	Yes	Yes
80 Madden Grove	55	48	43	29	Yes	Yes	Yes
82 Madden Grove	55	48	43	29	Yes	Yes	Yes
84 Madden Grove	55	48	43	30	Yes	Yes	Yes
45 Parkville Street	55	48	43	30	Yes	Yes	Yes
Penthouse SOU	55	48	43	48/43[4]	Yes	Yes	Yes[4]
General SOU	55	48	43	41	Yes	Yes	Yes

Notes:

1. *Day period is:*
   - *07:00 – 18:00 Monday – Saturday (except public holidays)*
2. *Evening period is:*
   - *18:00 – 22:00 Monday – Saturday*
   - *07:00 – 22:00 Sunday and public holidays*
3. *Night period is:*
   - *22:00 – 07:00 the following day*
4. *Due to penthouse level overlooking plant, assessment indicates that heat pumps and condensers on roof of Level 13 will need to be commissioned to operate at night with low noise cards (achieving at least 5dB(A)).*

5.5. Carpark Entrance Door

Noise impacts associated with the carpark and entrance door are to be minimised through the implementation of the following:

- The carpark entrance door motor, guiderails, drum and associated mechanisms should be installed using vibration isolation mounts equivalent to Embelton NRD. Where under axial load, these mounts shall be selected to achieve minimum static deflection of 8mm where installed.
- Noise from the garage door should not exceed 65dB L_{Amax} at 2m from the door.
- Where possible the structural set out should minimise movement and control joints oriented perpendicular to traffic flow.

5.6. Ground Level Plant Rooms

The carpark area on ground level includes a substation, supply air fan room and retail condensers. Preliminary assessment indicates that associated noise levels can comfortably be treated for compliance with the applicable EPA noise limits based on:

- Fan room walls being constructed with full height concrete blockwork fitted with an acoustically sealed solid core door.
- Substation walls being constructed with full height concrete blockwork fitted with an acoustically sealed solid core door.
- Substation ventilation fans being fitted with appropriately selected duct silencer or length of rigid duct fitted with 50mm thick internal acoustic lining.
- Retail condensers being located at southern boundary (solid concrete) wall. This wall prevents noise breakout to potential receivers to the south. Further, the condensers are separated from the apartments above via two levels of commercial floor plate.

It is expected that noise emissions from mechanical plant located on the ground level can comply with internal noise requirements of Part 5.3 of the EPR 2021 using standard forms of construction and acoustic attenuation methods. This shall be assessed during the Design Development stage of the project.

5.7. Noise Associated with Waste Collections & Deliveries

Noise associated with delivery and waste collection activities within the ground level carpark area is required to comply with Part 5.3 of EPR 2021. It is important to note that, in accordance with EPR 2021:

- Non-commercial vehicles are exempt from assessment; and
- A commercial premises excludes *a street or road, including every carriageway, footpath, reservation and traffic island on any street or road.*

To this end, noise from delivery and waste collection trucks has been assessed in accordance with EPR 2021, however, only when they are on commercial land. Assessment of noise impacts associated with deliveries and waste collections was carried out using the 3-D computer noise modelling to predict noise impacts at the nearest potentially affected residential receivers. Modelling assumed the following inputs:

- The soffit of the garage local to the waste collection area is treated with acoustically absorptive treatment having an NRC not less than 0.70;
- A maximum of one waste collection in a 30-minute period;
- Delivery truck engine running for 2 minutes per visit while idling inside the ground level garage;
- Rubbish truck engine running for 4 minutes per collection while idling inside the ground level garage;
- Rubbish truck emptying 4 waste bins per collection, assuming 30 seconds per bin emptying cycle;
- Vehicle sound power levels in accordance with those presented in Table 23 below;
- A 2 dB penalty for impulsive noise character.

Table 23 - Vehicle Sound Power Levels dB, re 10^{-12} W

Source	Noise Descriptor	dB(A)	Octave Band Centre Frequency, Hz						
			63	125	250	500	1k	2k	4k
Medium Truck engine idling	L_{eq}	100	100	98	96	96	96	93	86
Garbage Truck emptying waste bin	$L_{eq\ 30\text{-}sec\ bin\ emptying\ cycle}$	104	108	99	98	95	96	97	99

The calculated noise levels at nearby sensitive receivers due to waste collection noise breakout via the exit garage door are presented in Table 24 below. Noise breakout associated with delivery activities is presented in Table 25.

Based on these results:

- Delivery activities will comply during both the Day and Evening periods.
- Waste collection activities are acceptable during the Evening period where the garage door is closed after the truck is inside the building.
- It is recommended that waste collection activities be limited to the Day period where the garage door is left open
- It is recommended that deliveries and waste collections not occur during the night period.

Table 24 - Waste Collection Noise Assessment, dB L_{Aeq}

Noise sensitive receiver	EPR 2021 Criteria			Noise Level	Complies?		
	Day	Evening	Night		Day	Evening	Night
507 Swan Street	55	48	43	51	Yes	No/Yes[1]	No
509 Swan Street	55	48	43	52	Yes	No/Yes[1]	No
511 Swan Street	55	48	43	52	Yes	No/Yes[1]	No

Notes 1. Assessment indicates that compliance will be achieved during the Evening period where the garage door is closed whilst the truck is in the garage.

Table 25 - Delivery Noise Assessment, dB L_{Aeq}

Noise sensitive receiver	EPR 2021 Criteria			Noise Level	Complies?		
	Day	Evening	Night		Day	Evening	Night
507 Swan Street	55	48	43	46	Yes	Yes	No
509 Swan Street	55	48	43	47	Yes	Yes	No
511 Swan Street	55	48	43	47	Yes	Yes	No

5.8. Communal Wellness

A communal wellness space is included on Level 3 of the development. As this is fully contained within the building envelope, external noise emissions are not expected to be problematic. However, there is potential for adverse impacts associated with:

1. Air borne noise breakout from the walls and entrance doors of the facility to apartment common areas and then into apartments via entry doors.
2. Structure borne noise associated with weights drops and similar impact noise events within the facility.

5.8.1. Mitigation of Airborne Noise

To minimise potential airborne noise impacts, it is recommended that:

- Music within the wellness space be limited to background level only.
- The bounding walls of the wellness space are rated to not less than R_w 50. This may be achieved using a 92mm staggered steel stud wall, each side being fixed with 16mm thick fire-rated plasterboard. 11kg/m^3 insulation installed to stud cavities.
- Entry doors to the wellness space be rated to not less than R_w 30. This may be achieved using a 35mm thick solid core door fitted with acoustic seals at the head and jambs.

Further to the above, apartment corridors and entry doors will be constructed to comply with the applicable requirements of the BCA/NCC ($R_w \geq 50$ and $R_w \geq 30$ respectively). A 200mm thick concrete slab will separate the wellness space from the apartments on Level 4 immediately above. This will achieve at least $R_w + C_{tr}$ 50. However, any penetrations through the slab into the wellness space will need to be contained within a plasterboard bulkhead (should a flush plasterboard ceiling not be installed as part of the wellness fit out).

5.8.2. Mitigation of Structure-borne Noise

Potential structure-borne noise impacts associated with activities within the wellness space are to be minimised via incorporation of the following:

- Any area dedicated to free weights should incorporate a damped spring floor system. A damped sprung floor should be constructed using two layers of 19mm thick structural plywood laid at 90 degrees to each other, atop supporting steel channels atop damped spring isolators equivalent to Mason IMF damped springs (nominally 96mm high unloaded). The void below the sprung floor created by the damped springs shall be filled with 50mm thick polyester insulation with minimum density of 32kg/m^3. An 18mm thick rubber gym mat should be installed atop the damped spring floor as the finished floor surface equivalent to 8mm thick Regupol Everoll (finished floor surface) bonded to 10mm thick Regupol Sonus Core 10-S.
- Areas dedicated to cardio equipment such as treadmills, rowing machines and exercise bikes shall be fitted with 18mm thick rubber mat equivalent to 8mm thick Regupol Everoll (finished floor surface) bonded to 10mm thick Regupol Sonus Core 10-S.
- Any weights machines shall be of the type that incorporate isolation springs below the weights or be retrofitted with springs equivalent to Mason IMF directly below the weight stacks.
- Equipment racks should not be fitted to the walls or columns within the wellness space (unless an appropriate acoustic isolation detail is adopted).

5.9. Communal Terraces

The proposed development includes communal terraces for resident use:

- 31m^2 on the northern elevation at Level 12
- and a north oriented roof terrace on Level 13 (159m^2).

To provide an assessment of the potential noise impacts associated with the use of these terraces, area sources representing resident voices were added to the 3D computer noise model. Sound power levels for residents were calculated using the method described in Hayne et al, *Prediction of Noise from Small to Medium Sized Crowds* (2011). The resulting resident voice sound power levels are presented in Table 26.

Table 26 –Resident Voice Sound Power Levels dB, re 10^{-12} W

Location	Number of Residents	SWL dB(A)	Octave Band Centre Frequency (Hz)							
			63	125	250	500	1000	2000	4000	8000
L12 Terrace	10	79	63	69	75	78	75	69	62	47
L13 Terrace	53	90	73	80	86	89	86	80	73	68

The noise model assumed:

- Patrons modelled at a height of 1.5m
- 1.2m high hand rail and acoustic screen around the Level 13 terrace.
- L12 Terrace having 1.8m high dividing acoustic screen to the adjacent private terraces and 2m high hand rail and acoustic screen to the Swan Street elevation.

The 3-D model was run to calculate noise impacts associated with concurrent use of the terraces and the results presented in Table 27 below. The results indicate that noise impacts associated with the communal terraces will comply with the Day/Evening criterion but will exceed the Night period criterion at the penthouse levels of the proposed development. It is therefore recommended that terraces be limited to use during the Day and Evening periods.

Table 27 - Rooftop Terrace Resident Noise Assessment, dB L_{Aeq}

Noise sensitive receiver	Noise Criterion		Noise Level	Complies?	
	Day/Evening	Night		Day/Evening	Night
511 Swan Street	58	47	32	Yes	Yes
513 Swan Street	58	47	34	Yes	Yes
517 Swan Street	58	47	34	Yes	Yes
521 Swan Street	58	47	35	Yes	Yes
523 Swan Street	58	47	35	Yes	Yes
525 Swan Street	58	47	34	Yes	Yes
76 Madden Grove	58	47	21	Yes	Yes
78 Madden Grove	58	47	22	Yes	Yes
80 Madden Grove	58	47	20	Yes	Yes
82 Madden Grove	58	47	20	Yes	Yes
84 Madden Grove	58	47	23	Yes	Yes
45 Parkville Street	58	47	23	Yes	Yes
Penthouse SOU	58	47	58	Yes	No
General SOU	58	47	49	Yes	No

Notes:
1. *Day/Evening period is 07:00 – 22:00 Monday – Sunday*
2. *Night period is 22:00 – 07:00 the following day*

6. Conclusion

Octave Acoustics was engaged by Fortis to carry out a town planning stage noise impact assessment for the proposed 15 level residential led development at 550-556 Swan Street, Richmond.

Octave Acoustics has reviewed the proposal, conducted site investigations, and carried out acoustic assessments addressing the noise related requirements of:

- VPP Clause 58.04 *Amenity Impacts* - Standard D16 of the planning scheme.
- VPP Clause 53.06 *Live Music Entertainment Venues*
- AS/NZS 2107:2016 *Recommended Design Sound Levels and Reverberation Times for Building Interiors.*
- City of Yarra Guideline *Managing Noise Impacts in Urban Development* (now but adopted as a matter of best practice to deal with agent of change conditions, patron/resident noise etc.).
- Part 5.3 of the Environment Protection Regulations 2021 (EPR 2021).
- EPA 1254.2 *Noise control guidelines* (Publication 1254) for waste collections and deliveries.
- General Environmental Duty.
- British Standard 6472-1:2008 for vibration amenity criteria.
- British Standard 7385: Part 2 for vibration induced building damage.

The results of the investigations and assessments show that with the recommendations provided in this report (including provision of alternative ventilation to apartments on the western elevation), the proposed development will satisfy the acoustic requirements set out in the relevant standards. In summary, both noise impacts on the development and associated with the development can be mitigated using standard building methods and management strategies to comply with both mandatory and best practice acoustic requirements.

Appendix A: Glossary of Terms

'A' Frequency Weighting

The 'A' frequency weighting roughly approximates to the Fletcher-Munson 40 phon equal loudness contour. The human loudness perception at various frequencies and sound pressure levels is equated to the level of 40 dB at 1 kHz. The human ear is less sensitive to low frequency sound and very high frequency sound than midrange frequency sound (i.e. 500 Hz to 6 kHz). Humans are most sensitive to midrange frequency sounds, such as a child's scream. Sound level meters have inbuilt frequency weighting networks that very roughly approximates the human loudness response at low sound levels. It should be noted that the human loudness response is not the same as the human annoyance response to sound. Here low frequency sounds can be more annoying than midrange frequency sounds even at very low loudness levels. The 'A' weighting is the most commonly used frequency weighting for occupational and environmental noise assessments. However, for environmental noise assessments, adjustments for the character of the sound will often be required.

AMBIENT NOISE

The ambient noise level at a particular location is the overall environmental noise level caused by all noise sources in the area, both near and far, including all forms of traffic, industry, lawnmowers, wind in foliage, insects, animals, etc. Usually assessed as an energy average over a set time period 'T' (LAeq,T).

AUDIBLE

Audible refers to a sound that can be heard. There are a range of audibility grades, varying from "barely audible", "just audible" to "clearly audible" and "prominent".

BACKGROUND NOISE LEVEL

Total silence does not exist in the natural or built-environments, only varying degrees of noise. The Background Noise Level is the minimum repeatable level of noise measured in the absence of the noise under investigation and any other short-term noises such as those caused by all forms of traffic, industry, lawnmowers, wind in foliage, insects, animals, etc. It is quantified by the noise level that is exceeded for 90 % of the measurement period 'T' (LA90,T). Background Noise Levels are often determined for the day, evening and night time periods where relevant. This is done by statistically analysing the range of time period (typically 15 minute) measurements over multiple days (often 7 days). For a 15-minute measurement period the Background Noise Level is set at the quietest level that occurs at 1.5 minutes.

'C' FREQUENCY WEIGHTING

The 'C' frequency weighting approximates the 100 phon equal loudness contour. The human ear frequency response is more linear at high sound levels and the 100 phon equal loudness contour attempts to represent this at various frequencies at sound levels of approximately 100 dB.

DECIBEL

The decibel (dB) is a logarithmic scale that allows a wide range of values to be compressed into a more comprehensible range, typically 0 dB to 120 dB. The decibel is ten times the logarithm of the ratio of any two quantities that relate to the flow of energy (i.e. power). When used in acoustics it is the ratio of the square of the sound pressure level to a reference sound pressure level, the ratio of the sound power level to a reference sound power level, or the ratio of the sound intensity level to a reference sound intensity level. See also Sound Pressure Level and Sound Power Level. Noise levels in decibels cannot be added arithmetically since they are logarithmic numbers. If one machine is generating a noise level of 50 dB, and another similar machine is placed beside it, the level will increase to 53 dB (from 10 $\log_{10}(10^{(50/10)} + 10^{(50/10)})$ and not 100 dB. In theory, ten similar machines placed side by side will increase the sound level by 10 dB, and one hundred machines increase the sound level by 20 dB. The human ear has a vast sound-sensitivity range of over a thousand billion to one, so the logarithmic decibel scale is useful for acoustical assessments.

dBA – See 'A' frequency weighting

dBC – See 'C' frequency weighting

EQUIVALENT CONTINUOUS SOUND LEVEL, LAeq

Many sounds, such as road traffic noise or construction noise, vary repeatedly in level over a period of time. More sophisticated sound level meters have an integrating/averaging electronic device inbuilt, which will display the energy time-average (equivalent continuous sound level - LAeq) of the 'A' frequency weighted sound pressure level. Because the decibel scale is a logarithmic ratio, the higher noise levels have far more sound energy, and therefore the LAeq level tends to indicate an average which is strongly influenced by short-term, high level noise events. Many studies show that

human reaction to level-varying sounds tends to relate closer to the LAeq noise level than any other descriptor.

'F'(FAST) TIME WEIGHTING

Sound level meter design-goal time constant which is 0.125 seconds.

FREE FIELD

In acoustics a free field is a measurement area not subject to significant reflection of acoustical energy. A free field measurement is typically not closer than 3.5 metres to any large flat object (other than the ground) such as a fence or wall or inside an anechoic chamber.

FREQUENCY

The number of oscillations or cycles of a wave motion per unit time, the SI unit is the hertz (Hz). 1 Hz is equivalent to one cycle per second. 1000 Hz is 1 kHz.

LOUDNESS

The volume to which a sound is audible to a listener is a subjective term referred to as loudness. Humans generally perceive an approximate doubling of loudness when the sound level increases by about 10 dB and an approximate halving of loudness when the sound level decreases by about 10 dB.

MAXIMUM NOISE LEVEL, LAFmax

The root-mean-square (rms) maximum sound pressure level measured with sound level meter using the 'A' frequency weighting and the 'F' (Fast) time weighting. Often used for noise assessments other than aircraft.

MAXIMUM NOISE LEVEL, LASmax

The root-mean-square (rms) maximum sound pressure level measured with sound level meter using the 'A' frequency weighting and the 'S' (Slow) time weighting. Often used for aircraft noise assessments.

NOISE

Noise is unwanted, harmful or inharmonious (discordant) sound. Sound is wave motion within matter, be it gaseous, liquid or solid. Noise usually includes vibration as well as sound.

OFFENSIVE NOISE

Reference: Dictionary of the NSW Protection of the Environment Operations Act 1997).

"Offensive Noise means noise:

(a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:

(i) is harmful to (or likely to be harmful to) a person who is outside the premise from which it is emitted, or

(ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or

(b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances prescribed by the regulations."

'S' (SLOW) TIME WEIGHTING

Sound level meter design-goal time constant which is 1 second.

SOUND ATTENUATION

A reduction of sound due to distance, enclosure or some other devise. If an enclosure is placed around a machine, or an attenuator (muffler or silencer) is fitted to a duct, the noise emission is reduced or attenuated. An enclosure that attenuates the noise level by 20 dB reduces the sound energy by one hundred times.

SOUND EXPOSURE LEVEL (LAE)

Integration (summation) rather than an average of the sound energy over a set time period. Use to assess single noise events such as truck or train pass by or aircraft flyovers. The sound exposure level is related to the energy average (LAeq,T) by the formula $L_{Aeq,T} = L_{AE} - 10 \log_{10} T$. The abbreviation (SEL) is sometimes inconsistently used in place of the symbol (LAE).

SOUND PRESSURE

The rms sound pressure measured in pascals (Pa). A pascal is a unit equivalent to a newton per square metre (N/m^2).

SOUND PRESSURE LEVEL, Lp

The level of sound measured on a sound level meter and expressed in decibels (dB). Where $L_P = 10 \log_{10}(Pa/Po)^2$ dB (or $20 \log_{10}$ (Pa/ Po) dB) where Pa is the rms sound pressure in Pascal and Po is a reference sound pressure conventionally chosen is 20 µPa (20×10^{-6} Pa) for airborne sound. Lp varies with distance from a noise source.

SOUND POWER

The rms sound power measured in watts (W). The watt is a unit defined as one joule per second. A

measures the rate of energy flow, conversion or transfer.

SOUND POWER LEVEL, Lw

The sound power level of a noise source is the inherent noise of the device. Therefore, sound power level does not vary with distance from the noise source or with a different acoustic environment. Lw = Lp + 10 $\log_{10}$ 'a' dB,

re: 1pW, (10^{-12} watts) where 'a' is the measurement noise-emission area (m2) in a free field.

SOUND TRANSMISSION LOSS

The amount in decibels by which a random sound is reduced as it passes through a sound barrier. A method for the measurement of airborne Sound Transmission Loss of a building partition is given in Australian Standard AS1191 - 2002.

STATISTICAL NOISE LEVELS, Ln

Noise which varies in level over a specific period of time 'T' (standard measurement times are often 15-minute periods) may be quantified in terms of various statistical descriptors with some common examples:

The noise level, in decibels, exceeded for 1% of the measurement time period, when 'A' frequency weighted and 'F' time weighted is reference to as LAF1,T. This may be used for describing short-term noise levels such as could cause sleep arousal during the night.

The noise level, in decibels, exceeded for 10% of the measurement time period, when 'A' frequency weighted and 'F' time weighted is reference to as LAF10,T. In most countries the LAF10,T is measured over periods of 15 minutes, and is used to describe the average maximum noise level.

The noise level, in decibels, exceeded for 90% of the measurement time period, when 'A' frequency weighted and 'F' time weighted is reference to as LAF90,T. In most countries the LAF90,T is measured over periods of 15 minutes, and is used to describe the average minimum or background noise level.

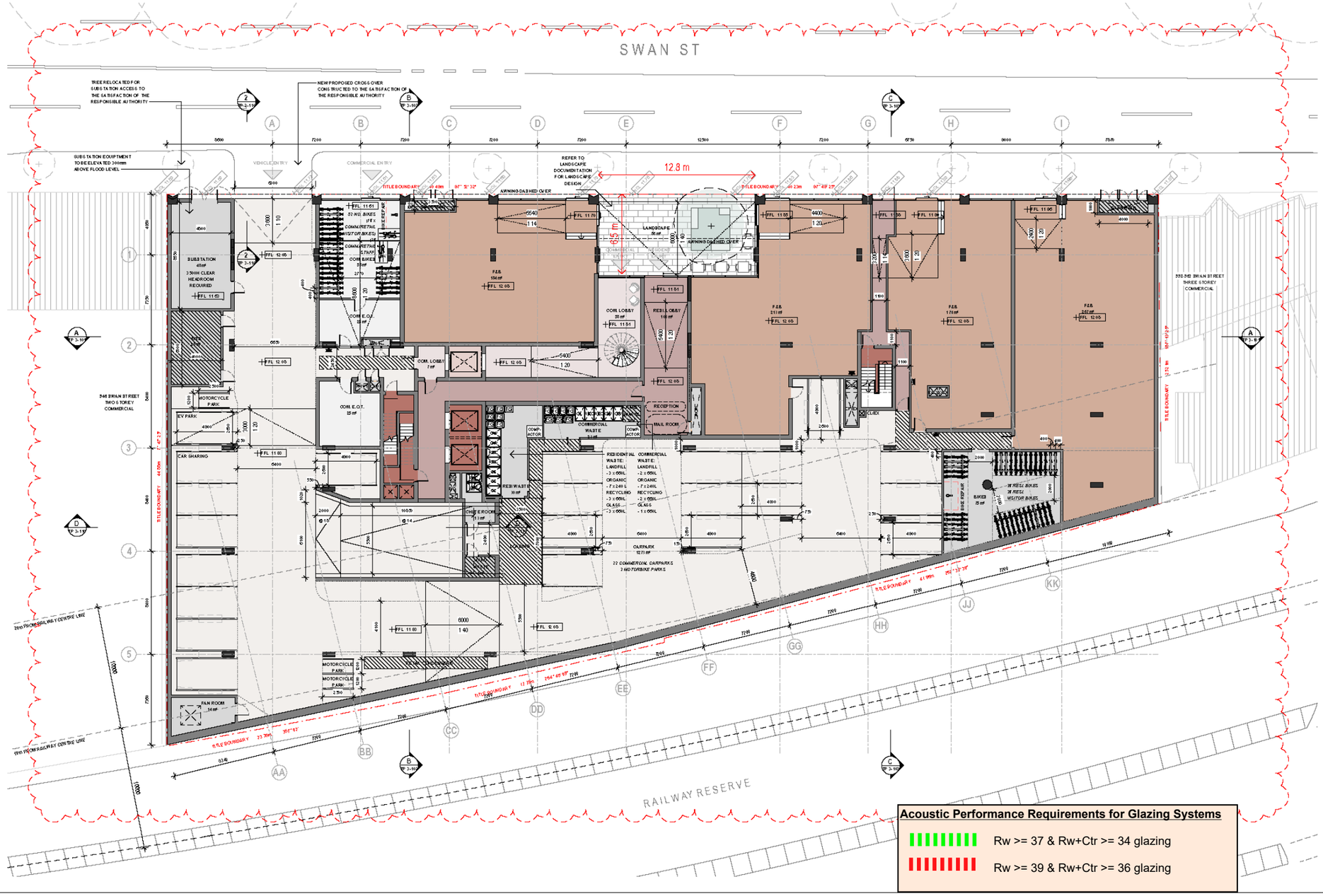
WEIGHTED SOUND REDUCTION INDEX, Rw

This is a single number rating of the airborne sound insulation of a wall, partition or ceiling. The sound reduction is normally measured over a frequency range of 100 Hz to 3.150 kHz and averaged in accordance with ISO standard weighting curves (Refer AS/NZS 1276.1:1999). Internal partition wall Rw+C ratings are frequency weighted to simulate insulation from human voice noise. The Rw+C is similar in value to the STC rating value. External walls, doors and windows may be Rw+Ctr rated to simulate insulation from road traffic noise. The spectrum adaptation term Ctr adjustment factor takes account of low frequency noise. The weighted sound reduction index is normally similar or slightly lower number than the STC rating value.

'Z' FREQUENCY WEIGHTING

The 'Z' (Zero) frequency weighting is 0 dB within the nominal 1/3 octave band frequency range centred on 10 Hz to 20 kHz. This is within the tolerance limits given in AS IEC 61672.1-2004: 'Electroacoustics - Sound level meters – Specifications'.

Appendix B: Application of Glazing Requirements



Acoustic Performance Requirements for Glazing Systems

- Rw >= 37 & Rw+Ctr >= 34 glazing
- Rw >= 39 & Rw+Ctr >= 36 glazing

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ESD NOTES CONT

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80% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00)
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

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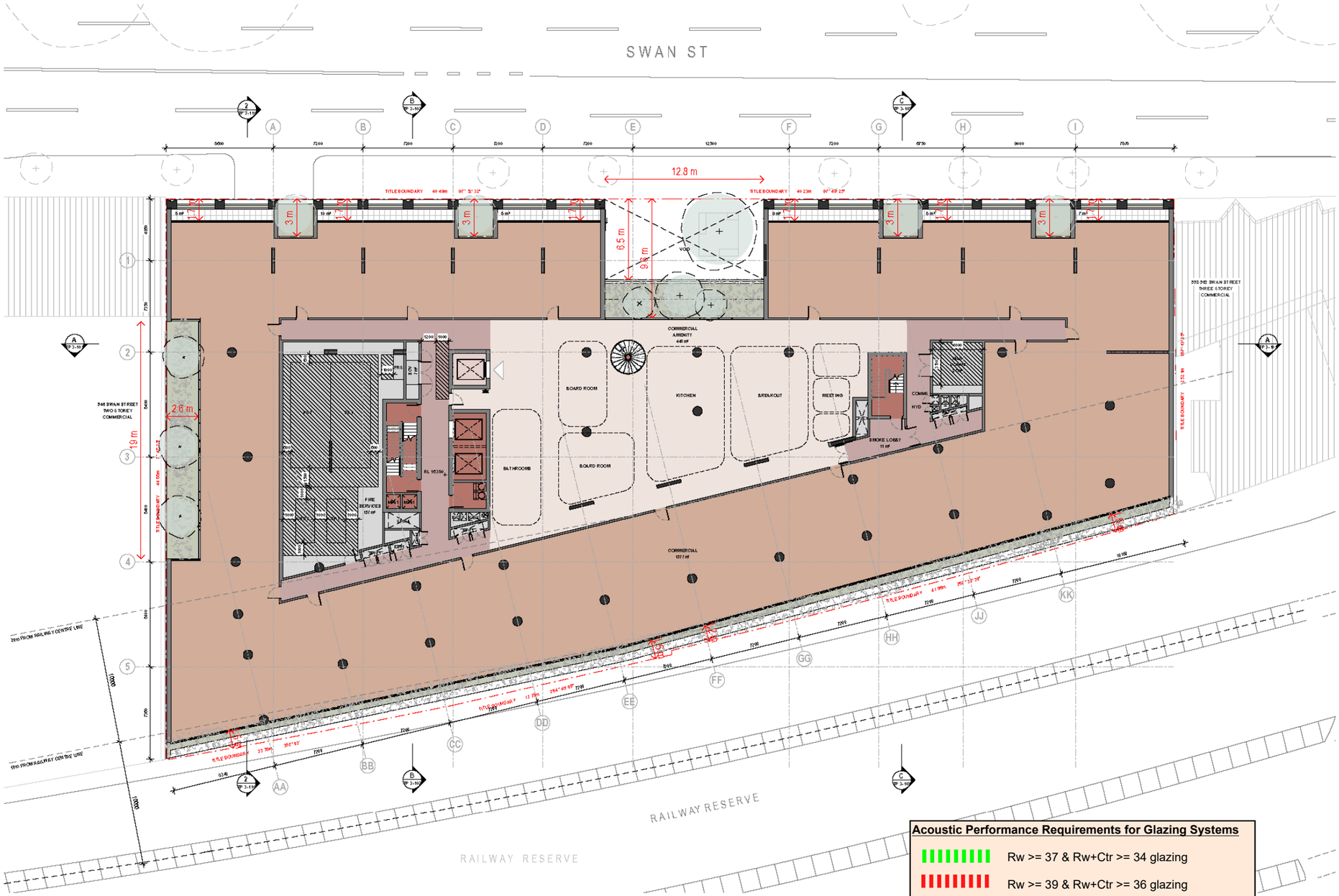
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65% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

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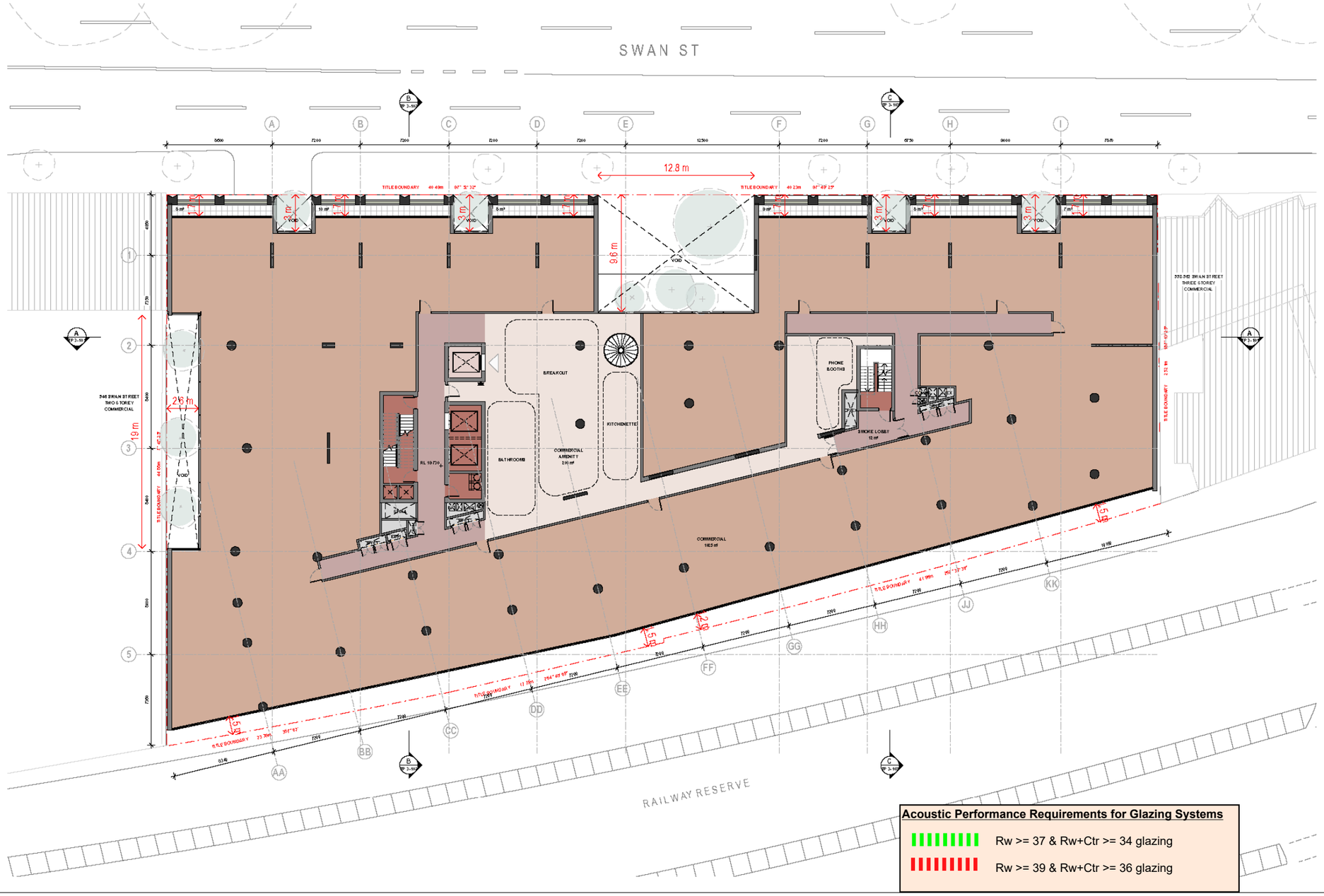
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1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

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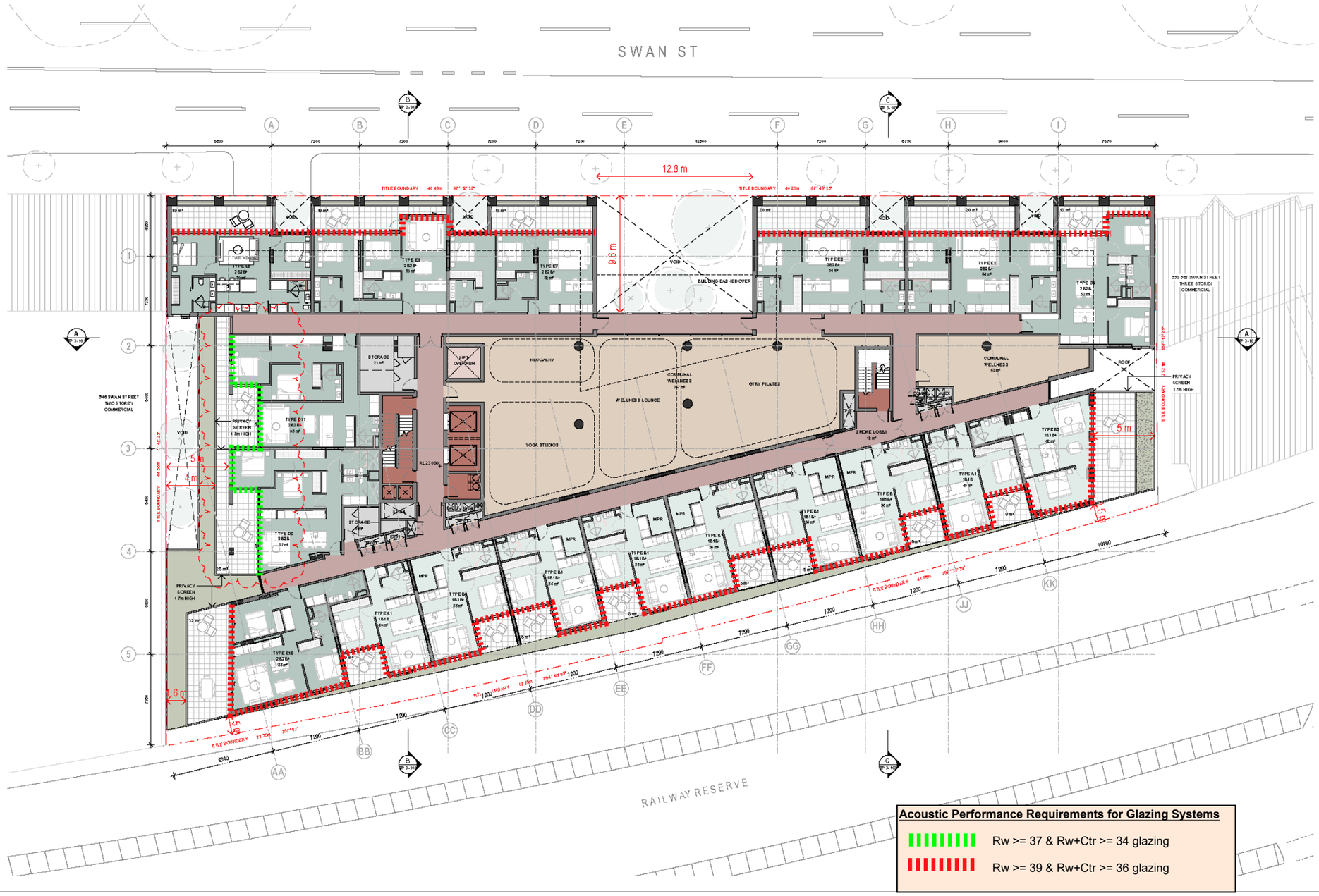
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ESD NOTES CONT

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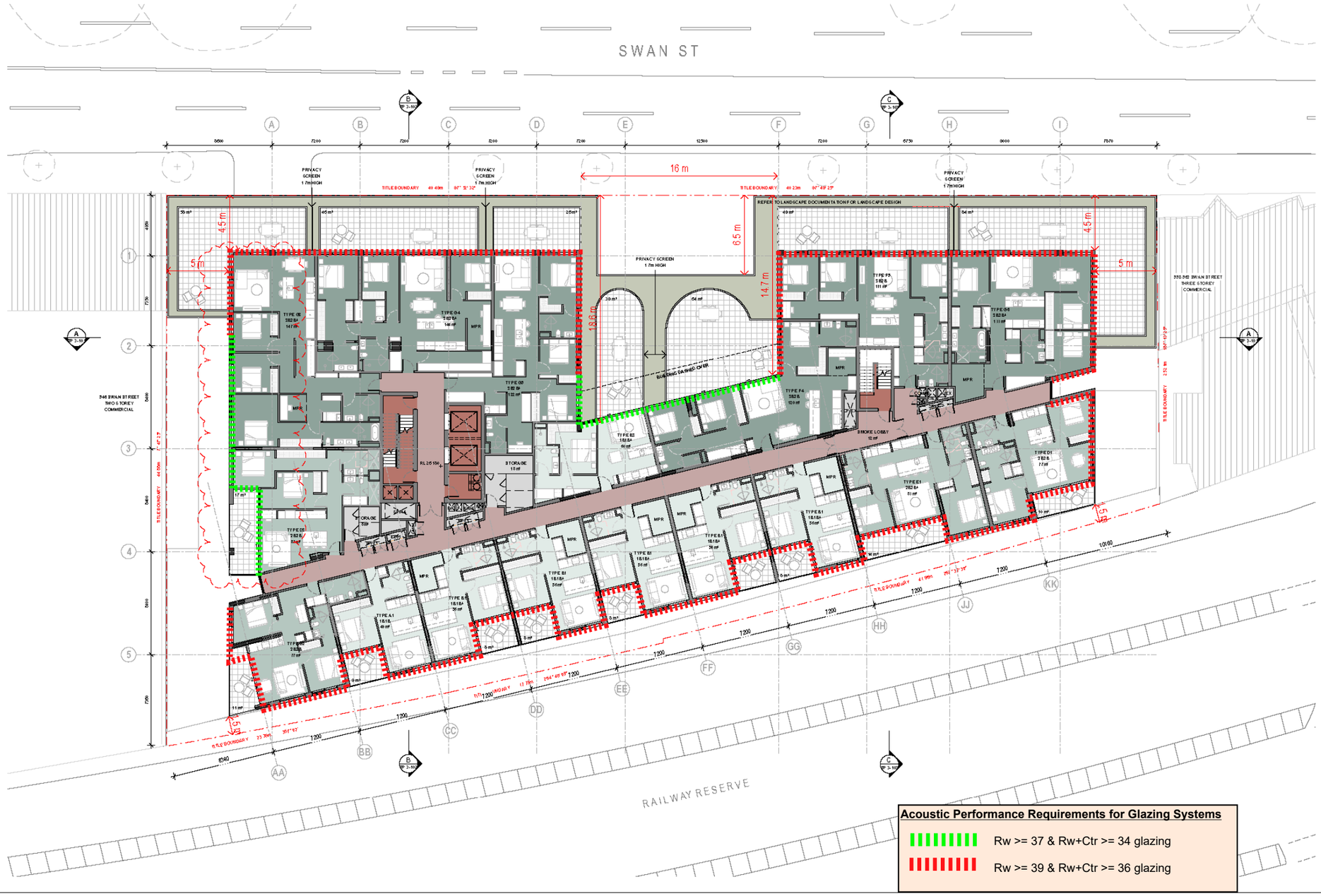
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ESD NOTES

1 X 50,000L 'CLEAN' RWT AT B2
1 X 50,000L 'GREY' RWT AT B2

RAINWATER COLLECTION OF F ROOF AREAS IS TO BE DIRECTED INTO A 50,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

ESD NOTES CONT.

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 16,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

80% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00)
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

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DRAWING TITLE
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SCALE
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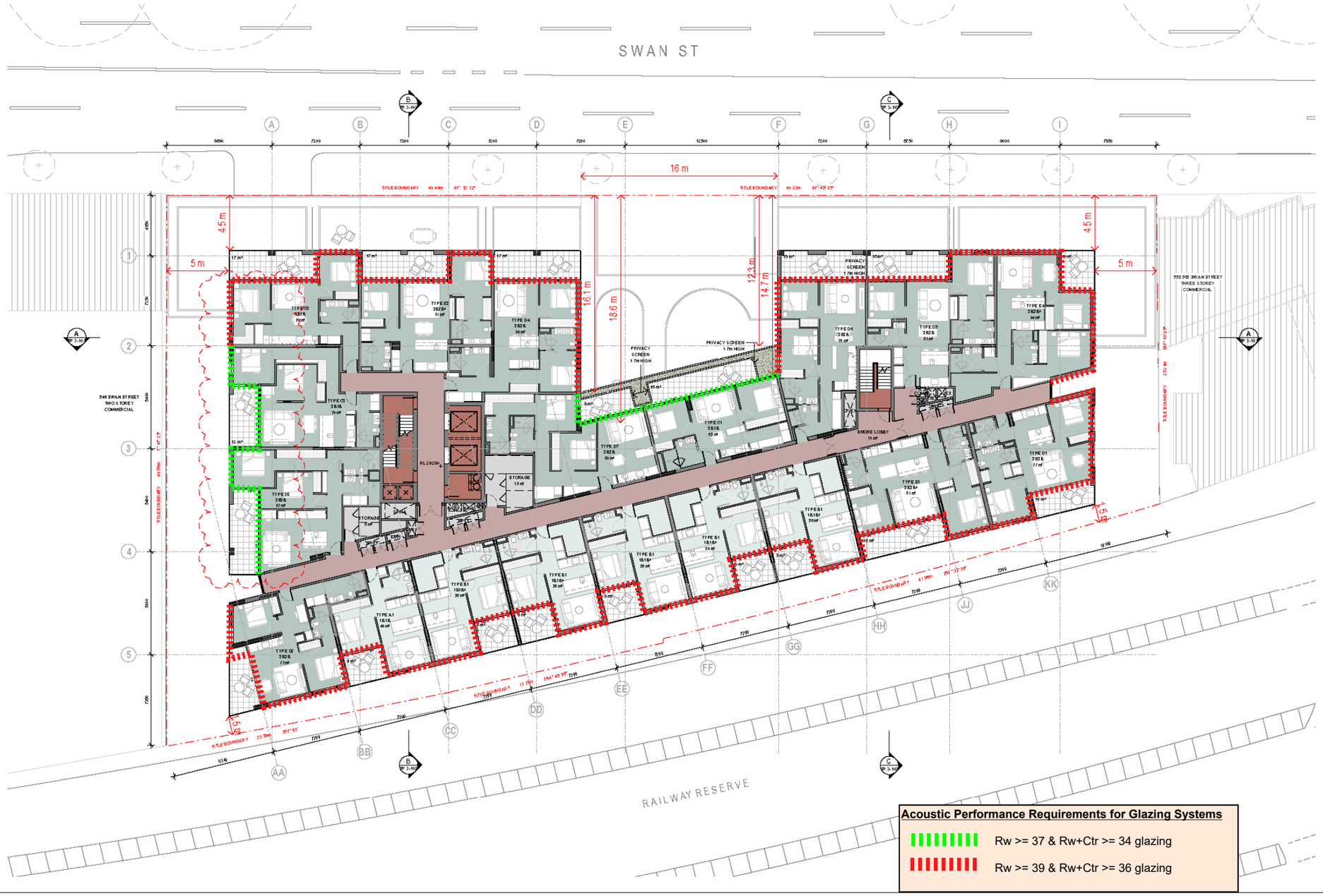
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ESD NOTES

1 X 90,000L 'CLEAN' RWT AT B2
1 X 90,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED IN TO A 90,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

ESD NOTES CONT

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED IN TO A 90,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

65% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00)
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

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PROPOSED FLOOR PLAN_LEVEL 05-08

SCALE
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ESD NOTES

1 X 10,000L 'CLEAN' RWT AT B2
1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OF F ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

ESD NOTES CONT

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

80% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00)
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

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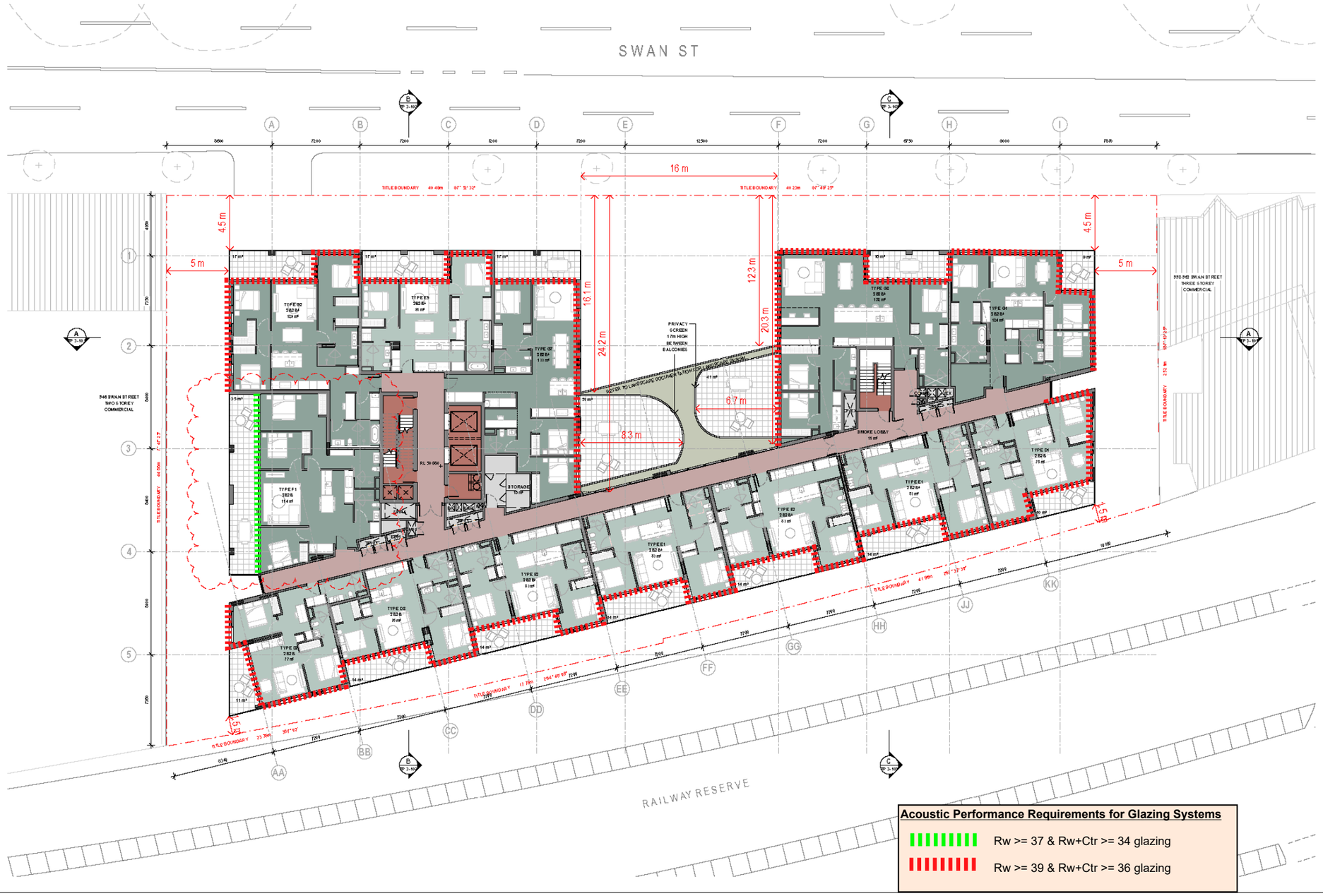
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Acoustic Performance Requirements for Glazing Systems

Rw >= 37 & Rw+Ctr >= 34 glazing

Rw >= 39 & Rw+Ctr >= 36 glazing

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ESD NOTES

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1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OF F ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

ESD NOTES CONT

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

80% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00)
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

REV	DATE	DESCRIPTION
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B	30/09/2026	TOWN PLANNING SUBMISSION
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SWAN STREET
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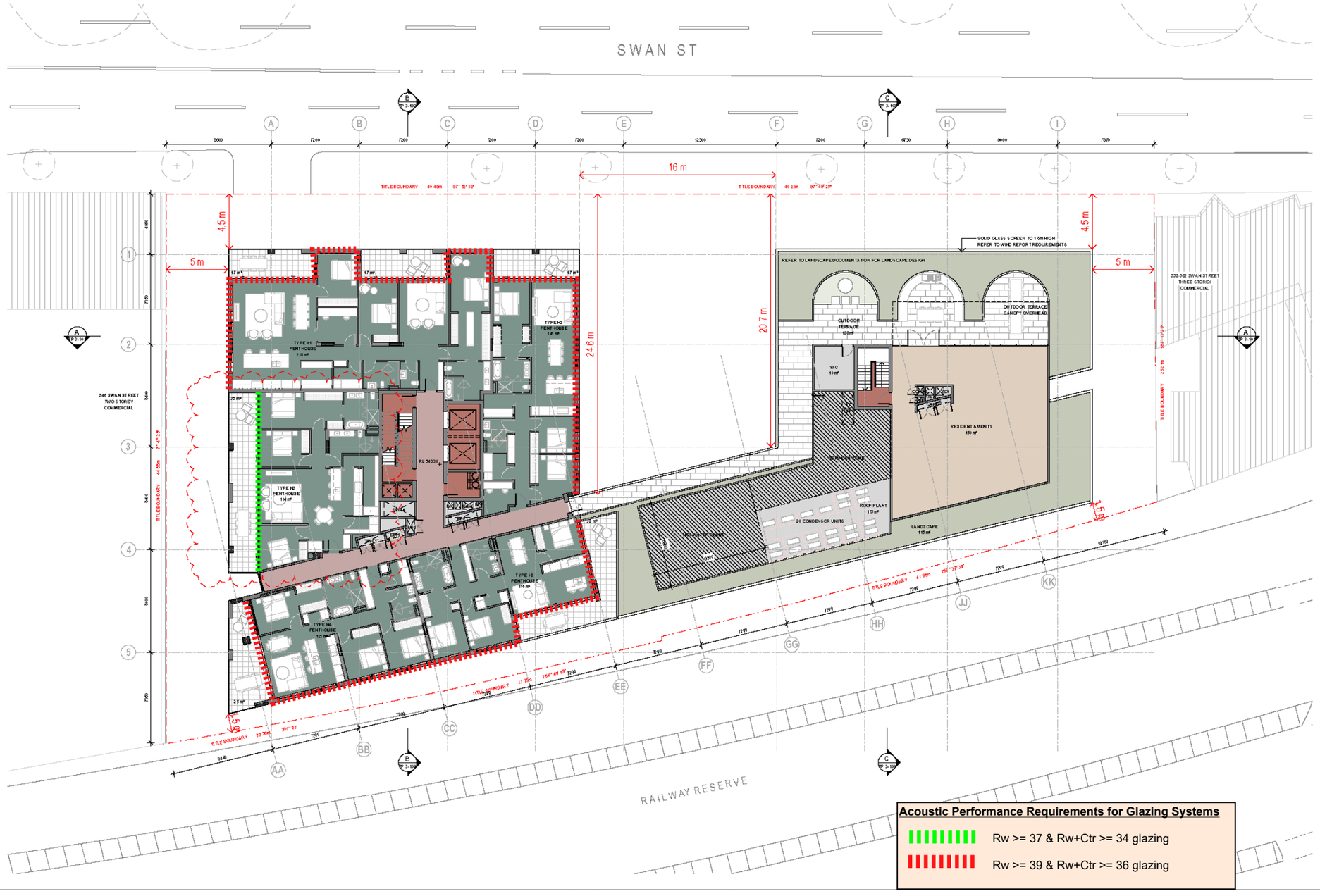
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Rw >= 39 & Rw+Ctr >= 36 glazing

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1 X 10,000L 'DIRTY' RWT AT B2

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1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

REV	DATE	DESCRIPTION
A	19/12/2025	TOWN PLANNING SUBMISSION
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PROJECT: SWAN STREET
550-556 SWAN STREET, RICHMOND

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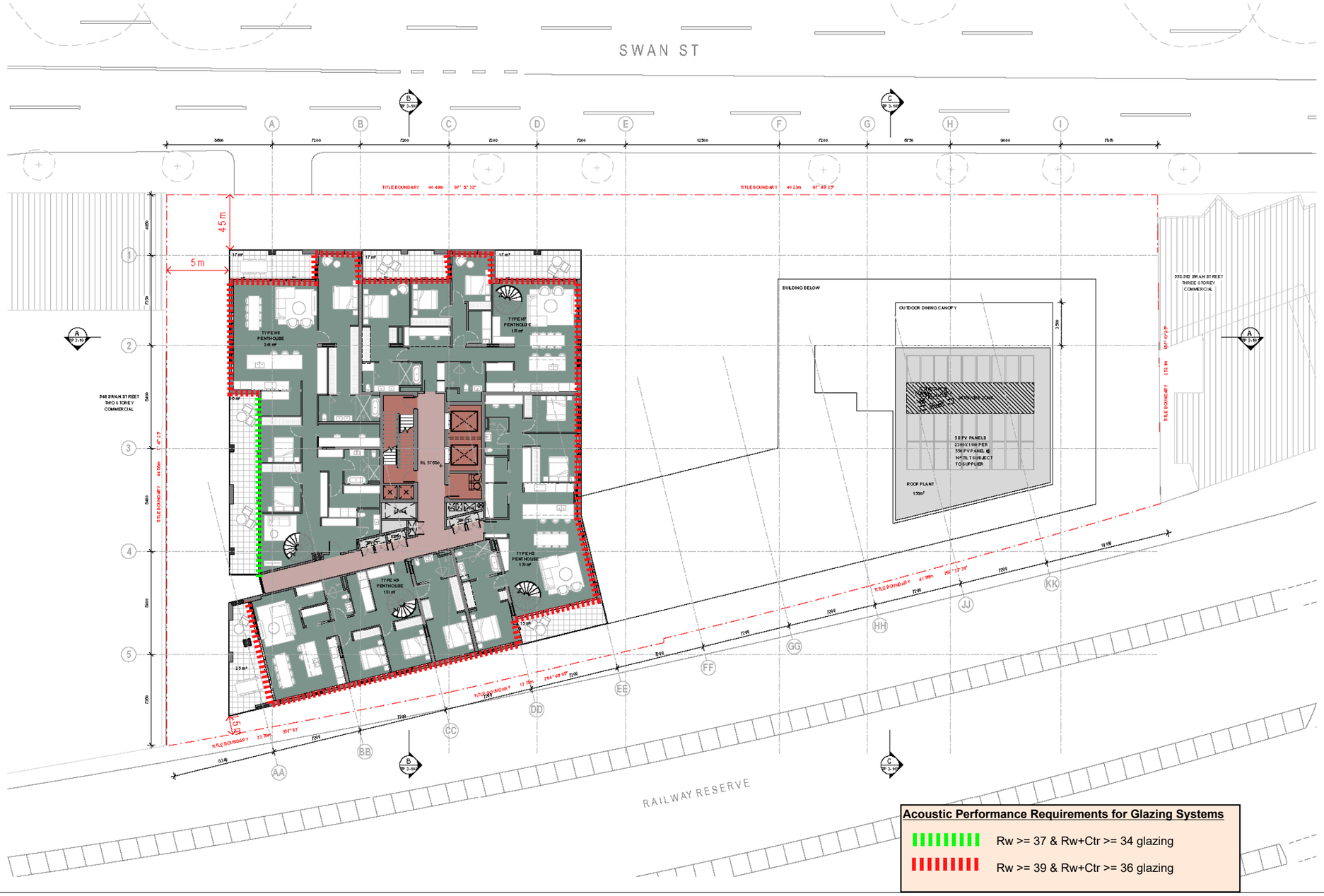
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Rw >= 39 & Rw+Ctr >= 36 glazing

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ESD NOTES

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1 X 10,000L 'DIRTY' RWT AT B2

RAINWATER COLLECTION OFF ROOF AREAS IS TO BE DIRECTED INTO A 10,000L RAINWATER TANK CONNECTED TO ALL COMMERCIAL AND COMMUNAL AREA TOILETS

ESD NOTES CONT

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80% OF FIRE SYSTEM TESTWATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (LEVEL 00)
1 CAR SHARING PARKING SPACE ON SITE (LEVEL 00)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

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SCALE
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Appendix C: Noise & Vibration Monitor Locations



Figure 3 - Noise monitor Location 1



Figure 4 - Noise monitor Location 1 from ground level



Figure 5 - Noise monitor Location 2 from ground level



Figure 6 - Noise monitor Location 2 view of rail corridor



Figure 7 - Attended measurement Location 3



Figure 8 - Location of Sigicom C22 vibration monitor

Appendix D: Results of Unattended Noise Monitoring

Attended Measurement 1

Start: 2024-10-24 15:53:32
End: 2024-10-24 16:36:06

Configuration

Device Info: XL2, SNo. A2A-11622-E0, FW4.21 Type Approved
Mic Type: NTi Audio M2230, SNo. 5926, User calibrated 2024-10-24 14:16
Mic Sensitivity: 39.4 mV/Pa
Range: 20 - 120 dB

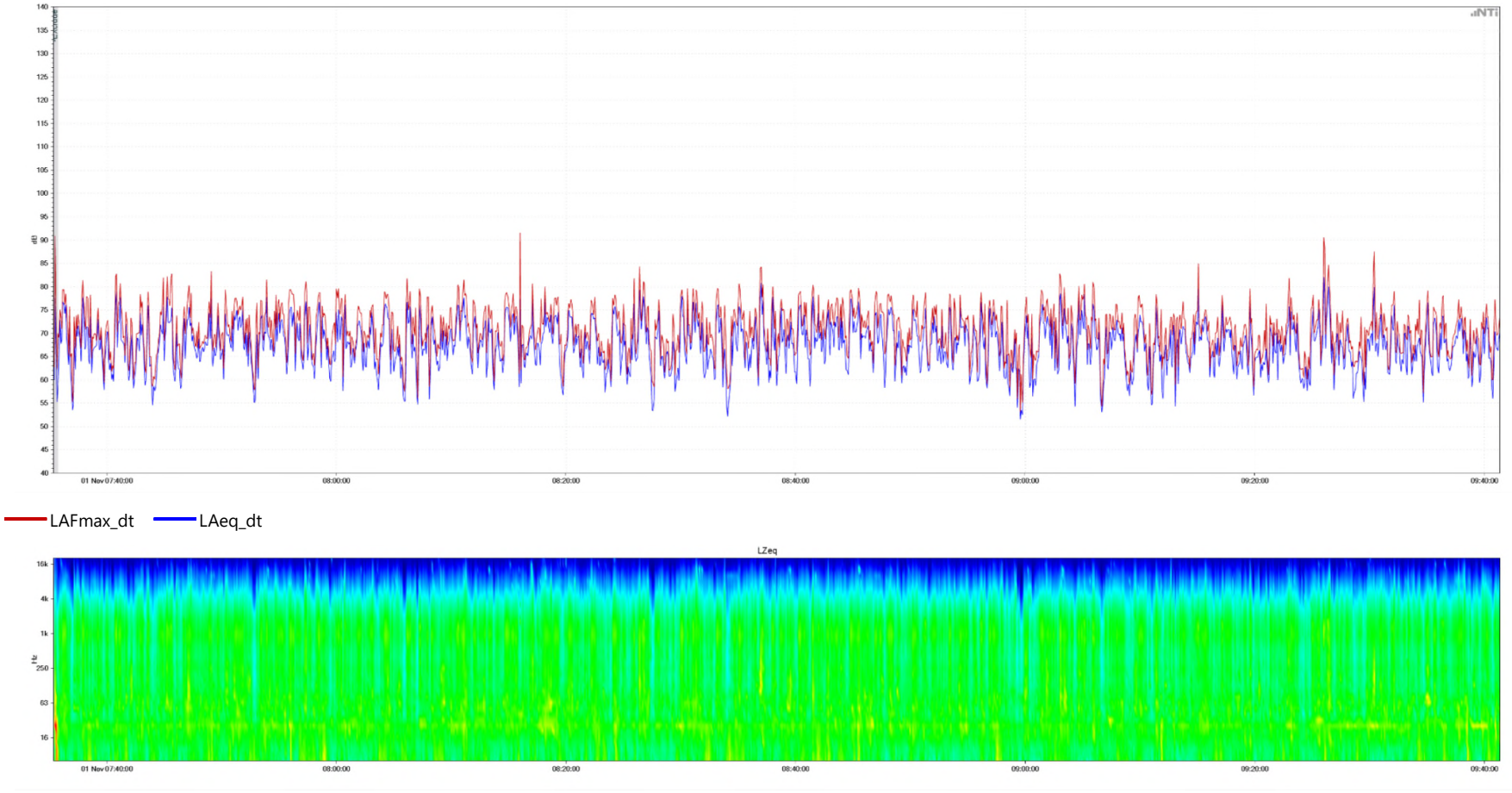

LAFmax_dt
LAeq_dt
LZeq

Attended Measurement 2

Start: 2024-11-01 07:35:22
End: 2024-11-01 09:41:18

Configuration

Device Info: XL2, SNo. A2A-18464-E0, FW4.21 Type Approved
Mic Sensitivity: 42.4 mV/Pa (User calibrated 2024-10-31 15:31)
Range: 20 - 120 dB

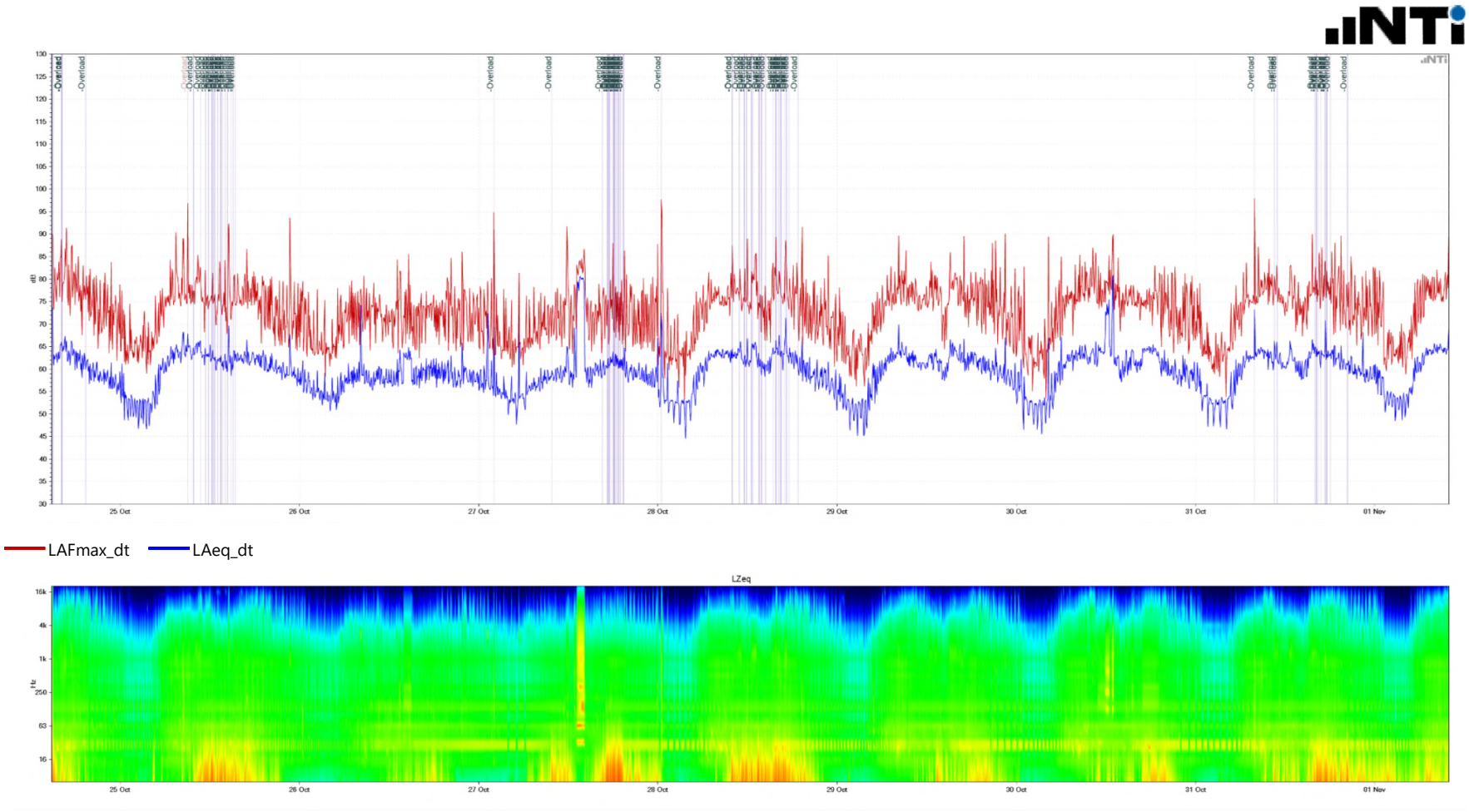

LAFmax_dt
LAeq_dt
LZeq

Location 1

Start: 2024-10-24 14:54:22
End: 2024-11-01 09:52:24

Configuration

Device Info: XL2, SNo. A2A-13911-E0, FW4.21 Type Approved
Mic Type: NTi Audio M2230, SNo. 7248, User calibrated 2024-10-24 14:53
Mic Sensitivity: 36.7 mV/Pa
Range: 0 - 100 dB

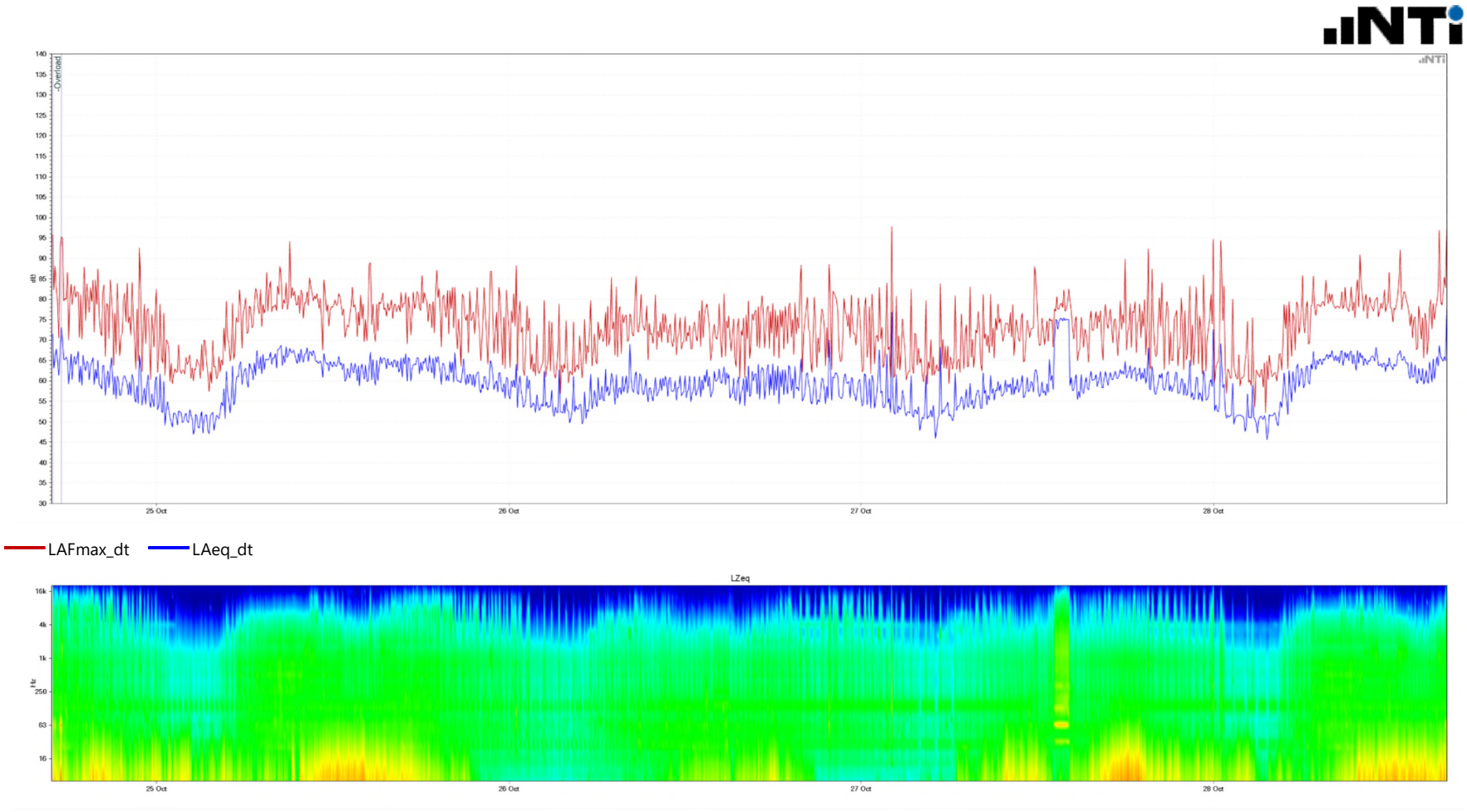

LAFmax_dt
LAeq_dt
LZeq
25 Oct
26 Oct
27 Oct
28 Oct
29 Oct
30 Oct
31 Oct
01 Nov

Location 2

Start: 2024-10-24 16:50:56
End: 2024-10-28 15:52:17

Configuration

Device Info: XL2, SNo. A2A-18464-E0, FW4.21 Type Approved
Mic Sensitivity: 41.9 mV/Pa (User calibrated 2024-10-24 14:23)
Range: 20 - 120 dB

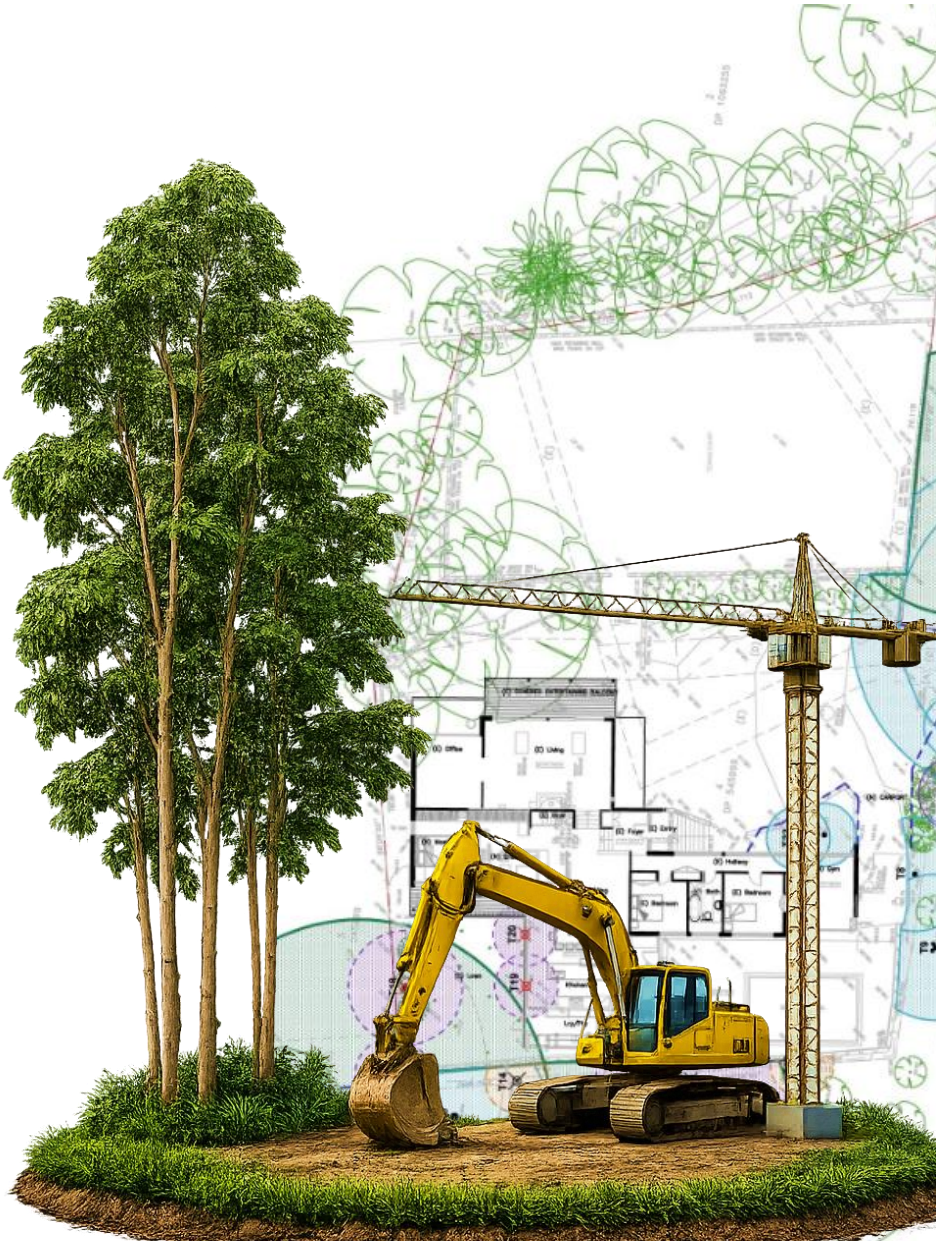

Overload
dB
25 Oct
26 Oct
27 Oct
28 Oct
LAFmax_dt
LAeq_dt
LZeq
Hz
16k
4k
1k
250
63
16

Arbor Analytics

Arborist Report

Arboricultural Impact Assessment

550 - 556 Swan Street, Richmond VIC 3121



Author:
Jackson Meli
Consulting Arborist

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ARBOR ANALYTICS
ArborAnalytics.com.au

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3. Planning and Policy Context
4. Methodology/Procedure
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6.2 NRZ and SRZ details
7. Recommendations
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Limitation and Disclaimers
References
Documents Reviewed

Client Details			
Client Name	FORTIS	Site Assessment	26/06/2026
Site Address	550 - 556 Swan St, Richmond	Date Published	30/06/2026
Consulting Arborist Details			
Company Name	Arbor Analytics	Consulting Arborist	Jackson Meli
ABN	21 734 095 629	Qualification Level	Diploma Arboriculture

1. Executive Summary

Arbor Analytics was engaged by Fortis to undertake an Arboricultural Impact Assessment of street trees adjacent to the proposed development at 550–556 Swan Street, Richmond. A site inspection was conducted on 26th June 2026 by Jackson Meli, comprising a Level 2 ground-based visual assessment of eight (8) council-owned *Lagerstroemia indica* (Crepe Myrtle) along the Swan Street frontage. All assessed trees have been assigned a High arboricultural value.
Trees 1, 2, and 8 exhibited significant epicormic regrowth throughout the upper canopy consistent with a prior history of pruning, resulting in a structure rating of Fair. All remaining trees were assessed as good health and structure.

The proposed building footprint maintains a minimum setback of 2.3 m from all assessed street trees. As the NRZ radius for all assessed trees was calculated at 2.0 m, no encroachment into the NRZ or SRZ of any assessed tree is anticipated. The proposed development is therefore considered arboriculturally acceptable. Tree protection fencing must be installed in accordance with AS 4970-2025 prior to the commencement of any works and maintained throughout all stages of construction.

The proposed development is considered arboriculturally acceptable with respect to impacts on all assessed trees.

This assessment has been prepared in accordance with AS 4970-2025 Protection of Trees on Development Sites and AS 4373-2007 Pruning of Amenity Trees.

2. Introduction

Arbor Analytics has been engaged by Fortis to undertake an Arboricultural Impact Assessment in relation to street trees located adjacent to the proposed development footprint at 550–556 Swan Street, Richmond. The purpose of this assessment is to inform Yarra City Council of potential arboricultural impacts associated with the proposed construction of a mixed-use residential development on the subject site. Site Survey has been supplied in Diagram 2 – Site Survey.

For the report Arbor Analytics has:

- Inspected and examined the site.
- Identified and assessed all trees street trees surrounding the design footprint, providing details of their ownership, location, species, dimensions, useful life expectancy, and overall health and structural condition.
- Provided Notional Root Zone (NRZ) and Structural Root Zone (SRZ) measurements in accordance with Australian Standard **AS 4970-2025** Protection of Trees on Development Sites.
- Assigned an arboricultural value to each tree, reflecting merit for retention within the landscape in the context of the proposed development.
- Provided recommendations and advice for the proposed development in relation to the potential impact to street trees.
- Provided recommendations and advice for managing tree health within Australian standards**: AS 4373-2007** Pruning of amenity trees**.**
- Provided recommendations and advice for tree protection on proposed development site Australian Standards: **AS4970-2025**

Figure 1 Subject Frontage: 550–556 Swan Street, Richmond



3. Planning and Policy Context

The subject site is located within the Yarra City Council Planning Scheme. The vegetation protection related planning or policy controls for the site and how they affect the assessed trees are summarised in Table 1.

Table 1: Planning and Policy Control

Planning/Policy Control	Applied to site	Overview of Control	Trees affected within the site
Commercial 1 Zone	Yes (C1Z)	Tree or vegetation are not regulated or assess under this overlay.	No Trees
Development Contributions Plan Overlay	Yes (DCPO1)	Tree or vegetation are not regulated or assess under this overlay.	No Trees
Design and Development Overlay	Yes (DDO28) Yes (DDO2)	Trees and vegetation are not directly regulated under this overlay, however the responsible authority must consider whether any proposed removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	No Trees
Environmental Audit Overlay	Yes (EAO)	Tree or vegetation are not regulated or assess under this overlay.	No Trees
City Of Yarra General Local Law and Significant Tree Register	Yes	A Local Law permit is required to remove, destroy, lop or prune any tree listed on the Yarra City Council Urban Forest Register, or any tree with a trunk diameter of 40cm or greater measured at ground level or 1.5m above ground level.	No Trees
Victoria Planning Provision Canopy Trees (Amendment VC289)	No (VC289)	A permit is required to remove, destroy, lop or kill any "Boundary Canopy Tree" within the various residential zones across Victoria. Where removal is proposed an Arboricultural Assessment (AQF Level 5 or higher) must accompany the application. A permit is also required for pruning that removes more than one-third of the canopy. List of exemptions apply	No Trees

4. Methodology/Procedure

On 26th June 2026, Jackson Meli undertook a site inspection at 550–556 Swan Street, Richmond, including a detailed arboricultural assessment of all street tree located immediately surrounding the proposed development site.

The following information was collected:

- Tree species
- Existing tree location
- Height (m)
- Crown Spread (m)
- Diameter at Standard Height (DSH)
- Diameter at Base (DAB)
- Overall Health of trees
- Structure of trees
- NRZ and SRZ measurements
- Arboricultural Value
- Useful Life Expectancy (ULE)
- Photographs of Trees and Site

A level 2 ground based visual inspection was undertaken of the site according to the principles of Australian standards**:** *Australian standards* ***AS 4373—2007 Pruning of amenity trees*** and ***AS 4970 – 2025 Protection of trees on development sites***

A diameter tape was used to measure DSH and DAB. To prevent trespass, DBH and DAB has been estimated on adjacent sites.

Height, Crown spread, Health and Structure are qualitative values derived from visual indicators and the arborists experience and qualifications.

Full data collection definitions are available in Appendix 4: Data Definitions

Diagram 1 - Site Overview

Measurements shown are indicative and intended for illustrative purposes. For NRZ and SRZ measurements refer to Appendix 2: NRZ and SRZ details.



Diagram 2 – Site Survey — Jackson Clements Burrows

Site Survey– 550-556 Swan street, Richmond (TP 0-103) Project Number: 25-064 (Revision: A)

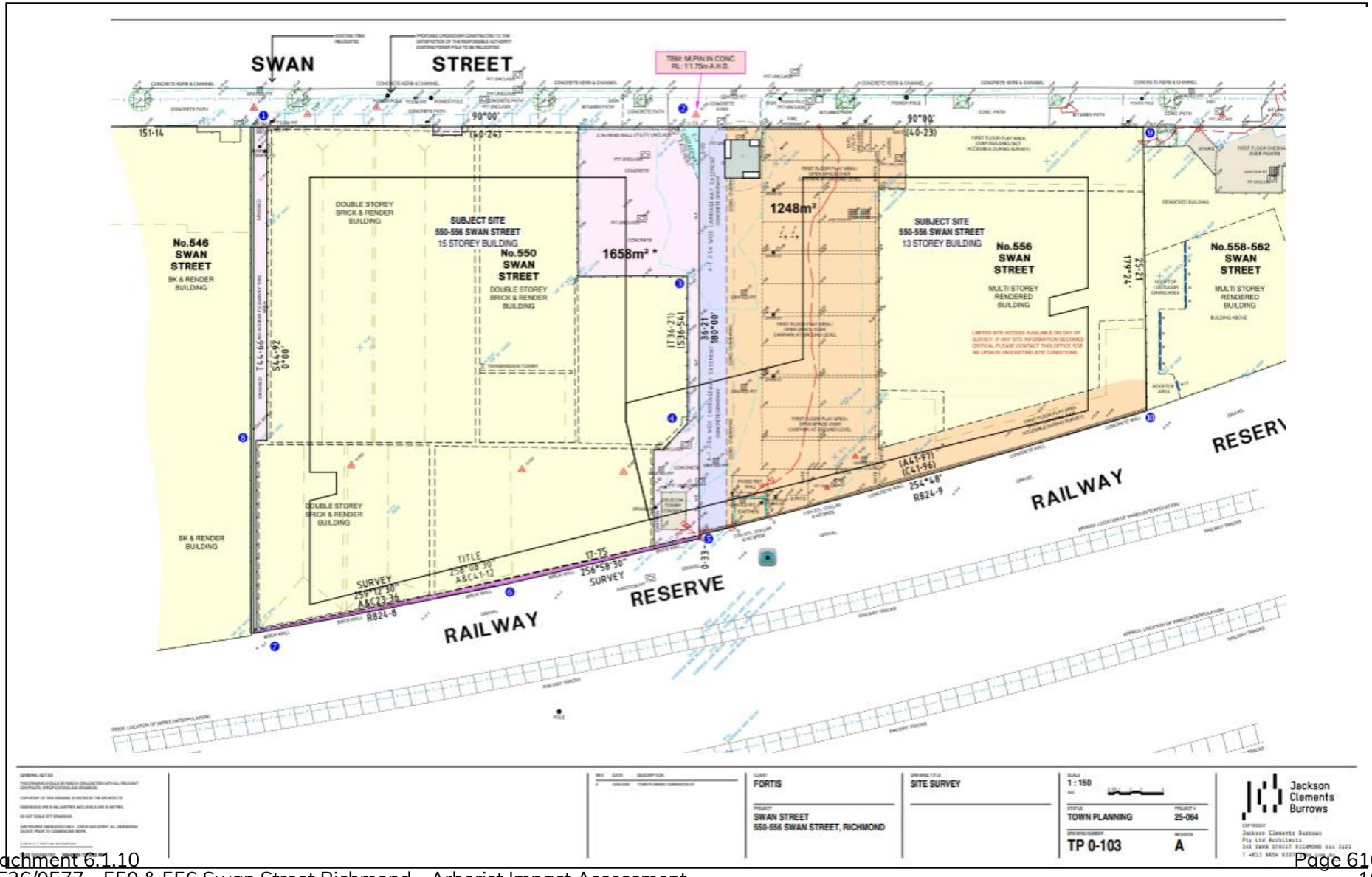


Table 2: Existing trees onsite

Tree ID	Genus Species	Common Name	Height (m)	Crown Spread (m)	DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Ownership	Native	Arboricultural Value
1	*Lagerstroemia indica*	Crepe-Myrtle	7	4.5	16	19	Good	Fair	Mature	>40 Years	Council	No	High
2	*Lagerstroemia indica*	Crepe-Myrtle	7	5.5	17	23	Good	Fair	Mature	>40 Years	Council	No	High
3	*Lagerstroemia indica*	Crepe-Myrtle	6.5	5	17	20	Good	Good	Mature	>40 Years	Council	No	High
4	*Lagerstroemia indica*	Crepe-Myrtle	4	2.5	9	11	Good	Good	Semi-Mature	>40 Years	Council	No	High
5	*Lagerstroemia indica*	Crepe-Myrtle	4	3	9	11	Good	Good	Semi-Mature	>40 Years	Council	No	High
6	*Lagerstroemia indica*	Crepe-Myrtle	4	3	8.1	10	Good	Good	Semi-Mature	>40 Years	Council	No	High
7	*Lagerstroemia indica*	Crepe-Myrtle	3.5	2.5	7	10	Good	Good	Semi-Mature	>40 Years	Council	No	High
8	*Lagerstroemia indica*	Crepe-Myrtle	3.5	2	8	10	Good	Fair	Semi-Mature	>40 Years	Council	No	High

5. Observations

A visual inspection was conducted at 550–556 Swan Street, Richmond, assessing eight (8) trees located within and surrounding the subject site, as detailed in Table 2: Existing Trees Onsite. Each tree was individually assigned a health and structure rating reflective of its vigour and structural form.

All trees displayed adequate canopy development with no major structural defects identified at the time of inspection, aside from minor occurrences of epicormic growth within the canopy of select trees. All trees have been assigned an arboricultural value rating of High due to third-party ownership.

The following specific observations were recorded:

- **Trees 1, 2 and 8** - ***Lagerstroemia indica*:** Significant epicormic growth was observed throughout the upper canopy, consistent with a prior pruning.

6. Discussion

As outlined in Section 5, the trees assessed along the Swan Street frontage are generally in good condition with no major structural defects identified at the time of inspection. All council street trees assessed were of the same exotic species, *Lagerstroemia indica* (Crepe Myrtle).

- **Trees 1, 2 and 8** - ***Lagerstroemia indica:*** Mature epicormic regrowth present throughout the upper canopy reducing the structure rating to Fair.

All remaining assessed trees displayed no or minor epicormic regrowth and have been assigned a structure rating of Good.

The proposed development comprises a large-scale mixed-use building at 550–556 Swan Street, Richmond. The proposed building frontage to Swan Street was measured at a minimum distance of 2.3 m from all assessed street trees. As the NRZ radius for all assessed trees was calculated at 2.0 m, the proposed building footprint does not encroach into the NRZ or SRZ of any assessed tree. The proposed development is therefore considered arboriculturally acceptable with respect to impacts on all assessed street trees.

6.1 Notional Root Zone (NRZ) and Structural Root Zone (SRZ)

AS4970-2025 specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (NRZ) throughout nearby disturbance such as development. Further information on TPZs, NRZs and SRZs has provided in Appendix 5: Tree Zones and Encroachment.

6.2 NRZ and SRZ details

NRZ and SRZ details for all trees has been supplied in Appendix 2, Table 4: NRZ and SRZ details.

7. Recommendations

7.1 Development – Recommendations

Prior to finalising design and construction documentation, the builder, landowner and design team must be fully informed of:

- The location and significance of all trees identified within this report.
- Applicable planning and policy requirements.
- Relevant Notional Root Zone and Structural Root Zone dimensions and construction requirements.

If any further design amendments increase NRZ encroachment, a revised Arboricultural Impact Assessment (AIA) must be prepared for review.

7.2 Tree Protection Fencing

Tree protection fencing in accordance with AS 4970-2025 must be installed and maintained on the listed trees throughout all stages of construction to safeguard retained trees from damage associated with construction activities.

- **All Trees (*Lagerstroemia indica*)** — Tree protection fencing must be installed beneath all trees in accordance with AS 4970-2025 prior to the commencement of any works.

A Tree Protection Management Plan (TPMP) should be prepared prior to the commencement of works to ensure appropriate tree protection measures including fencing is implemented throughout construction.

7.3 Tree Protection During Development

Trees of higher arboricultural value should be prioritised for retention throughout the design process. The proposed design should ensure that impacts to the canopy and root systems of all retained trees, including those on adjacent properties, are minimised and do not encroach upon the Notional Root Zone (NRZ) of any retained tree.

- In accordance with AS 4970-2025, encroachment into a tree's NRZ should not exceed 10% of the total TPZ area.

Where encroachment is unavoidable:

- Any lost TPZ area must be compensated elsewhere, contiguous with the remaining TPZ.
- If encroachment cannot be limited to less than 10% of the TPZ, tree-sensitive construction methods must be employed, such as at-grade construction, pier and beam, or screw pile footing systems.
- Where significant or structural roots are encountered, the Project Arborist must be notified for further arboricultural inspection.
- Any root pruning deemed necessary shall be undertaken under the direction of the Project Arborist using clean, sharp tools and in accordance with best-practice arboricultural

methods and relevant Australian Standards. Roots within the Structural Root Zone (SRZ), or exceeding 50 mm in diameter, may require approval from the Responsible Authority. All works must minimise disturbance to the remaining root system.

- Methods such as non-invasive excavation techniques (e.g. air spade, hydro-excavation or manual excavation) must be used when excavating within the NRZ and SRZ.

7.4 Tree Damage and Rectification

If any retained tree is damaged during works, it must be immediately inspected by the Project Arborist, who will determine remedial actions to support recovery.

8. Conclusion

A total of eight (8) street trees were assessed as part of this Arboricultural Impact Assessment at 550–556 Swan Street, Richmond, all located on Council-owned land along the Swan Street frontage.

All assessed trees are Lagerstroemia indica (Crepe Myrtle), ranging from semi-mature to mature specimens, and have been assigned a High arboricultural value reflecting their Council ownership and contribution to the surrounding streetscape.
Trees 1, 2, and 8 exhibited significant epicormic regrowth throughout the upper canopy consistent with a prior history of pruning, resulting in a structure rating of Fair.
All remaining trees were assessed as good health and structure. All trees must be retained and protected throughout all stages of construction, with tree protection fencing installed in accordance with AS 4970-2025 prior to the commencement of any works.

The proposed development comprises a large-scale mixed-use building at 550–556 Swan Street, Richmond. Based on the reviewed plans, no encroachment into the NRZ or SRZ of any assessed tree is anticipated as a result of the proposed works. The proposed development is therefore considered arboriculturally acceptable with respect to impacts on all assessed street trees.

By adhering to the recommendations outlined in this report, the health and viability of all assessed street trees at 550–556 Swan Street, Richmond can be effectively maintained throughout the construction process, ensuring they continue to contribute to the landscape amenity and streetscape character of Swan Street.

I am available to respond to any queries related to the contents of this report.
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Signed:

Jackson Meli

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Diploma of Arboriculture
Consultant Arborist

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Appendix 1: Tree Details

Table 3: Existing trees onsite

Tree ID	Genus Species	Common Name	Height (m)	Crown Spread (m)	DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Ownership	Native	Arboricultural Value
1	*Lagerstroemia indica*	Crepe-Myrtle	7	4.5	16	19	Good	Fair	Mature	>40 Years	Council	No	High
2	*Lagerstroemia indica*	Crepe-Myrtle	7	5.5	17	23	Good	Fair	Mature	>40 Years	Council	No	High
3	*Lagerstroemia indica*	Crepe-Myrtle	6.5	5	17	20	Good	Good	Mature	>40 Years	Council	No	High
4	*Lagerstroemia indica*	Crepe-Myrtle	4	2.5	9	11	Good	Good	Semi-Mature	>40 Years	Council	No	High
5	*Lagerstroemia indica*	Crepe-Myrtle	4	3	9	11	Good	Good	Semi-Mature	>40 Years	Council	No	High
6	*Lagerstroemia indica*	Crepe-Myrtle	4	3	8.1	10	Good	Good	Semi-Mature	>40 Years	Council	No	High
7	*Lagerstroemia indica*	Crepe-Myrtle	3.5	2.5	7	10	Good	Good	Semi-Mature	>40 Years	Council	No	High
8	*Lagerstroemia indica*	Crepe-Myrtle	3.5	2	8	10	Good	Fair	Semi-Mature	>40 Years	Council	No	High

Appendix 2: NRZ and SRZ details

Table 4: NRZ and SRZ details of assessed trees (AS4970 2025)

Tree ID	Genus Species	DSH (cm)	DAB (cm)	NRZ/TPZ Radius (m)	NRZ/TPZ Area (m2)	SRZ Radius (m)
1	*Lagerstroemia indica*	16	19	2.0	12.6	1.6
2	*Lagerstroemia indica*	17	23	2.0	12.6	1.8
3	*Lagerstroemia indica*	17	20	2.0	12.6	1.7
4	*Lagerstroemia indica*	9	11	2.0	12.6	1.5
5	*Lagerstroemia indica*	9	11	2.0	12.6	1.5
6	*Lagerstroemia indica*	8.1	10	2.0	12.6	1.5
7	*Lagerstroemia indica*	7	10	2.0	12.6	1.5
8	*Lagerstroemia indica*	8	10	2.0	12.6	1.5

Appendix 3: Tree Photos



Tree 1 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 2 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 3 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 4 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 5 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 6 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 7 - ***Recommended Works:*** *Tree Protection Fencing throughout development*



Tree 8 - ***Recommended Works:*** *Tree Protection Fencing throughout development*

Appendix 4: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 meters above the ground or calculated from the cumulative area of multiple stems at this height, as per AS4970-2025.

DAB (Diameter at Base) is measured just above the tree's root collar, following the same standard.

Significant or Structural root: This is regarding tree roots ≥50mm diameter.

ULE (Useful Life Expectancy): This metric estimates the remaining years a tree will continue to contribute value to its environment without posing undue risks or requiring excessive maintenance. These classifications provide a framework for evaluating and reporting tree conditions in a professional arborist report.

Third Party Ownership: The tree is located on adjoining land to the assessment.

Significant / Structural Roots – Tree roots greater than 50mm in diameter that have undergone lignification (secondary thickening) and contribute to the tree's anchorage, stability and long-term structural support.

Origin

Indigenous - Naturally occurring within the local bioregion and specific site context.

Victorian Native - Indigenous to Victoria broadly, though not necessarily endemic to the subject site.

Native/Australian Native - Indigenous to Australia but occurring naturally outside Victoria.

Exotic - Non-native to Australia; introduced or cultivated species.

Tree Health Classification

Good: The canopy is densely populated, with less than 10% dieback. It shows minimal to no signs of nutrient deficiencies, pest and disease infestations, or stress-induced growths.

Fair: The canopy has average density with 10-30% dieback. There may be minor to moderate nutrient deficiencies, pests, diseases, or stress-related growths.

Poor: The canopy is sparse with over 30% dieback and significant issues related to nutrients, pests, diseases, or stress-induced growths.

Dead: There are no signs of life in the tree.

Tree Structure Evaluation

Good: The tree has an optimal form for its species with minimal structural issues like lean or asymmetry. Structural failures are likely only under severe weather conditions.

Fair: The tree has minor structural flaws that generally withstand light to moderate weather. There might be minor leans or slight canopy asymmetry.

Poor: The tree exhibits major structural problems that could lead to failure in normal weather conditions. This includes significant leans or highly asymmetric canopies.

Tree Maturity Stages

Juvenile: The tree is in the first 10% of its expected lifespan in its current environment.

Semi-mature: The tree is 10-30% through its expected lifespan and has not yet reached full maturity.

Mature: The tree has matured through 30-90% of its expected lifespan.

Over-mature: The tree has surpassed approximately 90% of its expected lifespan

Appendix 5: Tree Zones and Encroachment

Structural Root Zone (SRZ)

The Structural Root Zone (SRZ) represents the critical area around a tree's base necessary for maintaining its stability. According to AS4970-2025, the SRZ is determined through the formula:

$$(DAB \times 50)_{0.42} \times 0.64$$

This calculation does not apply to grass-like trees such as palms or tree ferns, where SRZs are not typically calculated. This method ensures that the essential root systems are protected to preserve the tree's structural integrity.

Tree Protection Zones (TPZ)

A Tree Protection Zone (TPZ) is a crucial measure for preserving trees during development projects. The purpose of a TPZ is to safeguard an area around a tree to prevent any construction activities - both above and below ground – which might compromise the tree's structural and root integrity.

Under AS4970-2025, the TPZ for trees is calculated using the formula:

TPZ Radius=12×DSH (Diameter at Standard Height)

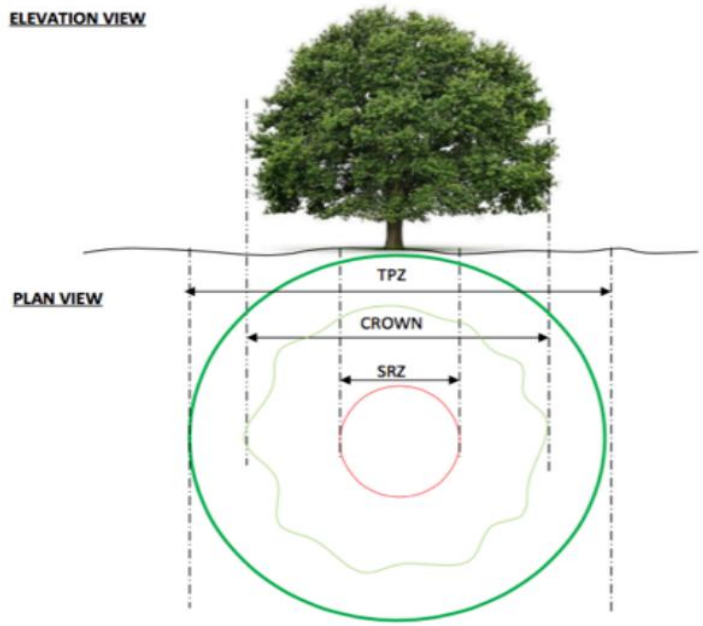
For palms, tree ferns or species of the monocot family, the TPZ and NRZ is calculated by adding 1 meter to the radius of the tree's canopy. In the case of dead trees, the TPZ and NRZ is set to match the size of their Structural Root Zone (SRZ), as protection efforts focus solely on maintaining their stability, not their health or vigour.

Notional Root Zone (NRZ)

A Notional Root Zone (NRZ) is an important consideration when managing the health and stability of trees in any context, including residential properties, public spaces, and development sites. The NRZ represents an indicative area around a tree that is likely to contain the majority of its structural and absorbing roots. It is used to estimate the probable extent of the root system where detailed root mapping has not been undertaken.
Under AS4970-2025, the NRZ for trees is calculated using the formula:

NRZ Radius=12×DSH (Diameter at Standard Height)

Indicative TPZ, NRZ and SRZ (AS 4970/2025)



TPZ Encroachment

AS 4970-2025 permits modifications to the 'calculated' Tree Protection Zones (TPZs) under specified conditions to accommodate varying degrees of encroachment. Encroachment refers to the impact that activities, such as development or construction, have on a trees TPZ. The standard recognises two distinct levels of encroachment within AS 4970.

Minor Encroachment

When the encroachment into a Tree Protection Zone (TPZ) is less than 10% of the TPZ area, it is classified as 'Minor Encroachment.' Such minor encroachments and the corresponding adjustments to a TPZ are considered acceptable within AS 4970-2025, provided the area lost is compensated for in a manner that remains contiguous with the existing TPZ.

Moderate Encroachment

When encroachment into a Tree Protection Zone (TPZ) exceeds 10% but remains below 20% of the TPZ area, it is classified as 'Moderate Encroachment'. Moderate encroachment and any corresponding alterations to a TPZ may be deemed acceptable within AS 4970-2025 if the following criteria is met:

- The project arborist confirms that the tree can tolerate the level of disturbance without a decline in health or stability.
- The area of encroachment is compensated for by adding a contiguous area to the TPZ to maintain adequate root protection.
- Construction methods within the affected area are modified to reduce root damage, such as using non-invasive excavation techniques (e.g. air spade, hydro-excavation or manual excavation).

Major Encroachment

When encroachment into a Tree Protection Zone (TPZ) exceeds 20% of its area, this is considered to be 'Major Encroachment.' Major encroachment and any corresponding alterations to a TPZ may be deemed acceptable within AS 4970-2025 if the following criteria is met:

- The project arborist confirms that the tree can tolerate the level of disturbance without a decline in health or stability.
- The area of encroachment is compensated for by adding a contiguous area to the TPZ to maintain adequate root protection.
- Construction methods within the affected area are modified to reduce root damage, such as using non-invasive excavation techniques (e.g. air spade, hydro-excavation or manual excavation)

It is recommended that all tree protection requirements be detailed in a Tree Protection Management Plan (TPMP), which should be prepared by a suitably qualified arborist before any construction activities begin.

Root Zone Encroachment Diagram

The NRZ encroachment diagrams provided below are intended as conceptual and visual representations only. They illustrate indicative and approximate levels of potential encroachment associated with proposed development works and are supplied for explanatory reference.

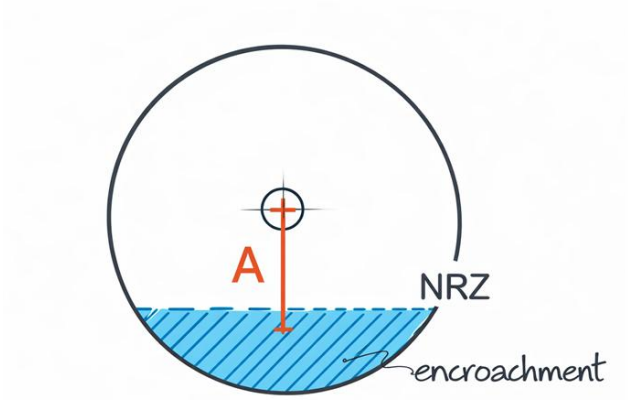
These diagrams are not to scale and do not represent surveyed root distribution, actual root density, or precise excavation extents. Their purpose is to assist in communicating likely encroachment outcomes under various construction and excavation methodologies.

Encroachment scenarios depicted may include, but are not limited to:

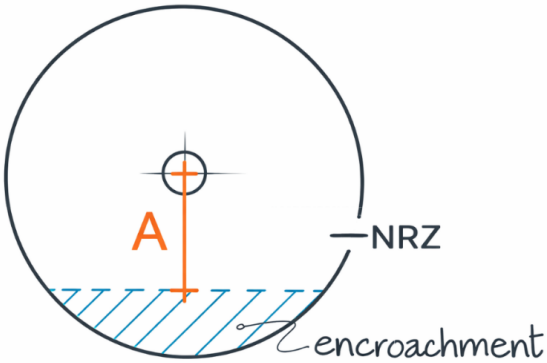
- Trenching for service installation
- Bored or drilled pier/footing systems
- Strip footing excavation
- Pad footings and isolated footing installation
- General bulk excavation activities

The diagrams are provided to demonstrate how differing construction techniques may influence the degree, distribution, and intensity of intrusion into the calculated Notional Root Zone (NRZ).

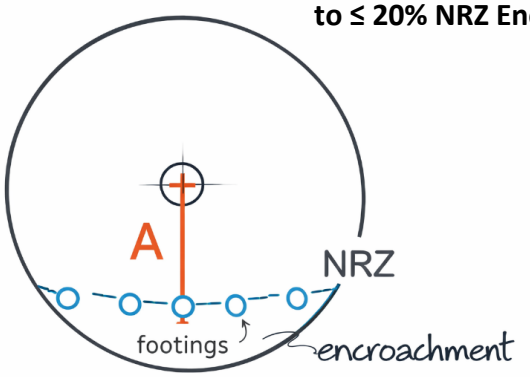
All final encroachment assessments, impact determinations, and construction tolerances must be based on site-specific arboricultural evaluation, confirmed design documentation, and, where applicable, on-site Project Arborist supervision during works.



Major Encroachment > 20%
NRZ Encroachment



Moderate Encroachment >10%
to ≤ 20% NRZ Encroachment



Minor Encroachment ≤ 10%
NRZ Encroachment

Tree Protection Guidelines

The following are recommended best practice guidelines for establishing and maintaining a Tree Protection Zone (TPZ) throughout construction activities, adapted from AS 4970-2025:

Built Structures: Avoid constructing hard landscape features such as paving and retaining walls within the TPZ.
Materials Storage: Do not store materials like equipment, fuel, building waste, or rubble within the TPZ.
Soil Disturbance: Prevent any soil stripping or grading changes within the TPZ.
Excavation Works: Exclude all excavation activities, including surface-dug trenches for utilities, within the TPZ.
Placement of Fill: Ensure no fill is placed within the TPZ.
Lighting Fires: Prohibit the lighting of fires within the TPZ.
Chemical Preparation: Avoid any preparation of chemicals, including cement products, within the TPZ.
Access Restrictions: Restrict pedestrian and vehicular access, including pathways, within the TPZ.

These measures are designed to protect the trees health and structural integrity during construction, ensuring minimal impact to its vital root and canopy areas.

Tree Protection Fencing

To ensure the protection of trees designated for retention during construction, it is essential to install tree protection fencing around the defined area of the Tree Protection Zones (TPZs). This fencing should be erected prior to the initiation of any construction activities and must be maintained throughout the duration of the project. The recommended fencing is a chain mesh type, standing at a minimum height of 1.8 meters, supported by temporary concrete footings for stability. In environments where airborne contaminants pose a risk, incorporating finer mesh materials such as shade cloth on the fencing is advisable to safeguard the TPZ. Additionally, warning signs should be prominently displayed at regular intervals along the fencing to ensure visibility and compliance.

Working Within the TPZ

Approved works within the TPZ must be undertaken under the direct supervision of the Project Arborist. Any additional encroachment identified during construction is to be reviewed by the Project Arborist and authorised by the responsible authority prior to commencement.



Appendix 6: Arboricultural Value

The following arboricultural value categories are applied to subject trees to guide retention, management and planning decisions. Ratings reflect a balanced consideration of health, structure, useful life expectancy, landscape contribution, ecological value and planning significance.

High Arboricultural Value

Trees assigned a High arboricultural value are of significant merit and are to be considered for priority retention.

These trees typically exhibit:

- Good overall health and vigour
- Good structural integrity with minimal defects
- Long useful life expectancy (ULE)
- High landscape and visual amenity contribution
- Notable canopy spread and/or prominence within the streetscape or site
- Ecological, habitat or biodiversity value
- Cultural, heritage or planning significance (where applicable)

Removal or major encroachment into the TPZ/SRZ of High value trees is generally discouraged and requires strong planning and arboricultural justification. Design modification and tree protection measures should be prioritised.

Moderate Arboricultural Value

Trees assigned a Moderate arboricultural value contribute positively to the site and surrounding landscape but may be subject to some constraints.

These trees typically exhibit:

- Fair to good health and vigour
- Minor to moderate structural defects
- Moderate useful life expectancy
- Noticeable but non critical landscape contribution
- Ecological, habitat or biodiversity value
- Cultural, heritage or planning significance (where applicable)

Retention is desirable where practical; however, removal may be considered by the project arborist where justified by thorough arboricultural reasoning, development constraints, or where replacement planting outcomes are appropriate.

Low Arboricultural Value

Trees assigned a Low Arboricultural Value provide limited arboricultural, landscape and/or ecological benefit within the site context.

These trees typically exhibit:

- Poor health, vigour, or evidence of physiological decline
- Structural defects, instability, or elevated risk profile
- Short Useful Life Expectancy (ULE)
- Limited canopy spread or landscape contribution
- Suppressed form, poor architecture, or environmental stress impacts
- Pest or disease infestation affecting function or longevity
- Weed species status, invasive characteristics or poor retention suitability
- Limited ecological or habitat value
- Low suitability for sustainable long-term retention

Removal of Low value trees is generally considered arboriculturally supportable, subject to relevant planning requirements, particularly where required to facilitate development, improve site functionality, mitigate risk, or enable replacement planting with higher long-term canopy and landscape outcomes.

No Arboricultural Value

Trees assigned No Arboricultural Value are not considered viable for retention.

These trees typically exhibit:

- Advanced physiological decline or evidence of impending mortality
- Severe structural defects, elevated risk profile or failure risk
- Pest or disease infestation affecting function or longevity
- Dead trees with no habitat retention value
- Self-established vegetation of negligible arboricultural merit

Removal is considered appropriate and does not result in meaningful arboricultural or landscape loss.

Limitation and Disclaimers

This report has been prepared for the exclusive use of the commissioning client for the specific purposes outlined, in accordance with the agreed scope of works. It must not be used for any other purpose, project, site, design iteration, or planning submission without prior written consent from Arbor Analytics. No responsibility or liability is accepted to any third party who may rely upon the contents of this report. This assessment has been prepared on the basis of information, documentation, and drawings supplied at the time of inspection. Arbor Analytics accepts no responsibility for inaccuracies, omissions, or subsequent amendments to plans, site conditions, or project design occurring after the date of inspection. Should documentation or design details change, Arbor Analytics reserves the right to review, amend, or withdraw findings and recommendations.

All opinions, conclusions, and recommendations contained within this report are informed by the arborist's professional experience, relevant qualifications, and accepted arboricultural practices, and are based on a visual arboricultural assessment undertaken in accordance with industry standards current at the time of reporting. No invasive investigations, underground service locates, or Hydro-excavation root mapping have been undertaken unless otherwise stated.

Arbor Analytics is not liable to the commissioning client, or any other person or entity, for any loss or damage caused or alleged to have been caused, including loss or damage resulting from negligence, either directly or indirectly, by reliance upon the information, opinions, or arboricultural advice contained within this report. This includes but is not limited to any loss of income or profit arising from decisions made in reliance on the findings or recommendations within this report.

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Further information

It is important to note trees are living organisms subject to various biotic and abiotic influences that affect health and stability. While this report provides an assessment based on visible conditions and available information at the time of inspection, tree health can change unexpectedly. Continuous monitoring is recommended, and if changes in tree condition are observed, it is advisable to consult a Level 5 or higher qualified arborist to conduct a comprehensive evaluation and provide updated management recommendations.

References

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- Standards Australia, 2025, "Protection of Trees on Development Sites," Australian Standard, AS 4970.
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- Institute of Australian Consulting Arboriculturists, 2010, "Significance of a Tree, Assessment Rating System (STARS)," IACA.

Documents Reviewed

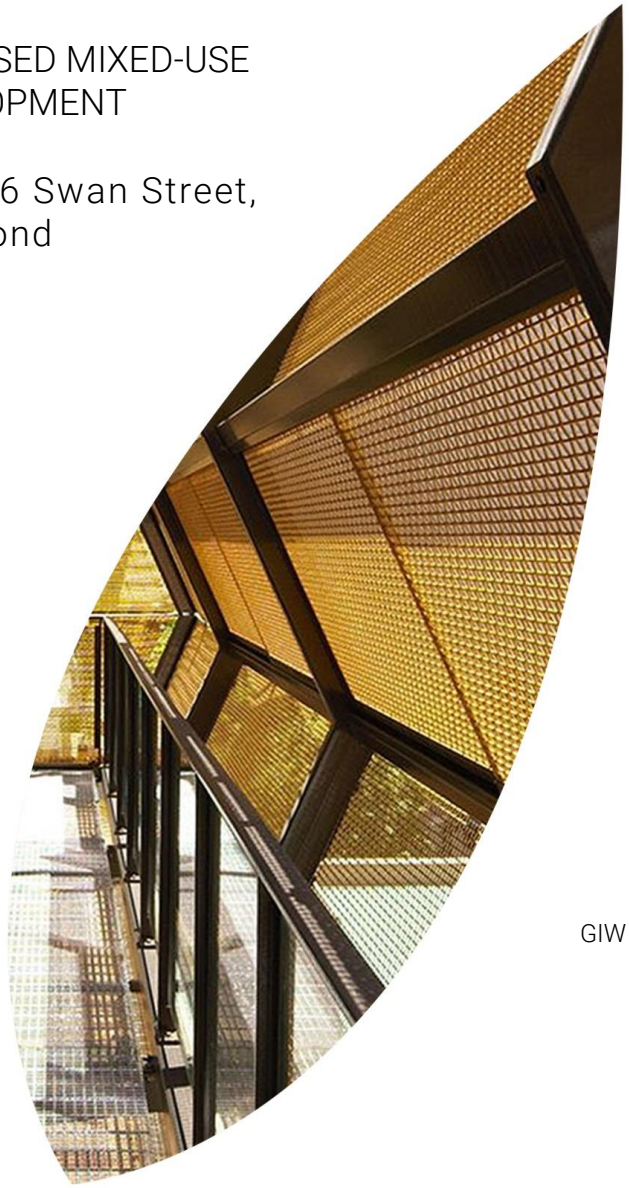
This Arborist report and assessment has been prepared with reference to documentation supplied by the client and associated consultants. Arbor Analytics has relied upon the accuracy, currency, and completeness of the information provided and accepts no responsibility for discrepancies due to proceeding or subsequent changes to design or subsidiary material.

- Preliminary Structural Schematic Rev 3 (Jackson Clements Burrows, Project No. 25-064, prepared for Fortis, dated 23 March 2026)
- Site Survey – 550–556 Swan Street, Richmond (Jackson Clements Burrows, TP 0-103, Project No. 25-064, Revision A, dated 30 April 2026)
- Existing Conditions / Demolition Plan – 550–556 Swan Street, Richmond (Jackson Clements Burrows, Project No. 25-064, Revision B, dated 30 April 2026)
- Proposed Site Plan – 550–556 Swan Street, Richmond (Jackson Clements Burrows, TP 0-103, Project No. 25-064, Revision B, dated 30 April 2026)

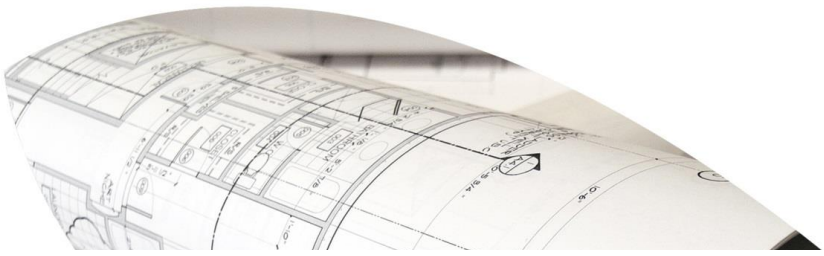
SUSTAINABLE MANAGEMENT PLAN

PROPOSED MIXED-USE DEVELOPMENT

550-556 Swan Street, Richmond









GIW25107
Revision D

Prepared for:
Fortis

31 July 2026

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giw.com.au

Limitations

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Revision History

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C	24/07/2026	SS	IB	Final
D	31/07/2026	SS	IB	Final

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1. Introduction

Project Information

GIW Environmental Solutions Pty Ltd ("GIW") has been engaged by Fortis to provide Environmentally Sustainable Design (ESD) consulting services for the proposed mixed use development at 550 Swan Street, Richmond.

The proposed development will include 178 apartments, ground floor retail tenancies and L1-L2 commercial tenancies constructed over 15 levels plus basement carpark and will consist of the following:

- 40 x 1-bedroom apartments
- 103 x 2-bedroom apartments
- 26 x 3-bedroom apartments
- 9 penthouse apartments
- 837m^2 retail
- 4,242m^2 commercial

The site located at 550 Swan Street, Richmond has an approximate surface area of 2,899m^2 and is currently the location of a retail building. Distance from the site to Melbourne CBD is approximately 5.2km.



Figure 1 - Pre-existing sites at 550 Swan Street, Richmond.

Statutory Requirements

This Sustainable Management Plan (SMP) has been prepared to inform City of Yarra of the proposed development's sustainability credentials and performance targets. The project team is committed to achieving a building solution which responds to the following Planning Scheme requirements:

Planning Scheme Clause	Application Requirement	Example Tools
City of Yarra Planning Scheme - Clause 15.01-2L-01 Environmentally Sustainable Development.	Sustainability Management Plan (SMP)	BESS Green Star MUSIC STORM / Blue Factor
City of Yarra Planning Scheme - Clause 53.18 Stormwater Management in Urban Areas	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).	MUSIC STORM / Blue Factor
City of Yarra Planning Scheme - Clause 15.01-2S	N/A	N/A

Built Environment Sustainability Scorecard (BESS)

The proposed commercial development will be assessed against the Built Environment Sustainability Scorecard (BESS) guidelines. The BESS tool addresses eight key environmental categories as follows:



Figure 2 - BESS Environmental Categories (www.bess.net.au)

All ESD measures described under the eight key environmental categories are to be suitably incorporated into relevant project documentation at the appropriate project phase.

Responsibilities & Implementation

Fortis will be responsible for the suitable implementation of the requirements of this report throughout the design and development phases. Should the development be sold the responsibility will pass to the new owner. At such time as a builder is novated or a building contract is put in place the builder will be responsible for implementation during the construction phase. At occupancy, the Owners Corporation, occupants and / or tenants will be responsible for the correct use of installed equipment and building systems in line with the provided Building User's Guide.

Sources of Information

The following 'Sources of Information' have been used to guide the design solutions:

- Jackson Clements Burrows – Project No. 25-064 – Drawing No. TP 0-000 – TP 0-001 Rev C, TP 0-101 Rev A, TP 0-102 Rev B, TP 0-103 – TP 0-104 Rev A, TP 0-105 Rev B, TP 1-097 Rev A, TP 1-098 Rev B, TP 1-099 – TP 1-100 Rev C, TP 1-101 – TP 1-102 Rev B, TP 1-103 – TP 1-105 Rev C, TP 1-109 Rev C, TP 1-112 – TP 1-114 Rev C, TP 1-115 Rev B, TP 2-101 – TP 2-104 Rev C, TP 3-101 – TP 3-103 Rev C, TP 3-110 Rev C
- Municipal Association of Victoria - SDAPP Explained; Building Design for a Sustainable Future
- Built Environment Sustainability Scorecard (BESS)
- CSIRO 1999, Urban Stormwater – Best Practise Environmental Management Guidelines

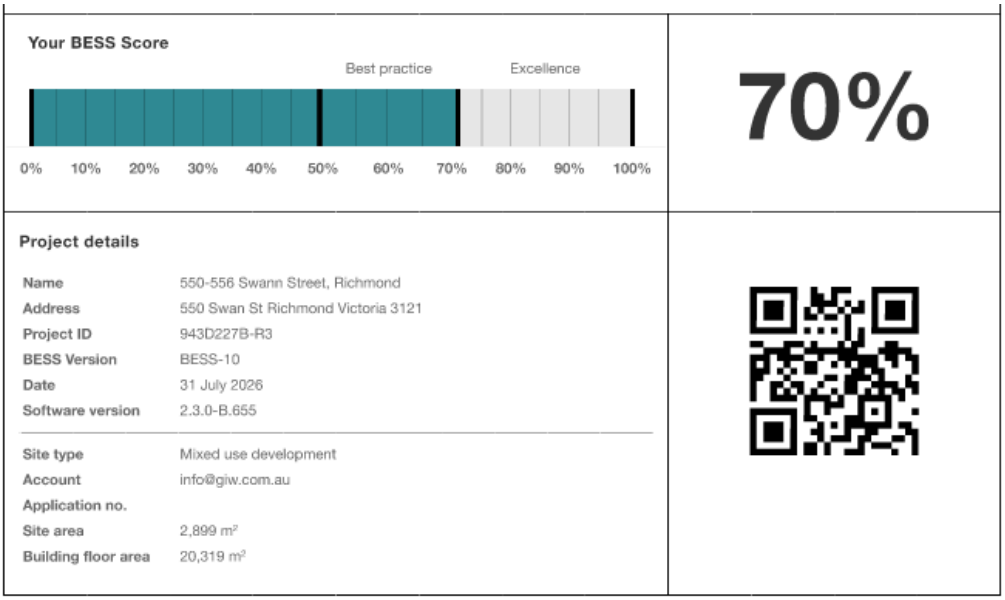
2. ESD Summary

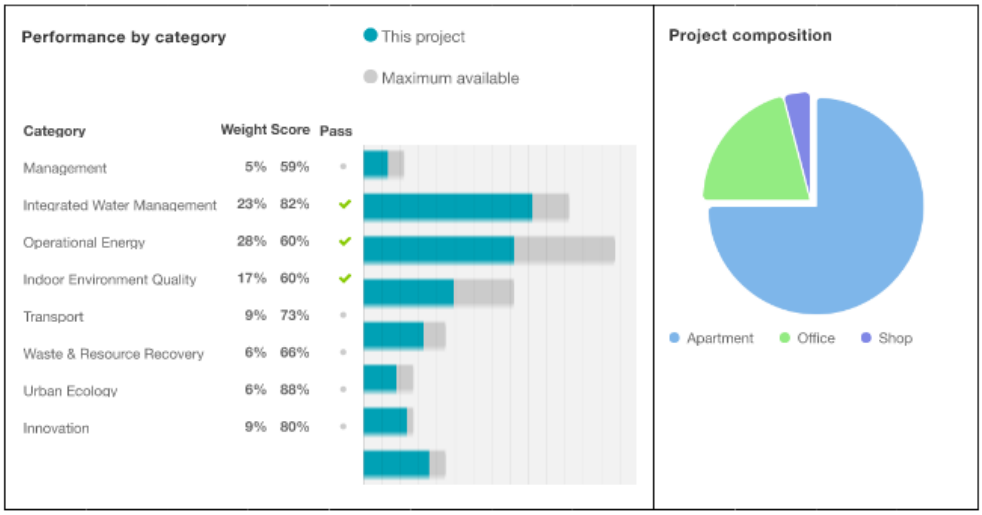
The proposed mixed-use development at 550 Swan Street, Richmond will implement the following ESD initiatives:

1. The project achieves a total BESS score of 70% with no mandatory category (IEQ, Operational Energy, IWM) below 50%.
2. 65% (166 out of 178) of the development's apartments are naturally cross-ventilated.
3. The retail areas are achieving a 2% DF to 57% of the nominated area. The office areas are achieving a 2% DF to 67% of the nominated area.
4. Daylight modelling has been conducted for a representative sample of apartments responding to Council's preliminary referral comments (Council reference: PPE26/0285). The summary results is as follows:
    - 80% of living floor area achieves >90% above DF1
    - 92% of bedrooms floor area achieves >90% above DF0.5
5. 49% (88 out of 178) of apartments achieve at least 3 hours of sunlight.
6. The development is provided with a comprehensive shading strategy.
7. The development is to achieve a 7.5 Star average NatHERS Energy Rating result.
8. The non-residential areas aim to reduce heating and cooling energy consumption below the reference case (BCA Section J 2022).
9. The development is to utilise a centralised electric heat pump hot water system.
10. An 25kW Solar PV system is to be located on the roof of the proposed development.
11. Individual cold and hot water, electricity meters will be provided to the apartments, retail and commercial tenancies.
12. Water efficient fittings and fixtures are applied throughout.
13. A 10,000-litre rainwater tank will harvest rainwater from roof areas. This tank will be connected to all commercial and communal area toilets. A second 10,000-litre rainwater tank will harvest rainwater from terrace areas. This tank will be connected to landscape irrigation.
14. A Blue Factor rating of 101% is achieved.
15. Landscape irrigation demand will be connected to the rainwater tank.
16. In total 36 bicycle spaces are to be provided for residents.
17. In total 36 bicycle spaces are to be provided for residential visitors.
18. In total 36 bicycle spaces are to be provided for employees & 16 bicycle spaces are to be provided for non-residential visitors.
19. 737m2 of communal space will be provided at L3 and L13 for residential areas.

3. BESS Performance

The project achieves a total BESS score of 70% with no mandatory category (IEQ, Operational Energy, IWM) below 50%. This figure represents a percentage improvement over a benchmark project. A score of 50% and higher equates to 'best practice' and is an effective pass of the BESS tool. A score of 70% and higher equates to BESS 'excellence' and exists as a higher benchmark in the tool.





ESD Assessment

Management

Council ESD objectives:

- To encourage a holistic and integrated design and construction process and ongoing high performance.

Council Best Practice Standard

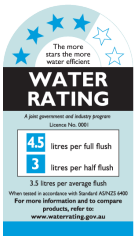
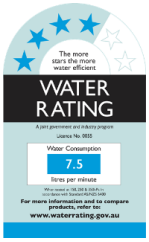
Criteria		Construction and Building Management Actions
Pre-Application Meeting	To ensure appropriate sustainable design principles and strategies are considered from the preliminary design stage of each development.	GIW has been actively involved in the preliminary design stage, but has not been involved in a pre-application meeting with Council.
Metering	To provide building users with information that allows monitoring of energy and water consumption	Electricity, cold water, hot water or gas metering is to be provided to each individual apartment retail and commercial tenancy. Lighting and general power to common areas is to be separately metered to quantify energy used for common areas spaces. Additionally, 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 battery system.
Building User's Guide	To encourage and recognise initiatives that will help building users to use the building more efficiently.	A Building User's Guide will be provided to all occupants explaining the correct use of installed equipment and building systems. This shall cover at a minimum: • Energy and Environmental Strategy • Monitoring and Targeting • Building Services • Transport Facilities • Materials and Waste Policy • Expansion/Re-fit Considerations • References and Further Information

Integrated Water Management

Council ESD objectives:

- To reduce total operating potable water.
- To encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).
- To incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Council Best Practice Standard

Criteria		Development Provision
Stormwater Treatment	To minimise negative environmental impacts of stormwater runoff and maximise onsite re-use of stormwater.	The Blue Factor tool has been applied to determine performance relative to Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999). As per City of Yarra Planning Scheme - Clause 53.18 Stormwater Management in Urban Areas, the development is required to achieve a Blue Factor rating of 100% or greater. A Blue Factor rating of 101% is achieved via the following: • Rainwater collection off roof areas is to be directed into a 10,000-litre rainwater tank connected to all commercial and communal area toilets. • Rainwater collection off all terrace areas is to be directed into a 10,000-litre rainwater tank connected to landscape irrigation. Refer Appendix A – WSUD Response.
Potable Water Reduction	To reduce total potable water use due through the use of efficient fixtures, appliances, and the use of rainwater.	WELS 4 Star - Toilets  WELS 6 Star - Taps  WELS 4 Star - Showerhead  WELS 5 Star - Dishwasher 

Council Best Practice Standard

Criteria		Development Provision
		WELS 5 Star - Urinals 
Rainwater Collection & Reuse		A 10,000-litre rainwater tank will harvest rainwater from roof areas. This tank will be connected to all commercial and communal area toilets. It is estimated that this will save more than 228kL of potable water every year and meet 20.2% of the demand in these areas. A second 10,000-litre rainwater tank will harvest rainwater from terrace areas. This tank will be connected to landscape irrigation. It is estimated that this will save more than 206kL of potable water every year and meet 28% of the demand in these areas. Stormwater drainage mechanism is to be determined by the hydraulics services engineer at the design development phase. Refer Appendix A – WSUD Response
Landscape Irrigation	To ensure the efficient use of water and to reduce total operating potable water use through encouraging water efficient landscape design.	Landscape irrigation demand will be connected to the rainwater tank.
Building System Water Use Reduction	Ensure the efficient use of water, to reduce total operating potable water use and to encourage the	>80% of fire test water (e.g. hydrant pump test water or SCV annubar test) is to be reused on site, either within the fire test system itself, irrigation, toilet flushing, or other non-potable uses. Final coordination and confirmation of these options will occur with the fire engineer at a later stage.

Council Best Practice Standard

Criteria	Development Provision
	appropriate use of alternative water sources for cooling and fire testing systems.

Operational Energy

Council ESD objectives:

- To reduce both energy use and energy peak demand through design measures.

Council Best Practice Standard

Criteria		Development Provision
Thermal Performance Rating - Residential	To reduce energy needed to achieve thermal comfort in summer and winter - improving comfort, reducing greenhouse gas emissions, energy consumption, and maintenance costs.	The National Construction Code (NCC) Class 2 – Sole Occupancy Unit(s) residential building component is to be designed in accordance with NCC Section J (2022) NatHERS requirements. The apartments must achieve an average 7.5 Star rating, with no unit achieving below 6.0 Stars. Further to this the development will need to comply with the following heating and cooling load limits: Climate Zone: 21 Melbourne RO — Heating load limits (MJ/m2): Maximum: 55 — Cooling load limits (MJ/m2): Maximum: 30 (BADS) The apartments are currently achieving a 7.6 Star average. The below sample ratings demonstrate the developments' ability to achieve these requirements. Refer Appendix B for Preliminary FirstRate5 Certificates.

Apartment No.	ACE Total MJ/M2	ACE Heating MJ/M2	ACE Cooling MJ/M2	ACE NCFA	Star Rating
L3 Type E5	57.6	41.2	16.4	66.2	7.2
L3 Type B1	54.6	36.1	18.5	42.5	7.4
L4 Type G4	18.0	6.8	11.2	121.0	9.5
L5 Type D2	66.2	37.0	29.2	60.4	6.8
L7 Type E4	29.5	14.6	14.9	75.3	8.8
L9 Type G2	43.3	17.8	25.5	105.8	8.0
L10 Type F1	59.4	41.2	18.3	94.4	7.1
L11 Type D10	37.2	23.3	13.9	64.1	8.3
L12 Type G8	50.4	29.6	20.8	126.6	7.6
L12 Type G1	29.5	13.8	15.7	101.1	8.8
L12 Type E2	69.6	54.0	15.6	66.9	6.6

Council Best Practice Standard

Criteria	Development Provision

L14 Type H6	70.2	45.8	24.4	207.8	6.5
L14 Type H7	50.8	35.4	15.4	150.2	7.6
L14 Type H8	62.0	39.3	22.6	144.4	7.0
L14 Type H9	69.3	53.1	16.2	128.0	6.6
Average	**51.2**	**32.6**	**18.6**	**103.6**	**7.6**

*Apartments are assessed using FirstRate5 v5.5.5

Construction assumptions for preliminary FirstRate5 ratings are listed below. Note, these assumptions are based on the sample of apartments assessed and may vary throughout the development. These assumptions are not to be relied upon for any other purpose beyond Town Planning assessment.

Element	Material	Thermal Performance Value
Floor (exposed below)	Concrete	R2.3
External Walls	Concrete	R2.5
Internal Walls	Concrete	R1.8
	Plasterboard	R1.8
Roof (exposed above	Concrete	R2.3
Concrete Roof (L12 and L14)	Concrete	R4.6
Fixed Windows	Aluminium frame, double glazed, argon filled, low-e clear	Total System U-Value:2.71 SHGC:0.58
Sliding Windows	Aluminium frame, double glazed, argon filled, low-e clear	Total System U-Value:3.19 SHGC:0.48
Awning Windows	Aluminium frame, double glazed, argon filled, low-e clear	Total System U-Value:4.42 SHGC:0.40

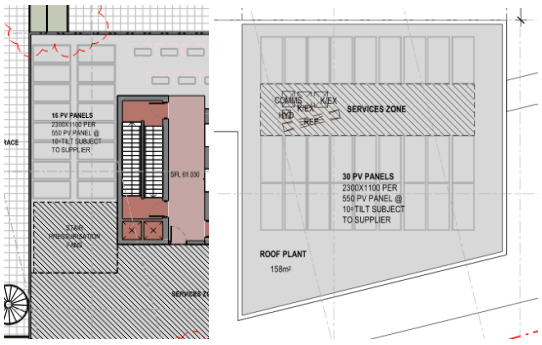
Council Best Practice Standard

Criteria		Development Provision		
		Hinged Windows	Aluminium frame, double glazed, argon filled, low-e clear	Total System U-Value:3.60 SHGC:0.44
Thermal Performance Rating – Non-Residential	To reduce energy needed to achieve thermal comfort in summer and winter - improving comfort, reducing greenhouse gas emissions, energy consumption, and maintenance costs.	The non-residential areas aim to reduce heating and cooling energy consumption below the reference case (BCA Section J 2022). Refer Appendix C: Preliminary Part J4D6 Building Fabric Assessment – For Offices and Retail spaces		
Electrification	To support the transition to renewable energy sources.	The development will be provided with gas connection to F&B tenancies.		
HVAC System	To ensure the efficient use of energy and to reduce consumption of electricity.	Inverter split system units are to be installed and sized to maintain conditions of the habitable areas. Heating and cooling systems are to have an Energy Efficiency Ratios (EER) not less than 85% of the EER of the most efficient equivalent unit available (type & capacity). VRV / VRF systems with a COP of 3.4 are to be installed to the non-residential areas.		
Hot Water System	To ensure the efficient use of energy and to reduce consumption and greenhouse emissions from water heating.	The development is to utilise a centralised electric heat pump hot water system		
Car Park Ventilation	To ensure the efficient use of energy, reduce total operating	Carpark ventilation fans are driven by a VSD motor connected to CO sensors within the carpark. The inclusion of CO sensor control will allow the ventilation fans to ramp down when the car		

Council Best Practice Standard

Criteria		Development Provision
	greenhouse gas emissions and to reduce energy peak demand.	park is unoccupied. The system is to be designed in accordance with AS1668.2. The mechanical services engineer is responsible for the design and specification of the system. The contractor is to procure and install the specified system. Maintenance requirements of the CO sensor system are to be included in the O&M manual.
Internal Lighting - Residential	To ensure the efficient use of energy, to reduce energy consumption, greenhouse emissions associated with artificial lighting, and to reduce energy peak demand.	The maximum illumination power density (W/sqm) is at least 20% lower than NCC 2022 requirements. Lighting power density shall be as follows: • Dwellings: No greater than average 4W/m^2 • POS: No greater than average 3.2W/m^2 • Back of house and indoor car parks: No greater than average 1.6W/m^2 All common area, external and carpark lighting is to be controlled with daylight, motion sensors or timers (whichever is deemed appropriate).
Internal Lighting – Non-Residential	To ensure the efficient use of energy, to reduce energy consumption, greenhouse emissions associated with artificial lighting, and to reduce energy peak demand.	The maximum illumination power density (W/m2) in the non-residential areas meets the requirements of Table J7D3a of the NCC 2022 Section J. Lighting power density shall be as follows: • Retail: No greater than average 14W/m^2 • Office: No greater than average 4.5W/m^2
Renewable Energy Systems - Solar	To encourage on-site renewable energy generation and reduce greenhouse emissions.	An 25kW Solar PV system is to be located on the roof of the proposed development. The system is expected to generate approximately 33,504kWh and will be connected to communal area electricity demand.

Council Best Practice Standard

Criteria	Development Provision
	 Location Solar PV System Refer Appendix C – Renewable Energy

Indoor Environment Quality

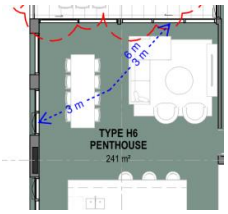
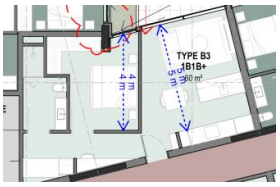
Council ESD objectives:

- To achieve a healthy indoor environment quality.
- To reduce indoor air pollutants by encouraging use of non-toxic materials.
- Minimise noise levels and noise transfer within and between buildings and associated external areas.

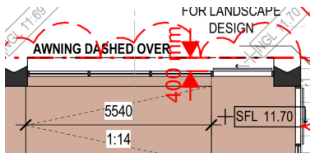
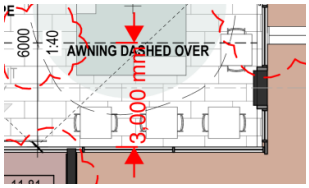
Council Best Practice Standard

Criteria		Development Provision
Daylight Access - Residential	To provide a high level of amenity and energy efficiency through design for natural light.	Daylight modelling has been conducted for a representative sample of apartments. The summary result is as follows: % of living floor area above DF 1.0: 80 % of bedroom floor area above DF 0.5: 92 Refer Appendix E: Daylight Modelling Report
Winter Sunlight	To provide a high level of amenity and reduce need for artificial heating in winter.	49% (88 out of 178) of apartments achieve at least 3 hours of sunlight.
Daylight Access – Non-Residential	To provide a high level of amenity and energy efficiency through design for natural light.	The retail areas are achieving a 2% DF to 57% of the nominated area. The office areas are achieving a 2% DF to 67% of the nominated area. Refer Appendix E: Daylight Modelling Report
Minimal Internal Bedrooms	90% of bedrooms have an external window.	NIL internal bedrooms.
Effective Natural Ventilation	To provide fresh air and passive cooling opportunities.	65% (166 out of 178) of the development's apartments are naturally cross-ventilated. Apartments are provided with windows on opposite or adjacent facades or are effective single sided ventilated.

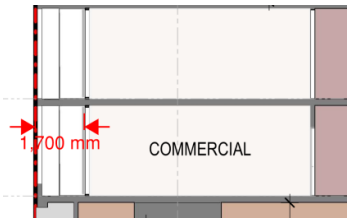
Council Best Practice Standard

Criteria		Development Provision
		  Typical natural cross-ventilated apartment Typical single sided ventilated apartment
Ventilation – Non-Residential	To provide fresh air and passive cooling opportunities.	Outdoor air rate for the commercial and retail areas is to be 50% increase compared to AS 1668:2012. The ventilation system will be designed to achieve, monitor and maintain CO2 concentrations below 800ppm for commercial areas. This is to be included in the mechanical design and specifications.
Thermal Comfort	To provide comfortable indoor spaces and reduce energy needed for heating and cooling.	The development is provided with a comprehensive shading strategy:   North, west and east oriented windows at L3-L14 are provided with overhangs from the balcony above

Council Best Practice Standard

Criteria		Development Provision
		   North, West and East facing perimeter windows in L4-L14 are provided with 200mm deep wing walls and overhangs.
Thermal Comfort – Non-Residential	To provide comfortable indoor spaces and reduce energy needed for heating and cooling.	The development is provided with a comprehensive shading strategy:  North facing windows in F&B are provided with 400mm deep awning shading.  North facing windows in F&B landscape area are provided with 3m deep awning shading.

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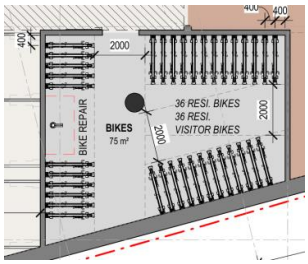
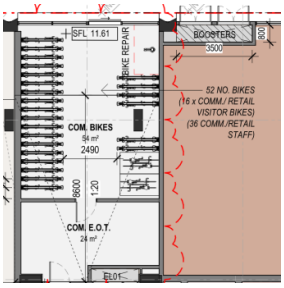
Criteria		Development Provision
		 East and West facing windows in F&B landscape area are provided with 350mm deep overhang from the built form above.  North facing windows in L1-L2 commercial area are provided with 1.7m deep overhang from the balcony above.
Air Quality – Non-Residential	All paints and adhesives meet the maximum total indoor pollutant emission limits.	All internally applied paints adhesives and sealants are to have a low or ultra-low VOC content in line with Green Star Buildings V1 Credit 13.
	All carpet meets the maximum total indoor pollutant emission limits.	All internally applied carpets are to have a low VOC content in line with Green Star Buildings V1 Credit 13.
	All engineered wood meets the maximum total indoor pollutant emission limits.	All internally applied engineered wood products are to have low formaldehyde levels in line with Green Star Buildings V1 Credit 13.

Transport

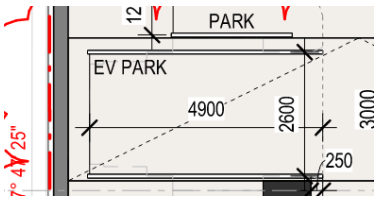
Council ESD objectives:

- To promote the use of walking, cycling and public transport, in that order; and minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

Council Best Practice Standard

Criteria		Development Provision	
Bicycle Parking – Residential & Residential Visitors	To encourage and recognise initiatives that facilitate cycling.	 In total 36 bicycle spaces are to be provided for residents. This is in line with the min. planning scheme requirement.	In total 36 bicycle spaces are to be provided for residential visitors. This will provide a ratio of approximately 1 visitor bicycle space for every 5 apartments.
Bicycle Parking – Non-Residential & Non-Residential Visitors	To encourage and recognise initiatives that facilitate cycling.	 In total 36 bicycle spaces are to be provided for employees. This represents a 50% increase over the planning scheme requirements.	In total 16 bicycle spaces are to be provided for non-residential visitors. This represents a 50% increase over the planning scheme requirements.

Council Best Practice Standard

Criteria		Development Provision
End of Trip Facilities – Non-Residential	To minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling.	The development is provided with an end of trip facility including 3 showers, 21 lockers and changing facilities for commercial areas
Electric Vehicle Infrastructure	To minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling.	One charging point for electrical vehicles is integrated in the proposed development.  Location of electric charging point. Future infrastructure for electrical charging points is incorporated in the services design including dedicated electrical distribution boards (DB-EV) for EV charging on every floor of the parking lot per NCC 2022 Table J9D4. Each DB-EV must be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand. When associated with a: • Class 2 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily. • Class 5 to 9 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 9:00 am to 5:00 pm daily. Additionally, each DB-EV must be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in:

Council Best Practice Standard

Criteria		Development Provision
		• 100% of the car parking spaces associated with a Class 2 building. • 10% of car parking spaces associated with a Class 5 or 6 building.
Car Share Scheme	To minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling.	The proposed development will incorporate a dedicated car parking space for car sharing.
Motorbikes / Mopeds	To minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling.	The proposed development will incorporate min. 12 motorbike / moped spaces in the basement carpark. This represents ≥5% of the total carparking.

Materials

ESD objectives:

- To encourage the use of low embodied energy materials.
- To encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Council Best Practice Standard

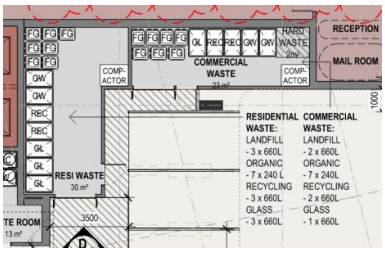
Criteria		Development Provision
Embodied Energy	Limited use of high embodied energy metals and materials, especially in a design with intended high churn (e.g. retail)	The design will seek to limit the use of high embodied energy metal finishes. Concrete mixes used within the project will seek to reduce Portland cement and aggregate content where deemed appropriate by the structural engineer.
Structural and Reinforcing Steel	Commitment to source structural and reinforcing steel from a responsible steel maker	The building's steel (by mass) is to be sourced from a Responsible Steel Maker with: • a currently valid and certified ISO 14001 Environmental Management System (EMS) in place; and • is a member of the World Steel Association's (WSA) Climate Action Programme (CAP)
Sustainable Timber	Commitment to source timber from sustainably managed source, with proof of audit trail.	Where timber is to be used, such timbers are to accord with the GBCA's 'Essential' criteria for forest certification. This may include FSC and / or PEFC Certification which are both internationally recognised schemes ensuring that timber is sourced from sustainable sources. Alternatively, recycled timber will be used.
PVC	Commitment to source best practice PVC products	Permanent formwork, pipes, flooring, blinds and cables in the project will seek to comply with the following: • Meet the GBCA's Best Practice Guidelines for PVC. or; • The supplier holds a valid ISO140001 certification.
Sustainable Products	Commitment to source products that meet the transparency and sustainability requirements	The project will incorporate products that meet the transparency and sustainability requirements where deemed appropriate. This includes the following: reused products, recycled content products, environmental product declarations, third party certified and stewardship programs.

Waste & Resource Recovery

Council ESD objectives:

- To promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To encourage use of durable and reuseable building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Council Best Practice Standard

Criteria		Development Provision
Building Re-use	To ensure waste avoidance, reuse and recycling during the design.	None of the existing structure is re-used.
Construction and Demolition Waste	To reduce construction waste going to landfill	At least 80% of the waste generated during construction and demolition has been diverted from landfill.
Food & Garden Waste	To ensure waste avoidance, reuse and recycling during the operational life of the building.	Green waste storage is provided in the ground floor bin area
Convenience of Recycling	To ensure waste avoidance, reuse and recycling during the operational life of the building.	 Separate general, recycling, glass and organic waste storage will be provided at ground floor Each tenancy is to be provided with separate general, recycling and food and organics waste bins. This requirement is to be included in the owner's corporation rules or lease agreement.

Council Best Practice Standard

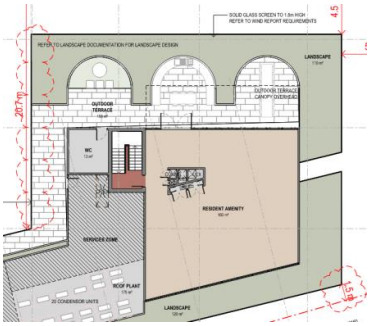
Criteria	Development Provision
	Kitchen joinery for the residential units is to provide appropriate spatial allowance for food and organics, general and recycling waste collection.

Urban Ecology

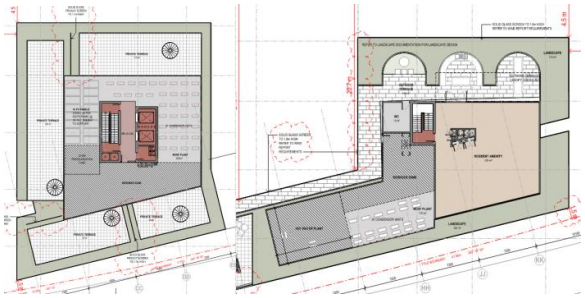
Council ESD objectives:

- To protect and enhance biodiversity.
- To reduce urban heat island effects.
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

Council Best Practice Standard

Criteria		Development Provision
Communal Space	To encourage and recognise initiatives that facilitate interaction between building occupants.	737m^2 of communal space will be provided at L3 and L13 for residential areas. Communal space will include the following amenities: outdoor communal terrace, wellness lounge, yoga studios, gym area, communal wellness facility.   Communal space will be provided at L3 and L13.
Vegetation	To encourage and recognise the use of vegetation and landscaping within and around developments.	The total area of vegetation is 34% of the site area.

Council Best Practice Standard

Criteria		Development Provision
Green Walls /Roof	To encourage the appropriate use of green roofs, walls and facades to mitigate the impact of the urban heat island effect.	The proposed development will incorporate green roofs on L3-L15 private terraces.  Green Roof Locations The proposed development will incorporate green walls on L1-L3 north facing facades  Green Wall Locations
Private Open Space - Balcony / Courtyard Ecology	To encourage plants in a healthy ecological context to be grown on balconies and in courtyards.	All balconies or private open space have been provided with a tap and floor waste allowing residents to cultivate their own gardens.

Innovation

Council ESD objectives:

- To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Council Best Practice Standard

Criteria		Development Provision
Bicycle Repair Station	To provide secure, convenient and accessible equipment for fixing bicycles.	Inclusion of secure, convenient and accessible equipment, including repair stands, pumps and tools for fixing bicycles.
Biophilic Design	To encourage the appropriate use of greenery in the development mitigate the impact of the urban heat island effect community wellbeing	Compliance demonstrated using Green Star Buildings Connection to Nature credit: Views • At least 60% of regularly occupied areas must have a clear line of sight to a high-quality internal or external view. All floor areas within 8m from a compliant view meet this credit criterion. AND Nature-inspired design • Five additional nature-inspired design interventions must be provided in alignment with the following principles: o Elements that provide multiple natural sensory experiences • o Elements that reflect natural and cultural patterns and forms o Using natural materials o Large-scale and holistically incorporated natural motifs and art o Project teams must provide a narrative against a set of design principles to show how the project's ambition for nature-inspired design has been embedded from the design concept stage. AND Interaction with Nature • Occupants can interact with nature either inside the building or externally through a green façade (or wall) or garden. • At least 5% of the building's regularly occupied areas or land within the site boundary (whichever is greater) must be planted area (either vertical or horizontal).

Council Best Practice Standard

Criteria		Development Provision
		• The allocated area must be accessible and have the necessary infrastructure to allow the activity to occur (for example water source/ taps for irrigation, storage area for tools and equipment).
Planting locally indigenous plan species	To reflect the unique landscape in which a building is located and promote user-education on First Nations Peoples' connection to country.	Locally indigenous plants are better adapted to thrive in a site's local climate conditions (reducing water and maintenance requirements) and play a vital role in promoting the overall ecological balance of a locality.
Carbon Neutral Ready Power Agreement – Base Building	To reduce environmental impact and contribute to a sustainable future by minimizing carbon emissions.	The proposed development will be established with a carbon neutral power agreement between developer, owner's corporation, and electrical retailer to provide GreenPower for all energy consumed by building (including communal areas, apartments and retail tenancy). It is the intent to maintain this agreement for a minimum of 5 years.
Heat Resilience	To reduce the contribution of the project site to the 'heat island effect	At least 75% of the whole site area comprises of one or a combination of strategies that reduce the heat island effect. The strategies that can be used to reduce the heat island are: • Vegetation • Green roofs • Roofing materials, including shading structures, having the following: o For roof pitched <15°– a three-year SRI of minimum 64 o For roof pitched >15°– a three-year SRI of minimum 34 • Unshaded hard-scaping elements with a three-year SRI of minimum 34 or an initial SRI of minimum 39 • Hardscaping elements shaded by overhanging vegetation • Water bodies and/or water courses The area of the site that is shaded by permanent

Council Best Practice Standard

Criteria		Development Provision
		structures (e.g., part of a car park to the south of a tall building) at noon local time at the summer solstice is also deemed compliant
GreenFactor Tool and achievement of a 0.55 score	Encourage to implement green infrastructure and sustainability measures in proposed developments.	Green Factor tool assessment to be undertaken by the Landscape Architect to demonstrate the achievement of a 0.55 score.
ESD Verification during Construction Phase	To ensure that all ESD items are suitably installed and incorporated during construction.	An ESD professional will be engaged throughout the design and construction process. The ESD professional will perform a minimum of 2 site inspections during the construction phase to ensure suitable implementation of the ESD initiatives. Any deficiencies compared to the endorsed SMP will be escalated to the project manager and resolved. The checkpoint assessments will be undertaken at two stages as follows: • Site Inspection 1: Prior to installation of internal linings. • Site inspection 2: At the time of project completion. An As-Built Verification Report will be prepared to detail the delivery of the commitments under the SMP.

Appendices

Appendix A: WSUD Response

Site layout Plan

The following architectural mark-up illustrates the rainwater collection and impervious areas of the proposed development site.



Figure 3- Mark-up of water catchment and impervious areas

Blue Factor Rating

A Blue Factor rating of ≥100% can be achieved by implementing the following initiatives:

- Rainwater collection off roof areas is to be directed into a 10,000-litre rainwater tank connected to all commercial and communal area toilets.
- Rainwater collection off all terrace areas is to be directed into a 10,000-litre rainwater tank connected to landscape irrigation.

Blue Factor was developed by Microburst Software with support from DEECA. as a method of simplifying the analysis of stormwater treatment methods. The Blue Factor Calculator displays the amount of treatment that is required to meet best practice targets, using WSUD treatment measures.

The best practice standards have been set out in the Urban Stormwater Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999) for reduction in total suspended solids (TSS), total phosphorus (TP) and total nitrogen (TN) loads.

The Blue Factor Result is provided below:

550 Swan Street, Richmond- V3

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

101% SCORE

Project details

Name	V3: 550 Swan Street, Richmond- V3
Project ID	A186CB72
Street address	550 Swan St, Richmond VIC 3121, Australia
Municipality	Yarra
Site area	2899 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	44%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	56%	>80%	✗
Total phosphorus (%)	52%	>45%	✓
Total nitrogen (%)	45%	>45%	✓
Total gross pollutants (%)	91%	>70%	✓

WSUD Strategy

The development will include the provision of a 10,000-litre rainwater tank and associated pump in the basement. The rainwater tank is to be connected to all commercial and communal area toilets. A second 10,000-litre rainwater tank in the basement garage is to be connected to landscape irrigation.

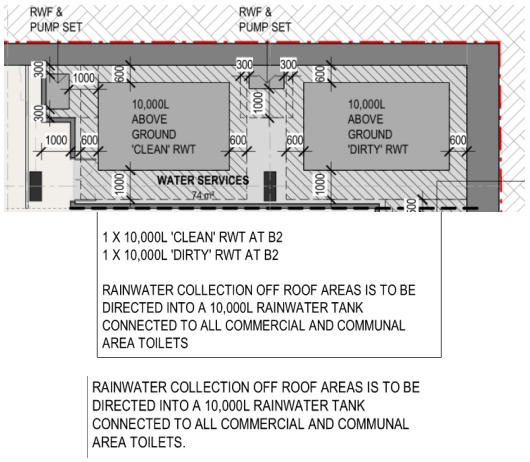


Figure 4 – Location Rainwater Tank

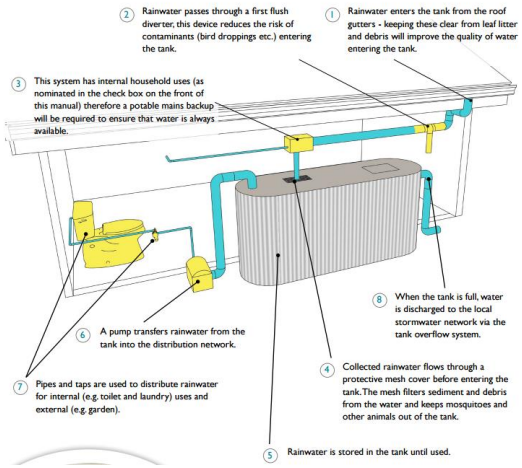


Figure 5 – Cross-section Tank (City of Port Phillip)

Rainwater Reuse

Inputs

Catchment Area	779 sqm
Number of Bedrooms	177
Bin Washout	No
Irrigation Area	0 sqm
Tank Capacity	10,000 Litre

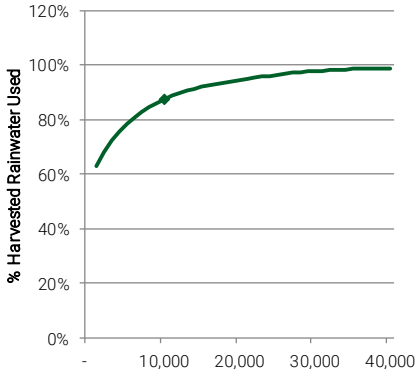
Outputs

% Served by Rainwater	20.2%
% Harvested Rainwater Used	87.4%
Total Potable Water Saved	227,866 Litre

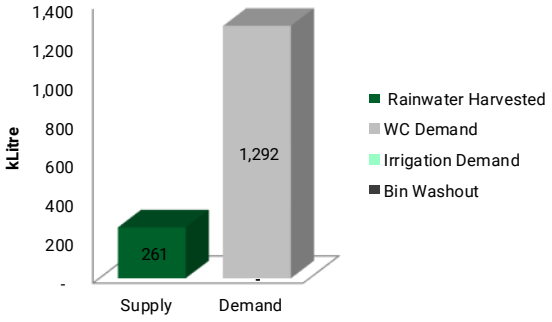
Rainwater Balance (Monthly Averages)

Month	Rainwater Harvested (L)	Irrigation Demand (L)	WC Demand (L)	Bin Washout (L)
Jan	17,201	0	109,740	0
Feb	20,160	0	99,120	0
Mar	18,995	0	109,740	0
Apr	23,027	0	106,200	0
May	20,653	0	109,740	0
Jun	22,229	0	106,200	0
Jul	17,206	0	109,740	0
Aug	22,014	0	109,740	0
Sep	22,606	0	106,200	0
Oct	23,046	0	109,740	0
Nov	31,323	0	106,200	0
Dec	22,144	0	109,740	0
Total	260,604	0	1,292,100	0
Equivalent STORM tool		0		0

Tank Sizing



Supply-Demand



GIW environmental solutions

550-556 Swan Street, Richmond
Sustainable Management Plan

Inputs

Catchment Area	1057 sqm
Number of Bedrooms	0
Number of Occupants	
Bin Washout	No
Irrigation Area	986 sqm
Tank Capacity	10,000 Litre

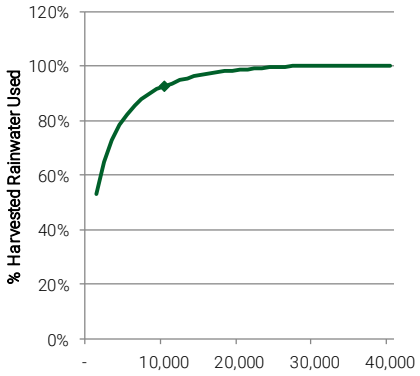
Outputs

% Served by Rainwater	28.0%
% Harvested Rainwater Used	71.4%
Total Potable Water Saved	206,376 Litre

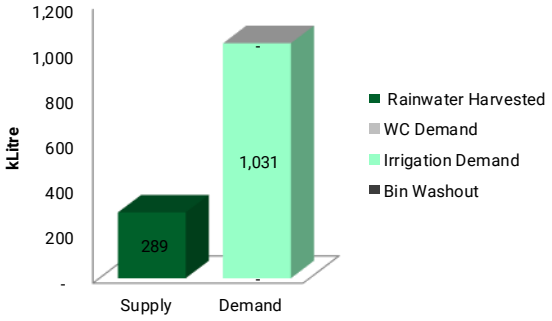
Rainwater Balance (Monthly Averages)

Month	Rainwater Harvested (L)	Irrigation Demand (L)	WC Demand (L)	Bin Washout (L)
Jan	19,286	152,552	0	0
Feb	23,111	138,193	0	0
Mar	19,824	70,888	0	0
Apr	24,252	67,863	0	0
May	22,632	70,024	0	0
Jun	21,734	31,909	0	0
Jul	18,630	32,511	0	0
Aug	22,822	32,511	0	0
Sep	28,361	93,273	0	0
Oct	27,543	95,032	0	0
Nov	35,171	92,686	0	0
Dec	25,516	153,733	0	0
Total	288,882	1,031,176	0	0
Equivalent STORM tool		141		0

Tank Sizing



Supply-Demand



Site Management Statement

Prevention of litter, sediments and pollution entering the stormwater system in the construction phase is to be addressed through introduction of the following initiatives:

- Buffer strips to pervert stormwater runoff.
- Gravel sausage filters at stormwater inlets to prevent silt, mud or any other site contaminant from entering the stormwater system.
- Silt fences under grates at surface entry inlets to prevent sediment from entering the stormwater system.
- Temporary rumble grids to vibrate mud and dirt off vehicles prior to leaving the site.
- The site is to be kept clean from any loose rubbish or rubble.
- Introduction of offsite construction for building elements where deemed appropriate.

The builder is to include these initiatives in the construction management plan and address these during site induction of relevant contractors.

Maintenance Program

The following maintenance requirements are to be programmed to ensure the rainwater tank operates effectively:

Item	Description	Maintenance Interval
Gutters and downpipes	Eave and box gutters are to be inspected and cleaned to prevent large debris from being washed into rainwater tank.	3 monthly
First flush system (as applicable)	Inspect and clean excess sediment from diverter chamber to prevent blockages.	3 monthly
Tank contents	Siphon the tank to inspect contents. If sludge is present, a plumber will be required to drain tank contents and clean the tank.	2 to 3 years
Tank structure	Inspect tank externally for leaks	Yearly
Pump system	Inspect pump wiring, plumbing and check for smooth operation.	6 monthly
Plumbing	Plumbing and fixtures connected to the rainwater tank is to be inspected for leaks.	Yearly

Blue Factor Report

Project # A186CB72
V3: 550 Swan Street, Richmond- V3
Gary Wertheimer - info@giw.com.au
550 Swan St, Richmond VIC 3121, Australia
27 April 2026 10:11 a.m.

BLUE FACTOR®

550 Swan Street, Richmond- V3

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

101%
SCORE

Project details

Name	V3: 550 Swan Street, Richmond- V3
Project ID	A186CB72
Street address	550 Swan St, Richmond VIC 3121, Australia
Municipality	Yarra
Site area	2899 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	44%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	56%	>80%	✗
Total phosphorus (%)	52%	>45%	✓
Total nitrogen (%)	45%	>45%	✓
Total gross pollutants (%)	91%	>70%	✓

Warning: Warning high demand adopted relative to catchment. Consider reducing demands or increasing catchment area

Water treatment

Configuration 1



Roof Area 1 504m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 4

Configuration 2



Terrace Areas Paved, 1051m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 10

Configuration 3



Roof Area 2 275m2



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 6

Catchments



Roof Area 1 504m2



Terrace Areas Paved, 1051m2



Planters and Permeable Areas Pervious (garden and lawn), 965m2



Impervious Areas Paved, 104m2



Roof Area 2 275m2

Treatments



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 4

100%



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 10

89%



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 6

188%

Buildings & dwellings



Apartments Residential Apartment, 351 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	6 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Mains water
Clothes Washer - Efficiency	5 star WELS rating
Toilets connected to mains water	316
Toilets connected to rainwater	
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• **Mains**	0 m^2
• **Rainwater Tank**	986 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	Medium



F&B Non-Residential BCA Class 6 - Retail/Food,
36 employee(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	6 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	Scope out
Clothes Washer - Primary water source	
Clothes Washer - Efficiency	Scope out
Urinal - Primary water source	Mains water
Urinal - Efficiency	5 star WELS rating
Toilets connected to mains water	0
Toilets connected to rainwater	6
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use



L1 & 2 Office
Non-Residential BCA Class 5 - Commercial/Office,
141 employee(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	6 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	Scope out
Clothes Washer - Primary water source	
Clothes Washer - Efficiency	Scope out
Urinal - Primary water source	Mains water
Urinal - Efficiency	5 star WELS rating
Toilets connected to mains water	0
Toilets connected to rainwater	8
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

Appendix B: Preliminary FirstRate5 Certificates

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L3 E5, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	42.5	open
Unconditioned*	5.8	**NatHERS climate zone**
Total	48.3	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating





Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	36.1	18.5
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 7.4 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

PREVIEW ONLY

NatHERS Certificate 7.4 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 7.4 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	20.5
Bedroom 1	bedroom	12.4
MPR	dayTime	5.2
Bathroom	unconditioned	5.8
Entry	dayTime	4.4

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-057-13 A	Opening 15	2820	2200	sliding	45.0	W	No
Kitchen/Living	CAP-061-06 A	Opening 13	2400	1350	awning	60.0	S	No
Kitchen/Living	CAP-055-52 A	Opening 14	2400	1350	fixed	0.0	S	No
Bedroom 1	CAP-057-13 A	Opening 12	2820	3000	sliding	45.0	S	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for L3 E5, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 5 of 10

NatHERS Certificate 7.4 Star Rating as of 29 Apr 2026

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living	1	2720	5614	E	0	No
Kitchen/Living	2	2820	2479	W	3003	Yes
Kitchen/Living	2	2820	3677	S	0	Yes
Bedroom 1	2	2820	3077	S	2522	Yes
Bedroom 1	1	2720	4048	W	0	No
MPR	1	2720	2748	E	0	No
MPR	1	2720	2435	N	0	No

*Refer to glossary.

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Bathroom	1	2720	3071	N	0	No
Bathroom	1	2720	1879	W	0	No
Entry	1	2720	1139	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	42.3	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	20.5	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	12.4	Enclosed	R0.0	Carpet
MPR	FR5 - 225mm concrete slab	5.2	Enclosed	R0.0	Timber
Bathroom	FR5 - 225mm concrete slab	5.8	Enclosed	R0.0	Tiles
Entry	FR5 - 225mm concrete slab	4.4	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living	8	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
MPR	2	Downlights	80	80	Sealed
Bathroom	2	Downlights	80	80	Sealed
Bathroom	1	Exhaust Fans	250	250	Sealed
Entry	1	Downlights	80	80	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

*Refer to glossary.

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L3 E5, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	66.2	open
Unconditioned*	3.6	**NatHERS climate zone**
Total	69.8	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



57.6 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	41.2	16.4
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 7.2 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

NatHERS Certificate 7.2 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for L3 E5, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 4 of 11

NatHERS Certificate 7.2 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	27.2
Bedroom 1	bedroom	11.9
Laundry	unconditioned	3.6
Bathroom	dayTime	4.7
M Bedroom	bedroom	12.3
WIR	nightTime	4.8
Ensuite	nightTime	5.3

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-057-13 A	Opening 2	2820	4300	sliding	45.0	N	No
Bedroom 1	CAP-055-52 A	Opening 3	2400	2800	fixed	0.0	N	No
M Bedroom	CAP-057-13 A	Opening 1	2820	3600	sliding	45.0	N	No
WIR	CAP-055-52 A	Opening 4	2400	750	fixed	0.0	S	No
WIR	CAP-061-06 A	Opening 5	2400	750	awning	60.0	S	No

Roof window* *type and performance value*

Default* roof windows

Substitution tolerance ranges

*Refer to glossary.

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NatHERS Certificate 7.2 Star Rating as of 29 Apr 2026

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living	1	2720	1047	S	0	Yes
Kitchen/Living	2	2720	3187	S	0	No
Kitchen/Living	1	2820	4234	N	2795	Yes

*Refer to glossary.

Bedroom 1	2	2720	3660	E	0	No
Bedroom 1	1	2820	2857	N	2806	Yes
Bedroom 1	1	2720	396	N	2806	No
Laundry	2	2720	1359	S	0	No
Bathroom	2	2720	1785	S	0	No
Bathroom	2	2720	2652	E	0	No
M Bedroom	1	2820	3556	N	2795	Yes
M Bedroom	1	2720	3431	W	0	No
WIR	1	2820	1625	S	0	Yes
WIR	1	2720	2956	W	0	No
Ensuite	1	2720	1780	S	0	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	67.4	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	16.6	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	10.6	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	4.4	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	7.5	Enclosed	R0.0	Carpet
Laundry	FR5 - 225mm concrete slab	3.6	Enclosed	R0.0	Tiles
Bathroom	FR5 - 225mm concrete slab	4.7	Enclosed	R0.0	Tiles
M Bedroom	FR5 - 225mm concrete slab	12.3	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	4.8	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	5.3	Enclosed	R0.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living	Plasterboard	R2.3	No
Bedroom 1	Plasterboard	R2.3	No
M Bedroom	Plasterboard	R2.3	No
WIR	Plasterboard	R2.3	No
Ensuite	Plasterboard	R2.3	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed

*Refer to glossary.

Kitchen/Living	12	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Laundry	1	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Bathroom	2	Downlights	80	80	Sealed
Bathroom	1	Exhaust Fans	250	250	Sealed
M Bedroom	4	Downlights	80	80	Sealed
WIR	2	Downlights	80	80	Sealed
Ensuite	2	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

*Refer to glossary.

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NatHERS Certificate 7.2 Star Rating as of 29 Apr 2026

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L4 G4, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	121	open
Unconditioned*	3.9	**NatHERS climate zone**
Total	124.9	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating





Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	6.8	11.2
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

NatHERS Certificate

9.5 Star Rating as of 29 Apr 2026

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

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NatHERS Certificate 9.5 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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NatHERS Certificate 9.5 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

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NatHERS Certificate 9.5 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	35.5
Bedroom 1	bedroom	12.4
MPR	dayTime	7.6
Entry	dayTime	4
Passage 1	dayTime	4
Bathroom	dayTime	6.2
Ensuite	dayTime	7.6
Day 8	dayTime	10.1
Laundry	unconditioned	3.9
Bed 2 entry	dayTime	2.3
Bedroom 2	bedroom	10.2
Bedroom 3	bedroom	12.4
Storage	dayTime	9.5

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-057-13 A	Opening 15	2900	2770	sliding	45.0	N	No
Bedroom 1	CAP-057-13 A	Opening 16	2900	2100	sliding	45.0	N	No
Bedroom 2	CAP-057-13 A	Opening 14	2900	2770	sliding	45.0	N	No
Bedroom 3	CAP-057-13 A	Opening 13	2900	2000	sliding	45.0	N	No

Roof window* *type and performance value*

Default* roof windows

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for L4 G4, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 5 of 11

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NatHERS Certificate 9.5 Star Rating as of 29 Apr 2026

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living	1	2900	3775	N	0	Yes
Bedroom 1	2	2720	3648	E	0	No
Bedroom 1	1	2900	381	N	0	Yes

*Refer to glossary.

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Bedroom 1	1	2900	3014	N	0	Yes
MPR	2	2720	3995	E	0	No
Entry	2	2720	2150	S	0	No
Bathroom	2	2720	2368	S	0	No
Ensuite	2	2720	2307	W	0	No
Ensuite	2	2720	3294	S	0	No
Day 8	2	2720	3254	W	0	No
Bedroom 2	1	2900	3018	N	0	Yes
Bedroom 3	1	2900	3414	N	0	Yes
Bedroom 3	2	2720	3626	W	0	No
Storage	2	2720	5897	S	0	No
Storage	2	2720	1624	E	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	153.6	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	0.5	Elevated	R2.3	Timber
Kitchen/Living	FR5 - 225mm concrete slab	35.1	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	12.4	Enclosed	R0.0	Carpet
MPR	FR5 - 225mm concrete slab	7.2	Enclosed	R0.0	Timber
MPR	FR5 - 225mm concrete slab	0.3	Elevated	R2.3	Timber
Entry	FR5 - 225mm concrete slab	4	Enclosed	R0.0	Timber
Passage 1	FR5 - 225mm concrete slab	4	Enclosed	R0.0	Timber
Bathroom	FR5 - 225mm concrete slab	6.2	Enclosed	R0.0	Tiles
Ensuite	FR5 - 225mm concrete slab	7.6	Enclosed	R0.0	Tiles
Day 8	FR5 - 225mm concrete slab	10.1	Enclosed	R0.0	Carpet
Laundry	FR5 - 225mm concrete slab	3.9	Enclosed	R0.0	Tiles
Bed 2 entry	FR5 - 225mm concrete slab	2.3	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	10.2	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	12.4	Enclosed	R0.0	Carpet
Storage	FR5 - 225mm concrete slab	4.4	Elevated	R2.3	Timber
Storage	FR5 - 225mm concrete slab	1.3	Enclosed	R0.0	Timber
Storage	FR5 - 225mm concrete slab	3.8	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*

*Refer to glossary.

NatHERS Certificate 9.5 Star Rating as of 29 Apr 2026

No Data Available

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living	14	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 1	5	Downlights	80	80	Sealed
MPR	3	Downlights	80	80	Sealed
Entry	2	Downlights	80	80	Sealed
Passage 1	2	Downlights	80	80	Sealed
Bathroom	2	Downlights	80	80	Sealed
Bathroom	1	Exhaust Fans	250	250	Sealed
Ensuite	3	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Day 8	3	Downlights	80	80	Sealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Bed 2 entry	1	Downlights	80	80	Sealed
Bedroom 2	4	Downlights	80	80	Sealed
Bedroom 3	5	Downlights	80	80	Sealed
Storage	3	Downlights	80	80	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

*Refer to glossary.

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NatHERS Certificate 9.5 Star Rating as of 29 Apr 2026

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

PREVIEW

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L5 D2, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	60.4	open
Unconditioned*	3.8	**NatHERS climate zone**
Total	64.2	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



66.2 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	37	29.2
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 6.8 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

NatHERS Certificate 6.8 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for L5 D2, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 4 of 11

NatHERS Certificate 6.8 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	20.1
Bedroom 2	bedroom	12
Ensuite	unconditioned	3.8
Bedroom 1	bedroom	11.8
Laundry	dayTime	2.7
Bathroom	dayTime	6.2
Entry	dayTime	7.6

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-055-52 A	Opening 9	2550	2150	fixed	0.0	S	No
Kitchen/Living	CAP-057-13 A	Opening 12	2820	4300	sliding	45.0	W	No
Bedroom 2	CAP-061-06 A	Opening 10	1700	1050	awning	90.0	S	No
Bedroom 2	CAP-055-52 A	Opening 11	1700	1050	fixed	0.0	S	No
Bedroom 1	CAP-061-06 A	Opening 7	1700	1300	awning	90.0	W	No
Bedroom 1	CAP-055-52 A	Opening 8	1700	1300	fixed	0.0	W	No

Roof window* *type and performance value*

Default* roof windows

Substitution tolerance ranges

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for L5 D2, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 5 of 11

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NatHERS Certificate 6.8 Star Rating as of 29 Apr 2026

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living	1	2820	3930	S	0	No
Kitchen/Living	1	2820	5011	W	2542	Yes
Bedroom 2	1	2820	2984	S	0	No

*Refer to glossary.

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Bedroom 2	1	2720	2228	E	0	Yes
Bedroom 2	2	2720	1803	E	0	No
Ensuite	2	2720	2407	E	0	No
Bedroom 1	2	2720	1414	N	0	No
Bedroom 1	1	2720	2221	N	0	Yes
Bedroom 1	1	2820	3218	W	0	No
Bedroom 1	1	2720	1195	S	5238	Yes
Laundry	2	2720	1558	N	0	No
Bathroom	2	2720	3315	S	0	No
Bathroom	2	2720	1873	E	0	No
Bathroom	2	2720	3289	N	0	No
Bathroom	2	2720	148	W	0	No
Entry	2	2720	175	W	0	No
Entry	2	2720	1918	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	61.9	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	20.1	Enclosed	R0.0	Timber
Bedroom 2	FR5 - 225mm concrete slab	12	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	3.8	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - 225mm concrete slab	11.8	Enclosed	R0.0	Carpet
Laundry	FR5 - 225mm concrete slab	2.7	Enclosed	R0.0	Timber
Bathroom	FR5 - 225mm concrete slab	6.2	Enclosed	R0.0	Tiles
Entry	FR5 - 225mm concrete slab	7.6	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living	8	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 2	4	Downlights	80	80	Sealed

*Refer to glossary.

Ensuite	1	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Laundry	1	Downlights	80	80	Sealed
Bathroom	2	Downlights	80	80	Sealed
Bathroom	1	Exhaust Fans	250	250	Sealed
Entry	2	Downlights	80	80	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

*Refer to glossary.

NatHERS Certificate 6.8 Star Rating as of 29 Apr 2026

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L7 E4, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	75.3	open
Unconditioned*	5.1	**NatHERS climate zone**
Total	80.4	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



29.5 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	14.6	14.9
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	27
Bedroom 1	bedroom	10.6
Laundry	dayTime	1.8
Bed 2 entry	dayTime	4.2
Bedroom 2	bedroom	14.4
Ensuite	dayTime	5.2
Entry	dayTime	5.5
Bathroom	unconditioned	5.1
Storage	dayTime	6.6

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-057-13 A	Opening 10	2820	2000	sliding	45.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 9	2500	2400	fixed	0.0	N	No
Bedroom 1	CAP-055-52 A	Opening 12	2500	2100	fixed	0.0	E	No
Bedroom 1	CAP-057-13 A	Opening 11	2820	2250	sliding	45.0	N	No
Bedroom 2	CAP-061-06 A	Opening 13	2500	1000	awning	60.0	E	No

Roof window* *type and performance value*

Default* roof windows

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)

*Refer to glossary.

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Kitchen/Living	1	2820	2941	E	2661	Yes
Kitchen/Living	1	2820	5050	N	0	No
Kitchen/Living	2	2720	6070	W	0	No
Bedroom 1	1	2820	2956	E	0	No
Bedroom 1	1	2820	2570	N	3181	Yes
Laundry	2	2720	919	N	0	No
Bed 2 entry	2	2720	2697	S	0	No
Bed 2 entry	2	2720	107	W	0	No
Bedroom 2	1	2720	3630	S	0	Yes
Bedroom 2	1	2820	3182	E	0	No
Entry	2	2720	1345	W	0	No
Entry	2	2720	1212	S	0	No
Bathroom	2	2720	2556	N	0	No
Bathroom	2	2720	2012	W	0	No
Storage	2	2720	1064	W	0	No
Storage	3	2720	365	S	0	No
Storage	3	2720	1335	W	0	No
Storage	2	2720	2977	S	0	No
Storage	2	2720	584	E	0	No
Storage	2	2720	334	S	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	82.8	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	27	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	10.6	Enclosed	R0.0	Carpet
Laundry	FR5 - 225mm concrete slab	1.8	Enclosed	R0.0	Timber
Bed 2 entry	FR5 - 225mm concrete slab	4.2	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	14.4	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	5.2	Enclosed	R0.0	Tiles
Entry	FR5 - 225mm concrete slab	5.5	Enclosed	R0.0	Timber
Bathroom	FR5 - 225mm concrete slab	5.1	Enclosed	R0.0	Tiles
Storage	FR5 - 225mm concrete slab	6.6	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

No Data Available

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
No Data Available					

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

*Refer to glossary.

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Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	G2, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	105.8	open
Unconditioned*	3.8	**NatHERS climate zone**
Total	109.6	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



43.3 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	17.8	25.5
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 8 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

NatHERS Certificate 8 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

PREVIEW

NatHERS Certificate 8 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 2	bedroom	9.7
WIR	nightTime	3.5
Bedroom 3	bedroom	10.7
Hallway 2	dayTime	1.1
Bedroom 1	bedroom	10.8
WIR	dayTime	4.3
Ensuite	nightTime	7.8
Bedroom 1 Entry	dayTime	4.3
Entry/Hallway 1	dayTime	7
Study	dayTime	4.2
Laundry	unconditioned	3.8
Bath	dayTime	8.3
Kitchen/Living	kitchen	34

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-048-06 A	200 Hinged Door into 400 Narrowline DG DG 6EA-12Ar-6	3.6	0.44	0.42	0.46

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 2	CAP-055-52 A	Opening 7	2720	1900	fixed	0.0	W	No
Bedroom 2	CAP-057-13 A	Opening 8	2720	2500	sliding	45.0	N	No

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for G2, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 5 of 12

WIR	CAP-055-52 A	Opening 4	870	750	fixed	0.0	W	No
WIR	CAP-055-52 A	Opening 5	2720	750	fixed	0.0	W	No
WIR	CAP-061-06 A	Opening 6	1850	750	awning	90.0	W	No
Bedroom 3	CAP-055-52 A	Opening 1	2720	1050	fixed	0.0	W	No
Bedroom 3	CAP-055-52 A	Opening 2	870	1050	fixed	0.0	W	No
Bedroom 3	CAP-061-06 A	Opening 3	1850	1050	awning	90.0	W	No
Bedroom 1	CAP-048-06 A	Opening 10	2720	1000	casement	90.0	W	No
Bedroom 1	CAP-055-52 A	Opening 11	870	2030	fixed	0.0	N	No
Bedroom 1	CAP-061-06 A	Opening 12	1850	2030	awning	90.0	N	No
Kitchen/Living	CAP-057-13 A	Opening 9	2720	3630	sliding	60.0	N	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

*Refer to glossary.

PREVIEW

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 2	1	2720	2952	W	0	No
Bedroom 2	1	2720	2967	N	2336	Yes
WIR	1	2720	1946	W	0	No
Bedroom 3	1	2720	1997	S	14801	Yes
Bedroom 3	2	2720	974	S	0	No
Bedroom 3	1	2720	3613	W	0	No
Bedroom 1	1	2720	2219	W	7008	Yes
Bedroom 1	2	2720	1331	E	0	No
Bedroom 1	1	2720	2040	E	7328	Yes
Bedroom 1	1	2720	3205	N	0	No
WIR	2	2720	2259	E	0	No
Ensuite	2	2720	3062	E	0	No
Entry/Hallway 1	3	2720	1394	E	0	No
Entry/Hallway 1	2	2720	1621	N	0	No
Entry/Hallway 1	2	2720	634	E	0	No
Entry/Hallway 1	1	2720	131	W	0	Yes
Study	2	2720	2107	W	0	No
Laundry	3	2720	2102	E	0	No
Bath	2	2720	2103	W	0	No
Bath	2	2720	3956	S	0	No
Bath	3	2720	2103	E	0	No
Kitchen/Living	1	2720	3638	N	2291	Yes
Kitchen/Living	2	2720	4623	S	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	126.6	

*Refer to glossary.

PREVIEW ONLY

NatHERS Certificate 8 Star Rating as of 29 Apr 2026

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 2	FR5 - 225mm concrete slab	9.7	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	3.5	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	10.2	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	0.6	Elevated	R2.3	Carpet
Hallway 2	FR5 - 225mm concrete slab	1.1	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	10.8	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	4.3	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	7.8	Enclosed	R0.0	Tiles
Bedroom 1 Entry	FR5 - 225mm concrete slab	4.3	Enclosed	R0.0	Timber
Entry/Hallway 1	FR5 - 225mm concrete slab	7	Enclosed	R0.0	Timber
Study	FR5 - 225mm concrete slab	4.2	Enclosed	R0.0	Timber
Laundry	FR5 - 225mm concrete slab	3.8	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm concrete slab	8.3	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 225mm concrete slab	34	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 2	4	Downlights	80	80	Sealed
WIR	1	Downlights	80	80	Sealed
Bedroom 3	4	Downlights	80	80	Sealed
Hallway 2	1	Downlights	80	80	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
WIR	1	Downlights	80	80	Sealed
Ensuite	3	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Bedroom 1 Entry	2	Downlights	80	80	Sealed
Entry/Hallway 1	3	Downlights	80	80	Sealed
Study	2	Downlights	80	80	Sealed
Laundry	1	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Bath	3	Downlights	80	80	Sealed

*Refer to glossary.

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NatHERS Certificate 8 Star Rating as of 29 Apr 2026

Bath	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	14	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

*Refer to glossary.

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 24 Jul 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	F1, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	102.3	exposed
Unconditioned*	0	**NatHERS climate zone**
Total	102.3	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating





Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	41.2	18.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 7.1 Star Rating as of 24 Jul 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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NatHERS Certificate 7.1 Star Rating as of 24 Jul 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Generated on 24 Jul 2026 using FirstRate5: 5.5.5a (3.22) for F1, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 4 of 11

NatHERS Certificate 7.1 Star Rating as of 24 Jul 2026

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	10.8
Bedroom 2	bedroom	11.3
WIR	dayTime	3
Ensuite	nightTime	6.1
Bedroom 1 Entry	dayTime	9.4
Bedroom 3	bedroom	12.4
Kitchen/Living	kitchen	34
Btharoom	dayTime	5.1
Entry	dayTime	10

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	CAP-057-13 A	Opening 20	2600	3000	sliding	45.0	W	No
Bedroom 2	CAP-057-13 A	Opening 21	2600	2978	sliding	45.0	W	No
Bedroom 3	CAP-057-13 A	Opening 23	2600	3600	sliding	45.0	W	No
Kitchen/Living	CAP-057-13 A	Opening 22	2600	4500	sliding	45.0	W	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

*Refer to glossary.

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NatHERS Certificate 7.1 Star Rating as of 24 Jul 2026

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
4	FR5 - Internal Plasterboard Stud Wall	0.5	Medium		No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2720	3029	W	2269	Yes
Bedroom 1	2	2720	3613	N	0	No
Bedroom 2	1	2720	2980	W	2294	Yes

*Refer to glossary.

WIR	2	2720	1863	E	0	No
WIR	2	2720	1623	N	0	No
Ensuite	3	2720	3088	E	0	No
Ensuite	2	2720	1990	N	0	No
Bedroom 1 Entry	4	2720	2158	N	0	Yes
Bedroom 1 Entry	2	2720	2534	E	0	No
Bedroom 3	2	2720	3980	S	0	No
Bedroom 3	1	2720	3675	W	2235	Yes
Kitchen/Living	1	2720	4527	W	2282	Yes
Btharoom	3	2720	2581	E	0	No
Entry	3	2720	581	E	0	No
Entry	3	2720	2055	S	0	No
Entry	3	2720	1001	E	0	No
Entry	2	2720	2066	S	0	No
Entry	2	2720	628	E	0	No
Entry	2	2720	1697	S	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	106.6	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 225mm concrete slab	10.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	11.3	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	3	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	6.1	Enclosed	R0.0	Tiles
Bedroom 1 Entry	FR5 - 225mm concrete slab	9.4	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 225mm concrete slab	12.4	Enclosed	R0.0	Carpet
Kitchen/Living	FR5 - 225mm concrete slab	34	Enclosed	R0.0	Timber
Btharoom	FR5 - 225mm concrete slab	5.1	Enclosed	R0.0	Timber
Entry	FR5 - 225mm concrete slab	10	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

*Refer to glossary.

NatHERS Certificate 7.1 Star Rating as of 24 Jul 2026

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	4	Downlights	80	80	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
WIR	1	Downlights	80	80	Sealed
Ensuite	2	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Bedroom 1 Entry	2	Downlights	80	80	Sealed
Bedroom 3	6	Downlights	80	80	Sealed
Kitchen/Living	12	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Btharoom	2	Downlights	80	80	Sealed
Btharoom	1	Exhaust Fans	250	250	Sealed
Entry	1	Downlights	80	80	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

*Refer to glossary.

Generated on 24 Jul 2026 using FirstRate5: 5.5.5a (3.22) for F1, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 8 of 11

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	D10, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	64.1	exposed
Unconditioned*	4.8	**NatHERS climate zone**
Total	68.9	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



37.1 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	23.3	13.9
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 8.3 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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NatHERS Certificate 8.3 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 8.3 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 2	bedroom	10.6
Bath	unconditioned	4.8
Kitchen/Living	kitchen	24.2
Bedroom 1	bedroom	12
Entry/Hallway	dayTime	5.9
WIR	nightTime	6.1
Ensuite	nightTime	5.2

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 2	CAP-057-13 A	Opening 4	2720	3000	sliding	45.0	N	No
Kitchen/Living	CAP-057-13 A	Opening 3	2720	4200	sliding	60.0	N	No
Bedroom 1	CAP-061-06 A	Opening 1	1850	1100	awning	90.0	N	No
Bedroom 1	CAP-055-52 A	Opening 2	870	1100	fixed	0.0	N	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

*Refer to glossary.

NatHERS Certificate 8.3 Star Rating as of 29 Apr 2026

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 2	1	2720	2969	N	2348	Yes
Bedroom 2	2	2720	3614	E	0	No
Bath	3	2720	2989	S	0	No
Bath	2	2720	1633	E	0	No

*Refer to glossary.

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Kitchen/Living	1	2720	4190	N	2367	Yes
Kitchen/Living	3	2720	3576	S	0	No
Bedroom 1	1	2720	1278	N	2296	Yes
Bedroom 1	2	2720	361	N	0	No
Bedroom 1	2	2720	101	E	0	No
Bedroom 1	2	2720	1385	N	0	No
Entry/Hallway	3	2720	5000	S	0	No
WIR	3	2720	1911	S	0	No
WIR	2	2720	3486	W	0	No
Ensuite	2	2720	1862	N	0	No
Ensuite	2	2720	2816	W	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	68.5	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 2	FR5 - 225mm concrete slab	6.4	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	4.2	Enclosed	R0.0	Carpet
Bath	FR5 - 225mm concrete slab	3.5	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm concrete slab	1.4	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 225mm concrete slab	2.1	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	22.1	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	5.3	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	6.7	Enclosed	R0.0	Carpet
Entry/Hallway	FR5 - 225mm concrete slab	1.9	Enclosed	R0.0	Timber
Entry/Hallway	FR5 - 225mm concrete slab	1.4	Enclosed	R0.0	Timber
Entry/Hallway	FR5 - 225mm concrete slab	2.7	Enclosed	R0.0	Timber
WIR	FR5 - 225mm concrete slab	6.1	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	5.2	Enclosed	R0.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom 2	Plasterboard	R2.3	No
Bedroom 2	Plasterboard	R2.3	No
Bath	Plasterboard	R2.3	No
Bath	Plasterboard	R2.3	No
Kitchen/Living	Plasterboard	R2.3	No

*Refer to glossary.

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NatHERS Certificate 8.3 Star Rating as of 29 Apr 2026

Kitchen/Living	Plasterboard	R2.3	No
Bedroom 1	Plasterboard	R2.3	No
Entry/Hallway	Plasterboard	R2.3	No
Entry/Hallway	Plasterboard	R2.3	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 2	4	Downlights	80	80	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	10	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Entry/Hallway	2	Downlights	80	80	Sealed
WIR	2	Downlights	80	80	Sealed
Ensuite	2	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity

*Refer to glossary.

NatHERS Certificate 8.3 Star Rating as of 29 Apr 2026

No Whole of Home performance assessment conducted for this certificate.

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L12 E2, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	66.9	exposed
Unconditioned*	5.3	**NatHERS climate zone**
Total	72.2	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating





Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	54	15.6
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

PREVIEW ONLY

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for L12 E2, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 4 of 11

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
M Bedroom	bedroom	11.5
WIR	nightTime	2.8
Ensuite	nightTime	6
Kitchen/Living	kitchen	32.4
Bedroom 1	bedroom	11.2
Bathroom	unconditioned	5.3
Pantry	dayTime	3.1

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
M Bedroom	CAP-057-13 A	Opening 1	3000	3000	sliding	45.0	S	No
Kitchen/Living	CAP-057-13 A	Opening 2	3000	3600	sliding	45.0	S	No
Bedroom 1	CAP-055-52 A	Opening 4	2750	1800	fixed	0.0	S	No
Bedroom 1	CAP-057-13 A	Opening 3	3000	1400	sliding	45.0	W	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

*Refer to glossary.

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
M Bedroom	1	3000	3327	S	1911	Yes
M Bedroom	2	2720	3485	W	0	No
WIR	2	2720	966	W	0	No
Ensuite	2	2720	2978	N	0	No
Ensuite	2	2720	1993	W	0	No
Kitchen/Living	1	3000	3656	S	1897	Yes
Kitchen/Living	2	2720	5394	N	0	No

*Refer to glossary.

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Bedroom 1	1	3000	3265	S	0	No
Bedroom 1	1	2720	1717	E	6976	Yes
Bedroom 1	2	2720	1890	E	0	No
Bedroom 1	1	3000	1621	W	6892	Yes
Bathroom	2	2720	2913	E	0	No
Pantry	2	2720	1647	E	0	No
Pantry	2	2720	1896	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	64.7	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
M Bedroom	FR5 - 225mm concrete slab	11.5	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	2.8	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	6	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 225mm concrete slab	32.4	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	7.6	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	3.7	Enclosed	R0.0	Carpet
Bathroom	FR5 - 225mm concrete slab	5.3	Enclosed	R0.0	Tiles
Pantry	FR5 - 225mm concrete slab	3.1	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
M Bedroom	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
Ensuite	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bathroom	Plasterboard	R4.6	No
Pantry	Plasterboard	R4.6	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
M Bedroom	4	Downlights	80	80	Sealed
WIR	1	Downlights	80	80	Sealed

*Refer to glossary.

Ensuite	2	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	13	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Bathroom	2	Downlights	80	80	Sealed
Bathroom	1	Exhaust Fans	250	250	Sealed
Pantry	1	Downlights	80	80	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load

*Refer to glossary.

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

No Whole of Home performance assessment conducted for this certificate.

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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Explanatory Notes

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Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	G1, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	101.1	exposed
Unconditioned*	2.6	**NatHERS climate zone**
Total	103.7	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



29.5 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	13.8	15.7
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

PREVIEW ONLY

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	11.2
WIR	dayTime	3.7
Ensuite	nightTime	9.2
Bath	dayTime	5
Laundry	unconditioned	2.6
Bedroom 3	bedroom	10.9
Bedroom 2	bedroom	12.5
Hallway 2	dayTime	5.2
Entry/Hallway	dayTime	5.6
Store	dayTime	7.9
Kitchen/Living	kitchen	29.8

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	CAP-055-52 A	Opening 2	2720	1200	fixed	0.0	N	No
Bedroom 1	CAP-061-06 A	Opening 3	1850	1200	awning	90.0	N	No
Bedroom 1	CAP-055-52 A	Opening 4	870	1200	fixed	0.0	N	No
Bedroom 3	CAP-057-13 A	Opening 7	2100	2400	sliding	45.0	N	No
Bedroom 3	CAP-055-52 A	Opening 12	2720	500	fixed	0.0	E	No
Bedroom 3	CAP-055-52 A	Opening 13	2720	500	fixed	0.0	E	No

*Refer to glossary.

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Bedroom 3	CAP-061-06 A	Opening 14	1850	1100	awning	90.0	E	No
Bedroom 3	CAP-055-52 A	Opening 15	870	1100	fixed	0.0	E	No
Bedroom 2	CAP-061-06 A	Opening 10	1850	1100	awning	90.0	E	No
Bedroom 2	CAP-055-52 A	Opening 11	870	1100	fixed	0.0	E	No
Kitchen/Living	CAP-057-13 A	Opening 6	2100	2100	sliding	45.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 5	2720	2400	fixed	0.0	N	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No

*Refer to glossary.

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2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2720	2969	N	0	No
Bedroom 1	1	2720	2014	W	6874	Yes
Bedroom 1	2	2720	1756	W	0	No
WIR	2	2720	1545	W	0	No
Ensuite	2	2720	3174	W	0	No
Bedroom 3	1	2720	2735	N	3156	Yes
Bedroom 3	1	2720	2979	E	0	No
Bedroom 2	3	2720	581	S	0	No
Bedroom 2	1	2720	3180	S	0	Yes
Bedroom 2	1	2720	2976	E	0	No
Hallway 2	3	2720	277	W	0	No
Hallway 2	3	2720	3071	S	0	No
Hallway 2	3	2720	225	E	0	No
Entry/Hallway	3	2720	1187	S	0	No
Store	3	2720	2412	S	0	No
Store	3	2720	716	E	0	No
Store	3	2720	361	S	0	No
Store	2	2720	1765	W	0	No
Store	3	2720	358	S	0	No
Store	3	2720	1368	W	0	No
Kitchen/Living	1	2720	2934	E	2823	Yes
Kitchen/Living	1	2720	5394	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	119.4	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 225mm concrete slab	9.6	Enclosed	R0.0	Carpet

*Refer to glossary.

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Bedroom 1	FR5 - 225mm concrete slab	0.1	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	1.5	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	1.6	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	2.1	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	4.1	Enclosed	R0.0	Tiles
Ensuite	FR5 - 225mm concrete slab	5.1	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm concrete slab	2.4	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm concrete slab	2.7	Enclosed	R0.0	Tiles
Laundry	FR5 - 225mm concrete slab	1.2	Enclosed	R0.0	Tiles
Laundry	FR5 - 225mm concrete slab	1.4	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - 225mm concrete slab	1.6	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	9.2	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	10.3	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	0.7	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	1.5	Enclosed	R0.0	Carpet
Hallway 2	FR5 - 225mm concrete slab	5.2	Enclosed	R0.0	Timber
Entry/Hallway	FR5 - 225mm concrete slab	4.1	Enclosed	R0.0	Timber
Entry/Hallway	FR5 - 225mm concrete slab	1.5	Enclosed	R0.0	Timber
Store	FR5 - 225mm concrete slab	7.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	0.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	19	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	10.5	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
Ensuite	Plasterboard	R4.6	No
Bath	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Entry/Hallway	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No

*Refer to glossary.

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NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	5	Downlights	80	80	Sealed
WIR	1	Downlights	80	80	Sealed
Ensuite	4	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Laundry	1	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Bedroom 3	4	Downlights	80	80	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
Hallway 2	2	Downlights	80	80	Sealed
Entry/Hallway	2	Downlights	80	80	Sealed
Store	3	Downlights	80	80	Sealed
Kitchen/Living	12	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

*Refer to glossary.

NatHERS Certificate 8.8 Star Rating as of 29 Apr 2026

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

PREVIEW

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	G8, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	126.6	exposed
Unconditioned*	3.5	**NatHERS climate zone**
Total	130.1	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



50.4 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	29.6	20.8
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

NatHERS Certificate

7.6 Star Rating as of 29 Apr 2026

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

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NatHERS Certificate 7.6 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

NatHERS Certificate 7.6 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

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NatHERS Certificate 7.6 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 3	bedroom	11.3
Laundry	unconditioned	3.5
Bedroom 2	bedroom	10.7
Pantry	dayTime	4.4
Bath	dayTime	6.2
Study	dayTime	3.9
Hallway 2	dayTime	6.3
Entry/Hallway 1	dayTime	4.4
WIR	dayTime	5.4
Bedroom 1	bedroom	10
Ensuite	nightTime	7.2
Kitchen/Living	kitchen	56.7

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-048-06 A	200 Hinged Door into 400 Narrowline DG DG 6EA-12Ar-6	3.6	0.44	0.42	0.46

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 3	CAP-057-13 A	Opening 39	2720	1750	sliding	45.0	W	No
Bedroom 2	CAP-057-13 A	Opening 38	2720	1750	sliding	45.0	W	No
Pantry	CAP-061-06 A	Opening 35	1850	900	awning	90.0	W	No

*Refer to glossary.

Pantry	CAP-055-52 A	Opening 37	1850	900	fixed	0.0	W	No
Study	CAP-055-52 A	Opening 33	1850	900	fixed	0.0	W	No
Study	CAP-061-06 A	Opening 34	1850	900	awning	90.0	W	No
Bedroom 1	CAP-057-13 A	Opening 26	2720	3000	sliding	60.0	N	No
Kitchen/Living	CAP-061-06 A	Opening 31	1850	900	awning	90.0	W	No
Kitchen/Living	CAP-055-52 A	Opening 32	1850	900	fixed	0.0	W	No
Kitchen/Living	CAP-057-13 A	Opening 27	2720	3400	sliding	60.0	N	No
Kitchen/Living	CAP-048-06 A	Opening 28	2400	1000	casement	90.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 29	2720	2130	fixed	0.0	N	No
Kitchen/Living	CAP-055-52 A	Opening 30	2720	2130	fixed	0.0	N	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

*Refer to glossary.

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NatHERS Certificate 7.6 Star Rating as of 29 Apr 2026

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
3	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 3	1	2720	3051	S	0	No
Bedroom 3	2	2720	4166	W	0	Yes
Laundry	1	2720	1734	S	0	No
Laundry	1	2720	1866	E	0	No
Bedroom 2	2	2720	3614	W	0	Yes
Pantry	2	2720	1467	W	0	Yes
Bath	1	2720	1240	S	0	No
Bath	1	2720	3489	E	0	No
Study	2	2720	1317	W	0	Yes
Hallway 2	1	2720	1096	E	0	No
Entry/Hallway 1	1	2720	1861	W	0	No
Entry/Hallway 1	1	2720	1869	S	0	No
WIR	3	2720	1805	E	0	No
Bedroom 1	3	2720	3328	E	0	No
Bedroom 1	2	2720	3015	N	2302	Yes
Ensuite	1	2720	1464	W	0	No
Ensuite	1	2720	2375	S	0	No
Ensuite	3	2720	3052	E	0	No
Kitchen/Living	2	2720	4283	W	0	Yes
Kitchen/Living	1	2720	2977	S	0	No
Kitchen/Living	2	2720	3735	N	2334	Yes
Kitchen/Living	2	2720	2255	E	6956	Yes
Kitchen/Living	2	2720	6652	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	123.9	

*Refer to glossary.

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Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 3	FR5 - 225mm concrete slab	1.1	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 225mm concrete slab	0	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 225mm concrete slab	10.1	Enclosed	R0.0	Timber
Laundry	FR5 - 225mm concrete slab	3.5	Enclosed	R0.0	Timber
Bedroom 2	FR5 - 225mm concrete slab	9.5	Enclosed	R0.0	Timber
Bedroom 2	FR5 - 225mm concrete slab	1.2	Enclosed	R0.0	Timber
Pantry	FR5 - 225mm concrete slab	4.4	Enclosed	R0.0	Timber
Bath	FR5 - 225mm concrete slab	6.2	Enclosed	R0.0	Timber
Study	FR5 - 225mm concrete slab	2.7	Enclosed	R0.0	Timber
Study	FR5 - 225mm concrete slab	1.2	Enclosed	R0.0	Timber
Hallway 2	FR5 - 225mm concrete slab	0.6	Enclosed	R0.0	Timber
Hallway 2	FR5 - 225mm concrete slab	1.6	Enclosed	R0.0	Timber
Hallway 2	FR5 - 225mm concrete slab	4	Enclosed	R0.0	Timber
Entry/Hallway 1	FR5 - 225mm concrete slab	1.1	Enclosed	R0.0	Timber
Entry/Hallway 1	FR5 - 225mm concrete slab	3.3	Enclosed	R0.0	Timber
WIR	FR5 - 225mm concrete slab	0.3	Enclosed	R0.0	Timber
WIR	FR5 - 225mm concrete slab	5.2	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	10	Enclosed	R0.0	Timber
Ensuite	FR5 - 225mm concrete slab	7.2	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	32.4	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	5.6	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	18.7	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom 3	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Pantry	Plasterboard	R4.6	No
Study	Plasterboard	R4.6	No
Study	Plasterboard	R4.6	No
Hallway 2	Plasterboard	R4.6	No
Hallway 2	Plasterboard	R4.6	No
Entry/Hallway 1	Plasterboard	R4.6	No

*Refer to glossary.

WIR	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 3	4	Downlights	80	80	Sealed
Laundry	1	Downlights	80	80	Sealed
Bedroom 2	4	Downlights	80	80	Sealed
Pantry	1	Downlights	80	80	Sealed
Bath	2	Downlights	80	80	Sealed
Study	1	Downlights	80	80	Sealed
Hallway 2	2	Downlights	80	80	Sealed
Entry/Hallway 1	2	Downlights	80	80	Sealed
WIR	2	Downlights	80	80	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Ensuite	3	Downlights	80	80	Sealed
Kitchen/Living	22	Downlights	80	80	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

*Refer to glossary.

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NatHERS Certificate 7.6 Star Rating as of 29 Apr 2026

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

PREVIEW ONLY NOT FOR REPRODUCTION

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 24 Jul 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L14 - H6, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	207.8	open
Unconditioned*	3.9	**NatHERS climate zone**
Total	211.7	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating





Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	45.8	24.4
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

PREVIEW PREVIEW PREVIEW

NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

PREVIEW ONLY

NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	62.1
M Bedroom	bedroom	20.6
Day 3	dayTime	6.1
WIR	nightTime	11.9
Bedroom 1	bedroom	11.2
Bedroom 2	bedroom	11.8
Living 1	living	15.4
Powder rm	unconditioned	3.9
Entry/Passage	dayTime	27.5
Ensuite	nightTime	10.9
Study	dayTime	8.9
Passage 2	dayTime	4.5
Bathroom 1	dayTime	8.3
Laundry	dayTime	8.7

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-057-13 A	Opening 16	2750	3630	sliding	45.0	N	No
Kitchen/Living	CAP-057-13 A	Opening 17	2750	2420	sliding	45.0	N	No
Kitchen/Living	CAP-055-52 A	Opening 18	2750	1900	fixed	0.0	W	No

*Refer to glossary.

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Kitchen/Living	CAP-055-52 A	Opening 19	2750	750	fixed	0.0	W	No
Kitchen/Living	CAP-061-06 A	Opening 20	2750	750	awning	60.0	W	No
Kitchen/Living	CAP-061-06 A	Opening 21	2750	1050	awning	60.0	W	No
Kitchen/Living	CAP-055-52 A	Opening 22	2750	1050	fixed	0.0	W	No
M Bedroom	CAP-055-52 A	Opening 14	2750	2000	fixed	0.0	N	No
M Bedroom	CAP-061-06 A	Opening 27	2850	1000	awning	60.0	W	No
Day 3	CAP-057-13 A	Opening 23	2750	1300	sliding	45.0	W	No
Bedroom 1	CAP-057-13 A	Opening 24	2750	3000	sliding	45.0	W	No
Bedroom 2	CAP-057-13 A	Opening 25	2750	3280	sliding	45.0	W	No
Living 1	CAP-057-13 A	Opening 26	2750	4000	sliding	45.0	W	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

*Refer to glossary.

NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living	1	2720	2437	S	14851	Yes
Kitchen/Living	1	3000	6831	N	2256	Yes
Kitchen/Living	1	3000	8881	W	0	No
M Bedroom	2	2720	3734	E	0	No
M Bedroom	1	2720	2030	E	6947	Yes
M Bedroom	1	3000	3209	N	0	No
M Bedroom	1	3000	2176	W	7041	Yes
Day 3	1	3000	1957	W	2498	Yes
WIR	2	2720	5459	E	0	No
Bedroom 1	1	3000	3648	W	2498	Yes
Bedroom 2	1	3000	3843	W	2505	Yes
Living 1	1	3000	4761	W	2489	Yes
Living 1	2	2720	4223	S	0	No
Living 1	3	2720	549	E	0	No
Powder rm	3	2720	1799	S	0	No
Powder rm	3	2720	2024	E	0	No
Entry/Passage	3	2720	744	E	0	No
Entry/Passage	3	2720	862	S	0	No
Entry/Passage	2	2720	1601	S	0	No
Entry/Passage	2	2720	1108	S	0	No
Ensuite	3	2720	2224	E	0	No
Ensuite	2	2720	1718	N	0	No
Study	3	2720	1824	E	0	No
Bathroom 1	3	2720	2875	E	0	No
Laundry	3	2720	1756	E	0	No

Internal wall *type*

*Refer to glossary.

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NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	207.4	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	0.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	50.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	10.5	Enclosed	R0.0	Timber
M Bedroom	FR5 - 225mm concrete slab	5.9	Enclosed	R0.0	Carpet
M Bedroom	FR5 - 225mm concrete slab	14.6	Enclosed	R0.0	Carpet
Day 3	FR5 - 225mm concrete slab	6.1	Enclosed	R0.0	Timber
WIR	FR5 - 225mm concrete slab	0.6	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	11.3	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	11.2	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	11.8	Enclosed	R0.0	Carpet
Living 1	FR5 - 225mm concrete slab	15.4	Enclosed	R0.0	Timber
Powder rm	FR5 - 225mm concrete slab	3.9	Enclosed	R0.0	Tiles
Entry/Passage	FR5 - 225mm concrete slab	27.5	Enclosed	R0.0	Timber
Ensuite	FR5 - 225mm concrete slab	10.9	Enclosed	R0.0	Tiles
Study	FR5 - 225mm concrete slab	8.9	Enclosed	R0.0	Timber
Passage 2	FR5 - 225mm concrete slab	4.5	Enclosed	R0.0	Timber
Bathroom 1	FR5 - 225mm concrete slab	8.3	Enclosed	R0.0	Tiles
Laundry	FR5 - 225mm concrete slab	8.7	Enclosed	R0.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
M Bedroom	Plasterboard	R4.6	No
M Bedroom	Plasterboard	R4.6	No
Day 3	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Living 1	Plasterboard	R4.6	No
Powder rm	Plasterboard	R4.6	No
Entry/Passage	Plasterboard	R4.6	No

*Refer to glossary.

Ensuite	Plasterboard	R4.6	No
Study	Plasterboard	R4.6	No
Passage 2	Plasterboard	R4.6	No
Bathroom 1	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living	24	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
M Bedroom	6	Downlights	80	80	Sealed
Day 3	1	Downlights	80	80	Sealed
WIR	4	Downlights	80	80	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Bedroom 2	4	Downlights	80	80	Sealed
Living 1	4	Downlights	80	80	Sealed
Powder rm	1	Downlights	80	80	Sealed
Entry/Passage	6	Downlights	80	80	Sealed
Ensuite	3	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Study	2	Downlights	80	80	Sealed
Passage 2	1	Downlights	80	80	Sealed
Bathroom 1	2	Downlights	80	80	Sealed
Bathroom 1	1	Exhaust Fans	250	250	Sealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

*Refer to glossary.

NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

PREVIEW

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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NatHERS Certificate 6.5 Star Rating as of 24 Jul 2026

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 24 Jul 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	L14 - H7, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	150.2	open
Unconditioned*	5	**NatHERS climate zone**
Total	155.2	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



50.8 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	35.4	15.4
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 7.6 Star Rating as of 24 Jul 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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NatHERS Certificate 7.6 Star Rating as of 24 Jul 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

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NatHERS Certificate 7.6 Star Rating as of 24 Jul 2026

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living	kitchen	53.4
Pantry	dayTime	5
Bathroom	dayTime	9.5
Entry/ passage	dayTime	14.9
Laundry	unconditioned	5
Passage 2	dayTime	3.9
Bedroom 1	bedroom	13.3
WIR	dayTime	9.5
Study	dayTime	5.3
Bedroom 2	bedroom	11.4
M Bedroom	bedroom	13.8
Ensuite	dayTime	10.2

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	CAP-055-52 A	Opening 29	2800	900	fixed	0.0	E	No
Kitchen/Living	CAP-061-06 A	Opening 31	2800	900	awning	60.0	E	No
Kitchen/Living	CAP-057-13 A	Opening 28	3000	2600	sliding	45.0	N	No
Kitchen/Living	CAP-057-13 A	Opening 44	3000	3600	sliding	45.0	N	No
Bedroom 1	CAP-055-52 A	Opening 43	2800	2100	fixed	0.0	N	No

*Refer to glossary.

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Bedroom 1	CAP-061-06 A	Opening 47	2750	1000	awning	60.0	W	No
Bedroom 2	CAP-057-13 A	Opening 45	3000	2420	sliding	45.0	N	No
M Bedroom	CAP-057-13 A	Opening 46	3000	3710	sliding	45.0	N	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No

*Refer to glossary.

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3	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living	1	2720	5037	S	0	No
Kitchen/Living	2	3000	8814	E	0	No
Kitchen/Living	2	3000	6882	N	2483	Yes
Pantry	1	2720	2125	S	0	No
Bathroom	3	2720	2805	S	0	No
Bathroom	1	2720	769	E	0	No
Bathroom	1	2720	307	S	0	No
Bathroom	1	2720	762	W	0	No
Entry/ passage	1	2720	1752	S	0	No
Entry/ passage	3	2720	501	W	0	No
Bedroom 1	2	3000	2409	E	7075	Yes
Bedroom 1	2	3000	3158	N	0	No
Bedroom 1	2	3000	2170	W	7021	Yes
WIR	1	2720	2783	W	0	No
Bedroom 2	2	3000	3156	N	2244	Yes
M Bedroom	2	3000	3848	N	0	Yes
M Bedroom	1	2720	3595	W	0	No
Ensuite	3	2720	507	E	0	No
Ensuite	3	2720	1731	S	0	No
Ensuite	1	2720	2330	W	0	No
Ensuite	1	2720	2983	S	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	155.2	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 225mm concrete slab	10.1	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	43.3	Enclosed	R0.0	Timber
Pantry	FR5 - 225mm concrete slab	5	Enclosed	R0.0	Timber
Bathroom	FR5 - 225mm concrete slab	9.5	Enclosed	R0.0	Tiles
Entry/ passage	FR5 - 225mm concrete slab	14.9	Enclosed	R0.0	Timber

*Refer to glossary.

Laundry	FR5 - 225mm concrete slab	5	Enclosed	R0.0	Tiles
Passage 2	FR5 - 225mm concrete slab	3.9	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	3.6	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	9.7	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	9.5	Enclosed	R0.0	Carpet
Study	FR5 - 225mm concrete slab	5.3	Enclosed	R0.0	Timber
Bedroom 2	FR5 - 225mm concrete slab	11.4	Enclosed	R0.0	Carpet
M Bedroom	FR5 - 225mm concrete slab	13.8	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	10.2	Enclosed	R0.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Pantry	Plasterboard	R4.6	No
Bathroom	Plasterboard	R4.6	No
Entry/ passage	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No
Passage 2	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
Study	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
M Bedroom	Plasterboard	R4.6	No
Ensuite	Plasterboard	R4.6	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living	20	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Pantry	1	Downlights	80	80	Sealed
Bathroom	4	Downlights	80	80	Sealed
Bathroom	1	Exhaust Fans	250	250	Sealed
Entry/ passage	6	Downlights	80	80	Sealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Passage 2	2	Downlights	80	80	Sealed

*Refer to glossary.

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Bedroom 1	5	Downlights	80	80	Sealed
WIR	3	Downlights	80	80	Sealed
Study	2	Downlights	80	80	Sealed
Bedroom 2	6	Downlights	80	80	Sealed
M Bedroom	6	Downlights	80	80	Sealed
Ensuite	4	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

*Refer to glossary.

NatHERS Certificate 7.6 Star Rating as of 24 Jul 2026

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	H8, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	144.4	exposed
Unconditioned*	3.5	**NatHERS climate zone**
Total	147.9	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



62 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	39.3	22.6
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 7 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

PREVIEW ONLY

NatHERS Certificate 7 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 7 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Entry	dayTime	2.5
Pantry	dayTime	4.9
Laundry	unconditioned	3.5
Bath	dayTime	5.3
Study	dayTime	5.3
Bedroom 3	bedroom	12.6
Bedroom 2	bedroom	14.7
Hallway	dayTime	8.3
Bedroom 1	bedroom	11.5
Bed 1 WIR	dayTime	7
Ensuite	nightTime	9.1
Kitchen/Living	kitchen	63.2

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 3	CAP-061-06 A	Opening 40	1850	850	awning	90.0	E	No
Bedroom 3	CAP-055-52 A	Opening 41	870	850	fixed	0.0	E	No
Bedroom 3	CAP-055-52 A	Opening 42	2720	850	fixed	0.0	E	No
Bedroom 2	CAP-061-06 A	Opening 34	1850	850	awning	90.0	E	No
Bedroom 2	CAP-055-52 A	Opening 35	870	850	fixed	0.0	E	No

*Refer to glossary.

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22) for H8, 550 Swan Street, Richmond, Richmond, VIC, 3121 Page 5 of 12

Bedroom 2	CAP-055-52 A	Opening 36	2720	850	fixed	0.0	E	No
Bedroom 2	CAP-055-52 A	Opening 37	2720	850	fixed	0.0	E	No
Bedroom 2	CAP-061-06 A	Opening 38	1850	850	awning	90.0	E	No
Bedroom 2	CAP-055-52 A	Opening 39	870	850	fixed	0.0	E	No
Bedroom 1	CAP-061-06 A	Opening 1	1850	1400	awning	90.0	S	No
Bedroom 1	CAP-055-52 A	Opening 2	2720	1500	fixed	0.0	S	No
Bedroom 1	CAP-055-52 A	Opening 27	870	1400	fixed	0.0	S	No
Bedroom 1	CAP-057-13 A	Opening 3	2720	1400	sliding	45.0	E	No
Kitchen/Living	CAP-057-13 A	Opening 4	2720	6770	sliding	60.0	S	No
Kitchen/Living	CAP-061-06 A	Opening 28	1850	750	awning	90.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 29	870	750	fixed	0.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 30	2720	750	fixed	0.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 31	2720	1280	fixed	0.0	E	No
Kitchen/Living	CAP-055-52 A	Opening 32	870	1280	fixed	0.0	E	No
Kitchen/Living	CAP-061-06 A	Opening 33	1850	1280	awning	90.0	E	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

*Refer to glossary.

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry	1	2720	1428	W	0	No
Entry	1	2720	935	S	0	No
Pantry	1	2720	2773	W	0	No
Laundry	1	2720	1984	W	0	No
Bath	1	2720	2978	W	0	No
Study	2	2720	3056	N	0	No
Study	2	2720	503	W	0	No
Study	1	2720	1244	W	0	No
Bedroom 3	3	2720	2973	E	0	Yes
Bedroom 3	2	2720	4245	N	0	No
Bedroom 2	3	2720	3889	E	0	Yes
Bedroom 1	3	2720	3455	S	0	No
Bedroom 1	3	2720	1886	E	6994	Yes
Bedroom 1	2	2720	3375	W	0	No
Bed 1 WIR	2	2720	2069	W	0	No
Ensuite	1	2720	3321	N	0	No
Ensuite	2	2720	2715	W	0	No
Kitchen/Living	3	2720	6752	S	2003	Yes
Kitchen/Living	3	2720	6752	E	0	No
Kitchen/Living	3	2720	2696	E	0	No

*Refer to glossary.

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NatHERS Certificate 7 Star Rating as of 29 Apr 2026

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	131.4	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry	FR5 - 225mm concrete slab	2.5	Enclosed	R0.0	Timber
Pantry	FR5 - 225mm concrete slab	4.9	Enclosed	R0.0	Timber
Laundry	FR5 - 225mm concrete slab	3.5	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm concrete slab	5.3	Enclosed	R0.0	Tiles
Study	FR5 - 225mm concrete slab	5.3	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 225mm concrete slab	3.2	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	9.5	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	4.1	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	10.5	Enclosed	R0.0	Carpet
Hallway	FR5 - 225mm concrete slab	8.3	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 225mm concrete slab	7.5	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	4	Enclosed	R0.0	Carpet
Bed 1 WIR	FR5 - 225mm concrete slab	7	Enclosed	R0.0	Carpet
Ensuite	FR5 - 225mm concrete slab	9.1	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 225mm concrete slab	0.6	Elevated	R2.3	Timber
Kitchen/Living	FR5 - 225mm concrete slab	12.7	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	49.8	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry	Plasterboard	R4.6	No
Pantry	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No
Bath	Plasterboard	R4.6	No
Study	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Hallway	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No

*Refer to glossary.

Bed 1 WIR	Plasterboard	R4.6	No
Ensuite	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Entry	1	Downlights	80	80	Sealed
Pantry	2	Downlights	80	80	Sealed
Laundry	1	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Study	2	Downlights	80	80	Sealed
Bedroom 3	5	Downlights	80	80	Sealed
Bedroom 2	6	Downlights	80	80	Sealed
Hallway	3	Downlights	80	80	Sealed
Bedroom 1	5	Downlights	80	80	Sealed
Bed 1 WIR	3	Downlights	80	80	Sealed
Ensuite	4	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	25	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

*Refer to glossary.

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Cathedral ceiling/flat roof	200 x 75	900	1.50	0
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

PREVIEW ONLY NOT FOR REPRODUCTION

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 Apr 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address	H9, 550 Swan Street, Richmond, Richmond, VIC, 3121
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	25-064 / 23/04/2026
Prepared by	Jackson Clements Burrows

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	128	exposed
Unconditioned*	5.1	**NatHERS climate zone**
Total	133.1	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Gary Wertheimer
Business name	GIW Environmental Solutions
Email	gary@giw.com.au
Phone	0390445111
Accreditation No.	DMN/10/2024
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating





Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	53.1	16.2
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	Y
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Room *schedule*

Room	Zone Type	Area [m²]
Ensuite	nightTime	6.7
WIR	dayTime	9.4
Bedroom 1	bedroom	11.1
Bedroom 2	bedroom	13.6
Bedroom 3	bedroom	12.9
Entry/Staircase	dayTime	15.3
Laundry	unconditioned	5.1
Bath	dayTime	5.5
Hallway	dayTime	5.1
Study	dayTime	3.5
Pantry	dayTime	2.9
Kitchen/Living	kitchen	42

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-061-06 A	Capral 50 Series Awning in 400 Series DG 6EA-12Ar-6	4.42	0.4	0.38	0.42
CAP-055-52 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6EA	2.71	0.58	0.55	0.61
CAP-057-13 A	Capral 900 Sliding Door DG 6EA/12Ar/6	3.19	0.48	0.46	0.5

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	CAP-061-06 A	Opening 14	1850	1800	awning	90.0	S	No
Bedroom 1	CAP-055-52 A	Opening 15	870	1800	fixed	0.0	S	No
Bedroom 2	CAP-055-52 A	Opening 11	2720	1350	fixed	0.0	S	No
Bedroom 2	CAP-055-52 A	Opening 12	870	1350	fixed	0.0	S	No
Bedroom 2	CAP-061-06 A	Opening 13	1850	1350	awning	90.0	S	No

*Refer to glossary.

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Bedroom 3	CAP-055-52 A	Opening 8	2720	1350	fixed	0.0	S	No
Bedroom 3	CAP-055-52 A	Opening 9	870	1350	fixed	0.0	S	No
Bedroom 3	CAP-061-06 A	Opening 10	1850	1350	awning	90.0	S	No
Kitchen/Living	CAP-061-06 A	Opening 1	1850	1000	awning	90.0	W	No
Kitchen/Living	CAP-055-52 A	Opening 2	870	1000	fixed	0.0	W	No
Kitchen/Living	CAP-057-13 A	Opening 3	2720	4070	sliding	60.0	W	No
Kitchen/Living	CAP-055-52 A	Opening 4	2720	2150	fixed	0.0	S	No
Kitchen/Living	CAP-055-52 A	Opening 5	870	1080	fixed	0.0	S	No
Kitchen/Living	CAP-061-06 A	Opening 6	1850	1080	awning	90.0	S	No
Kitchen/Living	CAP-055-52 A	Opening 7	2720	1080	fixed	0.0	S	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

*Refer to glossary.

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NatHERS Certificate 6.6 Star Rating as of 29 Apr 2026

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	GIW25107 - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	GIW25107 - Internal Plasterboard/ Intertenancy	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	GIW25107 - Externall Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Ensuite	1	2720	3317	N	0	No
Ensuite	2	2720	2012	E	0	No
WIR	2	2720	2833	E	0	No
Bedroom 1	3	2720	3277	S	0	No
Bedroom 1	2	2720	3377	E	0	No
Bedroom 2	3	2720	3557	S	0	No
Bedroom 3	3	2720	3366	S	0	No
Entry/Staircase	1	2720	3397	N	0	No
Laundry	1	2720	1597	N	0	No
Bath	1	2720	1761	N	0	No
Study	1	2720	2154	N	0	No
Kitchen/Living	1	2720	2576	N	0	No
Kitchen/Living	3	2720	198	W	0	Yes
Kitchen/Living	3	2720	949	N	0	Yes
Kitchen/Living	3	2720	4233	W	3776	Yes
Kitchen/Living	3	2720	204	N	4314	Yes
Kitchen/Living	3	2720	4062	W	3593	Yes
Kitchen/Living	3	2720	6103	S	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	141.7	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Ensuite	FR5 - 225mm concrete slab	0.2	Enclosed	R0.0	Tiles

*Refer to glossary.

Ensuite	FR5 - 225mm concrete slab	6.4	Enclosed	R0.0	Tiles
WIR	FR5 - 225mm concrete slab	4.3	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	0.8	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm concrete slab	4.4	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	0.6	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	7.2	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm concrete slab	3.3	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	9.4	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm concrete slab	4.2	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	8.9	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm concrete slab	4	Enclosed	R0.0	Carpet
Entry/Staircase	FR5 - 225mm concrete slab	15.3	Enclosed	R0.0	Timber
Laundry	FR5 - 225mm concrete slab	5.1	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm concrete slab	5.5	Enclosed	R0.0	Tiles
Hallway	FR5 - 225mm concrete slab	5.1	Enclosed	R0.0	Timber
Study	FR5 - 225mm concrete slab	2.2	Enclosed	R0.0	Timber
Study	FR5 - 225mm concrete slab	1.4	Enclosed	R0.0	Timber
Pantry	FR5 - 225mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	6.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	28.4	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm concrete slab	7.3	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Ensuite	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
WIR	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Entry/Staircase	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No
Bath	Plasterboard	R4.6	No
Hallway	Plasterboard	R4.6	No

*Refer to glossary.

Study	Plasterboard	R4.6	No
Study	Plasterboard	R4.6	No
Pantry	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Ensuite	2	Downlights	80	80	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
WIR	4	Downlights	80	80	Sealed
Bedroom 1	4	Downlights	80	80	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
Bedroom 3	5	Downlights	80	80	Sealed
Entry/Staircase	6	Downlights	80	80	Sealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Hallway	2	Downlights	80	80	Sealed
Study	1	Downlights	80	80	Sealed
Pantry	1	Downlights	80	80	Sealed
Kitchen/Living	16	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
GreenRoofExtensive:Slab - 100mm Substrate : 225mm:225mm Slab - 100mm Substrate	0.0	0.5	Medium
Slab:Slab - Suspended Slab : 225mm: 225mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]

*Refer to glossary.

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External wall	90 x 40	600	0.75	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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*Refer to glossary.

Appendix C: Preliminary Part J4D6 Building Fabric Assessment

Class 5: Office Spaces

Address	550 Swan Street, Richmond
Climate Zone	6
Building Classification	Class 5
Level	L1 & 2 Office Spaces

	North	East	South	West	Internal
Façade area (m2)	503.1	208.9	533.3	331.5	0.0

Number of Rows 6

			Dimensions			Shading (m)	
Window No.	Orientation	Height (m)	Width (m)	Area (m2)	P	H
All North Windows	North	3.12	104.98	327.5376	1.7	2.9
North windows (void above)	North	3.12	22.4	69.888	0	0
All South windows	South	3.12	170.92	533.2704	0	0
North window (west void)	North	3.12	4.3	13.416	0	0
West windows	West	3.12	38	118.56	0	0
South window (west void)	South	3.12	4.3	13.416	0	0

RESULTS

Method 1	U-Value	SHGC	Min. Wall R-values
North	2.22	0.26	1
East	7.50	0.87	1.4
South	1.98	0.13	1
West	3.80	0.36	1
Internal	7.50		1.4

	U-Value	SHGC
Method 2	2.52	0.21

Class 6 :Retail Spaces

Address	550 Swan Street, Richmond
Climate Zone	6
Building Classification	Class 6
Level	F&B

	North	East	South	West	Internal
Façade area (m2)	243.2	144.0	37.9	33.9	572.0

Number of Rows 6

			Dimensions			Shading (m)	
	Window No.	Orientation	Height (m)	Width (m)	Area (m2)	P	H
1	All North Windows	North	4.1	32.87	134.767	0.45	4.1
2	F&B-2 Window facing Landscape	North	4.1	5.45	22.345	3	4.1
3	F&B-1- G01	East	4.1	3.5	14.35	0.35	4.1
4	F&B-1- G02	East	4.1	0.95	3.895	13.03	4.1
5	F&B-2- G01	West	4.1	3.5	14.35	0.35	4.1
6	F&B-2- G02	West	4.1	0.95	3.895	13.03	4.1

RESULTS

Method 1	U-Value	SHGC	Min. Wall R-values
North	2.55	0.24	1
East	7.50	0.87	1.4
South	7.50	0.87	1.4
West	2.86	0.31	1
Internal	7.50		1.4

	U-Value	SHGC
Method 2	7.41	0.25

Appendix D: Renewable Energy

Inputs Solar PV

Peak Wattage of System	25.0	kWp
Azimuth	0	degrees
Inclination	10	degrees
PV Panel Size Category		
PV Panel Dimensions		
PV Panel Wattage		
No. of Panels		

Outputs Solar PV

Electricity Produced per Year	33,504	kWh
No. Panels Required	46	
Total Roof Area Required	145	sqm
Annual Carbon Savings	37,524	kg CO2

Economic Output

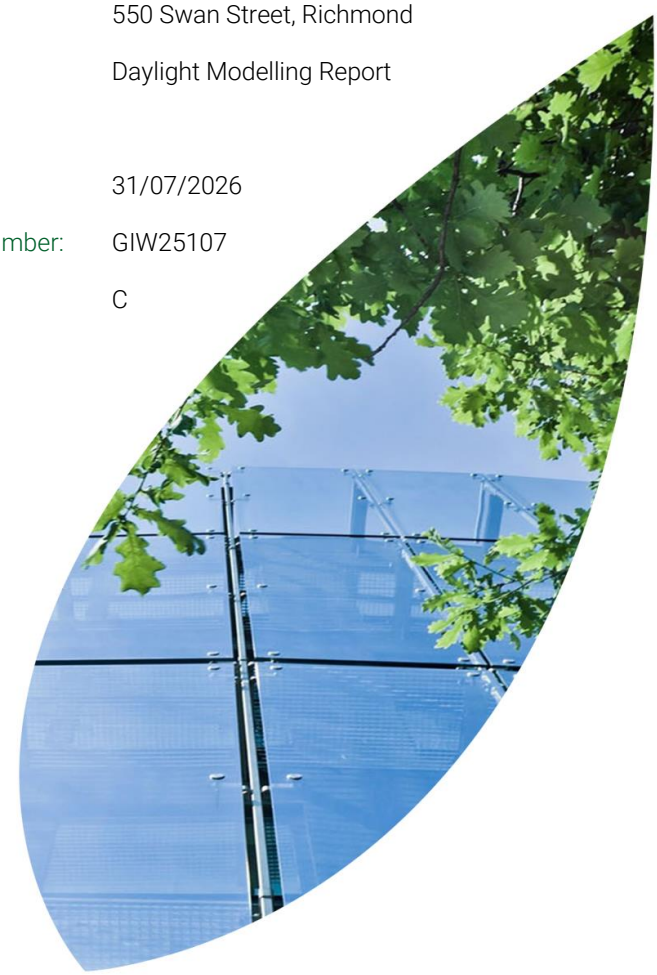
Cost of System	37,500	$
Annual Savings	6,701	$
Simple Payback	6	Years

Appendix E: Daylight Modelling Report

GIW
ENVIRONMENTAL SOLUTIONS

DAYLIGHT MODELLING REPORT

Client:	Fortis
Project:	550 Swan Street, Richmond
Subject:	Daylight Modelling Report
Date:	31/07/2026
Project Number:	GIW25107
Revision:	C









285 Lennox St / Richmond VIC 3121 / (t) 61 3 9044 5111 / giw.com.au

Introduction

The following Daylight Modelling Report has been prepared for the proposed mixed used development at 550 Swan Street, Richmond. This assessment responds to Council's preliminary referral comments dated 03.06.2026 (Council reference: PPE26/0285).

Sources of Information

The Daylight Modelling Report is based on the following documentation:

Architectural Drawings by:	Jackson Clements Burrows
Job / Drawing No:	25-064; TP 0-000 – TP 0-001 Rev C, TP 0-101 Rev A, TP 0-102 Rev B, TP 0-103 – TP 0-104 Rev A, TP 0-105 Rev B, TP 1-097 Rev A, TP 1-098 Rev B, TP 1-099 – TP 1-100 Rev C, TP 1-101 – TP 1-102 Rev B, TP 1-103 – TP 1-105 Rev C, TP 1-109 Rev C, TP 1-112 – TP 1-114 Rev C, TP 1-115 Rev B, TP 2-101 – TP 2-104 Rev C, TP 3-101 – TP 3-103 Rev C, TP 3-110 Rev C

Revision History

Revision Number	Date Issued	Author	Approved	Comments
A	25/06/2026	TP	IB	Draft
B	21/07/2026	TP	IB	Final
C	31/07/2026	TP	IB	Final

Report Prepared by:
Project Consultant

Tejal Panchpor
Graduate ESD Consultant

Report Approved by:
Project Team Leader

Inès Buskermolen
Associate Director

Scope of Modelling

We have undertaken daylight modelling for the mixed-use development assessing the commercial tenancies, as well as both living and bedroom areas for the apartments. 20 apartments have been selected with consideration of internal layout, inherent and adjacent building shading features. These apartments reflect a worst-case scenario with all other units anticipated to achieve the BESS performance requirements.

The development has been modelled under an equitable development rights scenario with a similar building to that of the proposed on the east and west boundaries.

Methodology

The daylight levels in apartments and commercial tenancies are benchmarked against the best practice requirements as set out under the Built Environment Sustainability Scorecard (BESS) tool: Indoor Environment Quality (IEQ) – Daylight Access – Living Areas, Bedrooms, and Non-Residential. These levels are as follows:

> *"Dwellings should achieve the following daylight factors (DF)*
> - *80% of the total number of living rooms achieve a daylight factor greater than 1% to 90% of the floor area of each living area, including kitchens.*
> - *80% of the total number of bedrooms achieve a daylight factor greater than 0.5% to 90% of the floor area in each room.*
>
> For commercial tenancies;
> - *33% of the nominated floor area is to achieve a daylight factor greater than 2%."*

The daylight modelling has been completed using the Radiance software suite, an accurate computing program used to predict light levels in a space prior to construction. Scene geometric data and material properties are interfaced into the Radiance software using Better Building.

Daylight Factor has been calculated using a CIE uniform cloudy sky.

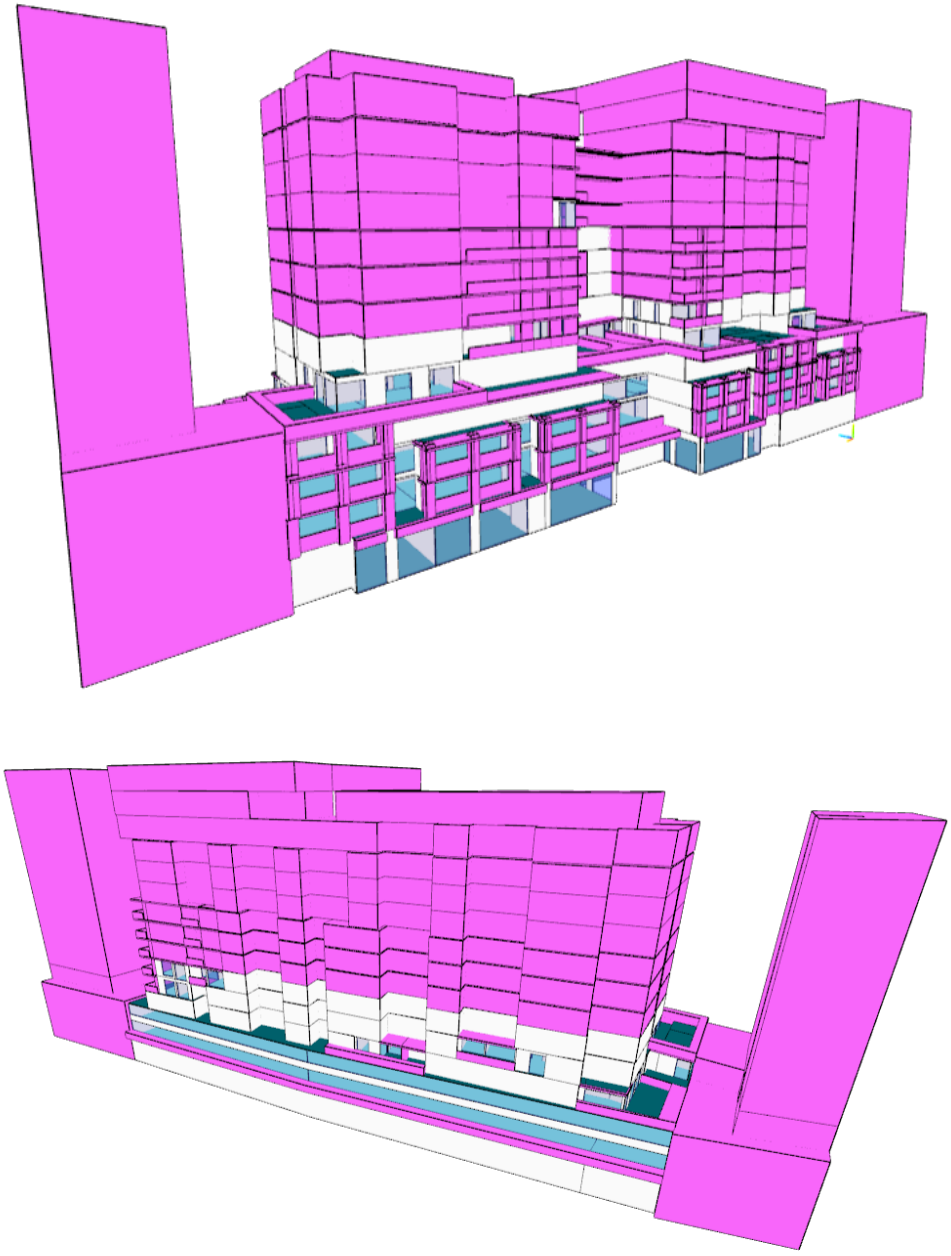


Figure 1 – DesignBuilder model of proposed and adjacent equitable development right buildings

Modelling Assumptions

The following assumptions have been made with respect to the modelling:

- Modelled window dimensions and shading structures are as depicted on the Architectural drawings.
- The glazing performance used for external windows is as follows:
  - All windows: double glazed, low-e, clear window with a total system VLT of 0.61.
- The reflectance of all materials is in accordance with the below:
  - Internal Floors: 0.3
  - Internal Walls: 0.7
  - Ceilings: 0.8
  - Balustrades and Columns: 0.4
  - External Walls and Floors: 0.4
  - Balcony Floor: 0.4
- Transient and unoccupied spaces such as corridors and wardrobes have been excluded from the modelled area.
- The reflectance of external buildings and structures is assumed to be 0.4.

Daylight Results – Numerical

The daylight results for living areas of 550 Swan Street, Richmond can be summarised as follows:

Area	Floor Area (m2)	Floor Area above DF1 (m2)	% of floor area above DF1	Status
L3 B1 Living	16.15	16.15	100%	Compliant
L3 B2 Living	26.46	26.46	100%	Compliant
L3 C4 Living	31.66	16.57	52%	Non-Compliant
L3 D11 Living	23.26	2.55	11%	Non-Compliant
L3 E6 Living	23.54	23.37	99%	Compliant
L4 G6 Living	32.27	32.27	100%	Compliant
L4 G3 living	29.77	29.77	100%	Compliant
L4 G5 Living	26.14	26.14	100%	Compliant
L4 E1 living	24.62	24.62	100%	Compliant
L4 D3 Living	22.96	9.25	40%	Non-Compliant
L4 B3 Living	21.9	21.9	100%	Compliant
L4 D2 living	18.66	18.66	100%	Compliant

Area	Floor Area (m2)	Floor Area above DF1 (m2)	% of floor area above DF1	Status
L4 F4 living	39.44	25.07	64%	Non-Compliant
L5 C3 Living	24.75	2.55	10%	Non-Compliant
L5 D4 Living	21.01	20.4	97%	Compliant
L5 D2 Living	18.2	18.2	100%	Compliant
L5 A1 Living	15.69	15.69	100%	Compliant
L5 D6 Living	27.82	16.65	60%	Non-Compliant
L9 F2 Living	30.99	4.28	14%	Non-Compliant
L9 F1 Living	34.27	3.38	10%	Non-Compliant

The daylight results for bedrooms of 550 Swan Street, Richmond can be summarised as follows:

Area	Floor Area (m2)	Floor Area above DF0.5 (m2)	% of floor area above DF0.5	Status
L3 B1 Bed 1	10.66	10.66	100%	Compliant
L3 B2 Bed 1	12.34	12.34	100%	Compliant
L3 C4 Bed 1	9.74	9.74	100%	Compliant
L3 C4 Bed 2	9.38	9.38	100%	Compliant
L3 D11 Bed 1	9.07	9.07	100%	Compliant
L3 D11 Bed 2	11.42	1.12	10%	Non-Compliant
L3 E6 Bed 1	10.92	10.92	100%	Compliant
L3 E6 Bed 2	9.12	9.12	100%	Compliant
L4 G6 Bed 1	12.42	12.42	100%	Compliant
L4 G6 Bed 2	8.97	8.97	100%	Compliant
L4 G6 Bed 3	9.08	9.08	100%	Compliant
L4 G3 Bed 1	9.15	9.15	100%	Compliant
L4 G3 Bed 2	9.78	9.78	100%	Compliant
L4 G3 Bed 3	15.62	15.62	100%	Compliant
L4 G5 Bed 1	10.8	10.8	100%	Compliant
L4 G5 Bed 2	9.15	8.05	88%	Non-Compliant
L4 G5 Bed 3	9.75	3.5	36%	Non-Compliant
L4 E1 Bed 1	8.74	8.74	100%	Compliant
L4 E1 Bed 2	10.72	10.72	100%	Compliant

Area	Floor Area (m2)	Floor Area above DF0.5 (m2)	% of floor area above DF0.5	Status
L4 D3 Bed 1	10.13	10.13	100%	Compliant
L4 D3 Bed 2	11.09	1.35	12%	Non-Compliant
L4 B3 Bed 1	11.29	5.66	50%	Non-Compliant
L4 D2 Bed 1	9.56	9.56	100%	Compliant
L4 D2 Bed 2	9.45	9.45	100%	Compliant
L4 F4 Bed 1	9.95	9.95	100%	Compliant
L4 F4 Bed 2	8.82	8.82	100%	Compliant
L4 F4 Bed 3	11.55	11.55	100%	Compliant
L5 C3 Bed 1	12.01	0.92	8%	Non-Compliant
L5 C3 Bed 2	9.47	9.47	100%	Compliant
L5 D4 Bed 1	8.26	8.26	100%	Compliant
L5 D4 Bed 2	9.83	9.83	100%	Compliant
L5 D2 Bed 1	9.46	9.46	100%	Compliant
L5 D2 Bed 2	9.86	9.86	100%	Compliant
L5 A1 Bed 1	11.06	11.06	100%	Compliant
L5 D6 Bed 1	8.13	8.13	100%	Compliant
L5 D6 Bed 2	9.58	9.58	100%	Compliant
L9 F2 Bed 1	10.55	10.55	100%	Compliant
L9 F2 Bed 2	9.19	9.19	100%	Compliant
L9 F2 Bed 3	8.13	8.13	100%	Compliant
L9 F1 Bed 1	12.28	4.2	34%	Non-Compliant
L9 F1 Bed 2	10.07	8.53	85%	Non-Compliant
L9 F1 Bed 3	9.66	9.59	99%	Compliant

The daylight results for non-residential areas of 550 Swan Street, Richmond can be summarised as follows:

Area	Floor Area (m2)	Floor Area above DF2 (m2)	% of floor area above DF2
F&B 1	178.05	162.9	91%
F&B 2	210.86	156.81	74%
F&B 3	174.61	95.13	54%
F&B 4	259.84	54.59	21%
Class 6 Retail	**823.36**	**469.43**	**57%**

Area	Floor Area (m2)	Floor Area above DF2 (m2)	% of floor area above DF2
L1 Commercial	1,488.28	1,181.06	79%
L1 Meeting Room 1	11.74	0	0%
L1 Meeting Room 2	9.06	0	0%
L1 Meeting Room 3	7.16	0	0%
L1 Board Room 1	28.7	0	0%
L1 Board Room 2	33.85	0	0%
L1 Kitchen/ breakout	130.02	42.75	33%
L2 Commercial	1,813.28	1,198.11	66%
L2 Breakout space	139.29	18.6	13%
Class 5 Office	**3,661.38**	**2,440.52**	**67%**

Daylight Results – Visual



Figure 2 - Daylight Map - Ground

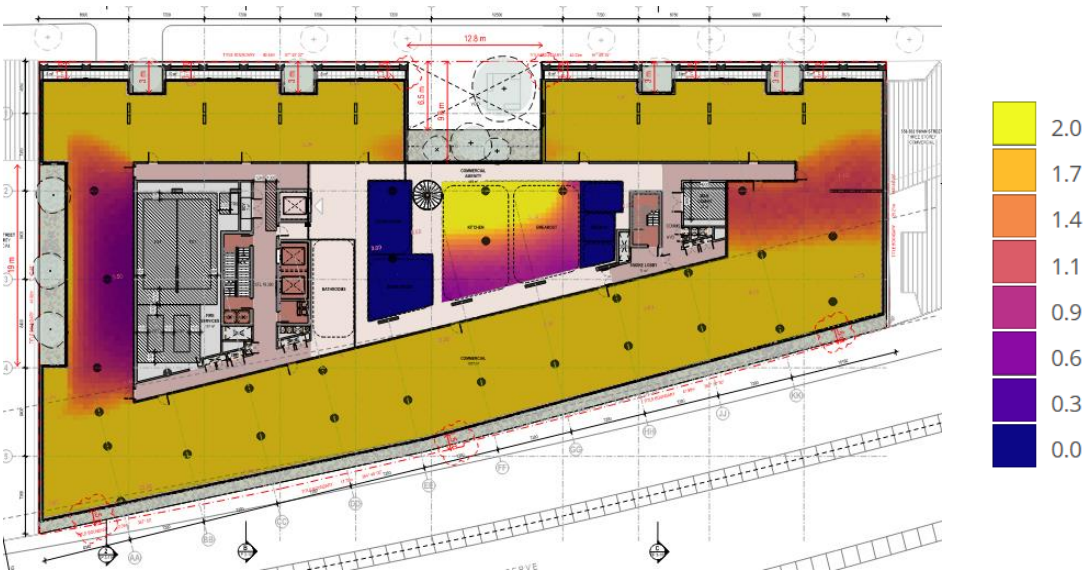


Figure 3 - Daylight Map – Level 1



Figure 4 - Daylight Map – Level 2

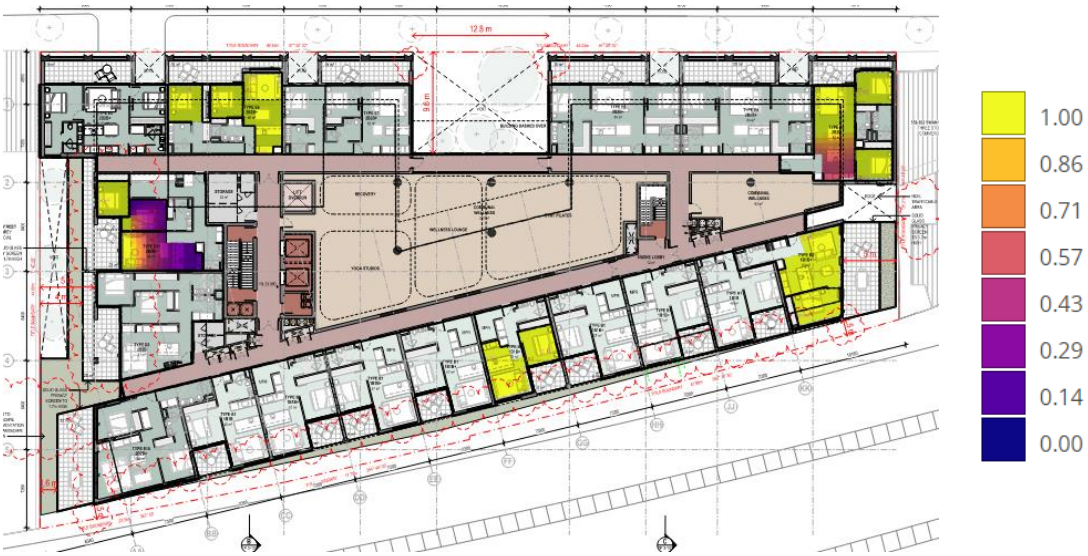


Figure 5 - Daylight Map – Level 3



Figure 6 - Daylight Map – Level 4



Figure 7 - Daylight Map – Level 5



Figure 8 - Daylight Map – Level 9

Overall Building Results

Level	Apartment No.	Total Living Areas	Living Areas Compliant	Total Bedrooms	Bedrooms Compliant
L3	E5	1	1	2	2
	E6	1	1	2	2
	E7	1	1	2	2
	E8	1	1	2	2
	E8	1	1	2	2
	C4	1	0	2	2
	B2	1	1	1	1
	A1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	A1	1	1	1	1
	E10	1	1	2	2
	D3	1	0	2	1
	D11	1	0	2	1
L4	G3	1	1	3	3
	G4	1	1	3	3
	G5	1	1	3	1
	B3	1	1	1	0
	F4	1	0	3	3
	F5	1	1	3	3
	G6	1	1	3	3
	D1	1	1	2	2
	E1	1	1	2	2
	B1	1	1	1	1
	B1	1	1	1	1

	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	A1	1	1	1	1
	D2	1	1	2	2
	D3	1	0	2	1
L5	C2	1	1	2	2
	E3	1	1	2	2
	D4	1	1	2	2
	D7	1	1	2	0
	C1	1	1	2	2
	D6	1	0	2	2
	D5	1	0	2	2
	E4	1	1	2	2
	D1	1	1	2	2
	E1	1	1	2	2
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	A1	1	1	1	1
	D2	1	1	2	2
	D3	1	0	2	1
	C3	1	0	2	1
L6	C2	1	1	2	2
	E3	1	1	2	2
	D4	1	1	2	2
	D7	1	1	2	0
	C1	1	1	2	2
	D6	1	0	2	2
	D5	1	0	2	2
	E4	1	1	2	2

	D1	1	1	2	2
	E1	1	1	2	2
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	A1	1	1	1	1
	D2	1	1	2	2
	D3	1	0	2	1
	C3	1	0	2	1
L7	C2	1	1	2	2
	E3	1	1	2	2
	D4	1	1	2	2
	D7	1	1	2	0
	C1	1	1	2	2
	D6	1	0	2	2
	D5	1	0	2	2
	E4	1	1	2	2
	D1	1	1	2	2
	E1	1	1	2	2
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	A1	1	1	1	1
	D2	1	1	2	2
	D3	1	0	2	1
	C3	1	0	2	1
L8	C2	1	1	2	2
	E3	1	1	2	2
	D4	1	1	2	2

	D7	1	1	2	0
	C1	1	1	2	2
	D6	1	0	2	2
	D5	1	0	2	2
	E4	1	1	2	2
	D1	1	1	2	2
	E1	1	1	2	2
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	B1	1	1	1	1
	A1	1	1	1	1
	D2	1	1	2	2
	D3	1	1	2	1
	C3	1	0	2	1
L9	G2	1	0	3	3
	E3	1	0	2	2
	F3	1	1	3	3
	D10	1	1	2	2
	F2	1	0	3	3
	D9	1	1	2	2
	G1	1	1	3	3
	D1	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	D8	1	1	2	2
	D2	1	1	2	2
	F1	1	0	3	1
L10	G2	1	0	3	3
	E3	1	0	2	2

	F3	1	1	3	3
	D10	1	1	2	2
	F2	1	0	3	3
	D9	1	1	2	2
	G1	1	1	3	3
	D1	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	D8	1	1	2	2
	D2	1	1	2	2
	F1	1	0	3	3
L11	G2	1	0	3	3
	E3	1	0	2	2
	F3	1	1	3	3
	D10	1	1	2	2
	F2	1	0	3	3
	D9	1	1	2	2
	G1	1	1	3	3
	D1	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	D8	1	1	2	2
	D2	1	1	2	2
	F1	1	0	3	3
L12	G2	1	0	3	3
	E9	1	0	2	2
	G7	1	1	3	3
	G8	1	1	3	3
	G1	1	1	3	3

	D1	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	E1	1	1	2	2
	E2	1	1	2	2
	D8	1	1	2	2
	D2	1	1	2	2
	F1	1	0	3	3
L13	H1	2	2	3	3
	H2	1	1	3	3
	H3	1	1	3	3
	H4	1	1	3	2
	H5	1	0	3	3
L14	H6	2	2	3	3
	H7	1	1	3	3
	H8	1	1	3	3
	H9	1	1	3	3
TOTAL		**180**	**144**	**351**	**323**
Percentage			**80%**		**92%**

Conclusion

The development has been assessed, and it has been determined that 57% Retail spaces, 67% Office spaces, 80% living areas and 92% of bedrooms will achieve the BESS best practice daylight requirements as prescribed under BESS IEQ 1.1, 1.2 and 1.4. Therefore, the development will meet the BESS IEQ guidelines for daylight for both the residential and non-residential component of the development.

Appendix F: BESS Assessment

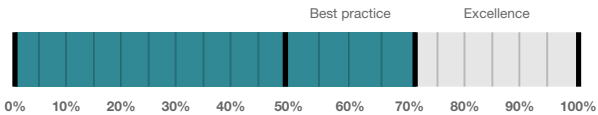
BESS Buildings Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 550 Swan St Richmond Victoria 3121. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Yarra City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score

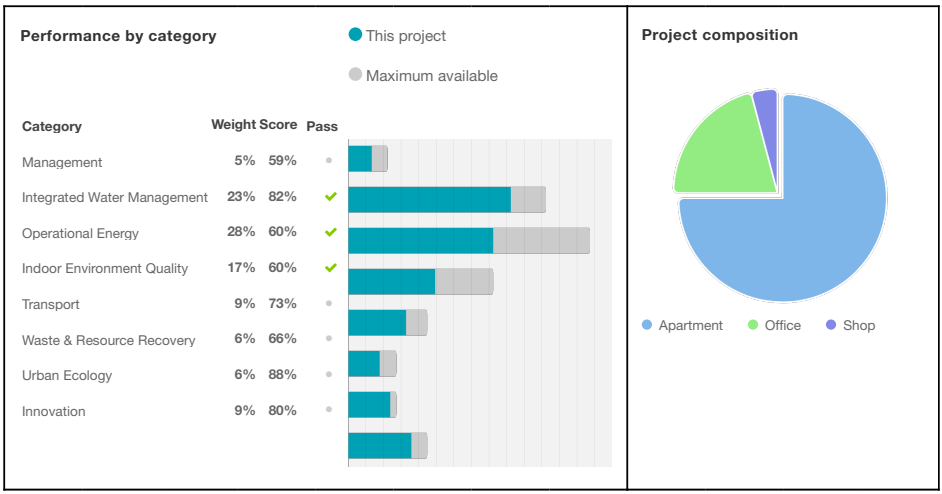


70%

Project details

Name	550-556 Swann Street, Richmond
Address	550 Swan St Richmond Victoria 3121
Project ID	943D227B-R3
BESS Version	BESS-10
Date	31 July 2026
Software version	2.3.0-B.655
Site type	Mixed use development
Account	info@giw.com.au
Application no.	
Site area	2,899 m²
Building floor area	20,319 m²

BESS, 550-556 Swann Street, Richmond 550 Swan St, Richmond 3121



Buildings

Name	Height	Footprint	% of total footprint
Building 1	15	2,750 m²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
L5-8 Apt B1	20	56.0 m²	Building 1	5%
L9-11 Apt E1, E2	12	83.0 m²	Building 1	4%
L3 Apt B1	6	56.0 m²	Building 1	1%
L5-8 Apt D1	4	77.0 m²	Building 1	1%
L5-8 Apt E1	4	83.0 m²	Building 1	1%
L4 B1	5	56.0 m²	Building 1	1%
L5-8 Apt D2	4	77.0 m²	Building 1	1%
L5-8 Apt E4	4	94.0 m²	Building 1	1%
L5-8 Apt D5	4	81.0 m²	Building 1	1%
L5-8 Apt D6	4	81.0 m²	Building 1	1%
L5-8 Apt C1	4	65.0 m²	Building 1	1%
L5-8 Apt D7	4	89.0 m²	Building 1	1%
L5-8 Apt D3	4	87.0 m²	Building 1	1%
L5-8 Apt C3	4	79.0 m²	Building 1	1%
L5-8 Apt D4	4	84.0 m²	Building 1	1%

L5-8 Apt E3	4	83.0 m²	Building 1	1%
L5-8 Apt C2	4	70.0 m²	Building 1	1%
L9-11 Apt D2	3	77.0 m²	Building 1	1%
L9-11 Apt D8	3	76.0 m²	Building 1	1%
L9-11 Apt D1	3	77.0 m²	Building 1	1%
L9-11 Apt G1	3	124 m²	Building 1	1%
L9-11 Apt D9	3	78.0 m²	Building 1	1%
L9-11 Apt F2	3	114 m²	Building 1	1%
L9-11 Apt D10	3	81.0 m²	Building 1	1%
L9-11 Apt F1	3	114 m²	Building 1	1%
L9-11 Apt F3	3	113 m²	Building 1	1%
L9-11 Apt E3	3	83.0 m²	Building 1	1%
L9-11 Apt G2	3	129 m²	Building 1	1%
L12 Apt E1, E2	4	83.0 m²	Building 1	1%
L13 Penthouse H1	1	218 m²	Building 1	1%
L14 Penthouse H6	1	241 m²	Building 1	1%
L3 Apt B2	1	62.0 m²	Building 1	< 1%
L3 Apt A1	2	49.0 m²	Building 1	< 1%
L3 Apt E10	1	88.0 m²	Building 1	< 1%
L3 Apt D3	1	87.0 m²	Building 1	< 1%
L4 Apt D1	1	77.0 m²	Building 1	< 1%
L4 E1	1	83.0 m²	Building 1	< 1%
L4 A1	1	49.0 m²	Building 1	< 1%
L4 D2	1	77.0 m²	Building 1	< 1%
L12 D2	1	77.0 m²	Building 1	< 1%
L12 D8	1	76.0 m²	Building 1	< 1%
L13 Penthouse H5	1	134 m²	Building 1	< 1%
L13 Penthouse H4	1	123 m²	Building 1	< 1%
L13 Penthouse H3	1	116 m²	Building 1	< 1%
L3 Apt D11	1	95.0 m²	Building 1	< 1%
L3 Apt C4	1	83.0 m²	Building 1	< 1%
L3 Apt E8	2	84.0 m²	Building 1	< 1%
L3 Apt E7	1	82.0 m²	Building 1	< 1%
L3 Apt E6	1	80.0 m²	Building 1	< 1%
L3 Apt E5	1	80.0 m²	Building 1	< 1%
L4 Apt F5	1	111 m²	Building 1	< 1%
L4 Apt G6	1	133 m²	Building 1	< 1%
L4 Apt F4	1	120 m²	Building 1	< 1%
L4 Apt B3	1	60.0 m²	Building 1	< 1%
L4 D3	1	87.0 m²	Building 1	< 1%
L4 G5	1	122 m²	Building 1	< 1%
L4 G4	1	144 m²	Building 1	< 1%
L4 Apt G3	1	147 m²	Building 1	< 1%
L5-8 Apt A1	4	49.0 m²	Building 1	< 1%
L12 Apt D1	1	77.0 m²	Building 1	< 1%
L12 Apt G1	1	124 m²	Building 1	< 1%
L12 Apt G8	1	152 m²	Building 1	< 1%
L12 Apt F1	1	114 m²	Building 1	< 1%
L12 Apt G7	1	133 m²	Building 1	< 1%
L12 Apt E9	1	91.0 m²	Building 1	< 1%
L12 Apt G2	1	129 m²	Building 1	< 1%

L13 Penthouse H2	1	141 m²	Building 1	< 1%
L14 Penthouse H9	1	155 m²	Building 1	< 1%
L14 Penthouse H8	1	170 m²	Building 1	< 1%
L14 Penthouse H7	1	178 m²	Building 1	< 1%
Total	**178**	**15,240 m²**	**75%**	

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
L2 Office	1	2,217 m²	Building 1	10%
L1 Office	1	2,025 m²	Building 1	9%
Total	**2**	**4,242 m²**	**20%**	
Shop				
GF -F&B	1	837 m²	Building 1	4%
Total	**1**	**837 m²**	**4%**	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings		-
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies		-
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)		-
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Operational Energy 4.2	Location and size of solar photovoltaic system		-
Indoor Environment Quality 2.1	Dwellings meeting the requirements for being 'naturally ventilated'		-
Transport 1.2	Location of residential visitor bicycle parking spaces		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Transport 1.6	Location of showers, change rooms and lockers as nominated		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Transport 2.2	Location of car share parking space(s)		-
Transport 2.3	Location of nominated motorbicycle parking spaces		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Location and size of communal spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-
Urban Ecology 2.2	Location and size of green roof		-
Urban Ecology 2.3	Location and size of green facade		-
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards		-

BESS, 550-556 Swann Street, Richmond 550 Swan St, Richmond 3121

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Management 2.3a	Section J glazing assessment		-
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Operational Energy 3.6	Average lighting power density and lighting type(s) to be used		-
Operational Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)		-
Indoor Environment Quality 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 2.1	A list of naturally ventilated dwellings		-

Credit summary

Management Overall contribution 4.5%

59%

1.1 Pre-Application Meeting	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100%
2.3 Thermal Performance Modelling - Non-Residential	50%
3.1 Metering - Residential	100%
3.2 Metering - Non-Residential	100%
3.3 Metering - Common Areas	100%
4.1 Building Users Guide	100%

IWM Overall contribution 22.5%

82% ✔ **Pass**

1.1 Potable Water Use	47%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	N/A	✧ Scoped Out
	All landscape is connected to rainwater tank for irrigation	
4.1 Building Systems Water Use	100%	

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Operational Energy Overall contribution 27.5%

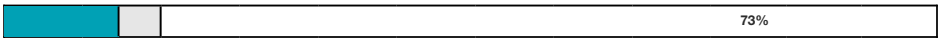
	Minimum required 50%	60%	Pass
1.1 Thermal Performance Rating - Non-Residential		12%	
1.2 Thermal Performance Rating - Residential		50%	✔ Achieved
2.1 Greenhouse Gas Emissions		96%	
2.2 Peak Demand		0%	
2.6 Electrification		0%	⊘ Disabled
	Credit is available when the energy supply is set to all-electric (no gas or wood).		
2.7 Energy consumption		100%	
3.1 Carpark Ventilation		N/A	✣ Scoped Out
		N/A- more than 40 car park spaces	
3.2 Hot Water - Non-Residential		100%	
3.4 Clothes Drying		0%	
3.6 Internal Lighting - Apartments		100%	
3.7 Internal Lighting - Non-Residential		100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	✣ Scoped Out
		No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		100%	
4.4 Renewable Energy Systems - Other		N/A	✣ Scoped Out
		No other (non-solar PV) renewable energy is in use.	

IEQ Overall contribution 16.5%

	Minimum required 50%	60%	Pass
1.1 Daylight Access - Living Areas		66%	✔ Achieved
1.2 Daylight Access - Bedrooms		66%	✔ Achieved
1.3 Winter Sunlight		0%	
1.4 Daylight Access - Non-Residential		65%	✔ Achieved
1.5 Daylight Access - Main Living Areas		N/A	✣ Scoped Out
		Spatial daylight autonomy metric not in use	
1.6 Daylight Access - Secondary Habitable Rooms		N/A	✣ Scoped Out
		Spatial daylight autonomy metric not in use	
2.1 Ventilation - Natural - Apartments		66%	
2.3 Ventilation - Non-Residential		47%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential		83%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
4.1 Air Quality - Non-Residential		100%	

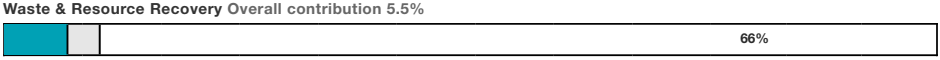
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Transport Overall contribution 9.0%



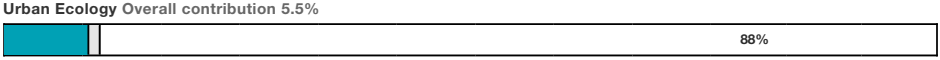
1.1 Bicycle Parking - Residential	0%
1.2 Bicycle Parking - Residential Visitor	100%
1.3 Bicycle Parking - Convenience Residential	0% ⊘ Disabled
	Credit 1.1 must be achieved first.
1.4 Bicycle Parking - Non-Residential	100%
1.5 Bicycle Parking - Non-Residential Visitor	100%
1.6 End of Trip Facilities - Non-Residential	83%
2.1 Electric Vehicle Infrastructure	100%
2.2 Car Share Scheme	100%
2.3 Motorbikes / Mopeds	100%

Waste & Resource Recovery Overall contribution 5.5%



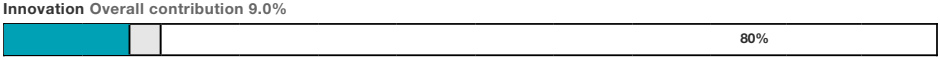
1.1 Construction Waste - Building Re-Use	0%
2.1 Operational Waste - Food & Garden Waste	100%
2.2 Operational Waste - Convenience of Recycling	100%

Urban Ecology Overall contribution 5.5%



1.1 Communal Spaces	95%
2.1 Vegetation	100%
2.2 Green Roofs	100%
2.3 Green Walls and Facades	100%
2.4 Balconies, Courtyards & Roof terraces	100%
3.1 Food Production - Residential	0%
3.2 Food Production - Non-Residential	0%

Innovation Overall contribution 9.0%



1.1 Innovation	80%

BESS, 550-556 Swann Street, Richmond 550 Swann St, Richmond 3121

Credit breakdown

Management Overall contribution 4.5%

59%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 37.5% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
Score Contribution	This credit contributes 18.8% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.3 Thermal Performance Modelling - Non-Residential		50%
Score Contribution	This credit contributes 6.2% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Office	No	
Shop	No	
3.1 Metering - Residential		100%
Score Contribution	This credit contributes 9.4% towards the category score.	
Criteria	Have utility meters been provided for all individual dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.2 Metering - Non-Residential		100%

Score Contribution	This credit contributes 3.1% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

3.3 Metering - Common Areas	100%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Apartment	Yes
Office	Yes
Shop	Yes

4.1 Building Users Guide	100%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

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IWM Overall contribution 22.5%

82% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	Blue Factor
Blue Factor score achieved?:	101
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank 1	779 m²
Rainwater Tank 2	1,051 m²
Tank Size:	
Rainwater Tank 1	10,000 Litres
Rainwater Tank 2	10,000 Litres
Irrigation area connected to tank:	
Rainwater Tank 1	0.0 m²
Rainwater Tank 2	986 m²
Is connected irrigation area a water efficient garden?:	
Rainwater Tank 1	No
Rainwater Tank 2	Yes
Other external water demand connected to tank?:	
Rainwater Tank 1	0.0 Litres/Day
Rainwater Tank 2	-
Fixtures, fittings & connections profile	
Building: All	Building 1
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 6 Star WELS rating
Bathroom Taps: All	>= 6 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating

Urinals:	
L14 Penthouse H6	Scope out
L14 Penthouse H7	
L14 Penthouse H8	
L14 Penthouse H9	
L13 Penthouse H1	
L13 Penthouse H2	
L12 Apt G2	
L12 Apt E9	
L12 Apt G7	
L12 Apt F1	
L12 Apt G8	
L12 Apt G1	
L12 Apt E1, E2	
L12 Apt D1	
L9-11 Apt G2	
L9-11 Apt E3	
L9-11 Apt F3	
L9-11 Apt F1	
L9-11 Apt D10	
L9-11 Apt F2	
L9-11 Apt D9	
L9-11 Apt G1	
L9-11 Apt D1	
L9-11 Apt E1, E2	
L9-11 Apt D8	
L9-11 Apt D2	
L5-8 Apt C2	
L5-8 Apt E3	
L5-8 Apt D4	
L5-8 Apt C3	
L5-8 Apt D3	
L5-8 Apt D7	
L5-8 Apt C1	
L5-8 Apt D6	
L5-8 Apt D5	
L5-8 Apt E4	
L5-8 Apt B1	
L5-8 Apt A1	
L5-8 Apt D2	
L4 Apt G3	
L4 G4	
L4 G5	
L4 D3	
L4 Apt B3	
L4 Apt F4	
L4 Apt G6	
L4 Apt F5	
L3 Apt E5	
L3 Apt E6	
L3 Apt E7	
L3 Apt E8	
L3 Apt C4	
L3 Apt D11	
L13 Penthouse H3	
L13 Penthouse H4	
L14 Penthouse H5	

Washing Machine Water Efficiency:	
L14 Penthouse H6	Occupant to Install
L14 Penthouse H7	
L14 Penthouse H8	
L14 Penthouse H9	
L13 Penthouse H1	
L13 Penthouse H2	
L12 Apt G2	
L12 Apt E9	
L12 Apt G7	
L12 Apt F1	
L12 Apt G8	
L12 Apt G1	
L12 Apt E1, E2	
L12 Apt D1	
L9-11 Apt G2	
L9-11 Apt E3	
L9-11 Apt F3	
L9-11 Apt F1	
L9-11 Apt D10	
L9-11 Apt F2	
L9-11 Apt D9	
L9-11 Apt G1	
L9-11 Apt D1	
L9-11 Apt E1, E2	
L9-11 Apt D8	
L9-11 Apt D2	
L5-8 Apt C2	
L5-8 Apt E3	
L5-8 Apt D4	
L5-8 Apt C3	
L5-8 Apt D3	
L5-8 Apt D7	
L5-8 Apt C1	
L5-8 Apt D6	
L5-8 Apt D5	
L5-8 Apt E4	
L5-8 Apt B1	
L5-8 Apt A1	
L5-8 Apt D2	
L4 Apt G3	
L4 G4	
L4 G5	
L4 D3	
L4 Apt B3	
L4 Apt F4	
L4 Apt G6	
L4 Apt F5	
L3 Apt E5	
L3 Apt E6	
L3 Apt E7	
L3 Apt E8	
L3 Apt C4	
L3 Apt D11	
L13 Penthouse H3	
L13 Penthouse H4	
L14 Penthouse H5	

Which non-potable water source is the dwelling/space connected to?:	
L14 Penthouse H6	-
L14 Penthouse H7	
L14 Penthouse H8	
L14 Penthouse H9	
L13 Penthouse H1	
L13 Penthouse H2	
L12 Apt G2	
L12 Apt E9	
L12 Apt G7	
L12 Apt F1	
L12 Apt G8	
L12 Apt G1	
L12 Apt E1, E2	
L12 Apt D1	
L9-11 Apt G2	
L9-11 Apt E3	
L9-11 Apt F3	
L9-11 Apt F1	
L9-11 Apt D10	
L9-11 Apt F2	
L9-11 Apt D9	
L9-11 Apt G1	
L9-11 Apt D1	
L9-11 Apt E1, E2	
L9-11 Apt D8	
L9-11 Apt D2	
L5-8 Apt C2	
L5-8 Apt E3	
L5-8 Apt D4	
L5-8 Apt C3	
L5-8 Apt D3	
L5-8 Apt D7	
L5-8 Apt C1	
L5-8 Apt D6	
L5-8 Apt D5	
L5-8 Apt E4	
L5-8 Apt B1	
L5-8 Apt A1	
L5-8 Apt D2	
L4 Apt G3	
L4 G4	
L4 G5	
L4 D3	
L4 Apt B3	
L4 Apt F4	
L4 Apt G6	
L4 Apt F5	
L3 Apt E5	
L3 Apt E6	
L3 Apt E7	
L3 Apt E8	
L3 Apt C4	
L3 Apt D11	
L13 Penthouse H3	
L14 Penthouse H4	

Non-potable water source connected to Toilets:	
L14 Penthouse H6	No
L14 Penthouse H7	
L14 Penthouse H8	
L14 Penthouse H9	
L13 Penthouse H1	
L13 Penthouse H2	
L12 Apt G2	
L12 Apt E9	
L12 Apt G7	
L12 Apt F1	
L12 Apt G8	
L12 Apt G1	
L12 Apt E1, E2	
L12 Apt D1	
L9-11 Apt G2	
L9-11 Apt E3	
L9-11 Apt F3	
L9-11 Apt F1	
L9-11 Apt D10	
L9-11 Apt F2	
L9-11 Apt D9	
L9-11 Apt G1	
L9-11 Apt D1	
L9-11 Apt E1, E2	
L9-11 Apt D8	
L9-11 Apt D2	
L5-8 Apt C2	
L5-8 Apt E3	
L5-8 Apt D4	
L5-8 Apt C3	
L5-8 Apt D3	
L5-8 Apt D7	
L5-8 Apt C1	
L5-8 Apt D6	
L5-8 Apt D5	
L5-8 Apt E4	
L5-8 Apt B1	
L5-8 Apt A1	
L5-8 Apt D2	
L4 Apt G3	
L4 G4	
L4 G5	
L4 D3	
L4 Apt B3	
L4 Apt F4	
L4 Apt G6	
L4 Apt F5	
L3 Apt E5	
L3 Apt E6	
L3 Apt E7	
L3 Apt E8	
L3 Apt C4	
L3 Apt D11	
L13 Penthouse H3	
L13 Penthouse H4	
L14 Penthouse H5	

Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

1.1 Potable Water Use	47% ✔ Achieved
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	31565 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	22687 kL
Output	Proposed (including rainwater and recycled water use)
Project	21964 kL
Output	% Reduction in Potable Water Consumption
Project	30 %
Output	% of connected demand met by rainwater
Project	33 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	11457 kL

2.1 Stormwater Treatment	100% ✔ Achieved
Score Contribution	This credit contributes 60% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	Min Blue Factor Score
Project	100
Output	Blue Factor Score
Project	101

3.1 Water Efficient Landscaping	N/A ✣ Scoped Out
	All landscape is connected to rainwater tank for irrigation
This credit was scoped out	All landscape is connected to rainwater tank for irrigation

4.1 Building Systems Water Use	100%
Score Contribution	This credit contributes 6.7% towards the category score.
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?
Question	Criteria Achieved ?
Project	Yes

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	60%	✔ Pass

Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	No
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	Electricity & Natural Gas
Are you installing a cogeneration or trigeneration system?:	No
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity):	
Solar Photovoltaic system 2	20.0 kW peak
Solar Photovoltaic system 2	2.5 kW peak
Solar Photovoltaic system 3	2.5 kW peak
Orientation (which way is the system facing)?:	
Solar Photovoltaic system 2	North
Solar Photovoltaic system 2	North
Solar Photovoltaic system 3	North
Inclination (angle from horizontal):	
Solar Photovoltaic system 2	10.0 Angle (degrees)
Solar Photovoltaic system 2	10.0 Angle (degrees)
Solar Photovoltaic system 3	10.0 Angle (degrees)
Which Building Class does this apply to?:	
Solar Photovoltaic system 2	Apartment
Solar Photovoltaic system 2	Office
Solar Photovoltaic system 3	Shop
Dwellings profile	
Building: All	Building 1
Below the floor is: All	Another Occupancy
Above the ceiling is: All	Another Occupancy

Exposed sides:	
L14 Penthouse H6	2
L14 Penthouse H7	
L14 Penthouse H9	
L13 Penthouse H1	
L12 Apt G2	
L12 Apt E9	
L12 Apt F1	
L12 Apt G8	
L12 Apt G1	
L12 Apt D1	
L9-11 Apt G2	
L9-11 Apt F3	
L9-11 Apt D9	
L9-11 Apt G1	
L9-11 Apt D8	
L5-8 Apt C2	
L5-8 Apt D4	
L5-8 Apt C1	
L5-8 Apt D6	
L5-8 Apt B1	
L4 Apt G3	
L4 G4	
L4 D3	
L4 Apt B3	
L4 Apt G6	
L3 Apt E5	
L3 Apt C4	
L13 Penthouse H3	
L13 Penthouse H4	
L12 D8	
L4 D2	
L4 E1	
L4 Apt D1	
L3 Apt E10	
L3 Apt B2	
L14 Penthouse H8	3
L13 Penthouse H2	
L5-8 Apt D1	
L12 Apt G7	1
L12 Apt E1, E2	
L9-11 Apt E3	
L9-11 Apt F1	
L9-11 Apt D10	
L9-11 Apt F2	
L9-11 Apt D1	
L9-11 Apt E1, E2	
L9-11 Apt D2	
L5-8 Apt E3	
L5-8 Apt C3	
L5-8 Apt D3	
L5-8 Apt D7	
L5-8 Apt D5	
L5-8 Apt E4	
L5-8 Apt A1	
L5-8 Apt B3	

NatHERS Annual Energy Loads - Heat: All	32.6 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	18.6 MJ/sqm
NatHERS star rating: All	7.5
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	3 Stars (2019 MEPS)
Type of Cooling System: All	Refrigerative space

Cooling System Efficiency:	
L14 Penthouse H6	4 Stars (2019 MEPS)
L14 Penthouse H7	
L14 Penthouse H8	
L14 Penthouse H9	
L13 Penthouse H1	
L13 Penthouse H2	
L12 Apt G2	
L12 Apt E9	
L12 Apt G7	
L12 Apt F1	
L12 Apt G8	
L12 Apt G1	
L12 Apt E1, E2	
L12 Apt D1	
L9-11 Apt G2	
L9-11 Apt E3	
L9-11 Apt F3	
L9-11 Apt F1	
L9-11 Apt D10	
L9-11 Apt F2	
L9-11 Apt D9	
L9-11 Apt G1	
L9-11 Apt D1	
L9-11 Apt E1, E2	
L9-11 Apt D8	
L9-11 Apt D2	
L5-8 Apt C2	
L5-8 Apt E3	
L5-8 Apt D4	
L5-8 Apt C3	
L5-8 Apt D3	
L5-8 Apt D7	
L5-8 Apt C1	
L5-8 Apt D6	
L5-8 Apt D5	
L5-8 Apt E4	
L5-8 Apt B1	
L5-8 Apt A1	
L5-8 Apt D2	
L4 Apt G3	
L4 G4	
L4 G5	
L4 D3	
L4 Apt B3	
L4 Apt F4	
L4 Apt G6	
L4 Apt F5	
L3 Apt E5	
L3 Apt E6	
L3 Apt E7	
L3 Apt E8	
L3 Apt C4	
L3 Apt D11	
L13 Penthouse H3	
L13 Penthouse H4	
L14 Penthouse H5	

Type of Hot Water System: All	Electric Heat Pump Band 3
Is the hot water system shared by multiple dwellings?: All	Yes
% Contribution from solar hot water system: All	0 %
Clothes Line: All	No drying facilities
Clothes Dryer: All	Occupant to install
Non-residential buildings profile	
Heating, Cooling & Comfort Ventilation Electricity Reference fabric and Reference services:	1,000 kWh
Heating, Cooling & Comfort Ventilation Electricity Proposed fabric and Reference services:	1,000 kWh
Heating, Cooling & Comfort Ventilation Electricity Proposed fabric and Proposed services:	1,000 kWh
Heating - Gas - Reference fabric and services:	0.0 MJ
Heating - Gas - Proposed fabric and Reference services:	0.0 MJ
Heating Gas Proposed fabric & Proposed services:	0.0 MJ
Heating Wood Reference fabric and Reference services:	0.0 MJ
Heating Wood Proposed fabric and Reference services:	0.0 MJ
Heating Wood Proposed fabric and Proposed services:	0.0 MJ
Hot Water Electricity - Reference:	1,000 kWh
Hot Water Electricity - Proposed:	1,000 kWh
Hot Water Gas - Reference:	0.0 MJ
Hot Water Gas - Proposed:	0.0 MJ
Lighting Electricity - Reference:	1,000 kWh
Lighting Electricity - Proposed:	1,000 kWh
Peak Thermal Cooling Load Reference:	0.0 kW
Peak Thermal Cooling Load Proposed:	0.0 kW
1.1 Thermal Performance Rating - Non-Residential	12%

Score Contribution	This credit contributes 11.4% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?
Output	Total Improvement
Office	0 %
Shop	0 %

1.2 Thermal Performance Rating - Residential 50% ✔ Achieved

Score Contribution	This credit contributes 12.9% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Apartment	7.5 Stars

2.1 Greenhouse Gas Emissions 96%

Score Contribution	This credit contributes 15.7% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	307,396 kg CO2
Office	326 kg CO2
Shop	64.3 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	248,178 kg CO2
Office	326 kg CO2
Shop	64.3 kg CO2
Output	% Reduction in GHG Emissions
Apartment	19 %
Office	0 %
Shop	0 %

2.2 Peak Demand 0%

Score Contribution	This credit contributes 1.4% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?

2.6 Electrification 0% ⊘ Disabled

Credit is available when the energy supply is set to all-electric (no gas or wood).

This credit is disabled	Credit is available when the energy supply is set to all-electric (no gas or wood).

2.7 Energy consumption 100%

Score Contribution	This credit contributes 22.9% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	2,933,030 MJ
Office	1,503 MJ
Shop	297 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	1,145,436 MJ
Office	1,503 MJ
Shop	297 MJ
Output	% Reduction in total energy
Apartment	60 %
Office	0 %
Shop	0 %

3.1 Carpark Ventilation — N/A — Scoped Out

N/A- more than 40 car park spaces

This credit was scoped out	N/A- more than 40 car park spaces

3.2 Hot Water - Non-Residential — 100%

Score Contribution	This credit contributes 1.4% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
Output	Reference
Office	752 MJ
Shop	148 MJ
Output	Proposed
Office	752 MJ
Shop	148 MJ
Output	Improvement
Office	0 %
Shop	0 %

3.4 Clothes Drying — 0%

Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Apartment	74,774 kWh
Output	Proposed
Apartment	74,774 kWh
Output	Improvement
Apartment	0 %

3.6 Internal Lighting - Apartments — 100%

Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)?
Question	Criteria Achieved ?
Apartment	Yes

3.7 Internal Lighting - Non-Residential 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

4.1 Combined Heat and Power (cogeneration / trigeneration) N/A Scoped Out

No cogeneration or trigeneration system in use.

This credit was scoped out	No cogeneration or trigeneration system in use.

4.2 Renewable Energy Systems - Solar 100%

Score Contribution	This credit contributes 5.7% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Apartment	24,237 kWh
Office	3,030 kWh
Shop	3,030 kWh
Output	% of Building's Energy
Apartment	7 %
Office	483 %
Shop	2451 %

4.4 Renewable Energy Systems - Other N/A Scoped Out

No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

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IEQ Overall contribution 16.5%

	Minimum required 50%	**60%**	✔ **Pass**

What metric do you want to use for daylight to apartments?:	Daylight factor	
Daylight Factor: use the BESS Deemed to Satisfy (DtS) method?:	No	
Daylight Factor: what calculation approach do you want to use?:	Provide our own calculations	
1.1 Daylight Access - Living Areas		66% ✔ Achieved
Score Contribution	This credit contributes 19.2% towards the category score.	
Criteria	What % of living areas achieve the daylight criteria?	
Question	Percentage Achieved ?	
Apartment	80 %	
1.2 Daylight Access - Bedrooms		66% ✔ Achieved
Score Contribution	This credit contributes 19.2% towards the category score.	
Criteria	What % of bedrooms achieve the daylight criteria?	
Question	Percentage Achieved ?	
Apartment	92 %	
1.3 Winter Sunlight		0%
Score Contribution	This credit contributes 6.4% towards the category score.	
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?	
Question	Criteria Achieved ?	
Apartment	No	
1.4 Daylight Access - Non-Residential		65% ✔ Achieved
Score Contribution	This credit contributes 12.8% towards the category score.	
Criteria	What % of the nominated floor area has at least 2% daylight factor?	
Question	Percentage Achieved?	
Office	67 %	
Shop	56 %	
1.5 Daylight Access - Main Living Areas		N/A ⟡ Scoped Out
		Spatial daylight autonomy metric not in use
This credit was scoped out	Spatial daylight autonomy metric not in use	
1.6 Daylight Access - Secondary Habitable Rooms		N/A ⟡ Scoped Out
		Spatial daylight autonomy metric not in use
This credit was scoped out	Spatial daylight autonomy metric not in use	
2.1 Ventilation - Natural - Apartments		66%

Score Contribution	This credit contributes 19.2% towards the category score.
Criteria	What % of dwellings are effectively naturally ventilated?
Question	Percentage Achieved?
Apartment	65 %

2.3 Ventilation - Non-Residential 47% ✔ Achieved

Score Contribution	This credit contributes 12.8% towards the category score.
Criteria	What % of the regular use areas are effectively naturally ventilated?
Question	Percentage Achieved?
Office	0 %
Shop	0 %
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?
Question	Percentage Achieved?
Office	50 %
Shop	50 %
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?
Question	Value
Office	800 ppm
Shop	0 ppm

3.4 Thermal comfort - Shading - Non-Residential 83%

Score Contribution	This credit contributes 6.4% towards the category score.
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Office	70 %
Shop	100 %

3.5 Thermal Comfort - Ceiling Fans - Non-Residential 0%

Score Contribution	This credit contributes 2.1% towards the category score.
Criteria	What percentage of regular use areas in tenancies have ceiling fans?
Question	Percentage Achieved?
Office	-
Shop	-

4.1 Air Quality - Non-Residential 100%

Score Contribution	This credit contributes 2.1% towards the category score.

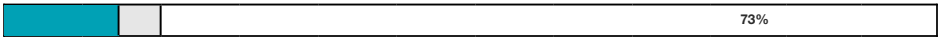
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

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Transport Overall contribution 9.0%



1.1 Bicycle Parking - Residential		0%
Score Contribution	This credit contributes 17.1% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	36	
Output	Min Bicycle Spaces Required	
Apartment	178	
1.2 Bicycle Parking - Residential Visitor		100%
Score Contribution	This credit contributes 17.1% towards the category score.	
Criteria	How many secure bicycle spaces are there for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	36	
Output	Min Visitor Bicycle Spaces Required	
Apartment	36	
1.3 Bicycle Parking - Convenience Residential		0% ⊘ Disabled
		Credit 1.1 must be achieved first.
This credit is disabled	Credit 1.1 must be achieved first.	
1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 5.7% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Question	Bicycle Spaces Provided ?	
Office	21	
Shop	15	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 2.9% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Question	Bicycle Spaces Provided ?	
Office	6	
Shop	10	

1.6 End of Trip Facilities - Non-Residential	83%
Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?
Question	Number of showers provided ?
Office	3
Shop	0
Question	Number of lockers provided ?
Office	21
Shop	0
Output	Min Showers Required
Office	1
Shop	1
Output	Min Lockers Required
Office	21
Shop	15

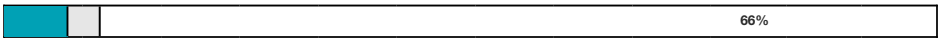
2.1 Electric Vehicle Infrastructure	100%
Score Contribution	This credit contributes 22.9% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

2.2 Car Share Scheme	100%
Score Contribution	This credit contributes 11.4% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	Yes

2.3 Motorbikes / Mopeds	100%
Score Contribution	This credit contributes 11.4% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	Yes

BESS, 550-556 Swann Street, Richmond 550 Swan St, Richmond 3121

Waste & Resource Recovery **Overall contribution 5.5%**



1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

BESS, 550-556 Swann Street, Richmond 550 Swann St, Richmond 3121

Urban Ecology Overall contribution 5.5%

88%

1.1 Communal Spaces		95%
Score Contribution	This credit contributes 11.4% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Apartment	737 m²	
Office	448 m²	
Shop	-	
Output	Minimum Common Space Required	
Apartment	230 m²	
Office	222 m²	
Shop	66 m²	
2.1 Vegetation		100%
Score Contribution	This credit contributes 45.7% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	34 %	
2.2 Green Roofs		100%
Score Contribution	This credit contributes 11.4% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	Yes	
2.3 Green Walls and Facades		100%
Score Contribution	This credit contributes 11.4% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	Yes	
2.4 Balconies, Courtyards & Roof terraces		100%
Score Contribution	This credit contributes 8.6% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.1 Food Production - Residential		0%

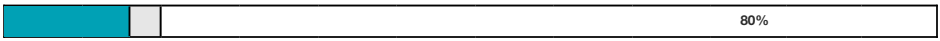
Score Contribution	This credit contributes 8.6% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Apartment	-
Output	Min Food Production Area
Apartment	94 m²

3.2 Food Production - Non-Residential	0%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Office	-
Shop	-
Output	Min Food Production Area
Office	85 m²
Shop	21 m²

BESS, 550-556 Swann Street, Richmond 550 Swan St, Richmond 3121

Innovation Overall contribution 9.0%



Project Initiatives	
Initiative:	
Bicycle Repair Station	18
Biophilic Design	O
Planting locally indigenous plan species	O
Carbon Neutral Power Agreement -Base Build	O
Heat Resilience	O
GreenFactor Tool and achievement of a 0.55 score	O
ESD As-built verification during Construction Phase	O
Description:	
Bicycle Repair Station	Inclusion of secure, convenient and accessible equipment including repair stands, pumps and tools for fixing bicycles.
Biophilic Design	To encourage the appropriate use of greenery in the development mitigate the impact of the urban heat island effect community wellbeing Compliance demonstrated using Green Star Buildings Connection to Nature credit: Views , Nature-inspired design , Interaction with Nature
Planting locally indigenous plan species	Locally indigenous plants are better adapted to thrive in a site's local climate conditions (reducing water and maintenance requirements) and play a vital role in promoting the overall ecological balance of a locality.
Carbon Neutral Power Agreement -Base Build	The proposed development will be established with a carbon neutral power agreement between developer, owner's corporation, and electrical retailer to provide GreenPower for all energy consumed by building (including communal areas, apartments and retail tenancy). It is the intent to maintain this agreement for a minimum of 5 years.
Heat Resilience	At least 75% of the whole site area comprises of one or a combination of strategies that reduce the heat island effect.
GreenFactor Tool and achievement of a 0.55 score	Green Factor tool assessment to be undertaken by the Landscape Architect to demonstrate the achievement of a 0.55 score.
ESD As-built verification during Construction Phase	An ESD professional will be engaged throughout the design and construction process. The ESD professional will perform a minimum of 2 site inspections during the construction phase to ensure suitable implementation of the ESD initiatives.
Points Targeted:	
Bicycle Repair Station	1
Biophilic Design	1
Planting locally indigenous plan species	1
Carbon Neutral Power Agreement -Base Build	1
Heat Resilience	1
GreenFactor Tool and achievement of a 0.55 score	1
ESD As-built verification during Construction Phase	2

BESS, 550-556 Swann Street, Richmond 550 Swan St, Richmond 3121

Points:	
Bicycle Repair Station	1
Biophilic Design	-
Planting locally indigenous plan species	-
Carbon Neutral Power Agreement -Base Build	-
Heat Resilience	-
GreenFactor Tool and achievement of a 0.55 score	-
ESD As-built verification during Construction Phase	-

1.1 Innovation	80%

Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

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Stormwater Management Plan

Project Name:	**550-556 Swan St, Richmond**
Project Number:	**26587**
Date:	**3 August 2026**
Ref:	**26587-CI-SWMP-001**

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Revision

Revision	Date	Comment	Prepared By	Checked By	Approved By
A	27 July 2026	DRAFT for Review	V Cappucci	C Ryan	C Ryan
B	31 July 2026	Final	V Cappucci	C Ryan	C Ryan
C	03 August 2026	Final	V Cappucci	C Ryan	C Ryan
Filename: 26587-CI-SWMP-001_C					

Calum Ryan
BEng (Civ&Infra) MIEAust CPEng NER
Associate Director

For and on behalf of
MCG Consult Pty Ltd

Acknowledgment of Country

In the spirit of reconciliation, MCG Consult acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and we extend that respect to all Aboriginal and Torres Strait Islander peoples.

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550-556 Swan St, Richmond

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7 Conclusion 15

Appendices

Appendix A Council Flood Advice
Appendix B Existing Site Catchment Plan
Appendix C Proposed Site Catchment Plan
Appendix D Preliminary DRAINS Results
Appendix E Civil Drawings

MCG CONSULT

1 Introduction

The development proposal includes the construction of a new mixed-use apartment building at 550-556 Swan St, Richmond. The proposed development includes commercial tenancies, residential apartments and amenities, with ground floor and basement carpark.

For details of the development proposal reference should be made to the drawings prepared by Jackson Clements Burrows Architects.

This stormwater management plan demonstrates the application of suitable Water Sensitive Urban Design (WSUD) principles and illustrates that the proposed development complies with relevant authority requirements including:

- Yarra Planning Scheme Clauses 19.03, 53.18 and 58.03, standards and guidelines for stormwater
- City of Yarra Drainage Design Guidelines
- Melbourne Water MUSIC Guidelines

1.1 Purpose

The purpose of this SWMP is to evaluate the quantity and quality of stormwater associated with the proposed development plan to demonstrate that an appropriate stormwater management strategy has been adopted that complies with the relevant water authority requirements

The SWMP specifically addresses the following items for operational phases of the development:

- Stormwater runoff volumes and detention (Stormwater Quantity);
- Stormwater quality treatment measures (Stormwater Quality); and
- Maintenance of water quality treatment devices.

The following will be achieved with the correct application of this SWMP report:

- Appropriate standards to be maintained on all aspects of stormwater within the site;
- Pollution control to be maintained;
- Examination of the surrounding area and properties to ensure they will not be adversely affected nor unduly disrupted by stormwater; and
- Establishment of a unified, clear and concise stormwater management strategy.

1.2 Scope

Key statutory requirements for the proposed development in relation to stormwater include the following:

- Whenever land is developed a duty of care is owed to any property owners who receive stormwater flows which may be altered by the development, to ensure that such properties are not adversely affected by hydraulic or water quality impacts during the construction, maintenance and operational phase of the development.
- Stormwater discharging from the site is to be at an acceptable discharge standard with respect to water quality.
- Reasonable and practical measures must be implemented to avoid inappropriate use of any floodway or waterway.
- All reasonable and practical measures must be taken to minimise or prevent environmental harm.
- All proposed stormwater infrastructure design must have due regard for public safety.

1.3 Reference Documents

The following standards and guidance documents were referred to in preparation of this SWMP.

Guidance documents:

- Bureau of Meteorology for Rainfall Data and IFD Charts, 2016
- EPA, Urban Stormwater Management Guidance, 2021
- Melbourne Water, MUSIC Guidelines, 2024
- Melbourne Water, WSUD Engineering Procedures – Stormwater, 2005
- City of Yarra Drainage Design Guidelines, 2026
- Yarra Planning Scheme
  - Clause 19.03-3S and Clause 19.03-3L, Integrated water management and WSUD
  - Clause 53.18-5 and Clause 53.18-6, Stormwater management and Site management objectives
  - Clause 58.03-8, Integrated water and stormwater management objectives

Reference documents:

- Drawings for the development prepared by Jackson Clements Burrows Architects, dated 30 July 2026
- Re-establishment Feature & Level Survey prepared by Linear Land Surveying, dated 21 November
- Building Property Information Certificate, City of Yarra, dated 05 May 2026
- Pre-development advice, Melbourne Water, dated 01 May 2026
- Sustainable Management Plan, GIW Environmental Solutions, dated 31 July 2026

2 Existing Site Characteristics

2.1 Site Details

Site Address:	550-556 Swan St, Richmond VIC 3121
Total Site Area:	2907 m^2

The site is bounded by Swan Street to the north, railway reserve to the south, and commercial buildings to the east and west as shown in the Figure 2.1 below.



Figure 2.1 – Site Locality

Source: MetroMap aerial photograph, edited by MCG Consult

2.2 Existing Topography and Catchments

A snippet of the Feature and Level Survey is provided in Figure 2.2 below. The surveyed levels indicate that the site generally grades in a north westerly direction, as shown by the blue arrows depicting the assumed overland flow paths.

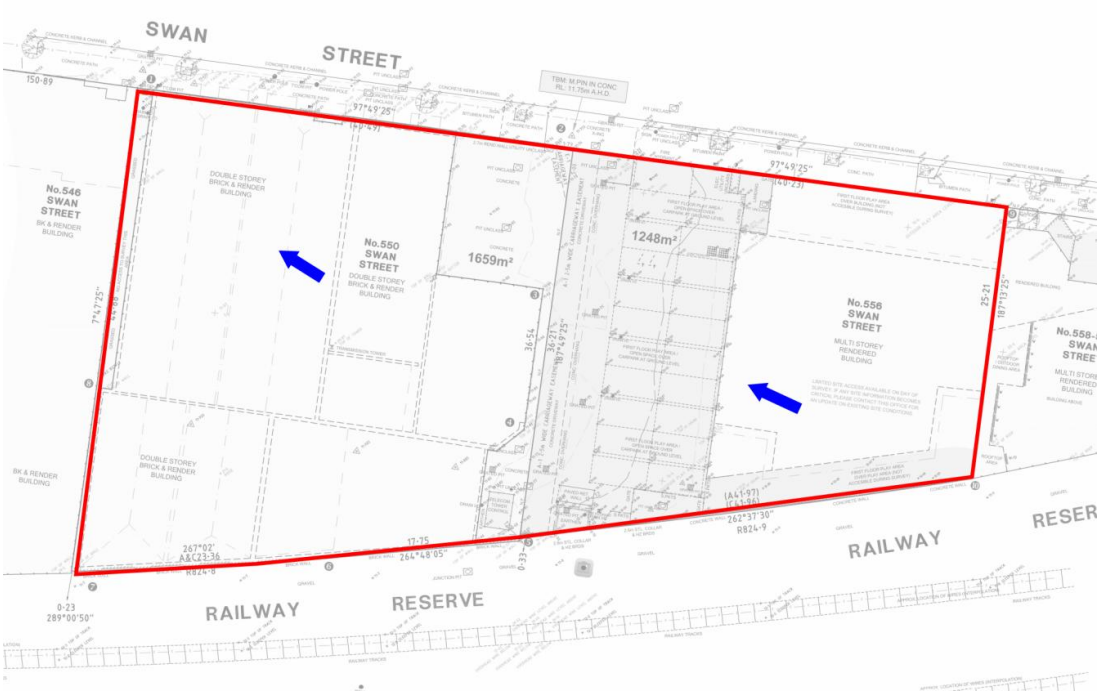


Figure 2.2 – Re-establishment Feature & Level Survey (Ref. L.3433RFL v04)

Source: Linear Land Surveying, dated 21 November, edited by MCG Consult

2.3 External Stormwater Catchments

The surrounding area has been reviewed to determine whether external stormwater catchments may impact the proposed development.

The extent of the upstream external catchments and probable existing overland flow paths is outlined in Figure 2.3. Based on available topographical data, the surrounding area to the northwest of the site is relatively flat. The arrows depicting the assumed overland flow paths indicate potential impacts to the site from the northwest. Trapped overland flows at the intersection of Swan Street and Stawell Street may result in ponding and backing up toward the site. It is anticipated that flows approach the site southern boundary wall from the southeast, before continuing in a westerly direction along the existing railway reserve.

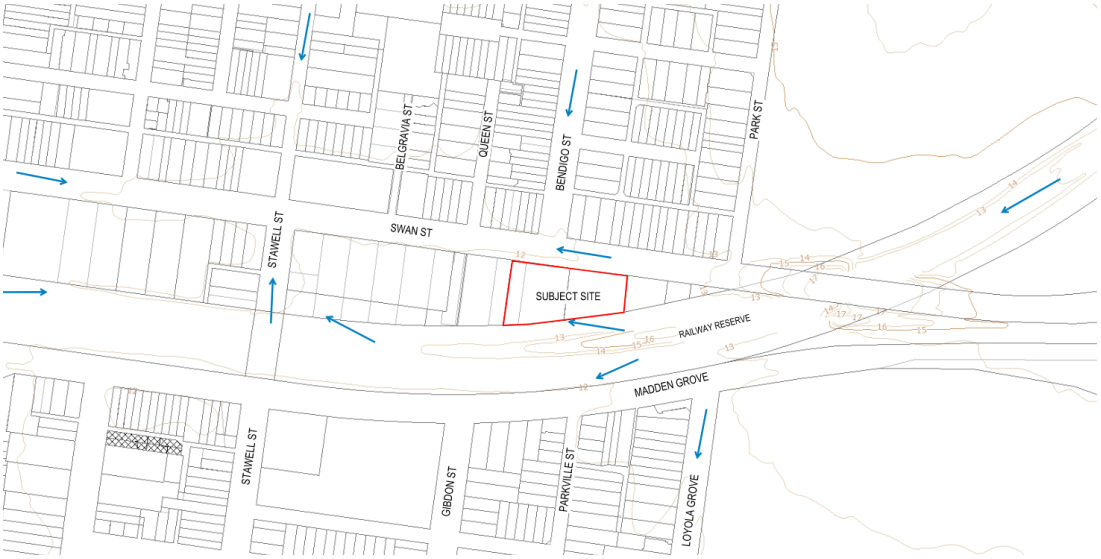


Figure 2.3 – Contours and Probable Existing Overland Flow Paths

Source: VicPlan contour mapping, edited by MCG Consult

2.4 Planning Overlays

The site is not impacted by any flooding overlays. As can be seen in Figure 2.4 below, there is Special Building Overlay (SBO) west and southwest, and a Land Subject to Inundation Overlay (LSIO) south and southeast of the subject site.



Figure 2.4 – Planning Overlays

Source: VicPlan map, edited by MCG Consult

While the site is not presently located within a flood overlay, Melbourne Water's interim flood mapping (based on updated flood modelling undertaken in 2024) indicates potential inundation along the north and northwest boundaries as shown in Figure 2.5.

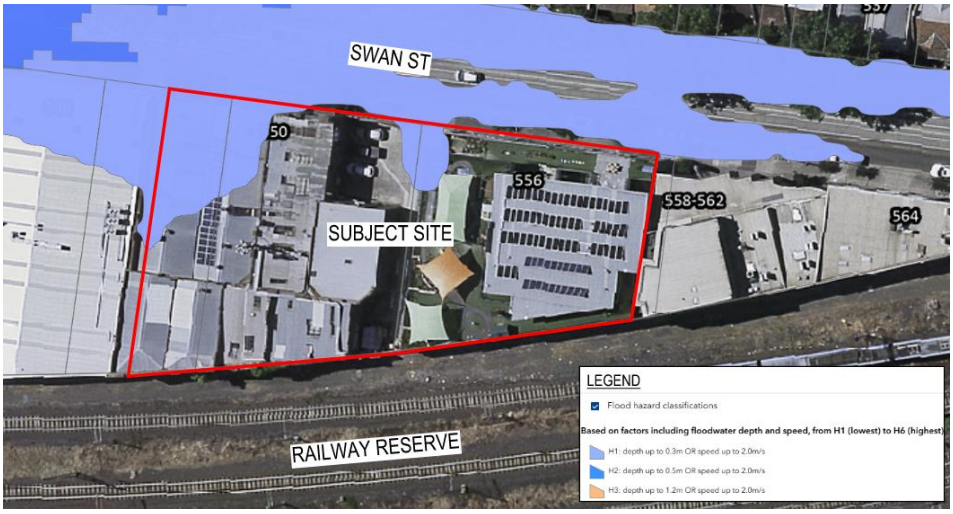


Figure 2.5 – City of Yarra, Year 2100 flooding 1% AEP

Source: Yarra flood mapping by Melbourne Water, edited by MCG Consult

Melbourne Water pre-development advice confirms the site is not subject to flooding from its drainage system for the 1% AEP event. In a Building Information Report for the subject site, Yarra City Council has advised that the site is not currently liable to flooding, however this is expected to be revised once the 2024 flood modelling is incorporated into the Planning Scheme.

Preliminary flood advice from City of Yarra indicates a future flood level of 11.78 mAHD, with freeboard requirements of 150mm for non-inhabitable areas and 300mm for habitable areas. This advice is included in Appendix A.

2.5 Existing Stormwater Discharge

There are existing Yarra City Council stormwater drainage assets adjacent to the site boundary along Swan Street to the north and perpendicular through the central boundary of the subject site, the railway reserve to the south and in the commercial property to the west, as shown in Figure 2.6.

It is noted that the low point of the site is towards the northwestern boundary, adjacent to the existing drainage assets in Swan Street. It is anticipated that the stormwater runoff from the site currently discharges to the north and is conveyed to the existing 300mm diameter pipe in Swan Street at two discharge locations:

- The existing pipe and pipe assets crossing the central portion of the site to the northern boundary (northwestern boundary of 556 Swan Street)
- The existing pit adjacent to the northeast boundary of the site

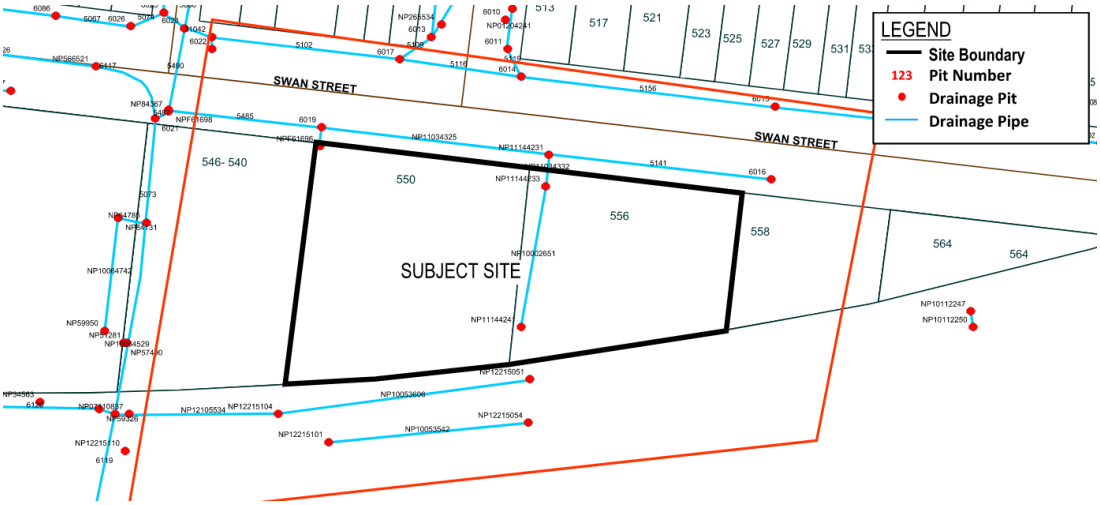


Figure 2.6 – Existing Council Stormwater Drainage

Source: City of Yarra BYDA Response, edited by MCG Consult

2.6 Geotechnical Characteristics

Soil testing for the development site has been undertaken by FSG with the findings summarised in Report No. 12252RKMM02A. The investigation has determined that the natural soil profile consists of:

- Uncontrolled silty clay fill to ~0.6-0.8 m depth, high plasticity silty clay (residual basaltic clay) to ~1.8-3.2 m underlain by weathered basalt
- High strength basalt encountered at approximately 1.8-3.2 m depth below existing ground level
- Groundwater recorded at approximately RL 3.20-3.30. Preliminary design groundwater level RL 4.30.

Basement design requirements are to be confirmed / coordinated with Council upon receipt of the Planning Permit.

3 Proposed Development

The town planning drawings for the proposed development site have been prepared by the coordinating architect, Jackson Clements Burrows Architects. A snapshot of the proposed site plan is shown in Figure 3.1 below.

It is proposed to develop the 2907 m^2 property into a 15-story mixed-used apartment building with commercial tenancies, residential apartments and amenities, with ground floor and basement carpark.

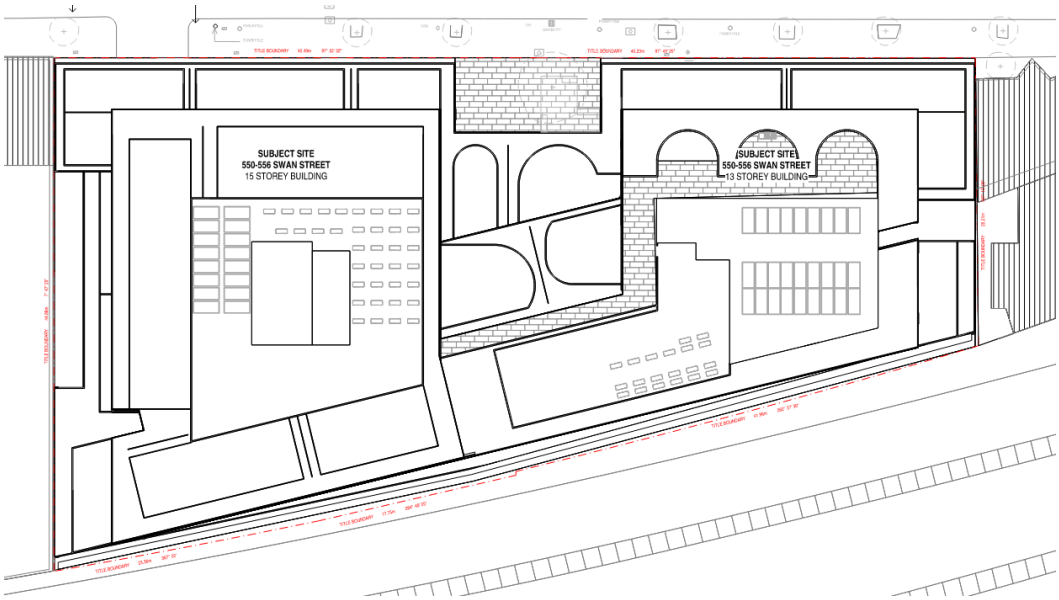


Figure 3.1 – Proposed Site Plan

Source: Jackson Clements Burrows Architects, dated 30/07/2026

4 Stormwater Quantity

4.1 Stormwater Drainage Strategy

For the purposes of determining the requirements to achieve stormwater quantity, the magnitude of the increase in stormwater runoff from the pre- and post-developed site is based on comparing the peak discharge flow rates for the 20% Annual Exceedance Probability (AEP) storm event. Stormwater attenuation devices are proposed and modelled to confirm that the resultant 10% AEP post-development flows are no greater than the established pre-development flows for the 20% AEP event.

Furthermore, this hydraulic assessment will demonstrate that the proposed development will have no adverse effect external to the site and be flood free for all storm events up to and including the 1% AEP (major) event.

4.2 Stormwater Design Parameters

The stormwater parameters in Table 4.1 have been used for the design.

Table 4.1 – Stormwater Design Parameters

Parameter	Design Criteria
Minor design storm	10% AEP
Major design storm	1% AEP
Permissible Site Discharge (PSD)	20% AEP – 41.5 L/s [1]
On-site detention	10% AEP – 12 kL [2]

[1] Rational method calculation per City of Yarra, Drainage Design Guidelines 2026

[2] Preliminary DRAINS analysis of on-site detention requirement (see Section 4.5 for further detail). It is noted that the above design criteria will need to be confirmed with City of Yarra.

4.3 Legal Point of Discharge

As shown in Figure 4.1, the existing 300mm diameter pipe in Swan Steet, adjacent to the northern site boundary is assumed to be the Legal Point of Discharge (LPOD) for the proposed development. An LPOD application will be lodged on receipt of a planning permit (Yarra City Council requirement).

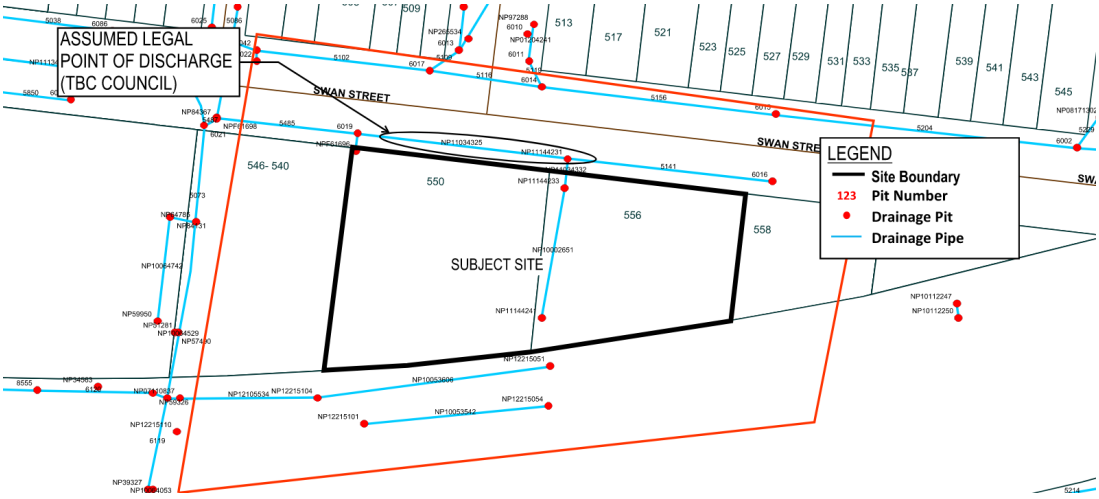


Figure 4.1 – Assumed Legal Point of Discharge
Source: City of Yarra BYDA Response, edited by MCG Consult

4.4 Catchment Analysis

The pre- and post-development catchment areas can be seen in the Table 4.2 below.

Table 4.2 – Catchment Analysis

Catchment	Runoff Coefficient	Pre-Development Area (m^2)	Post-Development Area (m^2)
Roof	1.0	1,988	1,011
Terrace	1.0	-	1,049
Pavement Podium	0.9	-	72
Pavement	0.9	872	43
Landscape Podium	0.7	-	721
Landscape (Deep Planting)	0.3	47	11
Total Site Area		2,907	2,907
Calculated Runoff Coefficient	-	0.959	0.919
Adopted Runoff Coefficient	-	0.700[1]	0.919

[1] The PSD is to be limited to the lower value between equivalent predevelopment impervious site coverage or 70% impervious coverage (City of Yarra, Drainage Design Guidelines 2026)

4.5 Permissible Site Discharge (PSD) & On-Site Detention (OSD)

An increase in the density of development will increase the amount of impervious area, reduce the time of concentration, decrease infiltration and will thus increase the amount of stormwater runoff created by the site. In order to ensure that a non-worsening stormwater discharge from the post-development site can be achieved, attenuation is required to mitigate peak stormwater flows.

This hydraulic assessment will demonstrate that through the use of stormwater attenuation devices the proposed development has no adverse effect external to the site and that the proposed lots will be flood free for all storm events up to and including the 1% AEP event.

The PSD has been calculated using the Rational Method per City of Yarra's Drainage Design Guidelines 2026. Input parameters for the subject site are summarised in Table 4.3 below.

Table 4.3 – Permissible Site Discharge (PSD) Parameters

Parameter	Design Criteria
Rainfall event	20% AEP
Rainfall intensity	73.40 mm/hr
Time of Concentration	9min
Permissible Site Discharge (PSD)	41.5 L/s

To determine the attenuation storage volumes needed to ensure a non-worsening post-development scenario is achieved, the stormwater drainage system design and analysis program DRAINS has been utilised. The following parameters in Table 4.4 have been used.

Table 4.4 – DRAINS Hydrological Model Input Parameters

Parameter	Design Criteria [1]
Impervious area depression storage	1 mm
Supplementary area depression storage	1 mm
Pervious area depression storage	5 mm
Antecedent Moisture Condition	4

[1] It is noted that the above design criteria will need to be confirmed with Council.

Preliminary calculations indicate the requirement to provide 12 m^3 of stormwater detention. This assumes a permissible site discharge to the 20% AEP and site storage to the 10% AEP. The DRAINS model results have been included in Appendix D.

It is proposed to provide the required site storage volume in a detention tank. Refer to schematic civil drawings in Appendix E for indicative tank locations and details.

The detention tank is sized to satisfy the Yarra City Council requirements and is the **minimum** attenuation requirement. The detention size is subject to change throughout detailed design to satisfy other council drainage requirements.

5 Stormwater Quality

5.1 Stormwater Performance Objectives

The stormwater management system is required to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater Management Guidance, in accordance with the Yarra Planning Scheme. These pollutant reduction targets align with established stormwater quality performance objectives and are summarised in Table 5.1 below.

Table 5.1 – Stormwater Pollutant Reduction Targets

Criteria	Current Best Practice Performance Objective
Flow	27% retention of typical urban annual load **(rainfall 700 ml, other areas)**
Total Suspended Solids (TSS)	80% retention of typical urban annual load
Total Phosphorous (TP)	45% retention of typical urban annual load
Total Nitrogen (TN)	45% retention of typical urban annual load
Gross Pollutants/Litter (GP)	70% retention of typical urban annual load.

5.2 Stormwater Treatment Measures

The Integrated Water strategy for the proposed development site has been prepared by GIW Environmental Solutions and summarised in the Sustainable Management Plan. The proposed measures to treat stormwater runoff prior to discharge into the receiving watercourse are summarised below:

- 1 x 10kL rainwater tank and associated pump in the basement to be connected to all commercial and communal areas for toilet flushing reuse
- 1 x 10kL rainwater tank and associated pump in the basement for landscape irrigation reuse

The nominated water sensitive urban design (WSUD) response achieves a 'deemed to comply' score in Blue Factor. Acceptance of the proposed WSUD strategy is to be confirmed with Council upon receipt of the Planning Permit. Reference should be made to the Sustainable Management Plan (Ref: GIW25107) for further detail on the proposed WSUD strategy.

5.3 Construction Phase

5.3.1 Construction Works

It is expected that the construction phase works will comprise of:

- Clearing
- Bulk Earthworks
- Trimming and Profiling
- Road boxing and construction
- Site Drainage & Services construction
- Landscaping and associated drainage

During the construction phase, the management of stormwater runoff from the exposed earthworks surfaces will be based on containment, diversion and retention. Throughout the stages of construction these may include:

- Erosion controls such as sediment fences surrounding stripped earth

- Sediment fences surrounding stockpiles of soil and debris
- Construction of perimeter bunding at toe and/or top of earthworks batters
- Catch drains, including check dams, through the site to catch direct runoff.
- The containment of runoff from the site into a temporary sediment basin during the construction works.
- Diversion drains to re-direct clean water around the site.

An Erosion and Sediment Control plan will be included with the Contractor's building permit application and will be implemented during the construction phase. This will be prepared in accordance with the latest International Erosion Control Association (IECA) standards and applicable Council standards. A suitably qualified person will inspect construction works to ensure compliance.

During the construction phase the maintenance and monitoring of erosion and sediment control measures remains the responsibility of the Contractor. Details of the inspection frequency expected will be noted within the Contractor's Erosion and Sediment Control Drawings. If during the construction phase it is deemed required, monitoring will also be undertaken by qualified consultants to determine the impact of activities on the subject site.

6 Maintenance of Treatment Devices

Table 6.1 provides the maintenance summary proposed for the treatment devices to ensure they continue to operate as planned.

Table 6.1 – Summary of treatment device maintenance responsibility

Stormwater Quality Improvement Devices	Maintenance Responsibility	
	On Maintenance period	Off Maintenance period
Rainwater Tanks	Developer	Body Corporate

6.1 Rainwater Tanks

The responsibility to maintain water tanks to the manufacturer's specifications will be the responsibility of the Body Corporate/Building Operator.

7 Conclusion

This Stormwater Management Plan has been prepared for the proposed development at 550-556 Swan St, Richmond VIC 3121. The proposed development includes a mixed-use apartment building with commercial tenancies, residential apartments and amenities, and multi-level basement carpark.

If unmitigated, the proposed development will increase the volume of stormwater runoff from the site due to the new impervious surfaces. Furthermore, the development would have an effect on runoff water quality from the site. Stormwater attenuation and treatment devices have been proposed in this report to minimise the impact the development has on the external environment.

This report has demonstrated that Water Sensitive Urban Design measures have been incorporated into the proposed stormwater drainage system to improve stormwater quality prior to discharge from the site.

Furthermore, the report has shown that the proposed detention methods ensure a non-worsening effect in runoff volumes for all flows up to and including the 1% AEP storm event. As such from a stormwater management perspective, we believe the development complies with the Yarra Planning Scheme and should be endorsed for approval.

Appendix A Council Flood Advice

05 May 2026

263 William St
MELBOURNE VIC 3000

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

Dear Victoria Cappucci

Council Reference: ePE26/00232
Your Reference:
Agent Reference: Not Applicable
Address: 556 Swan St Richmond

BUILDING REGULATIONS 2018
Regulation 51
REQUEST FOR BUILDING APPROVAL PARTICULARS

We acknowledge your request for building particulars regarding the above property. Our building records indicate the following information.

51. The property is not in an area which is liable to flooding within the meaning of Building Regulation 153.

Advisory Note-
Council have undertaken a review of flood levels in 2024, pursuant to Reg 153 only, and have determined that your property will be in an area liable to flooding and records will be changed once formally designated by Council. Please contact Yarra Building Services to obtain the flood level and minimum floor level if you wish to incorporate this into your design.

With regards to Reg 154 information please contact Melbourne Water. See 'Advisory Note' below.

The property is not in an area which is:

- designated under *Building Regulation 150* as an area in which buildings are likely to be subject to infestation by termites.
- a designated bush fire prone area determined under *Building Regulation 155.*
- an area determined under *Building Regulation 152* likely to be subject to significant snowfalls.

Details of building envelopes on the allotment or adjoining allotments or adjoining allotments may be obtained from the Certificate of Title. Certificates of Title are available from www.landata.online.

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

Advisory Note-

Reg 153 Information:

Flood mapping for land within the City of Yarra is currently being reviewed and updated by Melbourne Water as the floodplain management authority. According to Melbourne Water's information, the land you enquired about is identified as being within an area potentially affected by flooding from stormwater.

This flood mapping is based on data that is draft data, and not final data. Property owners, developers, and their consultants may use the flood mapping at their own risk, and should conduct their own investigations as to the suitability of land for any proposed development.

Flood levels, hazard classification and further details should be obtained from Melbourne Water's updated mapping information.

For any questions, please contact Melbourne Water at ***131722*** ***or*** ***enquiry@melbournewater.com.au*** **and see** ***Yarra flood mapping | Melbourne Water***

Reg 154 Information :

We apologise that we cannot provide any information pertaining to Reg 154, at this stage. The City of Yarra is working with Melbourne Water to obtain accurate updated flood mapping for our Municipality. Therefore, we recommend that you apply directly to Melbourne Water to obtain information on whether the property is subject to Reg 154 (3) of the Building Regulations and whether it's subject to Regulations 153 (6)(a) of the Building Regulations.

Please note:

All residential properties containing existing swimming pools or spas are required to have safety pool fencing erected and that failure to do so can result in a penalty of $500.00. Furthermore, owners are required to register swimming pools and/or spas with Council as well as submitting Compliance Certificates by the required deadline. Failure to do so may result in penalties up to $1,652.20.

Owners or purchasers of residential properties are to ensure that smoke alarms exist and that failure to do so can result in a penalty of $500.00. For further detailed information, please contact the Council's Building Department.

Melbourne Water has recently changed flood information on properties within the City of Yarra. You must make an enquiry with Melbourne Water in respect to land that is liable to flooding on designated land or works.

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New developments that increase the density (e.g dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without

the provision of a parking permit. For further information please contact Parking Services on 9205 5255.

Yours sincerely,

Yarra Building Services

From: Yarra City Council <info@yarracity.vic.gov.au>
Sent: Wednesday, 6 May 2026 8:35 AM
To: Victoria Cappucci I MCG Consult
Subject: We are reviewing your request #Request: 260505-000090 [Filed 07 May 2026 21:15]

Categories: Filed by Mail Manager

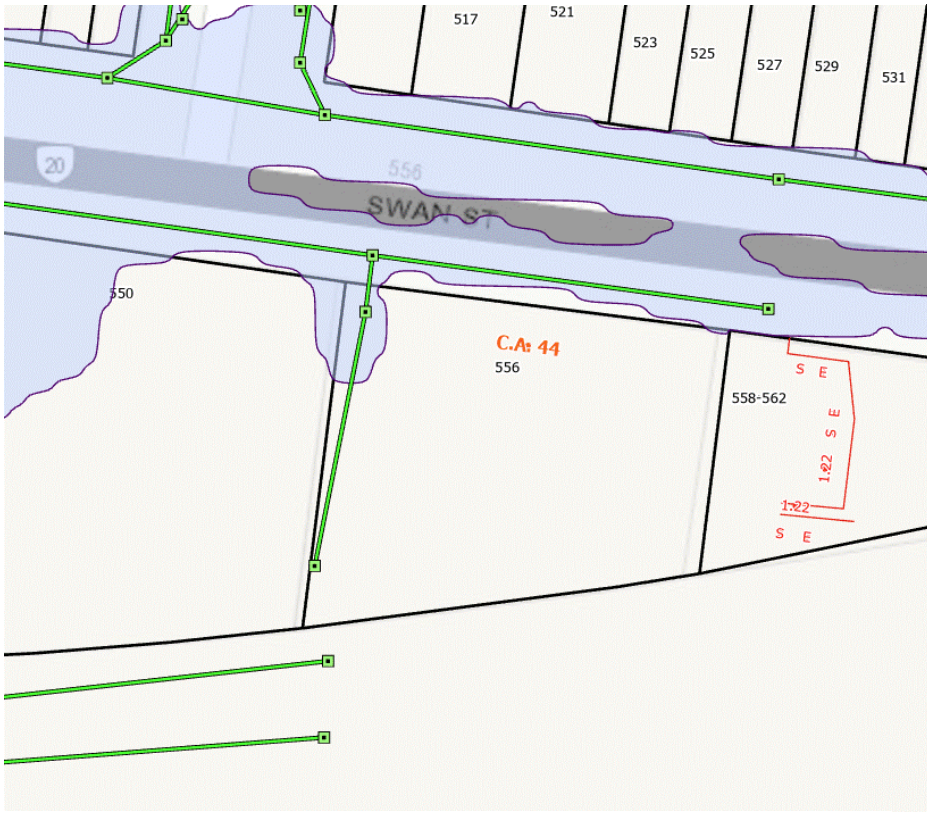
Reference Number: 260505-000090
Permit/Licencing Enquiry - Building Services Enquiry
556 Swan St Richmond VIC 3121

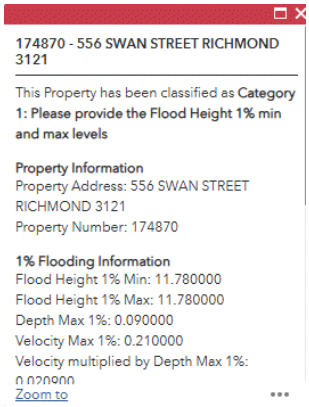
Date: 06/05/2026 08:35 AM

Good morning.

Please refer to the information below which should address the matters in relation to your queries.

Refer to attached snapshots below clarifying the extent of the flood overlay, the minimum and maximum AHD levels.





ADDITIONAL INFORMATION:

In relation to Council flooding information proposed to be designated, I wish to advise you that flood modelling commissioned by Council indicates that a 1 % Annual Exceedance Probability AEP of flooding to the entire property, has been identified as having a relevant **flood height of 11.78 m AHD (min)**

and a flood height of 11.78m AHD (max). It's recommended that the finish floor be raised 300mm above the max AHD.

Council has not formally designated the subject property as being in a flood prone area, I ask that you bring the above to the owner's attention and that you take the above into consideration in assessing the application for a Building Permit.

You are also reminded that section 24(1) of the Building Act 1993 provides that a building permit must not be issued unless, the Relevant Building Surveyor is satisfied that the building permit will be consistent with the above-described planning permit. This is brought to your attention in the event that modifications to the proposed building are required in order to respond to the above additional flooding information.

The property is currently

Council advises as a standard requirement for all developments within a designated flood zone to have 300mm freeboard for habitable areas and 150mm for uninhabitable areas from the 1 in 100-year (1%AEP) flood level. This subject site would have the following finished floor levels to comply with the above requirements:

- Habitable areas – a minimum of 12.08m AHD
- Uninhabitable areas – a minimum of 11.93 AHD

While you are not currently required under the planning and building regulations to modify your development to address the most recent flood levels for your property, you may wish to do so to address potential future flood risk. In addition, Council will commence formally using this data in planning and building decisions later this year once a report has been put to Council. This means that if you have not finalised your building permit or planning permit documentation before then, this could result in future delays to your project.

Customer Communication - 05/05/2026 08:48 AM

To the Yarra Building Services Team,

We've received the attached Building Regulations Information certificate (Ref: ePE26/00232), noting the proposed development is to be located at 550-556 Swan St, Richmond.

The certificate states that the property is not in an area which is liable to flooding per Regulation 153; however, the site will be impacted once the 2024 flood level review has been implemented into Council records.

Could you please advise the flood levels and minimum FFLs that should be adopted at this stage?

There is an additional information request (Ref. 260413-000132) regarding this property (see the attached email). Could you also please advise on the status of this?

If any additional information is required, please let me know.

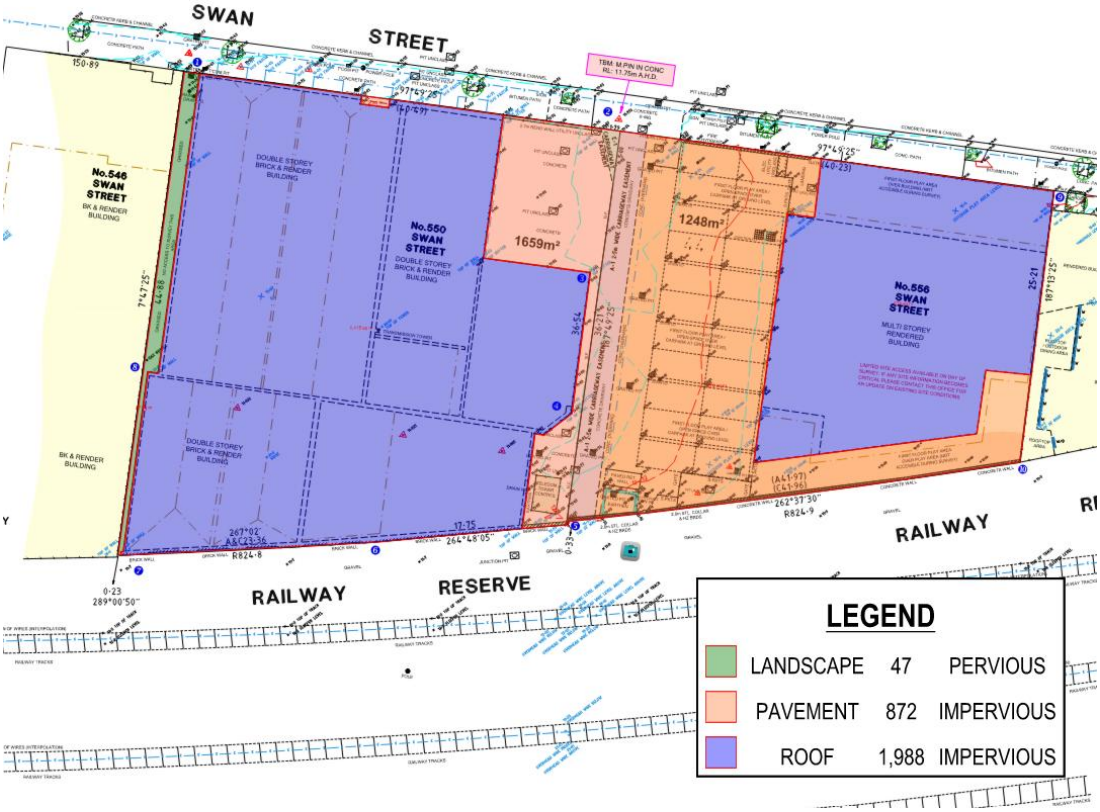
Kind regards,

Victoria

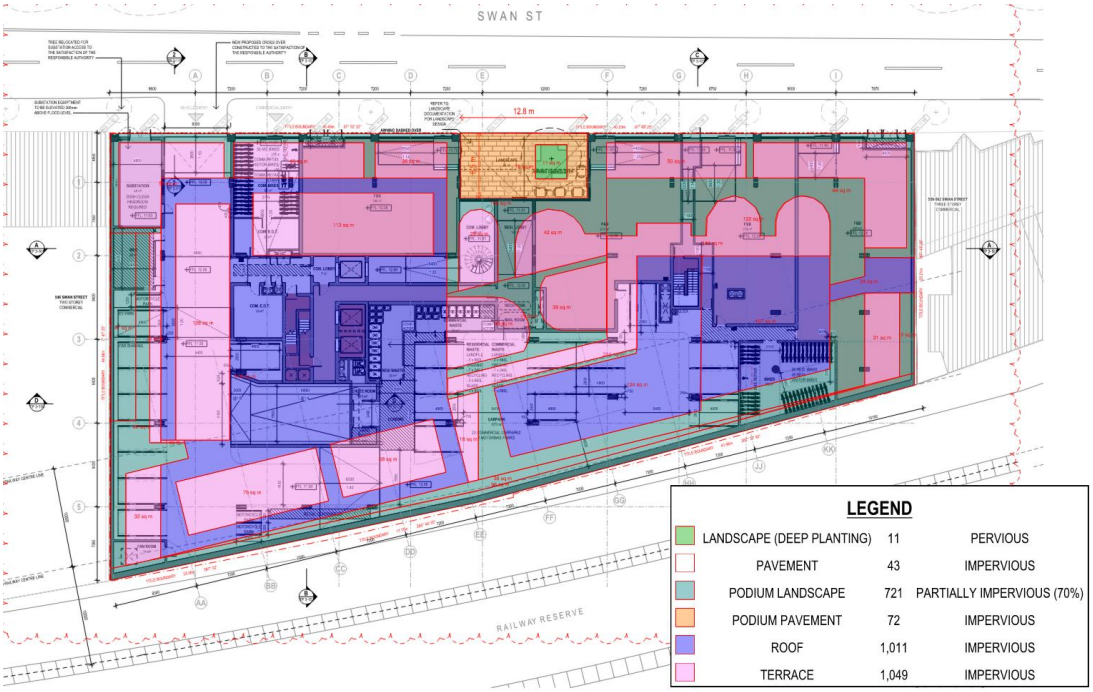
Victoria Cappucci I MCG Consult
MCG Consult
Civil Engineer
03 8000 4080
Victoria Cappucci I MCG Consult
victoria@mcgconsult.com.au
www.mcgconsult.com.au

From: techone-noreply@yarracity.vic.gov.au <techone-noreply@yarracity.vic.gov.au>
Sent: Tuesday, 5 May 2026 8:10 AM

Appendix B Existing Site Catchment Plan



Appendix C Proposed Site Catchment Plan



Appendix D Preliminary DRAINS Results

Figure D.1 – LPOD in Swan Street (Assumed, to be confirmed by Council), Long Section and HGL, 10% AEP

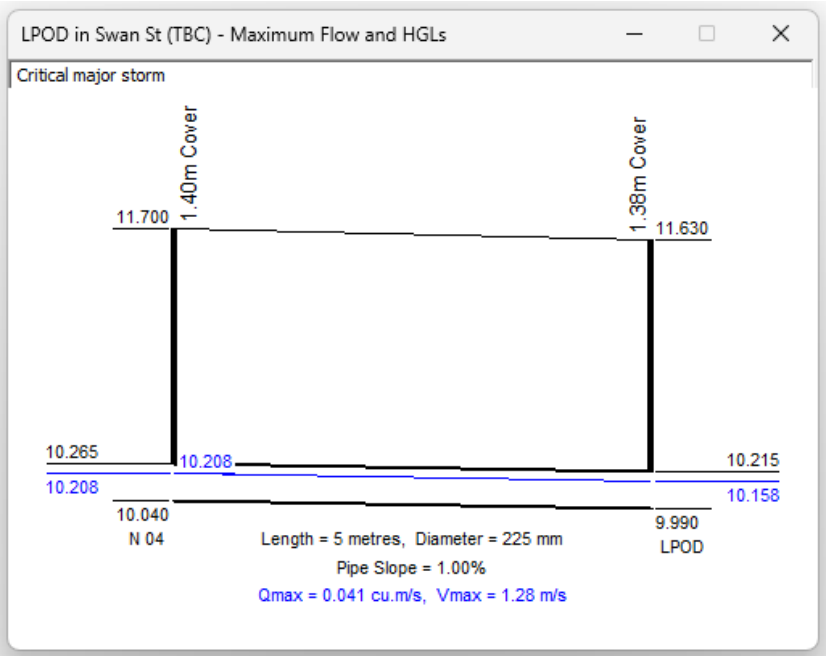
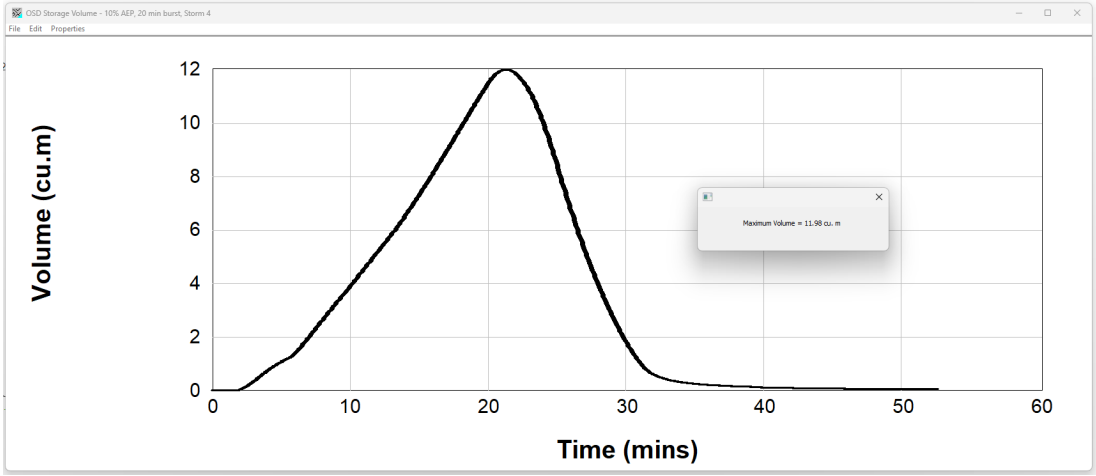


Figure D.2 – OSD Tank Storage Volume, 10% AEP



Appendix E Civil Drawings



1:150 1.5 0 1.5 3 4.5 6 7.5 A1
1:300 A3

LAYOUT
1:150

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LEGEND

- EXISTING TITLE BOUNDARIES
- EXISTING TITLE BOUNDARIES (SURVEY)
- EXISTING KERB
- EXISTING EASEMENT
- 117.0 EXISTING LIDAR CONTOURS (0.1m INTERVALS)
- EXISTING TREES TO REMAIN

FEATURE SURVEY NOTES:

- THE FEATURE SURVEY SHOWN IS BY LINEAR LAND SURVEYING, REF: L.3433RFL , VERSION 04 (25.11.2025).
- SURVEY AND PROJECT COORDINATES ARE IN MGA2020 AND TO AUSTRALIAN HEIGHT DATUM (AHD).

EXISTING SERVICES

- D EXISTING STORMWATER DRAINAGE
- W EXISTING WATER MAIN
- S EXISTING SEWER MAIN
- G EXISTING GAS MAIN
- T EXISTING TELECOMMUNICATIONS
- E EXISTING ELECTRICAL CABLE / CONDUIT
- OHE EXISTING ELECTRICAL OVERHEAD

ALL EXISTING SERVICES TO BE CONFIRMED VIA QUALITY LEVEL 'A' UTILITY INVESTIGATION SURVEY (VIA POT HOLE PROVING) PRIOR TO ANY WORKS COMMENCING. SUPERINTENDENT AND CIVIL ENGINEER TO BE NOTIFIED ACCORDINGLY

Client
Fortis Pty Ltd

Project Name
550 SWAN ST, RICHMOND

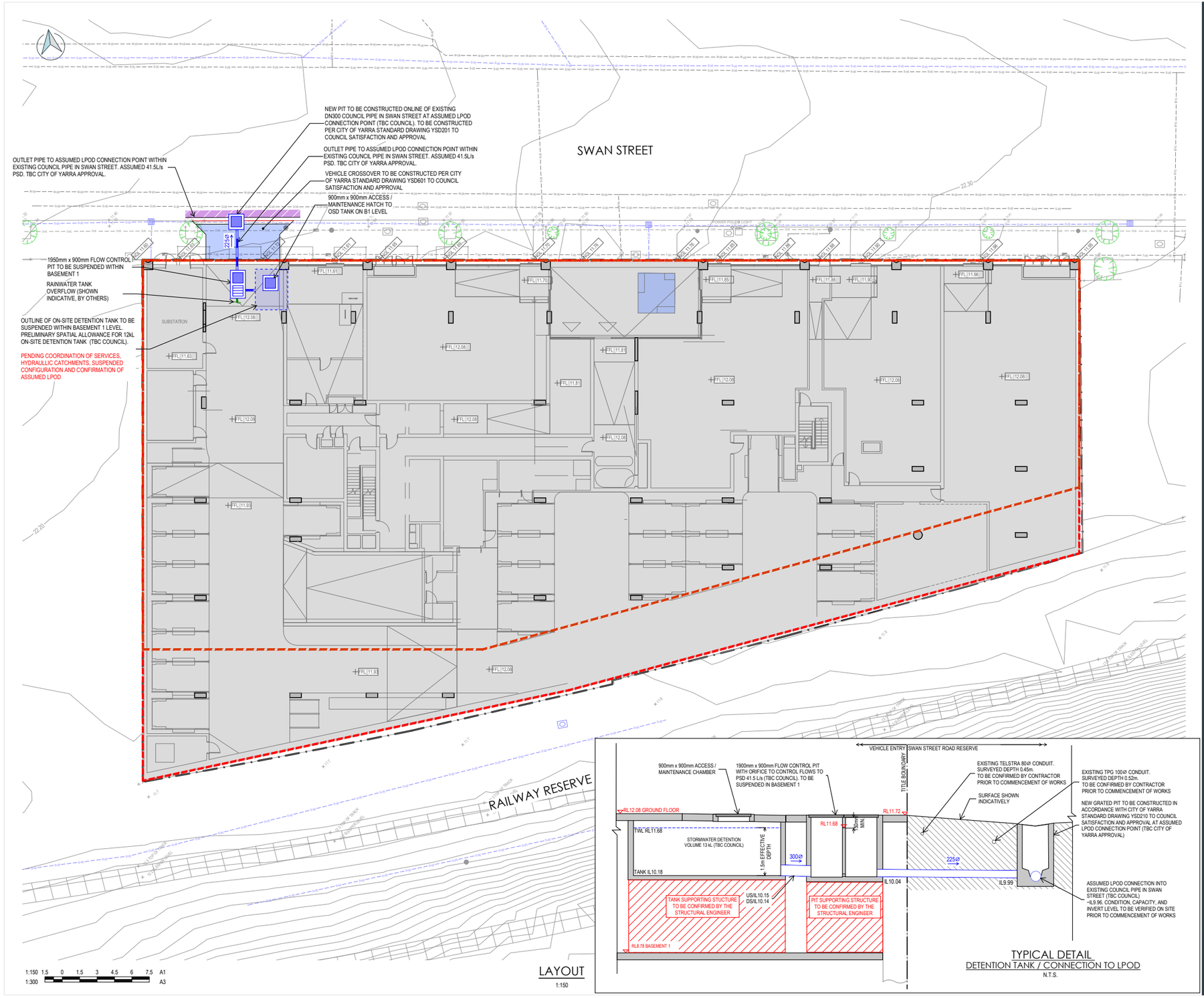
Project Location
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Richmond VIC 3121

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	By	Appd	Date
B PRELIMINARY ISSUE	DS	DMCG	2026.07.27
A PRELIMINARY ISSUE	DS	DMCG	12.06.2026

Drawing Title
EXISTING CONDITIONS PLAN SKETCH

Project Number	Drawing Number	Revision
26587	CI-SK-0005	B



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LEGEND

- EXISTING TITLE BOUNDARIES
- BUILDING
- PROPOSED DEEP SOIL PLANTING. REFER TO ARCHITECTURAL DOCUMENTATION FOR DETAIL
- PROPOSED COLUMN
- PROPOSED B1 & B2 EXTENTS
- PROPOSED B3 EXTENT
- EXISTING TREES TO REMAIN
- ASPHALT REINSTATEMENT - BLEND NEW WITH EXISTING (600mm FROM LIP OF KERB)

EXISTING SERVICES

- D — EXISTING STORMWATER DRAINAGE
- W — EXISTING WATER MAIN
- S — EXISTING SEWER MAIN
- G — EXISTING GAS MAIN
- T — EXISTING TELECOMMUNICATIONS
- E — EXISTING ELECTRICAL CABLE / CONDUIT
- OHE — EXISTING ELECTRICAL OVERHEAD

ALL EXISTING SERVICES TO BE CONFIRMED VIA QUALITY LEVEL 'A' UTILITY INVESTIGATION SURVEY (VIA POT HOLE PROVING) PRIOR TO ANY WORKS COMMENCING. SUPERINTENDENT AND CIVIL ENGINEER TO BE NOTIFIED ACCORDINGLY

Client
Fortis Pty Ltd

Project Name
550 SWAN ST, RICHMOND

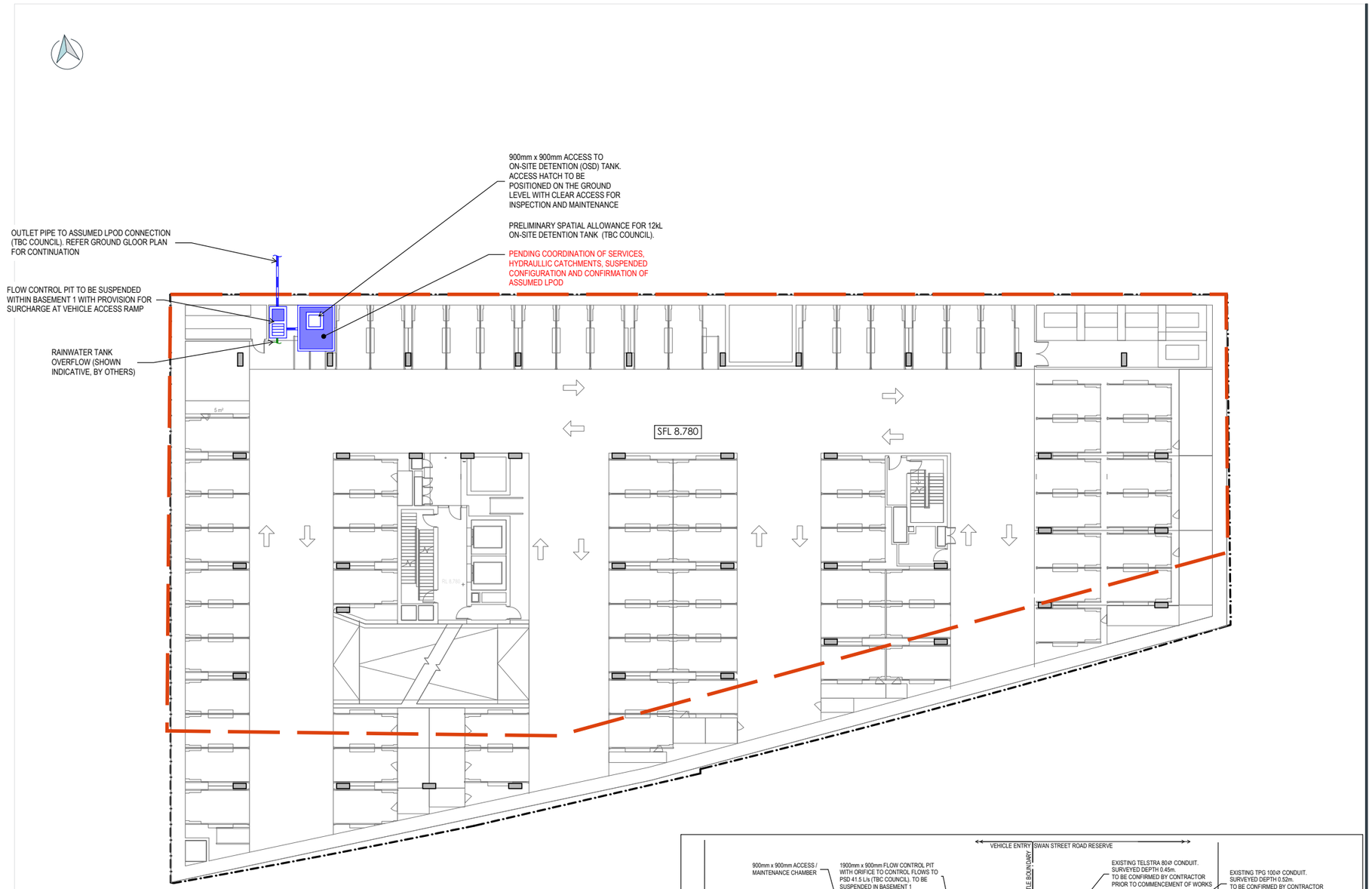
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Richmond VIC 3121

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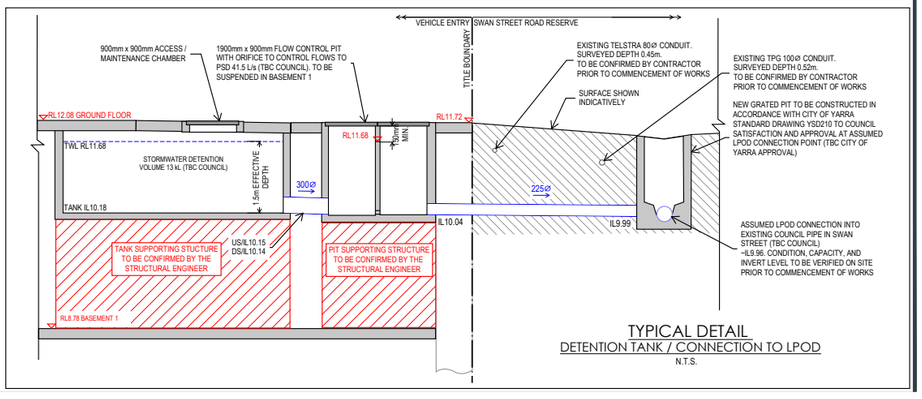
Drawing Title
CIVIL WORKS PLAN
GROUND FLOOR

Project Number	Drawing Number	Revision
26587	CI-SK-0020	B



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1:300 A3

LAYOUT
1:150



TYPICAL DETAIL
DETENTION TANK / CONNECTION TO LPOD
N.T.S.

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LEGEND

- EXISTING TITLE BOUNDARIES
- PROPOSED COLUMN
- PROPOSED B3 EXTENT
- 900Ø PROPOSED STORMWATER PIT AND DRAIN
- FW PROPOSED FLOOR WASTE
- FW SPOON DRAIN AND CONNECTION

Client
Fortis Pty Ltd

Project Name
550 SWAN ST, RICHMOND

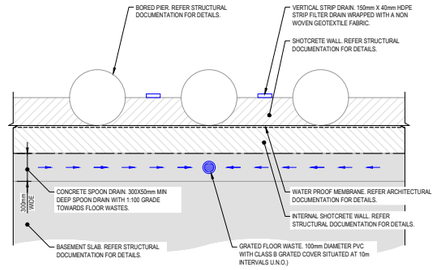
Project Location
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Richmond VIC 3121

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A	PRELIMINARY ISSUE	DS	DMCG	12.06.2026

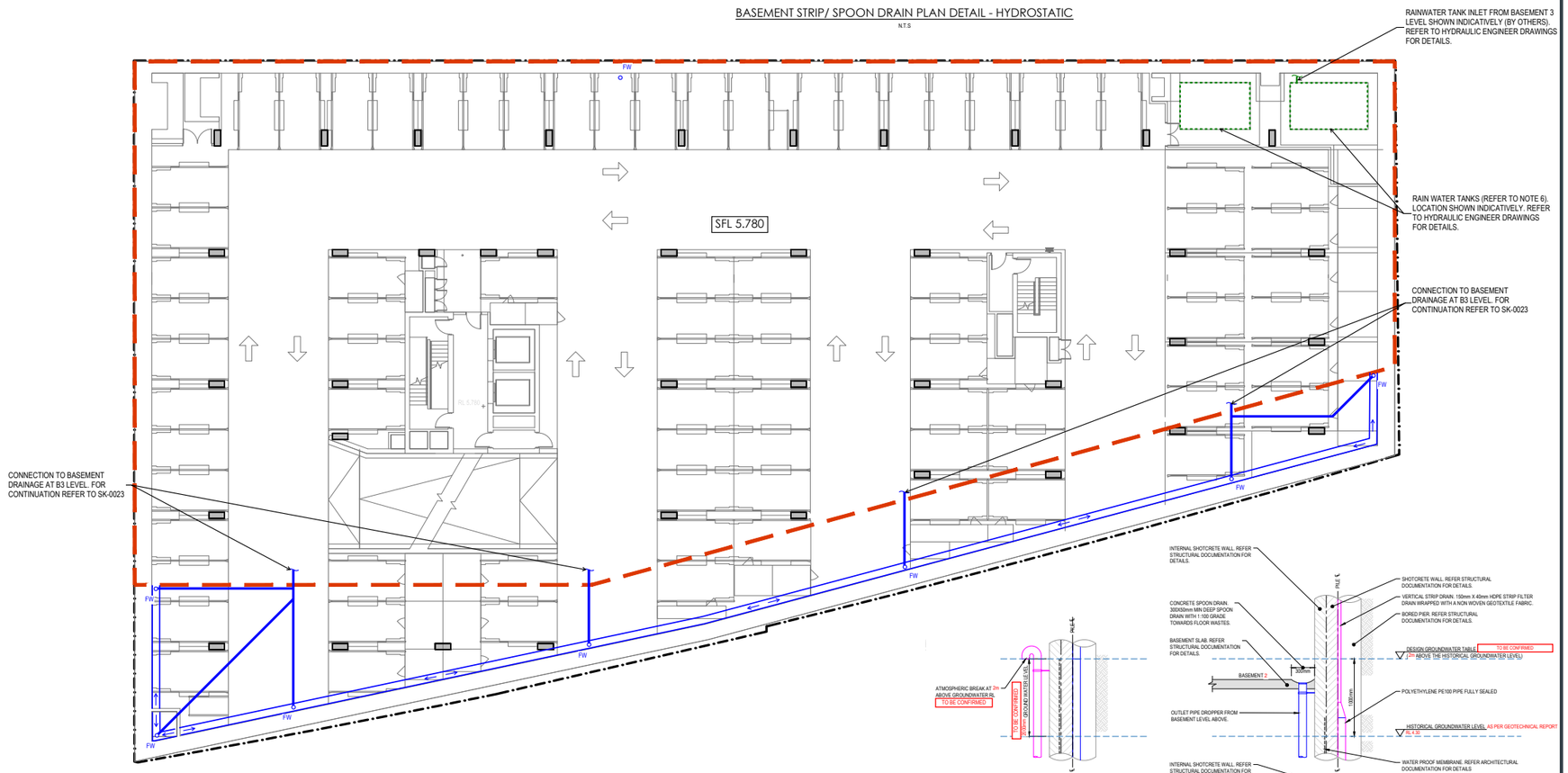
Drawing Title
CIVIL WORKS PLAN
BASEMENT 1

Project Number	Drawing Number	Revision
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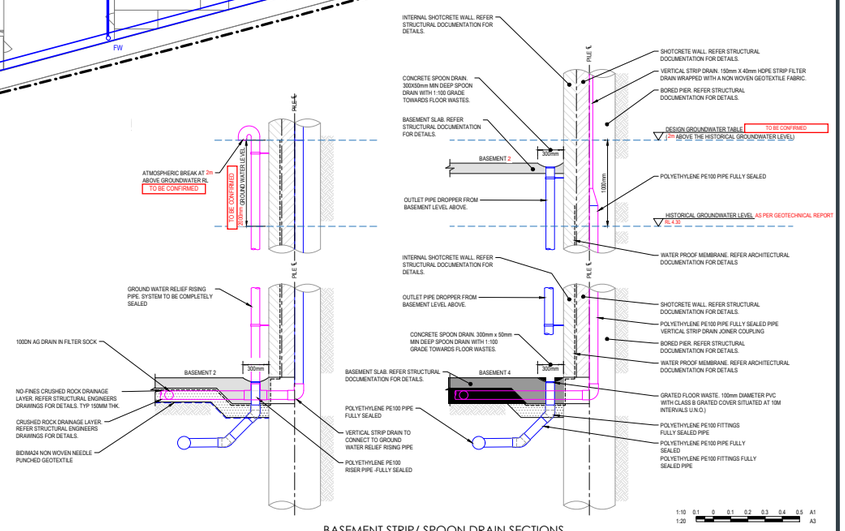


NOTES
1. PROPOSED STRIP DRAINAGE CONNECTIONS TO BE 100Ø UNLESS NOTED OTHERWISE.
2. ALL FLOOR WASTE CONNECTION PIPEWORK TO BE 100Ø PVC UNLESS NOTED OTHERWISE.
3. ALL PITS TO BE 600X600 U.N.O.
4. ALL PIT COVERS TO BE CLASS D UNLESS NOTED OTHERWISE.
5. ALL PIPES TO BE 100DN U.N.O. WITH A MINIMUM FALL OF 1:100
6. RAINWATER TANK WITH HIGH LEVEL SOLENOID DIVERSION VALVE TO DIVERT OVERFLOW TO GROUND LEVEL CIVIL STORMWATER. REFER TO HYDRAULIC DOCUMENTATION FOR SOLENOID DIVERSION VALVE DETAIL AND RAINWATER TANK CROSS-SECTION DETAIL.
7. NO GROUNDWATER TO BE DISCHARGED TO CIVIL STORMWATER SYSTEM AND COUNCIL SURFACE DRAINAGE SYSTEM. REFER TO GEOTECHNICAL DOCUMENTATION.
8. ROOF CATCHMENT TO DISCHARGE DIRECTLY TO RAINWATER TANK VIA DOWNPIPES. REFER TO HYDRAULIC DOCUMENTATION FOR DOWNPIPE LOCATIONS.

BASEMENT STRIP/ SPOON DRAIN PLAN DETAIL - HYDROSTATIC
N.T.S



LAYOUT
1:150



BASEMENT STRIP/ SPOON DRAIN SECTIONS
DETAIL - HYDROSTATIC
N.T.S

1:150 1.5 0 1.5 3 4.5 6 7.5 A1
1:300 A3

1:10 0.1 0 0.1 0.2 0.3 0.4 0.5 A1
1:20 A3
1:20 0.2 0 0.2 0.4 0.6 0.8 1 A1
1:40 A3

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LEGEND
- EXISTING TITLE BOUNDARIES
- PROPOSED COLUMN
- PROPOSED B3 EXTENT
- 900Ø — PROPOSED STORMWATER PIT AND DRAIN
- FW — PROPOSED FLOOR WASTE
- FW — SPOON DRAIN AND CONNECTION

Client
Fortis Pty Ltd

Project Name
550 SWAN ST, RICHMOND

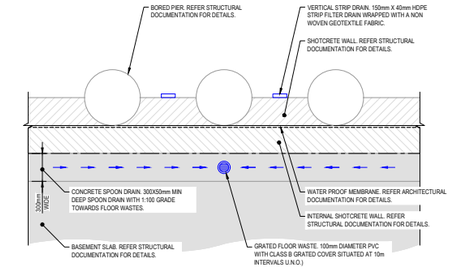
Project Location
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Richmond VIC 3121

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NOT FOR CONSTRUCTION

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A	PRELIMINARY ISSUE	DS	DMCG	12.06.2026

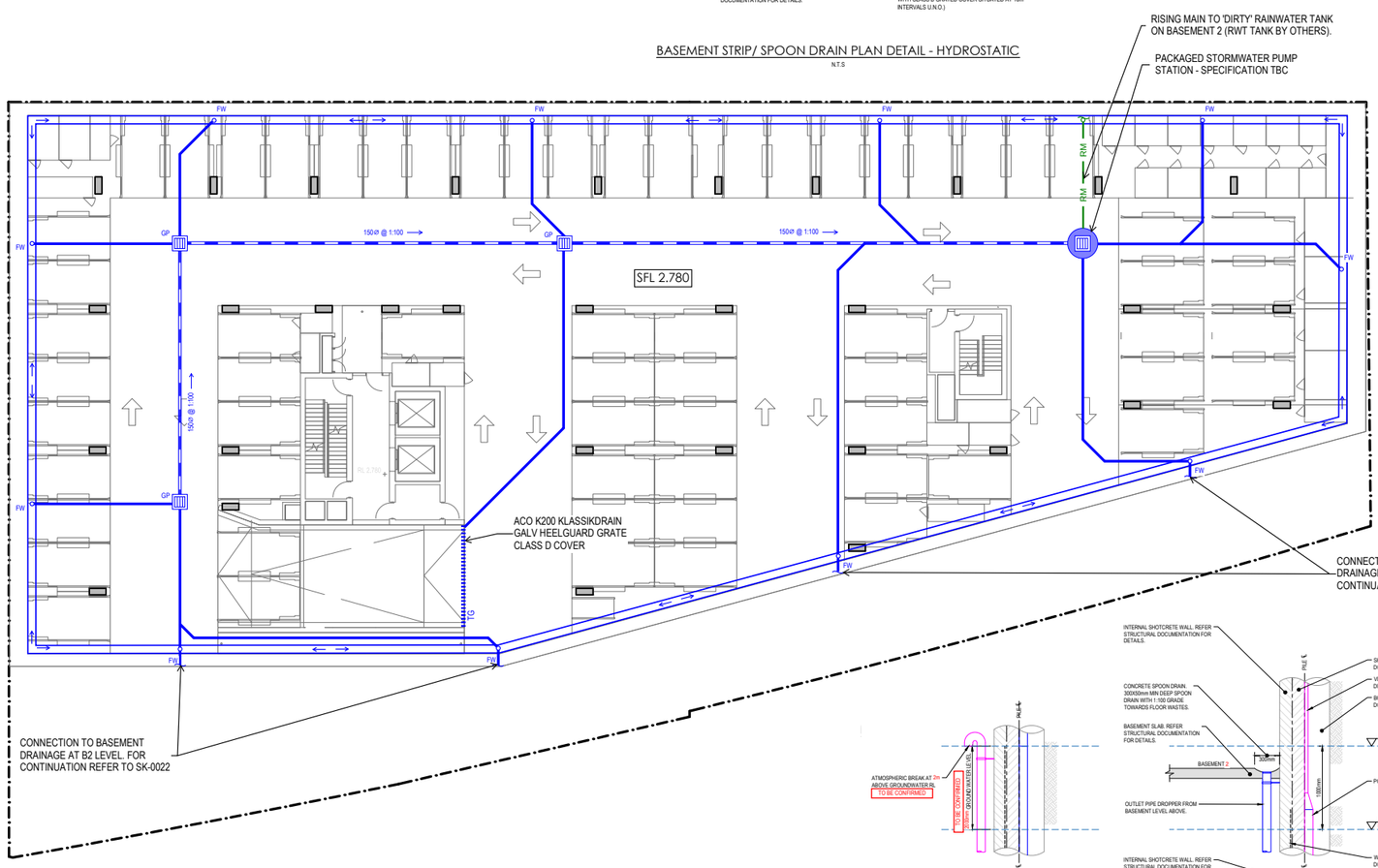
Drawing Title
CIVIL WORKS PLAN
BASEMENT 2

Project Number	Drawing Number	Revision
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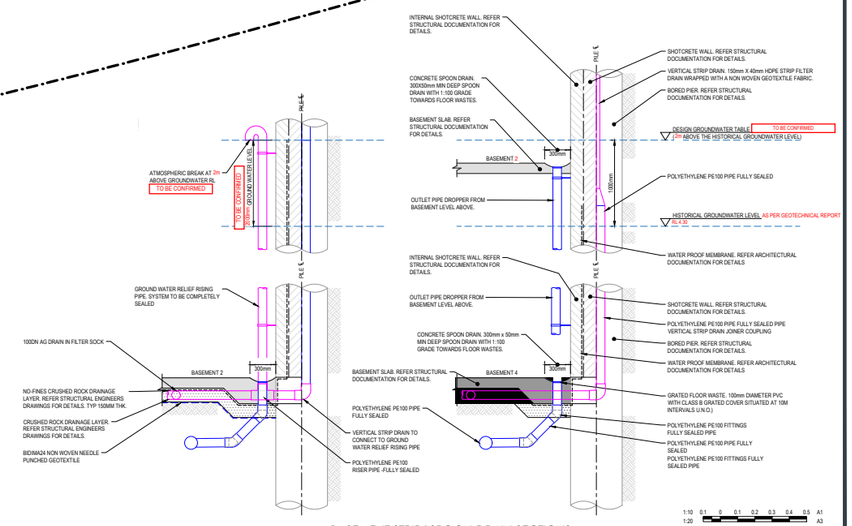


NOTES
1. PROPOSED STRIP DRAINAGE CONNECTIONS TO BE 100Ø UNLESS NOTED OTHERWISE.
2. ALL FLOOR WASTE CONNECTION PIPEWORK TO BE 100Ø PVC UNLESS NOTED OTHERWISE.
3. ALL PITS TO BE 600X600 U.N.O.
4. ALL PIT COVERS TO BE CLASS D UNLESS NOTED OTHERWISE.
5. ALL PIPES TO BE 100DN U.N.O. WITH A MINIMUM FALL OF 1:100
6. RAINWATER TANK WITH HIGH LEVEL SOLENOID DIVERSION VALVE TO DIVERT OVERFLOW TO GROUND LEVEL CIVIL STORMWATER. REFER TO HYDRAULIC DOCUMENTATION FOR SOLENOID DIVERSION VALVE DETAIL AND RAINWATER TANK CROSS-SECTION DETAIL.
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8. ROOF CATCHMENT TO DISCHARGE DIRECTLY TO RAINWATER TANK VIA DOWNPIPES. REFER TO HYDRAULIC DOCUMENTATION FOR DOWNPIPE LOCATIONS.

BASEMENT STRIP/ SPOON DRAIN PLAN DETAIL - HYDROSTATIC
N.T.S



LAYOUT
1:150



BASEMENT STRIP/ SPOON DRAIN SECTIONS
DETAIL - HYDROSTATIC
N.T.S

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1:300 A3

1:10 0.1 0 0.1 0.2 0.3 0.4 0.6 A1
1:20 A3

1:20 0.2 0 0.2 0.4 0.6 0.8 1 A1
1:40 A3

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LEGEND
- EXISTING TITLE BOUNDARIES
- PROPOSED COLUMN
- 900Ø PROPOSED STORMWATER PIT AND DRAIN
- GP PROPOSED GRATED PIT
- TG PROPOSED TRENCH GRATE
- FW PROPOSED FLOOR WASTE
- FW SPOON DRAIN AND CONNECTION

Client
Fortis Pty Ltd

Project Name
550 SWAN ST, RICHMOND

Project Location
550 Swan Street
Richmond VIC 3121

PRELIMINARY
NOT FOR CONSTRUCTION

Revision		By	Appd	Date
B	PRELIMINARY ISSUE	DS	DMCG	2026.07.27
A	PRELIMINARY ISSUE	DS	DMCG	12.06.2026

Drawing Title
CIVIL WORKS PLAN
BASEMENT 3

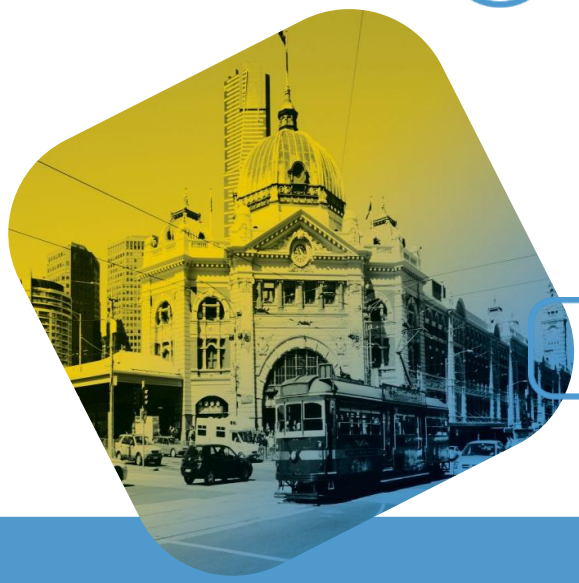
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Mixed-Use Development: 550-556 Swan Street, Richmond



Traffic and Transport Assessment

3 August 2026
Prepared for Fortis

IMP2510008TTA02F03

Impact

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1 IMPACT® Snap Shot

Development Proposition

Location	37°49'06"S 144°57'43"E	550-556 Swan Street, Richmond
Use	Mixed-use development	
Yield	Residential Dwellings	178 apartments
	Office	4,242 sq.m
	Food & Drink Premises	837 sq.m
Access Arrangements	One (1) new crossover to Swan Street	
Car Parking	237 Car Parking Spaces	
Bicycle Parking	124 Bicycle Spaces	

Statutory Controls

Particular Provisions

Clause 52.06 - Car Parking

Requirement vs Provision	0-410 spaces permitted. 237 spaces provided
Adequacy of Provision	The car parking provision falls within the statutory range of car parking spaces permitted for the proposed development and is therefore considered satisfactory.
Design	The proposed car parking layout and accessways have been assessed and determined to have satisfied the relevant decision guidelines contained within Clause 52.06 and AS2890.1:2004

Clause 52.34 - Bicycle Facilities

Requirement vs Provision	77 spaces required. 124 spaces provided.
Design Consideration	The proposed bicycle parking layout has been assessed and determined to have satisfied the relevant design guidelines contained within Clause 52.34.

Clause 65.01 - Loading Arrangements

Design Considerations	The proposed loading arrangements have been assessed and determined to have satisfied the relevant design guidelines / principles contained within Clause 65.01 and AS2890.2:2018

Traffic Considerations

Traffic Generation	Combining both residential and retail traffic yields the following traffic splits:
	AM Peak Period 59 inbound and 34 outbound
	PM Peak Period 26 inbound and 67 outbound
Traffic Impact	The analysis reveals that the intersection of the site access / Swan Street will operate under excellent conditions, post development.
	We are therefore satisfied that the traffic generated from the development will have negligible impacts to the surrounding road network.

Conclusion

- The proposed development satisfies the relevant statutory requirements pertaining to car parking, loading and bicycle parking design.
- The proposed development provides a suitable amount of car parking, with the provision falling within the statutory range of car parking permitted for the development.
- A SIDRA analysis indicates that the intersection of the site access and Swan Street will operate in a satisfactory manner.
- There are no traffic and transport grounds that should prohibit the issue of a permit.

2 Introduction

2.1 Engagement

IMPACT® have been engaged by Fortis to undertake a Traffic and Transport Impact Assessment for the proposed mixed-use development at 550-556 Swan Street, Richmond.

2.2 Scope of Engagement

This Traffic and Transport Impact Assessment has been prepared to accompany a town planning submission.

In preparing this assessment we have referenced the following:

- Development plans prepared by JCB Architects;
- Yarra Planning Scheme, specifically:
  - Clause 52.06: Car Parking
  - Clause 52.29: Land Adjacent to the Principal Road Network
  - Clause 52.34: Bicycle Facilities
  - Clause 65.01: Approval of an Application or Plan

3 Existing Conditions

3.1 Location

The subject site is located on the southern side of Swan Street as illustrated in Figure 1.

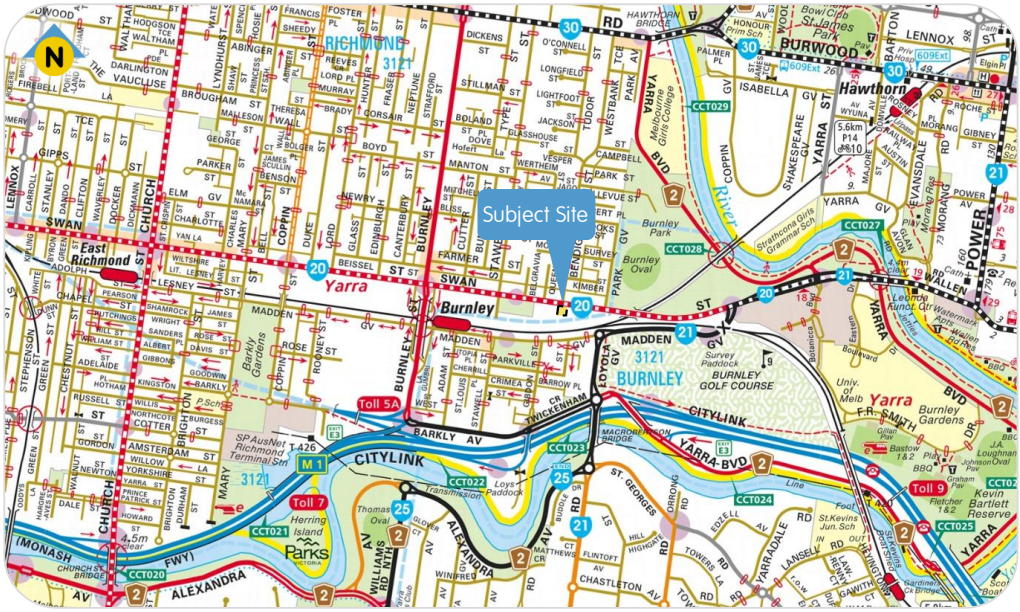


Figure 1 Location of Subject Site

3.2 Planning Zone

The subject site is located within the Commercial Zone (C1Z) as illustrated in Figure 2.

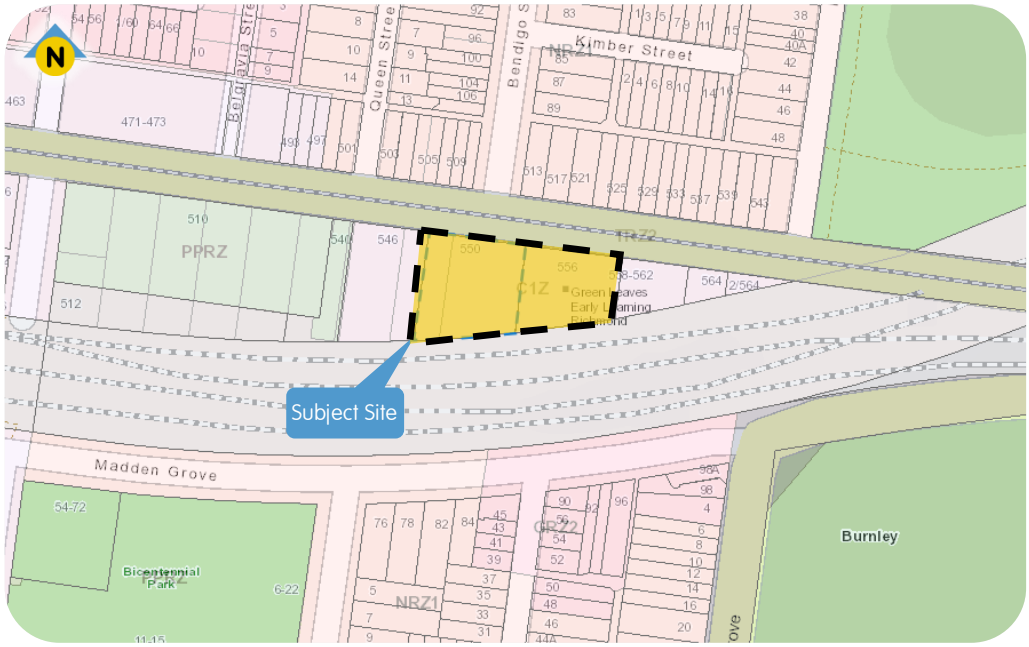


Figure 2 Land Use Planning Zone

The purpose of this zone is 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.

3.3 Road Network

3.3.1 Swan Street

Classified as secondary state arterial road. Aligned in a general east-west direction between Wallen Road to the east and Olympic Boulevard to the west.

Along the site frontage, Swan Street comprises an approximate 14.5 metre road pavement that provides one (1) trafficable lane in each direction and on-street parking on both sides of the road. Its typical cross-section is illustrated in Figure 3.



Figure 3 View of Swan Street facing west adjacent the subject site

Kerbside parking along Swan Street has varying parking restrictions depending on the section of road. A posted speed limit of 60 km/hr applies.

3.4 Public Transport

The site has good access to public transport and is located proximate to a number of heavy rail and light rail options. The site in the context of local public transport options is shown below in Figure 4.

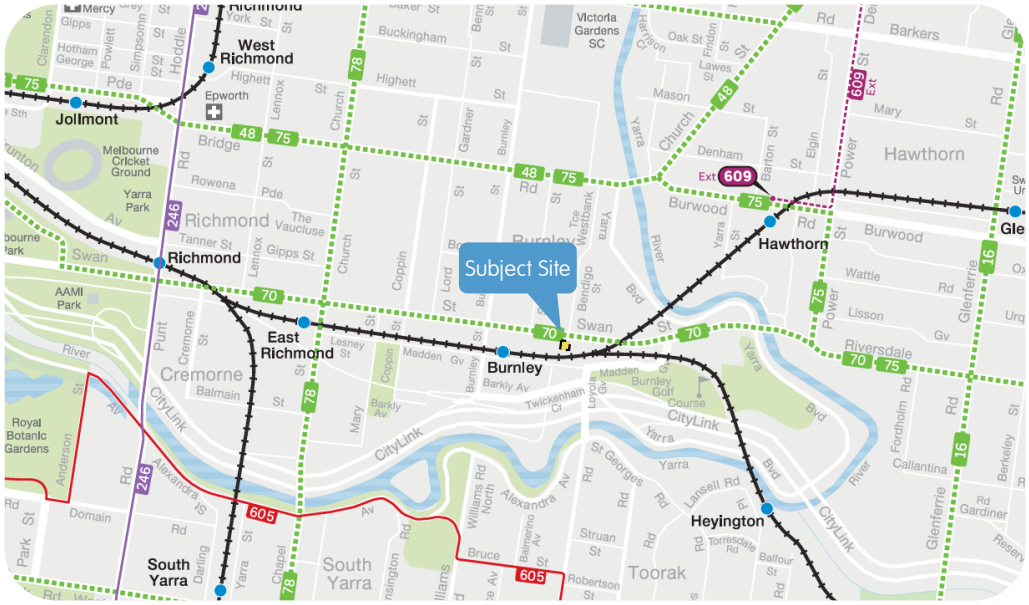


Figure 4 Public Transport Network Map

Details of nearby public transport options are listed below in Table 1.

Table 1 Public Transport Options

Service	Route	Nearest Station / Stop	Distance to Site
Train	Belgrave Line	Burnley Station	~450m
	Glen Waverly Line	Burnley Station	~450m
Tram	70 Waterfront City Docklands - Wattle Park	Park Gr/Swan St #16	~30m
	78 North Richmond - Balaclava via Prahran	Swan St/Church St #57	~1,200m
	75 Vermont South - Central Pier Docklands	Burnley St/Bridge Rd #21	~1,200m

In recognition of the site's access to public transport options, we note that it is located within the Category 3 of the Car Parking Requirement Map, as shown in Figure 5. The Car Parking Requirement Map was developed utilising a public transport accessibility level (PTAL) methodology that assesses how well connected a specific location is connected to the public transport network.

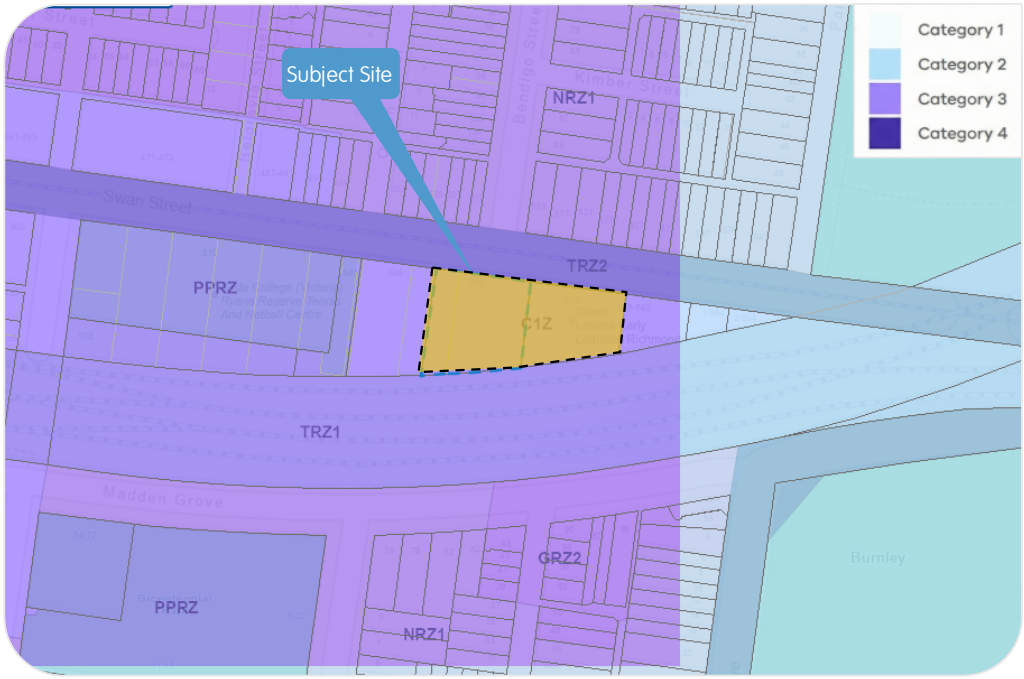


Figure 5 Car Parking Requirement Map

3.5 Bicycle Network

The site is easily accessible to Melbourne's extensive bicycle network, with paths on Swan Street and Burnley Street in close proximity to the subject site providing connection to the nearby capital city trail.

Both the Swan Street and Burnley path is identified as a Main Route (C2) i
illustrated in Figure 6.

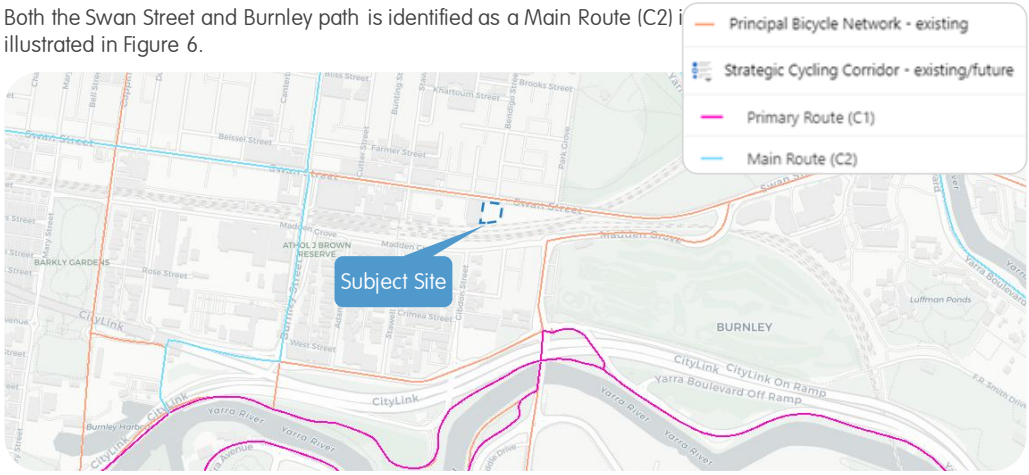


Figure 6 Strategic Cycling Corridors

3.6 Existing Traffic Conditions

3.6.1 Traffic Surveys

IMPACT® has commissioned Trans Traffic Survey to undertake turning movement counts (TMCs) on Wednesday 22/07/2026 within the vicinity of the subject site.

From the surveys undertaken, the peak times were determined to be an AM peak of 8:00-9:00am and a PM Peak of 5:00-6:00pm. The existing traffic volumes recorded in the peak hours are shown in Figure 7.

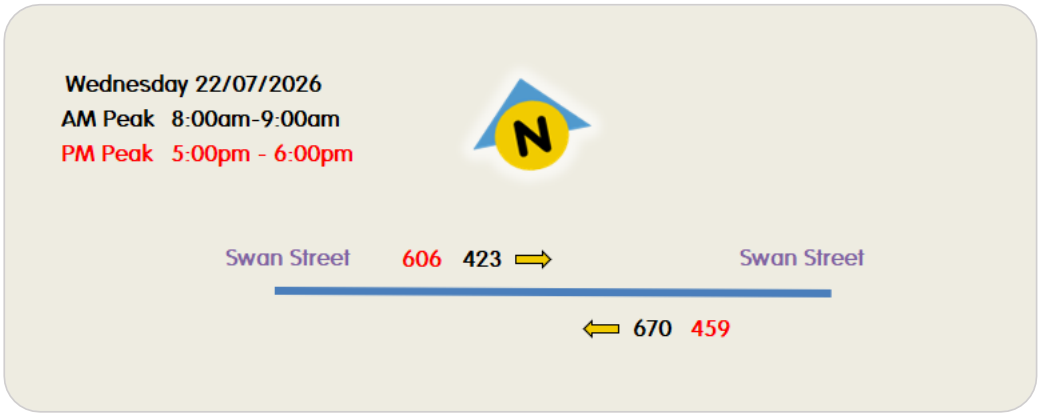


Figure 7 Existing Traffic Volumes

4 Development Proposition

4.1 Use and Yield

A mixed-use development, comprising residential, office, and food & drink tenancies is proposed. The development is contemplated to be constructed in a 15 storey building with the proposed development schedule summarised in Table 2.

Table 2 Development Schedule

Use		Total Yield
Residential	1 Bedroom	40
	2 Bedroom	103
	3 Bedroom	35
	Total	178
Food & Drink		837
Office		4242

4.2 Car Parking

A total of 237 car parking spaces is proposed within the development as summarised in Table 3.

Table 3 Car Parking Summary

Floor Level	Total
Basement 3	63
Basement 2	79
Basement 1	73
Ground	22*
Total	**237**

*Including provision for one (1) car share space and one (1) EV space.

4.3 Bicycle Facilities

A total of 124 spaces is proposed as summarised in Table 4

Table 4 Bicycle Parking Summary

Floor Level	Residential		Commercial	
	Provision	Composition	Provision	Composition
Ground	72 spaces	36 dual stacker racks (72)	52 spaces	24 dual stacker racks (48) & 2 bicycle hoops (4)

Residential and commercial staff spaces are provided within two separate, secured, end of trip areas on the ground floor.

16 visitor spaces, more appropriately used for the commercial tenancies, are proposed within the ground floor car parking area in a publicly accessible area.

4.4 Motorcycle Parking

A total of 12 motorcycle parking spaces is provided throughout the car parking levels.

4.5 Loading Arrangements

4.5.1 Waste Collection

The development is proposed to be serviced by a private waste contractor, with on-site collection.

Provision has been made for a 2.1m high, 6.4m long mini-rear loader waste collection vehicle to access the loading bay within the ground floor, located conveniently adjacent the waste storage areas.

4.5.2 Loading/Unloading of Goods

The smaller retail tenancies and residents may suitably utilise the on-street parking areas along the Swan Street frontage to facilitate any loading activities.

Residents / tenants may also utilise the proposed loading area within the ground floor car park.

4.6 Access Arrangements

The development's access arrangements are shown diagrammatically in Figure 8.

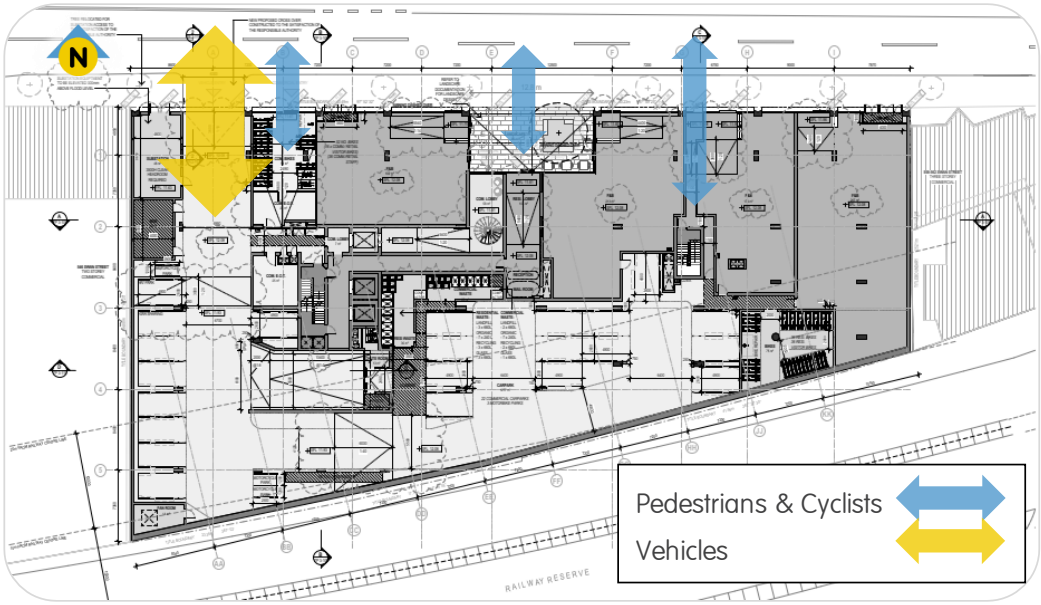


Figure 8 Access Arrangements by Transport Mode

4.6.1 Car Parking

The proposal contemplates access to the car parking area at the north-western corner of the site, directly from a new crossover to Swan Street.

The basement levels will be accessed via a series of ramps, initially accessed from the ground floor car park.

4.6.2 Loading / Waste Collection

Access to the loading / waste area is provided via the ground level car park which connects directly to Swan Street.

4.6.3 Pedestrians & Cyclists

Pedestrian and cyclist access to the ground floor commercial tenancies, main lobby and bicycle spaces are afforded via connections to the Swan Street footpath along the site's northern frontage.

5 Statutory Controls

The relevant traffic and transportation Statutory Controls are:

Particular Provisions

- Clause 52.06 - Car Parking
- Clause 52.29 - Land Adjacent to the Principal Road Network
- Clause 52.34 - Bicycle Facilities
- Clause 65.01 - Approval of an Application or Plan

5.1 Clause 52.06 - Car Parking

5.1.1 Purpose

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and 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.

5.1.2 Provision and Design Requirements

To satisfy the above purpose, Clause 52.06 of the Planning Scheme specifies requirements relating to the provision and design of car parking as follows:

5.1.3 Car Parking Provision Requirements - Clause 52.06-5

Table 1 to Clause 52.06-05 of the Planning Scheme sets out minimum and maximum car parking requirements that apply to a use specified in the table based on the land category identified in the *Car Parking Requirement Maps, Department of Transport and Planning 2025)*

The site sits within Category 3. Therefore, the following applies to the proposed development as shown in Table 5.

Table 5 Statutory Car Parking Requirements

Use	Min Rate	Max Rate	Measure	Yield	Statutory Requirement Range
Dwellings	0	2	To each dwelling	178	0-356
Office	0	0.9	To each 100 sq.m of net floor area	4242	0-38
Food & Drink	0	2	To each 100 sq.m of net floor area	837	0-16
				Total	**0-410**

As above, the development generates a statutory requirement in the range of **0-410 car parking spaces**.

5.1.4 Proposed Provision

The development is planned with **237 spaces** on site.

This provision falls within the range of car parking allowed for the proposed development and is therefore considered satisfactory.

5.1.5 Conclusion - Car Parking Provision

We can conclude that an adequate number of spaces are provided to cater for the projected demand.

Accordingly, the development proposition satisfies the purpose of Clause 52.06, specifically:

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

5.1.6 Design Standard for Car Parking - Clause 52.06 - 9

We have assessed the proposed car parking design and access arrangements against the requirements of Clause 52.06-9 of the Planning Scheme. Our findings are as follows:

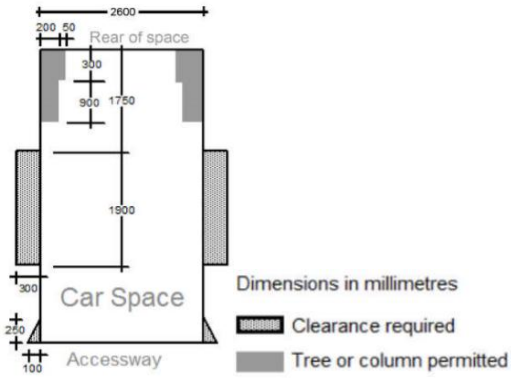
5.1.6.1 Design Standard 1 - Accessways

Requirements		Design Response	Status
Accessways Must:			
1	Be at least 3 metres wide.	Accessways exceed 3m in width.	**Comply**
2	Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide	At changes of direction, the accessway exceed 4m in width.	**Comply**
3	Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Not a public car park.	**N/A**
4	Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	A minimum height clearance of 2.1m is provided throughout the development.	**Comply**
5	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.	All cars are able to exit the site in a forward direction.	**Comply**
6	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.	A suitable passing area is proposed at the site entrance.	**Comply**
7	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.	Convex mirror proposed at the site access point to provide adequate sightlines for motorists exit the development.	**Deemed Satisfactory**
8	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.	Car spaces are located at least 6m from Swan Street.	**Comply**

Design Standard 2 - Car Parking Spaces

	Requirements	Design Response	Status
1	Car parking spaces and accessways must have the minimum dimensions in Table 2 of Clause 52.06-9.	Car parking spaces are generally designed in accordance with the dimensions in Table 2.	**Comply**
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 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 of the design standard A structure, which may project into the space if it is at least 2.1 metres above the space.	Car parking spaces are designed to be clear of obstructions, as per Diagram 1.	**Comply**
3	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.	No garages or carports are proposed.	**N/A**
4	Where parking spaces are provided in tandem (one space behind another) an additional 500mm in length must be provided between each space.	No tandem spaces proposed	**N/A**
5	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	All spaces are under cover.	**Comply**
6	Disabled car parking spaces must be designed in accordance with AS 2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	No disabled car parking required.	**N/A**

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



5.1.6.2 Design Standard 3 - Gradients

	Requirements	Design Response	Status
1	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.	Grades do not exceed 1:40 within 5 metres of the site frontage.	**Comply**
2	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.	All ramps within the basement car park have a maximum grade of 1:4.	**Comply**
3	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 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.	Suitable transition sections are provided to prevent scraping or bottoming out.	**Comply**
4	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.		

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%)

5.1.7 Conclusion - Car Park Design

The proposed car park and accessways have been assessed and determined to have satisfied the relevant design guidelines.

Accordingly, the proposal satisfies the purpose of Clause 52.06, specifically:

- 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.

5.2 Clause 52.29 - Land Adjacent to the Principal Road Network

5.2.1 Purpose

The purpose of Clause 52.29 is to:

- Ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network; and
- Ensure appropriate subdivision of land adjacent to the Principal Road Network or land planned to form part of the Principal Road Network.

5.2.2 Permit Requirement

A permit is required to:

- Create or alter access to:
  - A road in a Transport Zone 2;
  - Land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.
- Subdivide land adjacent to:
  - A road in a Transport Zone 2;
  - Land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road

In response to the above, it is noted that the proposal contemplates a new vehicle crossover to Swan Street.

A permit under Clause 52.29 is required.

5.2.3 Decision Guidelines

Before deciding on an application, in addition to the decision guideline in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework;
- The view of the relevant road authority;
- The effect of the proposal on the operation of the road and on public safety; and
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.

5.2.4 Response to Decision Guidelines

5.2.4.1 Effect of the Proposal on Road Safety and Operation of the Road

Assessment Against Clause 52.06 Requirement

The development is designed such that all design criteria set out in Clause 52.06-9 associated with accessways to and from a road in a Transport Zone have been satisfied, specifically:

Requirement:	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.
Design Response	
The accessway is designed such that cars can exit the site in a forward direction.	

Requirement:	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

Design Response

The accessways are designed in a manner that provides a passing area at the entrance at least 6.1 metres wide and 7 metres long.

Requirement:	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.

Design Response

Access to the car spaces is setback more than 6 metres from the road carriageway.

5.3 Clause 52.34 - Bicycle Facilities

5.3.1 Purpose

The purpose of Clause 52.34 is to encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

5.3.2 Provision Requirements - Clause 52.34.3

To satisfy the above purpose, Clause 52.34-3 of the Planning Scheme specifies the bicycle parking provision requirements for a variety of different uses within Table 1. The statutory bicycle parking requirements for the proposed development is shown in Table 6.

Table 6 Bicycle Parking Requirements

Use	Yield	Rate		Statutory Requirement	
		Employee	Visitors	Employee/Resident	Visitor
Dwelling	178	In developments of four or more storeys, 1 to each 5 dwellings.	In developments of four or more storeys, 1 to each 10 dwellings.	**36**	**18**
Office	4242	1 to each 300 sq.m of leasable floor area if the leasable floor area exceeds 1000sq.m	1 to each 1000 sq.m of leasable floor area if the leasable floor area exceeds 1000sq.m	**14**	**4**
Food & Drink Premises (Retail)	837	1 to each 300 sq.m of leasable floor area.	1 to each 500 sq.m of leasable floor area.	**3**	**2**
Total	-	-	-	**53**	**24**

5.3.2.1 End of Trip Facilities: Shower / Change Rooms

Clause 52.34 requires that If 5 or more employee bicycle spaces are required, 1 shower should be provided for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.

Based on this rate, the development triggers a requirement for two (2) shower /change room facilities.

5.3.3 Design Requirements

Bicycle spaces should:

- Provide a space for a bicycle of minimum dimensions of 1.7 metres in length, 1.2 metres in height and 0.7 metres in width at the handlebars.
- Be located to allow a bicycle to be ridden to within 30 metres of the bicycle parking space.
- Be located to provide convenient access from surrounding bicycle routes and main building entrances.
- Not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure.
- Not cause a hazard.

— Be adequately lit during periods of use.

5.3.4 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

— Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.
— The location of the proposed land use and the distance a cyclist would need to travel to reach the land.
— The users of the land and their opportunities for bicycle travel.
— Whether showers and change rooms provided on the land for users other than cyclists are available to cyclists.
— The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle facilities.
— Australian Standard AS 2890.3 2015 Parking facilities Part 3: Bicycle parking facilities.
— Any relevant bicycle parking strategy or equivalent.

5.3.5 Proposed Provision

The development plans show **124 spaces for residents / employees / visitors.**

This provision exceeds the statutory requirements and is therefore considered adequate.

5.3.5.1 Proposed Design

Bicycle spaces are provided in the form of either horizontal bicycle hoops or dual stacker racks. Appropriate space has been designed for in accordance with manufacturer specifications.

5.3.6 Conclusion - Bicycle Parking

We can conclude that bicycle parking provided as part of this development satisfies the purpose of Clause 52.34, specifically:

— To encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces.

5.4 Clause 65.01 - Approval of An Application or Plan

5.4.1 Loading Requirements and Objectives

To address the adequacy of loading for new developments, the Planning Scheme specifies the following:

- The responsible authority must consider, as appropriate, the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

5.4.2 Adequacy of Proposed Loading Facilities

In response to the above, we note that the development is designed with adequate access aisles to facilitate a 6.4m mini rear loader waste collection vehicle to access the ground floor loading area.

Swept paths prepared (and attached within the appendix) illustrate that the aforementioned vehicles are physically able to manoeuvre within the development and ultimately exit onto Swan Street in a forward direction.

In addition, smaller loading activities typically associated with residents, will be able to be catered for by utilising the on-street parking bays along the Swan Street frontage.

5.4.3 Conclusion - Loading Arrangements

The proposed loading arrangements have been assessed and determined to have satisfied the relevant design guidelines / principles contained within Clause 65.01 and AS2890.2:2018.

Accordingly, it is considered that the proposal:

- Provides adequate vehicle loading and unloading facilities, which will not result in associated amenity, traffic flow and road safety impacts.

6 Traffic Considerations

6.1 Traffic Generation

Traffic generation for this development will be split into two components:

- Residential traffic; and
- Commercial traffic.

Traffic generation for each of these components is discussed below.

6.1.1 Residential

6.1.1.1 Empirical Data

Reference is made to RMS's (NSW) Publications titled

- Guide to Traffic Generating Developments Version 2.2 (2002); and
- Guide to Traffic Generating Developments - Updated Surveys (2013)

These documents, informed by comprehensive case studies, provide guidance on traffic generation rates for high density residential developments.

In metropolitan locations, the RMS (NSW) publications suggest the following rates:

Peak Hour:	Version 2.2 (2002)	0.24 trips per unit
	Updated Surveys (2013)	0.19 trips per unit

The above rates correlate with studies undertaken by **IMPACT**® at a high-density residential development in Richmond. The study site, located at 609 Victoria Street, Abbotsford comprises 406 apartments and 93 serviced apartments, and is serviced by 373 car parking spaces.

Traffic Movement counts were undertaken over a one-week period between 27th October 2017 and 3rd November 2017. The data revealed that the study site was generating on average:

AM Peak	0.12 movements per unit; and
PM Peak	0.24 movements per unit.

For the purposes of this assessment, we have adopted a uniform traffic generation rate of 0.25 per unit.

As demonstrated by the empirical data, actual generation rates would be lower, especially during the AM peak period.

6.1.1.2 Residential Traffic Generation

Based on the above rate, the residential component of the site is therefore expected to generate up **to 43 residential vehicle trips** during the PM peak period. This volume is conservatively adopted for each peak period.

It is typically accepted that 80% of residential vehicle movements will be outbound in the AM peak period, whilst 60% of the movement in the PM peak will be inbound.

Application of these splits to the anticipated peak movements yields the following residential vehicle movements:

- AM Peak Period: 9 inbound and 34 outbound
- PM Peak Period: 26 inbound and 17 outbound

6.1.2 Commercial Uses

Traffic attributable to the commercial tenancies, especially during the commuter peak periods, will be generated by staff.

It is assumed that a total of 51 car parking spaces is allocated to the office and food & drink tenancies.

Conservatively assuming that all staff members will arrive during the AM peak period, and all staff members will depart during the PM peak period, it is predicted that these tenancies will generate up to 51 movements during each peak period.

6.1.3 Total Traffic Generation

Combining both residential and retail traffic yields the following traffic splits:

AM Peak Period	60 inbound and 34 outbound
PM Peak Period	26 inbound and 68 outbound

6.2 Post Development

The traffic is distributed through the network according to the existing distribution of traffic. Based on the foregoing traffic generation and distribution assumptions, Figure 9 provides a summary of the projected development traffic.

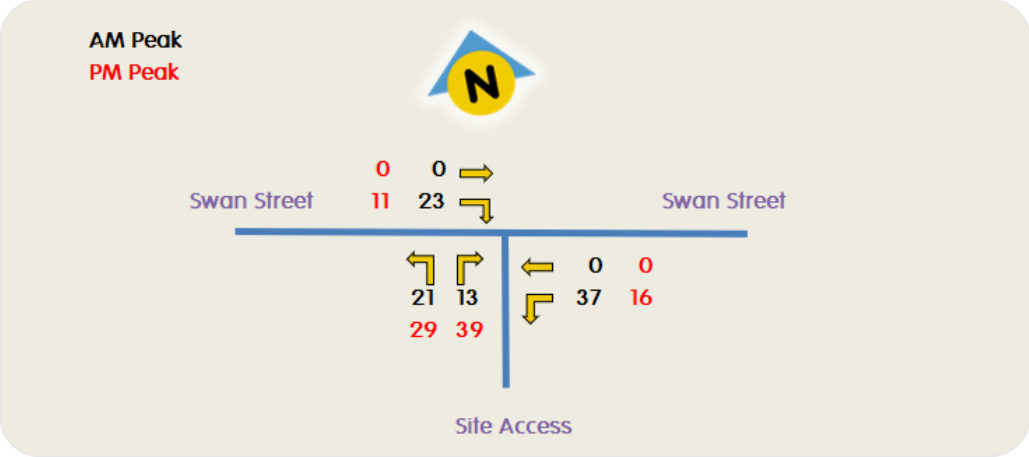


Figure 9 Site Generated Traffic

The projected volumes were superimposed on the existing traffic flows (as described in Section 3.6.1) and are presented in Figure 10.

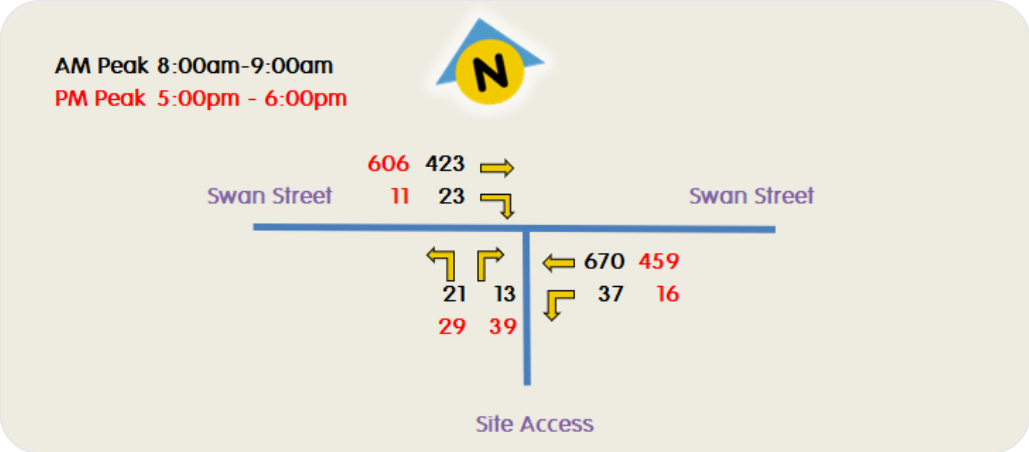


Figure 10 Post Development Volumes

6.3 Intersection Analysis

The post development operations were analysed using SIDRA Intersection 11. Critical outputs of this network analysis software are:

Degree of Saturation (D.O.S.) - Defined as the ratio of the volume of traffic observed making a movement compared to the maximum capacity for that movement.

A degree of saturation (DoS) greater than 1.0 indicates oversaturated conditions. When undertaking capacity analysis, consideration is best given to the practical degree of saturation, which is stated by Author of the SIDRA software as ranging between 0.8 to 0.95, specifically:

- At an un-signalised intersection, including roundabouts: **0.80** and **0.85**
- At a signalised intersection: **0.90 and 0.95**

95th Percentile (95%ile) Queue - Defined as the maximum queue length, in metres, that can be expected in 95% of observed queue lengths in the peak hour; and

Average Delay - Defined as the delay time, in seconds, which can be expected over all vehicles making a movement in the peak hour.

Post Development Analysis

The results of the analysis are summarised in Table 7 for the AM Peak post development.

Table 7 Post Development SIDRA Outputs AM Peak

Intersection	Approach	Degree of Saturation	Average Delay (seconds)	95th Percentile Queue (metres)
Swan Street / Site Access	South	0.065	10.7	1.5
	East	0.382	0.4	0
	West	0.259	0.9	2.4
	Intersection	**0.382**	**0.9**	**2.4**

The results of the analysis for the PM peak are summarised in Table 8 below.

Table 8 Post Development SIDRA Outputs PM Peak

Intersection	Approach	Degree of Saturation	Average Delay (seconds)	95th Percentile Queue (metres)
Swan Street / Site Access	South	0.127	10.6	3
	East	0.257	0.3	0
	West	0.338	0.2	0.9
	Intersection	**0.338**	**0.8**	**3**

The SIDRA analysis highlights that the intersections impacted by the proposed development will operate under excellent conditions, with 0.38 being the highest observed D.O.S for the intersection.

6.4 Conclusion - Traffic Impact

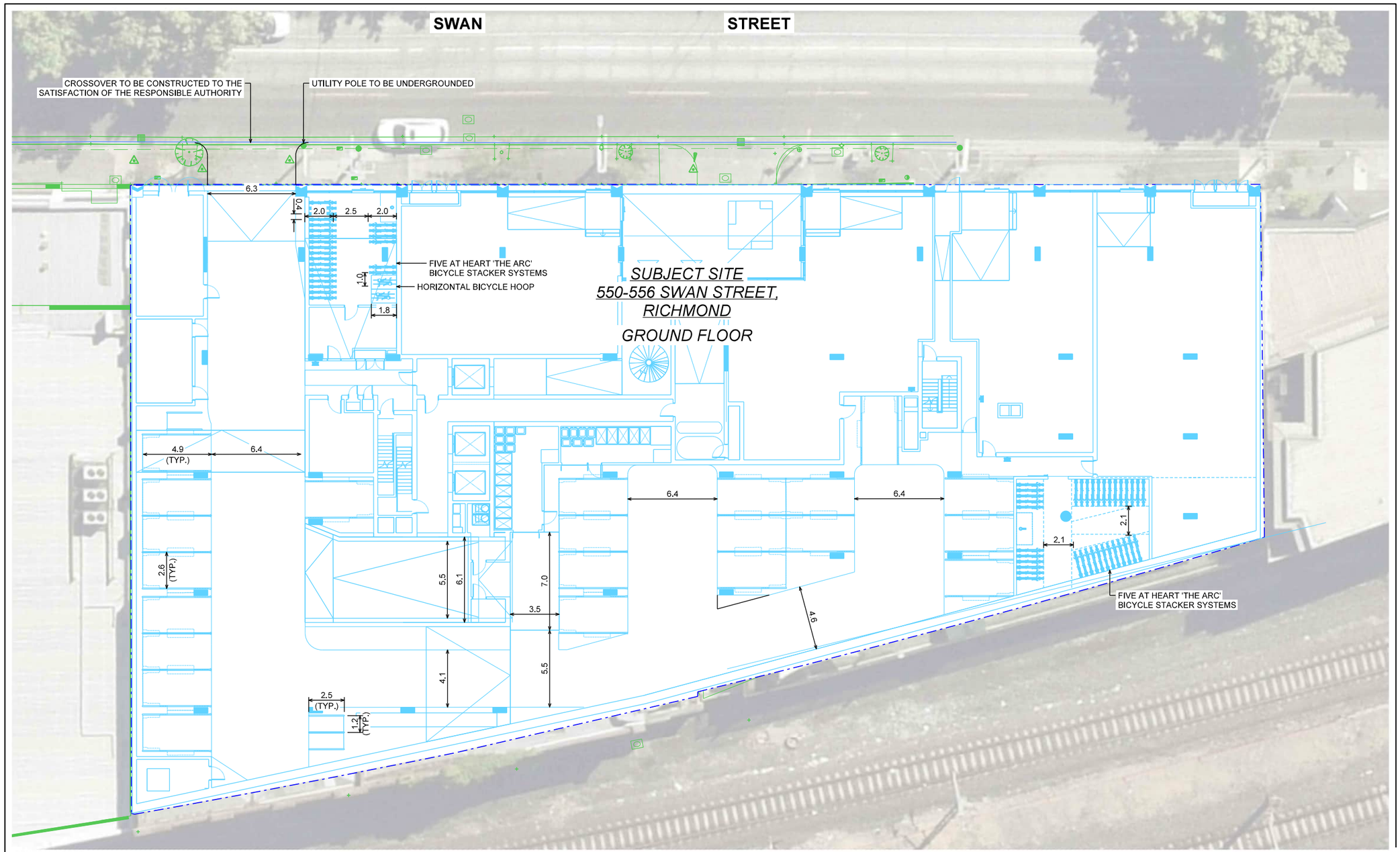
The analysis reveals that the proposed development will operate similar to existing conditions.

We are therefore satisfied that the traffic generated from the development will have negligible impacts to the surrounding road network.

APPENDIX A
Swept Path Analysis

Design Vehicles:

- B85 Car
- B99 Car
- 6.4m Mini Rear-Loader Waste Collection Vehicle



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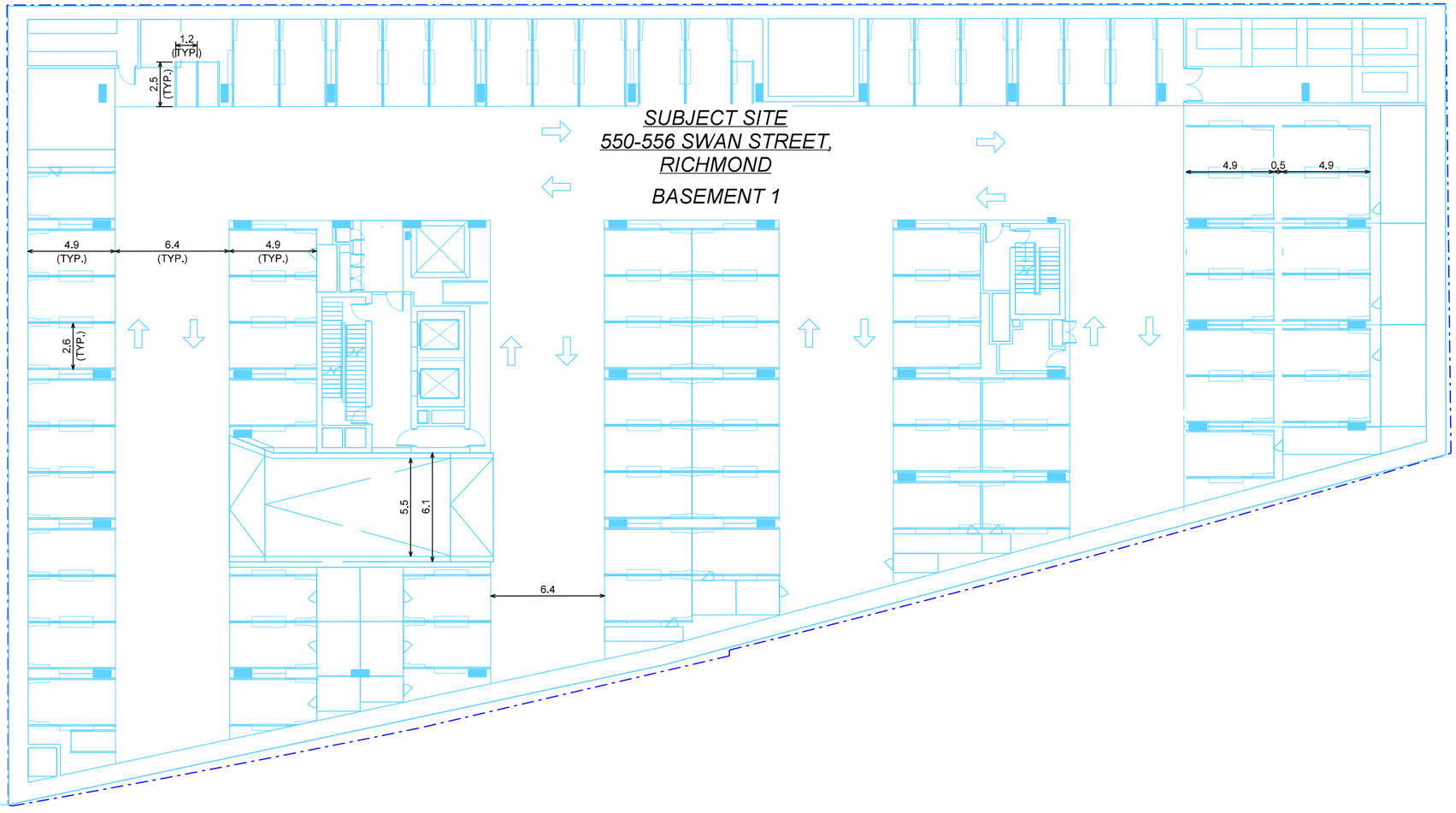
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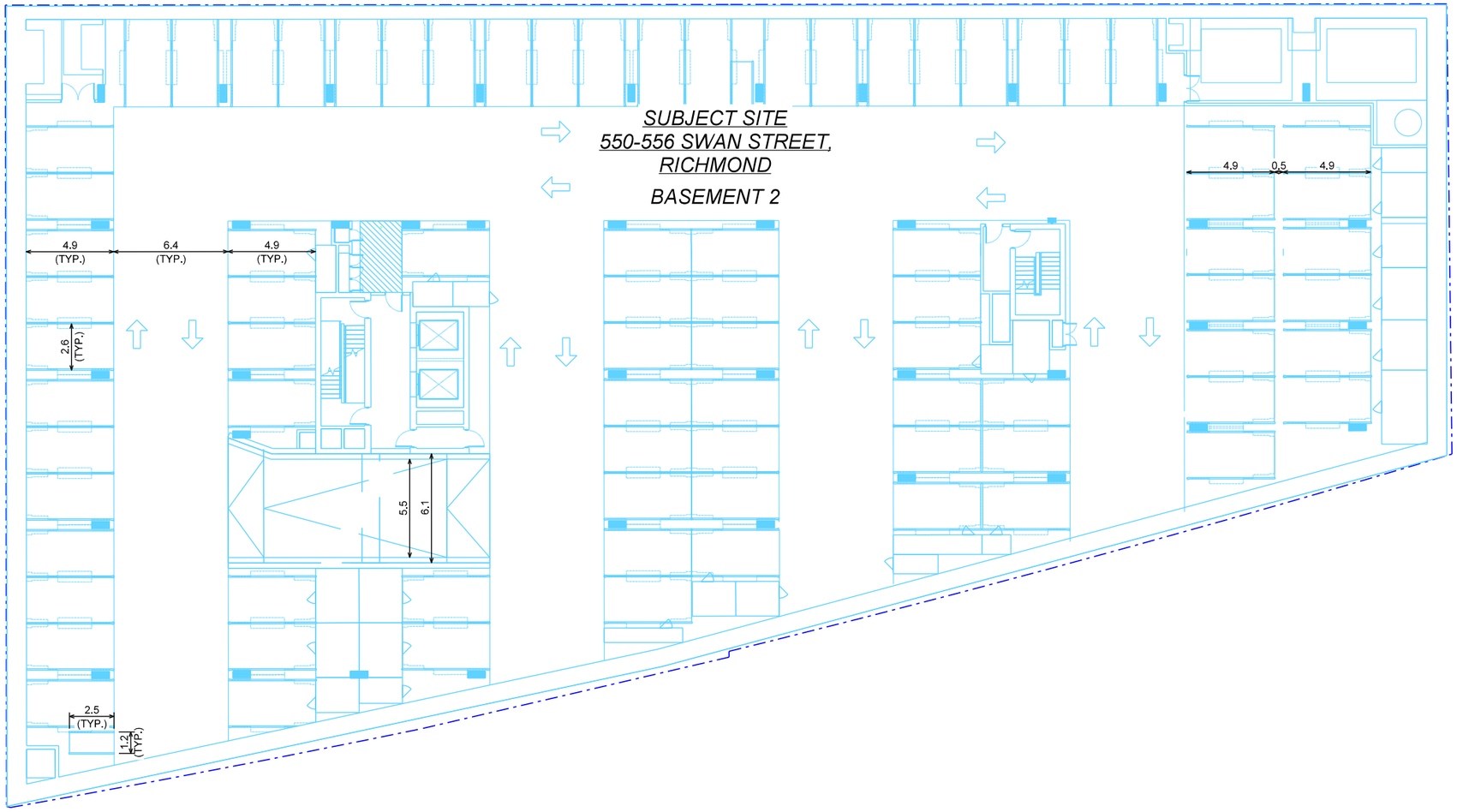
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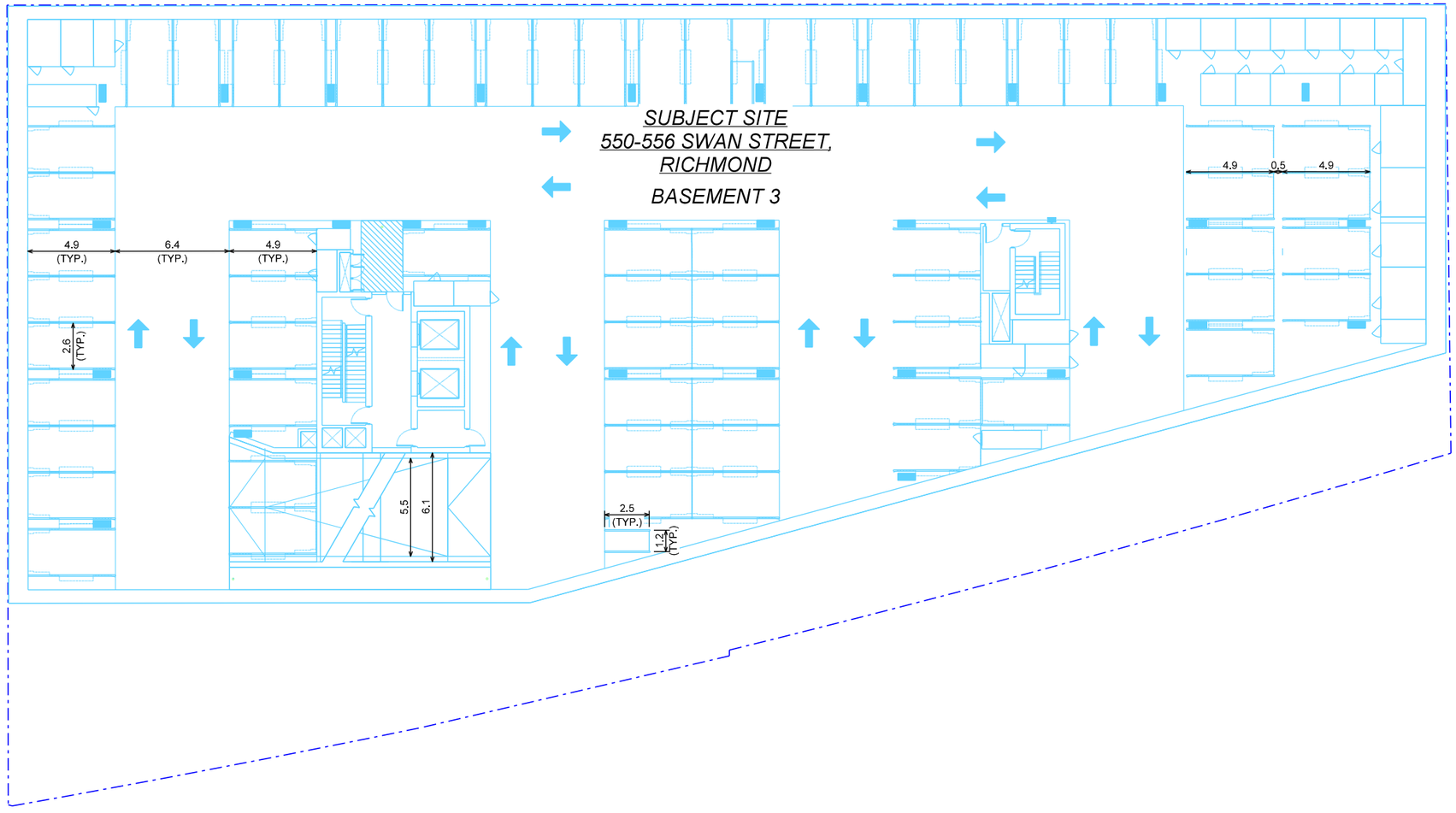
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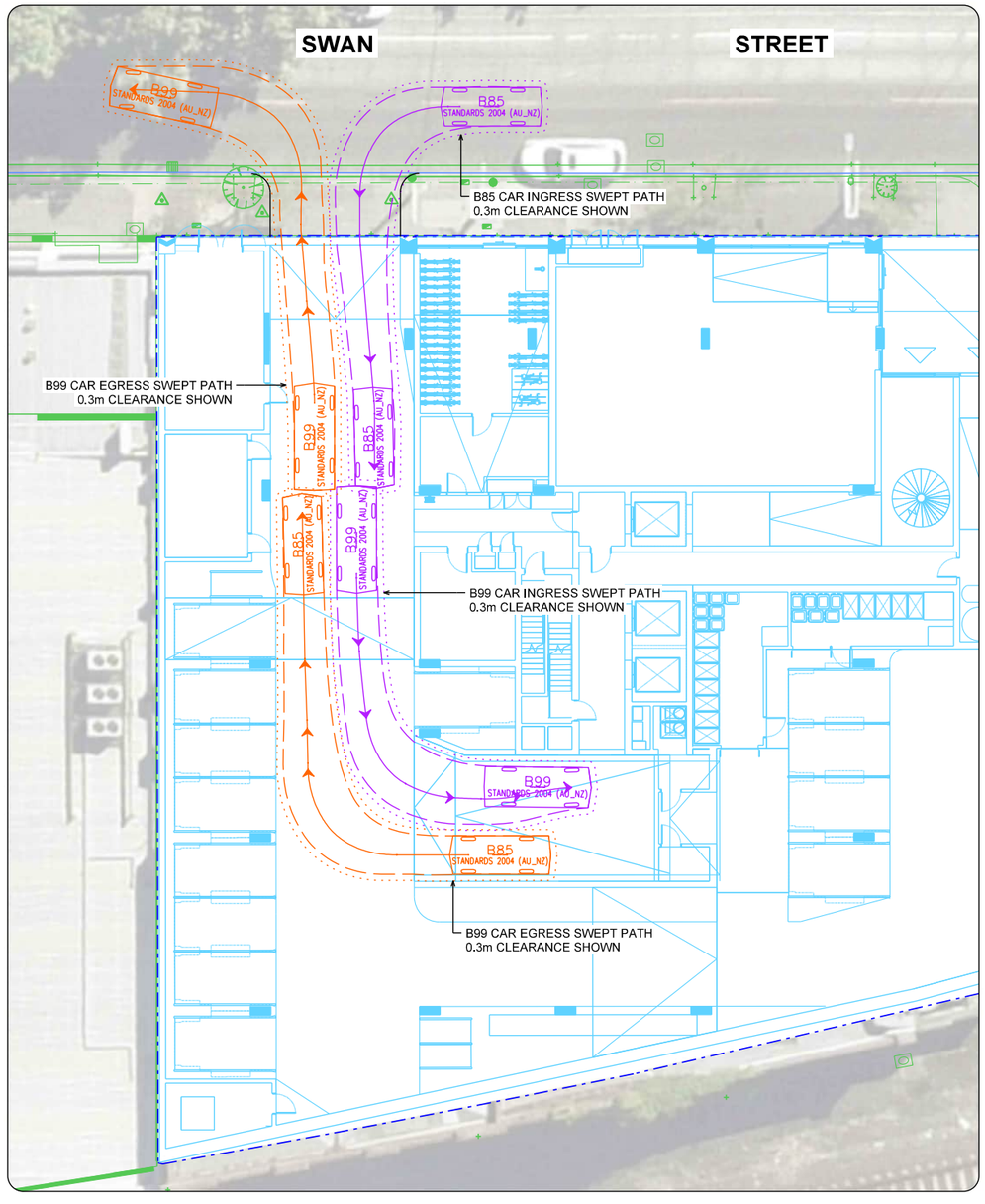
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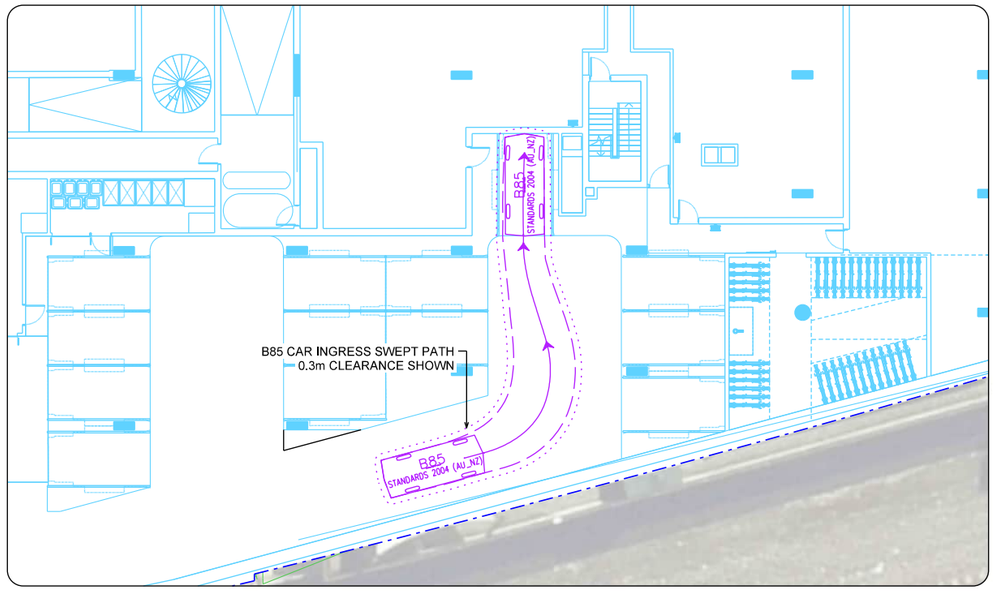
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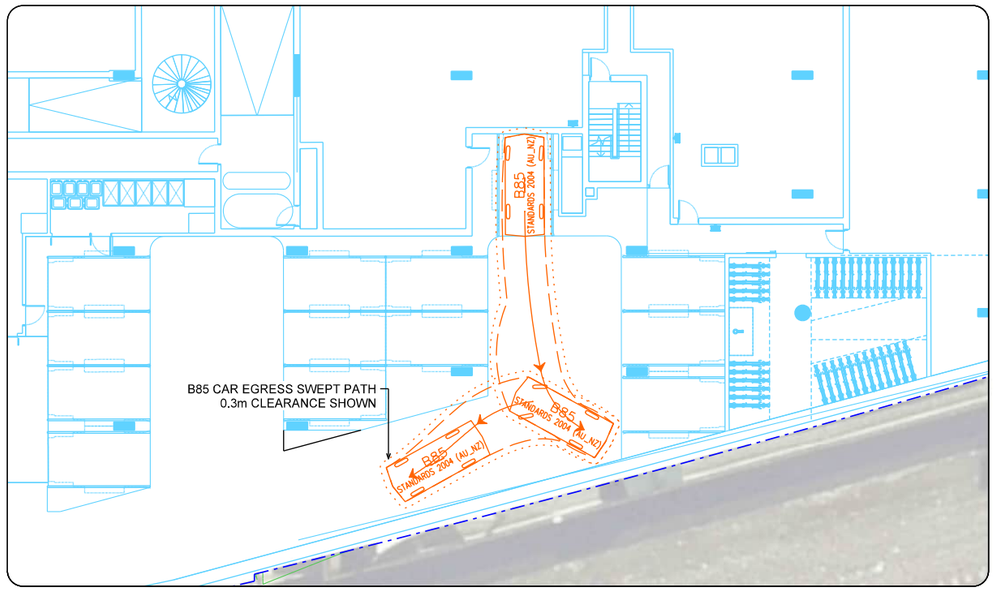
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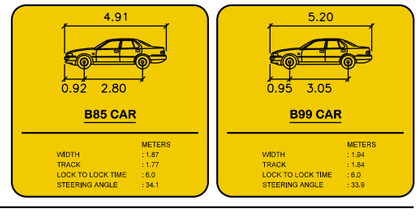
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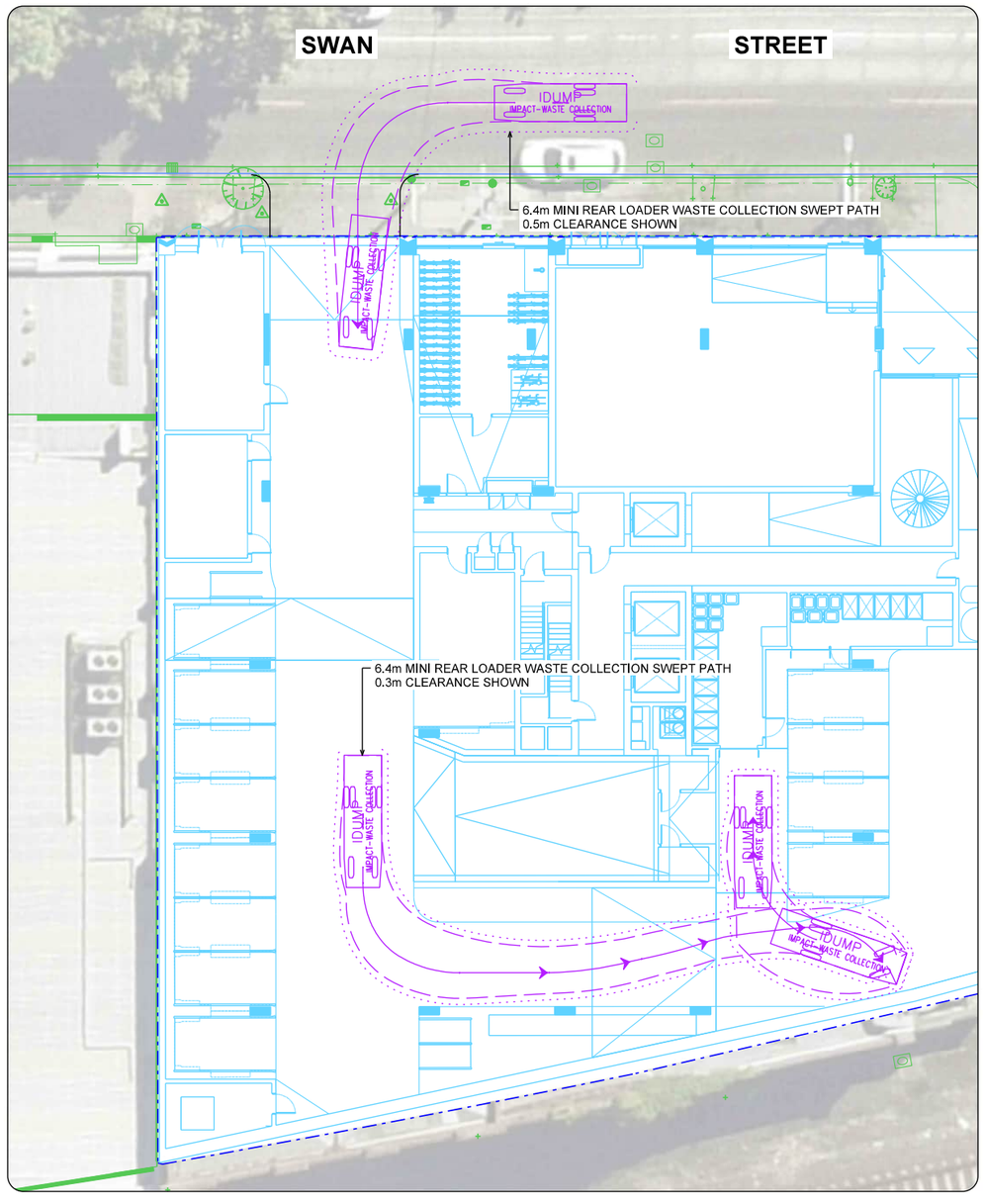
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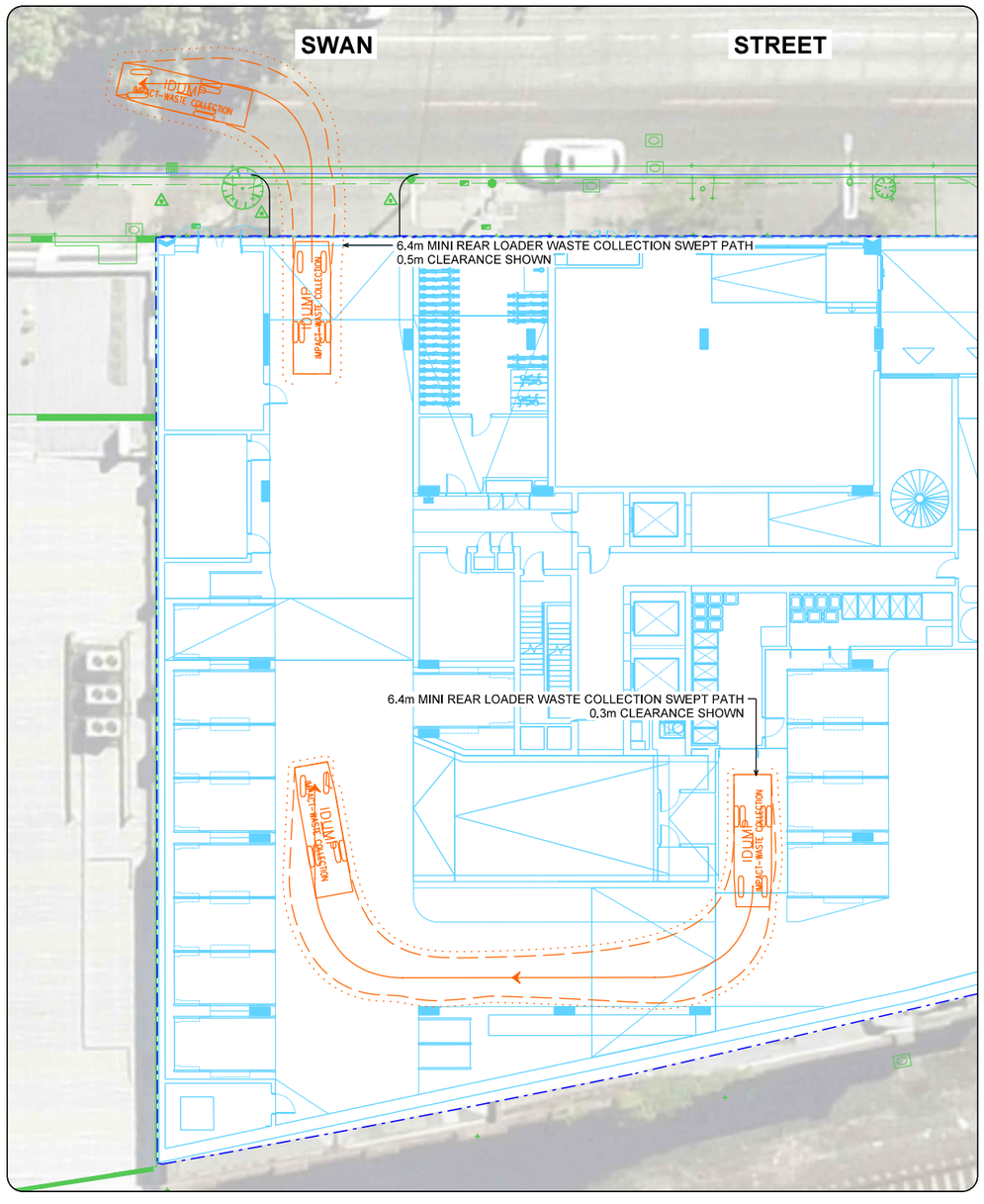
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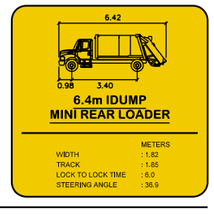
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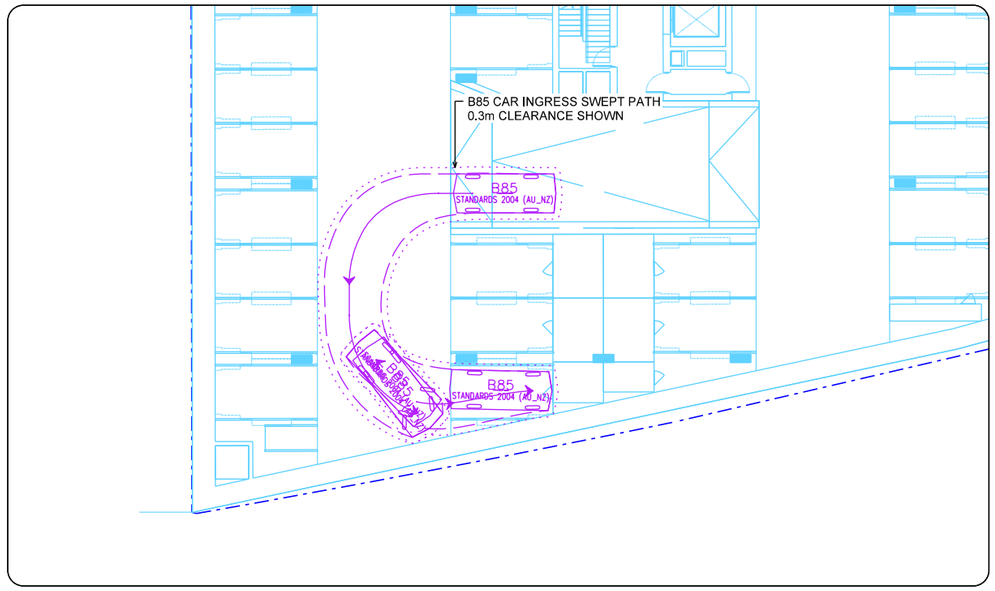
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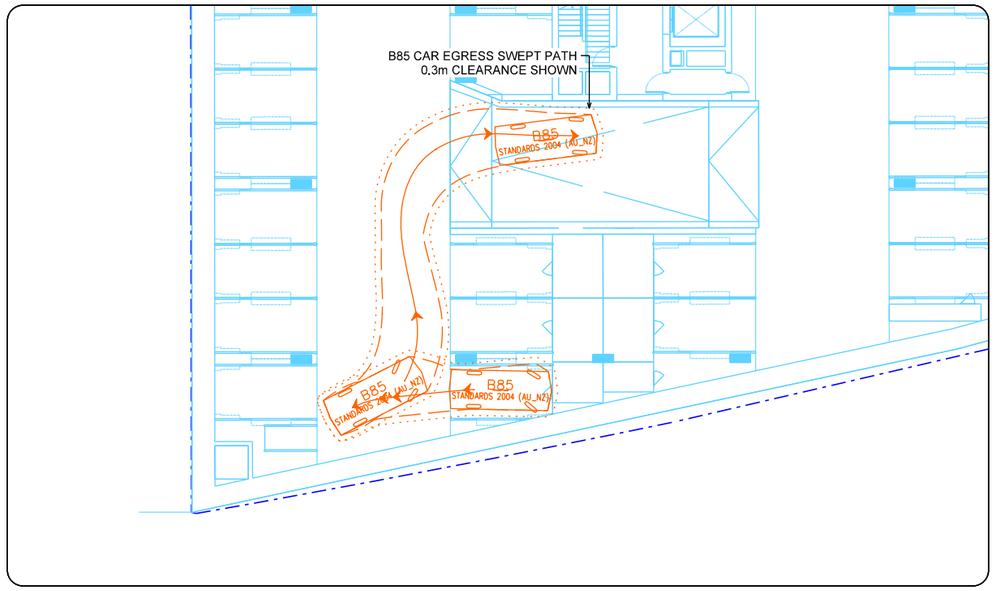
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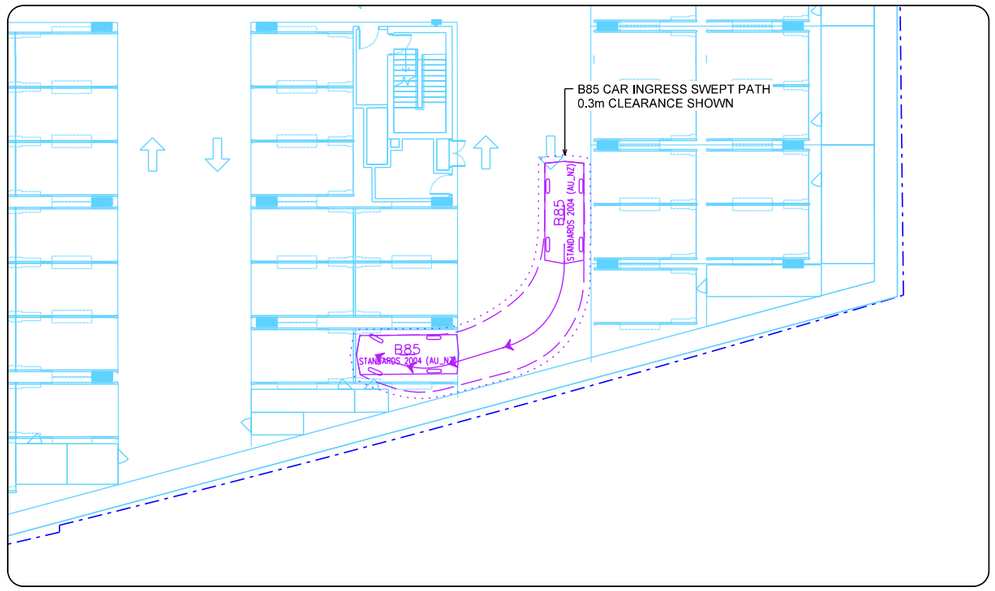
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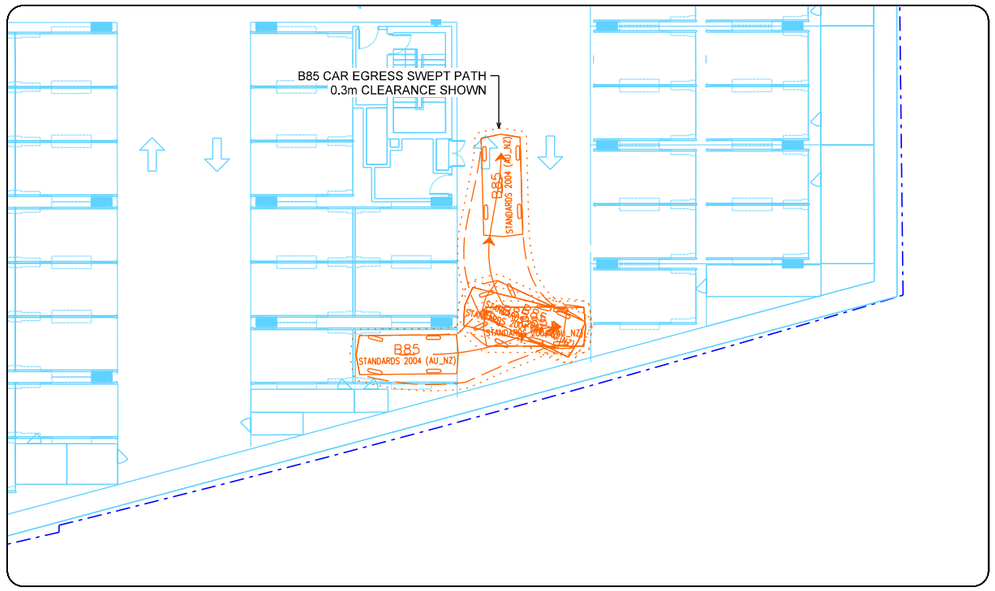
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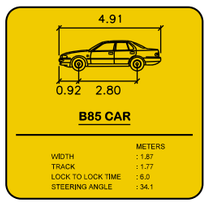
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CITY OF YARRA

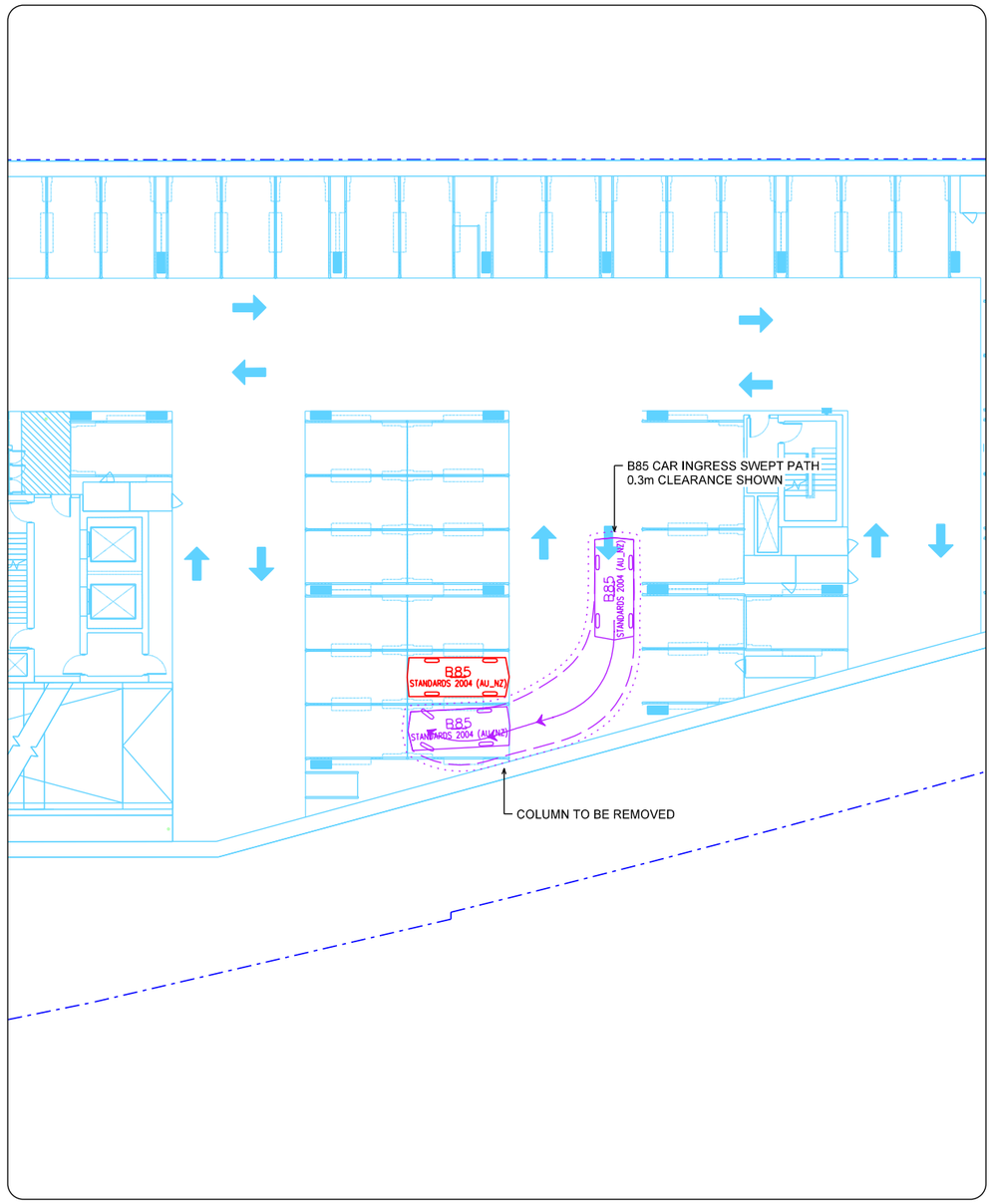
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TRAFFIC IMPACT ASSESSMENT
SWEPT PATH ANALYSIS - BASEMENT 1
B85 CAR

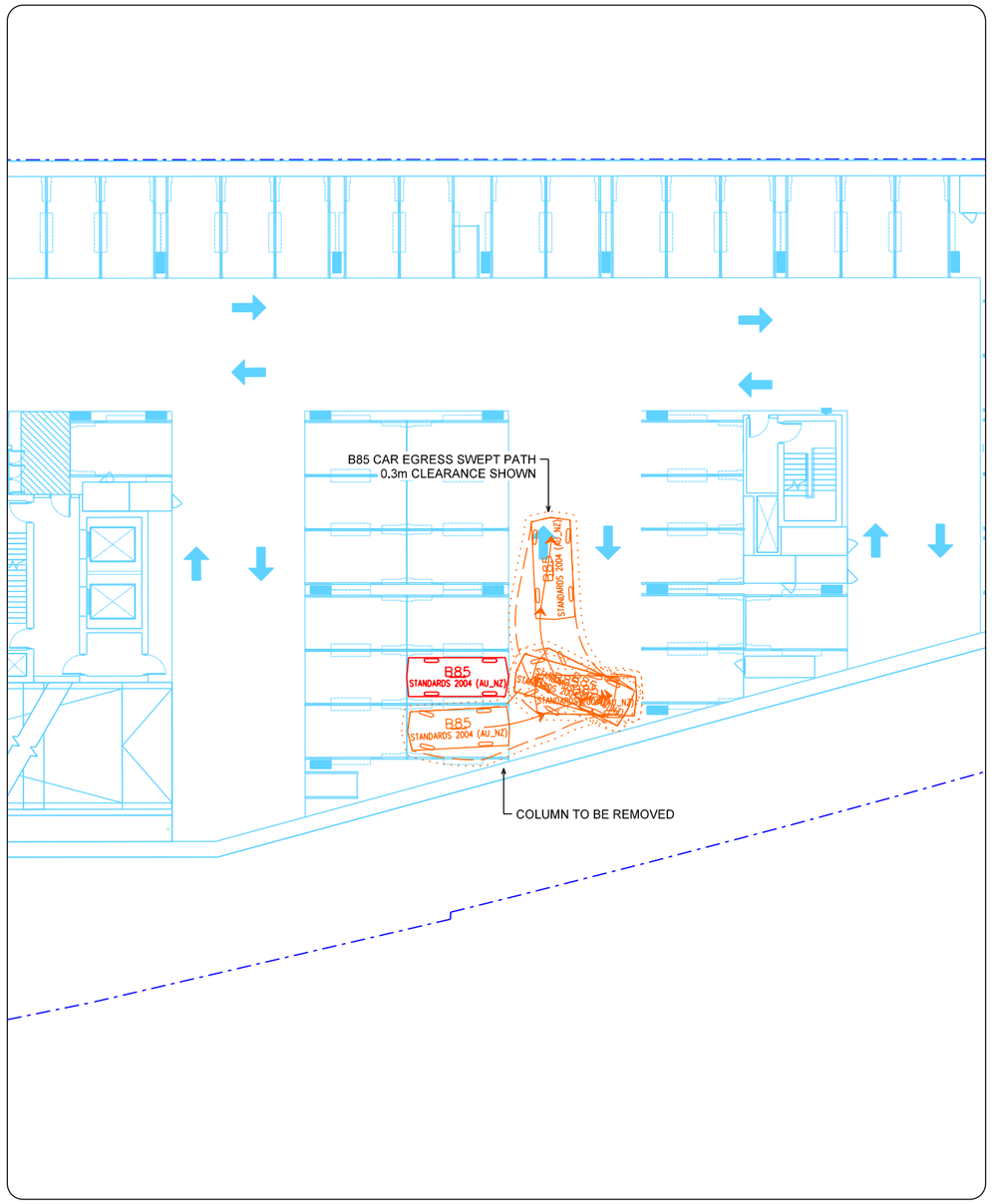
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PRELIMINARY

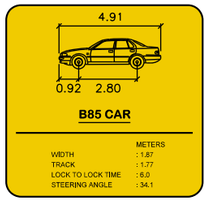
Drawing Number
IMP2510008 - DRG-01-07

Revision
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MELWAY ONLINE REF: MAP 44 J12

SCALE
1:250 @ A3

Client
FORTIS

Date **2026-07-27**
Drawn / Approved **JT / DH**

Project
MIXED-USE DEVELOPMENT
550-556 SWAN STREET, RICHMOND
CITY OF YARRA

Title
TRAFFIC IMPACT ASSESSMENT
SWEPT PATH ANALYSIS - BASEMENT 3
B85 CAR

Status
PRELIMINARY

Drawing Number
IMP2510008 - DRG-01-08

Revision
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APPENDIX B
Bicycle Parking Specifications

Bicycle Network - Arc de Triomphe

Five at Heart - The Arc (Dual Stacker System)

Arc de Triomphe™



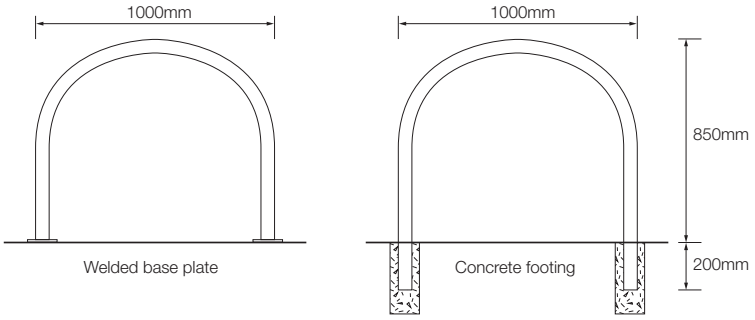
Galvanised finish / Stainless Steel finish

Features



- Each rail supports two adult bikes in an upright position
- Can be either bolted to a concrete slab or concreted in situ
- Available in stainless steel or galvanised steel
- Provides the ability to lock both wheels and frame
- Suitable for foyers and entry areas

Dimensions



Specifications

Material options

- Galvanised (Duragal)
- 316 Marine grade stainless steel

Fixing options

- Welded flange - Bolt on
- In situ

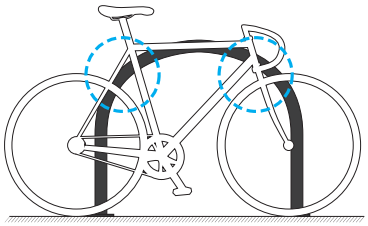
Recommended fasteners

- Galvanised Dynabolts (M10 x 65mm)
- Stainless Dynabolts (M10 x 65mm)
- Shear Nut security fasteners

Dimensions

1000mm [w] x 850mm [h]

Locking Points



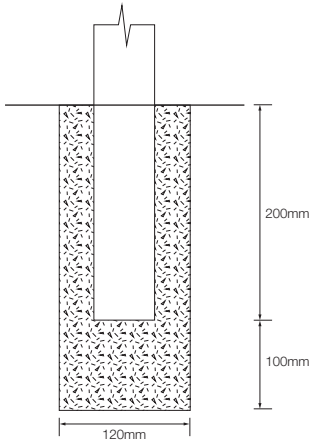
V4.1 - 1/05/2017 | Specification may be subject to change without notice. ©Bicycle Network

BICYCLE NETWORK BIKE PARKING

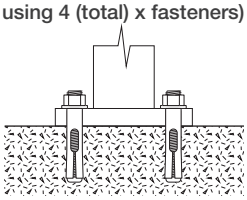
DESIGN. SUPPLY. INSTALL.
Bicycle Network ABN 41 026 835 903
p. 1300 727 563 e. parking@bicyclenetwork.com.au bikeparking.com.au
VIC Level 4, 246 Bourke Street, Melbourne VIC 3000 NSW 234 Crown Street, Darlinghurst NSW 2010
TAS 210 Collins Street, Hobart TAS 7000 NT Suite 5, 18-20 Cavenagh Street, Darwin 0800

Fixing options

In situ (Concrete footing)

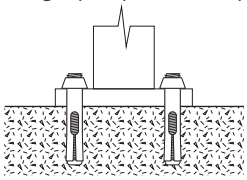


Welded flange (Bolt on) using 4 (total) x fasteners)



Shown with M10 x 65mm fastener

Welded flange (Security heads) using 4 (total) x fasteners)

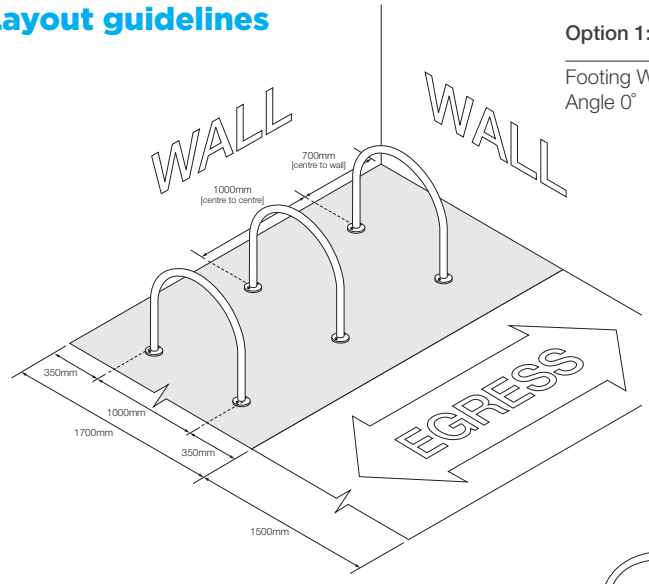


Shown with M10 x 65mm Shear Nuts

Layout guidelines

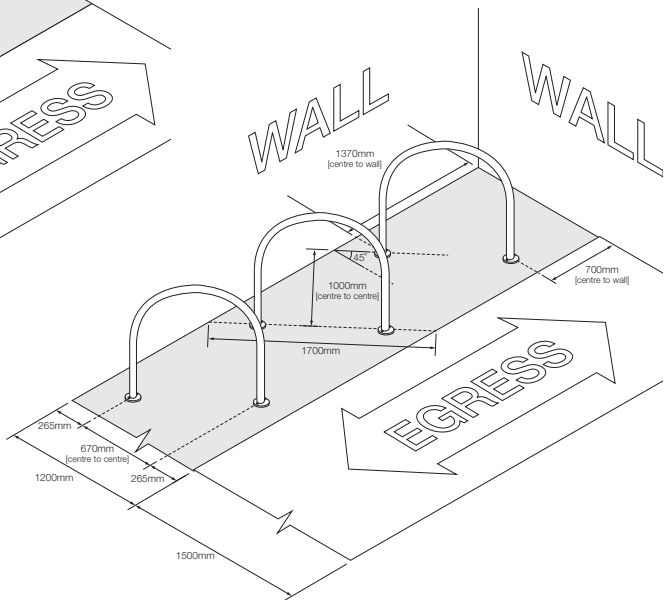
Option 1:

Footing Width 1700mm
Angle 0°

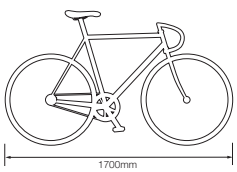


Option 2:

Footing Width 1200mm
Angle 45°



Typical Bicycle Length

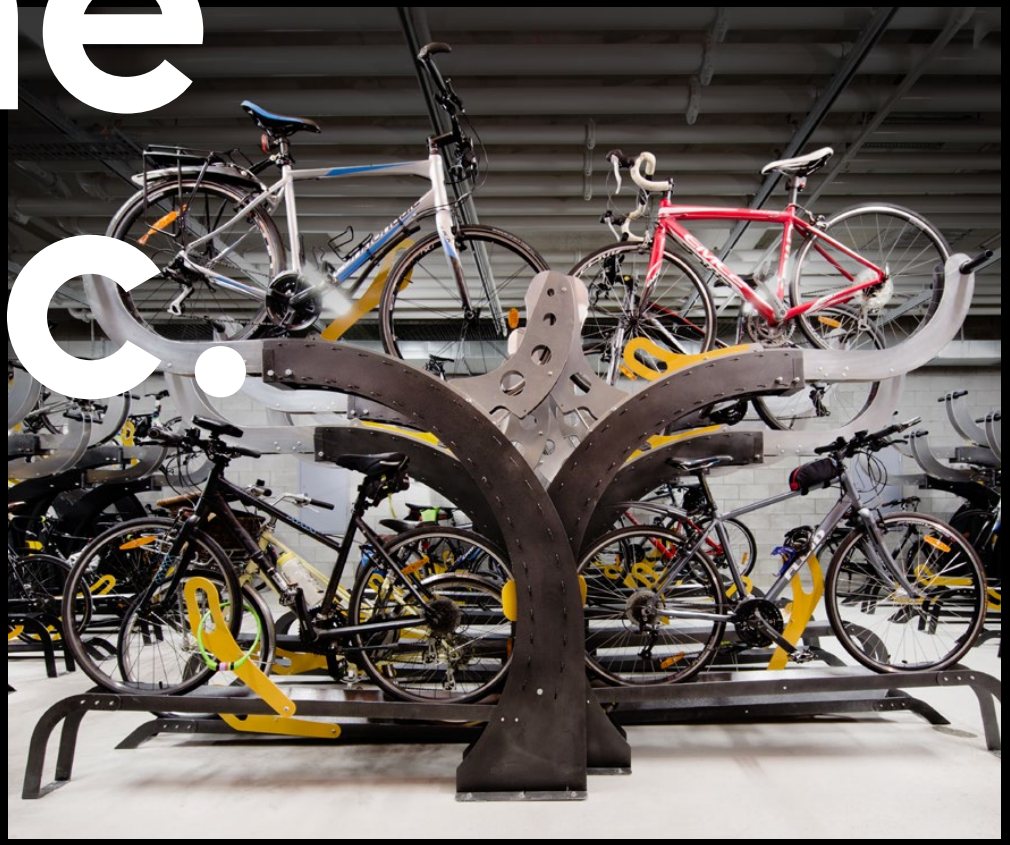


V4.1 - 1/05/2017 | Specification may be subject to change without notice. ©Bicycle Network

BICYCLE NETWORK BIKE PARKING

DESIGN. SUPPLY. INSTALL.
Bicycle Network ABN 41 026 835 903
p. 1300 727 563 e. parking@bicyclenetwork.com.au bikeparking.com.au
VIC Level 4, 246 Bourke Street, Melbourne VIC 3000 NSW 234 Crown Street, Darlinghurst NSW 2010
TAS 210 Collins Street, Hobart TAS 7000 NT Suite 5, 18-20 Cavenagh Street, Darwin 0800

The Arc.



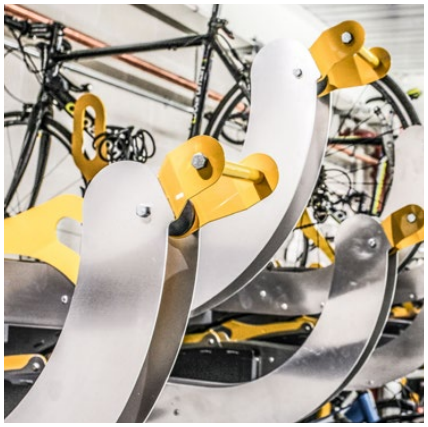
Spec Sheet

Five At Heart

High density storage that protects your bike and your back.

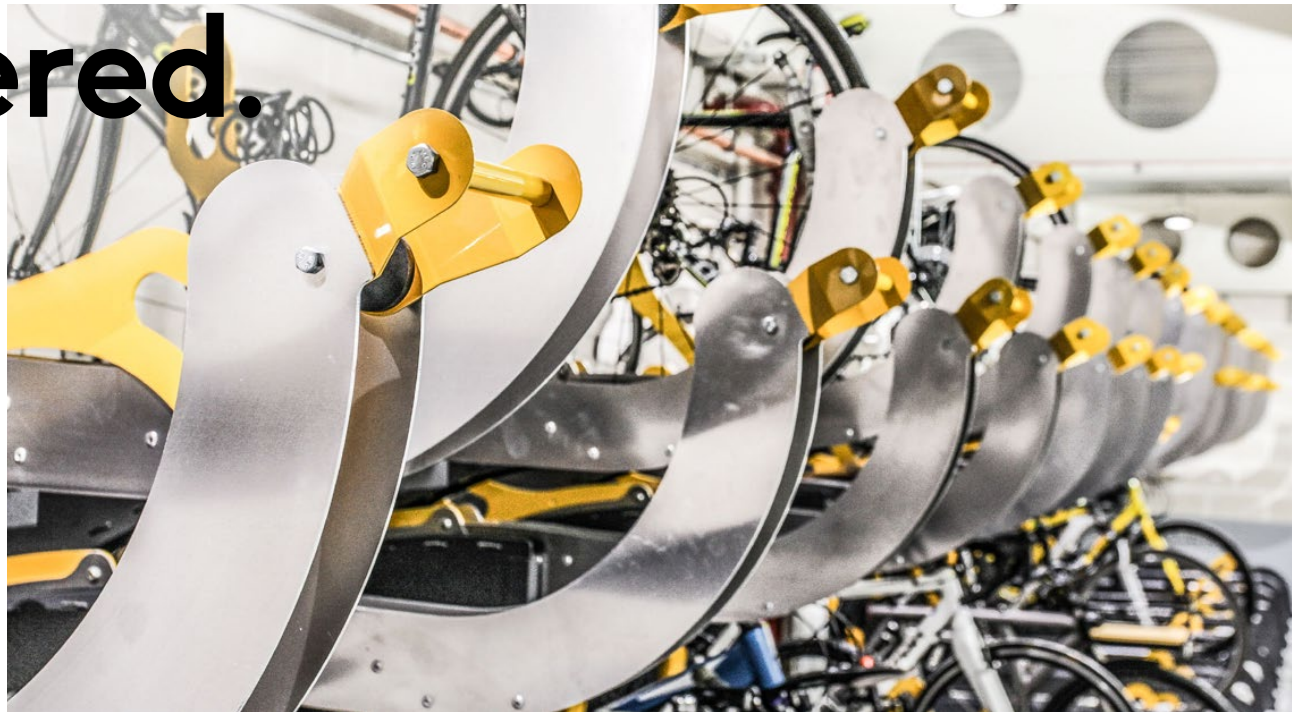






Five At Heart

Staggered.



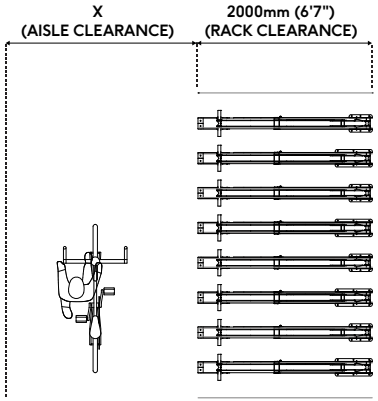
The Arc

Five At Heart

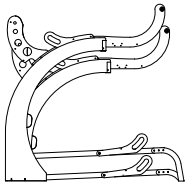
Material
Mild steel base with powder coated black Hammertone finish
Mill finish aluminium carriage
Lock Bars, handle and lower wheel catcher standard powder coat colour yellow (custom colours available, minimum order 20)

Specification	
(X) Aisle	
AUS Standard (2890.3)	2000mm (6'7")
Manufacturer Recommended	1800mm (5'11")
(Y) Centre Spacing	
AUS Standard (2890.3)	400mm (1'3.75")
Manufacturers Recommended	400mm (1'3.75")
USA, San Francisco (CA) Standard	430mm (1'4")
(Z) Ceiling Height Minimum	
AUS Standard (2890.3)	2700mm (8'10")
Manufacturer Recommended	2600mm (8'6")

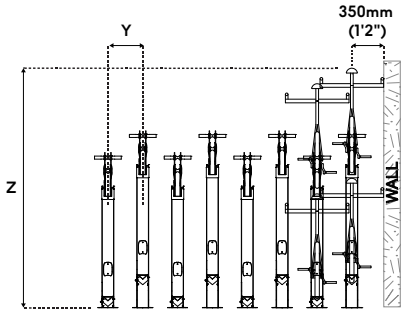
TOP VIEW



SIDE VIEW



FRONT VIEW



Double Sided.

The Arc

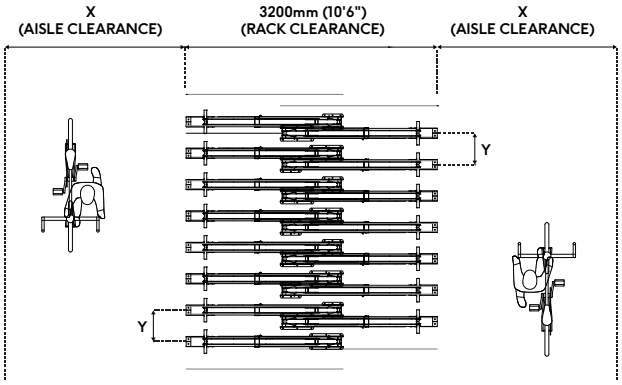
Five At Heart



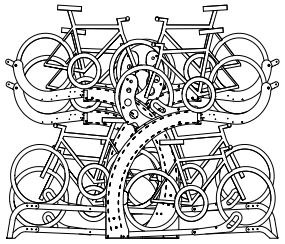
Material
Mild steel base with powder coated black Hammertone finish
Mill finish aluminium carriage
Lock Bars, handle and lower wheel catcher standard powder coat colour yellow (custom colours available, minimum order 20)

Specification	
(X) Aisle	
AUS Standard (2890.3)	2000mm (6'7")
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(Y) Centre Spacing	
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USA, San Francisco (CA) Standard	430mm (1'4")
(Z) Ceiling Height Minimum	
AUS Standard (2890.3)	2700mm (8'10")
Manufacturer Recommended	2600mm (8'6")

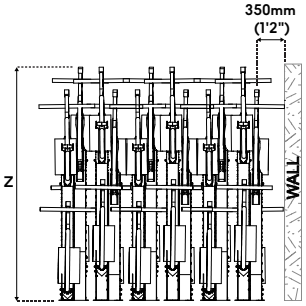
TOP VIEW



SIDE VIEW



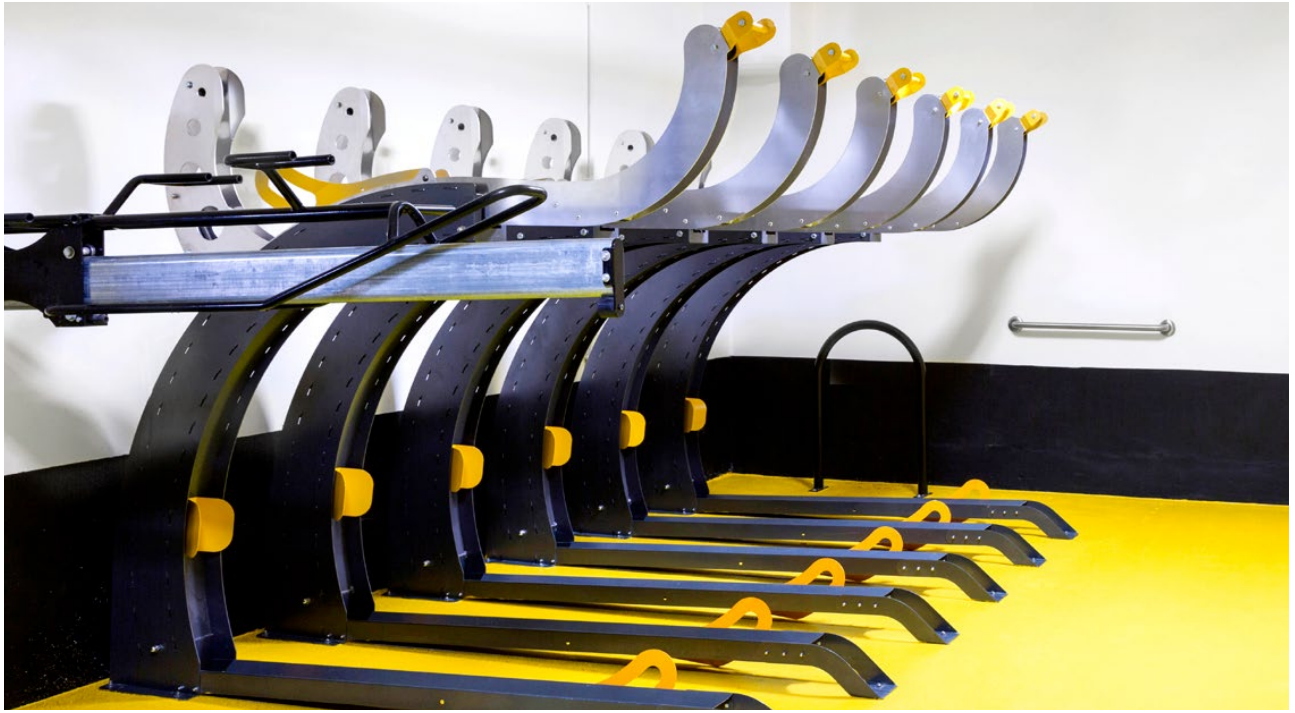
FRONT VIEW



Single Level.

The Arc

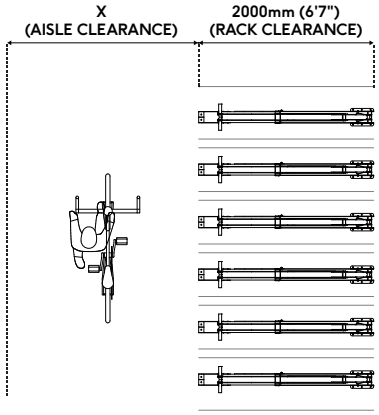
Five At Heart



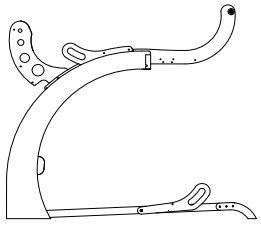
Material
Mild steel base with powder coated black Hammertone finish
Mill finish aluminium carriage
Lock Bars, handle and lower wheel catcher standard powder coat colour yellow (custom colours available, minimum order 20)

Specification	
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Manufacturer Recommended	1800mm (5'11")
(Z) Ceiling Height Minimum	
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(Y) Centre Spacing	
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Manufacturer Recommended	600mm (2')

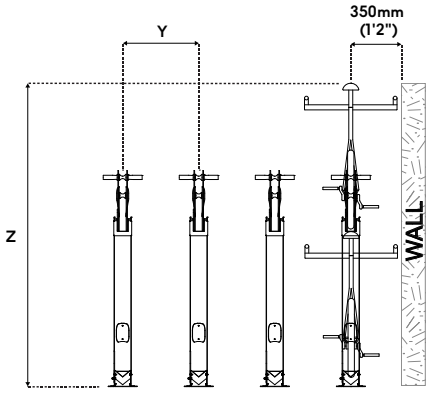
TOP VIEW



SIDE VIEW



FRONT VIEW



Arc Warranty and Technical Data

Warranty Information

Five At Heart products come with a standard 2 year warranty, effective from the handover date.

For the warranty period, we warrant that the equipment (and any materials) we supply will comply with the relevant standards at the date of installation.

This warranty is limited and may be excluded in part or in full in light of user damage or failure to install to Five At Heart specification.

We recommend a monthly visual inspection for signs of damage or need for cleaning.

Contact Five At Heart in the event of product damage.

Fixing options / and detail

Fig 1/ M10/50mm galvanised sleeve anchor

Product Weight

Low – 46kg
High – 53kg

Substrate Requirements

- Concrete – 100mm thick and in good condition

Maintenance Requirements

Slide unit bearings are sealed and do not require on going maintenance.

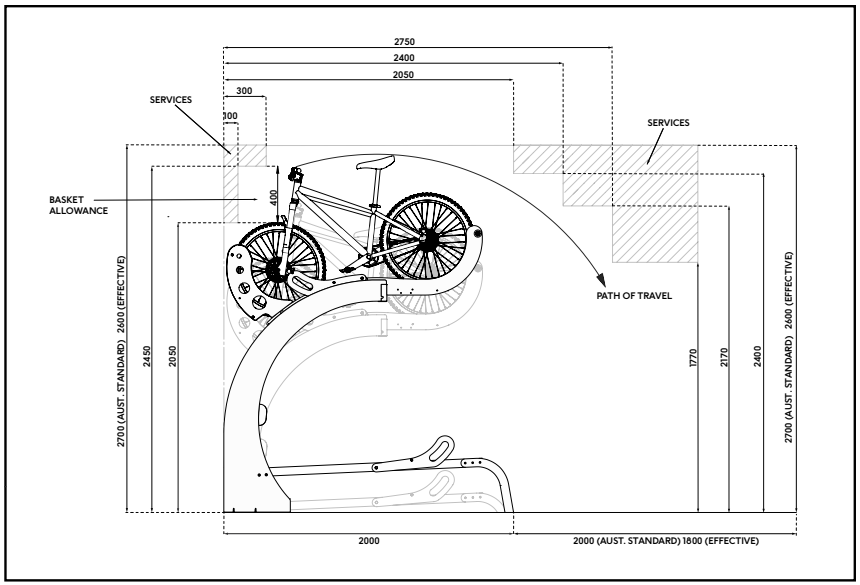
If any moving parts appear to be malfunctioning, discontinue use and contact Five At Heart.

Cleaning

Cleaning should start at the time the products are installed, ensuring that construction materials such as concrete, plaster and paint splashes are removed before they have a chance to dry. Failure to remove these materials will require aggressive cleaning in the future, that may be harmful to the products.

Wipe with a damp cloth for surface cleaning. Regular cleaning may be done with a solution of warm water and a non-abrasive, pH neutral detergent solution. Surfaces should be thoroughly rinsed after cleaning to remove all residues.

WARNING: DO NOT UNDER ANY CIRCUMSTANCES USE STRONG SOLVENTS SUCH AS THINNERS OR SOLUTIONS CONTAINING CHLORINATED HYDROCARBONS, ESTERS OR KETONES. ABRASIVE CLEANERS OR CUTTING COMPOUNDS SHOULD NOT BE USED.



Arc clearance map – Staggered unit

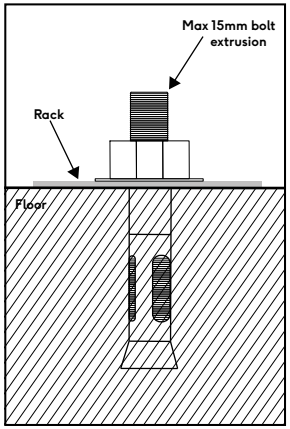
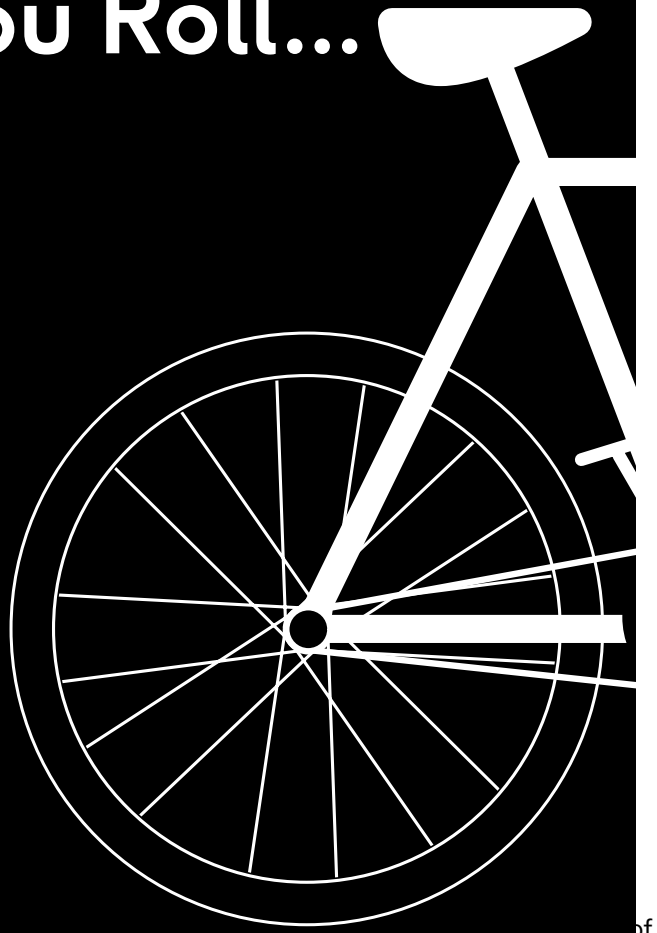


Fig 1/ M10/50mm galvanised sleeve anchor

Five At Heart

Creating spaces for however you Roll...



fiveatheart.com

Australia	1300 769 332 or au_info@fiveatheart.com
North America	1888 218 3433 or na_info@fiveatheart.com
Europe	(+44) 7565 357342 or eu_info@fiveatheart.com

APPENDIX C
Green Travel Plan

37°49'37.9"S
145°00'41.2"E

Mixed-Use Development: 550-556 Swan Street, Richmond



Green Travel Plan

3 August 2026
Prepared for Fortis

IMP2510008GTP02F03

Impact

Company Information

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Level 17, 31 Queen Street, Melbourne, Victoria, 3000

ABN: 78 611 424 107

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Document Information

Client	Fortis
Report Title	Mixed-Use Development: 550-556 Swan Street, Richmond
Report Reference	IMP2510008GTP02F03
Date of Issue	3 August 2026
Prepared By	Jake Townley

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APPENDIX B Questionnaire Surveys

1 Introduction

1.1 Engagement

IMPACT® have been engaged by Fortis to prepare a Green Travel Plan for the proposed mixed-use development at 550-556 Swan Street, Richmond.

1.2 Scope of Engagement

This Green Travel Plan has been prepared to supplement a Traffic & Transport Impact Assessment in support of the proposed mixed-use development.

In preparing this Green Travel Plan we have referenced the following:

- Development plans prepared by JCB Architects;
- Australian Bureau of Statistics Census Data (2021); and
- Other web-based sources as referenced in the body of this report.

2 Development Proposition

2.1 Use and Yield

A mixed-use development, comprising residential and food & drink tenancies is proposed. The development is contemplated to be constructed in two stages/towers, with the proposed development schedule summarised in Table 1.

Table 1 Development Schedule

Use		Total
		Yield
Residential	1 Bedroom	40
	2 Bedroom	103
	3 Bedroom	35
	Total	178
Food & Drink		837
Office		4242

2.2 Car Parking

A total of 219 car parking spaces is proposed within the development as summarised in Table 2.

Table 2 Car Parking Summary

Floor Level	Total
Basement 3	63
Basement 2	79
Basement 1	73
Ground	22*
Total	**237**

*Including provision for one (1) car share space and one (1) EV space.

2.3 Bicycle Facilities

A total of 124 spaces is proposed as summarised in Table 3

Table 3 Bicycle Parking Summary

Floor Level	Residential		Commercial	
	Provision	Composition	Provision	Composition
Ground	72 spaces	36 dual stacker racks (72)	52 spaces	24 dual stacker racks (48) & 2 bicycle hoops (4)

Residential and commercial staff spaces are provided within two separate end of trip areas on the ground floor.

16 visitor spaces, more appropriately used for the commercial tenancies, are proposed within the ground floor car parking area.

2.4 Motorcycle Parking

A total of 12 motorcycle parking spaces is provided throughout the car parking levels.

3 Sustinable Transport Planning

3.1 Overview

A Green Travel Plan is one of a suite of tools available to assist with Sustainable Transport Planning.

A Green Travel Plan can be defined as a package of site-specific measures implemented to promote and maximise the use of more sustainable modes of travel.

Typically, green travel plans support walking, cycling, public transport and car sharing, which are encouraged via a range of actions, promotional campaigns and incentives, and can deliver a range of benefits to employers, employees, visitors of a development by:

- Reducing the need to provide parking (reducing costs associated with providing parking and helping to create more affordable development outcomes);
- Contribute to corporate social responsibility relating to the triple bottom line, and improve corporate image as an innovative and environmentally-aware organisation;
- Help to appeal to a new generation of professionals who prioritise location and lifestyle over car ownership;
- Help to attract and retain staff (reducing costs associated with staff turnover);
- Contribute to a healthier, happier and more active workplace (reducing costs associated with sick days and an unhealthy, unproductive workforce);
- Create opportunities for healthier lifestyles and more vibrant, cohesive and accessible communities;
- Provide staff and residents with potential travel cost savings;

In preparing a Green Travel Plan, the plan should have regard to the following essential elements[1]:



Site Audit and Data Collection To understand Base Conditions;

Objectives and targets To define the direction and purpose of the travel plan. Targets should be specific, measurable, achievable and time-bound;

Actions To help achieve the objectives. Should provide incentives for using sustainable transport modes;

Promoting and Marketing Communication strategy to get the message to the target audience;

Commitment of resources This could including financial support and human resources to allow for implementation, monitoring, review and continual improvement of the travel plan;

Monitoring and Review process Aimed at setting out a systematic approach to measuring the impact of the travel plan;

Governance support Includes appointment of a Travel Plan Coordinator or Committee.

[1] City of Sydney & UK Department for Transport

4 Site Specific Transport Assessment

4.1 Location

The subject site is located on the southern side of Swan Street as illustrated in Figure 1.

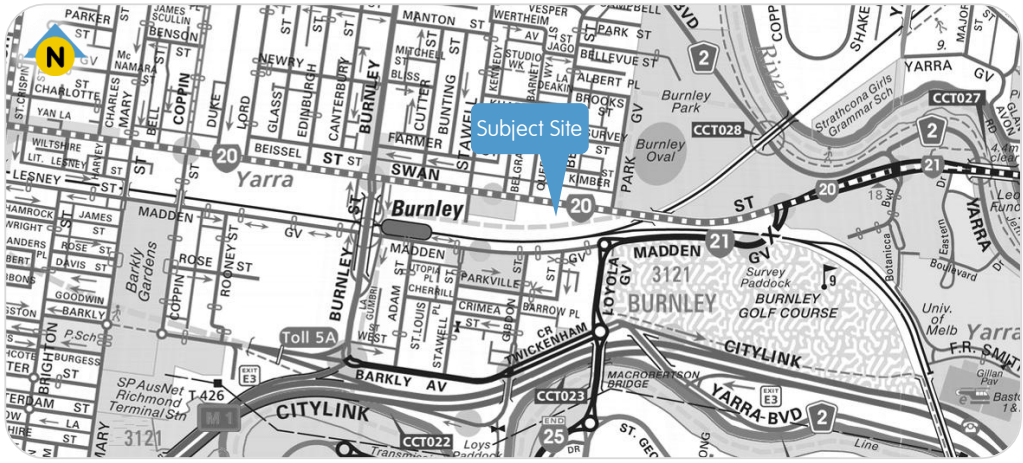


Figure 1 Location of Subject Site

4.2 Public Transport

The site has good access to public transport and is located proximate to a number of heavy rail and light rail options. The site in the context of local public transport options is shown in Figure 2.

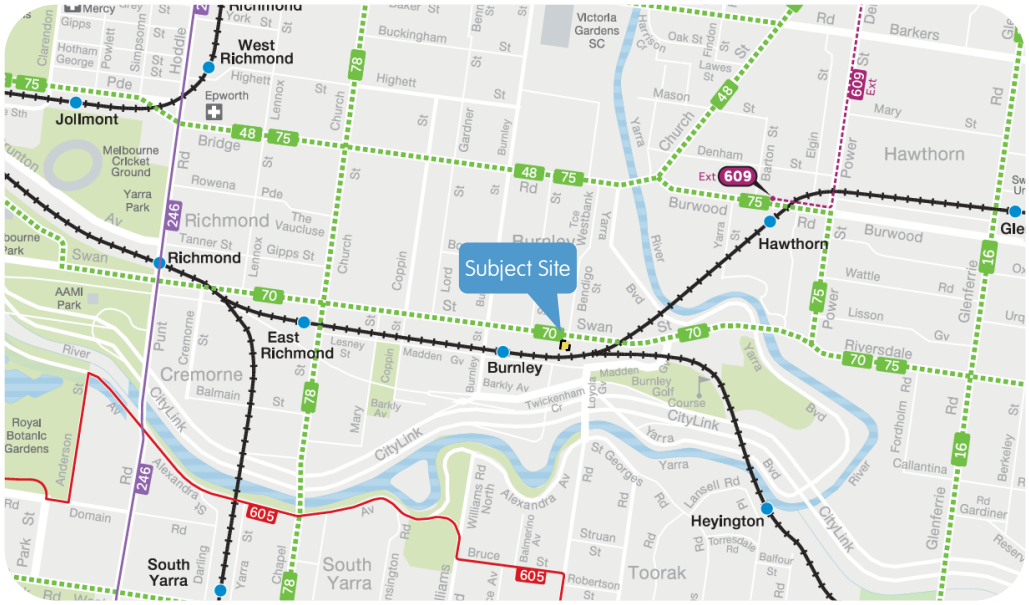


Figure 2 Public Transport Network Map

Details of nearby public transport options are listed below in Table 4.

Table 4 Public Transport Options

Service	Route	Nearest Station / Stop	Distance to Site
Train	Belgrave Line	Burnley Station	~450m
	Glen Waverly Line	Burnley Station	~450m
Tram	70 Waterfront City Docklands - Wattle Park	Park Gr/Swan St #16	~30m
	78 North Richmond - Balaclava via Prahran	Swan St/Church St #57	~1,200m
	75 Vermont South - Central Pier Docklands	Burnley St/Bridge Rd #21	~1,200m

In recognition of the site's access to public transport options, we note that it is located within the Category 3 of the Car Parking Requirement Map, as shown in Figure 3. The Car Parking Requirement Map was developed utilising a public transport accessibility level (PTAL) methodology that assesses how well connected a specific location is connected to the public transport network.

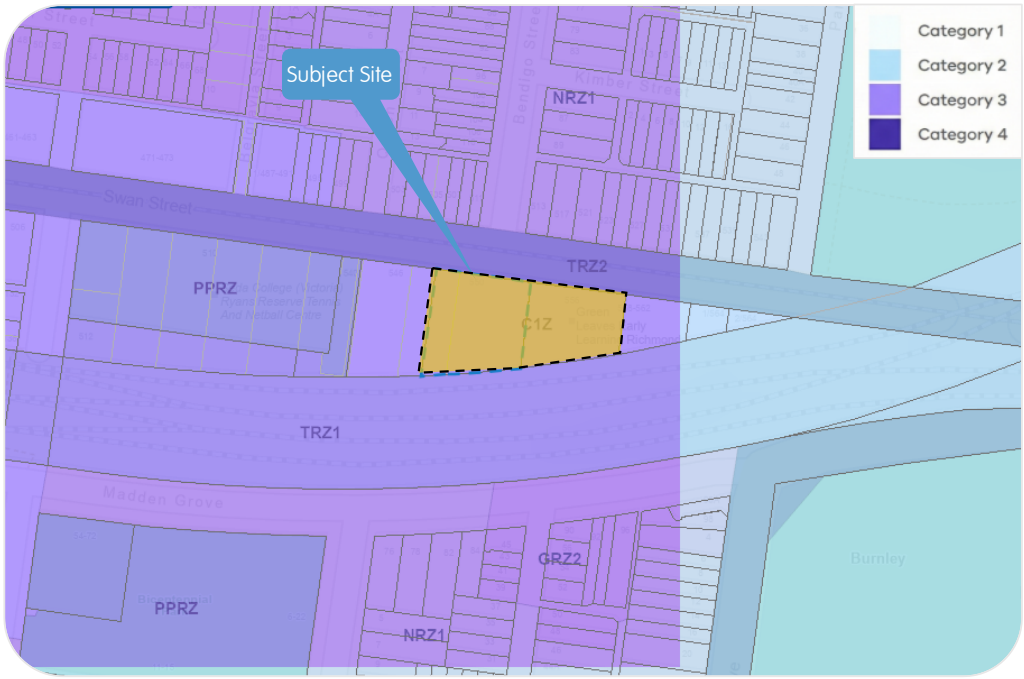


Figure 3 Car Parking Requirement Map

As illustrated in Figure 4, the site has a Transit Score of 77, and is described as having Excellent Transit which means that transit is convenient for most trips within the vicinity of the site[2].

[2] Walkscore: https://www.walkscore.com/score/550-swan-st-richmond-vic-australia

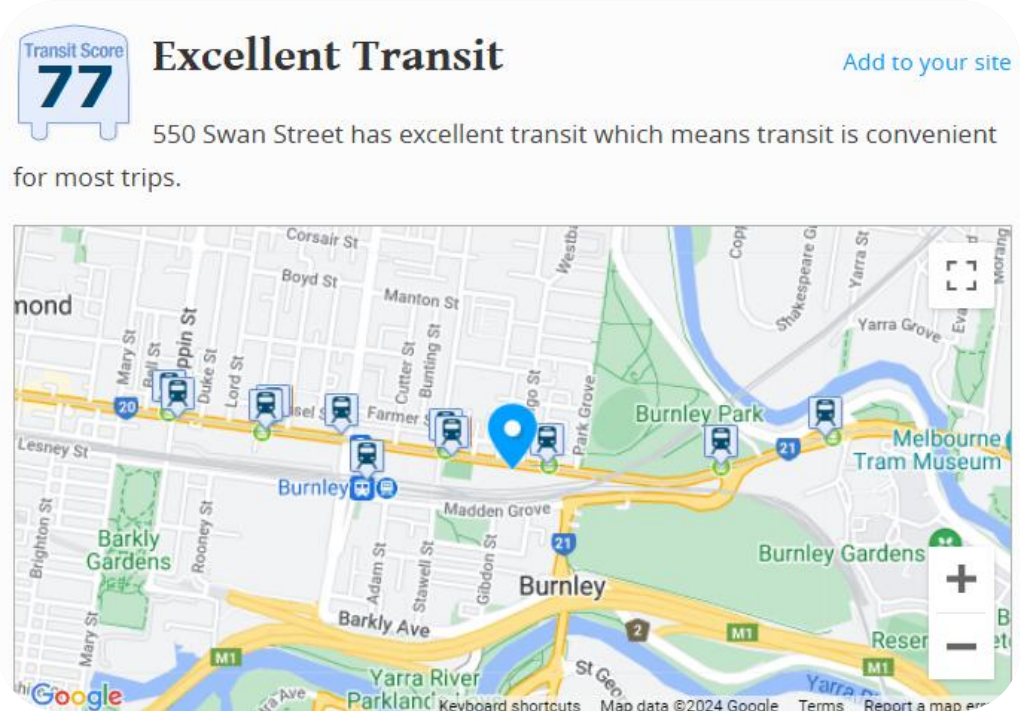


Figure 4 **Transit Score Results**

4.3 Cycling

The site is easily accessible to Melbourne's extensive bicycle network, with paths on Swan Street and Burnley Street in close proximity to the subject site providing connection to the nearby capital city trail.

Both the Swan Street and Burnley path is identified as a Main Route (C2) in the Strategic Cycling Corridor as illustrated in Figure 5.

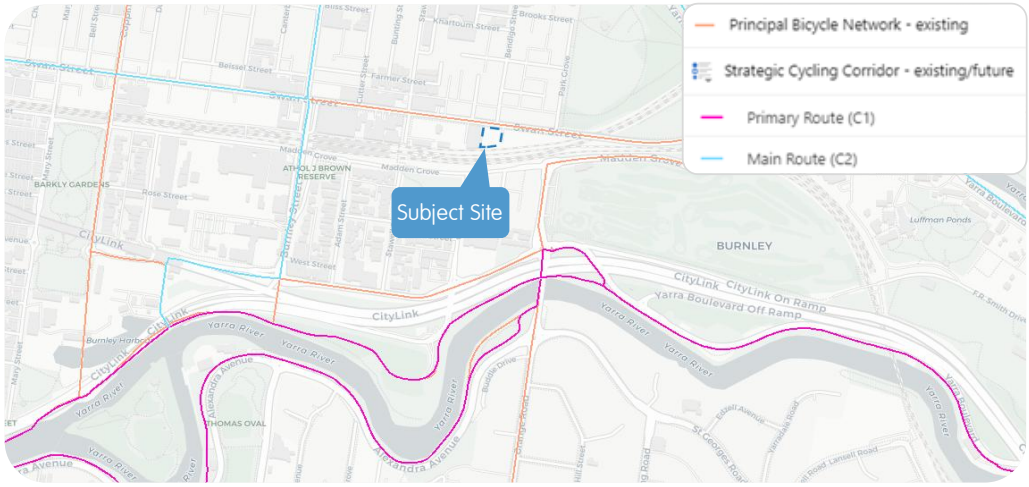


Figure 5 **Strategic Cycling Corridors**

These corridors as demonstrated above and in Figure 6 provide cyclists with good connections to cycling paths and trails throughout the Metropolitan Melbourne area.

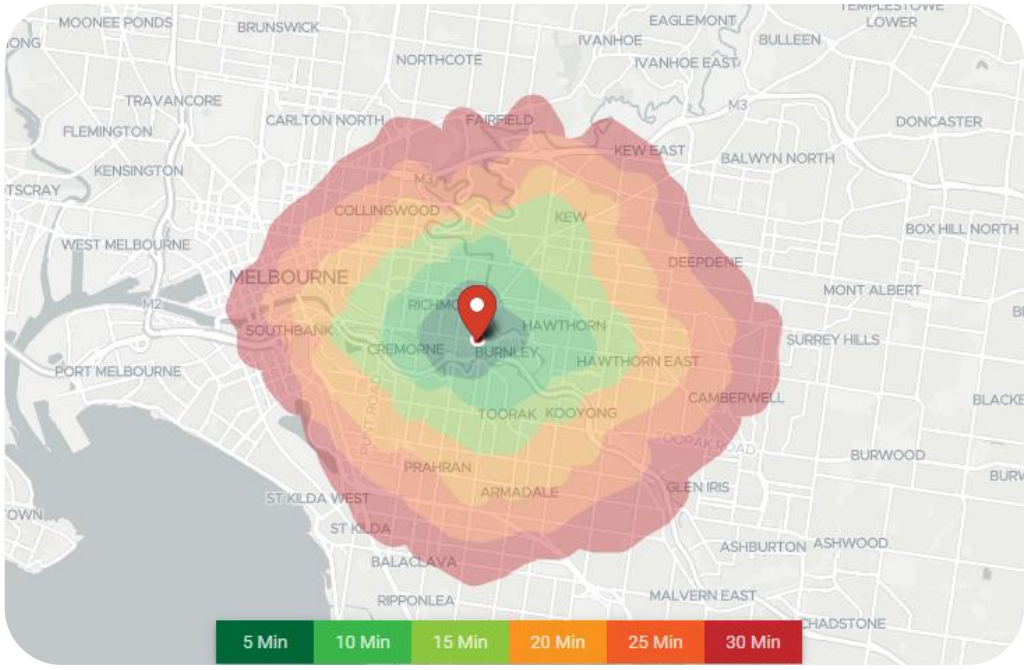


Figure 6 30 Minute Cycling Catchment

The catchment plan[3] shows that within 30 minutes, a cyclist can travel from the site to:

- North Kew
- South St Kilda East
- West South Wharf
- East Camberwell

4.4 Walking

The site connected to an extensive network of formal footpaths, and as illustrated in Figure 7 the site has a WalkScore of 86 and is described as 'Very Walkable', which mean most errand can be accomplished by foot[4]

This network of footpaths and trails provide an extensive 30 minute walking catchment to the site as demonstrated in Figure 8.

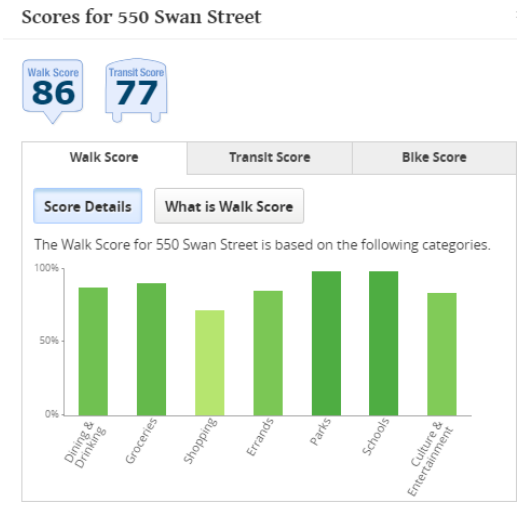


Figure 7 Walk Score Results

[3] Catchment Tracker: Targomo.com

[4] Walkscore: https://www.walkscore.com/score/459-church-st-richmond-vic-australia

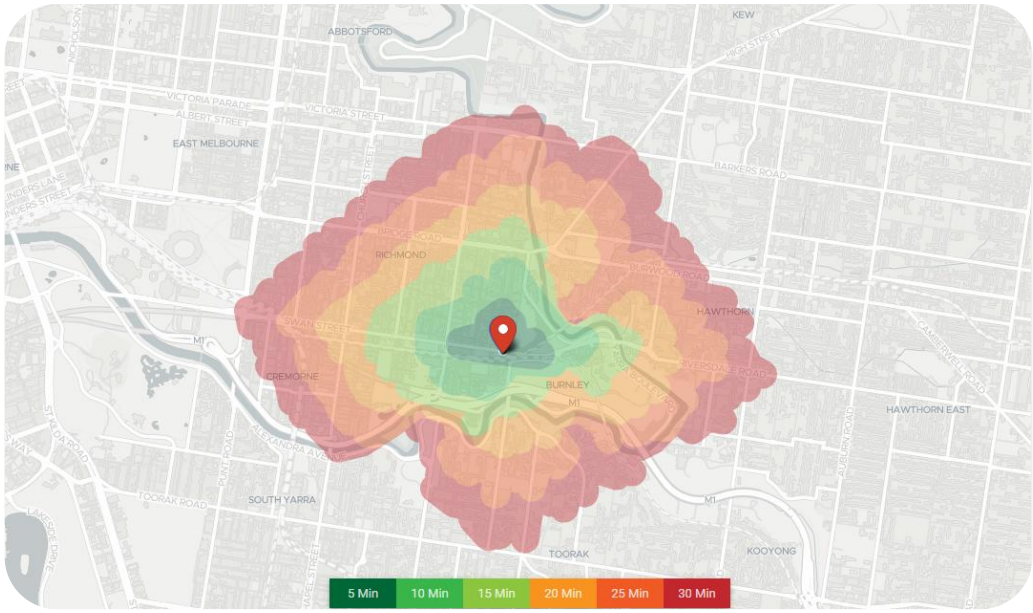


Figure 8 30 Minute Walking Catchment

The catchment plan shows that within 30 minutes, a pedestrian can travel from the site to:

- North Richmond North
- South Toorak
- West Cremorne
- East Hawthorn

4.5 Car Share Facilities

Figure 9 shows the location of share cars within the vicinity of the subject site.

Car share services provide convenient access to shared cars on an as needs basis, reducing the need for users or businesses that have an occasional need for a car to own their own.

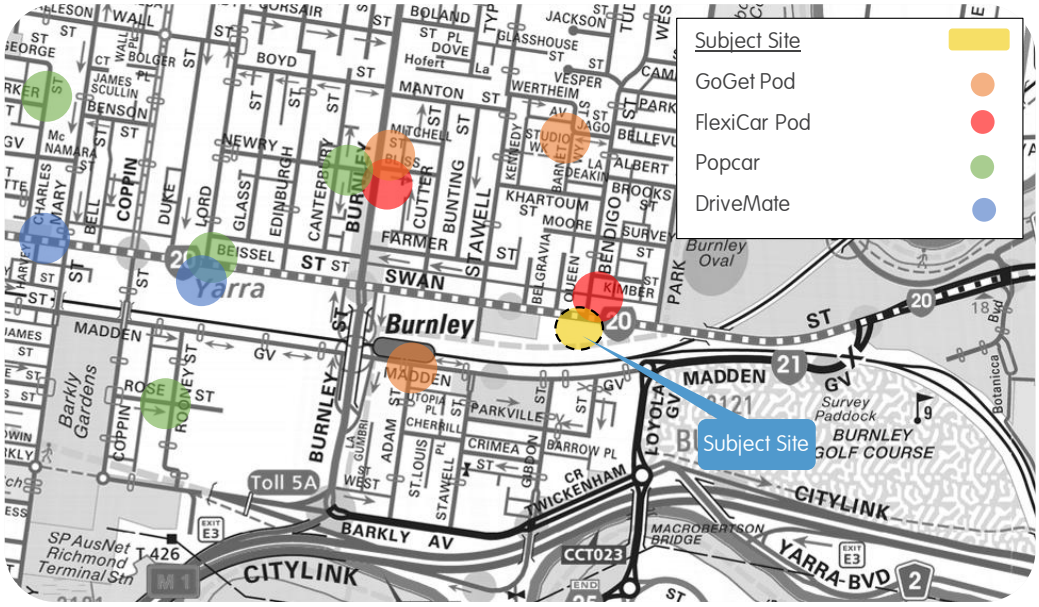


Figure 9 **Car Share Locations**

5 Green Travel Plan

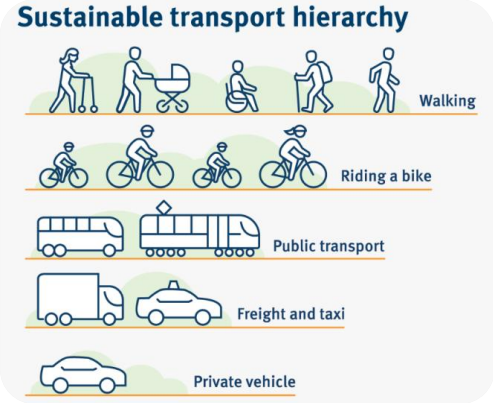
5.1 Objectives

A Green Travel Plan (GTP) sets out measures that aim to manage car dependency and encourage the use of sustainable transport modes. with the objective of permanently changing travel mode behaviour.

Specifically, a GTP seeks to encourage people to adopt a sustainable transport mindset with a preference for:

- Walking;
- Cycling;
- Public transport;
- Carpooling / ride share services

In lieu of single occupant car trips.



5.2 Targets

The goal of this Green Travel Plan is to achieve a shift towards sustainable transport modes (from private motor vehicle).

To inform considerations relating to targets, reference has been made to the existing travel patterns for people living within the nearby area, as summarised in Table 5.

Table 5 Journey to Work Data (Based on place of residence) - 2021 Census Data

% Mode of Travel for 'journey to work' trips	Place of residence within Richmond
Car (as driver)	55%
Car (as passenger)	3%
Public Transport	19%
Cycling	6%
Walking	15%
Other Transport	3%

This data indicates that despite its inner-city location, there is still a substantial reliance on private motor vehicle trips from residences with Richmond.

The subject site has excellent access to public transport services (train and tram) as well as excellent connectivity to Melbourne's extensive bicycle network.

It is therefore suggested that the following targets are set for this development:

- 70% of commuter trips from the site be undertaken by sustainable transport modes
  - Mode share of at least 30% for trips by public transport;
  - Mode share of at least 20% for trips by bicycle; and
  - Mode share of at least 20% for walking tips.

To assist with meeting these targets the following design and operational features / opportunities will be leveraged by the building manager.

5.3 Design Features

5.3.1 Cycling Facilities

The development has a statutory requirement to provide 77 bicycle spaces. To encourage cycling as a mode of transport, the development contemplates 124 bicycle parking spaces.

The provision of secure, accessible and convenient cycling facilities in excess of the statutory requirement will contribute positively to encouraging cycling as a mode of transport.

5.3.2 Car Parking

The development has a statutory requirement to provide in the range of 0-410 car parking spaces.

To manage car dependency and encourage the use of sustainable transport modes, only 237 car spaces are planned on site. Of these, one (1) car parking space is intended to operate as a car-share space and another one (1) is intended to operate as an EV space.

The under-provision of on-site car parking will contribute positively to efforts to support sustainable transport alternatives to single occupant use of a motor vehicle.

5.4 Operational Opportunities

As detailed in the draft action plans provided within Appendix A and in subsequent sections of this report, various operational strategies could be implemented to encourage the use of non-private motor vehicles.

The draft action plan included in this report is an outline of the actions and incentives that could be undertaken / provided and is subject to agreement by the building manager and Council.

The operational strategies could include:

5.4.1 Welcome Pack to Staff / Residents

To inform staff of alternative travel options and encourage their use, the Building Manager (in conjunction with the relative tenant) would provide a GTP Welcome Pack to staff of the building (1 package per staff member, 1 package per resident) that will include:

- General information about the development;
- Maps detailing bicycle and pedestrian accessibility in the vicinity of the site;
- Public transport maps and timetables & Information on how and where to purchase/top-up Myki;
- Maps of surrounding services, including shopping locations, schools and services with suitable non-car-based transport options;
- Details of Flexicar, GoGet and other car share schemes;
- City of Yarra TravelSmart Map; and
- Links to relevant Green Travel, public transport and local services websites.

5.4.2 Creating and sustaining an active transport (walking / cycling) culture:

The building manager, in conjunction with the respective tenants could form a committee whose purpose is to create and sustain an active transport culture (cycling and walking).

Given that the site is well connected to the bicycle and walking networks, the committee could seek to create and sustain membership to initiatives such as, Bicycle User Groups (BUG's) and Walking Groups.

These Groups, especially the Bicycle User Group could include a Buddy Group where experienced cyclists buddy a novice to ride the best / safest route to the site.

5.4.3 Discouraging Single Occupant Motor Vehicle Travel

Initiatives aimed at discouraging the reliance of motor vehicles could be implemented and could include the following targeted measures:

5.4.3.1 Staff Measures

1. Provide sustainable transport allowances for staff. This could take the form of:

    - Public Transport: The respective tenant signing up to the **myki Commuter Club**. This would allow each tenant to buy yearly myki passes for their staff at a 10% discount and then offer these passes to their staff for purchase at the discounted rate, either directly of via a salary package scheme.

    - Cycling: Staff that live locally or that are amenable to cycling as a mode of travel to and from work could be invited to participate in a salary package scheme, where the employer leverages scales of economy and purchases commuter bicycles on their behalf at a reduced cost.

2. Set up a car pooling database. This could take the form of:

    - Tenants (or the Building Manager) maintaining a database that actively fosters a culture that allows staff that live in the same locality to connect and car pool. To encourage this outcome, on-site parking spaces could be allocated to the benefit of carpooling staff.

5.4.4 Strategic Marketing

5.4.4.1 New and Existing Staff

New staff could be introduced to sustainable transport options through induction programs.

These induction sessions could provide an opportunity, where staff who have not yet established travel habits receive information on efficient and cost-effective transport options.

5.4.4.2 Promotional Functions / Events

The Building Manager could maintain an ongoing focus on promotional functions aimed at raising awareness, motivating people to try alternatives to the car and rewarding people who travel by methods other than the car, and to reach people that may not be receptive to marketing or who are not active information seekers.

These promotions could include but are not limited to walk to work day, ride to work day, or other events specific to the needs of the centre.

It is worth noting however that travel behaviour change programs are an ongoing process and cannot strictly be broken into short term and long term initiatives.

Note: The coordination, implementation and funding for the Green Travel Plan will be the responsibility of the Building Manager with the intent to achieve:

- Reductions in car usage (particularly single occupancy journeys) and increased use of public transport, walking and cycling;
- Increase awareness of sustainable transport options to new and ongoing staff, visitors and residents;
- Implement travel/behaviour change strategies and use surveys to monitor changes in attitudes and reported behaviour.

To determine if targets are being met (and establish a modal split for the development), a monitoring process will need to be implemented. This process will establish travel patterns, mode splits and distances travelled by occupants of the site.

Where targets are not being met, strategies could be tailored as required to focus on these discrete areas.

6 Monitoring Program

In order to monitor the success of the aforementioned Green Travel Initiatives a 3 stage monitoring system could be implemented.

Elected representatives of staff, customer/visitors and residents would be assigned as Travel Co-ordinators of the Travel Plan. The co-ordinators would be responsible for:

- Organising the monitoring of the performance of the Travel Plan against the targets that have been agreed.
- Reviewing the occupancy / use (and abuse) of the facilities that are provided on site, for example, cycle racks and motorcar parking spaces, clothes lockers, and travel information etc.
- Reviewing the operational success or failure of the plan and produce a review report highlighting successful initiatives and also areas that require improvement.
    - This review report could be issued to Council on an annual basis and would form the platform of an updated Travel Plan, with sign off/ input from Council sought on a regular basis, the duration of which would be determined by the relevant stake holders.

The suggested 3 stage monitoring program is outlined below:

6.1 Stage 1

Stage 1 would involve a questionnaire survey of staff, visitors/customers and residents during the occupation of the site. The survey will be useful to collect information on the travel characteristics of the occupants of the site and assist in gauging interest in the various Green Travel initiatives and to seek ideas for other Green Travel initiatives.

A pro forma for the Stage 1 questionnaire is shown attached as Appendix B.

6.2 Stage 2

Stage 2, would involve a questionnaire and feedback form to be filled out by staff & residents and Staff 3 months after occupation, in order to determine what Green Travel initiatives are working and which are not.

A pro forma for the Stage 2 questionnaire is shown attached as Appendix B

6.3 Stage 3

Stage 3 would be the monitoring component of the plan which would be undertaken 6-12 months after occupation. This questionnaire would test the success rate of the various initiatives and help rework programs to suit the needs of staff, visitors and residents.

A pro forma for the Stage 3 questionnaire is shown attached as Appendix B.

It is expected that the above stages would form the basis of a continuous monitoring program to gauge the effectiveness of the travel plan.

APPENDIX A
Action Plan

GENERAL ACTIONS

Action	Timeline	Estimated Cost	By whom
Promotions including: An events calendar: 3-4 events per year. Best in conjunction with state wide events such as Ride to Work Day, World Environment Day, National Walk to Work Day. Plan for lunch, morning teas or breakfasts, guest speakers, demonstrations etc;	On Occupation	$2,000 / Year	Building Manager

WALKING

Action	Timeline	Estimated Cost	By whom
Produce a map showing safe walking routes to and from the site with times, distances to local facilities, such as shops and bus / tram stops	On Occupation	$500	Building Manager

CYCLING

Action	Timeline	Estimated Cost	By whom
Provide a map to the nearby off-street bicycle parking facility which is accessible and suitable for use by staff / visitors / residents of the facility	On Occupation	$1,000	Building Manager
Provide information as to the regulations and requirements of use to the nearby off-street bicycle parking facility			
Produce a map showing cycle routes in the area			
Invited staff to participate in a salary package scheme, where the centre leverages scales of economy and purchases commuter bicycles on their behalf at a reduced cost.	On Occupation	$300 / eligible staff member	Building Manager / Building Tenants / Staff

PUBLIC TRANSPORT

Action	Timeline	Estimated Cost	By whom
Provide information on how to purchase Mykiïs, associated costs, and the nearest Myki purchase and top-up locations	On Occupation	$500	Building Manager
Develop a map showing public transport routes in the area			
Put up a noticeboard with leaflets and maps showing the main public transport routes to and from the site			
The centre to signing up to the **myki Commuter Club**. This would allow the centre to buy yearly myki passes for their staff at a 10% discount and then offer these passes to their staff for purchase at the discounted rate, either directly of via a salary package scheme		$1,500 / Eligible Staff Member	Building Manager / Building Tenants / Staff

APPENDIX B
Questionnaire Surveys

Questionnaire **Green Travel Survey** **Stage 1**

Date.....

1 Are you a member of Staff, Customer/Visitor or Resident?

Staff	
Resident	
Visitor	

2 How do you plan to travel to and from the site?

Bicycle		Walk	
Tram		Train	
Bus		Motorcycle	
Car as Driver		Car as Passenger	

3 If you plan to travel by car, either as driver or passenger, what reasonable initiatives could be introduced to encourage you to use more sustainable modes of travel.

Thank you for your feedback.

Questionnaire **Green Travel Survey** **Stage 2**

Date.....

1 Are you a member of Staff, Customer/Visitor or Resident?

Staff	
Resident	
Visitor	

2 How do you travel to and from the site?

Bicycle		Walk	
Tram		Train	
Bus		Motorcycle	
Car as Driver		Car as Passenger	

3 If you travel by car, either as driver or passenger, have you considered any of the sustainable travel information provided to you regarding alternative travel modes?

4 Has this information been useful and what additional information would you require to allow you to consider alternative transport options?

Thank you for your feedback.

Questionnaire **Green Travel Survey** **Stage 3**

Date.....

1 Are you a member of Staff, Customer/Visitor or Resident?

Staff	
Resident	
Visitor	

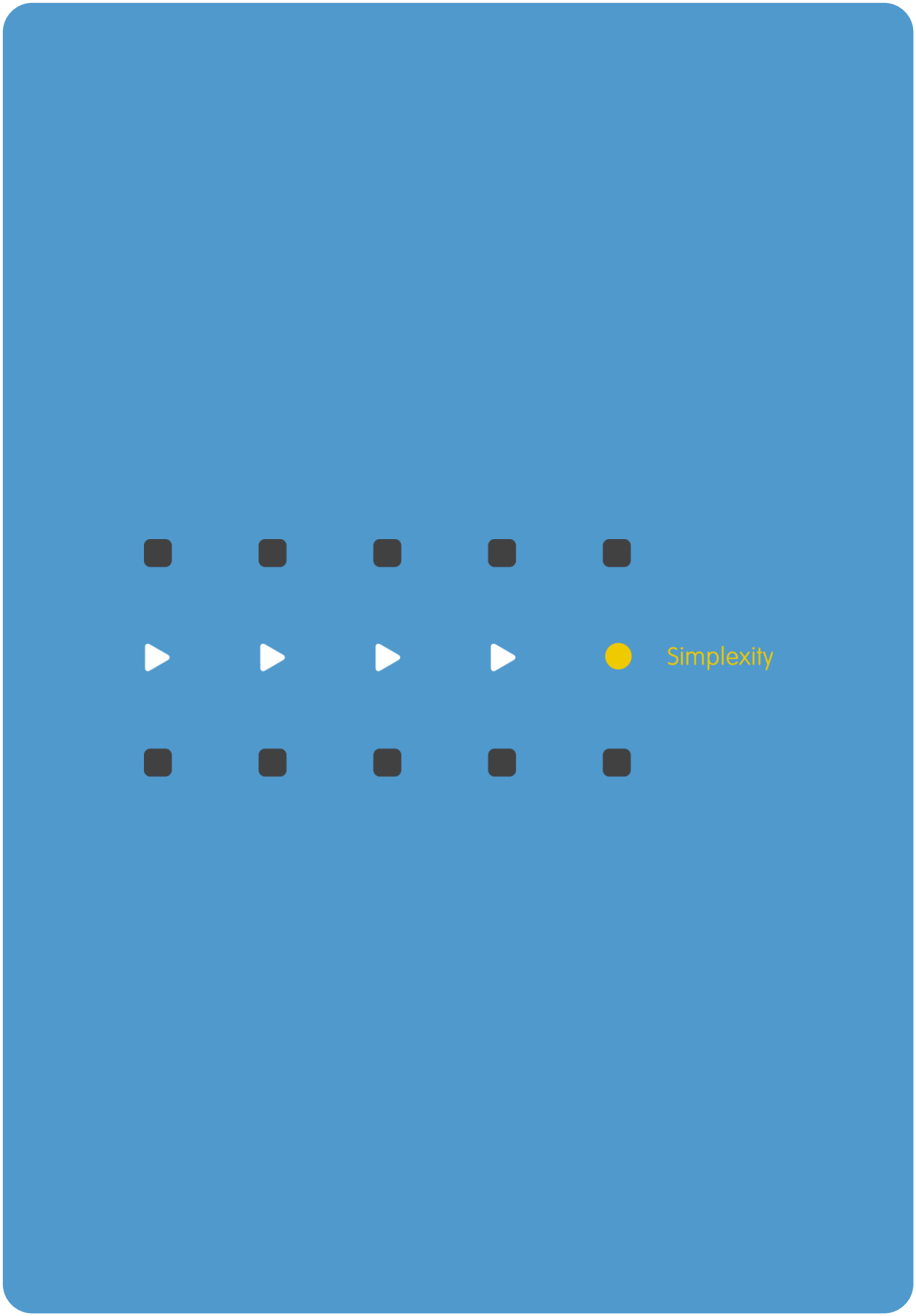
2 How do you travel to and from the site?

Bicycle		Walk	
Tram		Train	
Bus		Motorcycle	
Car as Driver		Car as Passenger	

3 Has this mode of travel changed since you first came to the site, and if so what influenced the change?

4 What reasonable improvements can be made to enhance the appeal of alternative transport options to the site.

Thank you for your feedback.


Simplexity

APPENDIX D
SIDRA Analysis Results

Swan Street / Site Access

MOVEMENT SUMMARY

Site: [1] SWAN STREET- AM (EXISTING CONDITIONS)
Output produced by SIDRA INTERSECTION Version: 11.0.2

8:00 - 9:00 AM PEAK

Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
East: SWAN STREET															
5	T1	All MCs	705	0.0	705	0.0	0.362	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
Approach			705	0.0	705	0.0	0.362	0.1	NA	0.0	0.0	0.00	0.00	0.00	59.8
West: SWAN STREET															
11	T1	All MCs	445	0.0	445	0.0	0.228	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach			445	0.0	445	0.0	0.228	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles			1151	0.0	1151	0.0	0.362	0.1	NA	0.0	0.0	0.00	0.00	0.00	59.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Organisation: IMPACT TRAFFIC ENGINEERING | Licence: NETWORK / 1PC | Processed: Thursday, 30 July 2026 12:57:44 PM
Project: Z:\01. Projects\2025\IMP2510008 - 550-556 Swan St, Richmond\6. ENGINEERING\04 SIDRA\IMP2510008-SID-01-A.sipx

MOVEMENT SUMMARY

Site: [1 (2)] SWAN STREET- PM (EXISTING CONDITIONS)
Output produced by SIDRA INTERSECTION Version: 11.0.2

5:00 - 6:00 PM PEAK

Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
East: SWAN STREET															
5	T1	All MCs	483	0.0	483	0.0	0.248	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach			483	0.0	483	0.0	0.248	0.1	NA	0.0	0.0	0.00	0.00	0.00	59.9
West: SWAN STREET															
11	T1	All MCs	638	0.0	638	0.0	0.327	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
Approach			638	0.0	638	0.0	0.327	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.8
All Vehicles			1121	0.0	1121	0.0	0.327	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: Z:\01. Projects\2025\IMP2510008 - 550-556 Swan St, Richmond\6. ENGINEERING\04 SIDRA\IMP2510008-SID-01-A.sipx

MOVEMENT SUMMARY

Site: [1 (3)] SWAN STREET / SITE ACCESS - AM (POST DEVELOPMENT CONDITIONS)

Output produced by SIDRA INTERSECTION Version: 11.0.2

8:00 - 9:00 AM PEAK

Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: SITE ACCESS															
1	L2	All MCs	22	0.0	22	0.0	0.065	8.8	LOS A	0.2	1.5	0.62	0.82	0.62	44.8
3	R2	All MCs	14	0.0	14	0.0	0.065	13.7	LOS B	0.2	1.5	0.62	0.82	0.62	48.8
Approach			36	0.0	36	0.0	0.065	10.7	LOS B	0.2	1.5	0.62	0.82	0.62	46.7
East: SWAN STREET															
4	L2	All MCs	38	0.0	38	0.0	0.382	5.6	LOS A	0.0	0.0	0.00	0.03	0.00	57.0
5	T1	All MCs	705	0.0	705	0.0	0.382	0.1	LOS A	0.0	0.0	0.00	0.03	0.00	59.3
Approach			743	0.0	743	0.0	0.382	0.4	NA	0.0	0.0	0.00	0.03	0.00	59.1
West: SWAN STREET															
11	T1	All MCs	445	0.0	445	0.0	0.259	0.5	LOS A	0.3	2.4	0.10	0.12	0.10	58.6
12	R2	All MCs	24	0.0	24	0.0	0.259	9.7	LOS A	0.3	2.4	0.10	0.12	0.10	54.5
Approach			469	0.0	469	0.0	0.259	0.9	NA	0.3	2.4	0.10	0.12	0.10	58.3
All Vehicles			1248	0.0	1248	0.0	0.382	0.9	NA	0.3	2.4	0.05	0.09	0.05	58.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: Z:\01. Projects\2025\IMP2510008 - 550-556 Swan St, Richmond\6. ENGINEERING\04 SIDRA\IMP2510008-SID-01-A.sipx

MOVEMENT SUMMARY

Site: [1 (4)] SWAN STREET / SITE ACCESS - PM (POST DEVELOPMENT CONDITIONS)

Output produced by SIDRA INTERSECTION Version: 11.0.2

5:00 - 6:00 PM PEAK

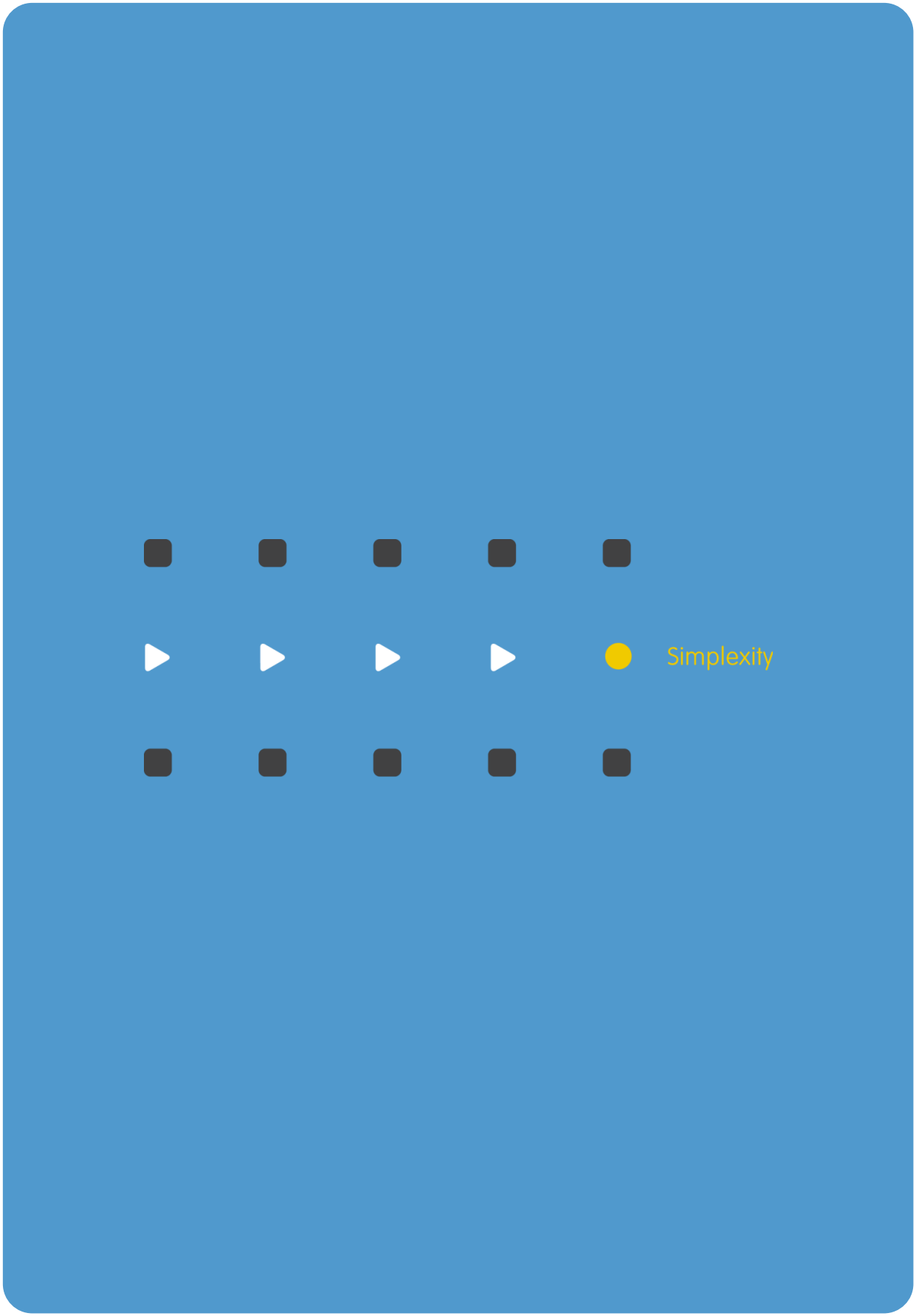
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: SITE ACCESS															
1	L2	All MCs	31	0.0	31	0.0	0.127	7.4	LOS A	0.4	3.0	0.60	0.82	0.60	44.9
3	R2	All MCs	40	0.0	40	0.0	0.127	12.9	LOS B	0.4	3.0	0.60	0.82	0.60	48.9
Approach			71	0.0	71	0.0	0.127	10.6	LOS B	0.4	3.0	0.60	0.82	0.60	47.5
East: SWAN STREET															
4	L2	All MCs	17	0.0	17	0.0	0.257	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	57.2
5	T1	All MCs	483	0.0	483	0.0	0.257	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	59.6
Approach			500	0.0	500	0.0	0.257	0.3	NA	0.0	0.0	0.00	0.02	0.00	59.4
West: SWAN STREET															
11	T1	All MCs	638	0.0	638	0.0	0.338	0.1	LOS A	0.1	0.9	0.02	0.03	0.02	59.7
12	R2	All MCs	12	0.0	12	0.0	0.338	7.8	LOS A	0.1	0.9	0.02	0.03	0.02	55.4
Approach			649	0.0	649	0.0	0.338	0.2	NA	0.1	0.9	0.02	0.03	0.02	59.6
All Vehicles			1220	0.0	1220	0.0	0.338	0.8	NA	0.4	3.0	0.05	0.07	0.05	58.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Organisation: IMPACT TRAFFIC ENGINEERING | Licence: NETWORK / 1PC | Processed: Thursday, 30 July 2026 12:57:44 PM
Project: Z:\01. Projects\2025\IMP2510008 - 550-556 Swan St, Richmond\6. ENGINEERING\04 SIDRA\IMP2510008-SID-01-A.sipx


Simplexity

37°49'37.9"S
145°00'41.3"E

Mixed-Use Development: 550-556 Swan Street, Richmond



Waste Management Plan

3 August 2026
Prepared for Fortis

IMP2510008WMP02F02

Impact

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Document Information

Client	Fortis
Report Title	Mixed-Use Development: 550-556 Swan Street, Richmond
Report Reference	IMP2510008WMP02F02
Date of Issue	3 August 2026
Prepared By	Jake Townley

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1 Introduction

1.1 Engagement

IMPACT® have been engaged by Fortis to prepare a Waste Management Plan (WMP) for the proposed development at 550-556 Swan Street, Richmond.

1.2 Scope of Engagement

This Waste Management Plan has been prepared to accompany a town planning submission.

In preparing this assessment we have referenced the following:

- Development plans prepared by JCB Architects;
- Yarra City Council Waste Services Policy; an
- Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide'.

2 Existing Conditions

2.1 Location

The subject site is located on the south of Swan Street as illustrated in Figure 1.

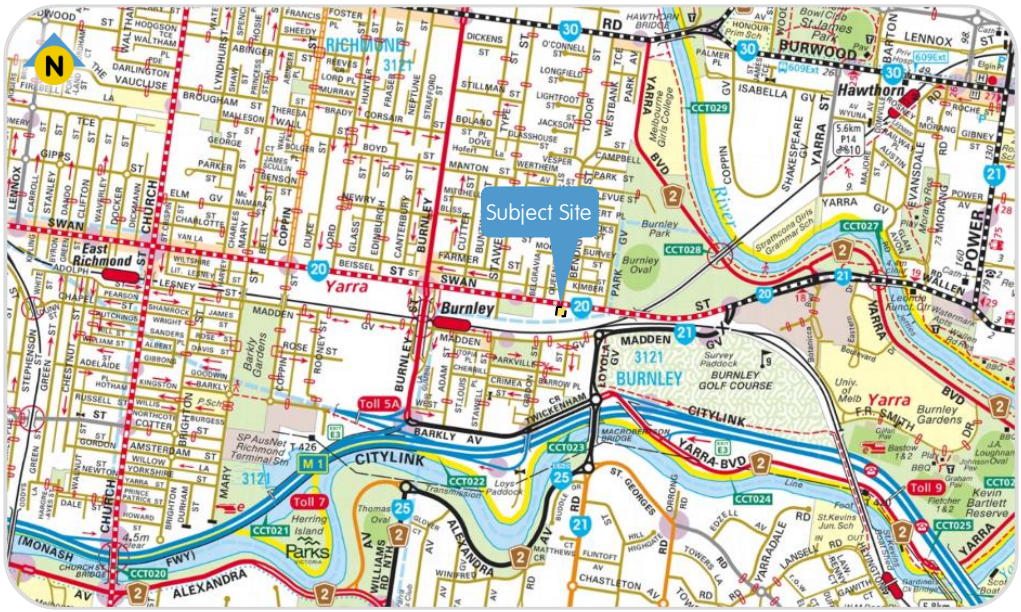


Figure 1 Location of Subject Site

2.2 Planning Zone

The subject site is located within the Commercial Zone (C1Z) as illustrated in Figure 2.

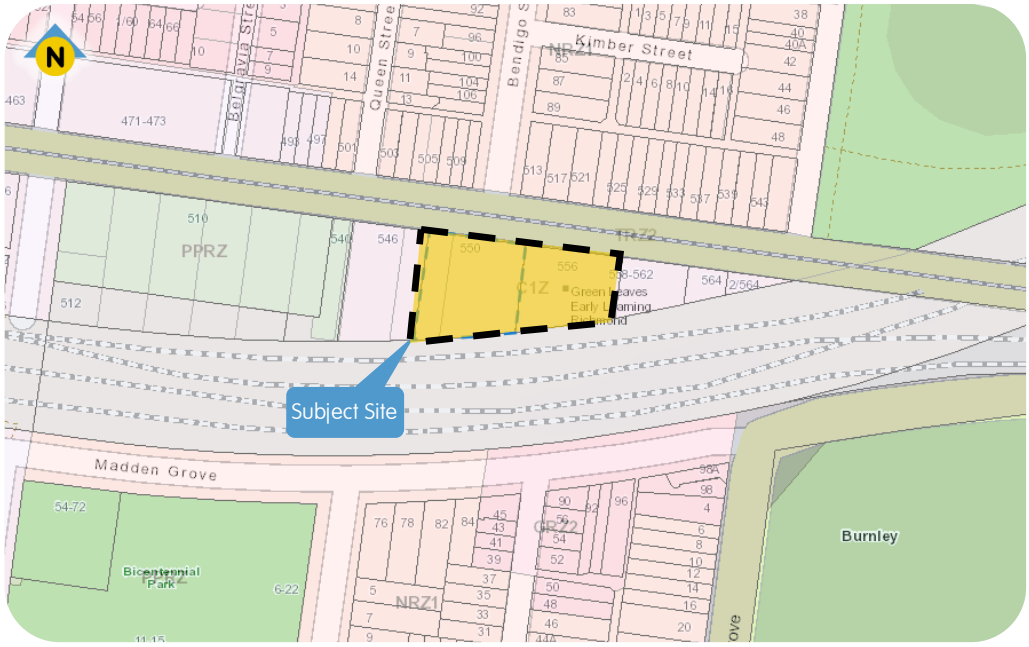


Figure 2 Land Use Planning Zone

The purpose of this zone is 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.

3 Development Proposition

3.1 Use and Yield

A mixed-use development, comprising residential, office, and food & drink tenancies is proposed. The development is contemplated to be constructed in a 15-storey building with the proposed development schedule summarised in Table 1.

Table 1 Development Schedule

Use		Total Yield
Residential	1 Bedroom	40
	2 Bedroom	103
	3 Bedroom	35
	Total	178
Food & Drink		837
Office		4242

3.2 Access Arrangements

The development's access arrangements are shown diagrammatically in Figure 3.

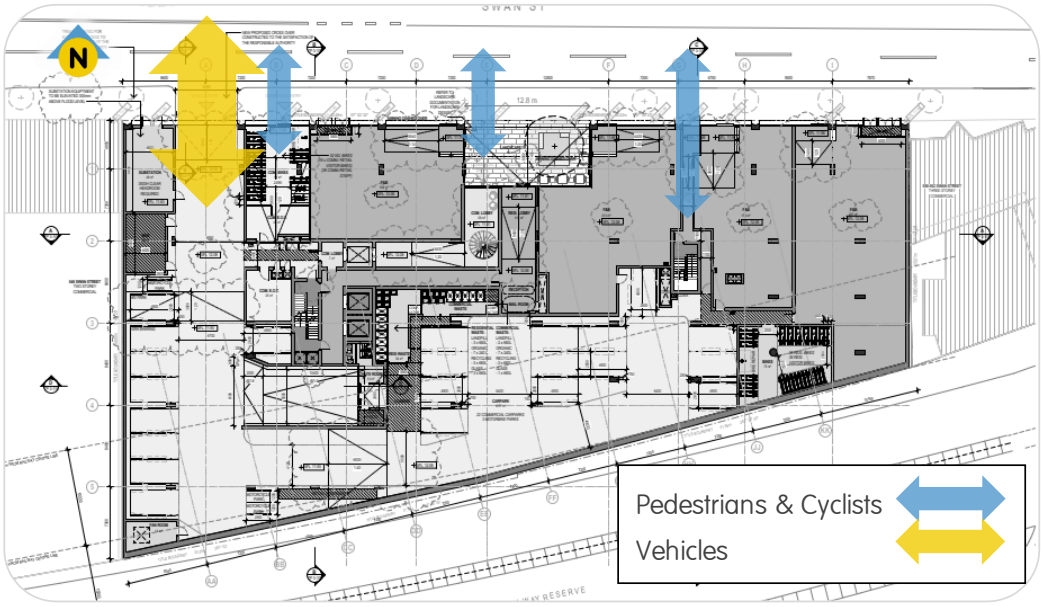


Figure 3 Access Arrangements by Transport Mode

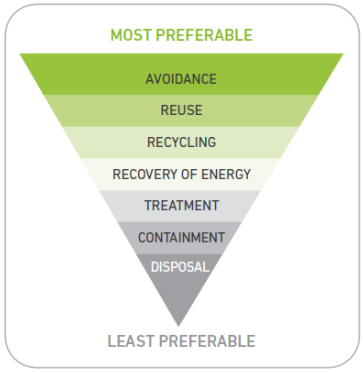
Of relevance to waste collection, access to both the residential and commercial waste areas are provided via the ground level car park which connects directly to Swan Street.

4 Objectives

The primary objective of this WMP is to:

- Identify all potential waste streams likely to be generated on site; and
- Provide a description of how waste is likely to be stored, handled, processed and disposed of, or reused and recycled.

This WMP seeks to establish principles by which the design, provision and maintenance of services and infrastructure that enable garbage, recycling, organics and bulky waste services to be operated at the development site in the best possible way in order to improve resource recovery and align with the principles of waste hierarchy.



5 Residential Waste Management

5.1 General

Residential waste is proposed to be collected by a private waste contractor.

The building shall be equipped with a waste chute system within the building core for convenient disposal of waste for residents on all floors.

The waste storage area shall also be fitted with a bin press (nominally, a 'Wastepac 1,100L Bin Press'), to be used for the compaction of landfill and recycling waste streams, as required. A compaction ratio of 1:3 is targeted.

5.2 Waste Generation

Waste generation rates have been sourced from City of Melbourne's 'Guidelines for Waste Management Plans 2021' and are shown below in Table 2.

Table 2 Residential Weekly Waste Generation Rates

Dwelling Type	Landfill (L)	Recycling (L)	Organics (L)	Glass (L)
One-bedroom	60	56	20	24
Two-Bedroom	75	70	25	30
Three-Bedroom	90	84	30	36

Adopting these rates, the following weekly waste volumes are expected as presented in Table 3.

Table 3 Weekly Residential Waste Generation Volume

Dwelling Type	Yield	Landfill (L)	Commingled (L)	Organics (L)	Glass (L)
One-bedroom	40	2,400	2,240	800	960
Two-Bedroom	103	7,725	7,210	2,575	3,090
Three-Bedroom	35	3,150	2,940	1,050	1,260
Total	**178**	**13,275**	**12,390**	**4,425**	**5,310**

5.3 Bin Provision & Collection Frequency

The bin provision and collection frequency for the residential component of the site is outlined in Table 4.

Table 4 Residential Bin Provision

Waste Stream	Bins		Collections Per Week	Total Bin Capacity (L)	Waste Generation Per Collection (L)	Weekly Bin Capacity (L)	Weekly Waste Generation (L)
	Number	Size (L)					
Landfill	3	660	3	1,980	1,475*	5,940	4,425*
Organic	7	240	3	1,680	1,475	5,040	4,425
Recycling	3	660	3	1,980	1,377*	5,940	4,130*
Glass	3	660	3	1,980	1,770	5,940	5,310

*Assumes a compaction ratio of 1:3

In addition to the bins provided in the bin store on the ground level, each chute room shall contain bin stations for glass and organic waste capable of accommodating for one-days waste. This waste will then be transferred by the cleaners to the residential bin store.

A dedicated hard waste area of 4 sq.m is provided within the bin store area for residents.

5.4 Bin Dimensions

The dimensions of the bins provided are provided at Table 9.

Table 5 Bin Dimensions

Bin Size (L)	Height (mm)	Depth (mm)	Width (mm)
240 MGB	1,080	735	580
660 MGB	1,235	765	1,360

The above dimensions are sourced from Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide' and are subject to change between manufacturers.

A private bin collection arrangement is recommended; thus, the bin colours can be adopted from options provided in AS4123.7 and labelled accordingly to identify the waste generator and site address.

5.5 Location

The residential bin store is proposed on the ground floor adjacent the western building core. The location is illustrated in Figure 5.

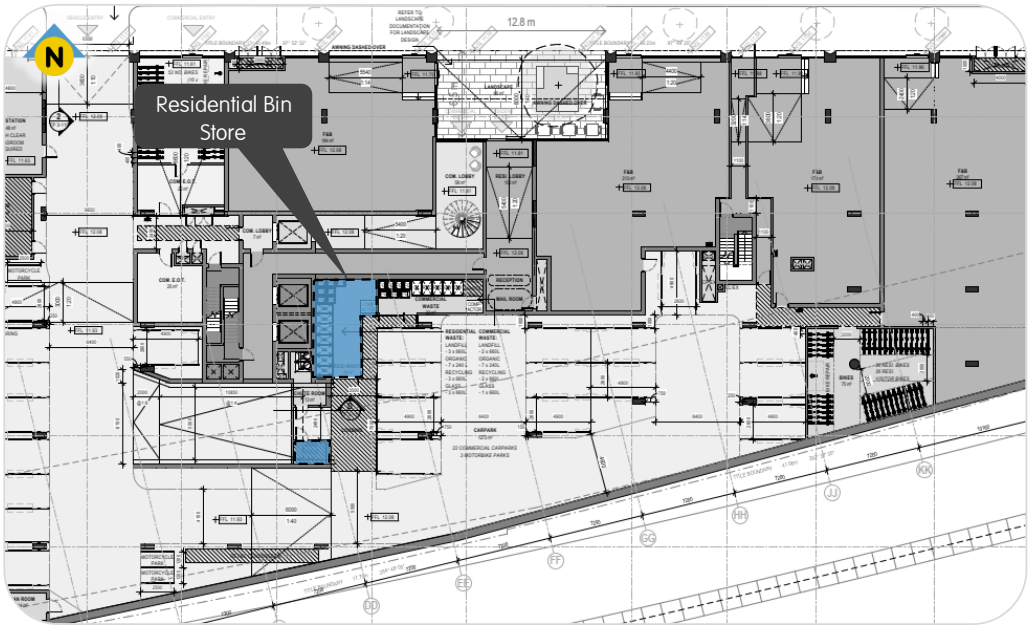


Figure 4 **Residential Bin Store Locations**

5.6 Waste Disposal

Responsibility	The Building Manager will be responsible for the ongoing management of the waste system including the maintenance of the secure bin stores and waste disposal system equipment and components, to the satisfaction of users and the Responsible Authority (and in accordance with relevant manufacturer specifications). When required, the Building Manager shall engage an appropriate contractor to conduct services, replacements or upgrades.
Chute System (Garbage & Recycling)	It is proposed to leverage dual chute systems to service the residential component of the development. These dual chute systems will facilitate the disposal of landfill and recycled waste streams for residents, with a chute disposal point provided on each level, providing a convenient connection for all residents. The detailed design of the proposed chute system must be appropriately designed and documented by a reputable chute manufacturer to the manufacturer's specifications and designed in accordance with relevant Australian Standards. The chute supplier shall supply and fix safe-operating instructions to each intake-door and place a warning sign on each chute outlined. For improved safety, each chute outlet shall be shrouded with a suitable rubber skirt and designed to minimise the effect of falling waste into the associated bin (and to stop dispersion of debris). Access to each chute outlet shall be restricted to trained personnel only, to prevent unauthorised access to chutes and bins.

	Garbage and Recycling bins will be manually rotated underneath the associated chute to ensure no overflow occurs, with the Building Manager regularly monitoring the filling of bins under chutes. All bins will be reinforced to withstand loads from waste falling at high speed for improved longevity and will sit on rubber mats to reduce noise.
Food Organics & Glass	In addition to the dual chute systems, we note that small Food Organics and Glass bins are also proposed at each chute drop-off point. These smaller bins /waste will be manually transferred by Building Management into larger bins in the basement.
Source Separation	It is expected that residents will sort their waste and dispose of garbage and recycling via their respective waste disposal systems at each floor level. Garbage shall be placed within tied plastic bags prior to being transferred to the chute. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate garbage bins. Items unsuitable for chute disposal shall be manually transferred to the appropriate bins adjacent the chute access points, or directly to the bin store area. Residents can refer to the Council Website on the appropriate separation of individual items. An excerpt from Council's 'Waste & Recycling Toolkit for Apartment Buildings', which provides guidance on waste separation for each stream, has been attached within the Appendix.

5.7 Collection Arrangements

Residential waste shall be collected within the development, with a private waste collection contractor engaged.

Waste bins shall be collected by a mini rear-lift small rigid vehicle with the following dimensions:

- Nominal Length 6.4m long;
- Nominal Height 2.1m high;
- Nominal Gross Vehicle Mass 6.4 tonnes

A swept path analysis, provided as Appendix A confirms that the development plans make adequate provision for the safe and convenient manoeuvring of this design vehicle.

The waste vehicle shall enter the ground level car park from Swan Street, and navigate to the provided loading area within the ground floor car park to access each the waste storage area. The vehicle shall prop within the loading area during the collection of bins. After collection, the waste vehicle will then exit the site via the same route in a forward direction to Swan Street.

Note: The owners corporation / building manager shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.

6 Commercial Waste Management

6.1 General

Commercial waste is proposed to be collected by a private waste contractor.

The following processes apply to all commercial tenancies of the development.

6.2 Waste Generation

To estimate the likely retail waste generated for garbage, food organics and recycling streams, reference is made to Sustainability Victorias 'Waste Management and Recycling in Multi-unit Developments' Better Practice Guide.

In terms of waste generation, it is expected that the Food & Drinks tenancies will operate similar to take-away food premises. Weekly waste generation rates, sourced from the aforementioned guide, are shown in Table 2.

For the purposes of calculating organic waste:

- It is expected that up to 45%[1] of the food and drinks tenancies garbage waste component will be made up of organic waste.
- 20% of the office's garbage waste component will be made up of organic waste.

Table 6 Commercial Weekly Waste Generation Rates / 100sqm

Use	Landfill (L)	Commingled Recycling (L)	Organics (L)
Offices	56	70	14
Takeaway	578	1,050	473

Adopting the prescribed waste generation rates, the retail tenancies are expected to generate weekly amounts of waste as shown in Table 7.

Table 7 Weekly Commercial Waste Generation

Use	Area (sq.m)	Landfill (L)	Commingled Recycling (L)	Organics (L)
Offices	4,242	2,376	2,969	594
Takeaway	837	4,834	8,789	3,955
	Total	7,210	11,758	4,549

[1] Percentage estimated based on EPA NSW research, published within Document 120339 - 'Reducing business waste industry fact sheet: Cafes and Restaurants (2012)'

6.3 Bin Provision & Collection Frequency

The bin provision and collection frequency for the commercial component of the site is outlined in Table 8.

Table 8 Commercial Bin Provision

Waste Stream	Bins		Collections Per Week	Total Bin Capacity (L)	Waste Generation Per Collection (L)	Weekly Bin Capacity (L)	Weekly Waste Generation (L)
	Number	Size (L)					
Landfill	2	660	2	1,320	1,202*	2,640	2,403*
Organic	7	240	3	1,680	1,516	5,040	4,549
Recycling	2	660	3	1,320	1,306*	3,960	3,919*
Glass	1	660	2	660	N/A	1,320	N/A

*Assumes a compaction ratio of 1:3

No generation rate is provided within the sustainability guide for glass waste for the uses provided on site. Notwithstanding, a 660L glass bin has been provided.

A dedicated hard waste area of 2 sq.m is also provided within the commercial bin store.

6.4 Bin Dimensions

The dimensions of the bins provided are provided in Table 9.

Table 9 Bin Dimensions

Bin Size (L)	Height (mm)	Depth (mm)	Width (mm)
240 MGB	1,080	735	580
660 MGB	1,235	765	1,360

The above dimensions are sourced from Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide' and are subject to change between manufacturers.

A private bin collection arrangement is recommended; thus, the bin colours can be adopted from options provided in AS4123.7 and labelled accordingly to identify the waste generator and site address.

6.5 Location

A separate bin storage area is provided for the commercial tenancies. Bins are to be stored in the back of house / loading area within the ground level car park as illustrated in Figure 5.

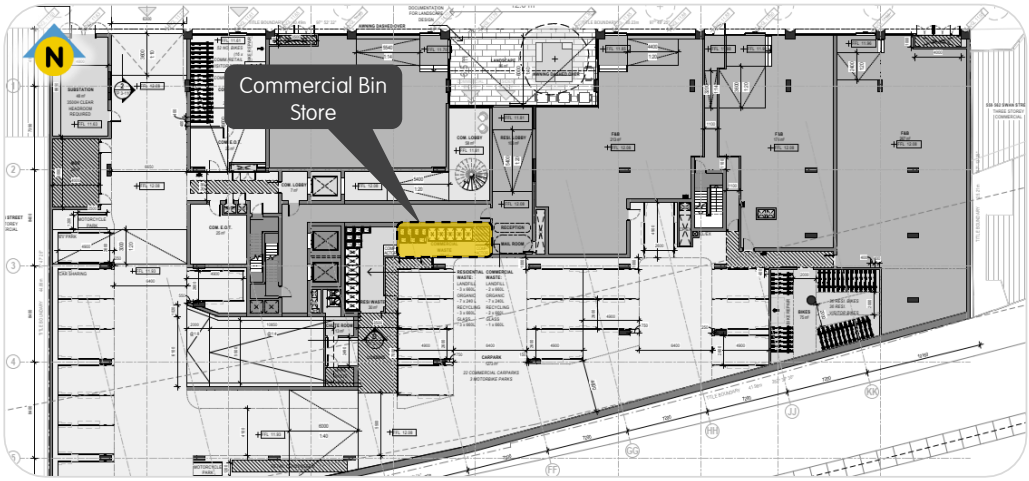


Figure 5 Bin Store Locations

6.6 Waste Disposal

Tenants of the commercial tenancies will be responsible for the appropriate segregation and transfer of waste to the commercial bin store on the ground floor.

Garbage shall be placed within tied plastic bags prior to being transferred to the designated waste bin.

Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Organic waste should be segregated into compostable waste bags prior to being placed in the assigned waste bins.

6.7 Collection Arrangements

Waste shall be collected within the development, with a private waste collection contractor engaged.

Waste bins shall be collected by a rear-lift small rigid vehicle with the following dimensions:

- Nominal Length 6.4m long;
- Nominal Height 2.1m high;
- Nominal Gross Vehicle Mass 6.4 tonnes

A swept path analysis, provided as Appendix A confirms that the development plans make adequate provision for the safe and convenient manoeuvring of this design vehicle.

The waste vehicle shall enter the ground level car park from Swan Street, and navigate to the loading area. The vehicle shall prop within the dedicated loading bay in close proximity to the commercial waste storage area during the collection of bins. After collection, the waste vehicle will then exit the site via the same route in a forward direction to Swan Street.

Note: The building manager shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.

7 Waste Management

7.1 Amenity Management

7.1.1 Washing, Ventilation and Vermin-Prevention Measures

The Owners Corporation, in conjunction with the Building Manager, shall ensure that the bins and storage areas are kept in a clean state with access doors and bin-lids to be kept closed (where possible), to minimise odours and discourage vermin.

Further, waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar);
- Smooth, slip-resistant and appropriately drained flooring;
- A graded bin-wash area, hosecock, hose, and a suitable floor-waste connected in accordance with the relevant authority requirements. The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed;
    - Alternatively, a contractor can be engaged by the Building Manager to wash and sanitise waste bins as required - the contractor will be responsible for containing and disposing of any contaminated water.
- A water-flushing nozzle with accessible water cock shall be provided at the head of each chute.

7.1.2 Noise Reduction Measures

All bins are to be always kept within their respective bin rooms / areas except at collection.

All bins will have rubber wheels for quiet rolling during transfers.

The hours of waste collections shall be as specified in Council's local laws and / or in accordance with the Victorian EPA Noise Control Guideline, which sets out the following requirements:

- Collection occurring once a week should be restricted to the hours: 6am-6pm Monday to Saturday;
    - Further, the waste collection must be undertaken in the off peak hours for the safe operation of the car park.
- Compaction (within the vehicle) should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes which service entirely residential areas should be altered regularly to reduce early morning disturbance; and
- Noisy verbal communication between operators should be avoided where possible.

7.1.3 Stormwater Pollution Prevention

To prevent stormwater pollution, each resident / the building manager (as appropriate) will be required to:

- Ensure all waste is disposed into chutes & building manager to rotate bins to ensure no overflow;
- Ensure that rubbish and recycling items are secured so they can't blow away into the car park during collections;
- Keep bins closed to prevent animals from searching through waste; and
- Make sure any bin spillage is cleaned up using dry absorbent materials (such as sand, sawdust or paper towel, as required).

7.2 Other Waste Streams & Alternative Arrangements

7.2.1 Garden Waste

Given the nature of the proposed mixed-use building, it is generally expected that garden waste generation will be minimal.

We expect that the upkeep, maintenance and gardening undertaken on the common property areas on-site will be managed by a private contractor which is appointed by the Building Manager.

It is expected that any garden waste will be collected and disposed of by the private contractor.

7.2.2 Hard Waste

It is expected that hard waste services will also be provided by a private contractor under the management of the Building Manager / Owners Corporation.

A dedicated area for the storage of hard waste has been set in each bin store. Residents and tenants will be responsible for transferring their hard waste to the designated collection point.

The Building Manager / Owners Corporation will be responsible for coordinating and organising hard waste collections as required (i.e. when the collection point is full).

7.3 Contact Information

7.3.1 Council

City of Yarra	Local Council	ph 9205 5555

7.3.2 Suppliers / Contractors

iDump:	Private Waste Collector	ph 1300 443 867
Elephants Foot	Chute Supplier	ph 1300 435 374
Sulo MGB Australia	Bin supplier	ph 1300 364 388

7.3.3 Other Useful Contacts

Sustainability Victoria	ph 1300 363 744
	Online: www.sustainability.vic.gov.au
Eco Waste Recycle Centre & Transfer Station	Online: www.ecowasterecycling.com.au
Cleanaway	Online: www.cleanaway.com.au

8 Limitations

This Waste Management Plan is intended to inform and accompany a town planning application.

The waste generation data presented in this report are estimates only based on the existing operations. Actual waste generation characteristics could vary month to month depending on demand and productivity. Accordingly, it is our expectation that the Building Manager / Site Operator will adjust the recommended strategy to respond to actual operational conditions post development. These adjustments could include, but are not limited to increasing the number of bins and or increasing the collection frequency - Subject to Council Approval.

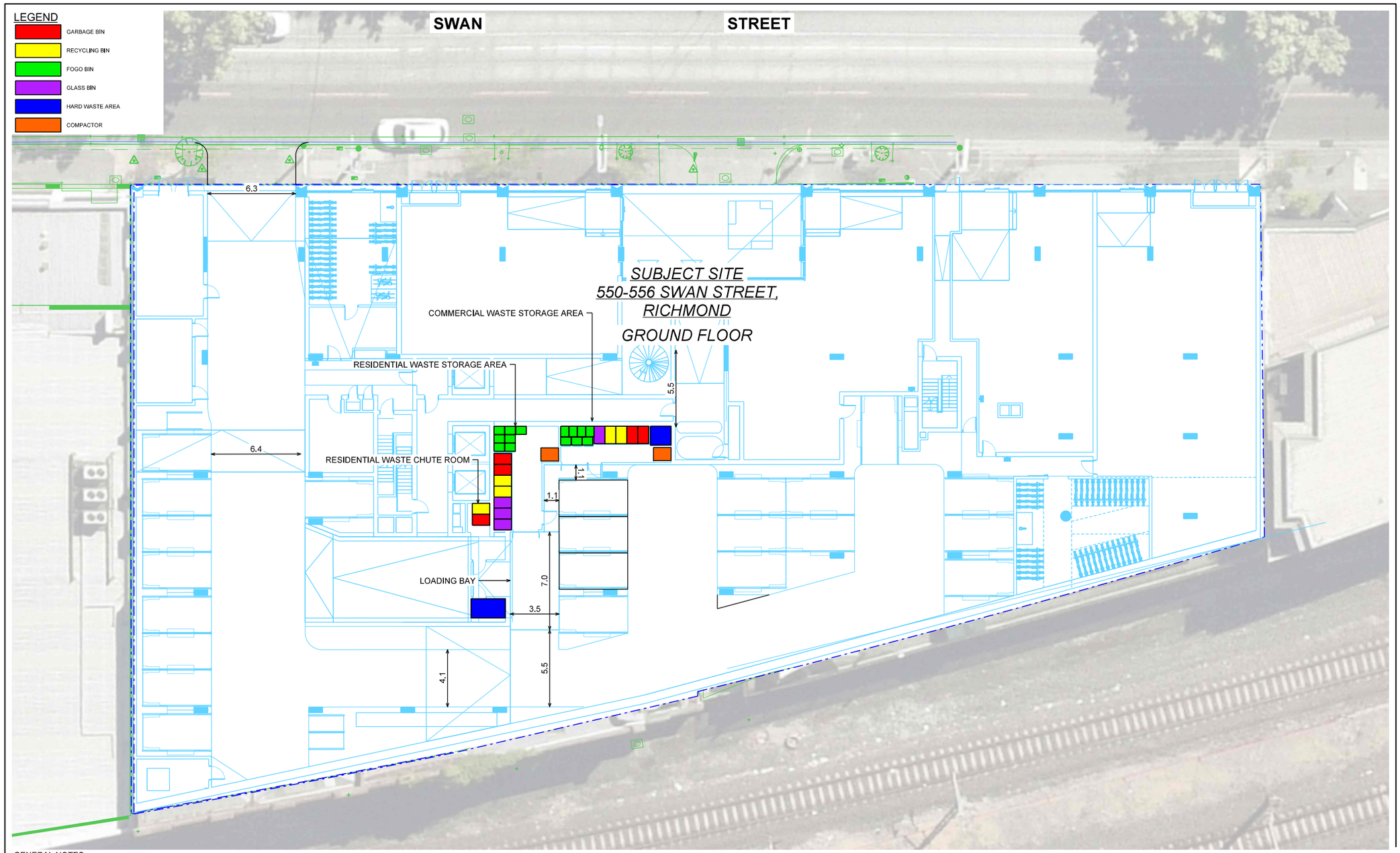
To this end, Subject to Council request, changes in legal requirements, changes in the development's needs and / or waste patterns (waste composition, volume or distribution), or to address unforeseen operation issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy;
- Revision of the waste systems (bin sizes / quantity / streams / collection frequency);
- Re-education of tenants;
- Revision of the services provided by the waste collector(s); and
- Any necessary statutory approval(s).

APPENDIX A
Scaled Site Layout Plan and Swept Path Analysis

Design Vehicle:

- 6.4m Mini Rear-Loader Waste Collection Vehicle
- 6.4m Small Rigid Vehicle



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE.
2. DECLARED ROADS - SWAN STREET (SPEED ZONE 50KM/H).
3. BASE INFORMATION FROM NEARMAP AERIAL PHOTOGRAPHY DATED 15.10.2025 AND JCB ARCHITECTS 25-064-TP 1-100_PROPOSED FLOOR PLAN_LEVEL 00_C.dwg DATED 24.07.2026

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MELWAY ONLINE REF: MAP 44 J12

SCALE
1:250 @ A3

Client
FORTIS

Date **2026-07-27**
Drawn / Approved **JT / DH**

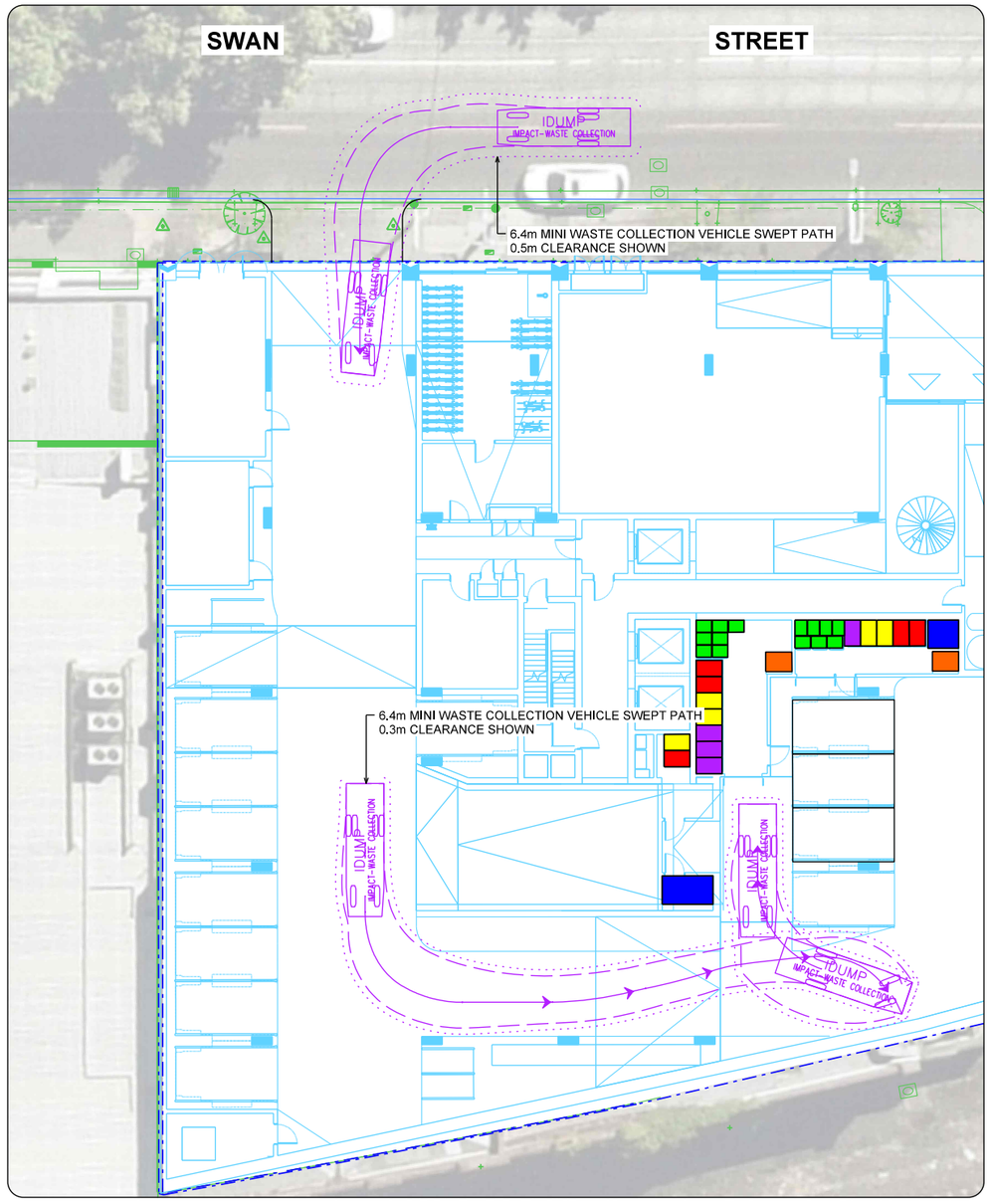
Project
MIXED-USE DEVELOPMENT
550-556 SWAN STREET, RICHMOND
CITY OF YARRA

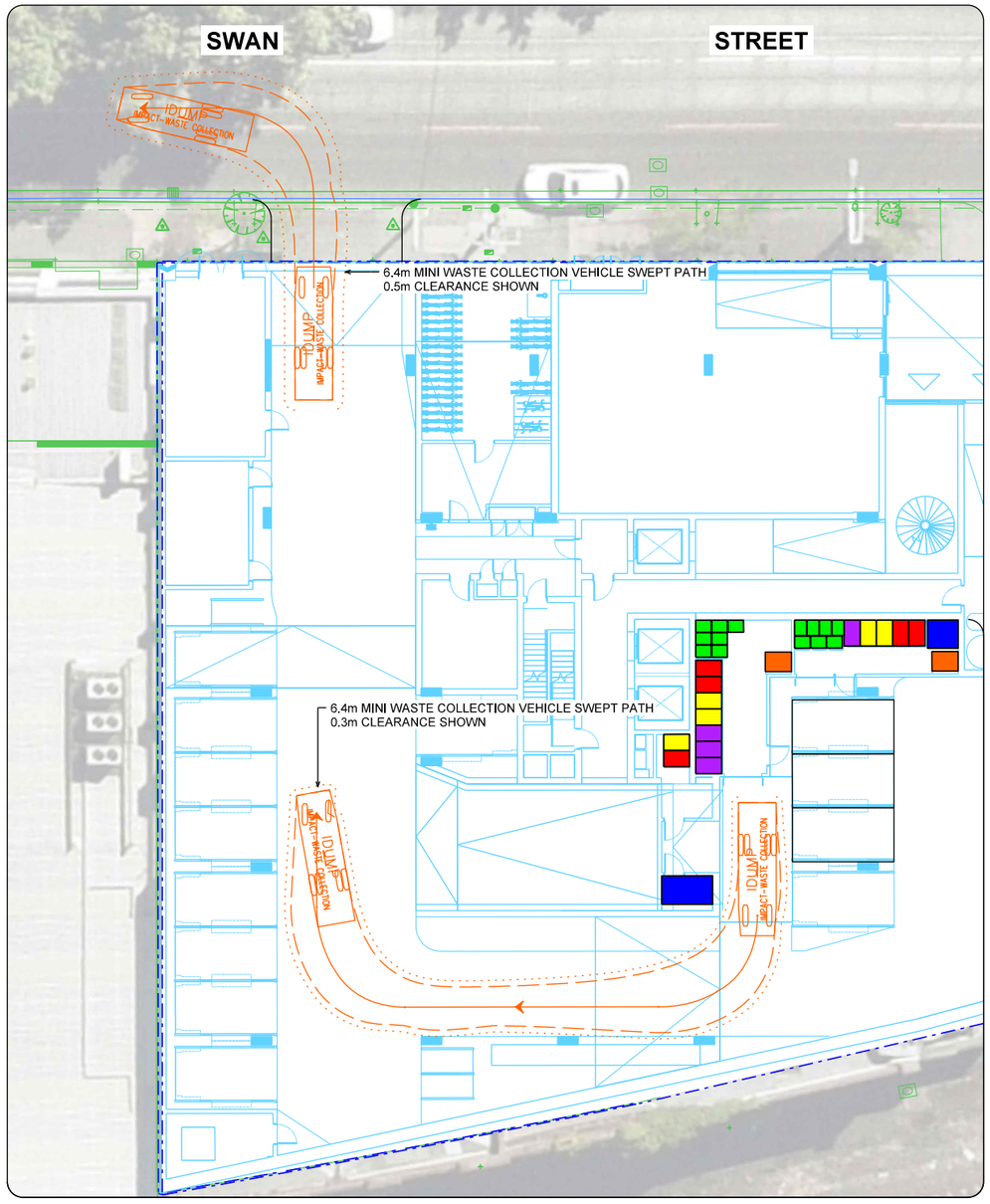
Title
WASTE MANAGEMENT ASSESSMENT
SITE LAYOUT PLAN
GROUND FLOOR

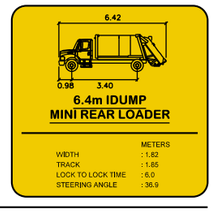
Status
PRELIMINARY

Drawing Number
IMP2510008 - WMA-01-01

Revision
E







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MELWAY ONLINE REF: MAP 44 J12

SCALE
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Client
FORTIS

Date **2026-07-27**
Drawn / Approved **JT / DH**

Project
MIXED-USE DEVELOPMENT
550-556 SWAN STREET, RICHMOND
CITY OF YARRA

Title
WASTE MANAGEMENT ASSESSMENT
SWEPT PATH ANALYSIS
6.4m MINI REAR LOADER WASTE COLLECTION VEHICLE

Status
PRELIMINARY

Drawing Number
IMP2510008 - WMA-01-02

Revision
E

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APPENDIX B
Waste Separation Guide

Excerpt from Yarra City Council's 'Waste & Recycling Toolkit for Apartment Buildings'

What can and can't go in each bin? A quick reference guide.

If in doubt – leave it out! Or visit the A-Z guide on Yarra's website for further details.

Glass		Recycling		Rubbish	
Yes	**No** *(These items should go in your rubbish bin, unless otherwise specified)*	**Yes**	**No** *(These items should go in your rubbish bin, unless otherwise specified)*	**Yes**	**No** *(These items will need to be taken elsewhere)*
Clean glass bottles – no lids	**Bottle and jar lids** *(metal lids can go in the recycling bin)*	**Aluminium foil** *(scrunched in a ball)* **Aluminium and steel cans** *(squashed where possible)*	**Glass of any kind** *(Glass bottles and jars go in the glass bin - all other glass goes in the rubbish bin)*	**Bagged rubbish**	**Electronic waste**: take to an electronic waste drop-off point.
Clean glass jars – no lids	**Glass bottles or jars with food or liquid residue** *(clean out the residue, and then they can go in)*	**Milk and juice cartons**	**Aerosols** *(even though they are aluminium)*	**Food scraps** (until the new food and green waste service starts)	**Hard rubbish**: organise a hard rubbish collection
Broken glass bottles and jars – no lids	**Drinking glasses, crystal glassware, mirrors, and window glass**	**Paper and flattened cardboard** *(always flatten cardboard. Remember bins are shared!)*	**Coffee cups** **Tissues and paper towel**	**Soft plastics** (Can be taken to Clifton Hill drop-off centre, limited to 5 full bags)	**Hazardous waste**: Take to Detox Your Home drop-off points
	Glass bottles or jars containing cigarette butts or lids *(empty out any cigarette butts, remove the lids, and then they can go in)*	**Plastic bottles** labelled **1 & 2 only**, *with lids removed (squash where possible)* 1 PETE 2 HDPE	**Any plastic items labelled 1 & 2 that are NOT bottles**	The items listed in in the **NO** columns for the glass and recycling bins	**Hot ashes** (they can cause bin fires): wait until they are completely cool, then place in the bin inside a sealed bag or container

What can and can't go in each bin? A quick reference guide.

If in doubt – leave it out! Or visit the A-Z guide on Yarra's website for further details.

Glass		Recycling		Rubbish	
Yes	**No** *(These items should go in your rubbish bin, unless otherwise specified)*	**Yes**	**No** *(These items should go in your rubbish bin, unless otherwise specified)*	**Yes**	**No** *(These items will need to be taken elsewhere)*
	Pyrex, ceramic or other bakeware	Plastic food packaging labelled **5 only** 	**Any plastic items labelled 3, 4, 6, 7 and other**		**Unwrapped vacuum dust** (as this can be a health hazard for the people emptying the bins): place in a sealed bag or container
		Metal lids from glass bottles and jars	**Soft plastics** like plastic bags and cling wrap		**Liquids**: empty non-hazardous liquid first
			Foam and polystyrene/ Styrofoam		**Syringes and needles:** these need to be disposed of safely in a dedicated sharps container
			Anything that is **NOT** on the yes list!		**Timber or other building materials**: take to a transfer station
					Oil, paint and solvents: take to PaintBack and Detox Your Home drop-off points

APPENDIX C
Waste Equipment

'WastePac 1,100 L Bin Press' (Waste Initiatives)

WASTE INITIATIVES

BIN PRESS 660/1100

Specifications



Dimensions

Height	1 867 mm
Width	950 mm
Depth	1 264 mm
Weight	270 kg
Power Supply	240V 1 Phase
Motor	1.5kW 15A
Pressing Force	Up to 3.5T
Noise Level	72 dB
Cycle Times	20 Seconds

Features

- *Reduces frequency of daily & weekly waste collections*
- *A compaction ratio of 3:1 (depending on material used)*
- *Base lifting plate ensures bin wheels are not damaged during compaction*
- *Two handed operation makes for a safer working environment*
- *Adaptor available to compact a 660L bin*



1800 44 11 00 | www.wasteinitiatives.com.au

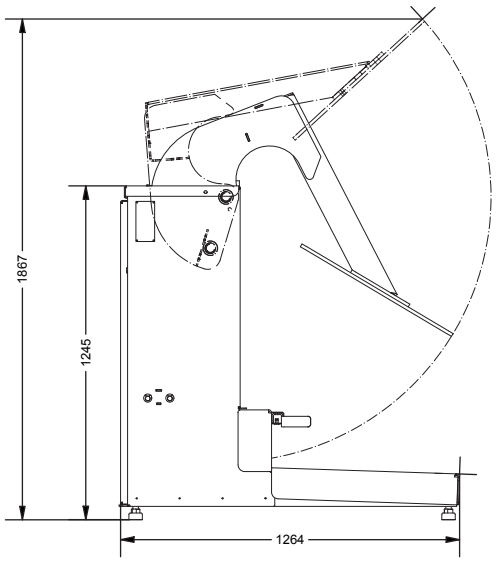
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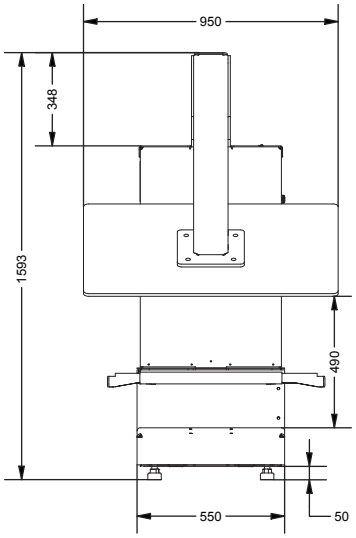
WASTE INITIATIVES

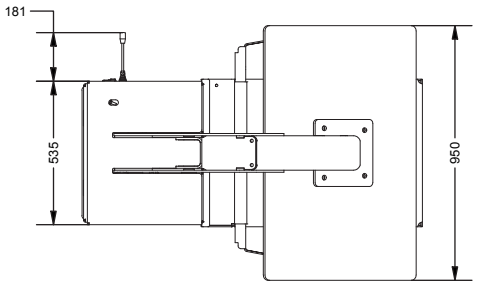
BIN PRESS 660/1100

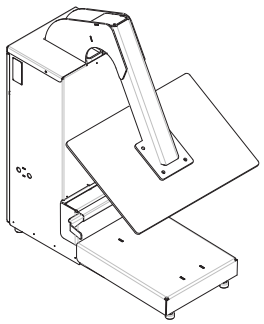
Schematics

Dimensions and technical information without obligation. Subject to change.











Size Comparison

Compation Ratio
Up to 3:1

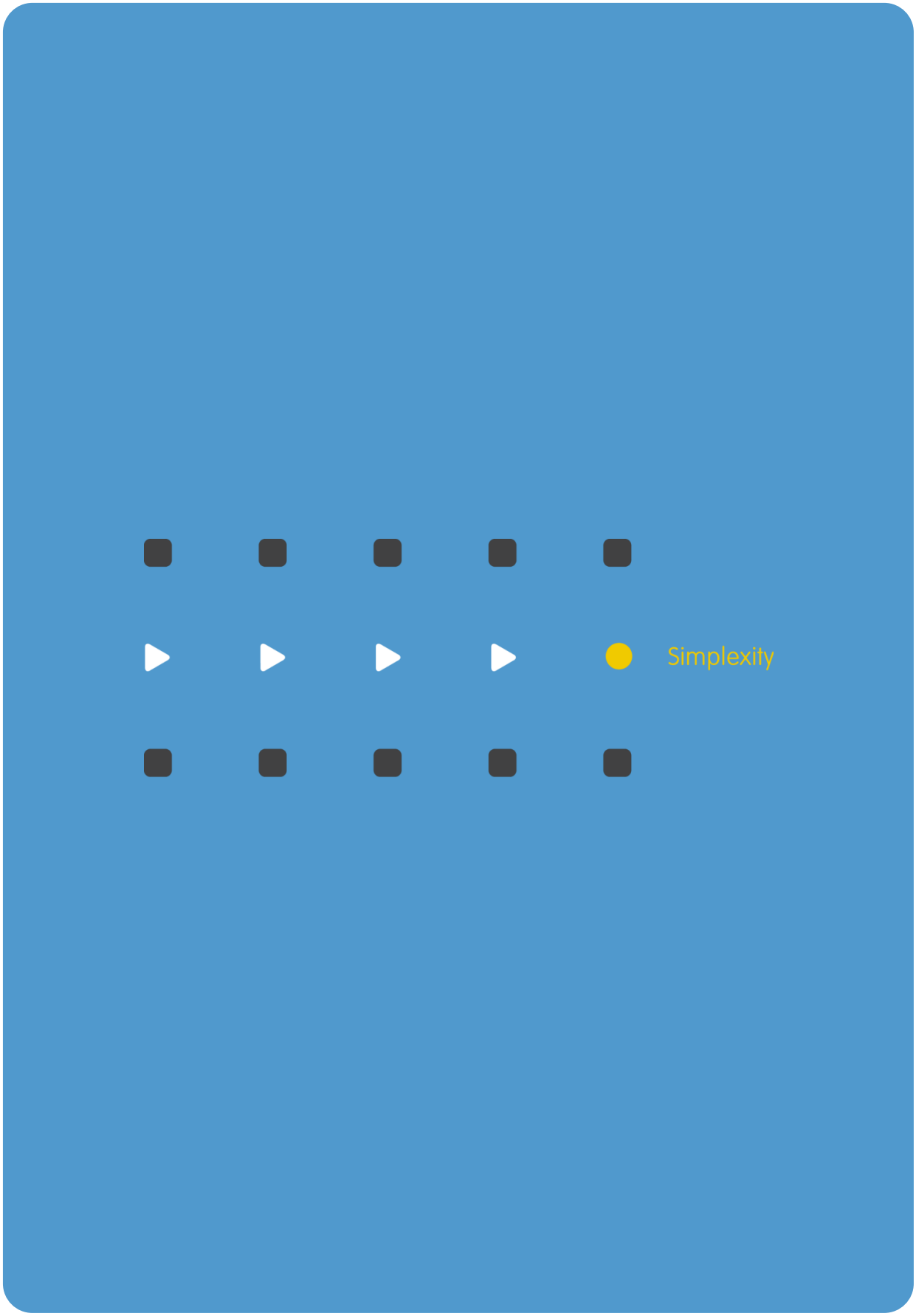
Pressing Force
Up to 3.5 Ton

Motor
1.5kW

Waste Types
General Waste

1800 44 11 00 | www.wasteinitiatives.com.au

WASTEPAC


Simplexity

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Jackson Clements Burrows

550-556 Swan Street, Richmond

Desktop Wind Impact Study

30N-25-0464-TRP-127306-1

29 April 2026

Job Title:	550-556 Swan Street, Richmond
Report Title:	Desktop Wind Impact Study
Document Reference:	30N-25-0464-TRP-127306-1

Prepared For:	**Prepared By:**
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Issued By:	Mark Leondaraki 29 Apr 2026		Wind Team Coordinator

Revision History:

Rev. #	*Comments / Details of change(s) made*	*Date*	*Revised by:*
Rev. 00	Original issue	18 Dec 2025	
Rev. 01	Updated plans	29 Apr 2026	PM

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Executive Summary

Fortis commissioned Vipac Engineers and Scientists Ltd to prepare a statement of wind effects for the ground level areas adjacent to the proposed development at **550-556 Swan Street, Richmond.** This appraisal is based on Vipac's experience as a wind-engineering consultancy.

Updated drawings of the proposed development were provided by **Jackson Clements Burrows** in **April 2026**.

The findings of this study can be summarized as follows.

With the proposed design:

- Wind conditions on the ground level footpath areas and access ways would be expected to be within the **walking** comfort criterion.
- The main entrances would be expected to be within the **standing** comfort criterion.
- The terraces and balconies would be expected to be within the recommended **walking** comfort criterion.
- The rooftop communal terrace at level 13 is expected to have wind conditions within the recommended **standing** comfort criterion.
- The gust winds are expected to be within the safety criterion.

As a general statement, educating occupants about wind conditions at open terrace/balcony areas during high-wind events and fixing loose, lightweight furniture on the terrace is highly recommended.

The assessments provided in this report have been made based on experience of similar situations in Melbourne and around the world. As with any opinion, it is possible that an assessment of wind effects based on experience and without experimental validation may not account for all complex flow scenarios in the vicinity.

Vipac recommends that a wind tunnel test or CFD simulations to be conducted in detail design stage to quantify the wind conditions and determine the proper wind control measures wherever necessary.

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1 Introduction

Vipac Engineers and Scientists has been commissioned by **Jackson Clements Burrows** to carry out an appraisal of the pedestrian wind effects at the ground level of the proposed development at **550-556 Swan Street, Richmond.**

Strong winds in pedestrian areas are frequently encountered in central business districts of cities around the world, including Sydney, Melbourne, and Brisbane. Wind characteristics such as the mean speed, turbulence and ambient temperature determine the extent of disturbance to users of pedestrian areas. These disturbances can cause both comfort and safety problems and require careful consideration to mitigate successfully.

The proposed development is a mixed-use of multi-storey building with a maximum roof height of 50 m from Swan Street. The site is bounded by Swan Street to the north and existing developments to other directions. A satellite image of the proposed development site and the southern elevation of the building (Section AA) are shown in Figure 1 and Figure 2, respectively.

This report details the opinion of Vipac as an experienced wind engineering consultancy regarding the wind effects in ground level footpath areas adjacent to the development as proposed. No wind tunnel testing or CFD simulation has been carried out for this development at this stage. Vipac has carried out wind tunnel studies on many developments of similar shape and having similar exposure to that of the proposed development. These serve as a valid reference for the prediction of wind effects. Empirical data for typical buildings in boundary layer flows has also been used to estimate the likely wind conditions on the ground level areas of the proposed development [2] & [3].

Updated drawings of the proposed development were supplied to Vipac by **Jackson Clements Burrows** in **April 2026**. A list of drawings supplied is provided in Appendix C of this report.



Figure 1: Aerial view of the proposed development site.



Figure 2: North elevation of the proposed development.

2 Analysis Approach

In assessing whether a proposed development is likely to generate adverse wind conditions in ground level footpath areas, Vipac has considered the following five main points:

- The exposure of the proposed development to wind;
- The regional wind climate;
- The geometry and orientation of the proposed development;
- The interaction of flows with adjacent developments; and
- The assessment criteria determined by the intended use of the areas affected by wind flows generated or augmented by the proposed development.

The pedestrian wind comfort at specific locations of ground level footpath areas may be assessed by predicting the gust and mean wind speeds with a probability of 0.1% and 20% expected at that location. The location may be deemed generally acceptable for its intended use while gust and mean wind speeds are within the threshold values noted in Section 2.5. Where Vipac predicts that a location would not meet its appropriate comfort criterion, the use of wind control devices and/or local building geometry modifications to achieve the desired comfort rating may be recommended. For complex flow scenarios or where predicted flow conditions are well more than the recommended criteria, Vipac recommends scale model wind tunnel testing to determine the type and scope of the wind control measures required to achieve acceptable wind conditions.

2.1 Site Exposure

The proposed development is located on a relatively flat terrain. The site is surrounded within an approximately 3.3 km radius predominately by low to mid-rise developments; with Yarra Bend Park lies to the far north. A satellite image showing these site surroundings is shown in Figure 3.

Considering the immediate surroundings and terrain, for the purposes of this study, the site of the proposed development is assumed to be within Terrain Category 3 for all wind directions (Figure 3).

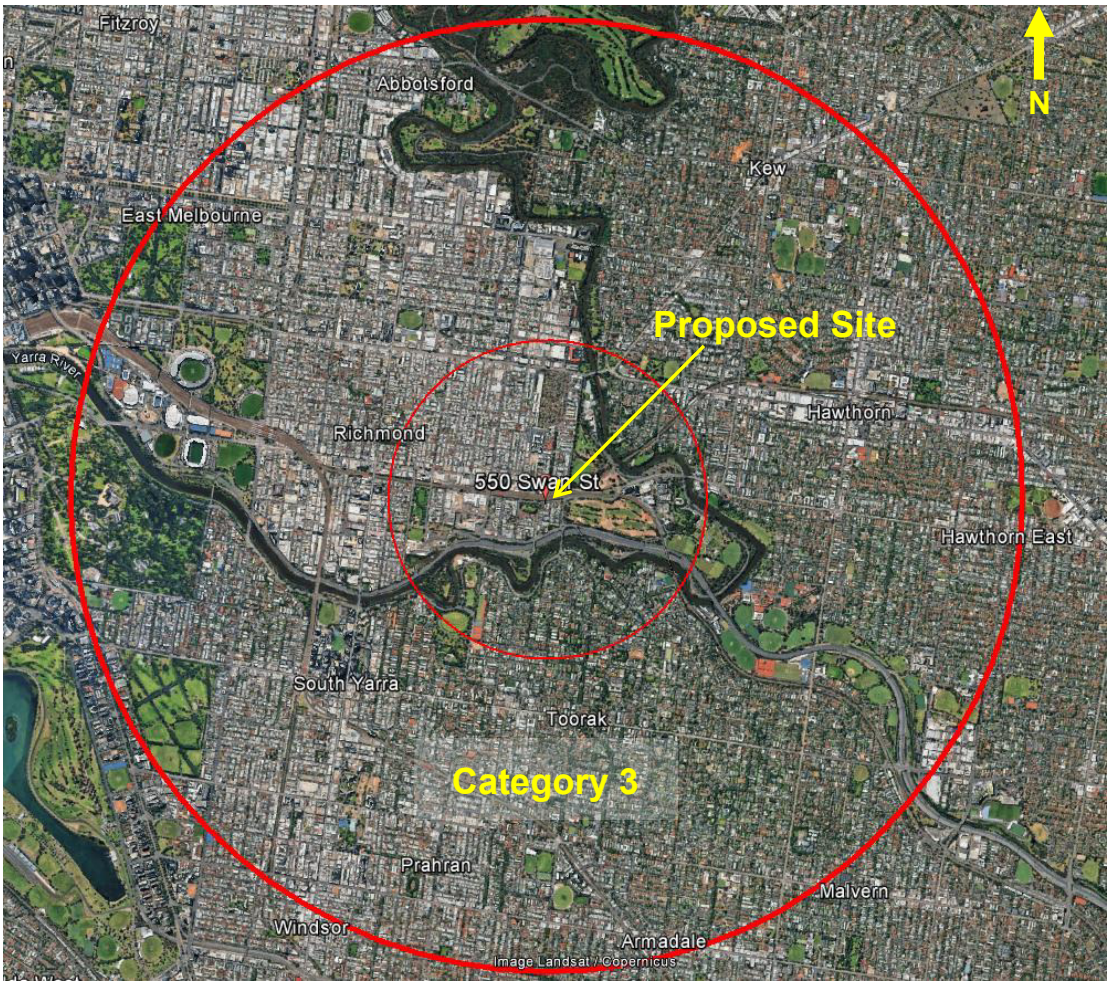


Figure 3: Assumed terrain categories for wind speed estimation.

2.2 Regional Wind Climate

The mean and gust wind speeds have been recorded in the Melbourne area for over 30 years. This data has been analysed and the directional probability distribution of wind speeds has been determined. The directional distribution of hourly mean wind speed at the gradient height, with a probability of 0.1% of time and 20% of time exceeded are shown in Figure 4. The wind data at this free stream height is common to all Melbourne city sites and may be used as a reference to assess ground level wind conditions at the site.

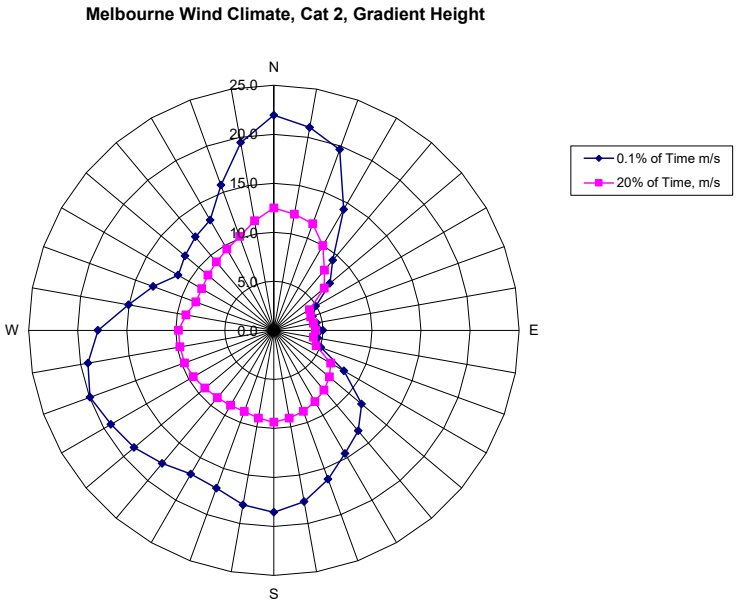


Figure 4: Directional Distribution of Mean Hourly Wind Velocities (m/s) for 0.1% and 20% exceeded at Gradient Height for Melbourne.

2.3 Building Geometry and Orientation

The proposed development is a mixed-use multi-storey tower. The overall plan-form dimensions are approximately 81 m x 45 m as shown in Figure 5. The main entrances are located along Swan Street.

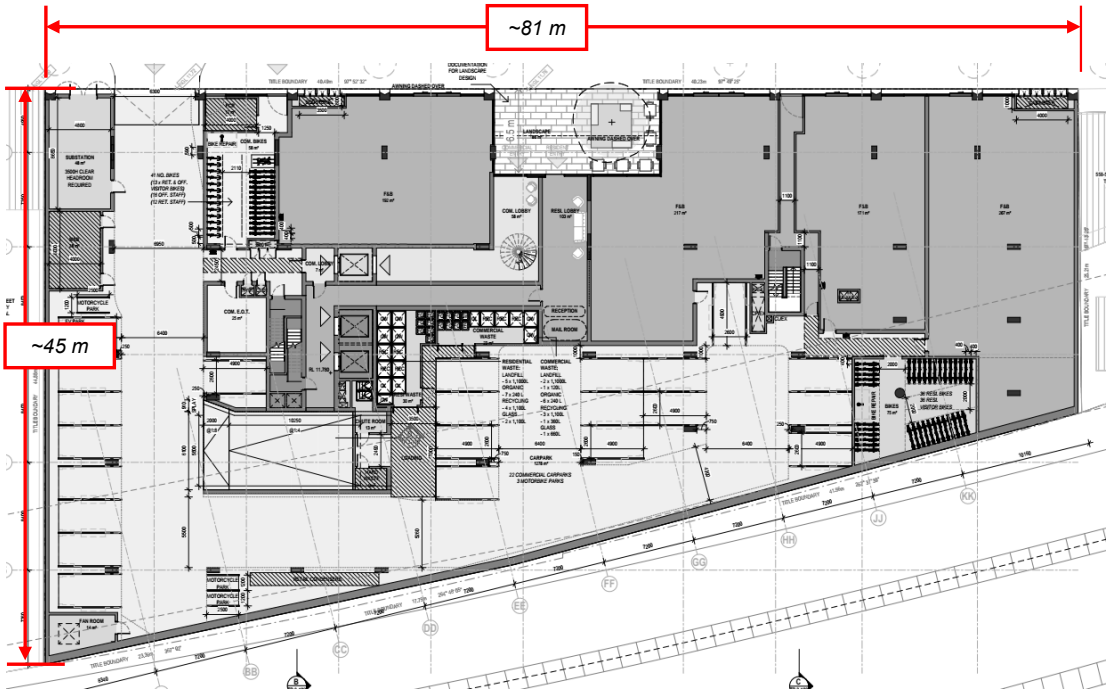


Figure 5: Ground floor plan with the overall dimensions overlaid.

2.4 Flow interactions with Adjacent Developments

The immediately adjacent developments are shown in Figure 6. At ground level, the site is openly exposed to southerly winds in addition to westerly winds channelling along Swan Street. The building is oriented such that adverse impacts from corner acceleration of southerly and westerly winds is expected at ground level. The development is taller than the surrounding buildings and so is exposed to winds from all directions at the upper levels.



Figure 6: Immediately adjacent surroundings and their approximate number of floors (F)

2.5 Assessment Criteria

The following wind comfort criteria detailed in Table 1 were applied in this study.

Table 1: Wind Comfort Criteria as per Clause 58.04-4

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding **20m/sec** with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: **3m/sec** for sitting areas (outdoor cafés) **4m/sec** for standing areas (window shopping, queuing) **5m/sec** for walking areas (steady steps for most pedestrians)

This criterion specifically calls for the safety criterion to be used to assess infrequent winds (e.g. peak event of ≤ 0.1% of the time); and the perceived pedestrian comfort to be assessed based on frequently occurring winds (e.g. winds that occurs 80% of the time).

In Table 1, the mean wind velocity is defined as the maximum of hourly mean or gust equivalent mean (Gust/1.85)

This criterion specifies that safe and comfortable wind conditions must be achieved in publicly accessible areas within a distance equal to half the longest width of the building measured from all facades or half the overall height of the building, whichever is greater, as shown in Figure 7.

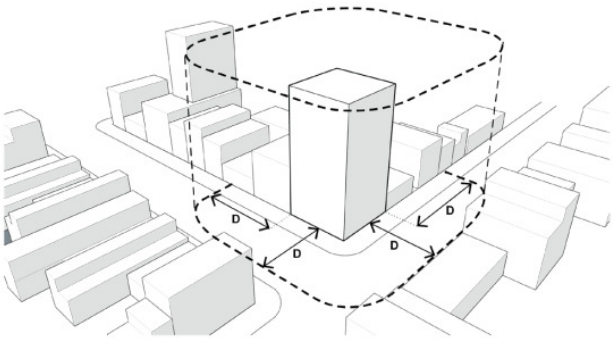


Figure 7: Assessment distance.

2.5.1 Use of Adjacent Pedestrian Occupied Areas & Recommended Comfort Criteria

The consideration of the (intended) function of the environment heavily influences the appropriateness of the recommended wind comfort criteria. For example, people frequenting locations such as parks are will likely tolerate a windier environment when compared to people dining at an outdoor café.

This is partly due to the pedestrian's judgement in clothing and predetermined expectation of the wind environment and partly due to the sensitivity of their activities to wind. For example, patrons at outdoor dining areas are highly sensitivity to wind due to the stationary nature of the activity; whereas pedestrians on the public footpaths may maintain a level of comfort under otherwise uncomfortable conditions by partaking in general activities performed on the footpath such as walking.

The following table lists the specific areas adjacent to the proposed development and the corresponding recommended criteria.

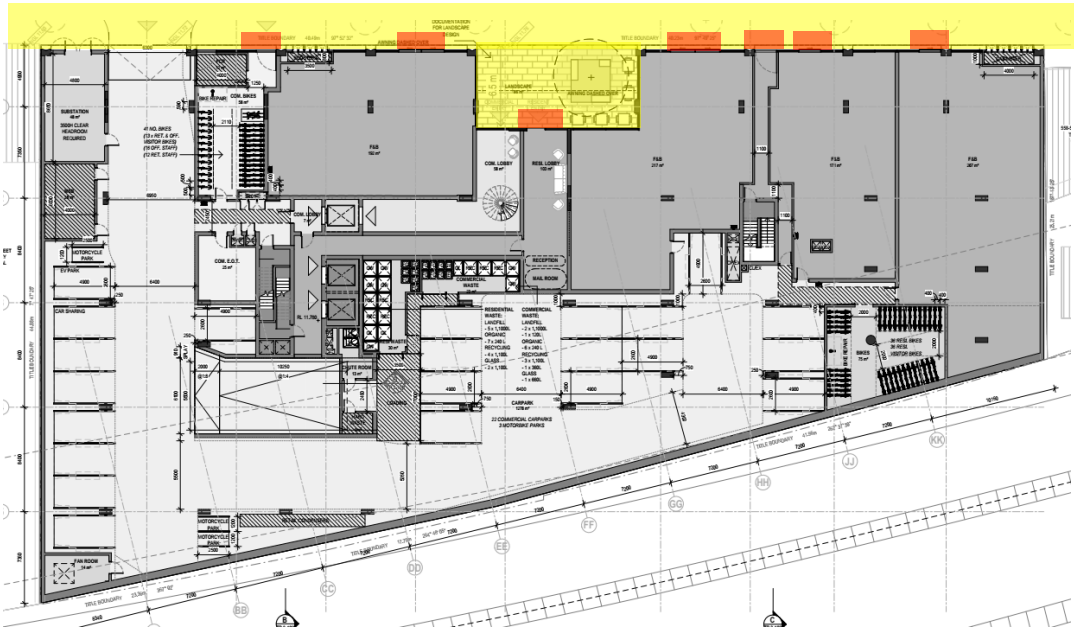
Table 2: Recommended application of criteria

Area	Specific location	Recommended Criteria
Public Footpaths, Access ways	Along Swan Street and the adjacent laneway (Figure 8)	Walking
Building Entrances	Main Building Entrances Along Swan Street (Figure 8)	Standing
Outdoor Communal Areas	Located on the Rooftop (Figure 15)	Standing
Balcony/Terraces	Up the height of the building (Figure 9 to Figure 17)	Walking (See discussion below)

2.5.2 Terrace / Balcony Recommended Criterion Discussion

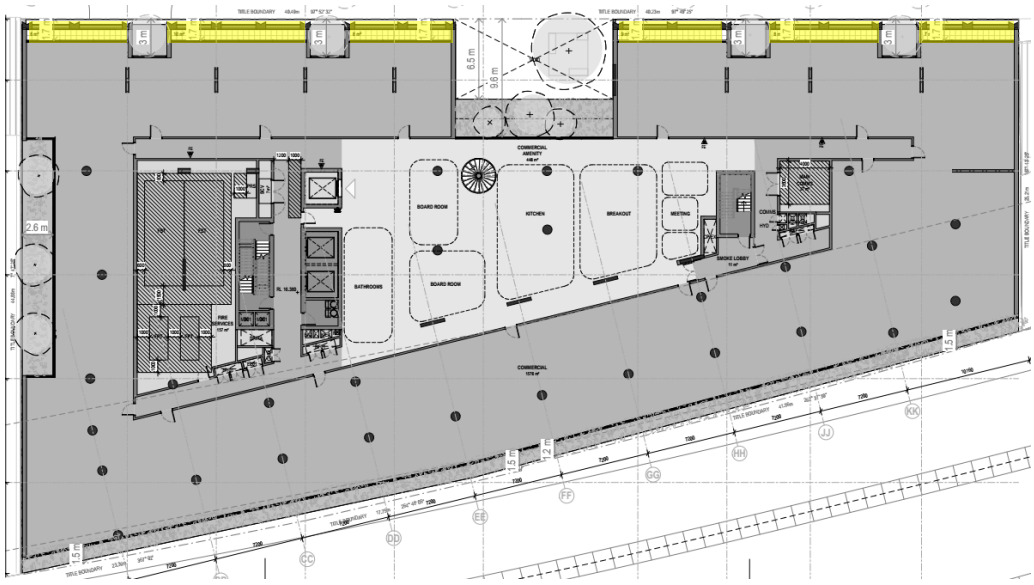
There are Private Balconies and Terraces located up the height of the development. Vipac recommends as a minimum that balcony/terrace areas meet the criterion for walking since:

- these areas are not public spaces;
- the use of these areas is optional, and only intended to be used on fair weather days with calm winds;
- residents at private open spaces can chose to retreat indoors during uncomfortable wind conditions, whiel a pedestrian or person using a public area may not have this option.
- many similar developments in Melbourne and other Australian capital cities experience wind conditions on balconies and elevated deck areas in the vicinity of the criterion for walking.



Recommended to fulfil Walking *Recommended to fulfil Standing*

Figure 8: Ground floor with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 9: Level 01 & 02 floor plan with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 10: 03 floor plan with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 11: Level 04 floor plan with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 12: Levels 05 to 08 floor plan with recommended wind criteria overlaid.



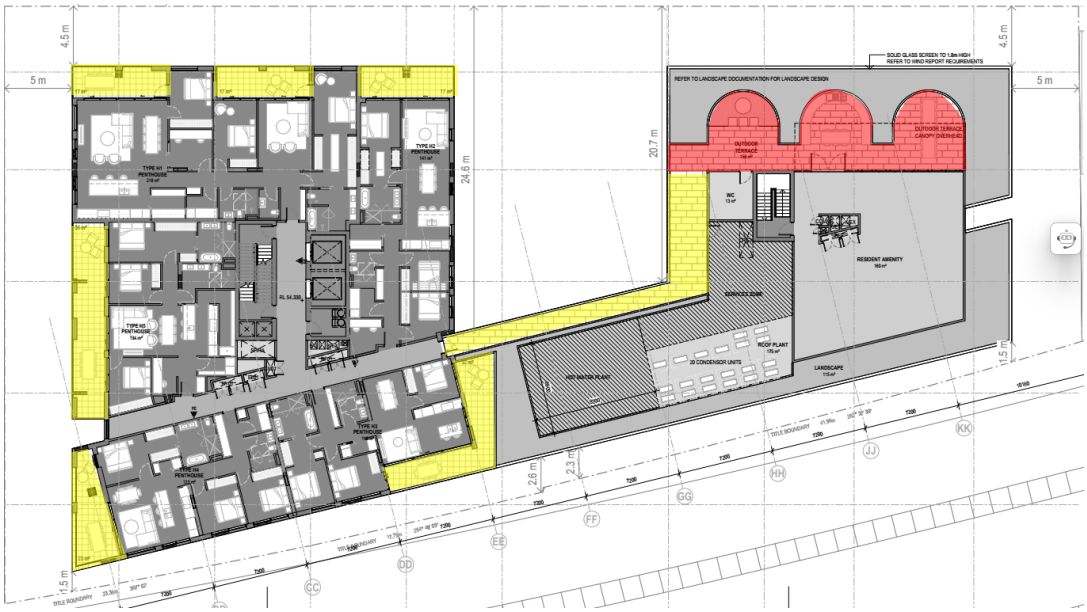
Recommended to fulfil Walking

Figure 13: Levels 09 to 11 floor plan with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 14: Level 12 floor plan with recommended wind criteria overlaid.



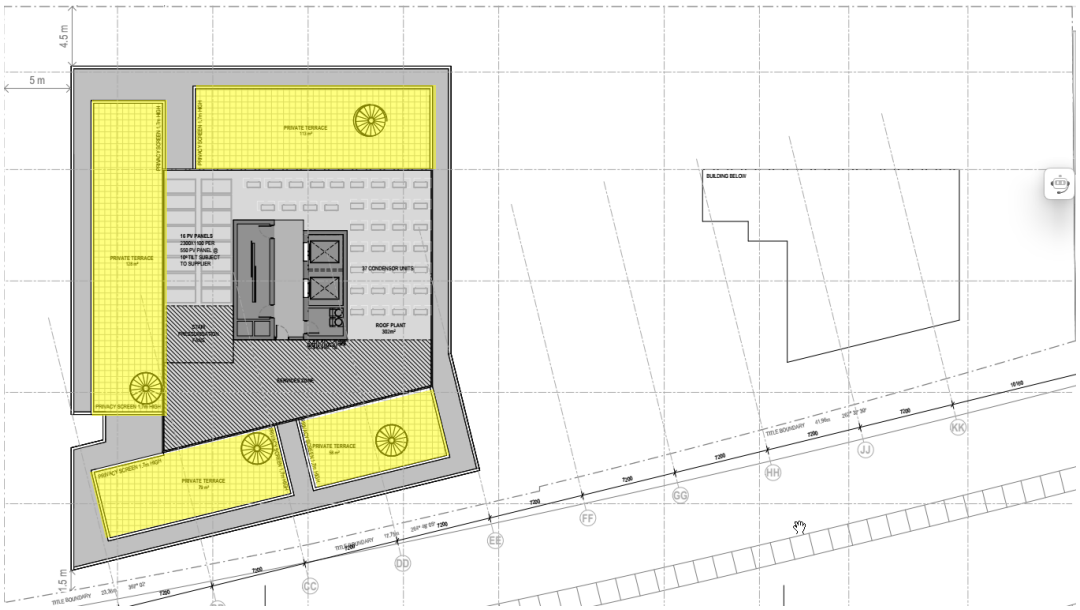
Recommended to fulfil Walking

Figure 15: Level 13 floor plan with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 16: Level 14 floor plan with recommended wind criteria overlaid.



Recommended to fulfil Walking

Figure 17: Rooftop floor plan with recommended wind criteria overlaid.

3 Pedestrian Level Wind Effects

3.1 Discussion & Recommendations

The proposed design has several features that are expected to be beneficial to the pedestrian wind environment. This is inclusive but not limited to the following:

- Residential entrances setback,
- Buildings setback from fourth level upward.

Due to the proposed height above the surrounding areas, the proposed development is particularly exposed to adverse winds effects from prevailing wind directions i.e. southerly-northerly and westerly. Such that high wind levels are expected along Swan Street and the two western corners. The proposed development has a setback tower design from level 3 upwards. These tower setbacks are expected to be beneficial to the wind environment on the ground floor; such that the surrounding pedestrian streetscape is expected to be within the recommended walking comfort criterion.

The main entrance is located along Swan Street with a well setback from the streetscape by its articulated façade. Such that it is expected to be within the recommended standing comfort criterion. Also, other entrances along the Swan Street due to tower setback are expected to be within prescribed standing criterion.

The private balconies are expected to have windspeeds within the walking comfort criterion.

The rooftop communal at levels 13 is exposed to wind effects from all directions, however, the proposed 1.8m solid balustrade is expected to mitigate any adverse conditions. Allowing the area to reach the recommended standing comfort criteria or better.

It should be noted that this study is based on experience only and has not utilised any CFD simulation or experimental data for the analysis.

4 Conclusions

An appraisal of the likely wind conditions at the pedestrian ground level and balcony areas of the proposed development at **550-556 Swan Street, Richmond** has been made.

Vipac has carefully considered the form and exposure of the proposed development, nominated criteria for various public areas according to their function and referred to past experience to produce our opinion of likely wind conditions.

The findings of this study can be summarised as follows.

With the proposed design:

- Wind conditions on the ground level footpath areas and access ways would be expected to be within the **walking** comfort criterion.
- The main entrances would be expected to be within the **standing** comfort criterion.
- The terraces and balconies would be expected to be within the recommended **walking** comfort criterion.
- The rooftop communal terrace at level 13 is expected to have wind conditions within the recommended **standing** comfort criterion.
- The gust winds are expected to be within the safety criterion.

As a general statement, educating occupants about wind conditions at open terrace/balcony areas during high-wind events and fixing loose, lightweight furniture on the terrace is highly recommended.

The assessments provided in this report have been made based on experience of similar situations in Melbourne and around the world. As with any opinion, it is possible that an assessment of wind effects based on experience and without experimental validation may not account for all complex flow scenarios in the vicinity.

Vipac recommends that a wind tunnel test or CFD simulations to be conducted in detail design stage to quantify the wind conditions and determine the proper wind control measures wherever necessary.

This Report has been Prepared

For

Jackson Clements Burrows

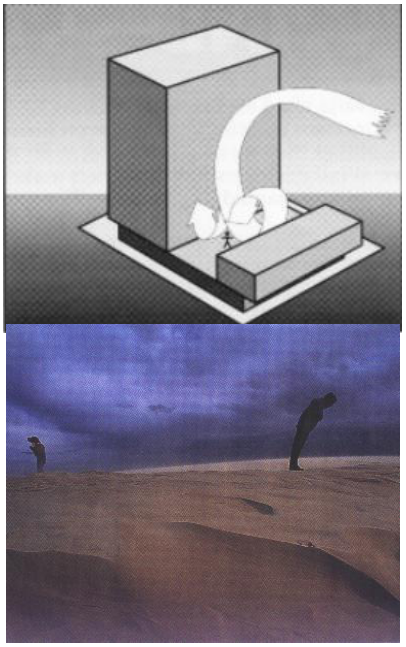
By

VIPAC ENGINEERS & SCIENTISTS PTY LTD.

Appendix A Environmental Wind Effects

Atmospheric Boundary Layer

As wind flows over the earth it encounters various roughness elements and terrain such as water, forests, houses and buildings. To varying degrees, these elements reduce the mean wind speed at low elevations and increase air turbulence. The wind above these obstructions travels with unattenuated velocity, driven by atmospheric pressure gradients. The resultant increase in wind speed with height above ground is known as a wind velocity profile. When this wind profile encounters a tall building, some of the fast-moving wind at upper elevations is diverted down to ground level resulting in local adverse wind effects.



The terminology used to describe the wind flow patterns around the proposed development is based on the aerodynamic mechanism, direction and nature of the wind flow.

Downwash – refers to a flow of air down the exposed face of a tower. A tall tower can deflect a fast-moving wind at higher elevations downwards.

Corner Accelerations – when wind flows around the corner of a building it tends to accelerate in a similar manner to airflow over the top of an aeroplane wing.

Flow separation – when wind flowing along a surface suddenly detaches from that surface and the resultant energy dissipation produces increased turbulence in the flow. Flow separation at a building corner or at a solid screen can result in gusty conditions.

Flow channelling – the well-known "street canyon" effect occurs when a large volume of air is funnelled through a constricted pathway. To maintain flow continuity the wind must speed up as it passes through the constriction. Examples of this might occur between two towers, in a narrowing street or under a bridge.

Direct Exposure – a location with little upstream shielding for a wind direction of interest. The location will be exposed to the unabated mean wind and gust velocity. Piers and open water frontage may have such exposure.

Appendix B References

[1] *Structural Design Actions, Part 2: Wind Actions*, Australian/New Zealand Standard 1170.2:2011

[2] *Wind Effects on Structures* E. Simiu, R Scanlan, Publisher: Wiley-Interscience

[3] *Architectural Aerodynamics* R. Aynsley, W. Melbourne, B. Vickery, Publisher: Applied Science Publishers

[4] *The Aerodynamic Characteristics of Windbreaks, Resulting in Empirical Design Rules* J.Gandemer, Publisher: *Journal of Wind Engineering and Industrial Aerodynamics*

[6] *Wind Protection by Model Fences in a simulated Atmospheric Boundary Layer* J.K. Rain, D.C. Stevenson, Publisher: *Journal of Industrial Aerodynamics, 2*

[7] *Criteria for Environmental Wind Conditions* W.H Melbourne, Publisher: *Journal of Wind Engineering and Industrial Aerodynamics*

[8] *Wind Design Guide* J.Bennett Publisher: *BBSC 433 – Architectural Aerodynamics*

[9] *Central City Built Form Review: Wind Assessments*, Global Wind Technology Services

[10] *Wind Guidelines for Planning Applicants* H.Fricke Publisher: *Moonee Valley City Council*

Appendix C Drawings List

Drawings Received: **April 2026**

25-064_550-556 SWAN ST RICHMOND_TP ARCHITECTURAL DRAWINGS

25-064_TP 2-101_NORTH ELEVATION_C

25-064_TP 2-102_EAST ELEVATION_C

25-064_TP 2-103_SOUTH ELEVATION_C

25-064_TP 2-104_WEST ELEVATION_C

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	Corey Wooldridge
Council Reference:	PPE26/0577
Address:	550 Swan St, Richmond VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/357958: IREF26/01500 - Internal Referral Request
Disclaimer:	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

ESD comments were requested on the following:

- Response to previous comments – DTP re-referral

In assessing this application, the following documents were reviewed:

- SMP prepared by GIW dated 31/07/2026
- Architectural drawings prepared by JCB dated 30/04/2026

Comments

The standard of the submitted documents does not meet Council's Environmentally Sustainable Design (ESD) standards.

The following issues have been identified and must be addressed:

- **Daylight.** Daylight modelling demonstrates that overall the development has a satisfactory general standard of daylight access, however it also demonstrates that two areas of the building have fundamental design flaws that must be addressed prior to a permit being issued. These are:
  - Level 3: D3, D11,
  - Level 4: D3, F4,
  - Level 5-8: D3, C3,
  - Level 9-11: F1, F2, D10,
  - Level12: F1.

  These dwellings have extremely low levels of daylight continuing right up to the top of the building. As daylight is generally better towards the top of a building, having daylight issues up to upper levels illustrates a clear flaw in the floorplate design / apartment layout. Residents in these dwellings will not have amenity daylight for basic health and wellness.

    - **Recommend re-designing these dwellings to improve daylight an ensure BESS daylight factor standards are met to at least 50% of the floor areas in all habitable rooms. The dwellings are:**
        - **Level 3: D3, D11,**
        - **Level 4: D3, F4,**
        - **Level 5-8: D3, C3,**
        - **Level 9-11: F1, F2, D10,**
        - **Level12: F1**.

- **Innovation.** The following Innovation claims in BESS are not supported and should be addressed or removed from an updated version of the SMP
    - Bike repair station – not considered innovative
    - Local indigenous vegetation – not considered innovative
    - Biophillic design – unsubstantiated claims including:
        - *Elements that provide multiple natural sensory experiences*
        - *Elements that reflect natural and cultural patterns and forms*
        - *Using natural materials*
        - *Large-scale and holistically incorporated natural motifs and art*
        - *Project teams must provide a narrative against a set of design principles to show how the project's ambition for nature-inspired design has been embedded from the design concept stage.*

- **Recommend removing or better substantiating these BESS Innovation claims in the SMP and BESS report (bike repair station, biophilic design and local indigenous vegetation).**

- **Bicycle Parking.** 36 secure bike parking spaces for 178 dwellings fails far beneath the best practice standard of one-per-dwelling.
    - **Recommend redesign ground and basement levels to accommodate at least one secure bike parking space per dwelling.**

Recommendations

The applicant is encouraged to address the following issues above and re-submit to Council for assessment. If you, DTP or the applicant would like to discuss this further, please contact me.

Euan.

ESD Advisor: Euan Williamson
Date: 16 September 2026

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Corey Wooldridge
Council Reference:	PPE26/0577
Address:	550 Swan St, Richmond VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/358237: IREF26/01503 - 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 550 - 556 Swan St, Richmond authored by Impact and dated 3/8/2026 is not satisfactory from a City Works Branch's perspective.

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

1. Please provide details of the proposed bin press operating procedure, including responsibilities for its operation, maintenance, monitoring, and management.
2. Please provide the footprint of the proposed bins, waste management equipment, and hard waste/e-waste storage areas, together with the total area of each bin storage room in square metres (m²). This information is required to verify that sufficient space has been allocated to accommodate the site's waste management requirements.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:24/09/2026

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Tomas Lightbody
Officer:	Corey Wooldridge
Council Reference:	PPE26/0577
Address:	550 Swan St, Richmond VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/358524: IREF26/01505 - Referral Request
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:	NA

Comments

Access and Safety

The following safety and access concerns should be addressed:

Issue One

- Insufficient bicycle parking provision. There are only 36 residential bicycle parking spaces available for residents and 36 for residential visitors. This does not meet the expected need for bicycle parking in Yarra, where there is a higher-than-average use of bicycles for both trips to work and everyday trips. We calculate using the BESS calculation that for an apartment building in this location, there should be 1 bicycle parking space per dwelling, meaning there **should be a provision of 178 bicycle parking spaces available for residents and an additional 44 bicycle parking spaces for residential visitors.**

Issue Two

- Resident and residential visitor parking are co-located, this prevents the visitors from easily accessing the visitor bicycle parking spaces and forces the resident they are visiting to come and let them in and out of the compound.

Issue Three

- The accessway to residential bicycle parking is not dimensioned and does not appear to meet the min standard for 1.5m doe bicycle accessways set out in 52.34 and AS2890.3.

Adequacy of visitor spaces

36 spaces are noted as visitor bicycle parking spaces.
The provision of the visitor spaces **inadequate**:

- Whilst 36 spaces meets the statutory requirement for residential visitor bicycle parking, the traffic report states that there are 16 visitor spaces provided for in the ground floor carparking area, these cannot be seen on the plans.

- The proposed provision of visitor bicycle parking spaces does not cater for Yarra's current or predicted future cycling demand. At minimum 55 visitor spaces (44 residential visitor and 11 commercial visitor) should be provided for the following reasons:
    - Best-practice requires a rate of 0.25 visitor spaces to each dwelling, requiring 44 spaces for the 178 dwellings
    - 11 visitor spaces are required to meet the commercial BESS rate.
- Access arrangements are not satisfactory, as noted the reported visitor bicycle parking within the carpark area is not shown on the plans.
- Further, residential visitor bicycle parking spaces are co-located with residential spaces, given the large under-provision of bicycle parking compared with the underlying demand for cycling and residential bicycle storage in Yarra, these spaces would be taken up by residents. Further, residents would need to provide access to their visitors themselves and supervise visitors using the bicycle parking.

Adequacy of employee spaces

Number of spaces

Whilst the proposal includes a surplus of 35 employee spaces above the requirements of the planning scheme, it is noted:

- the subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and
- both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Therefore, it is recommended a minimum of 46 employee spaces be provided to meet the BESS rate. **The current provision of 52 spaces meets this recommendation.**
- The commercial EOT facilities do not include the required level of detail within the plans, they do not detail layouts of the rooms nor do they show any showers, lockers or toilet facilities.

Adequacy of resident spaces

Number of spaces

Whilst the proposal includes a surplus of 36 resident spaces above the requirements of the planning scheme (assuming the 36 spaces noted as residential visitors are co-located and likely taken up by residents), it is noted:

- the subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and
- both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Given the above, best practice requires a rate of 1 space to each dwelling. Therefore, it is recommended a minimum of 178 resident spaces be provided.
- AND 44 residential visitor spaces be provided.
- It would be acceptable if a further reduction in car parking spaces was sought to provide additional bicycle parking spaces.

Electric vehicles / share cars / other relevant topics?

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV).

Whilst it is acceptable that one EV charging points are installed during construction, to allow for easy future expanded provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

AND

At least 9 resident electric bicycle charging point should be provided in the bicycle parking spaces (5% of the total number) adjacent to spaces suitable for electric bicycles to use (i.e horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8).

Green Travel Plan

The application includes a Green Travel Plan (GTP). The GTP does not adequately address a number of issues, and should be modified to include the following:

- Maps that show the location of bicycle storage compounds and end of trip facilities among with the most efficient route to access them.
- Details of what end of trip facilities are provided (this detail is also lacking in the development plans).
- Any changes made to bicycle parking provisions subject to the other conditions on the permit.

This information is required to be shown in the GTP before it can be approved.

Yarra's key bicycle corridors

The site is located adjacent to a key bicycle corridor. This being the Main Yarra Trail, which also allows for easy access to other cycling corridors throughout Yarra and connecting into the CBD and other LGA's. The location is also adjacent to Swan Street, Burnley Street and is in close proximity to Coppin Street.

Recommendations

The following should be shown on the plans before endorsement:

1. A minimum of 46 employee bicycle parking spaces in total be provided.
2. A minimum of 11 commercial visitor bicycle parking spaces in total be provided.
3. Details of employee end of trip facilities to be shown and detailed on the plans, including showers, toilets and lockers. Including the provision of at least 5 shower facilities for employees.
4. A minimum of 178 resident bicycle parking spaces in total be provided.
5. A minimum of 44 residential visitor bicycle parking spaces in total be provided.
6. At least 9 electric bicycle charging points should be provided in the resident bicycle parking spaces adjacent to spaces suitable for electric bicycles to use.
7. Designation of employee, resident and visitor bicycle parking to be shown on the plans.
8. At least 40% of employee bicycle parking to be provided as a ground level (horizontal) hoop and comply with Clause 52.34 and AS2890.3.
9. All visitor bicycle parking facilities to be ground level (horizontal) hoops and comply with Clause 52.34 and AS2890.3.
10. Dimensions of all bicycle storage spaces, lifts, corridors and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority.
11. An Amended Green Travel Plan should be provided with the information outlined previously.

Strategic Transport Planner: Tomas Lightbody
Date: 28 September 2026

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani, Nick Demosthenous
Officer	Corey Wooldridge
Council Reference	IREF26/01504
Address	550 Swan Street, Richmond
Application No.	PPE26/0577
Proposal	DTP – Notice of Application
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	Rev	Dated
Jackson Clements Burrows	TP 1-097 *Proposed Floor Plan_Level B3* TP 1-098 *Proposed Floor Plan_Level B2* TP 1-099 *Proposed Floor Plan_Level B1* TP 1-100 *Proposed Floor Plan_Level 00* TP 3-101 *Section AA* TP 3-102 *Section BB* TP 3-103 *Section CC* TP 3-110 *Ramps*	A B C C C C C C	30 April 2026 30 April 2026 30 July 2026 30 July 2026 30 July 2026 30 July 2026 30 July 2026 30 July 2026
Impact Traffic Engineering	*Traffic and Transport Assessment* *Waste Management Plan*		3 August 2026 3 August 2026

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 clearance height at the car park entrance.	Update the relevant drawings accordingly
2	Check the column depth and setback for the car space adjacent to the loading dock.	Update the relevant drawings accordingly
3	Extend the 1 in 8 grade transition ramp at the bottom of the 1 in 4 grade ramp to 2.5 metres.	Update the relevant drawings accordingly
4	Allocate the highlighted car spaces on basement level 1, 2, and 3 to small car spaces.	Update the relevant drawings accordingly
5	Submit a 1 in 20 scale vehicle crossing cross-sectional diagram consistent with Council's Vehicle Crossing Information Sheet.	Submit vehicle crossing cross-sectional diagram.
6	Annotate on the drawings that the utility cabinet doors can open at 180-degrees and be latched to the building wall.	Update the relevant drawings accordingly
7	Liaise with the relevant service authority regarding public lighting surrounding the site and arrange for appropriate shielding.	Submit public lighting assessment report
8	Provide details of the stormwater pipe and pit within the carriageway easement and how Council will access the asset for future inspection, maintenance and upgrade works.	Submit further details of the stormwater pit and pipe

Civil Engineering Comments prepared by Nick Demosthenous

Item No	Comment	Action Required
1	The Site Survey plan in the Architectural Plans does not show an existing stormwater drain in the carriageway easement between 550 and 556 Swan St. This drain is shown in Council's GIS as a Council asset. The drain will need to be removed for the new development.	Show the existing drain on the demolition and ground floor plan with a note to be removed and junction pit on Council's drain in Swan St is to be reinstated to the satisfaction of Council.
2	The demolition plan shows it is proposed to relocate an existing street tree in the footpath near the west end of the site. Council's Arborist must be consulted and agree to the relocation. The new location must be shown on the proposed floor plan.	Consult Council's arborist regarding the relocation of the existing street tree in the footpath near the west end of the development. Show agreed new location on the ground floor plan.
3	The footpath in front of the development east of the existing driveway is largely asphalt. West of the existing driveway the footpath is mostly concrete. In view of the removal of the existing driveway and the construction of 2 new driveways, and the likely damage to the footpath during construction works. The footpath along the entire frontage should be reconstructed in asphalt in accordance with DDA guidelines to the satisfaction of Council. Civil works plans to the satisfaction of Council must be submitted for approval before any works are undertaken in the road reserve.	Reconstruct the footpath in front of the development in asphalt and in accordance with DDA guidelines to the satisfaction of Council. Add a note to the Ground Floor Plan. Provide civil works plans for Council approval for all works proposed in the road reserve.
4	In front of the existing front door of 550 the footpath ramps down to the channel and the kerb has a layback. This is not shown on the architectural plans. The ramp and layback should be removed and the kerb and channel and footpath reinstated to the satisfaction of Council.	Show the footpath ramp and kerb layback on the demolition plan with a note to be removed and footpath and kerb and channel reinstated to the satisfaction of Council.
5	The forecourt should not discharge surface rainwater onto the footpath. Surface water should be captured inside the property and discharged into the internal stormwater system.	Surface rainwater from the forecourt should be captured inside the property and discharged into the internal stormwater system.
6	Any redundant property stormwater drains under the footpath must be removed and the footpath and kerb reinstated to the satisfaction of Council.	Show any existing property drains under the footpath on the ground floor plan and the demolition plan and civil works plans with a note that redundant property drains under the footpath are to be removed and the footpath and kerb reinstated to the satisfaction of Council.
7	Parking sign changes may be required due to the removal of the existing driveway and construction of a new driveway. The parking signs should be reviewed in consultation with	Review the existing parking signs in front of the development in consultation with Council's Parking Enforcement unit and

	Council's Parking Enforcement unit and changes to parking signs shown in the Civil works Plans. A note should be added to the ground floor plan that parking signs are to be reviewed and amended in accordance with Council requirements	show any changes to parking signs in the Civil works Plans. Add a note to the ground floor plan that parking signs are to be reviewed and amended in accordance with Council requirements.

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.
VC: *Design*	Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a vehicle crossing design must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's, *Vehicle Crossing Information Sheet*.
VC: *Construction*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.
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 Burnley Street and Murphy 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 Burnley Street and Murphy 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 Burnley Street and Murphy 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.
	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	40	0 – minimum 2 – maximum for each dwelling	0 Spaces – minimum 356 Spaces – maximum	237 Spaces
Two-bedroom dwelling	103			
Three-bedroom dwelling	35			
Office	4,242 m^2	0 – minimum 0.9 – maximum for each 100 m^2 of net floor area	0 Spaces – minimum 38 Spaces - maximum	
Food and drink	837 m^2	0 – minimum 2 – maximum for each 100 $m^2$of net floor area	0 Spaces – minimum 16 Spaces - maximum	
		Total	**0 – 410 Spaces**	**237 Spaces**

** This property is located within **Category 3** of the Car Parking Requirement Maps of VicPlan*

Adequacy of Car Parking

The car parking provision for the proposed development satisfies the requirements of *Clause 52.06-5*.

TRAFFIC IMPACT ASSESSMENT

Trip Generation

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

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Residential (178 Dwellings)	- 0.25 trips per dwelling during AM peak hour - 0.25 trips per dwelling during PM peak hour	44 trips	44 trips
Commercial (51 Spaces)	- 1 trip per space during AM peak hour - 1 trip per space during PM peak hour	51 trips	51 trips
	Total	**95 Trips**	**95 Trips**

Directional Split

Impact have adopted the following directional split for the following uses:

Directional split in each peak hour for the residential traffic –

- AM Peak – 80% outbound (35 trips), 20% inbound (9 trips); and
- PM Peak – 40% outbound (18 trips), 60% inbound (26 trips)

Directional split in each peak hour for the commercial traffic –

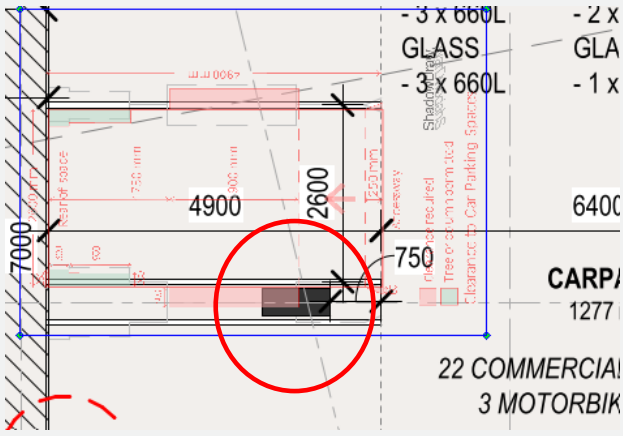
- AM Peak – 0% outbound (0 trips), 100% inbound (51 trips); and
- PM Peak – 100% outbound (51 trips), 0% inbound (0 trips)

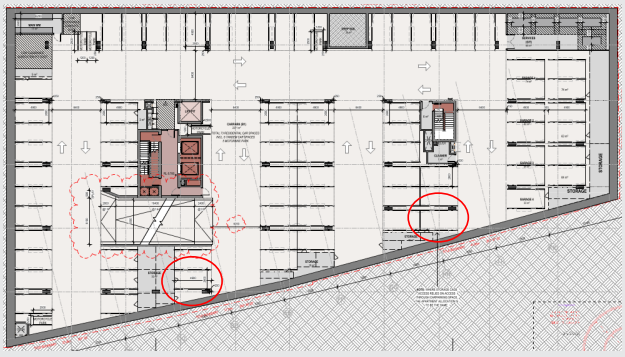
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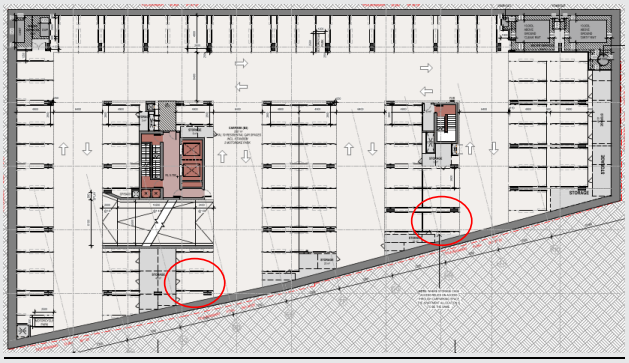
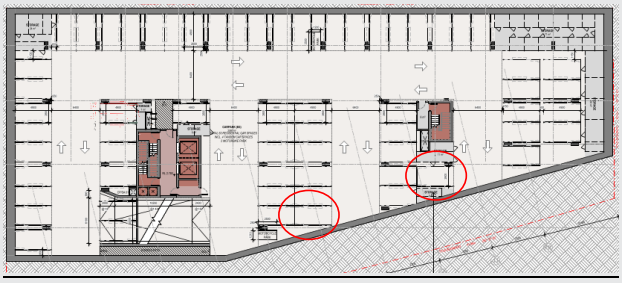
Impact analysed the post-development traffic conditions using SIDRA Intersection 11 traffic analysis software. The modelling indicates that traffic conditions are expected to remain generally consistent with existing conditions, with negligible impact on the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Width of Car Park Entrance	The car park entrance is 6.3 metres in width. This satisfies *AS/NZS 2890.1:2004*.
Width of Car Park Gate	The car park gate is 6.3 metres in width.
Width of Vehicle Crossing	The proposed vehicle crossing is 6.3 metres in width. Please see under *'Engineering Advice for Design Items to be Addressed by the Applicant'* section.
Visibility Splay	In-lieu of a visibility splay, a convex mirror has been provided on the east side of the car park entrance.
Headroom Clearance – Car Park Entrance	The headroom clearance at the car park entrance is not dimensioned on the drawings.
Car Parking Modules	
Car Spaces	The width and depth of car spaces of 2.6 metres and 4.9 metres respectively satisfies *AS/NZS 2890.1:2004.*
Tandem Sets	The width and depth of the tandem sets of 2.6 metres and 10.3 metres respectively satisfies *AS/NZS 2890.1:2004.*
Aisle Width	A minimum aisle width of 6.4 metres is provided on basement levels to satisfy *AS/NZS 2890.1:2004.*
Column Depths and Setbacks	The column depth and setback of the column on level 00 appear to encroach in the area to be clear. 
Gradients	
Ramp Grades for the first 5.0 metres inside the Property	The ramp grades for the first 5 metres inside the property consists of a 1 in 10 grade 3.6 metre section, followed by a flat section to satisfy *Australian /New Zealand Standard AS/NZS 2890.1:2004.*

Item	Assessment
Ramp Grades and Changes of Grade	The 1 in 8 transition grade at the base of the 1 in 4 ramp section is 2.4 metres long. This transition length is insufficient and may result in vehicles scraping or bottoming out.
Swept Path Assessment	
IMP2510008 – DRG-01-05, Rev G	The swept path diagrams for the B85 and B99 design vehicle templates demonstrate adequate passing movements at the car park entrance and at the internal vehicle ramp. The entry and exit movements into and out of the car space is also adequate.
IMP2510008 – DRG-01-06, Rev G	The swept path diagrams for the 6.4 metre long Mini-Rear Loader Waste Collection Vehicle demonstrate adequate entry and exit movements into and out of the loading area on basement level 1.
IMP2510008 – DRG-01-07, Rev G	The swept path diagrams for the B85 design vehicle template demonstrate adequate entry and exit movements into and out of the car spaces.
IMP2510008 – DRG-01-08, Rev G	The swept path diagrams for the B85 design vehicle template demonstrate that entry and exit movements into and out of the car spaces are generally adequate; however, the manoeuvring clearance is limited. To improve access and reduce the risk of manoeuvring difficulties, the southernmost car parking space should be allocated as a small car space.
Car Parking Space to be Re-Allocated for Small Cars	To improve vehicle access and manoeuvrability, the following car parking spaces are to be reallocated as small car spaces. These spaces are identified by red circles on the relevant drawings. <u>Basement 1</u>  <u>Basement 2</u>

Item	Assessment
	 Basement 3 
Other Items	
Loading Dock	The dimensions of the loading dock of 3.5 metres by 7 metres can accommodate a Small Rigid Vehicle.
Vehicle Crossing Vertical Ground Clearance Check	A vehicle crossing 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.
Public Lighting – Swan Street	It is noted there is an existing public light in Swan Street, in front of the site. Light projected from this luminaire could potentially project into the habitable windows of the subject site.
Motorcycle Spaces	The dimensions of the motorcycle spaces of 1.2 metres by 2.5 metres satisfy *AS/NZS 2890.1:2004.*

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Headroom Clearance – Car Park Entrance	The applicant is to dimension on the drawings the clearance height at the car park entrance.
Column Depths and Setbacks	The applicant is to check the column depth and setback for the car space adjacent to the loading dock.
Ramp Grades and Changes of Grade	The applicant is to extend the 1 in 8 grade transition ramp at the bottom of the 1 in 4 ramp to 2.5 metres to improve the vehicle ground clearance.
Car Parking Space to be Re-Allocated for Small Cars	The applicant is to allocate the car spaces highlighted above to a small car space on basement level 1, 2, and 3.
Vehicle Crossing Cross-Sectional Diagrams	A vehicle crossing 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. To assist the applicant, a Vehicle Crossing Information Sheet has been appended to this memo. The applicant is required to obtain a number of existing and proposed spot levels which include: • the reduced level 2.0 metres inside the property; • the level at the property boundary; • the level at the invert of the southern kerb of Swan Street; • the level at the edge of the southern channel of Swan Street; and • a few levels on the road pavement – in this case, Swan Street. These levels are to be shown on a 1 in 20 scale cross-sectional drawing with dimensions, and the B99 ground clearance template overlayed on the drawings. **The assessment is to be taken along the centre of the vehicle crossing.** Providing the cross-sectional diagram early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.
	The applicant is to liaise with the Department of Transport and Planning regarding the location of the vehicle crossing.
Utility Cabinet Doors – Swan Street Frontage	The applicant must annotate the drawings to confirm that the utility cabinet doors can open to 180 degrees and be latched to the building wall during servicing.
Public Lighting – Swan Street	The applicant must liaise with the relevant power authority regarding street lighting on Swan Street and implement measures to prevent light spill into habitable rooms within the development.

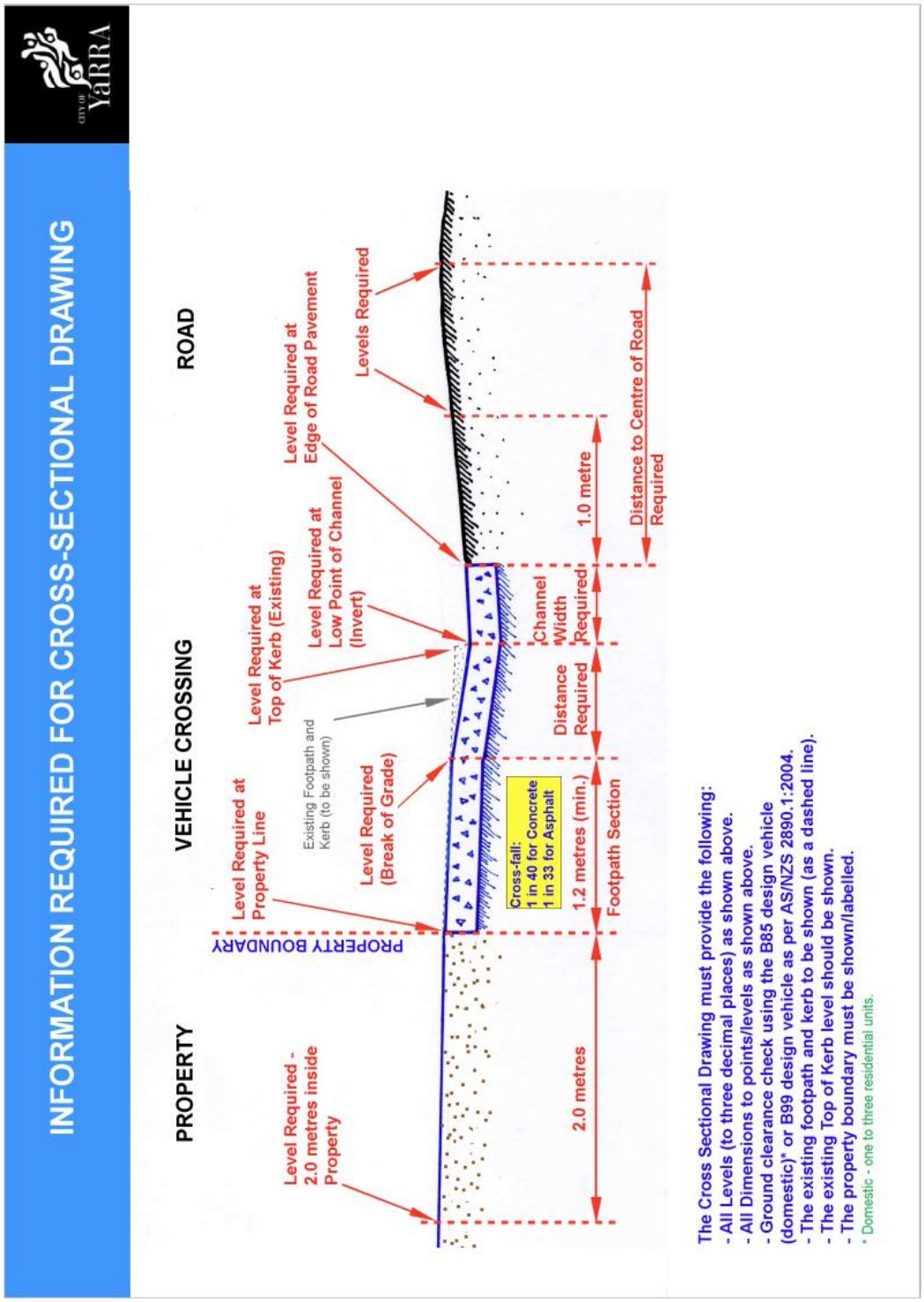
Item	Details
Council Stormwater Pipe and Pit	Council records identify a Council stormwater pipe and pit within the carriageway easement between 550 Swan Street and 556 Swan Street. The applicant must demonstrate how Council access to this asset will be maintained for future inspection, maintenance and upgrade works.

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 30 September 2026


INFORMATION REQUIRED FOR CROSS-SECTIONAL DRAWING
CITY OF YARRA
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 – Open Space Services

Application Information

Referral Officer:	Corey Wooldridge
Officer:	Asher Wedding
Council Reference:	PPE26/0577
Address:	550 Swan St, Richmond VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: D26/358230 - IREF26/01502 - Internal Referral Request
Disclaimer:	Council's City Works Open Space team provides the following information which is based on the information provided in the referral request memo referenced above.

Comments

- Applicant needs to provide evidence they are meeting the canopy targets.
- Arboricultural Imapct assessment needs to addresss the potential impacts that footpath renewel/replacment will have on the existing street trees
- Tree Protection Specification (TPS) and Tree Protection Plan (TPP) 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, a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) are required prior to the commencement of any works.
    - These documents 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 TPS and TPP must detail all tree protection measures to be implemented before and during construction and demonstrate how impacts to retained trees will be avoided or minimised. All documentation must be submitted to, and approved by, the Responsible Authority prior to works commencing.
- The applicant or developer must provide a letter of engagement from the project arborist confirming that they have been engaged as the project arborist to supervise workers on site under the requirements of the endorsed TPS and TPP, together with written confirmation that the applicant or developer has read and understood the endorsed TPS and TPP and will engage that project arborist to supervise and undertake all arboricultural requirements outlined in the endorsed reports, including ongoing monitoring and certification in accordance with AS 4970:2025.

Officer: Asher Wedding
Date: 15 September 2026

Strategic Projects, Parks and Open Spaces Formal Referral Response

Application Information

Referral Officer:	Corey Wooldridge
Officer:	Christian Lundh
Council Reference:	PPE26/0577
Address:	550 Swan St, Richmond VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: D26/358485 - IREF26/01501 - Referral Request
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:	

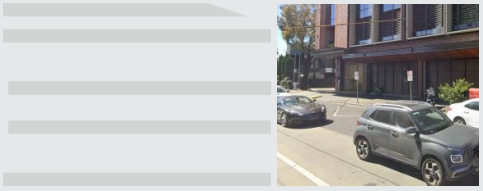
Summary

Comments requested	Public Realm • Public realm interface • Public Realm Improvement Opportunities such as kerb outstands and new street trees Landscape Plan • Landscape Plan (within site boundary)
Recommendation	In summary: • The proposal is **NOT** supported. • Changes are required to make the proposal acceptable from a public realm and landscape perspective. • Recommended changes are listed in **bold dot points** under each section. • Note, these comments do not include a built form assessment and does not constitute support for the proposed architectural scheme from public realm and landscape perspectives.
Links to relevant documents reviewed	D26/348232 - PPE26/0577 - 550 & 556 Swan Street Richmond - Architectural Plans D26/348233 - PPE26/0577 - 550 & 556 Swan Street Richmond - Landscape Plan Set D26/348279 - PPE26/0577 - 550 & 556 Swan Street Richmond - Urban Context Report D26/348277 - PPE26/0577 - 550 & 556 Swan Street Richmond - Town Planning Report and Clause 58 Assessment

Referral Comments – Stage

Public Realm feedback

No.	Topic	Feedback and recommendations
1.	**Public Realm**	
1.1.	Development Impact on Surrounding Public Realm	The proposal exceeds the preferred height and street wall provisions of DDO28, resulting in increased visual bulk and a more dominant built form presence within the Swan Street streetscape. At 52.9 metres, the building exceeds the preferred DDO28 height of 29 metres by 23.9 metres. While DDO28 contemplates additional height on the southern side of Swan Street, support from a public realm perspective is dependent on the delivery of significant public realm benefits and demonstrable design excellence. It is not evident that the additional height is sufficiently offset by commensurate public realm outcomes. The proposed 15.4 metre street wall also exceeds the preferred 14 metre height and, together with the overall building scale, contributes to a stronger perception of bulk and enclosure along Swan Street. Greater distinction between the podium and tower forms through increased upper-level setbacks would assist in reducing visual dominance and reinforcing the preferred character. DDO28 also seeks adequate tower separation and opportunities to maintain views of the sky between buildings. Further assessment is required to determine whether the proposal appropriately achieves these objectives and provides sufficient visual openness within the streetscape. At ground level, the proposal does not fully achieve the intent of DDO28 for active frontages and street activation. While four F&B tenancies are proposed, a significant portion of the Swan Street frontage is occupied by building services and access functions, limiting engagement with the public realm. Greater activation is sought through additional active frontages and entrances, minimising inactive interfaces, strengthening the relationship between ground floor uses and the footpath, and incorporating weather protection elements such as a ground floor setback along the street frontage. **Recommendations** • **Demonstrate how the proposed height exceedance delivers significant public realm benefits consistent with the intent of DDO28.** • **From a public realm perspective, increase upper-level setbacks and building separation to reduce visual bulk and reinforce the podium-tower distinction.** • **Improve ground-floor activation through additional active frontages, entrances and publicly engaging uses.** • **Demonstrate how weather protection provisions have been incorporated in accordance with DDO28 along the Swan Street frontage.**

1.2.	Integration of ground floor including entrances with public realm	While the proposal provides F&B uses along Swan Street, the ground-floor interface does not fully achieve the objectives of Clause 15.01-1S and DDO28 for active frontages, pedestrian amenity and public realm activation. Tenancy entrances are generally located on the street alignment with limited space for patrons entering, exiting or waiting. Combined with the concentration of activity around the main building entries and the nearby tram stop, this is likely to create pedestrian congestion and reduce public realm amenity. The frontage is further interrupted by loading, servicing and access functions, limiting opportunities for continuous activation. A larger and more continuous setback, like that provided at 462-482 Swan Street, would better support street activation, pedestrian circulation, greening, seating and visitor bicycle parking. The distributed placement of the substation, booster and gas meter is supported as it assists in reducing inactive frontage lengths. **Recommendations** • **Provide a ground-floor setback along the street frontage, refer item 1.3.** • **Demonstrate how pedestrian conflicts between tenancy entrances, building lobbies, the car park entrance and footpath users will be managed.** • **Provide visitor bicycle parking, landscaping, canopy trees and seating along the street frontage within the title boundary.** • **Show the car park security door on plans and align it with the ground-level street wall.** • **Ensure any required compliance works are accommodated within the site without altering footpath levels unless accessibility outcomes are improved.**
1.3.	Building Setbacks and Public Realm Interface	While the proposal reinforces the Swan Street street wall, a greater ground-floor setback would deliver a stronger public realm outcome. The building extends largely to the title boundary, limiting opportunities for pedestrian circulation, greening and waiting areas. Given the scale of the development, its location adjacent to a tram stop and the anticipated pedestrian activity, a wider setback along the full Swan Street frontage is encouraged. A setback outcome more consistent with the recently constructed 462-482 Swan Street development (refer figures 01 and 02 below) would improve pedestrian capacity, support greening and strengthen the interface between the building and the public realm. Where a continuous setback cannot be achieved, recessed tenancy entrances should be incorporated to improve weather protection and minimise pedestrian conflicts.  *Figures 01 and 02: 462-482 Swan Street ground floor plan and Streetview of built outcome with a ground floor building setback.*

		Recommendations • **Provide a continuous ground floor setback along the Swan Street frontage of at least 2.4 metres, consistent with the built outcome at 462-482 Swan Street.** • **Alternatively, recess individual tenancy entrances to provide weather protection, waiting areas and improved pedestrian flow and increase the central setback space to be approximately doubled in length along the street frontage.**
1.4.	Projections Over the Public Realm and Awning Design	Clause 15.01-1L discourages projections into or over the public realm, except for verandas and awnings that provide weather protection and contribute positively to the streetscape. Clause 15.01-1S further seeks safe, accessible and enjoyable public environments that support pedestrian amenity and public realm quality. The proposed awning within the ground-floor central setback space has the potential to conflict with the canopy of the proposed feature tree. The design should demonstrate that sufficient clearance is provided to accommodate the tree at maturity without compromising canopy growth, tree health or the quality of the landscaped entrance space. The proposed narrow awning arrangement within the title boundary along Swan Street provides minimal weather protection. A more generous integrated awning / building overhang within the title boundary would provide a stronger public realm outcome, particularly given the site's scale, anticipated pedestrian activity and proximity to public transport. **Recommendations** • **Reduce or modify the depth of the main entrance awning (located within the central setback space) to ensure it does not conflict with the proposed feature tree canopy at maturity.** • **Provide a continuous and integrated ground floor setback providing for weather protection or alternatively an awning along the Swan Street frontage within the title boundary.** • **Achieve architectural articulation through variations in materials and detailing rather than breaks in an awning line.**
2.	**Public Realm Pavement, Furniture and Fixtures**	
2.1.	Pavements	**Recommendations** • **Provide a clear paving delineation between public and private land.** • **All paving within private title to be a high-quality unit paving, bluestone or similar.** • **Pavements must meet Council and all relevant Australian standards including for slip resistance.**
2.2.	Furniture and fixtures	Clause 15.01-1S seeks development that supports public realm amenity and safe access to walking, cycling and public transport, while creating environments that are functional, accessible and enjoyable.

		Given the scale and prominence of the proposed development, a more substantial contribution to the public realm is warranted. The current ground-floor arrangement provides limited opportunity for public realm improvements such as seating, bicycle parking, greening and outdoor activation. As previously discussed, an increased ground-floor setback along Swan Street would create opportunities to accommodate these elements without compromising pedestrian movement along the constrained footpath or interfering with tram stop operations. A wider setback would support a more comfortable pedestrian environment, improve streetscape amenity and provide flexibility for landscaping, visitor bicycle parking, seating and outdoor dining opportunities. **Recommendations** • **Incorporate fixed public seating, including seats with backrests and armrests, within the title boundary along the Swan Street frontage, seats to be set back to ensure person occupying the seat do not obstruct the public footpath.** • **All tactiles, handrails, ramps and landings must be fully accommodated within the subject site boundary and must not protrude beyond the title boundary.** • **Provide visitor bicycle parking within a ground floor setback area in accordance with statutory requirements.** • **Any statutory visitor bicycle parking requirements must be accommodated wholly within the subject site boundary.** • **Anti-skate measures should be incorporated into seating and relevant architectural elements, ensuring they are discreetly integrated and do not result in material damage or increased maintenance requirements.**
3.	**Street trees**	
3.1.	Existing Trees and New Street Tree Opportunity	The landscape plan does not show any new trees along the Swan Street footpath. One tree along the most western section is proposed to be removed to accommodate the proposed substation access, this is in principle not supported, all existing trees should be retained, and the proposed building design should accommodate tree retention. An opportunity to integrate three (3) new street trees has been identified, new trees can be intermitted between the existing trees along the footpath. Trees should be aligned to the end of parking bays to make it easier to get in and out of car doors. **Recommendations** • **All existing trees along the Swan Street frontage should be protected and retained.** • **Possible opportunity has been identified to integrate three (3) new street trees along the subject site street frontage.** • **Council is requesting developer contribution for all street tree planting (new and replacement) and tree maintenance as outlined under item 3.2.** • **Proposed street tree locations are to be indicated on plans.**

3.2.	Street Tree Developer Contribution	To streamline the tree planting and associated tree maintenance establishment it is requested that street tree developer contribution of a flat rate of $3,000 (excluding GST) applies per tree. This fee includes the supply of the tree, planting, and all associated establishment and maintenance costs. Upon payment of this fee, responsibility for tree supply, planting, and establishment transfers to Council as the responsible authority. The developer assumes no further obligations in relation to these works. This contribution may be used to replace an individual canopy tree or to support broader urban canopy improvement projects across Yarra City Council. Funds may be allocated to these purposes at any time during the financial year. **Recommendations** • **The applicant is requested to contribute $13,200 including GST for this planting, to cover tree sourcing, planting and two year's establishment maintenance for four (4) trees.** • **Upon payment of this fee, responsibility for tree supply, planting, and establishment transfers to Council as the responsible authority. The developer assumes no further obligations in relation to these works.** • **This contribution may be used to replace an individual canopy tree or to support broader urban canopy improvement projects across Yarra City Council. Funds may be allocated to these purposes at any time during the financial year.** • **The developer is to notify Council as the development is nearing completion so that Council can program any tree planting shown on the approved Public Realm plan.** • **This contribution does not cover any low cover garden bed works including but not limited to; plants, works, materials or maintenance.**
4.	**Public Realm Functional Layout Plan**	
4.1.	Public Realm Functional Layout Plan	• **A Public Realm Functional Layout Plan must be prepared to the satisfaction of the Responsible Authority (Council). The Public Realm Plan must be submitted for approval by the Responsible Authority (Council). When approved, the Public Realm Plan will be endorsed and will form part of this permit. The Public Realm Plan must include, but not limited to:** - **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 and street signs;** - **Proposed bicycle spaces along site frontage, which bicycle image superimposed upon the proposed;** - **Clearly dimensioned elements including pedestrian paths and parking bays;** - **All existing and proposed levels and surface grades;**

		- **Demonstrate a seamless / DDA compliant levels transition across all proposed footpaths pavements;** - **Demonstrate a seamless / DDA accessible transition from the public realm into the principal entrance to the proposed building at ground floor level including any proposed setback;** - **All existing and proposed drainage infrastructure including any existing or proposed drainage pits and trench grates; and** - **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** - **Any proposed trees.**

Landscape Plan (within site boundary) feedback

No.	Topic	Feedback and recommendations
5.	Landscape plan – General comments	Clause 15.01-1S seeks development that supports public realm amenity, accessibility, safety and landscape outcomes that enhance the attractiveness and functionality of the built environment. The introduction of landscaped areas at upper levels is supported as it assists in softening the visual impact of the substantial built form and contributes to improved amenity for building occupants. The provision of communal amenity spaces at Level 3 and rooftop level also provides opportunities for meaningful landscape integration. However, inconsistencies have been identified between the architectural and landscape documentation. Architectural plans depict canopy trees in locations where the landscape plans nominate low planting or climbing vegetation. This discrepancy creates uncertainty regarding the intended landscape outcome and limits the ability to accurately assess the proposed landscape treatment. A coordinated landscape strategy is required to ensure that architectural and landscape documentation accurately reflects the proposed planting design, species selection and planting typologies. **Recommendations** • **Architectural and landscape plans must be coordinated to accurately reflect the proposed landscape scheme.** • **Integrate additional landscaping and planter beds within upper-level setbacks and communal open space areas to further soften the building form and enhance amenity.** • **Submit an amended Landscape Plan that clearly identifies all proposed trees, shrubs, climbers, groundcovers, planting depths and irrigation requirements.** • **The submitted landscape plan does not provide sufficient information to enable a detailed assessment. An amended Landscape Plan should be prepared in accordance with Council's Landscape Plan Requirements:** https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/how-to-apply-for-a-planning-permit/landscape-plan-requirements
6.	Canopy Tree Provision	The landscaping objectives encourage increased tree canopy cover, deep soil planting and the integration of vegetation into building design through landscape

elements that are durable, climate resilient and supportive of urban forest outcomes. The objectives also seek the retention of mature vegetation where possible and the use of indigenous planting.

As identified within the Town Planning and Urban Context Report, the proposal does not achieve the preferred canopy cover and deep soil outcomes expected for a development of this scale (refer figures 03 and 04 below). While site constraints are acknowledged, opportunities remain to increase landscaping outcomes and improve compliance with the intent of the policy.

The proposed entrance setback space fronting Swan Street presents a significant opportunity to expand deep soil provision and increase canopy tree planting along the Swan Street frontage. Establishing deep soil conditions beneath the setback area, supported by structural cells where required, would enable additional canopy trees while retaining usable pedestrian space above. This approach would improve shade, microclimate outcomes, visual amenity and urban forest benefits.

The proposed use of *Olea europaea* (Olive Tree) is not supported. Given the site's prominent location and the policy emphasis on indigenous vegetation, consideration should be given to a suitable native or indigenous canopy tree species capable of achieving meaningful canopy cover and contributing to local biodiversity outcomes.

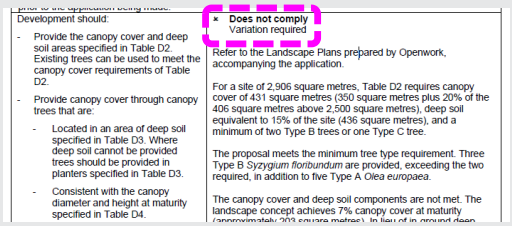


Figure 03: Page 98 Town Planning and Urban Context Report

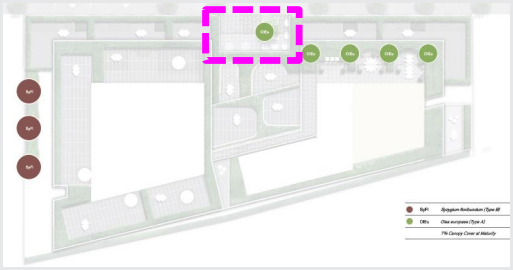


Figure 04: Page 98 Town Planning and Urban Context Report

Recommendations

- **Expand the ground floor setback space fronting Swan Street and increase the extent of deep soil within the space, including opportunities to expand the basement setback below to maximise soil volume and planting potential.**
- **Integrate structural soil cells beneath paved areas within the setback space to maximise deep soil provision while maintaining pedestrian circulation and accessibility.**
- **Provide two (2) additional canopy trees within the Swan Street setback area, resulting in a minimum of three (3) canopy trees along the frontage.**
- **Replace the proposed Olive Tree (Olea europaea) with a suitable indigenous or native canopy tree species capable of achieving substantial canopy cover and shade outcomes.**
- **Demonstrate how the landscape design maximises canopy cover, deep soil planting and urban forest outcomes having regard to the scale of the development and the objectives of Clauses 12.06-1S and 58.03-5.**

7.	Soil volume	Multiple locations rely on soil mounding to achieve additional soil volume. This is not supported, as mounding is likely to settle over time, reducing available soil depth and compromising long-term plant performance. Reinstating mounds around established vegetation is generally not practical. Planter depths should instead be increased to provide a permanent and reliable soil volume solution. **Recommendations** • **Increase planter depths rather than relying on soil mounding to achieve required soil volumes.** • **Provide detailed planter specifications, including dimensions, materials, drainage, liners and tree anchoring where required. Trees should be provided with a minimum soil depth of 700mm and sufficient soil volume to support long-term canopy growth.** • **Confirm, through a suitably qualified structural engineer, that the building structure can accommodate the saturated loads associated with the proposed soil media, planter systems and mature vegetation.**
8.	Landscape details including but not limited to planter boxes	Given the proposal's reliance on landscaping to soften the building form, enhance visual amenity and contribute to the public realm, comprehensive landscape and planter construction details should be provided for all planted areas. This should include soil depths and volumes, planter dimensions, drainage layers, waterproofing, irrigation, growing media specifications, structural loadings and all other technical information necessary to demonstrate the long-term viability and maintenance of the proposed landscaping. **Recommendations** • **Provide detail drawings for built elements such as furniture and planters, including:** - **Cross sections showing the width and depth of planter boxes and planting, including growing media, irrigation, drainage, water proofing and tree anchors.** - **Dimensions (particularly soil depth and width for planted area and planters).** - **Proposed materials, including drainage method and lining.** - **For above ground planted areas (particularly rooftop terraces and green roofs), wind-resistant mulch is to be used.** - **Provide information on any proposed vertical growing structures including detail drawings, mounting technique etc.** • **Provide information on proposed irrigation including proposed water supply (potable or other), and type of irrigation (pop-ups or drip irrigation).** • **Drainage information demonstrating that all raised planters are to be connected to stormwater. Planters are not allowed to drain onto pavements.** • **Details of any proposed Water Sensitive Urban Design [WSUD] features such as raingardens including (but not limited to) dimensions, mulch, soil layers and filtration media, water supply method (from rooftop or otherwise), overflow measures.** • **Provide a specification of works to be undertaken prior to planting.**
9.	Plant Species and plant schedule	**Recommendations** • **Confirm that none of the proposed species listed as environmental weeds in the DELWP Advisory List of Environmental Weeds 2022,**

		• **Provide plant species and quantities for each planted area including plant species and quantities, as well as a legend containing key features, materials, and surfaces. Proposed plants are to be:** - **Drawn at their mature size on the plan.** - **Labelled or coded to correspond with the proposed plant schedule.** - **Appropriately selected for suitability to site conditions such as light, shade, microclimate, etc.** - **The inclusion of some native/indigenous plantings is encouraged to help foster local biodiversity within the site.**
10.	Landscape maintenance	The extensive landscaping proposed throughout the development has the potential to make a positive contribution to the public realm and provide visual amenity for both occupants and rail commuters. However, the long-term success of the landscaping is heavily dependent on practical maintenance access, irrigation and ongoing management. The first-floor planter adjoining the rail corridor has the potential to create a high-quality green edge visible from passing trains and office spaces. Given its length and prominence, a clear maintenance strategy is required to ensure planting remains healthy and visually attractive over time. Additional opportunities for vertical greening should also be explored along wall sections fronting the rail corridor to maximise the visual impact of the landscape outcome. Concerns also remain regarding the maintenance and longevity of landscaping within rooftop terraces, narrow planters and planting areas that can only be accessed through private spaces or are constrained by privacy screens and wind treatments. **Recommendations** • **Demonstrate how maintenance access will be provided for the first-floor planter adjacent to the rail corridor.** • **Investigate opportunities for vertical greening along wall sections adjoining the rail corridor to strengthen the landscape outcome and visual amenity for rail commuters.** • **Provide a landscape maintenance strategy for all rooftop terraces and upper-level planting areas only through private tenancies or terraces.** • **Demonstrate how planting behind privacy screens and within restricted-access areas will be maintained over the life of the development.** • **Provide details of the irrigation system and how ongoing maintenance and replacement will be managed for planter boxes accessible only from internal spaces.** • **Ensure narrow planters on Levels 1-12 are designed and maintained to achieve a consistent, high-quality landscape outcome.** • **Consider body corporate responsibility for prominent frontage landscaping to ensure a coordinated and consistent presentation over time.** • **Demonstrate that wind conditions and screening elements will not compromise plant establishment, long-term health or maintenance access.**

Capital Works:

There are no known planned / approved capital works around the site being led by the Strategic Projects Parks and Open Spaces Team. d

Strategic Projects Parks and Open Spaces Officer: Christian Lundh
Date: 29 September 2026

6.2. – PPE26/0578 - 36-38 Gipps Street Collingwood

Author Erryn Megennis – Principal Planner

Authoriser General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

Property	36-38 Gipps Street, Collingwood
Ward	Hoddle
Application number	PPE26/0578 (Council Ref) PA2604617 (DTP Ref) This application has been lodged with the Minister for Planning. The Minister is the decision maker for this application.
Proposal	Development of the land for a 13 storey, mixed use building comprising offices, wellness centre and food and drinks premises.
Zoning & Overlay/s	• Commercial 2 Zone (C2Z) • Design and Development Overlay – Schedule 11 (DDO11) • Development Contributions Plan Overlay – Schedule 1 (DCPO1)
Strategic setting	• Major Employment Precinct; This application was made to the Minister for Planning under Clause 53.22 Significant Economic Development of the Yarra Planning Scheme.
Submissions	DTP notified Council about this application on 7 September 2026 under s52(1)(b) of the *Planning and Environment Act* 1987 At the time of writing this report, DTP have not undertaken public notice.

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: • A reduction in the overall building height; • Increased setbacks from the northern boundary • A reduced ground and first floor setback to Gipps Street; • A reduced street wall height to Singleton Street; • Deletion of the sawtooth roof structures.
Contact Officer	Erryn Megennis, Principal Planner

Officer Recommendation

That the Planning Decisions Committee:

1. Note the officer report and the application material.
2. Delegate the Manager Development Services to write to the Department of Transport and Planning outlining:
   (a) Council's position that the proposal is not supported on the following grounds:
      (i) The overall building height is excessive, does not comply with the objectives of Design and Development Overlay – Schedule 11 and will result in an unreasonable amenity impact to the public realm and residential properties north of the site;
      (ii) The lack of upper level setbacks to the northern boundary will result in unacceptable visual bulk to the public realm and unreasonable amenity impacts to residential properties north of the site; and
      (iii) The ground and first floor setbacks to Gipps Street are not consistent with the emerging character of the area and will result in unsafe public realm outcomes.
   (b) The applicant has wrongly classified the Wellness Centre as a Shop and that the application needs to be amended under Section 50 / Section 57A of the *Planning and Environment Act* 1987 to refer to this use as a Restricted Recreation Facility.
   (c) A peer review of the applicant's wind report should be undertaken.
   (d) Notwithstanding the above, if the Department of Transport and Planning is of the mind to issue a permit, then the following conditions should be included:

Development

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans prepared by Fieldwork Architects, dated 21 July 2026, Revision D but modified to show:

(a) The building height reduced to 12 storeys through the deletion of Level 12;

(b) Deletion of the sawtooth roof over all sections of the building and plant screen;

(c) A maximum 3 storey street wall to Singleton Street, set back 2.35m from the northern boundary and the height of the street wall dimensioned from natural ground level;

(d) Levels 3 to 9 set back a minimum 5.2m from the northern boundary;

(e) Levels 10 and 11 and the roof plant set back a minimum 18.7m from the northern boundary;

(f) The ground floor and Level 1 to be set back no more than 5.4m from the southern boundary;

(g) The ground floor setback to Gipps Street to include a bench seat with armrests and be otherwise clear of obstructions, including landscaping;

(h) The secure gates to the north-south pedestrian walkway set back no more than 5.4m from the southern boundary and 2.5m from the northern boundary;

(i) The Level 9 sawtooth pergola replaced with a flat pergola;

(j) Deletion of the west-facing windows on the western boundary and provision of further articulation/visual interest to western boundary walls;

(k) All roof plant equipment located within the plant screen;

(l) Overlooking diagrams (as well as any necessary screening) to demonstrate there will be no unreasonable overlooking from Levels 2 and 3 north-facing windows and the north-facing terrace to habitable room windows and secluded private open space within a 9m radius and 45-degree angle in accordance with the objectives of Clause 54.04-4 of the Yarra Planning Scheme;

(m) Provision of external lighting along the north-south pedestrian walkway;

(n) A minimum of 70 employee bicycle parking spaces, with a minimum of 50% of the employee bicycle spaces provided as horizontal, on-ground rails and a minimum of 5 on-ground rails dedicated to cargo bicycle parking (the 40 visitor bicycle parking spaces must be maintained);

(o) Bicycle parking spaces and all accessways and corridors to demonstrate compliance with Clause 52.34 and AS2890.3;

(p) All visitor bicycle parking spaces (40 spaces) provided as horizontal, on-ground rails to comply with Clause 52.34 and AS2890.3;

(q) Employee bicycle parking secured separately to visitor bicycle parking, with visitor bicycle parking to be located in an accessible area;

(r) A minimum of 4 electric bicycle charging points provided to the horizontal employee bicycle parking spaces;

(s) A notation on the Basement 1 plan confirming office employees will have access to end of trip facilities;

(t) Ramp grades to demonstrate DDA compliance;

(u) Provide hatched line marking to the shared area of the accessible parking space;

(v) Modify the design of the column between car parking space No. 27 and the accessible parking space to ensure clearance envelope remains clear;

(w) The internal depth and width of the loading dock dimensioned;

(x) Balcony and terrace balustrade heights amended in accordance with the recommendations of the Wind Report Addendum prepared by MEL Consultants and dated 23 July 2026;

(y) The capacity of the solar panels notated;

(z) The rainwater tank dimensions, capacity and connections notated, consistent with the Sustainability Management Plan and Blue Factor Report (Condition 11);

(aa) Locations of existing power poles within the site's frontages;

(bb) Notation to confirm the power authority's acceptance of the location and configuration of the substation or show an alternative location for the substation (not on the Gipps Street frontage);

(cc) Fire booster to be integrated with the development and not be free-standing; and,

(dd) Any changes in accordance with the Façade Strategy (Condition 5), Public Realm Functional Layout Plan (Condition 6), amended Sustainability Management Plan (Condition 11), the amended Landscape Plan (Condition 16), and Acoustic Report (Condition 23).

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

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

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

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

Façade Strategy

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

(a) Elevation drawings at a scale of 1:20 or 1:50 illustrating typical podium details, entries and doors, and utilities and typical tower facade details;

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

(c) A reflected glare assessment of external building materials and finishes, utilising an appropriate methodology prepared by a suitably qualified person;

(d) Details on the management of light spill to nearby residential properties;

(e) Information about how the façade will be maintained, including any vegetation; and

(f) A materials and finishes schedule with coloured samples, outlining colours, materials and finishes.

Public Realm

6. Concurrent with the submission of Condition 1 plans, a Public Realm Functional Layout Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority, in consultation with Yarra City Council. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:

   (a) Consistency with the Condition 1 Plans;

   (b) All civil works associated with the Civil Works Plans (Condition 33);

   (c) All existing and proposed features and surface levels;

   (d) All existing and proposed streetscape infrastructure, including (but not limited to) light poles, drains and street signs;

   (e) Clearly dimensioned elements including pedestrian paths and parking bays;

   (f) Demonstrate seamless / DDA-compliant level transition across all proposed footpath pavements and from the public realm into the principal building entrance at ground floor;

   (g) All existing and proposed drainage infrastructure, including drainage pits and trench grates;

   (h) Reconstruction of all footpaths and kerbs and channels adjacent to the property in accordance with Council standards;

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

   (j) Any proposed tree and low cover planting.

7. Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the Yarra City Council, detailed design drawings of the works approved under the Public Realm Functional Layout Plan (as required by Condition 6) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Yarra City 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 Yarra City Council's Civil Engineering Department and at no cost to Yarra City Council

9. Before the building is occupied or by such later date as approved in writing by Yarra City Council, the footpath along the property's Gipps Street and Singleton Street frontages must be reconstructed in asphalt:

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

    (b) To the satisfaction of the Responsible Authority.

10. Before the building is occupied, or by such later date as approved in writing by Yarra City Council, the kerb and channel along the property's Gipps Street and Singlton Street frontages must be reconstructed:

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

    (b) To the satisfaction of the Responsible Authority.

Sustainability Management Plan

11. Concurrent with the submission of Condition 1 Plans, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Hip v Hype and dated 23 July 2026 but modified to include or show:

    (a) Consistency with the Condition 1 Plans;

    (b) The capacity of the solar panels consistently referenced in the Sustainability Management Plan (SMP) and BESS Report; and

    (c) Bicycle parking numbers consistent in the SMP and BESS report.

12. 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.

13. 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

14. 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; and

    (b) Confirmation that Office employees will have access to the Basement 1 end of trip facilities.

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.

Landscape Plan

16. 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 Emergent Studios and dated 19 June 2026, but modified to include (or show):

    (a) Consistency with the Condition 1 Plans;

    (b) Provision of vertical climbing plants to structural columns at ground level;

    (c) Inclusion of native and indigenous plantings;

    (d) All plant species must not be included in the species listed as environmental weeds in the DELWP Advisory List of Environmental Weeds 2022;

    (e) Use of anti-skate measures in the design of landscaping and furniture;

    (f) Clear paving delineation between public and private land. Pavements must meet Council and all relevant Australian standards including for slip resistance;

    (g) Dimensions and soil volumes for all planted areas (length, width and soil depth) and demonstrate sufficient soil is provided to support plant growth;

    (h) Details of tree planters, including materials, dimensions (minimum depth of 700mm), drainage and lining materials and tree anchors where required;

    (i) Confirmation of load bearing capacity by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed;

    (j) Cross sections showing the width and depth of planter boxes and planting, including growing media, irrigation, drainage, water proofing and tree anchors;

    (k) Use of wind-resistant mulch for above-ground planted areas;

    (l) Diagrams of vertical growing structures, including mounting technique;

    (m) Details of any proposed water sensitive urban design features, such as raingardens including (but not limited to) dimensions, mulch, soil layers and filtration media, water supply method, overflow measures;

    (n) A plant schedule listing the proposed plant species (botanical and common name), installation size, width and height at maturity and plant quantities;

    (o) Plants drawn:

        (i) At their mature size on the plans;

        (ii) Labelled and coded to correspond with the proposed plant schedule;

        (iii) Appropriately selected for suitability to site conditions such as light, shade and microclimate.

    (p) Details on irrigation, including water supply (potable or other), type of irrigation;

    (q) Details on drainage demonstrating that all raised planters are to be connected to stormwater;

(r) A maintenance schedule including task details and frequency of ongoing operations (pruning, irrigation maintenance, watering, upkeep, pest management, replacement of dead/diseased plants etc.); and

(s) Details to demonstrate how balcony garden beds located outside of balustrades are to be safely accessed for maintenance purposes (such as anchor points for rope access)

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

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

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

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

To the satisfaction of the Responsible Authority.

Street Trees

18. Before the development commences, the permit holder must make a one-off contribution of $4,470 (incl. GST and subject to annual CPI increase) to Yarra City Council to be used for new street tree plantings (including tree sourcing, planting and two years' established maintenance) that are required as a result of the development. Yarra City Council will determine an appropriate tree species and undertake planting once the development is complete. The developer is to notify Yarra City Council as the development is nearing completion.

Waste Management Plan

19. 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, in consultation with Yarra City Council. 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 Ratio and dated 23 July 2026 but modified to include:

(a) Consistency with the Condition 1 Plans.

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

Wind Report

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 MEL Consultants and dated 17 March 2026 and the Wind Report Addendum prepared by MEL Consultants and dated 23 July 2026 but modified to include (or show):

(a) Consistency with the Condition 1 Plans;

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.

Acoustic Report

23. Concurrent with the submission of Condition 1 Plans, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:

    (a) Consistency with the Condition 1 Plans;

    (b) An assessment of noise impacts associated with the Wellness Centre, mechanical services and plant equipment on nearby noise-sensitive residential uses;

    (c) Recommendations for acoustic attenuation to achieve compliance with the relevant noise limits; and

    (d) The acoustic report must make recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, September 2025) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.

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

25. 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.

Wellness Centre Management Plan

26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Wellness Centre Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Wellness Centre Management Plan will be endorsed and will form part of this permit. The Wellness Centre Management Plan must provide a list of operational / management commitments associated with the Restricted Recreation Facility (Wellness Centre) including (and not limited to):

    (a) Consistency with the recommendations of the Acoustic Report (Condition 23)

    (b) The management of patrons arriving and leaving the Wellness Centre, particularly outside of standard business hours (9am to 5pm);

    (c) Confirmation that patrons will not be permitted to enter the site via Singleton Street after 6pm or before 7.00am and that all access during this period will be via the Gipps Street entrance only;

    (d) The management of music and any other amplified audio on the premises;

    (e) Locations of free weights equipment (if applicable);

(f) Details of floor types and the use of any isolation mats for free weights areas;

(g) Earliest start time and latest finish time of any group classes (if applicable);

(h) Any other measures to manage off-site amenity impacts to nearby residential properties.

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

Section 173 Agreement

28. Prior to the occupation of the development authorised by this permit, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act* 1987, which provides for the following:

(a) The owner(s) must provide unfettered public access over that part of the land to be used for a north-south pedestrian link (connecting Gipps Street to Singleton Street) between the hours of 7am and 6pm, seven days a week;

(b) The owner(s) is responsible for maintaining at all times the areas that are private land open to the public described in Condition 28(a) at the cost of the owners of the site and to the satisfaction of Yarra City Council;

(c) The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the purpose of public liability and indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land described in Condition 28(a); and

(d) The owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) for and incidental to, the Agreement (including those incurred by the Responsible Authority).

Car Parking & Vehicle Access

29. Concurrent with the submission of Condition 1 plans a vehicle crossing cross-sectional drawing of the new vehicle crossing on Singleton Street must be submitted to Yarra City 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.

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

(a) The number and location of car parking spaces allocated to each use;

(b) Security arrangements for occupants of the development;

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

(d) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, etc.;

(e) The collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 19; and

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

31. 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.

32. 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.

Engineering & Infrastructure

33. Concurrent with the submission of Condition 1 Plans, amended Civil Engineering Drawings must be submitted to and approved by the Responsible Authority, in consultation with Yarra City Council. When approved, the Civil Engineering Drawings will be endorsed and will form part of this permit. The amended Civil Engineering Drawings must be generally in accordance with the Civil Engineering Drawings prepared by TTW and dated 23 July 2026 but modified to include or show:

(a) Consistency with the Condition 1 plans;

(b) Existing property drains with notation confirming they will be removed and the footpath and kerb reinstated to the satisfaction of Council;

(c) Removal of the Fire Truck Hardstand from all plans;

(d) Confirmation of the location of the grated pit in the road pavement on Singleton Street and drainage design amended if required;

(e) The size and depth of the main drain shown accurately;

(f) All underground services in the vicinity of proposed drainage clearly shown;

(g) A drainage sectional diagram showing surface levels, pit and pipe invert levels, pipe size, pipe grade, pipe capacity, actual flow, flow velocity, hydraulic grade lines for 1 in 10 year and 1 in 100 year ARI and any underground services crossing the proposed drain alignment;

(h) Vehicle crossing crossfalls and surface levels consistent with the Development Plans and Vehicle Crossing Diagram required at Condition 29

(i) The location of the power pole shown;

(j) Location of substation shown consistently between the Development Plans Civil Engineering Plans and ensure DDA clearance past the power pole is provided.

34. The provisions, recommendations and requirements of the endorsed Civil Engineering Plans must be implemented and complied with to the satisfaction of the Responsible Authority.

35. Before the building is occupied, any new vehicle crossing must be constructed:

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

(b) To the satisfaction of Yarra City Council.

36. Before the building is occupied, 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 Yarra City Council.

37. Within 2 months of the completion of the development 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 Yarra City Council.

Use

38. Except with the prior written consent of the Responsible Authority, no more than 5 staff are permitted within the Restricted Recreation Facility (Wellness Centre).

39. Except with the prior written consent of the Responsible Authority, no more than XXX patrons are permitted within the Restricted Recreation Facility (Wellness Centre).

40. The provision of music and entertainment on the land must be at a background noise level.

41. Speakers external to the building must not be erected or used.

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

43. 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.

44. 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.

Construction Management

45. 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 consultation with Yarra City Council. 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.

46. 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

47. 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.

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

49. Before the building is occupied, external lighting capable of illuminating access to the basement car park and building entries must be provided within the property boundary. Lighting must be:

(a) Located;

(b) Directed;

(c) Shielded; and

(d) Of limited intensity,

To the satisfaction of the Responsible Authority.

50. Before the building is occupied, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

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

52. 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.

53. 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.

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

(a) Before 7am or after 6pm on a Monday to Friday;

(b) Before 9am or after 3pm on a Saturday;

(c) On a Sunday;

(d) On Anzac Day, Good Friday, Christmas Day;

(e) On the Monday after Christmas Day if Christmas Day is a Saturday; or

(f) On the Tuesday after Christmas Day if Christmas Day is a Sunday.

55. This permit will expire if:

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

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

(c) The use is not commenced within 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 29, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

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

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

A Community Local Law permit (e.g. Asset Protection Permit, Road Occupation Permit, tree removal) may be required before development is commenced. Please contact Yarra City Council's Construction Management Branch on Ph. 9205 5555 to confirm.

Legal duties and obligations to protect human health and the environment from pollution and waste are set out in the Environment Protection Act 2017. Please refer to the Environment Protection Authority Victoria website www.epa.vic.gov.au/meeting-your-obligations for more information on identifying potential contamination and complying with your duty to manage contaminated land under the Environment Protection Act 2017.

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

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

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

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

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

The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent pre-development levels or 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.

The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.

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

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

Background

1. This report provides Council with an assessment of a planning application being considered by the Department of Transport and Planning (the 'DTP') to develop No. 36-38 Gipps Street, Collingwood.

2. The application was made to the Minister for Planning under Clause 53.22 Significant Economic Development.



Figure 1 - Nearmap aerial imagery of subject site and surrounds (April 2026)

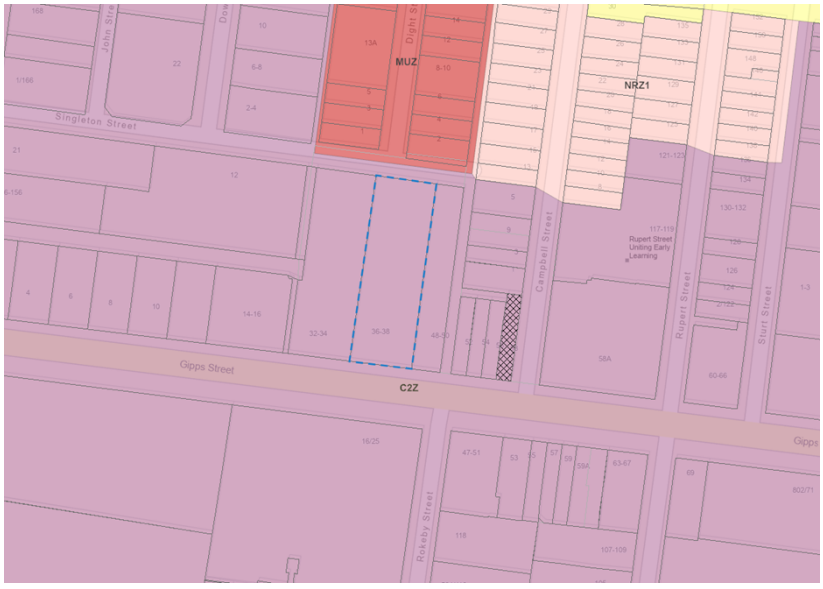


Figure 2 - Zoning map of subject site and surrounds (VicPlan, September 2026)

3. The application proposes the development of the site with a 13 storey mixed use development comprising offices, a wellness centre and a food and drinks premises. Key features of the proposal are as follows:

(a) Maximum height of 56m (measured to the top of the sawtooth roof), comprising 13 storeys;

(b) Street wall height to Gipps Street of 17.53m (4 storeys) and street wall height to Singleton Street of 17.1m (measured in *Objective Trapeze*) and 4 storeys;

(c) Use of Basement 1 up to Level 2 for a Wellness Centre with a leasable floor area of 1668sqm;

(d) The Wellness Centre will operate 24/7;

(e) Use of Levels 3 to 12 for an Office with a leasable floor area of 6587sqm;

(f) 30 car parking spaces and 80 bicycle parking spaces (40 employee and 40 visitor bicycle spaces); and

(g) Provision of a pedestrian/cyclist through link between Gipps Street and Singleton Street, which will be publicly accessible during business hours but controlled via secure gates after hours.

4. Of note, the applicant classifies the proposed Wellness Centre as a "Shop", because patrons will pay to use the services on offer. However, based on the activities described for the Wellness Centre, which include gym facilities, recovery facilities, wellbeing treatments and meditation/mindfulness facilities, the use is considered to be a Restricted Recreation Facility as defined under Clause 73.03 of the Scheme:

> *"Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members' guests, or by the public on payment of a fee."*

5. Whilst the Wellness Centre offers services and/or products for sale, it does not automatically follow that these uses are defined as Shop or Retail Premises. The primary function of the Wellness Centre is to provide leisure, health and recreation services to patrons on payment of a fee (either as a member or casual visitor), which is consistent with the Restricted Recreation Facility definition.

6. For these reasons Council considers the Wellness Centre to be a Restricted Recreation Facility.

7. The attached **Council Officer Application Assessment Table (attachment 2)** sets out a brief overview of the application, the relevant planning framework, key aspects of the proposal and internal and external consultation undertaken.



Proposed development viewed from Gipps Street, looking west



Proposed Gipps Street podium, viewed from Rokeby Street looking north



Proposed development viewed from Dight Street looking south



Proposed development viewed from Gipps Street, looking east

Figure 3 - Artist's impressions of proposed development

Advertising

Advertising

8. At the time of writing this report, DTP have not undertaken public notice.

Referrals

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

Internal Business Unit	Comments
Strategic Projects – Parks and Open Space (Public Realm)	Supported subject to: • Ensure consistent spot levels are shown between development plans and public realm plans; • Demonstration of seamless, DDA-compliant access from the public realm into the building and to footpaths on Gipps Street and Singleton Street frontages; • Plans to show all existing services and infrastructure and remove reference to a non-existent light pole; • Better integration of the fire booster cupboard; • Provision of climbing plants to soften structural columns; • Increased setbacks of the landscape boulders immediately abutting the Gipps Street frontage; • Inclusion of armrests to seats to improve DDA accessibility • Confirmation of power authority acceptance of access to the substation; • Pedestrian and bicycle access points clearly defined; • Removal of existing Gipps Street crossover • Surface treatments to be clearly delineated between private and public realm; • Surface treatments to be slip-resistant • Incorporation of discreet, anti-skate measures • Provision of two street trees along Gipps Street frontage via a monetary contribution of $4,470; • Provision of a Public Realm Functional Layout Plan.
Strategic Projects – Parks and Open Space (Landscape)	Supported subject to: • Provision of canopy trees in planters on northern boundary of site; • Provision of additional details on the landscape plan relating to soil volume, planter dimensions, drainage; • Check of load bearing capacity for planted areas at upper levels; • Provision of detailed drawings for built elements such as furniture and planters; • Details of Water Sensitive Urban Design features • Use of wind-proof mulch for upper level planters; • Confirmation that plant species are not on the DEECA Advisory List of Environmental Weeds 2022 • Provision of a planting schedule

	• Details of plant species, quantities shown on the landscape plans; • Details relating to the management of irrigation, maintenance, a dn drainage.
Development Engineering	• Supports on-site car parking provision; • Supportive of car parking access, subject to additional dimensions shown on the plans and ensuring structural columns are clear of parking envelopes • Vehicle crossing sectional diagram required; • Redundant vehicle crossings replaced with footpath, kerb and channel; • Re-sheeting of the footpaths and reconstruction of the kerb and channel along Gipps St and Singleton St frontages required; • Public realm functional layout plan and detailed design plan required; and • Amendments to civil works plan required.
ESD	Supported subject to: • Updated plans showing rainwater tanks, their capacity and their connections, consistent with the SMP and Blue Factor Report; • Plans and SMP updated to show consistent solar panel capacity; • Plans, BESS Report and SMP updated to show consistent bicycle parking figures.
Strategic Transport	Supported subject to: • A minimum 70 employee bicycle parking spaces without reducing the current number of visitor bicycle parking spaces (to remain at 40); • All visitor bicycle spaces provided as on-ground hoops and to comply with Clause 52.34 and AS2890.3; • Employee bicycle parking stored separately to visitor parking; • Show dimensions of all bicycle storage areas, lifts, corridors and relevant accessways demonstrating compliance with AS2890.3 or to the satisfaction of the Responsible Authority; • Provision of at least 4 electric bicycle charging points (i.e. 5% total number of bicycle spaces) adjacent to spaces suitable for electric bikes to use, with sufficient width to accommodate cargo bicycles; • Provide office employee access to the wellness centre change facilities to satisfy Clause 52.34 requirements for shower/change facilities; • Amended Green Travel Plan for consistency with the above changes and also to remove reference to Council's now-ended partnership with e-scooters and e-bike hire businesses.

City Works – Waste Management	Supportive of Waste Management Plan with no further changes required.

Officer Assessment

10. The attached **Council Officer Application Assessment Table (attachment 2)** sets out a high level assessment of the application against the key considerations in the planning scheme.
11. This has led to the recommendation that the application not be supported on key grounds.
12. 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

13. 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.
14. 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 PPE26/0578 - 36-38 Gipps Street Collingwood -S52 Notice Letter to Council
2. 6.2.2 PPE26 0578 - 36-38 Gipps St Collingwood - Officer Assessment
3. 6.2.3 PPE26/0578 - 36-38 Gipps Street Collingwood - Application Form
4. 6.2.4 PPE26/0578 - 36-38 Gipps Street Collingwood - Town Planning Report
5. 6.2.5 PPE26/0578 - 36-38 Gipps Street Collingwood - Architectural Plans
6. 6.2.6 PPE26/0578 - 36-38 Gipps Street Collingwood - Urban Context Report
7. 6.2.7 PPE26/0578 - 36-38 Gipps Street Collingwood - Landscape Plans
8. 6.2.8 PPE26/0578 - 36-38 Gipps Street Collingwood - Sustainable Management Plan
9. 6.2.9 PPE26/0578 - 36-38 Gipps Street Collingwood - Transport Impact Assessment
10. 6.2.10 PPE26/0578 - 36-38 Gipps Street Collingwood - Wind Reports
11. 6.2.11 PPE26/0578 - 36-38 Gipps Street Collingwood - Green Travel Plan
12. 6.2.12 PPE26/0578 - 36-38 Gipps Street Collingwood - Waste Management Plan
13. 6.2.13 PPE26/0578 - 36-38 Gipps Street Collingwood - Civil Engineering Plan
14. 6.2.14 PPE26/0578 - 36-38 Gipps Street Collingwood - Referral Comments

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA2604617

Yarra City Council
planningadmin@yarracity.vic.gov.au

To whom it may concern

NOTICE OF APPLICATION FOR PLANNING PERMITPA2604617
36-38 GIPPS STREET COLLINGWOOD VIC 3066

I refer to the above matter submitted to the Minister for Planning on 31/08/2026.

I am advising you of the application under section 52(1) of the *Planning and Environment Act 1987* of the Yarra Planning Scheme. 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 **21 September 2026** that is 14 days from date of this letter. Please also find attached a copy of the application form, a set of plans and supporting documentation.

If you have any questions, please contact me on or email steven.mielczarek@transport.vic.gov.au.

Yours sincerely

Steven Mielczarek
Senior Planner, Development Assessment

7/09/2026

Encl.

- Form 2 – Notice of an Application for a Planning Permit

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to foi@transport.vic.gov.au or FOI Unit, Department of Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001.

VICTORIA State Government

Planning and Environment Interim Regulations 2026 (Form 2, Regulation 16)

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	**36-38 GIPPS STREET COLLINGWOOD VIC 3066**
The application is for a permit to:	**Development of the land for the purpose of a 13 storey, mixed-use building comprising of offices, wellness centre, a food and drink premises and a reduction in the statutory car parking requirement.** *Note: This is a summary. Full details of the proposal are contained within the application documentation*
The applicant for the permit is:	**TCR Gipps Pty Ltd c/- Urbis Ltd**
The application reference number is:	**PA2604617**
You may look at the application and any documents that support the application at the office of the Responsible Authority.	Minister for Planning c/- Department of Transport and Planning • 1 Spring Street, Melbourne VIC 3001 • Online at https://www.planning.vic.gov.au/permits-and-applications/ministerial-permits/browse-ministerial-permits

A permit is required under the following clauses of the planning scheme:

Planning scheme clause	**Matter for which a permit is required**
34.02-1	A permit is required to use the land for a shop use.
34.02-4; 43.02-2	A permit is required to construct a building or construct or carry out works.
52.06-2	A permit is required for a reduction to the statutory car parking requirement

To view applications and supporting documents in person, please email steven.mielczarek@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:	**21 September 2026**

If you object, the responsible authority will tell you its decision.

PPE26/0578 – 36-38 Gipps Street, Collingwood

Overview	
Property	36-38 Gipps Street, Collingwood
Ward	Hoddle
DTP Ref & Status/ reason for referral	PA2604617 Application received by Council on 7 September 2026. Application made under Clause 53.22 (Significant Economic Development) of the Yarra Planning Scheme (the Scheme).
Council Ref	PPE26/0578
Proposal	Development of the land for a 13 storey, mixed use building comprising offices, wellness centre and food and drinks premises. The proposal is described in the application material.
Site & Context	Described in application material.
Planning Framework	
Zoning & Overlays	• Commercial 2 Zone (C2Z); • Design and Development Overlay – Schedule 11 – Gipps Precinct (DDO11); • Development Contributions Plan Overlay – Schedule 1 (DCPO1).
Statutory controls	• **Clause 34.02 - Commercial 2 Zone:** o Pursuant to Clause 34.02-1, the use of the land for a Café (Food and Drinks Premises) does not require a planning permit provided the leasable floor area does not exceed 100sqm. The Café will be 25sqm and therefore does not require a permit. o Pursuant to Clause 34.02-1, the use of the land for an Office does not require a planning permit. o A planning permit is required to use the land for a Wellness Centre (Restricted Recreation Facility). Refer to paragraphs 4-7 of the report for a discussion of why the Wellness Centre is not a Shop, as proposed by the applicant.

- Pursuant to Clause 34.02-4, a planning permit is required to construct a building and carry out works.

- **Clause 43.02 - Design and Development Overlay – Schedule 11:**
  - Pursuant to Clause 43.02-2, a planning permit is required to construct a building and carry out works;
  - Schedule 11 (Gipps Precinct) applies various design objectives for new development relating to building height, setbacks, design, traffic and access, permeability and public spaces, amenity and landscaping.

- **Clause 45.06 - Development Contributions Plan Overlay – Schedule 1:**
  - The subject site is in Charge Area 6 (Collingwood). The development infrastructure levy is applicable to commercial development. A condition for a development infrastructure levy contribution will be included in the conditions recommended to DTP.

- **Clause 52.06 – Car Parking**
  - The subject site is in a Category 2 parking area as outlined in the Car Parking Requirement Maps (CPR) parking area. Category 2 car parking requirements are summarised in the following table:

Use (floor area)	Statutory rate (minimum)	Statutory requirement	On-site provision	Complies?
Office (6587sqm)	0.45 spaces per 100sqm net floor area	29	29	Yes
Food and Drinks Premises (25sqm)	2 per 100sqm net floor area	0	0	Yes
Restricted Recreation Facility (Wellness Centre) (1668sqm)	To the satisfaction of the Responsible Authority		1	Council's Engineering Unit support the car parking provision for the Wellness Centre
Total		**29 + satisfaction of Responsible Authority for the**	**30**	**Yes**

	Restricted Recreation Facility		

- Based on the above, the on-site car parking provision complies with Clause 52.06. The applicant's Traffic Report incorrectly classifies the Wellness Centre as a Shop and bases their car parking calculations on the Shop parking rate (and consequently advises a car parking reduction is required). As previously discussed, the applicant has incorrectly classified this land use. A Restricted Recreation Facility is the appropriate land use term for the Wellness Centre, and the relevant car parking rate has been applied accordingly.

- **Clause 52.34 – Bicycle Parking**
  - Applying the statutory rate at Clause 52.34, the development has a statutory bicycle parking requirement of:

Use	Statutory rate	Statutory requirement	On-site provision	Complies?
Office 6587sqm	1 employee space per 300sqm net floor area if the net floor area exceeds 1000sqm; and 1 visitor space per 1000sqm net floor area if the net floor area exceeds 1000sqm	22 employee spaces; and 7 visitor spaces	40 employee spaces 40 visitor spaces	Employee spaces: Yes, provided no more than 5 Wellness Centre employees Visitor spaces: Yes
Food and Drinks Premises (Retail) 25sqm	1 employee space per 300sqm leasable floor area; and 1 visitor space per 500sqm leasable floor area	0 employee spaces; and 0 visitor spaces		
Restricted Recreation	1 employee space per 4 employees; and	Number of employees not known		

	Facility (Minor Sports and Recreation Facility) 1668sqm	1 visitor space per 200sqm net floor area	8 visitor spaces		
	Total		**22 employee spaces (+requirement for Wellness Centre employees)** **15 visitor spaces**	**40 employee spaces** **40 visitor spaces**	**Employee spaces: Yes, provided no more than 5 Wellness Centre employees** **Visitor spaces: Yes**
	Shower/change room facilities		3 shower/change room facilities	11 female showers and 9 male showers, with communal change rooms (gender separate), shared between Wellness Centre and Office employees	Yes

- There is insufficient information to determine whether the employee bicycle parking complies with the Clause 52.34 rate as the number of Wellness Centre employees has not been specified. However, 40 employee spaces are proposed. In allocating 22 to the Office employees, 18 spaces remain for the Wellness Centre. This equates to adequate bicycle parking for 5 employees.

- **Clause 53.18 – Stormwater Management in Urban Development**

	○ Pursuant to Clause 53.18-3, an application to construct a building or construct or carry out works: ▪ Must meet all of the objectives of Clauses 53.18-5 and 53.18-6. ▪ Should meet all of the standards of Clauses 53.18-5 and 53.18-6. ○ An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system. • **Clause 53.22 – Significant Economic Development** ○ The application has been formally lodged through DTP under Clause 53.22 – Significant Economic Development (Category 1) of the Yarra Planning Scheme. ○ Clause 53.22 allows the responsible authority (i.e. DTP) to waive or vary any of the following: ▪ Any building height or setback requirement; ▪ Any application requirement in the planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application; ▪ Clause 53.22-4 states that an application under any provision of the planning scheme is exempt from the decision requirements of Sections 64(1), (2) and (3) and the review rights of sections 82(1) of the Act.
Relevant planning policies	• Clause 2 - Municipal Planning Strategy, including: • Clause 11 – Settlement; • Clause 13 – Environmental risks and amenity; • Clause 15 – Built environment and heritage; • Clause 17 - Economic Development; • Clause 18 – Transport; and • Clause 19 – Development infrastructure.
Other relevant documents	• Urban Design Guidelines for Victoria (DELWP); • Plan for Victoria (State Government) 2025.
Internal & External consultation	
Consultation	At the time of writing this report, DTP have not undertaken public notice.
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: • ESD;

	• Development Engineering; • Strategic Transport; • Strategic Projects – Parks and Open Space; and • Waste Management.
Other expertise required	DTP are recommended to obtain expert advice in relation to: • Wind expert – to review/verify the provided wind assessment
Key considerations	**Generally complies?**
Strategic support	**Yes** The proposal enjoys support from both State and local policy for accommodating increased development in the given location. The site is appropriately placed for the proposal, due to its proximity to Smith Street, Hoddle Street and the Melbourne CBD, along with numerous public transportation options, including train stations, multiple bus routes, tram routes and key arterial roads. A purpose of the C2Z is "*to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses and associated business and commercial services*". The zone also seeks to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses. The site is surrounded by land zoned C2Z to the east, west and south. Dwellings are located immediately adjacent to the site, to the north of Singleton Street, located in both the Mixed Use Zone (MUZ) and Neighbourhood Residential Zone (NRZ). These dwellings are also located in the Heritage Overlay. There are also dwellings located east of the site (Nos. 52-56 Gipps Street). These dwellings are located in the C2Z and are prohibited uses. Of these dwellings, No. 52 Gipps Street last established existing use rights (EUR) on 23 June 2023, No. 54 Gipps Street has not established EUR, No. 56 Gipps Street last established EUR on 28 August 2013 and No. 58 Gipps Street failed to established EUR on 19 August 2024. Discussion of the amenity impacts to nearby dwellings will be provided later in the report. There is sound strategic basis for the redevelopment of the site for an Office, Restricted Recreation Facility (RRF)and Food and Drinks Premiss. This is reflected in the Office's and Food and Drink Premises' as-of-right status

	in the C2Z. The C2Z also supports a RRF use, albeit that it is a Section 2, permit required use. The suitability of the site for a RRF use is supported by the following: • The site is located within proximity to the Smith Street Major Activity Centre and is in the Collingwood Major Employment Precinct, where intensification of employment-generating uses and commercial development are encouraged; • The majority of the RRF's patrons are anticipated to come from the surrounding area, including employees of surrounding commercial buildings • The site is located within a precinct that is rapidly undergoing land use and built form changes in recognition of the significant urban renewal opportunities available in the area; • The site is in proximity to various forms of public transport and a dedicated bicycle network, ensuring it is highly accessible; • Bicycle spaces and end-of-trip facilities are provided on-site, which (subject to condition) will satisfy the statutory requirements and in turn will meet the projected needs of future occupants of the building and seek to encourage sustainable modes of transport; and • The site has limited sensitive interfaces, and any potential off-site impacts to the more sensitive interfaces to the north and north-east can be reasonably managed. This will be discussed in further detail below.
Land use	**Yes** The proposed uses as an Office and Food and Drinks Premises (less than 100sqm) are as-of-right and do not require a planning permit. The use of a RRF requires a planning permit in the C2Z. As discussed in the previous section of the report, there is strategic and local policy support for this use. A number of similar facilities have been approved in the surrounding area, including: • No. 2 Gipps Street (PLN14/0847) – 24/7 gym; • No. 30-32 Easey Street (PLN19/0298) – Wellness Centre / Bath House; • No. 1-57 Wellington Street & No. 71-77 Victoria Parade (PLN16/0922) – Gym and Wellness Centre; and • No. 5-11 Campbell Street (PLN22/0650) – Wellness Centre. The RRF will provide fitness and training spaces, meditation and mindfulness facilities, recovery and bathhouse amenities, therapy and assessment areas, laundry services and sale of associated goods. It is unclear whether any amplified music will be played, particularly for the fitness and training spaces.

<table>
<tr><td></td><td>The RRF is proposed to operate 24/7 and will be staffed between 5:30am and 9pm, Monday to Friday, between 7am and 6pm on Saturdays and between 8am and 5pm on Sundays. The number of staff is unknown at the time of writing this report but based on the availability of 18 employee bicycle parking spaces (with 22 employee bicycle parking spaces assumed for the Office use to comply with Clause 52.34), it would be reasonable to assume there will be 5 staff members on site. A condition will require a maximum 5 staff members on site.

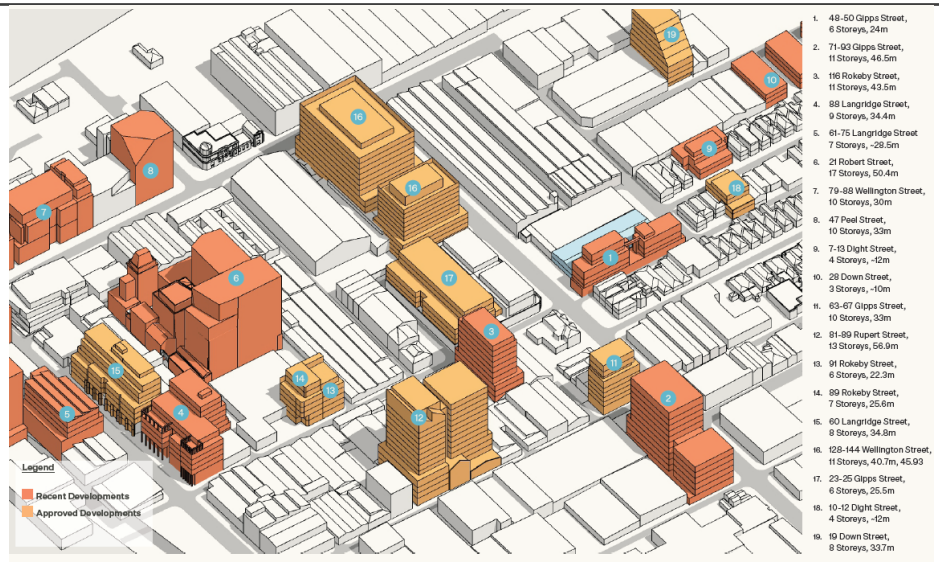
The amenity of the surrounding area will not be unreasonably impacted, given access to the RRF will be to paying customers only and it will not be publicly accessible (except on payment of a fee). Further, access to the RRF will be via the north-south walkway, ensuring visitors are not congregating outside the pedestrian entrance from Singleton Street. The RRF will be wholly contained within the building and partly within the basement, which will ensure that there will be minimal noise extrusion. However, given the proximity of the site to dwellings in the MUZ and NRZ, a condition will require the submission of an acoustic report to demonstrate the RRF will comply with the relevant EPA noise limits.

A condition will also require a Management Plan to outline measures to ensure the operation of the RRF will not result in unreasonable amenity impacts to the surrounding area, particularly during unstaffed hours. In particular, the Management Plan condition will require a commitment that no patrons of the RRF will be permitted entry to the site via Singleton Street after 6pm or before 7am (i.e. consistent with the EPA daytime period of 7am to 6pm).

Subject to the conditions discussed above, a 24/7 RRF is acceptable.</td></tr>
<tr><td>Built Form – DDO11 – Gipps Precinct</td><td>No, conditions required
<table><tr><th>DDO11 Requirement</th><th>Met?</th></tr><tr><td>Building heights and setbacks

Taller built form may be appropriate on larger sites able to provide adequate setbacks that respect the narrow streetscape character of the Precinct and avoid</td><td>Building height – No, conditions required

The development will comprise 13 storeys with a maximum height of 56m. The surrounding scale of built form consists of single storey warehouses and offices, increasing up to 17 storey infill development. Page 28 of the applicant’s Urban Context Report (extracted below) provides a summary of the heights and massing of recently completed and approved development in the surrounding area (with the subject site highlighted in blue). As shown, these developments vary in height from 4 storeys up to 17 storeys.</td></tr></table></td></tr>
</table>

	overshadowing of neighbouring properties.
	
	Development above 4 storeys should:
	• *Demonstrate a high standard of architectural design*
	• *Minimise overshadowing of adjoining streets, public spaces or private properties*
	• *Be set back from along the northern side of the following streets:*
	  ○ *Gipps Street*
	  ○ *Langridge Street*
		
		Figure 1: Extract of Urban Context Report showing completed (red) and approved (yellow) multi-storey buildings in the area (subject site in blue)
		
		Whilst there are examples of development greater than 13 storeys in the surrounding area, these sites are located in the heart of the C2Z and do not interface with sensitive uses such as dwellings. The subject site is located at the edge of the C2Z with an immediate interface to residentially zoned land within a Heritage Overlay to the north and north-east.
		
		The proposed height is unacceptable in this context and a reduction is required to ensure it provides a more sensitive transition in scale towards the residential area to the north. This could be achieved by the deletion of all sections of the sawtooth roof (both upper and lower levels), which add excessive bulk to the building and does not relate to the overall building's design, as well as the deletion of one storey from the top-most level. This will result in a maximum 12 storey building, with a maximum

		height of approximately 46.8m to the parapet (measured in Objective Trapeze). The roof services screen would still project above this height, however given its lightweight structure and reduced scale (from the deletion of the sawtooth roof), this would not result in excessive bulk to the upper levels. These changes will be addressed via conditions. See also Figure 3 below which provides a visual representation of these changes. A reduction in height alone does not address the need for a reduced visual impact and more respectful heritage response to the residential land to the north. Increased setbacks are also required, as discussed later in this section. *Street wall* – ***No, conditions required*** The street wall to Gipps Street will be 4 storeys with a height of 17.53m. The height is acceptable, as it is consistent with street wall heights of other infill development in the surrounding area, including: • No. 48-50 Gipps Street: 4 storeys • No. 71 Gipps Street: 4 – 6 storeys; • No 120 Cambridge Street – 4 storeys; and • No. 134 Cambridge Street – 4 storeys. The ground and first floor will be set back 10.16m from Gipps Street, resulting in a double height undercroft space that includes provision for landscaping and ramped access to the building. This setback is not supported, as it is inconsistent with the character of emerging development in the area, where hard edges to street frontages are apparent. The 10.16m setback to Gipps Street at ground and first floor levels diminishes the ability of the development to provide a robust podium and street edge and reduces visibility of the ground floor lobby and consequently reduces activation with the street frontage, contrary to DDO11 objectives. The deep setback also raises safety concerns, particularly at nighttime where this space could be used for anti-social behaviour. Council's Strategic Projects – Parks and Open Space (SPPOS) does not support this setback, further observing that it provides

		no public benefit as it reads more as a private space rather than an extension of the footpath. This will be included in the recommended refusal grounds. A reduced setback is required to provide a more robust treatment to Gipps Street and better respond to the character of the area. A condition will require the setback to be reduced to 5.4m, as this is consistent with the front wall of No. 32-34 Gipps Street to the west and would appear more as an extension of the footpath by replicating this setback. Seating should also be integrated into this area, and any planting and landscaping that would obstruct pedestrian thoroughfare should be removed. The reduced setback required by this condition is illustrated in Figure 3 below. The street wall to Singleton Street will be 4 storeys and 17.1m (*measured in Objective Trapeze*). This height is not supported, as it does not provide an appropriate transition in scale to the low-rise, heritage residential area to the north. The height of the street wall will result in unacceptable visual and heritage impacts to this sensitive interface. A reduction in height to 3 storeys is required, which will provide a more appropriate transition in scale. The setback of the street wall should also be increased to match the setback of the ground and first floor (2.35m). This will increase the overall setback distance of the proposed street wall from the dwellings opposite from 9.1m to 11.45m, which will further reduce the visual impact. These changes are illustrated in Figure 3 below. *Upper level Setbacks* – ***No, conditions required*** • Gipps Street The upper level setbacks to Gipps Street will be 10.16m from Level 4 up to Level 7, increasing to 14.6m at Level 8, then increasing to 22.9m between Levels 9 to 11 and to 26.3m at Level 12. Terraces are constructed within these setbacks at Levels 8, 9 and 12. The setbacks are supported as they provide a clear, visual and recessive distinction from the street wall below. This breaks up the mass of the building and improves its visual response to Gipps Street. • Singleton Street

		Above the 4 storey street wall, the development will be set back a minimum of 3.18m from Level 4 to Level 9, increasing to 5.15m at Levels 10 and 11 and further increasing to 10.27m at Level 12. As previously discussed, a 3 storey street wall to Singleton Street is required to facilitate an appropriate transition to the residential, heritage area to the north. The upper level setbacks above the street wall are also insufficient and will result in unreasonable visual bulk to the dwellings opposite. A condition will require Levels 3 to 9 to be set back a minimum 5.2m from the northern boundary (i.e. to match the current proposed northern setback at Levels 10 and 11) and Levels 10 and 11 plus the roof plant to be set back a minimum 18.7m from the northern boundary (to match the current proposed northern setback at the Level 12 eastern terrace). As previously discussed, a condition requires the deletion of one storey and removal of the sawtooth roof across all parts of the building. These changes are illustrated in Figure 3 below. • East boundary The development will be set back 5.5m from the eastern boundary at ground and first floor level, reducing to 3m at Level 2 upwards. The adjoining site to the east has already been recently developed with a 6 storey building, which features a solid wall on the common boundary. The proposed setbacks will not compromise daylight access or equitable development opportunities on this site, as it is considered that this site has already maximised its development potential. Council's SPPOS Unit recommend increasing the setback at Level 2 upwards to match the ground and first floor eastern setback, to allow better daylight and opportunities for deep soil planting along this north-south passage. Given the basement below, the incorporation of deep soil planting along this passageway is restricted. The landscape plan shows Lilly Pilly and Long Leaf Fig species planted along this passage. The planter boxes are generously sized, with a maximum width of approximately 3.4m. The extent of landscaping along this passage will adequately contribute to urban greening. Providing deep soil planting may also compromise pedestrian view lines along this passage, creating an unsafe environment.

		A further increase in the setback of the building from the eastern boundary is not considered necessary given adequate landscaping is already provided along this passage. • West boundary The development will largely be constructed along the western boundary, with the exception of balconies towards the northern end of the site, which will be set back 2.5m from the western boundary. There are windows proposed on the western boundary from Level 1 upwards, which provide daylight to the circulation areas in front of the bathrooms and stairwells. Windows on boundaries are not supported, as they rely on the adjoining site for daylight access and compromise future equitable development opportunities within the adjacent land. The building features extensive north, east and south-facing windows which will provide adequate daylight to the Wellness Centre and Offices. A condition will require these windows to be deleted. The following image illustrates the changes recommended by officers above, including the reduced height, removal of the sawtooth roof, increased setbacks from the northern boundary and a reduced ground and first floor setback to Gipps Street. For comparison, an extract of the proposed west elevation is also shown (Figure 2).

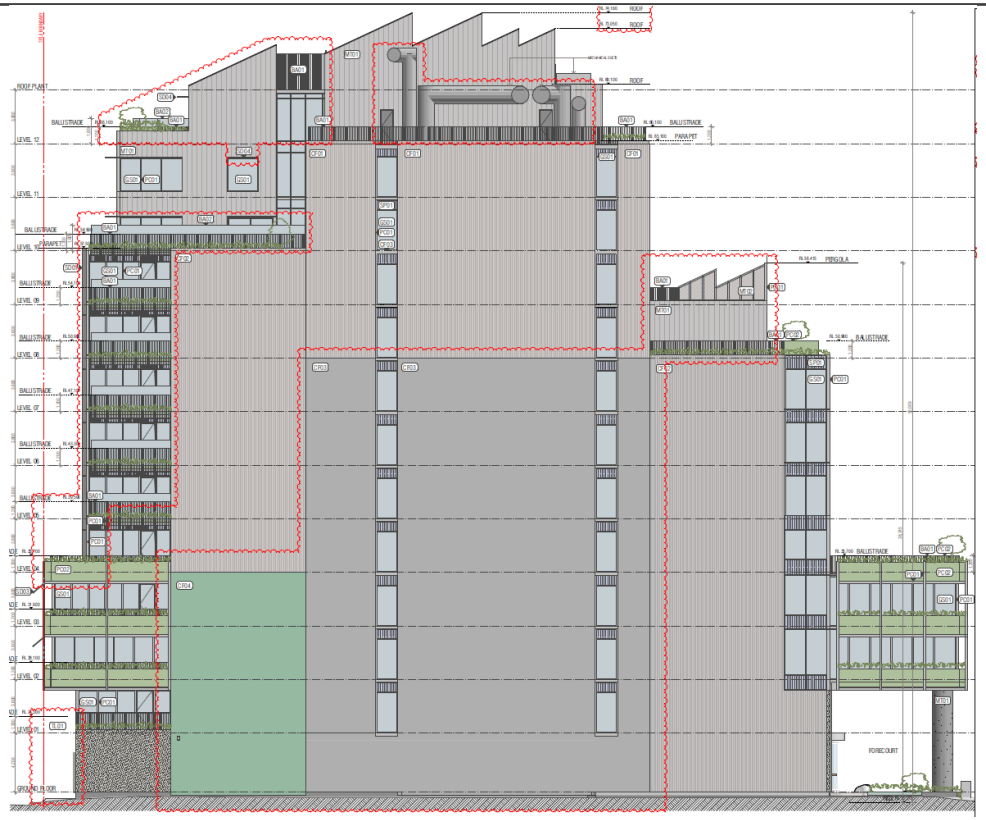


Figure 2: Proposed west elevation

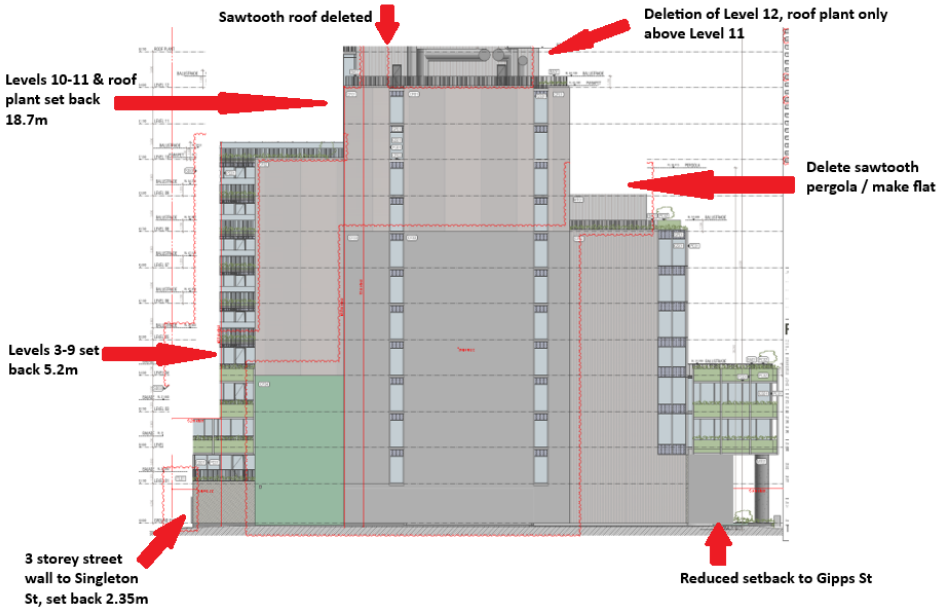


Figure 3: Officer mark-up of west elevation showing changes required for an acceptable built form response

The amended development as shown in Figure 3 demonstrates what Council would consider a more acceptable outcome for this site and conditions have been provided to reflect the changes required. However, the extent of changes required are substantial and result in a complete redesign of the building. For these reasons, Council will be recommending the application be refused on the grounds that the scale of development and proposed setbacks are inappropriate for this site.

		Overshadowing Due to the site's orientation, there will be no overshadowing of secluded private open space for residential properties north of the site. The development will result in additional overshadowing of the footpath on the southern side of Gipps Street at 10am on the September Equinox. Shadows throughout the remainder of the day fall over the carriageway and opposite kerb/gutter. The overshadowing at 10am is acceptable as it only affects a 1 hour period of the day and does not affect the full width of the footpath.
	Building Design/Architectural quality	**No – Conditions required** DDO11 seeks a high standard of architectural design and for development to: • *Have active and attractive frontages.* • *Address street activity in its interface design, avoiding recessed car parking at street level.* • *Be well articulated and modulated.* • *Use materials and finishes which complement adjacent development and enhance the appearance of the narrow street network.* As previously discussed, a condition will require the ground and first floor setbacks to Gipps Street to be reduced. This will bring activity closer to Gipps Street, improve passive surveillance and improve safety. The proposed deep, undercroft setback creates unsafe spaces that could attract anti-social behaviour, particularly at nighttime. Further discussion of the development's interface with the public realm is provided later in the report. The development incorporates a sawtooth profile to the roof and plant screen, as well as the Level 9 pergola. Whilst sawtooth roofs are a feature of the industrial heritage of Collingwood, the proposed sawtooth elements do not integrate with and have no relationship to the overall development. They appear as an afterthought and read more as a tokenistic response to the area's industrial heritage. As previously discussed, they also add excessive visual bulk to the upper levels. A condition has

		been included requiring its removal from all areas of the building, as well as the sawtooth pergola on the Level 9 terrace to be replaced with a flat pergola. These changes provide a cleaner, more well-considered design outcome. The development incorporates extensive glazing to its north, east and south facades. A reflective glare assessment is required to ensure that the development does not result in unreasonable glare to the public realm. The windows on the western boundary are not supported as they compromise equitable development opportunities for the neighbouring site. A condition will require their removal, as well as further articulation of the western wall to provide visual interest The provision of setbacks, terraces and landscaping provide a reasonable degree of articulation across the elevations. Car parking will be accessed from Singleton Street and is provided in the Level 2 basement. This is acceptable as it functions as rear access for other properties fronting Gipps Street and is consistent with the character of the area. Separate pedestrian access from Gipps Street is provided, with entries also available along the internal laneway. SPPOS require the pedestrian gate to be located closer to the Singleton Street frontage to improve visibility and reduce opportunities for the entry to be used as a loitering space, which could attract anti-social behaviour. This has been addressed via condition. There are roof services which project outside the plant screen, which will be visible on the western elevation. This is a poor urban design outcome that will result in unsightly views. A condition will require all roof services to be appropriately concealed.
	Traffic and Access	**Yes, subject to conditions** DDO11 seeks the following: • *The number of vehicular access points to a site should be limited and where possible, consolidated and shared with adjoining sites.*

		• *Multiple garages in a continuous row along the street frontage will not be supported and recessed parking spaces at the ground level of buildings will be discouraged.* • *The impact of traffic and parking generated by the proposal on the local road network must be considered.* The existing crossover from Gipps Street will be removed and reinstated with footpath, kerb and channel. This will result in a continuous footpath along the Gipps Street frontage, which is supported. Vehicle access, including loading, will be from the rear via Singleton Street. This is consistent with the existing character of Singleton Street and is supported. All car parking will be concealed from view and located in a basement. Council's Engineering Unit has reviewed the on-site car parking arrangements and is supportive subject to additional information (such as dimensions) being shown on the plans. These items have been addressed via conditions. Council's Engineering Unit has reviewed the traffic impacts of this proposal and concludes "the peak hour traffic volumes generated by the development are not unduly high and are not expected to adversely impact the traffic operation of Singleton Street or any of the surrounding roads".
	Permeability and public spaces	**No, conditions required** Relevant to this application, DDO11 seeks for new development to *explore opportunities to create pedestrian connections and through links where the property is accessible from at least two streets.* The development provides a pedestrian connection between Gipps Street and Singleton Street, consistent with policy. The applicant confirms this passage will be publicly accessible during "core business hours" and will provide secure access to building tenants outside of these hours. A Section 173 agreement will be required to ensure this passage remains publicly accessible between 7am to 6pm, seven days a week, consistent with the EPA daytime

		period, when the Wellness Centre will be staffed, and when patrons are permitted entry via Singleton Street. This has been addressed via condition. Council's SPPOS unit are not supportive of the cantilevered building over the passage from Level 2 upwards. The cantilevered form reduces opportunities for meaningful landscaping, including deep soil planting. As previously discussed, a condition requiring an increased upper level setback will not be adopted in this instance. The current proposed landscaping along this passage will provide adequate greenery. Low level planting is preferred given this will not obstruct view lines along the passage and will maintain good levels of pedestrian safety. As previously discussed, there are concerns with the depth of the ground and first floor setbacks to Gipps Street. A reduced setback is required. SPPOS have made additional recommendations to improve this interface, including setting landscaping further back to provide clearer sightlines and integrating climbing plants to structural columns. These recommendations are included in the conditions. SPPOS recommend the secure gates to the north-south passage be brought closer to the Gipps Street and Singleton Street frontages so they have clear views from the street. A condition will require the Gipps Street gate to be set back no more than 5.4m, which is consistent with the revised street setback discussed previously and for the Singleton Street gate to be set back no more than 2.5m from the northern boundary, consistent with the setback of the vehicle gate. SPPOS have also recommended various public realm contributions, including re-sheeting of the Gipps Street footpath and a street tree contribution. These will be addressed via conditions, and a public realm functional layout plan will be required to show these works.
	Landscaping	**Yes – conditions required** DDO11 seeks the following: • *Landscaping should be considered as a means of providing attractive street frontages.*

		• *Public and private open space and other public realm areas should be appropriately landscaped.* The development incorporates landscaping to its front setback, along the north-south passageway and to upper level terraces. The landscape plan was referred to Council's SPPOS Unit who made various recommendations including additional details on planter sizes, plant species, maintenance, and a requirement for additional deep soil planting along the eastern setback. Aside from the requirement for deep soil planting (as discussed above), these recommendations will be included as conditions.
Sustainable development	**Yes, conditions required** A summary of the development's key ESD commitments is as follows (refer to Sustainability Management Plan for details): • BESS score of 62%, satisfying best practice (minimum 50% required); • A 30kw rooftop solar array; • Water and energy efficient appliances and fixtures; • All-electric development; • Good daylight to office areas; • Mechanical ventilation; • Bicycle storage and end of trip-facilities; and • 305sqm of the site will be vegetated;10% reduction in embodied carbon of building materials. The applicant's Sustainability Management Plan (SMP) was referred to Council's ESD Officer, who is supportive of the proposal's ESD response. They identified some inconsistencies with ESD measures across the plans and SMP, which will be corrected via condition.	
Off-site amenity impacts	**No, conditions required** Dwellings in the C2Z, including those that have previously established existing use rights, cannot expect the same level of amenity as a dwelling within a residentially-zoned area. The application of policies to protect their amenity to a standard associated with residential areas would result in an unreasonable limitation of the development potential of the subject site. The vision for this area under the current zoning and overlays and Council's strategic planning is for increased development to contribute to accommodating employment growth, supporting economic	

	viability and enhancing the employment precinct. Dwellings north of the site which are located in a residential zone will be given full amenity consideration. *Visual Bulk* As previously discussed, the excessive height and lack of upper level setbacks to the north will result in a visually dominant form which will overwhelm the public realm as well as residential properties north of the site. A reduced scale of building is required (as shown in Figure 2) and for these reasons Council will be recommending a position of refusal. However, conditions have been included that require a reduced scale of development, which would result in an outcome more in keeping with Council's expectation of built form on the site. *Overlooking* Whilst not applicable to the application, Clauses 54 and 55 consider overlooking impacts within a 9m radius and 45-degree angle of a proposed habitable room window, balcony, terrace, etc. This benchmark is the most conservative overlooking benchmark in the Scheme and will be used as a reference in this application. Singleton Street measures approximately 7.2m wide from the northern boundary of the site to the southern boundary of No. 2 Dight Street, the dwelling nearest the subject site. The north-facing windows and north-west balconies of the development at Level 1 will be set back 2.35m from the northern boundary and therefore more than 9m from the habitable room windows (HRWs) and secluded private open space (SPOS) of No. 2 Dight Street. Screening is not required. The Level 2 and 3 north-facing windows and Level 4 terrace are constructed on the northern boundary and are within 9m of HRWs and SPOS. It is unclear whether there will be any unreasonable overlooking. A condition will require diagrams (as well as any required screening measures) to address this. Levels 5 and above will be set back more than 9m from the HRWs and SPOS and do not require screening. There are no views to SPOS or HRWs within 9m of west-facing windows or east-facing windows. Any views towards dwellings at Nos. 52-56 Gipps Street would also be obstructed by the existing commercial building at No. 48-50 Gipps Street. *Overshadowing and daylight access* Overshadowing of the public realm was discussed in the previous section of the report. As the site is south of the dwellings on Dight Street, there will be no overshadowing impacts to SPOS or HRWs.

	Light spill There are concerns the extensive glazing across the northern elevation, as well as the terraces on Levels 4, 10 and 12 will result in unreasonable light spill to the dwellings north of the site. Clause 13.07-1L-01 (Interfaces and Amenity) seeks to "*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.*" The condition for a Façade Strategy will require details on how light spill will be managed from the development. A standard condition has also been included requiring all external lighting to be appropriately baffled. *Wind impacts* The applicant's wind report and wind tunnel study concludes: • Pedestrian areas within the development and the surrounding streetscape would satisfy walking comfort criteria at minimum, with the majority of locations satisfying standing or sitting comfort criteria; • Wind conditions at the building entrances on Gipps Street and along the internal laneway will satisfy the standing comfort criterion; • Wind conditions on the upper level terraces will satisfy standing comfort or walking comfort criterion. The applicant's wind engineer made recommendations for additional wind mitigation of the upper level terraces through the use of 1.8m high solid balustrades at Levels 5 to 10 terraces and a 1.5m high solid balustrade to the Level 12 terrace. These changes would ensure that all upper level terraces achieve standing comfort criterion. The wind impacts for the development are acceptable, however, DTP are advised to obtain a peer review of the applicant's wind report to confirm the measurements, findings and recommendations are accurate. This will be included in Council's recommendation. *Noise impacts* An acoustic report has not been submitted. Council will recommend an acoustic report to assess the noise impacts of the proposed Wellness Centre and the vehicle access on Singleton Street on nearby dwellings, to ensure the use and access gates comply with the relevant EPA noise limits. Noise impacts cannot be considered for the Office use

	as this is as-of-right in the C2Z. However it is considered that noise impacts will not be unreasonable given activities will typically be limited to standard business hours.
On-site amenity	**Yes – subject to conditions** The Wellness Centre and Offices will have good internal amenity, with extensive glazing across the north, east and south elevations providing access to natural light. Balconies and terraces are provided at each level, providing tenants with access to fresh air and outlook. Each building level is equipped with bathrooms and end of trip facilities, with showers and change rooms provided in the level 1 basement (shared between the Office and Wellness Centre tenants). Pedestrian access to the building is provided from both Gipps Street and Singleton Street. As discussed, a condition will require the front setback at ground and first floor levels to be brought closer to Gipps Street. This will improve visibility of the building entry and enhance safety. The north-south passageway will be accessible to the public during business hours and building tenants after hours via secure access. Lighting should be provided along this passage to maintain visibility during nighttime and to ensure this space remains safe for pedestrians. This will be addressed via condition.
Bicycle provision	**No - conditions required** Overall, the development requires 22 employee bicycle spaces (plus the additional spaces required for employees of the Wellness Centre) and 20 visitor bicycle parking spaces to meet the requirements of the Scheme. The development proposes 40 employee bicycle parking spaces and 40 visitor bicycle parking spaces. Accounting for the 22 employee spaces required for the Offices, this leaves 18 spaces for employees of the Wellness Centre. The on-site bicycle parking provision therefore complies with the visitor and employee rates for the Office under Clause 52.34, provided there are a maximum 5 employees for the Wellness Centre. Council's Strategic Transport Unit does not support the on-site bicycle parking provision for employees and seeks the provision to be increased, given: • The site is on a principal bicycle route (Gipps Street); • The site is located in an inner urban area with already high cycling-to-work demand and trends indicate demand will continue to increase; • Both local and state planning policies include objectives to promote sustainable transport modes, including cycling

	Strategic Transport recommend increasing the employee bicycle parking rate in accordance with the BESS requirement, which applies an employee bicycle parking rate for commercial uses of 1 per 100sqm. This equates to 70 employee spaces for the development. Given the BESS rate is recognised as best practice by the Council Alliance for the Sustainable Built Environment (CASBE), a condition will require a minimum of 70 employee bicycle spaces to be provided. To ensure these spaces are accessible to a range of bicycle users, a minimum of 50% of the bicycle parking spaces must be provided as horizontal rails and 5 of the horizontal spaces should be capable of accommodating cargo bicycles. These will be included as conditions. Whilst the bicycle parking rate for the Office use complies with Clause 52.34 of the Scheme, an increase in bicycle parking is expected for a development of this scale and where there is a need to provide a net community benefit. Therefore, meeting the minimum BESS requirements should be required. Whilst the number of visitor bicycle parking spaces is supported, a condition will require that all visitor spaces be provided as horizontal, on-ground spaces in accordance with Clause 52.34 and AS2890.3. Further, some of the visitor spaces are located in the same facility as employee bicycle parking, which raises security and accessibility concerns. A condition will require employee bicycle parking to be secured separately to visitor bicycle parking. Council's Strategic Transport Unit further request that at least 4 electric bicycle charging points be provided and that dimensions of all bicycle storage spaces, lifts, corridors and relevant accessways be noted to demonstrate compliance with AS2890.3. A notation on the plans and the Green Travel Plan should also be included confirming Office tenants will have access to the End of Trip Facilities located in Basement 1. The Green Travel Plan should be updated to remove reference to the e-scooter and e-bike hire scheme in Yarra and to reflect the amendments to bicycle parking as described above. The recommendations will be addressed as conditions.
Waste Management	**Yes** Waste will be stored at ground level and will include general waste and recycling, paper recycling, glass recycling and food and organics waste receptacles. Waste will be collected from the loading dock at the rear of the site, accessed from Singleton Street and will take place during the hours permitted under Council's local law. Council's Waste Management Unit has reviewed the Waste Management Plan and confirms it is satisfactory.
Net community benefit	**No - Conditions required**

	Pursuant to Clause 71.02-3 'Integrated Decision Making', outcomes should be balanced in favour of net community benefit. Overall, this application as currently proposed would not result in a net community benefit. It is recommended that: • The building height be reduced, the setbacks from the northern boundary increased and the ground and first floor street setbacks reduced to allow for a built form scale appropriate to the site context and to minimise off-site amenity impacts to dwellings; • The sawtooth features be deleted; • Overlooking to existing dwellings SPOS and HRWs be addressed; • Bicycle parking for employees be increased; • Horizontal, on-ground bicycle parking spaces are increased; • The west-facing windows on boundary be deleted; and • Public realm works, including footpath resurfacing and street tree contributions are undertaken. Refer to the Conditions in the Recommendation section of the report for further changes required to achieve an acceptable design response and community benefit.
Other matters	**Civil Works Plans** Civil Engineering Plans were submitted outlining proposed drainage works to the site. These were referred to Council's Civil Engineering Unit, who requested additional details to be shown. These have been addressed in a condition for an amended Civil Engineering Plan. The exception is the recommendation to show the existing street tree within the site's frontage. A review of November 2025 Google Street View Imagery and April 2026 Nearmap aerial imagery confirms there are no existing street trees within the site's Gipps Street frontage. This recommendation will not be adopted. **On-site Trees** There are two existing trees on site which are proposed for removal. An arborist report has not been submitted and it is unclear whether these trees are significant. A note has been included in the officer recommendation advising that a local law permit will be required for the pruning, lopping or removal of Significant Trees.
Matters raised in submissions	- At the time of writing this report, DTP have not undertaken public notice.

Declaration

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

Apply for a planning permit

Before you start

Department of Transport and Planning

Are you in the right place?

Only applications where the Minister for Planning is the responsible authority are to be lodged through this portal.

Check the schedule to Clause 72.01 of your local planning scheme to see which responsible authority issues planning permits for your location.

You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application - find out about fees for planning applications. You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	TCR Gipps Pty Ltd
Business phone number	96176635
Email	lmurrant@urbis.com.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	17
Site or building name	
Street number	379
Street name	Collins Street
Suburb	Melbourne
Postcode	3000
State	VIC

Owner details

The owner is the applicant	No
Is the owner a person or organisation?	Organisation

Organisation name	Anmarin Pty Ltd
Business phone number	96176635
Email	lmurrant@urbis.com.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	
Site or building name	
Street number	36-38

Street name	Gipps Street
Suburb	Collingwood
Postcode	3066
State	VIC

Preferred Contact

First name	Lauren
Last name	Murrant
Mobile	
Work phone	96176635
Organisation	Urbis Ltd
Job title	
Email	lmurrant@urbis.com.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	10
Site or building name	
Street number	477
Street name	Collins Street
Suburb	Melbourne
Postcode	3000

State VIC

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? Yes

Enter the pre-application number PPA-852

Land details

Planning scheme Yarra

At least one location must be provided to submit this form. Options for defining locations are described below:

- **Auto-populate using land titles:** Street addresses are extracted from uploaded land titles (lot on plan and crown allotments are not supported by this feature).
- **Map interface:** Specify up to 300 properties and parcels using search, select and/or a GIS shapefile.
- **Manual entry:** Use this when other methods fail. Locations are accepted as entered and are not system validated.

Upload and scan land titles to automatically populate street addresses

1. **Upload documents**

2. **Scan uploaded documents**

- Detected street addresses will be added to the list below.
- You must check and confirm address details are correct.
- Documents are only scanned once. If additional documents are uploaded after a scan, only new documents will be scanned.
- Scanning of documents can take a few minutes to process. You will be unable to edit your application until this process has completed.

Scan results

Manual location details

It is strongly recommended that you use the map to search and select locations for land related to this request. Manually entering or editing locations could cause delays in your request processing if that location cannot be found.

Application details

Describe your proposal	Development of the land for the purpose of a mixed-use building comprising of offices, wellness centre and a food and drink premises
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22
Please select the application category	Change or extension of use One or more new buildings Waiving of parking requirement
Enter the estimated cost of any development for which the permit is required	$90,448,177
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Development cost
What is the current land use?	Office
Describe how the land is used and developed now	Double storey, rendered brick and concrete panel building, with a single storey brick building to the rear.
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Retail Premises
Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No

Additional details

Does this application involve the creation or removal of dwellings?	No

Does the application involve native vegetation removal?	No
Does this application involve the creation or removal of lots?	No
Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)?	No

Supporting documents

The following supporting documents must be submitted with this application, preferably in PDF or Word format

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).

Supporting documents

2. Certificate of Title.pdf
1. LTR_36-38 Gipps St_Eligibility Cover.pdf
4. MPL.pdf
24010_TP_Combined_20260723.pdf
36-38 Gipps Street, Collingwood - Referral Response.pdf
21369W-R01F02.pdf
25138A-WT-ENV00_36_Gipps_Street.pdf
230004_36-38 Gipps St Collingwood_Rev D.pdf
24010_GIPPS ST_LANDSCAPE TOWNPLANNING REPORT_B_20260723.pdf
234358-TTW-00-SK-CI-011-[P4]-Civil Concept Issue_260723.pdf
260723_1-0691-HVH-REP-SMP_05.pdf
13972S-1B.pdf
36-38 Gipps Street Collingwood - Town Planning Report - 260803.pdf
21369T-REP01-F02.pdf
230004_36-38 Gipps St Collingwood_Summary of Changes.pdf
260723_235.012-3-HVH-SMP 05 Statement of Changes.pdf
RE_ Summary of changes.msg
25138A-DE-LET01__36-38_GippsSt_Collingwood_wind_considerations.pdf
234358_36-38 Gipps Street_SWMP Report [P4]_260723.pdf
230004_36-38 Gipps Street_Design Report - TP Referral.pdf
21369T-GTP01-F02.pdf

3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX**, **OBJ**, **3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the technical guidance for submission to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact visualisation@transport.vic.gov.au for assistance.

3D digital model 6. 230004_36-38 Gipps St Collingwood V27.fbx

Fees and payment

View planning and subdivision fees

Fee

Fee type Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)

Class 16

Fee amount $67,249.40

Fee description To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $50,000,000*

Fee

Fee type Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)

Class 1

Fee amount $1,537

Fee description Use only

Fee

Fee type Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)

Class 22

Fee amount $1,537

Fee description	A permit not otherwise provided for in the regulation

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

Total amount to pay	$68,786.40
Payment method	EFT
BSB	033-875
Account and reference number	170137581
EFT confirmation	I confirm that the fee has been paid via EFT

Submit

Applicant declaration	I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting Development assessment



URBIS

36-38 Gipps Street Collingwood

Town Planning Report

August 2026
Prepared for: Riverlee

Acknowledgment of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

Urbis staff responsible for this report were:

Director	Rebecca Lyons
Senior Consultant	Graeme Stewart
Consultant	Lauren Murrant
Project Code	P0050570
Report Number	2 – Referral Response

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation.

Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Submission documents:

This report is to be read in conjunction with:

- Certificate of title.
- Site survey plan prepared by Hellier McFarland dated 10 May 2024.
- Design report prepared by Fieldwork dated 24 July 2026.
- Architectural plans prepared by Fieldwork dated 22 July 2026.
- Landscape design plan prepared by Emergent Studios dated 23 July 2026.
- Landscape design report prepared by Emergent Studios dated 23 July 2026.
- Traffic impact assessment prepared by Ratio dated 23 July 2026.
- Green travel plan prepared by Ratio dated 15 July 2026.
- Sustainability management plan prepared by Hip V. Hype dated 23 July 2026.
- Stormwater management plan prepared by TTW dated 23 July 2026.
- Waste management plan prepared by Ratio dated 23 July 2026.
- Wind report, prepared by MEL Consultants dated 17 March 2026.
- Environmental Wind Considerations memorandum, prepared by MEL Consultants dated 23 July 2026.

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Executive Summary

Urbis Ltd has been engaged by Riverlee (the permit applicant) to prepare a town planning assessment in support of a proposed 13 storey, mixed-use development in the Gipps Street Major Employment Precinct (MEP) at 36–38 Gipps Street, Collingwood ('the subject site').

The as-of-right office use is the primary use of the land. The proposal seeks approval for buildings and works, use of the land for a shop (wellness centre) and a reduction in the statutory car parking requirement under the Yarra Planning Scheme. The development will comprise 10,355 square metres (gross floor area) of as-of-right office space, a 2,332 square metre wellness centre (gross floor area) and a 25 square metre café (net leasable area).

The proposal, whilst being within the remit of the Yarra Planning Scheme, retains eligibility under the Development Facilitation Program (DFP) within the Metropolitan Area as a Category 1 application pursuant to Clause 53.22 of the Yarra Planning Scheme. The development provides a combined gross floor area of at least 10,000 square metres for all buildings (excluding basement and above ground car parking facilities) for the primary office use.

Population and office growth

The Victorian State Government's housing targets, released in 2025, require Yarra to accommodate an additional 44,000 dwellings by 2051. This represents more than a threefold increase in total dwellings and an acceleration in the rate of growth compared with Yarra's earlier forecasts (Clause 02.01-2, 2023).

Yarra's population at this scale will generate a commensurate increase in demand for local employment opportunities. Without a corresponding increase in the supply of office space within the municipality, a greater proportion of businesses and the workforce will be required to travel outside Yarra to access employment and commercial floorspace.

The Yarra Planning Scheme must now anticipate and plan for significant change within the Gipps Street MEP. This precinct is strategically positioned to accommodate higher-intensity employment uses, supporting the growing population with jobs and strengthening the municipality's economic base.

The proposal will be developed by Riverlee and operated by The Commons.

The Commons

The Commons is a network of creative workspaces that brings together a diverse mix of businesses under one roof. The mission is centred on community, sustainability, and wellness, creating spaces where businesses can grow, with workers having access to wellness programs and amenities that support a healthy work-life balance.

Established in Collingwood in 2016 at 36-38 Gipps Street, Collingwood, The Commons has expanded to 19 locations across Melbourne and Sydney, each designed in collaboration with leading developers, such as **Riverlee**, and architects, such as **Fieldwork**, to reflect the local needs of its members.

The proposed development, inclusive of mixed land use purposes, co-working spaces, a wellness centre, a café, a pedestrian laneway, landscaping and seating spaces, reflects The Commons identity by design.

Public benefit

The proposal responds to an opportunity for a well-integrated development, delivering long-term benefits aligned with the planning objectives of Victoria, Metropolitan Melbourne and the City of Yarra.

An assessment of the proposal's merits has been undertaken with regard for Clause 71.02-3, which directs decision-makers to interpret planning policy to balance competing objectives in favour of a net community benefit.

Key public benefits of the proposal include:

- **Office supply:** Delivery of 10,355 square metres (GFA) of office space, offering a diverse mix of office layouts to cater to a range of businesses.
- **Pedestrian laneway:** Provision of a 225 square metre forecourt and 341 square metre laneway offering a new pedestrian connection between Gipps Street and Singleton Street, lined with a fine-grain mix of uses and

landscaping and seating arrangements to encourage activity, permeability and walkability.

- **Health & wellness and café:** Co-location of complementary uses, including health and wellness facilities to enhance wellbeing for building occupants and the local community and a café to provide a convenient food and beverage offering for workers and visitors.
- **Sustainable transport:** Provision of 82 bicycle spaces, end-of-trip facilities, and local access to the Collingwood Station, along the Hurstbridge and Mernda rail lines, and the Smith Street tram line.
- **Design excellence:** A strategic, architecturally distinctive building of exemplary design, that enhances the city's presentation through high-quality materials, finishes, articulation and ESD initiatives.

Overall, the project demonstrates a balanced response to planning policy and delivers a clear net community benefit for current and future generations.

Amended Scheme

The proposal has been amended in response to referral comments from the Department of Transport and Planning, Head, Transport for Victoria (dated 2 March 2026) and Yarra City Council (dated 16 March 2026). The amended scheme provides a four-storey podium to Singleton Street, improved upper-level articulation through material variation and sun-shading devices to the eastern elevation, a more integrated sawtooth roof form and clarified public realm, servicing, transport and ESD responses. These refinements improve the development's transition to Singleton Street and nearby residential interfaces, reduce visual bulk, strengthen the architectural expression, and confirm the proposal as a high-quality employment-led outcome within the Gipps Street Major Employment Precinct.

Yarra Planning Scheme

The site is affected by the following planning controls and permissions.

Table 1 - Planning Controls and Permissions

Controls/Provisions	Permissions
Commercial 2 Zone (C2Z)	▪ A permit is required for the use of the land for a shop (wellness centre). ▪ A permit is required to construct a building or construct or carry out works.
Design & Development Overlay – Schedule 11 (DDO11)	▪ A permit is required to construct a building or construct or carry out works.
Clause 52.06 – Car parking	▪ A permit is required for a reduction to the statutory car parking requirement.

Assessment Summary

Overall, this report demonstrates that the proposal is an acceptable and appropriate outcome for the site for the following reasons:

- The proposal is consistent with the statutory and strategic frameworks of the Yarra Planning Scheme, which supports office growth on the primary Gipps Street axis of the Gipps Street MEP due to its optimal access to the Central City, Yarra's network of existing and growing activity centres, and existing infrastructure, services, and public transport options.
- The built form design offers a balanced response that transitions between the commercial corridor and residential areas, incorporating variations in building heights, setbacks, and landscaping, with a particular focus on mitigating off-site amenity impacts and softening the built form toward the Dight Street and Campbell Street residential properties.
- The design response has been carefully developed to ensure a high level of internal amenity for future occupants, while minimising external amenity impacts on neighbouring properties regarding visual bulk, equitable development, overlooking and overshadowing.
- The proposed environmental and building services and performance measures are well-resolved. The development delivers a high-quality approach to flooding resilient design, landscaping, waste management and traffic conditions.
- The proposal achieves an overall 'best practice' standard of environmentally sustainable design, including stormwater management, energy, waste, indoor environmental quality, urban ecology, transport and water.
- The proposal seeks a car parking reduction and is strategically justified and beneficial for the environment, supported by the availability of alternative public and active transport options in the immediate area, and the provision of surplus bicycle parking spaces as part of the development.

1 Site Context

1.1 Subject Site

The subject site is located on the northern boundary of Gipps Street, within the Gipps Street Major Employment Precinct (MEP) in Collingwood, approximately 140 metres east of Wellington Street and 320 metres west of Hoddle Street.

The site is rectangular in shape, with a primary frontage to Gipps Street of 22.09 metres, a rear frontage to Singleton Street of 21.45 metres and a depth of 65.98 metres. The site area measures approximately 1,427 square metres.

The site is formally contained within one (1) Certificate of Title, being:

- Lot 1 on Title Plan 803690G.

Key details of the site are as follows.

Table 2 - Site Details

Category	Description
Existing buildings	Double storey, rendered brick and concrete panel building, with a single storey brick building to the rear.
Title restrictions	An easement (E-1) is located along the western boundary safeguarding a 0.12 metre wide area for party wall purposes.
Car parking	10 existing car parking spaces.
Vehicle Access	Two vehicle crossovers, with one each to Gipps and Singleton Street.
Waste facilities	Waste station to the rear of the site at Singleton Street.
Vegetation	Three trees to the centre of the development.

1.2 Immediate surrounds

The immediate interfaces can be described as follows:

1.2.1 Southern interface

The southern interface fronts Gipps Street, characterised by a mix of higher-order commercial uses. The street has a carriageway approximately 14.5 metres wide, with one traffic lane in each direction and on-road bicycle lanes on both sides. Kerbside parking is available on both sides of the street within the immediate surrounds.

Facing the site, at 23–25 Gipps Street, Collingwood, is a 6-storey apartment building with ground floor retail and commercial uses. To the south-west, the site faces 128–140 Wellington Street, which has planning approval for an 11-storey development comprising two towers that accommodate office space and a residential hotel.

Either side of these properties are Rokeby Street and Wellington Street, both key north–south routes that connect to Victoria Parade at their southern intersections.

Figure 1 Southern interface – Gipps Street



1.2.2 Northern interface

The northern interface fronts Singleton Street, a local road servicing predominantly low-rise residential development, with recent approvals for buildings up to four storeys. Singleton Street has a carriageway width of approximately 5 metres, accommodates two-way traffic, and is subject to 'no stopping' restrictions on both sides, with weekday parking controls in place, providing easy vehicle movements.

Immediately adjoining Singleton are double-storey dwellings at 1 and 2 Dight Street, flanked by the Dorset Street and Rokeby Street laneways. These laneways provide north–south vehicle connections between Gipps Street and Singleton Street and are primarily auto-centric by use and design.

From west to east, the zoning transitions from C2Z to MUZ to NRZ. To the north-west, C2Z land includes planning approvals for developments up to eight storeys, including at 19 Down Street, Collingwood. Moving east, MUZ land accommodates incremental change up to four storeys, while NRZ land along Campbell Street represents a minimal change area, completing the transition to lower-scale residential development.

Figure 2 Northern interface – Singleton Street



1.2.3 Eastern interface

The eastern interface adjoins the property at 48–50 Gipps Street, Collingwood, a 6-storey brick and concrete building used for office use. The building presents a four-storey street wall to Gipps Street, capped with a private open space. To Singleton Street, the building comprises a single-storey street wall with a five-storey upper form setback 3 metres from the street edge. The two upper-level forms are connected by a bridge link located toward the centre of the site, resulting in the appearance of two distinct upper forms when viewed from the east and west.

Facing the subject site, the western interface of the adjoining property includes exposed stairwells and architectural detailing. Building separation would benefit this interface, as its long-term exposure is addressed through articulation that provides visual interest and breaks up the presence of continuous horizontal elements.

Further east is the north–south laneway link, which functions primarily as a vehicle-orientated roadway providing rear access to residential properties. Opposite Rokeby Street are single- and double-storey dwellings, including a row of four brick residences fronting Gipps Street, with the remaining dwellings facing Campbell Street and oriented away from the subject site.

Figure 3 Eastern interface and residential properties – 48-50 Gipps Street, Collingwood



1.2.4 Western interface

The western interface adjoins the property at 32–34 Gipps Street, Collingwood, a single storey rendered brick and concrete panel building used for office use.

The lot size and the scale, form and layout of the property are consistent with the existing development on the subject site, including high site coverage and a rear car park accessed from Singleton Street. Accordingly, the adjoining property is considered to have comparable future development potential, with the capacity to develop to the shared boundary and achieve an equitable development outcome alongside the subject site.

Further west is the north–south Dorset Street link, which functions primarily as a vehicle-oriented roadway to the north, providing rear access to commercial properties. To the south, the link transitions into a narrow bitumen laneway with limited street amenity.

Opposite the laneway are large-format, double-storey brick commercial buildings fronting Gipps Street through to Wellington Street. While these properties present a consistent built form, they are subdivided into smaller lots, providing potential for higher-order development in the future.

Figure 4 Western interface and streetscape – 32-34 Gipps Street, Collingwood



1.3 Precinct site context

1.3.1 Gipps Street Major Employment Precinct (MEP)

The site is located within the Gipps Street MEP in Collingwood, identified in the Yarra Planning Scheme as one of two core employment areas, informed by Yarra's *Spatial Economic and Employment Strategy* (2018). The Commercial 2 Zone (C2Z) prioritises employment uses, enabling intensification through multi-storey development and suitability for large-scale office development.

The Gipps Street MEP plays an increasingly important role in accommodating office-based employment growth as demand for employment floor space increases in Yarra. With declining demand for lower-order, inner-city industrial use in the C2Z, the Gipps Street MEP is positioned to transition toward higher-value activities, including professional services and creative industries.

1.3.2 Metropolitan Industrial and Commercial Land Use Plan (MICLUP)

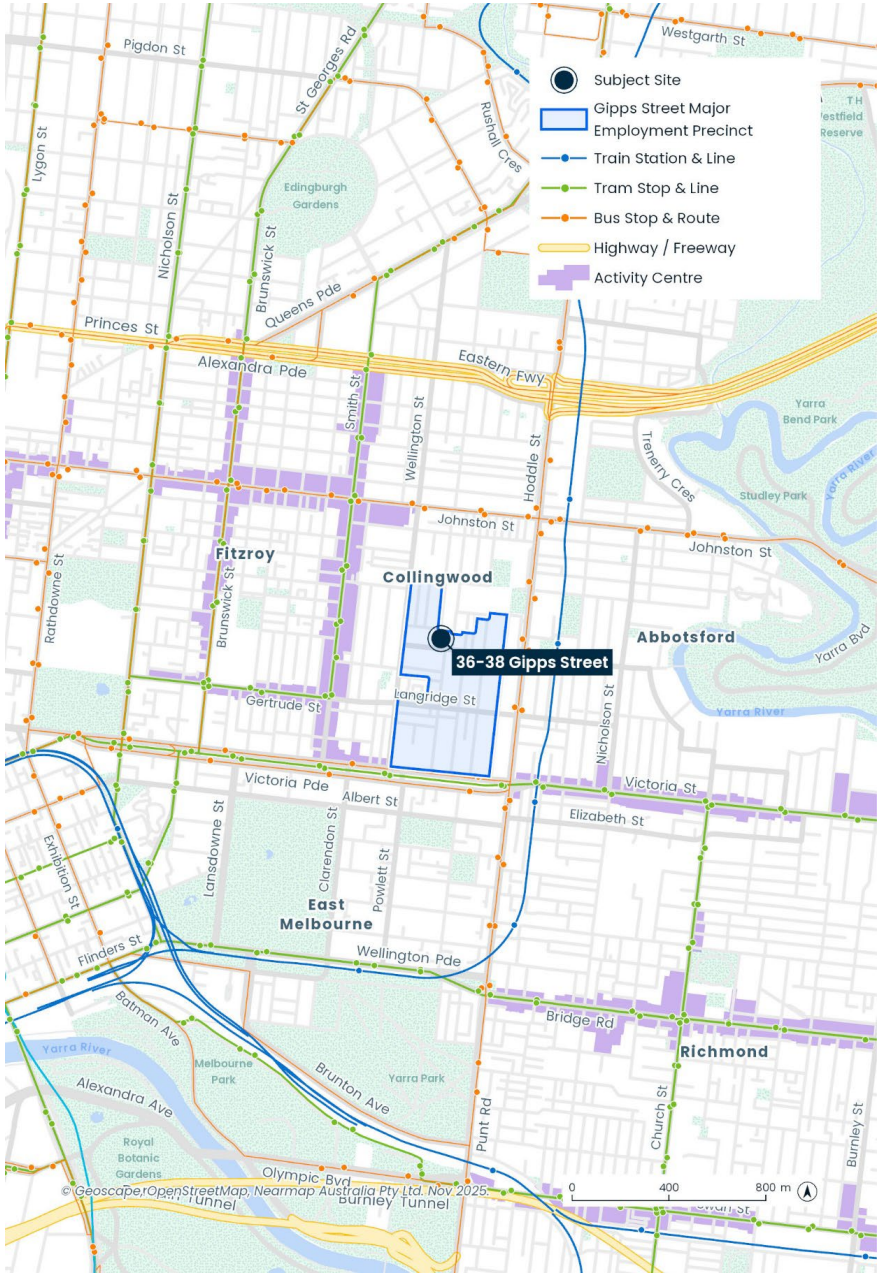
The MICLUP identifies the Gipps Street MEP within the Inner Metro Region as Regionally Significant Industrial land which correlates to all C2Z land. MICLUP supports a transition from industrial land to other employment uses in strategically identified areas well- connected to transport networks.

MICLUP forecasts demand for an additional 4 million square metres of commercial floorspace across the Inner Metro Region by 2031. Of this, approximately 3.3 million square metres is expected to be required for office development, with the remaining 700,000 square metres for retail uses.

MICLUP notes increasing pressure from residential development in the inner-city and the importance of retaining and strengthening employment precincts, such as Gipps Street, for long-term economic capacity.

1.3.3 Nearby activity centres

The Gipps Street MEP is located near several activity centres within Yarra that are evolving under the State Government's Activity Centre Program to support Yarra's housing target of 44,000 new dwellings by 2051, driving local population growth and demand for nearby employment opportunities.



1.4 Surrounding context

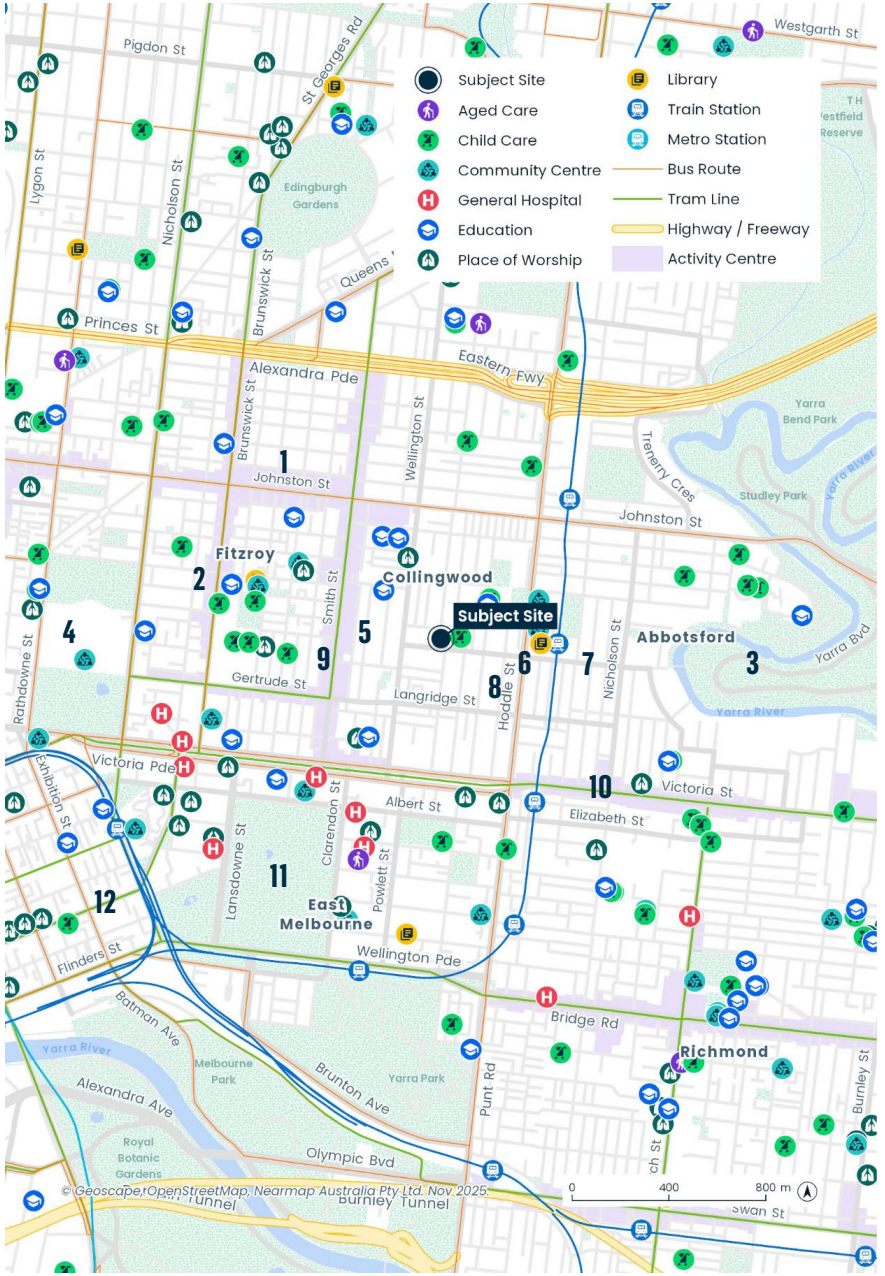
The subject site and the broader Gipps Street MEP are located within an established inner-city, mixed-use environment encompassing the suburbs of Fitzroy, Collingwood and Abbotsford.

Proximity to Melbourne's CBD is supported by direct rail access via the Hurstbridge and Mernda lines at Collingwood Station, as well as multiple tram routes providing direct connections to the CBD and wider metropolitan area.

The area's attractiveness for ongoing residential and commercial growth is underpinned by access to infrastructure, services and open space, supporting local communities where people can live and work within the area.

The site is proximate to the following points of interest and key features:

1. Johnston Street Activity Centre
2. Brunswick Street Activity Centre
3. Yarra River and Boulevard
4. Carlton Gardens
5. LCI Melbourne Art School
6. Collingwood College
7. Collingwood Station
8. Latrobe College of Art & Design
9. Smith Street Activity Centre
10. Victoria Street Activity Centre
11. Fitzroy Gardens
12. Melbourne's CBD



1.5 Transport options

1.5.1 Public Transport

The site has strong public transport connectivity to the CBD, surrounding inner-city areas and broader metropolitan Melbourne, including:

- Collingwood Station is approximately 450 metres from the site (about a 7-minute walk) and provides access to the Hurstbridge and Mernda rail lines, including connections to Melbourne's CBD. North Richmond Station is also located approximately 700 metres from the site on the same rail corridor.
- Bus Routes 246 and 350 are approximately 450 metres from the site (about a 6-minute walk), providing connections between Elsternwick, Clifton Hill, La Trobe University and Melbourne's CBD.
- Additional bus services, including Routes 302, 303, 304, 305, 309, 318, 905, 906, 907 and 908, are also available approximately 450 metres from the site, offering frequent connections to the CBD and key activity centres.
- Tram services are available nearby, including Route 86 approximately 650 metres from the site (about a 9-minute walk), and Routes 12 and 109 approximately 700 metres away (about a 10-minute walk).

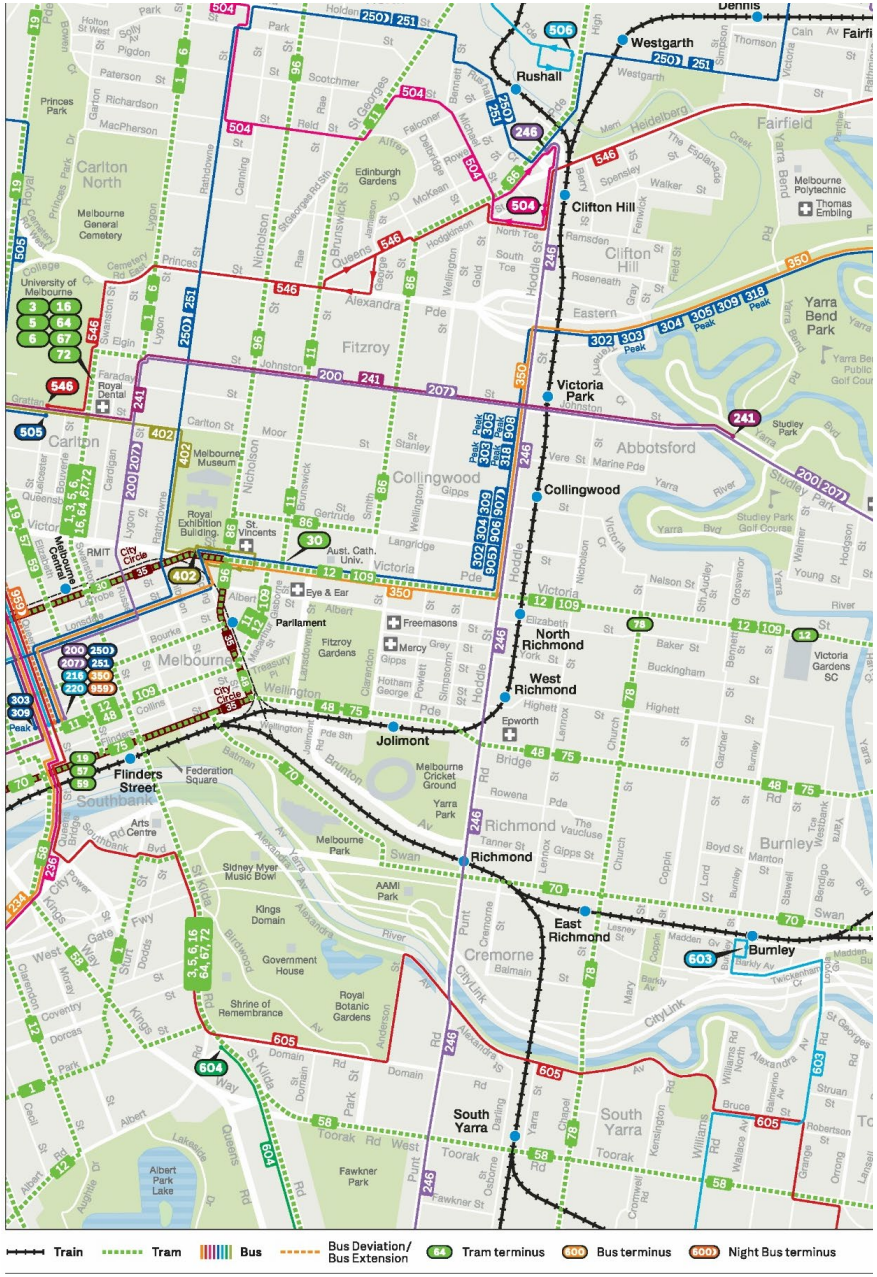
1.5.2 Active Transport

The site benefits from excellent access to both on-road and off-road bicycle infrastructure. On-road bicycle lanes are provided along Gipps Street, Wellington Street, Langridge Street and Smith Street, supporting direct cycling connections to the CBD and northern and eastern suburbs.

Off-road shared paths are available along Hoddle Street, north of Victoria Parade, linking to the Merri Creek Trail.

1.5.3 Road Network

The site is well connected to the surrounding road network, with direct access to key local and arterial roads, including Gipps Street, Hoddle Street, Smith Street and Nicholson Street.



1.6 Development approvals

1.6.1 Emerging context

Planning policy supports increased built form density in locations with strong access to public transport, open space, retail, education and employment. This approach seeks to provide more people with the opportunity to enjoy high-amenity, well-connected lifestyles without the need for long commutes.

In this context, older building stock in the area is progressively being replaced with contemporary architecture that accommodates a mix of uses, including commercial and residential. These new developments typically deliver active, pedestrian-focused ground floor frontages and visually engaging façades, contributing to a more vibrant and dynamic streetscape.

Within the Gipps Street MEP, built form outcomes are primarily guided by the Design and Development Overlay – Schedule 11 (DDO11) of the Yarra Planning Scheme. DDO11 seeks to maintain a four-storey street wall along Gipps Street, with upper levels assessed on their ability to appropriately manage off-site amenity impacts to neighbouring properties, the public realm and key streets.

Recent planning approvals are shaping an evolving built form character within the Gipps Street MEP, with increased building density and intensity of land use. A clear transition in building scale is evident, with the tallest developments located along Gipps Street and its key intersecting roads, including Wellington Street, Rokeby Street and Rupert Street.

1.6.2 Nearby development

Table 3 below outlines previous planning decisions and notable surrounding development in Collingwood which assists in understanding appropriate building heights and forms proximate to the subject site.

Notable approvals include a 13-storey development at 81–89 Rupert Street and an 11-storey development at 128–144 Wellington Street. New development is also evidenced at eight storeys north of Gipps Street and up to four storeys in the MUZ precinct which adjoin the NRZ properties along Campbell Street.

SITE ADDRESS	APPROVED HEIGHT	STATUS	ZONE
81–89 Rupert Street	13 storeys (56.9 m)	Approved	C2Z
21 Robert Street	17 storeys (50.4 m)	Constructed	MUZ
71–93 Gipps Street	11 storeys (46.5 m)	Constructed	C2Z
116 Rokeby Street	11 storeys (43.5 m)	Constructed	C2Z
128–144 Wellington Street	11 storeys (40.7 m)	Approved	C2Z
60 Langridge Street	8 storeys (34.8 m)	Approved	C2Z
88 Langridge Street	9 storeys (34.4 m)	Constructed	C2Z
19 Down Street	8 storeys (33.7 m)	Approved	C2Z
63–67 Gipps Street	10 storeys (33.0 m)	Approved	C2Z
47 Peel Street	10 storeys (33.0 m)	Constructed	MUZ
79–88 Wellington Street	10 storeys (30.0 m)	Constructed	C2Z

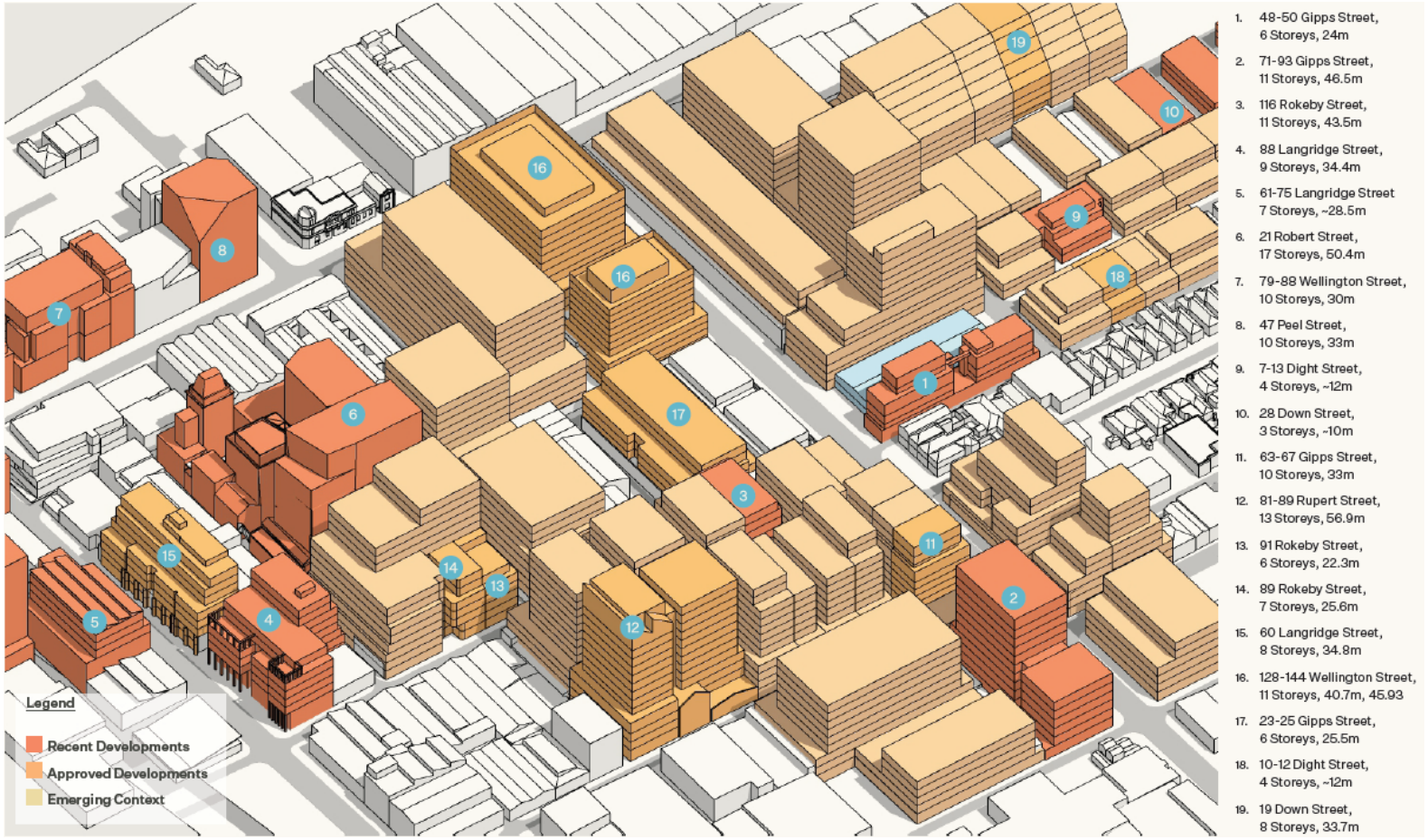
Table 3 Nearby developments

The VPPs place strong emphasis on site-responsive design, assessed within the prevailing policy context at the time of the proposal. The DDO11 applicable to the site does not provide prescriptive built form controls.

Rather, it provides a framework to guide assessment, allowing for design responses that reflect the site's specific characteristics, its evolving urban context, and the strategic policy directions emerging at the time.

The site's attributes, its relationship to surrounding interfaces, and the broader policy shift towards increased density in well-serviced locations support consideration of a taller built form outcome. **Figure 5** illustrates an emerging future massing study for the Gipps Street MEP, reflecting projected office floor space demand associated with Yarra's population growth up to 2051.

Figure 5 Existing, approved and emerging context in the Gipps Street MEP



Source: Fieldwork, 2026

2 Proposal

The proposal seeks approval for the construction of a 13-storey mixed-use building within the Gipps Street MEP. The development comprises approximately 10,355 square metres (GFA) of office space, a 2,332 square metre (GFA) wellness centre and a 25 square metre (NLA) café, all positioned above a two-level basement accessed from Singleton Street.

Detailed architectural plans and an urban context report prepared by Fieldwork are submitted as part of this application. The proposal incorporates a mix of complementary land uses that enhance the overall function of the building and are delivered at an intensity that responds to the development potential of the Gipps Street corridor. The built form delivers a contemporary architectural response that acknowledges the existing built fabric while contributing to the evolving character of the Gipps Street MEP.

The building has been designed to accommodate the operational requirements of the anchor tenant, The Commons Coworking and The Commons Health Club, a provider of flexible workplace environments that originated at the subject site within the existing building and has since expanded to operate across Australia. The internal layouts support a range of office typologies and provide a high level of internal amenity through considered design elements and sustainability initiatives integrated into the building design.

At ground level, the proposal prioritises street activation and pedestrian permeability through a publicly accessible pedestrian link supported by fine-grain active frontage along the eastern interface, connecting Gipps Street and Singleton Street. At podium level, the building adopts a stepped form to provide a human-scale street wall to the Gipps Street pedestrian environment and adjoining northern properties along Singleton Street. At tower level, the building height transitions from the higher-order commercial development to the south to the lower-scale residential areas north of Singleton Street.

Further details are provided in the Architectural Plans and Urban Context Report prepared by Fieldwork dated 22 July 2026.



2.1 Development summary

Key details of the proposal are as follows.

Table 4 - Proposal Details

Element	Proposal
Proposed Use(s)	**Office:** 10,355 square metres GFA **Shop (Wellness centre):** 2,332 square metres GFA **Food and drinks premises (café):** 25 square metres NLA
Building height	13 levels or 53.725 metres, including: ▪ Central upper-level form of 13 levels of 53.725 metres (approx. 55.785 metres to top of roof services) ▪ Northern upper-level form of 10 levels of 39.275 metres (approx. 52.725 metres to top of roof element) ▪ Southern upper-level form of 8 levels of 31.675 metres (approx. 38.39 metres to top of pergola)
Wall heights	Gipps Street podium: ▪ Four levels or approx. 16.4 metres Singleton Street: ▪ Four levels or approx. 16.4 metres
Pedestrian laneway & forecourt	Between Gipps Street and Singleton Street, including: ▪ 225 square metres of forecourt area ▪ 341 square metres of laneway space ▪ Associated landscaping, seating arrangements and active frontages.
Outdoor terrace space	▪ 749 square metres of private balcony and terrace spaces, including: – 199 square metres of outdoor open space area on Level 4 – 76 square metres of outdoor open space area on Level 8 – 87 square metres of outdoor open space area on Level 9 – 95 square metres of outdoor open space area on Level 10 – 185 square metres of outdoor open space area on Level 12
Car parking	30 car parking spaces, including: ▪ 30 spaces for the office space ▪ 0 spaces for the shop (wellness centre) and food and drinks premises (café) use
Bicycle parking	80 bicycle parking spaces, including: ▪ 40 secure employee spaces ▪ 22 secure visitor spaces ▪ 18 street employee spaces
Canopy trees	40 trees (net gain of 37 trees)

2.1.1 Amendments

The proposal has been refined following referral feedback from the Department of Transport and Planning, Head, Transport for Victoria and Yarra City Council. Key amendments include a reduction in the Singleton Street podium from five storeys to four storeys, additional articulation to the upper levels through material variation and sun-shading devices, refinement of the sawtooth roof form and crown, removal of the previously proposed creative space tenancy, and updates to the public realm, servicing, transport and ESD responses.

2.2 Use of the land

A permit is required to use the land for a shop (wellness centre) in accordance with the Yarra Planning Scheme, which defines a shop as land used to sell goods or services, or to hire goods.

The proposal seeks approval for the following use on the land in **Table 5**.

Table 5 - Proposal Details

Element	Proposal
Shop (Wellness Centre)	▪ Tenant: The Commons Health Club ▪ Hours of operation: – 24/7 gym access – Staffed hours, including: • Monday - Friday: 5:30am – 9:00pm • Saturday: 7:00am – 6:00pm • Sunday: 8:00am – 5:00pm ▪ Retail services provided: Health and wellbeing services including fitness and training spaces, meditation and mindfulness facilities, recovery and bathhouse amenities, therapy and assessment areas, laundry services, and associated ancillary services, and the sale of any associated goods.

2.2.1 Shop (Wellness Centre)

The wellness centre is appropriately characterised as a shop as it is a service-based retail use offering paid health and wellbeing services to both building occupants and the wider public.

While the use includes physical activity and recovery facilities, it does not operate as an indoor recreation facility in the traditional sense. Instead, it functions as a commercial retail offering where services are purchased on a casual or membership basis, consistent with the definition of a shop.

A recreation or leisure classification would not align with the retail-focused nature of the use, which centres on public engagement, service provision, and the sale of wellbeing and mindfulness services.

The wellness centre supports the evolving role of contemporary employment precincts by providing accessible, high-quality services that enhance health, wellbeing and work–life balance. It complements the primary office use by offering convenient, on-site services that encourage social interaction and support productivity.

The publicly accessible ground-level entrance activates the pedestrian laneway, contributing to a fine-grain retail interface and an improved public realm. This retail engagement strengthens place-making outcomes and supports active travel, while the upper and lower level accommodation allows the intensity of the use to be well managed within the built form.

2.3 Basement levels

The proposal contains a two-level basement layout with an underground car park at Basement level 2 with 30 car parking spaces, accessed via a car lift from Singleton Street. Basement level 2 also accommodates several building services, plant rooms and storage areas.

Basement level 1 provides the wellness centre health and indoor bathhouse spaces including shower and changing rooms as the end of trip facilities. Several building services are provided to the outer edges of Basement level 1 and centrally within the wellness centre associated with the bathhouse.

Pedestrian access to the basement levels is provided via stairwells to the western boundary, as well as directly to the wellness centre from the ground level and associated first floor level of the health club, providing efficient staff and visitor movements through all three levels of the health club.

2.4 Street level

The ground floor design improves the current pedestrian experience along Gipps Street, Singleton Street, and through the site. The building invites the public into a central lobby via a 225 square metre forecourt area to Gipps Street and along a 341 square metre pedestrian link with a minimum 5 metre width between Gipps Street and Singleton Street. The pedestrian link will be open during core business hours. Outside these hours, access will be controlled via secure gates, with continued access available to tenants and wellness centre users through a fob-access system. This arrangement balances public accessibility with operational and safety requirements.

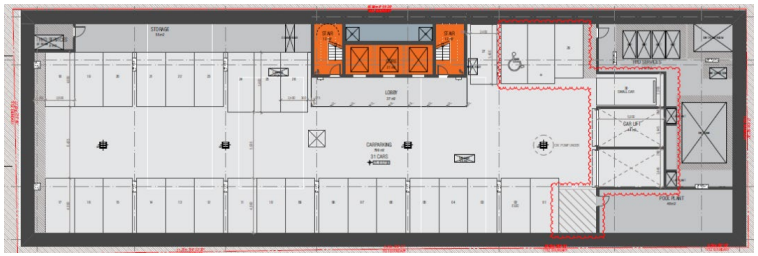
The land use mix includes a shared lobby and lounge, café, wellness centre entry and members' lounge. This mix activates the street interfaces and the pedestrian link through a fine-grain presentation. Bicycle parking, landscaping and seating arrangements face the entryways, completing the laneway as an active public space and movement corridor.

80 bicycle parking spaces are provided, including 18 visitor bicycle parking spaces to the forecourt and laneway and 22 visitor parking spaces and 40 employee spaces within a secure bicycle enclosure to the laneway interface. The rear vehicular crossover provides access to the basement levels, allowing the existing Gipps Street crossover to be removed to improve pedestrian flow. A minimum 7 x 7 metre area accommodates vehicle queuing for the car lift within the site without disrupting traffic on Singleton Street.

2.5 Public Realm

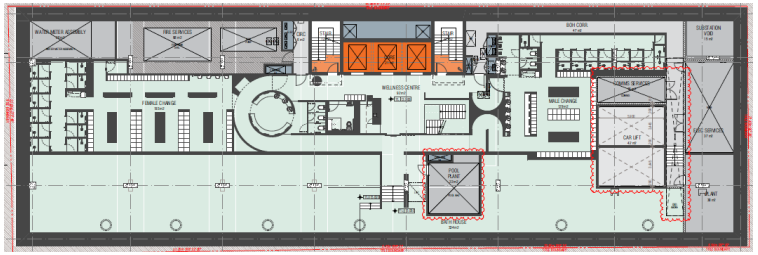
The amended scheme incorporates a number of public realm refinements arising from the referral process, including removal of the existing Gipps Street crossover, reconstruction of footpaths and kerb infrastructure, integration of building services within the architectural design, repositioning of planters to maximise pedestrian circulation, and incorporation of lighting and access controls to improve safety and passive surveillance around the Singleton Street interface.

Figure 6 Basement level 2



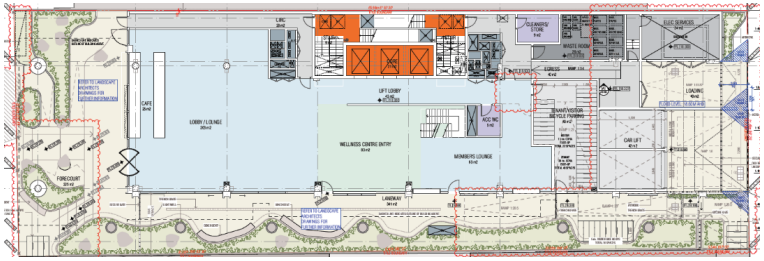
Source: Fieldwork, 2026

Figure 7 Basement level 1



Source: Fieldwork, 2026

Figure 8 Ground floor level



Source: Fieldwork, 2026

2.6 Podium levels

At podium-level, a four storey street wall is provided to Gipps Street and to Singleton Street. The podium elements contribute to the stepped-down design approach, transitioning from the central building form to the adjoining Gipps street interface and the northern residential areas.

The podium form was amended during the assessment process to provide a four-storey street wall presentation to Singleton Street. This refinement responds to referral feedback regarding visual bulk and improves the transition between the Gipps Street Major Employment Precinct and the lower-scale residential neighbourhoods north of Singleton Street.

Within the podium element, the wellness centre tenancy provides 765 square metres (GFA) of space within Level 1 and 1,046 square metres (GFA) of space within Level 2. The first level maintains the ground level setbacks to the northern and southern interface to provide human-scale insets for the southern forecourt and rear services, enhancing the pedestrian circulation, weather protection and street activation. The balance of the podium accommodates several office tenancies with up to 1,130 square metres of net lettable area. The tenancies provide proximate access to outdoor terrace areas with landscaping opportunities at each level.

On Level 4, an outdoor terrace area of 145 square metres will cap the podium to the south and an outdoor terrace area of 56 square metres to complete the podium to the north.

2.7 Tower form

The tower forms present as three distinct forms between the podium levels at both street interfaces. The upper levels forms are articulated through recessed built form and integrated planter boxes along the eastern interface, with further variation provided through the material treatment of vertical fins and windows along the western interface.

This articulation reduces the perceived scale of the development when viewed from Gipps Street and assists in breaking down the overall building mass.

Office tenancies complete the balance of the development between Level 3 and Level 13. The upper-level office spaces have proximate access to outdoor terrace areas with further landscaping.

To the Gipps Street interface, the tower elements are expressed as stepped elements with a focus of preserving natural light to the southern footpath. To the Singleton Street interface, the tower elements also step-back to provide a transition in built form to the adjoining residential properties.

Each upper level form is crowned by a saw-tooth roof, referencing the industrial heritage of the Gipps Street MEP, while providing a distinctive building feature offering visual interest within and beyond the MEP. The roof form has been refined as part of the amended scheme to improve its integration with the overall building and ensure it is viewed as an integrated component instead of an applied architectural feature.

Figure 9 Street walls (left, Gipps Street; right, Singleton Street)



Source: Fieldwork, 2026

Figure 10 Upper level forms (left, Gipps Street; right, 3D massing)



Source: Fieldwork, 2026

2.8 Façade and materiality

The proposed material palette includes concrete and clear glazing, complemented by metal and feature tile elements. The contemporary materials create a lightweight appearance that adds visual interest at street level while reducing visual impact when viewed from neighbouring properties.

The upper levels provide an interplay of vertical and horizontal elements, with integrated landscaping and shading devices highlighting shifts in the vertical forms. Building setbacks are then reinforced through landscaping to clearly express transitions in height.

The podiums are articulated through landscaping and green-toned elements, establishing a distinct human-scale form to both street interfaces, while the uppermost elements are distinguished through metal finishes.

2.9 Landscaping

The Landscape Plan prepared by Emergent Studios, outlines the concept landscaping for the proposed development. The landscape works are a core attribute of the ground-level forecourt and pedestrian laneway. Landscaping is also integrated at upper levels, including within outdoor terraces at major building setbacks and alongside interfaces, to break up the wall forms.

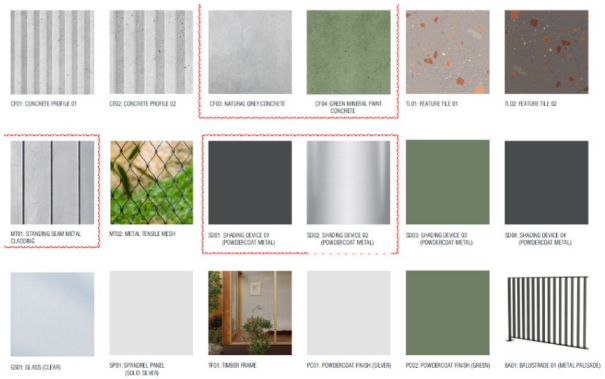
Green space treatments are incorporated throughout the development to enhance site permeability, sustainable design, and sense of place. The landscaped areas blur the boundaries between internal and external spaces, and public and private areas. A total of 40 trees are proposed, providing a net gain of 37 trees across the site.

2.10 Car parking

The proposal will provide a sustainable transport solution to support Yarra's modal shift from private vehicles to public transport and active transport.

A car parking reduction of 52 car parking spaces is required for the proposed development. A total of 80 bicycle parking spaces is provided, which is 42 bicycle parking spaces in excess of the statutory bicycle parking requirement.

Figure 11 Materials and finishes



Source: Fieldwork, 2026

Figure 12 Landscape elements



Source: Fieldwork, 2026

3 Yarra Planning Scheme

A detailed overview of the relevant planning controls and policies is provided in **Appendix A**. A summary of the key controls and policies is provided below.

3.1 Commercial 2 Zone (C2Z)

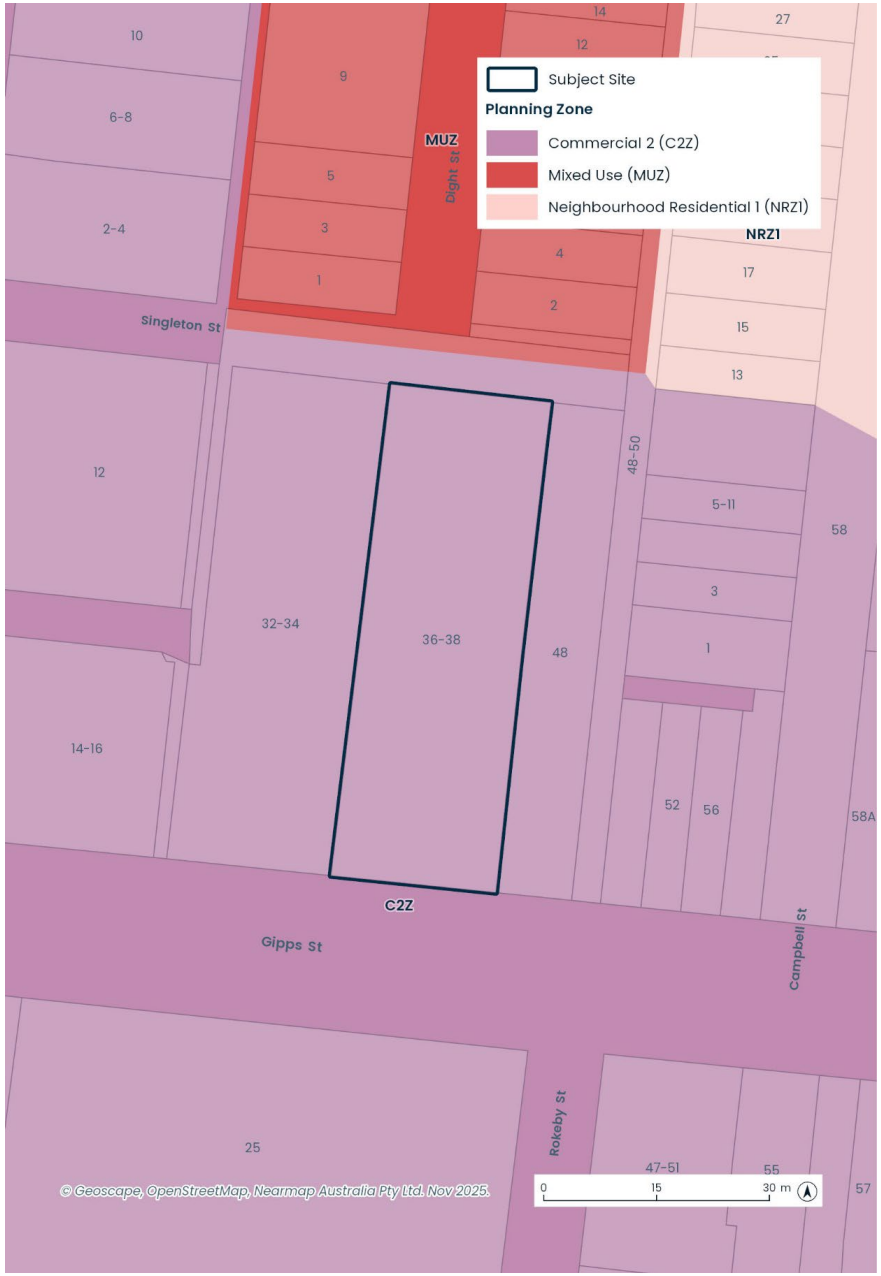
The site is located in the Commercial 2 Zone (C2Z).

The purpose(s) of the C2Z is to encourage commercial areas for offices, manufacturing, bulky goods retailing, and related business services while ensuring compatibility with adjacent sensitive uses.

Pursuant to the C2Z:

- A permit is required to use the land for a shop use (Clause 34.02-1)
- A permit is required to construct a building or construct or carry out works (Clause 34.02-4).

Sign requirements under 'Category 1 – Commercial areas' applies to the land (Clause 34.02-8).



3.2 Design and Development Overlay – Schedule 11 (DDO11)

The site is affected by the Design and Development Overlay – Schedule 11 (DDO11), specific to the 'Gipps Precinct'.

The purpose(s) of the DDO11 is to support the Precinct's role as a vibrant commercial area, promote pedestrian-friendly streets, ensure good access to all transport modes, while balancing respect for Gipps Street's inherent industrial character and nearby residential properties.

Pursuant to the DDO11:

- A permit is required to construct a building or construct or carry out works (Clause 43.02-2).

Figure 13 Design and Development Overlay – Schedule 11 (DDO11)



3.3 Development Contributions Plan Overlay – Schedule 1 (DCPO1)

The site is affected by the Development Contributions Plan Overlay – Schedule 1 (DCPO1). The DCPO1 refers to the 'Yarra Development Contributions Plan'.

The site is located in 'Charging area 6: Collingwood' where contributions apply to commercial and retail development.

Figure 14 Development Contributions Plan Overlay – Schedule 1 (DCPO1)



3.4 General and Particular Provisions

The following general and particular provisions are related to the proposal:

- Clause 52.06 – Car Parking.

  Under Clause 52.06-3 (Category 2), the following rates apply:

  - Office: 0.45 car parking spaces to each 100 sqm of NFA.
  - Shop (Wellness centre), and food and drinks premises (café): 2 car parking spaces to each 100 sqm of NLA
- Clause 52.34 – Bicycle Facilities

  Under Clause 52.34-5, the following rates apply:

  - Office Employees: 1 bicycle parking space to each 300 sqm of NFA
  - Office Visitors: 1 bicycle parking space to each 1,000 sqm of NFA
  - Shop Employees: 1 bicycle parking space to each 600 sqm of LFA
  - Shop Visitors: 1 bicycle parking space to each 500 sqm of LFA
  - Café Employees: 1 bicycle parking space to each 300 sqm of LFA
  - Cafe Visitors: 1 bicycle parking space to each 500 sqm of LFA
- Clause 53.18 – Stormwater Management in Urban Development
- Clause 53.22 – Significant Economic Development
- Clause 65 – Decision Guidelines

3.5 Municipal Planning Strategy (MPS)

The following Clauses of the MPS are relevant to the proposal:

- Clause 02.01 (Context)
- Clause 02.02 (Vision)
- Clause 02.03 (Strategic Directions)
  - Clause 02.03-1 (Settlement)
  - Clause 02.03-3 (Environmental Risks and Amenity)
  - Clause 02.03-4 (Built Environment and Heritage)
  - Clause 02.03-6 (Economic Development)
  - Clause 02.03-7 (Transport)
  - Clause 02.03-8 (Infrastructure)
- Clause 02.04 (Strategic Framework Plan)

3.6 Planning Policy Framework (PPF)

The following Clauses of the PPF are relevant to the proposal:

- Clause 11 (Settlement)
- Clause 11.02-1S (Development Capacity)
- Clause 11.03-1L (Activity Centres)
- Clause 12.06-1S (Urban forests)
- Clause 13.04-1S (Contaminated and potentially contaminated land)
- Clause 13.07-1S (Land use compatibility)
- Clause 13.07-1L-01 (Interfaces and amenity)
- Clause 15.01-1S (Urban design)
- Clause 15.01-1L (Urban design)
- Clause 15.01-2L (Building design)
- Clause 15.01-2L-01 (Environmentally sustainable development)
- Clause 15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne)
- Clause 15.01-5S (Neighbourhood character)
- Clause 16.01-1S (Housing supply)
- Clause 16.01-1L (Location of residential development)

- Clause 17.01-1S (Diversified economy)
- Clause 17.01-1L (Employment)
- Clause 17.01-2S (Innovation and research)
- Clause 17.02-1S (Business)
- Clause 17.02-1L (Retail)
- Clause 18.01-3R (Sustainable and safe transport – Metropolitan Melbourne)
- Clause 18.01-3L (Sustainable transport)
- Clause 18.02-1L (Walking)
- Clause 18.02-4L-01 (Car parking)

3.7 Strategic documents

The following strategic documents are relevant to the proposal:

- New Plan for Victoria (2025)
- Melbourne Industrial and Commercial Land Use Plan (MICLUP) (2018)
- Economic Growth Statement (2024)
- Spatial Economic and Employment Strategy (2018)

3.8 Planning Scheme Amendments

- Amendment C269yara (21 December 2023)

3.9 Permit Triggers

Subject to the provisions of the Yarra Planning Scheme, a planning permit is required for the following:

- A permit is required to use the land for a shop use (Clause 34.02-1)
- A permit is required to construct a building or construct or carry out works (Clause 34.02-4; 43.02-2).



- A permit is required for a reduction to the statutory car parking requirement (Clause 52.06-2)

Assessment

4 Assessment

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Planning policy support
2. Appropriateness of the use
3. Built form considerations
4. External amenity considerations
5. Internal amenity considerations
6. Environmental considerations
7. Building services and performance

Each of these matters is dealt with in turn below.



4.1 Planning policy support

Overall, state and local-level strategic frameworks and the Yarra Planning Scheme seek greater housing and economic growth within Yarra as an inner-city municipality, including significant commercial developments in strategic employment areas.

The proposed development is afforded strong strategic support at the State and Local planning policy level for the following reasons:

4.1.1 Strategic documents

The proposal responds to the strategic role of the Gipps Street MEP, identified in the Yarra Planning Scheme as a core employment area and reinforced by Plan for Victoria (2025) and the Economic Growth Statement (2024).

Plan for Victoria (2025)

Plan for Victoria (2025) identified the entirety of the Yarra municipality for activity centre designation, aligning the intensification of inner-city sites with broader policy objectives to direct growth to locations with existing access to services, infrastructure, and transport (Clause 02.03).

The Plan builds on the Victoria Housing Statement (September 2023), aiming to significantly increase housing supply across Melbourne over the next 30 years. The Plan targets delivery of 2.24 million new homes statewide. Yarra has been identified to deliver 44,000 new homes by 2051.

Economic Growth Statement (2024)

The Economic Growth Statement (2024) establishes a clear state-wide commitment to accelerating economic growth through increased provision of commercial and industrial land and stronger support for business investment.

It informs Pillar 2 'Accessible jobs and services' of Plan for Victoria (2025) which seeks to develop a strong economy with equitable and fair access to employment opportunities and other services.

New targets for population growth in Yarra will drive a corresponding increase in demand for local employment. If the supply of office space within the municipality does not expand accordingly, a larger share of businesses and the workforce will need to travel outside Yarra for employment options and commercial floorspace.

The Yarra Planning Scheme must therefore anticipate substantial change within the Gipps Street MEP. Based on its designation as a regionally significant industrial area, the precinct is well-positioned to accommodate higher-intensity employment uses, supporting the growing population with local jobs and reinforcing the municipality's economic base.

MICLUP

The proposal is consistent with the strategic directions of MICLUP to protected and enhance core commercial and industrial across Victoria. The Gipps Street MEP is identified as regionally significant industrial land due to its C2Z zoning, with supportive directions with MICLUP for the transition of inner-city C2Z areas into higher-order and greater intensity economic developments.

Yarra Spatial Economic and Employment Strategy (2018)

At a local level, the Yarra Planning Scheme strongly supports the strategic intent of the Economic Growth Statement (2024) through its own economic strategy, which directs its local employment growth to the Gipps Street MEP as a core employment area for accommodating future jobs in the municipality.

The strategic directions of the Strategy informed the updated planning policy framework and were implemented in the Yarra Planning Scheme through the gazettal of Amendment C269 '*Rewrite of Local Policies*' on 21 December 2023 (**Appendix A**).

4.1.2 Planning Policy Framework

Office growth and economic development

The proposal delivers 13,869 square metres (gross floor area) of commercial floorspace within the Gipps Street (MEP), significantly increasing employment capacity in a location strategically designated for higher-order economic activity and intensification (Clause 02.03-1; 17.01-1S). The 13-storey built form is well-served by public transport, aligning with policies that promote intensification of office growth in accessible employment precincts (Clause 11.03-1L; 17.01-1L).

Assessment

Complementary land uses - including a wellness centre and café tenancy - enhance the precinct's employment function by supporting worker wellbeing, innovation, and activity throughout the day (Clause 17.01-1L).

The wellness centre provides essential amenities that promote health and wellbeing for workers on site and within the broader MEP area, contributing to a healthier, more productive workforce (Clause 15.1-4R; 17.01-1L). The café provides active ground-level activation that supports the local economy and enhances amenity (Clause 11; 17.02-1S; 15.01-4R).

Together, these uses respond to the strategic intent for Gipps Street to accommodate diverse, mixed commercial activity within a well-connected and vibrant employment precinct.

Urban Design

The proposal delivers a built form consistent with the preferred scale and intensity for the Gipps Street MEP (Clause 02.03-4; 15.01-1S) and complies with all objectives and requirements of DDO11, including a four-storey street wall to Gipps Street, appropriate upper-level setbacks, active frontages, and a high-quality public realm interface (Clause 43.02).

It aligns with the emerging context of increased building density along Gipps Street and key intersecting roads, reinforcing the established pattern of taller built form while stepping down to lower-scale residential areas to the north (Clause 16.01-1L; 15.01-5S).

Active frontages to Gipps Street, Singleton Street, and the new pedestrian laneway via the shared lobby, wellness centre, members lounge, café and bicycle facilities enhance pedestrian engagement and support safe, accessible, and vibrant street environments (Clause 18.02-1L; 15.01-1L). The design achieves a high standard of architectural quality in line with policy for employment areas (Clause 15.01-2L).

Transport

The site is within walking distance of Collingwood and North Richmond Station (Hurstbridge and Mernda lines) and the Smith Street and Victoria Parade tram lines, consistent with policy to locate employment in accessible areas (Clause 02.03-7; 18.01-3R).

The proposal includes 80 bicycle spaces, end of trip facilities, and 30 car parking spaces, consistent with policies prioritising sustainable transport modes and managing car parking supply (Clause 18.01-3L; 18.02-4L-01).

The additional parking provision exceeds the shortfall in car parking spaces by six spaces, resulting in a rate higher than one bicycle space per car space dispensed, which provides sound justification for a car parking reduction abutting a strategic cycling corridor along Gipps Street (Clause 18.02-4L-01).

Amenity & Landscape

A new forecourt and pedestrian link between Gipps Street and Singleton Street improve activity, walkability and permeability and supports the precinct's role as an employment node (Clause 18.02-1L).

The internal layout provides access to daylight, ventilation, and adaptable workspace arrangements, consistent with policy for functional and comfortable work environments (Clause 17.01-1L). External interfaces provide passive surveillance, landscaped features and visual interest when viewed from the surrounding streets (Clause 13.07-1S; 13.07-1L-01).

The proposal delivers several other public benefits, particularly when compared to existing conditions, including improved street paths, public-private interfaces, frontage activation and flood-resilient design developed in accordance with Melbourne Water advice (Clause 15.01-1L).

The landscape design incorporates planting at ground and upper levels, contributing to urban greening objectives and improving microclimate conditions (Clause 12.06-1S; 02.03-3). The planting softens the built form and provides visual relief within a highly urbanised environment, including a net gain of 37 canopy trees through the planting of 40 new canopy trees (Clause 12.06-1S).

Environmentally Sustainable Design

The proposal incorporates measures for energy efficiency, water management, waste systems, and indoor environmental quality, consistent with best practice ESD policy (Clause 15.01-2L-01).

All ESD measures align with objectives to reduce resource demand and manage environmental risks into the future, including climate change (Clause 02.03-3; 15.01-2L-01).

4.2 Appropriateness of the use

4.2.1 Commercial 2 Zone and land use mix

The site is located within the Commercial 2 Zone (C2Z), which supports a diverse range of commercial uses including office, retail, and associated services. A permit is required for the shop (wellness centre), while the office and café use are as-of-right in the C2Z.

Land use mix

The proposed land use mix at ground level includes a shared lobby and lounge area, café and wellness centre. This mix activates the Gipps Street frontage and the new public pedestrian laneway with a fine-grain arrangement of uses that maximise pedestrian permeability and public engagement between Gipps and Singleton Streets.

This mix directly responds to Clause 17.01-1L (Employment), which supports growth and diversification of employment in the Gipps Street MEP through development that:

- Supports the precinct's economic function by providing complementary and worker-focused uses that promote high-quality amenity.
- Enhances the public realm with continuous active frontages and pedestrian connections, improving safety, legibility, and vibrancy.
- Provides improved pedestrian environments including wider footpaths, laneway links, landscaping, street furniture, and bicycle parking, contributing to a walkable and sustainable precinct.
- Prioritises walking, cycling, and public transport over car reliance, aligning with sustainable transport objectives.
- Enables opportunities for social encounters, innovation and knowledge sharing within the public and private realm.

Collectively, the diverse land use mix fosters a dynamic and sustainable employment precinct. By activating the pedestrian laneway throughout different times of the day, week, and year, the mix enhances place-making, pedestrian permeability, safety, and vibrancy within the public realm.

Figure 15 The Commons



Source: Fieldwork, 2026

Figure 16 Health club wellness centre



Source: Fieldwork, 2026

Office & Café use

The office component of the proposal is an as-of-right use in the C2Z and contributes 13,869 square metres (gross floor area) of commercial floorspace, substantially increasing employment capacity within the Gipps Street MEP.

The café, as a food and drinks premises under 100 square metres, is also an as-of-right use in the C2Z that complements the office and retail activities by providing a convenient, worker-focused amenity.

Shop (wellness centre)

The proposed wellness centre is a retail premises use requiring a planning permit in the C2Z. It provides a range of health and wellbeing services, including fitness, mindfulness, therapy, and recovery spaces, extending beyond traditional recreation to offer a worker-focused retail offering.

This use complements the office component by supporting workforce health, productivity, and work-life balance. It aligns with State and Local policies promoting adaptable, mixed-use employment precincts that deliver high-quality workplaces with ancillary services (Clause 17.01-1L; 15.01-4R).

Strategically located within the Gipps Street MEP, the wellness centre contributes to a diversified and service-rich local economy, reinforcing the precinct's role as a hub for creative and knowledge-based industries (Clause 02.01-8; 02.03-6).

4.3 Built form considerations

4.3.1 Urban context

The proposal is aligned with the overarching objectives of *New Plan for Victoria (2025)*, *Economic Growth Statement (2024) and MICLUP (2019)*, which seek commercial floor space supply and employment growth through the transformation of regionally significant employment areas supporting Melbourne's Central City.

The proposal contributes to this vision by redeveloping an underutilised site into a significant economic development of exemplary design. The proposal delivers 13,869 square metres of commercial floorspace with a mix of office layouts complemented by compatible uses, within the Gipps Street MEP and adjacent to Collingwood Station and the Smith Street tram corridor.

DDO11 is pertinent to guiding future development within the Gipps Precinct. The control employs a largely qualitative response to design, with objectives and design requirements focused around outcomes rather than a quantitative baseline. Of note, development over four storeys should demonstrate a higher standard of architectural design, minimise overshadowing of adjoining streets, public spaces or private properties and be setback along the northern side of Gipps Street.

While existing planning controls, including DDO11, provide guidance for the precinct, the proposal also responds to the site's strategic role by facilitating a higher density built form that aligns with the emerging urban character and policy direction for the Gipps Street MEP. This site-responsive approach reflects the state and local planning framework's emphasis on optimising development potential where appropriate, contributing positively to office supply and urban revitalisation outcomes.

4.3.2 Building height

The proposed development has a maximum height of 13 levels or 53.725 metres (approximately 55.785 metres to the top of roof services).

The development is composed of three distinct upper-level forms, designed to provide a variation of heights in response to the surrounding context:

Assessment

- **Central form**: 13 levels, reaching 53.725 metres (approx. 55.785 metres to the top of roof services), forming the tallest element to the centre of the development.
- **Northern form**: 10 levels, with a height of 39.275 metres (approx. 52.725 metres to top of roof element), stepping down to provide a transition towards the residential interface.
- **Southern form**: 8 levels, measuring 31.675 metres (approx. 38.39 metres to the top of the pergola), responding to Gipps Street and its southern footpath and adjoining properties with a lower profile.

In the absence of specific building height controls, the proposed scale has been informed by the site's strategic location, physical attributes, and the emerging built form character of the precinct.

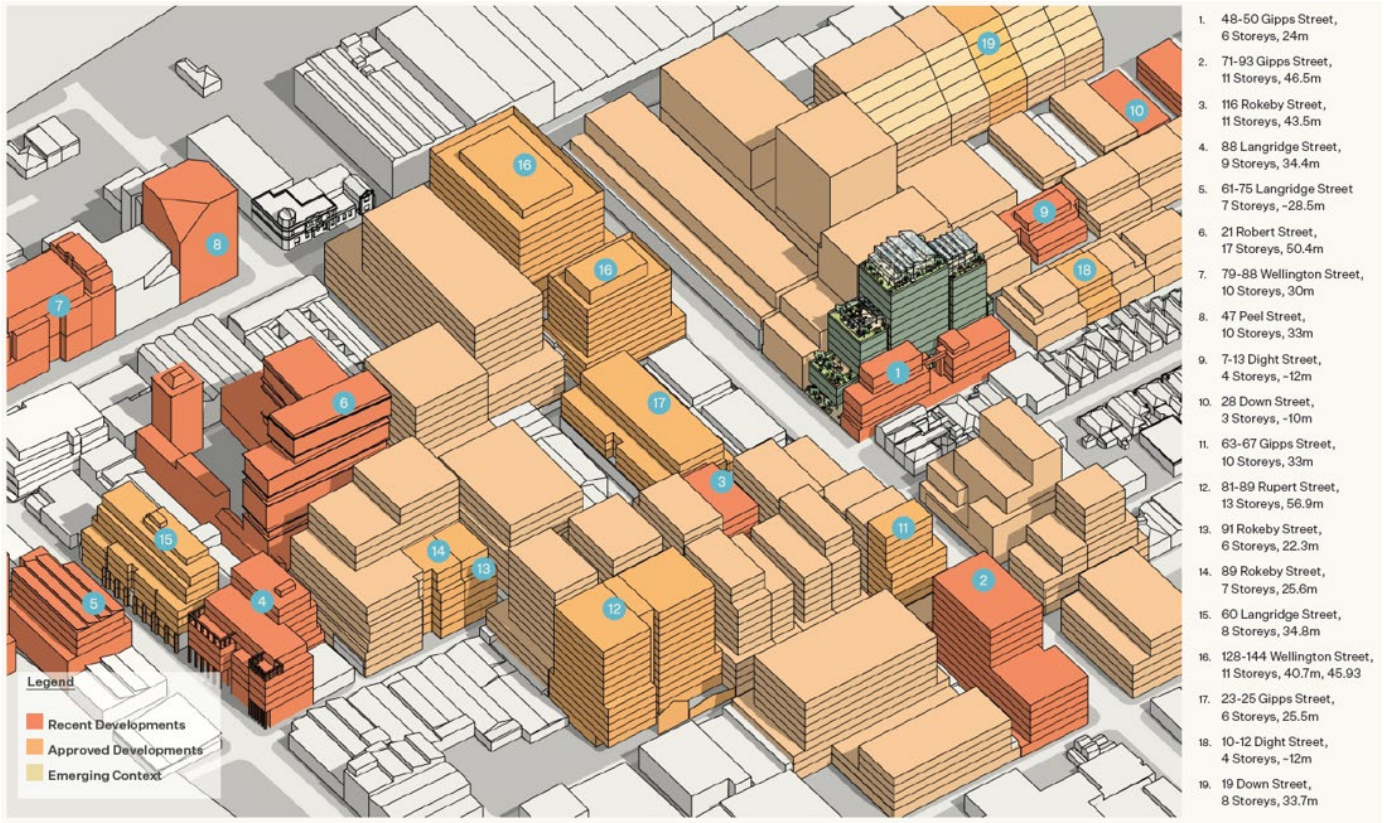
The proposed maximum building height has been shaped by:

- The site's location within an established major employment precinct, where high density development is supported in principle by the Municipal Planning Strategy and Planning Policy Framework.
- The site's position within the Principal Public Transport Network (PPTN) and 'Category 2' car parking area, which supports higher-density development due to high public transport accessibility and proximity to frequent services, including the Smith Street tram line and Collingwood Station along the Mernda and Hurstbridge line.
- The site's dual frontage to Gipps Street and Singleton Street, which provides substantial visual and physical separation from adjoining properties and public open spaces, naturally limiting external amenity impacts to sensitive interfaces.
- The site's large allotment size relative to surrounding properties, enabling a more substantial built form outcome while still achieving generous upper-level setbacks, and high levels of internal amenity.
- The site's current underutilisation, comprising a single storey building with limited activation and inefficient use of a strategically located urban parcel, which no longer reflects the function or character expected of this part of Gipps Street.
- Alignment with the State Government's call for greater office supply and diversity in strategic locations, including proximate to activity centres and mixed-use precincts, as outlined in the Plan for Victoria (2025).
- Comparable building heights in the surrounding context including nearby developments of a similar scale, establishing support for higher density outcomes in the area, including:
  - A 13-storey (56.9 m) development was approved at 81–89 Rupert Street, Collingwood, within the C2Z.
  - A 17-storey (50.4 m) development was constructed at 21 Robert Street, Collingwood, within the MUZ.
  - An 11-storey (46.5 m) development was constructed at 71–93 Gipps Street, Collingwood, within the C2Z.
  - An 11-storey (43.5 m) development was constructed at 116 Rokeby Street, Collingwood, within the C2Z.
  - An 11-storey (40.7 m) development was approved at 128–144 Wellington Street, Collingwood, within the C2Z.
  - A 10-storey (33.0 m) development was approved at 63–67 Gipps Street, Collingwood, within the C2Z.
  - A 10-storey (33.0 m) development was constructed at 47 Peel Street, Collingwood, within the MUZ.
  - A 9-storey (34.4 m) development was constructed at 88 Langridge Street, Collingwood, within the C2Z.
  - A 10-storey (30.0 m) development was constructed at 79–88 Wellington Street, Collingwood, within the C2Z.
- Several lower-order building heights within the adjacent MUZ land, up to four storeys, which demonstrate the uplift being supported within the neighbouring residential interface.
- The ability for the site to manage lower scale interfaces through design and a transition in building height across the site.

To reduce the visual and amenity impacts of the proposed height, particularly on the upper levels, the development incorporates a range of massing and design strategies that complement the physical separation provided by the adjacent road reserves.

Figure 17 below demonstrates that the proposal will sit comfortably within its environment, particularly once the broader Gipps Street MEP reaches its urban potential under the economic and employment growth directives.

Figure 17 Potential massing envelopes with proposed design



Source: Fieldwork, 2026

Assessment

The massing and design strategies include:

- Use of varied metal fin materials and colour tones throughout all levels, including a distinctive green treatment for the street walls to differentiate them from the upper levels and articulate the development as five unique forms.
- Generous upper-level setbacks above the active retail podium, including a 9.78 metre setback to Gipps Street, 3 metres to Singleton Street, and 3 metres to the eastern interface along the full height of the building, ensuring the shop-based wellness use reads as part of a fine-grain, pedestrian-oriented ground plane rather than a recreation facility.
- Upper-level setbacks specifically designed to minimise additional overshadowing on the southern footpath of Gipps Street between 9am and 3pm on the September 22 equinox.
- Significant landscaping and terrace areas to emphasise major step-backs in the built form at key levels.
- Distinctive upper-level forms are presented to the side interfaces, with recessed eastern elements featuring integrated planter boxes, while varied concrete finishes and vertical fins provide articulation and visual interest to the western elevation.
- Varied heights for the three upper-level forms to avoid continuous horizontal walls and a stepped-down built form transitioning from the commercial corridor along Gipps Street to the residential interface along Singleton Street.
- Increased side setbacks to the uppermost levels, which feature crowning floors with metal materials and finishes to differentiate the top floors.

The proposed 13 storey height exceeds the prevailing height within the immediate surrounds of the Gipps Street precinct but delivers a well-designed, high-quality structure that fits sensitively within its context and achieves minimal off-site impacts. The height is justified by the evolving local and state policy, as seen in the area's emerging character.

The proposal provides a well-resolved outcome, capitalising on the site's size and three street frontages (two existing and one proposed) to achieve a strategic balance of employment needs, urban growth, and amenity considerations.

Figure 18 Proposed development with neighbouring massing



Source: Fieldwork 2026

Assessment

4.3.3 Podium and street wall height

The proposed development incorporates a street wall building height of four storeys or 16.33 metres to Gipps Street and four storeys or 16.36 metres to Singleton Street. This is aligned with DDO11 which seeks a preferred four-storey street wall character to Gipps Street, This approach was applied to the rear interface to Singleton Street.

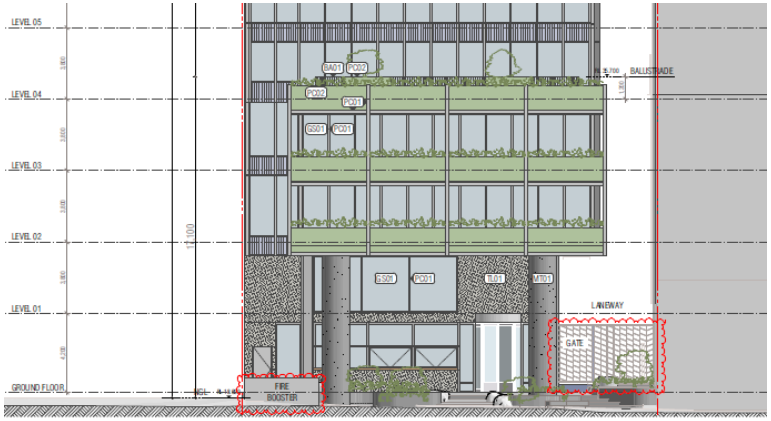
The proposed street wall heights have been informed by the site's relationship to adjoining commercial interfaces to Gipps Street and residential interfaces to Singleton Street, its location within a key commercial corridor, and the existing and emerging street wall character of the adjacent streets.

The street wall heights have been shaped by:

Gipps Street

- The prevailing four storey street wall character along Gipps Street, which establishes a consistent street wall pattern and contributes to a defined, pedestrian-orientated streetscape.
- The four storey street wall to the neighbouring commercial property at No. 48-50 Gipps Street, Collingwood, which also marks its upper-level setback with an upper-level terrace area to cap the podium.
- Alignment with DDO11, which specifies that development above four-storeys to Gipps Street should be set back to manage off-site amenity impacts and protect the public realm.
- No additional overshadowing on the southern footpath of Gipps Street between 9am and 3pm on the September 22 equinox.
- A broader transition in scale to Gipps Street via the podium to the southern upper-level form of 9 levels, before transitioning to the maximum building height at 13 levels.
- Alignment with the emerging context, where recent approvals in the Gipps Street MEP have reinforced the four-storey street wall as a consistent datum before transitioning to upper levels.
- Materiality and articulation that reference the precinct's industrial character, ensuring the podium contributes to the street character.

Figure 19 Gipps Street podium



Source: Fieldwork 2026

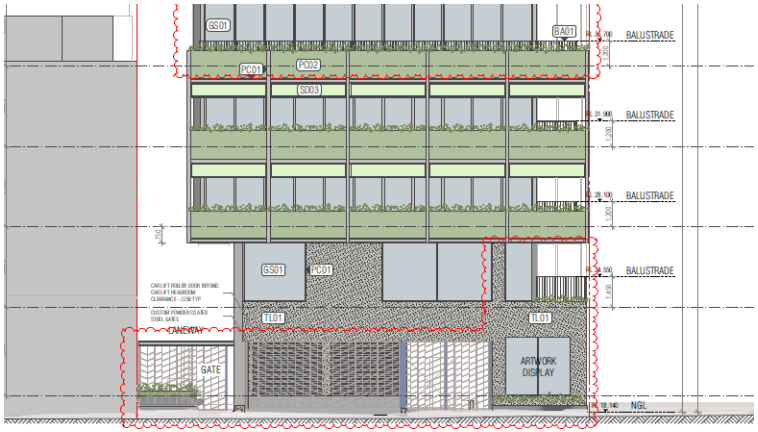
Singleton Street

- A four-storey street wall is established to the neighbouring commercial property at No. 48–50 Gipps Street, Collingwood, with the podium capped by an upper-level terrace and a 3 metre setback to define the step-back form.
- A transition in scale is provided to the MUZ residential properties to the north, which predominantly comprise single and double-storey buildings, stepping up to the four-storey development at No. 10–12 Down Street, Collingwood.
- A transition in scale to the C2Z properties to the north-west, which generally comprise one to three storeys, extending to the eight-storey development at No. 19 Down Street, Collingwood.

Assessment

- A broader transition to surrounding residential areas via the podium to the southern upper-level form of 12 levels, before transitioning to the maximum building height at 13 levels.

Figure 20 Singleton Street podium



Source: Fieldwork 2026

Both street walls

- The provision of double-level insets that provide ground level setbacks to the northern and southern interfaces, creating human-scale recesses for the southern forecourt and rear service areas, and enhancing pedestrian circulation, weather protection and street activation.
- The use of varied materials and colour tones across all levels, including a distinctive green treatment to the street wall elements, to clearly differentiate the podium from the upper levels and express the development as five articulated building forms.

Therefore, the proposed street walls to all boundaries are designed to transition sensitively to adjoining streetscapes, residential and commercial interfaces, respecting the scale and character of the surrounding context while fostering a high-quality pedestrian environment.

4.3.4 Setbacks

The proposed development presents well-articulated elevations through a combination of balconies, varied materials and finishes, integrated landscaping, and setbacks. The stepped built form, incorporating outdoor terrace areas, reduces the scale of the building and softens its visual edges when viewed directly from public interfaces and at oblique angles.

Upper levels are appropriately set back from the street wall to protect the amenity of the public realm. These levels are strongly modulated to break down visual bulk, introduce depth, and provide a varied form.

This approach is consistent with DDO11, which does not prescribe numerical setbacks but seeks to ensure that upper levels do not visually dominate neighbouring properties or the public realm.

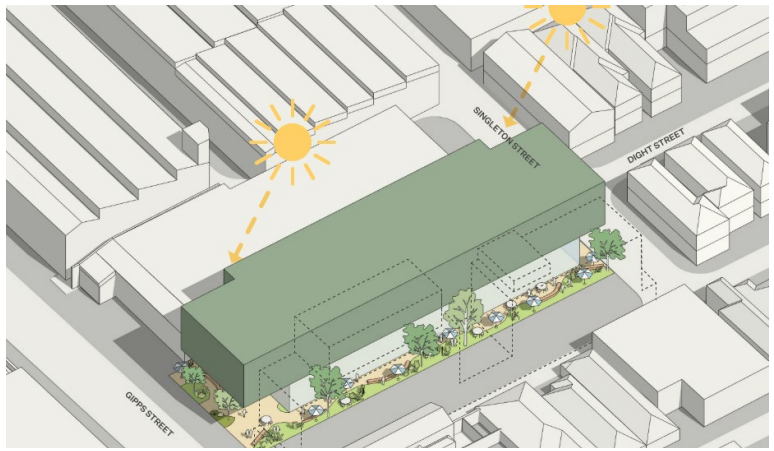
Ground-level setbacks

The development addresses two primary street interfaces, maximising visibility with the surrounding environment. Given this exposure, each podium frontage is designed as a distinct and active façade, incorporating a varied rhythm of windows, landscaping, materials and finishes, and column treatments to achieve a high level of articulation.

The podium is generally built to the site boundary. However, deep insets at ground and first floor levels effectively widen pedestrian footpaths along Gipps Street and Singleton Street. At upper podium levels, the second and third levels to Gipps Street and the second to fourth levels to Singleton Street are built to the boundary, reinforcing the established hard street edge, particularly along Gipps Street.

These treatments collectively enhance pedestrian amenity and the public realm along all street frontages. They are reinforced by a through-site link between Gipps Street and Singleton Street, improving pedestrian movements through the site and within the ground-level setback areas.

Figure 21 Podium level setback design



Source: Fieldwork 2026

Upper-level setbacks (Gipps Street)

A 9.78 metre setback is introduced at level 4, accommodating a large outdoor terrace and providing a clear step back above the street wall in accordance with DDO11. This initial setback also ensures no additional overshadowing of the southern Gipps Street footpath.

A further setback occurs at level 8, increasing the total setback to 14.65 metres. This setback increases on level 9 to 22.98m. A final 3.3 metre setback at level 10 results in a total setback of 26 metres from Gipps Street.

This stepped arrangement responds to the generous separation created by the street width and ensures no additional shadow impacts on the Gipps Street footpath between 9am and 3pm at the September equinox from the previously submitted scheme.

Upper-level setbacks (Singleton Street)

A 3.185 metre upper-level setback is provided at level 4, accommodating a outdoor terrace and establishing a consistent setback with No. 48-50 Gipps Street, Collingwood, above the street wall. A further 2.1 metre setback at level 10 results in a 5.1 metre setback to the main building interface.

At level 10, a terrace element is provided with increased side setbacks of 2.640 metres (west) and 5.12 metres (east) to reduce the north-facing extent of these floors. A final 2.43 metre setback at level 12 achieves an overall setback of 18.566 metres.

Upper-level setbacks (Eastern interface)

A minimum 5.545 metre setback is provided at ground and first floor levels to accommodate a wide, active pedestrian laneway. From level 2 upward, a consistent 3 metre setback is applied to the full height of the building, increasing to 4.97 metres at the roof services level.

This setback approach is appropriate within the Gipps Street MEP and C2Z, where residential uses are not permitted, and it represents an equitable development outcome to the existing development at 48–50 Gipps Street, Collingwood.

Upper-level setbacks (Western interface)

The building is constructed to the western boundary to facilitate an equitable development outcome and enable future development on the adjoining site to also build to boundary. This approach is discussed further in Section 4.4.3 of this report.

Notwithstanding this, strategic building cut-outs at the north-western and south-eastern corners reduce the building extent facing Gipps Street and Singleton Street. These measures also improve daylight access to internal spaces within the proposal and support separation to any future development opportunities on the adjoining western site.

Assessment

Setback design approach

The overall design approach seeks to deliver a contextually responsive built form that reinforces the public realm, respects adjoining interfaces and achieves equitable development outcomes. The building has been designed as a three-dimensional composition, with a strong street-level presence, clearly defined street walls, and upper levels that step back to manage off-site amenity impacts.

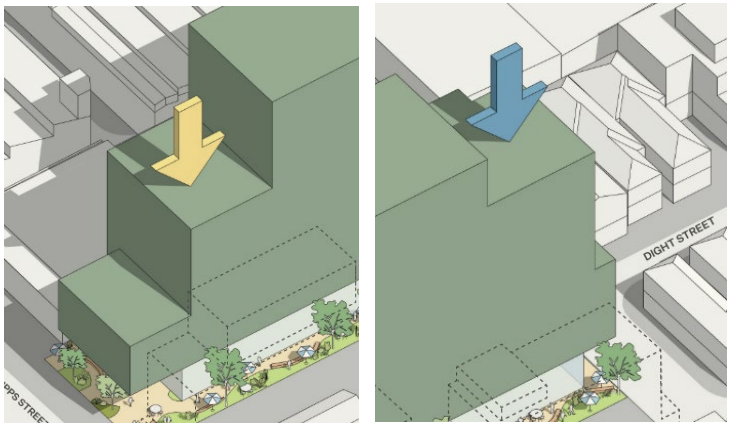
Articulation, modulation and landscape integration are used consistently across all façades to ensure the development reads as a cohesive and well-resolved form from all viewpoints. This approach aligns with the intent of DDO11 by balancing site optimisation with a sensitive response to surrounding streets, neighbouring properties and the broader urban context.

Figure 22 Strategic setback to mitigate overshadowing



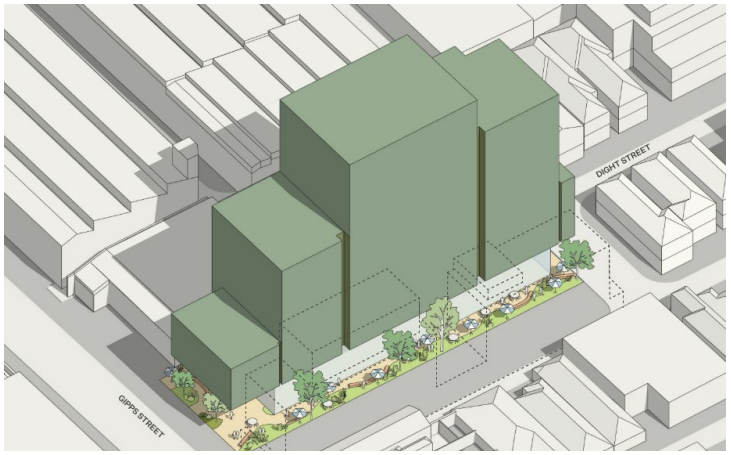
Source: Fieldwork, 2026

Figure 23 Setbacks to provide a transitional form



Source: Fieldwork 2026

Figure 24 Strategic cuts to present the building as five forms



Source: Fieldwork 2026

4.3.5 Massing and scale

The site is located at the interface of three zoning typologies - the C2Z, MUZ and NRZ - and occupies a strategic position within the Gipps Street MEP.

While the site does not directly adjoin the NRZ, it performs an important transitional role between higher-intensity employment areas and lower-scale residential neighbourhoods. The built form strategy adopts a graduated podium and tower approach that aligns with adjoining commercial scale and steps down toward established and emerging residential contexts.

It is considered the massing and scale of the development respond appropriately to this context, noting:

- The proposal provides upper levels that are setback from the northern and southern interfaces in addition to the existing road reserve separation, reducing the perceived height and visual bulk of the tower.
- The tower elements step back progressively, allowing increased light, air, and visual permeability toward Gipps Street and Singleton Street, providing a sensitive transition to the surrounding pedestrian networks.
- Balcony terraces are strategically located on the outer edges of the building at upper levels, appearing visually recessive and softening the overall massing with integrated landscaping and parapet overhangs.
- Landscaping treatments are incorporated along all interfaces, including a forecourt area and pedestrian laneway adjacent to pedestrian entry points, enhancing the pedestrian environment and podium-level scale.
- The development employs a varied material palette and architectural articulation across podium and tower elements, including concrete, glazing and metal, creating visual interest and differentiating between the podium's human-scale base and the lightweight upper tower forms.
- The use of rectilinear and sculpted building forms, including crowning elements, and mixed vertical and horizontal façade treatments complements the architectural composition, reducing the bulk and providing a landmark quality to the site.
- Basement car parking is wholly contained within two levels below ground, minimising vehicle dominance and preserving active frontages and public realm quality at ground level.

Taking these factors into account, the proposal aligns with the design objectives and buildings and works requirements set out in DDO11 (Gipps Precinct), demonstrating full compliance with the schedule.

Appendix B summarises the proposal's compliance with DDO11 in full below.

4.4 External amenity considerations

The proposed development has been designed to respond to Collingwood's history, the site and surrounds. With strong consideration of neighbourhood character, the proposal seeks to make a positive contribution to Gipps Street, activating and enlivening the streetscape.

The proposal has been designed to limit four key measures of external amenity impact - overlooking, overshadowing, equitable development and visual bulk. The design response has adequately addressed these areas as outlined in detail below:

4.4.1 Overlooking

The site's dual frontage to Gipps Street and Singleton Street provides a high degree of visual and physical separation from adjoining land and nearby public interfaces, thereby limiting potential off-site overlooking impacts.

No overlooking issues arise, as the development is well separated from residential properties and the adjoining side interfaces are within the Commercial 2 Zone, where residential uses are not permissible.

4.4.2 Overshadowing

Sub-clause 3 of the DDO11 encourages developments that avoid overshadowing to neighbouring properties and specifically, developments above 4 storeys that minimise overshadowing impacts upon adjoining streets, public spaces and private land.

Assessment

DDO11 anticipates that overshadowing of the northern end of Gipps will occur through specification of four storey street walls.

The amended design maintains substantially the same shadow outcomes as the previous scheme.

Gipps Street southern footpath

Notwithstanding, the proposal has been designed to mitigate shadow impacts to the southern footpath of Gipps Street through a deliberate and articulated tower form that prevents any shadow impacts to the southern footpath, save for the transparent pergola feature which will allow natural light penetration to the southern footpath. The slender roof form ensures that shadow impacts are limited in both the width and duration.

Detailed shadow diagrams prepared by Fieldwork which demonstrates that the development will result in only minor and inconsequential overshadowing impacts between 9am and 3pm on the September 22 equinox.

Residential properties

The proposal incorporates a built form and massing response that is specifically arranged to limit additional overshadowing to nearby residential properties. Upper levels are stepped back from sensitive interfaces to reduce shadow extent and duration, particularly toward the eastern boundary. The only sensitive residential interfaces in proximity to the site are the row of two-storey townhouses at No. 52-56 Gipps Street, Collingwood, to the east.

Shadow diagrams prepared for 22 September demonstrate that no additional overshadowing is cast to these properties between 9:00am and 1:00pm. Limited additional shadow is introduced to the secluded private open space areas of Nos. 52–56 Gipps Street at the 2:00pm interval with a greater shadow cast at the 3:00pm interval. Notwithstanding this incremental impact, these SPOSs continue to receive at least four hours of uninterrupted sunlight, maintaining an acceptable level of solar access within a commercial area.

Having regard to the C2Z and Gipps Street MEP context, where residential use is prohibited and policy anticipates higher intensity commercial built form outcomes, the extent of additional overshadowing is reasonable and expected. In such precincts, adjoining residential interfaces cannot reasonably anticipate the same level of overshadowing protection typically applied in residential zones. On this basis, the overshadowing impacts are considered acceptable.

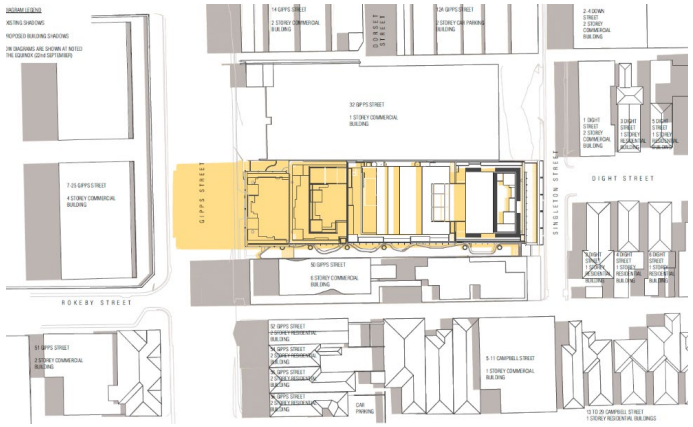
Refer to the shadow diagrams prepared by Fieldwork for further details.

Figure 25 Overshadowing at 9am



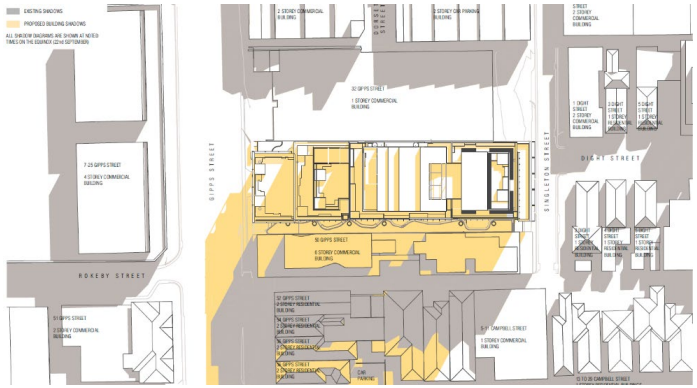
Source: Fieldwork 2026

Figure 26 Overshadowing at 12pm



Source: Fieldwork 2026

Figure 27 Overshadowing at 3pm



Source: Fieldwork 2026

Commercial properties

The proposal results in additional overshadowing impacts to the adjacent property at No. 48-50 Gipps Street, Collingwood. The overshadowing impacts to the private open space of this property are considered reasonable noting that there is a limited additional impact due to the terrace being subject to shadows from its own upper levels.

4.4.3 Equitable development

The site and adjoining properties are located within the C2Z. This zoning anticipates commercial land use and does not allow residential use. In this context, interfaces between sites are not required to achieve the same separation distances or protections expected in residential zones.

Eastern interface

The proposed 3 metre setback to the eastern boundary represents an appropriate and reasonable outcome, providing equitable separation to a neighbouring property which was approved as built to boundary.

Western interface

The proposal adopts a boundary-to-boundary built form condition to match that of No. 48-50 Gipps Street, Collingwood, on the eastern interface, along the western interface, save for the party wall easement on title. This approach has been adopted to support a coordinated development outcome with the adjoining site to the west, enabling that property to reasonably align a future building with lift cores and services located along the shared boundary.

This reflects the established pattern of development, where the existing building on the subject site and the neighbouring building are both constructed to the common boundary. The proposal therefore maintains and reinforces the prevailing built form logic and does not unreasonably constrain the development potential of the adjoining land.

Positioning the building hard to the western boundary also enables the delivery of a publicly accessible laneway along the eastern side of the site.

This outcome provides a positive urban design and movement response by:

- exposing and enhancing views to the façade detailing of 48–50 Gipps Street, Collingwood
- creating a legible and activated pedestrian connection through the site; and
- establishing a staggered movement corridor between Dight Street and Rokeby Road, rather than a single-axis alignment, improving permeability and pedestrian movements.

In the interim condition, prior to any redevelopment of the western adjoining land, the articulated façade treatment and variation in materials along the western elevation will provide visual interest and an acceptable presentation. Over time, this interface can be equitably matched by a future adjoining development outcome consistent with the zone objectives and existing boundary-built character.

Overall, the proposal represents an equitable development response that appropriately reflects the C2Z context and delivers broader urban design and public realm benefits.

4.4.4 Visual bulk

The proposal adopts a podium-and-tower built form strategy with articulated upper levels, setbacks, and carved ground plane elements that collectively reduce perceived visual bulk and present a well-modulated form within the Gipps Street MEP. The design responds to the performance-based built form framework of DDO11 by maintaining a consistent street wall scale while ensuring upper levels are visually recessive and broken into distinct components.

At the primary interfaces to Gipps Street and Singleton Street, the building establishes a defined street wall condition through a four storey podium that reinforces the preferred precinct street edge. Above this base, the upper levels are progressively stepped back and separated into three distinct tower forms rather than a single continuous volume. This approach substantially reduces the apparent width and mass of the building in both direct and oblique views from the public realm and surrounding properties.

The façades employ fine-grain articulation and a varied material palette that references the precinct's industrial character while visually differentiating podium and upper elements. Strong vertical rhythms, material changes, and recessed glazing lines reduce the reading of large continuous wall planes and introduce human-scaled proportions at lower levels.

In the longer term, it is anticipated that neighbouring properties will realise a similar level of urban intensity to the Gipps MEP, resulting in the proposal sitting comfortably within its evolving context more as time goes on.

Together, these measures ensure the building reads as a collection of articulated volumes above a consistent street wall, rather than a monolithic form, achieving a visual bulk outcome that is appropriate to the emerging scale and intensity of development within the Gipps Street MEP and consistent with DDO11 design objectives.

Figure 28 Proposed massing along Gipps Street



Source: Fieldwork 2026

4.5 Internal amenity considerations

4.5.1 Ground frontage and public amenity

The proposal is carefully designed to enrich the ground-level experience across its three street frontages - Gipps Street, Singleton Street and the proposed pedestrian laneway - providing vibrant, active interfaces for workers, visitors and the public.

Replacing the existing inactive, auto-centric and blank façades, the proposal delivers extensive activation through well-considered land uses and architectural treatments that foster engagement and connectivity.

Indoor communal amenity spaces directly front these interfaces and integrate seamlessly with landscaped outdoor areas, including a forecourt area along Gipps Street adjacent to key pedestrian entry points. Each street frontage features generous clear glazing, articulated façades, weather protection elements, and substantial landscaping, collectively encouraging passive recreation and social interaction.

This design aligns with the vision for the Gipps Street MEP to cultivate local innovation by fostering social networks and worker interactions. The ground-level improvements will contribute to increased pedestrian activity, creating interfaces that benefit not only the site but also the broader MEP.

Key public amenity aspects include:

- **New forecourt and pedestrian link:** A publicly accessible 225 square metre forecourt along Gipps Street, paired with a 341 square metre laneway along the eastern boundary connecting Gipps Street and Singleton Street, improving precinct permeability and encouraging walkability for workers, visitors, and the wider community.
- **Reinstated footpath**: Consolidation of vehicle access to a single rear crossover allows reinstatement of the Gipps Street footpath, improving the primary pedestrian frontage and eliminating vehicle conflict points.
- **Active street frontages**: Engaging frontages are provided to Gipps Street, Singleton Street, and the new laneway, supporting vibrant street activity and passive surveillance.
- **Public realm landscaping**: Integration of understorey, midstorey, and upper-storey vegetation at ground and upper levels softens the built form and contributes to urban greening initiatives.
- **Net gain in trees**: The proposal delivers a net increase of 37 trees in on-site tree planting, boosting canopy cover and providing additional shade within the public realm.
- **Design quality in the public realm**: The use of high-quality materials, façade articulation, and detailed ground-level treatments establishes a visually appealing and durable interface with the public realm.

  Additionally, the proposal reveals the façade details of the property at No. 48-50 Gipps Street, Collingwood, as viewed from the proposed laneway and Gipps Street.
- **Flood-resilient design**: Public realm areas are thoughtfully designed to manage stormwater effectively and mitigating flood risk for the site and neighbouring properties.

Figure 29 Pedestrian laneway (Gipps Street entrance)



Source: Fieldwork 2026

4.5.2 Worker and visitor amenity

The proposed development has been designed to provide a high level of internal amenity for future occupants, ensuring functional, comfortable, and adaptable workspaces.

Key internal amenity aspects include:

- **Floor area**: The proposed 13 storey building delivers 10,355 square metres (GFA) of office floorspace, , wellness centre, co-working spaces, and café, maximising usable area for employees, visitors, and customers while responding to the Gipps Street MEP context.
- **Floor-to-ceiling heights**: Floor-to-ceiling heights are 4.2 metres at ground level and 3.8 metres at upper levels, providing generous spatial quality for day-to-day operations.
- **Fit-for-purpose design**: The layout accommodates the operational needs of office , wellness, co-working, and retail uses, with efficient circulation, adaptable floorplates, and integrated services to support a range of business types.
- **Natural light**: Daylight modelling demonstrates that 52% of the regularly occupied floor areas will achieve the 2% daylight factor, ensuring good access to natural light for occupants.
- **Private open space and terraces**: The proposal incorporates 749 square metres of balcony and terrace space, including a range of large private terraces from 13 square metres up to 199 square metres.
- **End-of-trip facilities**: End-of-trip facilities include extensive shower and changing room facilities, exceeding the statutory requirement for 3 showers and change rooms, supporting active transport use.
- **Wellness centre**: The wellness centre is an appropriate retail-type use that provides health and wellbeing services to building occupants and the wider community, supporting the day-to-day needs of visitors while contributing to an active and diverse mixed-use environment..
- **Co-working spaces**: Flexible co-working areas are incorporated to accommodate a variety of business sizes and working styles, fostering collaboration, networking, and innovation within the building.
- **Accessible design**: The development incorporates accessible design features, including lift access and accessible end-of-trip facilities, ensuring inclusivity for people of all ages and abilities.

Figure 30 Pedestrian laneway (Singleton Street entrance)



Source: Fieldwork 2026

4.6 Environmental considerations

4.6.1 Landscaping

The Landscape Plan prepared by Emergent Studios establishes a site-led and context-responsive landscape framework that supports neighbourhood amenity, resident wellbeing, and environmental performance. The proposal integrates planting across ground and upper levels to deliver a cohesive green network that contributes to canopy cover, microclimate moderation, and usable open space areas.

At ground level, the design introduces generous landscaped setbacks to the western, eastern and southern interfaces, incorporating deep soil planting zones wherever structurally feasible. These areas are designed to support medium and large canopy species, strengthen the green edge condition, and improve the visual and environmental interface with adjoining land.

Across the upper levels, landscaped terraces and planter zones are distributed to each interface to soften built form edges, provide outlook relief, and deliver accessible green space for occupants. These spaces are designed as usable outdoor environments that support social connection and passive recreation, consistent with the project's health and wellbeing design principles.

The landscape approach also embeds sustainable and environmental service outcomes through the provision of shade canopy, cooling vegetation, and layered planting. Species selection emphasises hardy, durable varieties suited to urban conditions, contributing to long-term resilience and reduced urban heat island effects. Collectively, the landscape strategy responds to site context, reinforces sense of place, and integrates its environmental response with high-amenity outdoor areas.

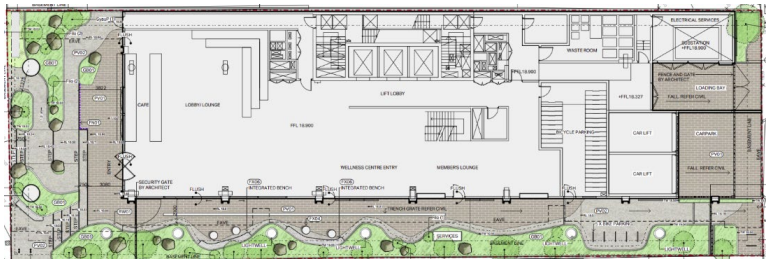
Refer to the Landscape Design Report prepared by Emergent Studios for further details.

Figure 31 Landscape design



Source: Fieldwork, 2026

Figure 32 Ground floor landscaping



Source: Emergent Studios, 2026

Canopy tree provision

The proposal will remove three existing on-site trees and replace them with a substantially expanded canopy planting program. A total of 37 new canopy trees is proposed across, resulting in a net gain of 34 canopy trees.

The landscape proposal includes the following canopy tree provision:

Ground level

- 16 × Long Leaf Fig (Ficus longifolia) - mature height approx. 2.0m, spread 1.0m
- 4 × Brush Muttonwood (Myrsine howittiana) - mature height approx. 5.0m, spread 3.0m
- 9 × Narrow Syzygium 'Pinnacle' (Syzygium australe 'Pinnacle') - mature height approx. 9.0m, spread 2.0m
- 1 x Coastal Banksia (Banksia integrifolia) - matire height approx. 10.0m, spread 4.0m

Level 4

- 1 × Dwarf Snow Gum (Eucalyptus pauciflora 'Little Snowman') - mature height approx. 7.0m, spread 5.0m
- 1 × Long Leaf Fig (Ficus longifolia) - mature height approx. 2.0m, spread 1.0m
- 1 × Kanooka Gum 'Lucious' (Tristaniopsis laurina 'Lucious') - mature height approx. 8.0m, spread 4.0m

Level 8

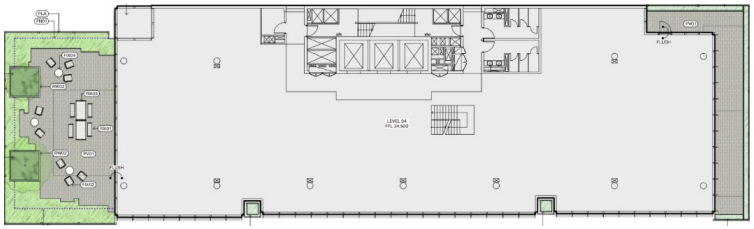
- 1 × Dwarf Snow Gum (Eucalyptus pauciflora 'Little Snowman') - mature height approx. 7.0m, spread 5.0m
- 1 × Kanooka Gum 'Lucious' (Tristaniopsis laurina 'Lucious') - mature height approx. 8.0m, spread 4.0m

Level 9

- 1 × Dwarf Snow Gum (Eucalyptus pauciflora 'Little Snowman') - mature height approx. 7.0m, spread 5.0m
- 1 × Kanooka Gum 'Lucious' (Tristaniopsis laurina 'Lucious') - mature height approx. 8.0m, spread 4.0m

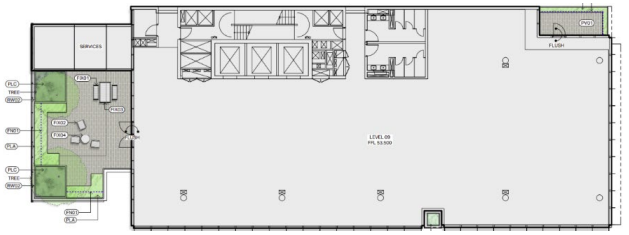
Refer to the Landscape Design Report prepared by Emergent Studios for further details.

Figure 33 Level 4 landscaping



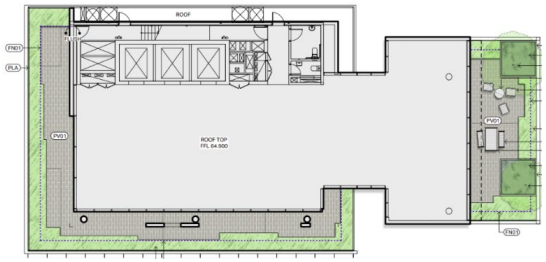
Source: Emergent Studios, 2026

Figure 34 Level 9 landscaping



Source: Emergent Studios, 2026

Figure 35 Rooftop landscaping



Source: Emergent Studios, 2026

4.6.2 Flooding matters

TTW has prepared a Stormwater Management Report outlining the proposed stormwater drainage strategy, including flood risk management and flood-resilient design measures.

A flood certificate and pre-development advice have been obtained from Melbourne Water for consideration as part of this application. Melbourne Water confirms that the site is not affected by flooding under the currently adopted flood mapping and is outside flood-related overlays. Consistent advice has also been provided by Yarra City Council.

Melbourne Water's updated draft flood mapping for the City of Yarra (released October 2025) identifies a draft Year 2100 climate-adjusted 1% AEP flood level of 18.60 metres AHD at the site. While this mapping is currently advisory and subject to validation and review, it may be considered to support flood-resilient and adaptable development outcomes.

Melbourne Water has advised that, for development assessment purposes, the draft level should be applied together with a 300mm freeboard, resulting in a Nominal Flood Protection Level of 18.90 metres AHD.

Melbourne Water's advice includes the following requirements and directions:

- Flood protection levels should be based on the draft 2100 flood level of 18.60 m AHD plus 300 mm freeboard.



Assessment

- Flood mitigation measures must rely on passive design responses, including raised floor levels, rather than active or self-actuating flood barriers.

The proposed pedestrian access areas have been designed to respond to this advice by adopting passive flood-resilient design measures, including setting critical levels relative to the nominated flood and freeboard benchmarks and incorporating stormwater management measures within the building design. Accordingly, the proposal demonstrates an appropriate and precautionary response to current and draft flood level guidance.

Refer to the stormwater management report prepared by TTW for further details.

4.7 Building services and performance

4.7.1 Traffic engineering

The Traffic Impact Assessment prepared by Ratio details the traffic-related aspects of the proposed development.

Car Parking

Pursuant to Clause 52.06-3, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5. The site is located within a 'Category 2' area.

The car parking response is summarised in **Table 6** below.

Use	Rate	Requirement	Provision
Office			
6,542 sqm	0.45 to each 100 square metres of net floor area	29	30
Shop (Wellness centre)			
2,679 sqm	2 to each 100 square metres of net floor area	53	0
Food and drinks premises (café)			
25 sqm	2 to each 100 square metres of net floor area	0	0
Total		**82 spaces**	**30 spaces**

Table 6 Car parking requirements

Therefore, the proposal results in a shortfall of 52 car parking spaces, including:

- A shortfall of 52 spaces for the shop (wellness centre) use

A reduction in the statutory car parking requirements is considered justified for the proposal, given the site's transport accessibility, which provides direct and frequent access to Melbourne's CBD and Yarra's activity centres.

The site offers high-quality cycling infrastructure, featuring a strategic cycling corridor along its frontage, supported by a provision of 80 bicycle parking spaces, exceeding statutory requirements. This bicycle parking provision exceeds the shortfall in car parking spaces by six spaces, resulting in a rate higher than one bicycle space per car space dispensed.

Therefore, the car parking provision is considered acceptable and supported by the accompanying Traffic Impact Assessment for the following reasons:

- The site's excellent access to the public transport network via train, tram, and bus will reduce dependence on private vehicles, supported by the Green Travel Plan prepared by Ratio to direct sustainable transport use.
- Strong pedestrian and cycling connectivity will facilitate increased active transport use and generous bicycle parking and end-of-trip facilities will encourage cycling as an alternative transport mode.
- The proposal will generate limited vehicle movements, being 16 vph in the AM peak and PM peak ensuring safe active travel access to the site.
- Multi-purpose trips to the site due to the co-location of various uses and the local catchment's reliance on local businesses and trade will lessen visitor and customer parking demand.
- ABS data indicates a significant proportion of employees in Collingwood and the wider municipality already use alternative transport modes.
- Lower car parking provisions align with the City of Yarra's strategic objectives to reduce private motor vehicle dependency.

Refer to the Traffic Impact Assessment prepared by Ratio for further details.

Access arrangements

Vehicle access is provided from Singleton Street via a rear vehicle crossover, leading to a car lift servicing the two-level basement. A minimum 7 x 7 metre on-site queuing area allows vehicles to wait on-site for the lift without impacting traffic on Singleton Street. Pedestrian access to the basement

Assessment

levels is separate, provided via internal stairs along the western boundary and centrally from within the wellness centre.

At ground level, pedestrian access is available from both street interfaces through the front forecourt and five-metre-wide through-site pedestrian link that connects directly to the main lobby and ground-level tenancies. The existing Gipps Street vehicle crossover is reinstated as footpath to enhance pedestrian movement along Gipps Street. Additional pedestrian access is provided from Singleton Street via a separate entry point west of the car lift.

Bicycle parking is located at the forecourt and laneway interfaces, as well as within a secure on-site enclosure at ground level, accessible from the through-site pedestrian link connecting Gipps Street and Singleton Street.

Bicycle Parking

Clause 52.34 sets out that a new use must not commence until the required bicycle facilities has been provided on the land. The bicycle parking response is summarised in **Table 7** below.

The proposal provides 80 bicycle parking spaces, inclusive of 40 secure staff spaces, 22 secure visitor spaces and 18 street visitor spaces. The proposal exceeds the statutory bicycle parking requirement by 42 spaces, including:

- 11 more employee spaces than the statutory requirement
- 31 more visitor spaces than the statutory requirement

The additional bicycle provision is greater than the shortfall of car parking spaces by 6 spaces, resulting in a rate higher than 1 per car parking dispensation, which is considered an appropriate response for the site and proposal. The proposal also exceeds the statutory end of trip facilities requirement for three showers and changing room facilities, within the basement wellness centre area.

Refer to the Traffic Impact Assessment prepared by Ratio for further details.

Use	Rate	Requirement	Type
Office			
6,542 sqm	1 to each 300 sqm of NFA if the NFA exceeds 1000 sqm	22	Employee
	1 to each 1,000 sqm of NFA if the NFA exceeds 1000 sqm	7	Visitor
Shop (Wellness centre)			
2,679 sqm	1 to each 600 sqm of LFA if the LFA exceeds 1000 sq metres	4	Employee
	1 to each 500 sqm of LFA if the LFA exceeds 1000 sqm	5	Visitor
Food and drinks premises (café)			
25 sqm	1 to each 300 sqm of LFA	0	Employee
	1 to each 500 sqm of LFA	0	Visitor
Total		**38 spaces**	
-	-	26 spaces	Employee
-	-	12 spaces	Visitor

Table 7 Bicycle parking requirements

4.7.2 Environmentally sustainable design

Hip V. Hype has prepared a Sustainability Management Plan and TTW has prepared a Stormwater Management Plan to demonstrate that the proposal achieves 'best practice' in accordance with environmental design standards.

Sustainable design is a core design aspect of developments designed by Fieldwork, delivered by Riverlee and operated by The Commons, evidenced by their previous projects approved across Yarra and Victoria.

Key sustainable design initiatives proposed include:

- BESS score of 62%, including Integrated Water Management (85%), Operational Energy (77%) and IEQ (55%).
- A Blue Factor rating of 131%, involving an underground rainwater tank of 20,000L in the basement 2 area.
- A 30-kW solar photovoltaic (PV) renewable energy system on the rooftop, with further investigations ongoing to identify opportunities for BIPV on the northern façade.
- Daylight modelling results, demonstrating that:
- 52% of the office area achieves a daylight factor greater than 2%.
- 13% of the shop (wellness centre) area achieves a daylight factor greater than 2%.
- A total of 40% of non-residential regular use areas will achieve a daylight factor greater than 2%.
- Ventilation results, demonstrating that 55% of regularly occupied spaces are designed to achieve 50% increase in outdoor air compared to minimum requirements and maintain CO2 levels below 800ppm.
- At least 50 per cent of the east, north and west glazing to regular use areas shall be effectively shaded.

Please refer to the Sustainability Management Plan prepared by Hip V. Hype and Stormwater Management Plan prepared by TTW for further details.

4.7.3 Waste management

Ratio has prepared a Waste Management Plan that outlines the waste strategies proposed for the subject site.

The waste stream provided within **Table 8** below demonstrates that the weekly capacity meets the weekly volume for the proposed development.

Waste stream	Collections (Private)	Bins	Weekly capacity	Weekly Volume
General waste	3 per week	4 x 660L	7,920 L	7,694 L
Commingled recycling	3 per week	4 x 660L	8,640 L	8,389 L
		1 x 120L		
Organics	3 per week	3 x 240L	2,160 L	1,924 L
Hard waste / E-Waste	As required	Drop-off area	-	-

Table 8 Waste Management details

The key waste strategies involved in the waste management strategy include:

- All bins will be stored on-site within the ground level storage area.
- Staff shall prepare the bins for collection and ensure the contractor has access to the waste room on collection days.
- The private contractor will perform waste collection using a 6.4 metre long Mini Rear Loader from the waste collection point to Singleton Street.
- Vehicle operators will transport waste bins from the bin room to the collection point and return following emptying of the bins.

Ratio has prepared a swept path assessment that demonstrates the nominated waste collection vehicle can access the waste area from Singleton Street, conduct waste collection, and exit the site in a forward direction easily.

Refer to the Waste Management Plan prepared by Ratio for further detail.

5 Conclusion

The proposed development is an appropriate and well-resolved outcome for the site, aligning with the Yarra Planning Scheme's strategic and statutory framework. Situated within the Gipps Street MEP, it supports office growth by capitalising on excellent access to Melbourne's CBD, surrounding activity centres, infrastructure, and public transport.

The design balances the site's strategic role with sensitivity to adjacent residential areas through varied building heights, upper-level setbacks, and landscaping that reduce visual bulk and mitigate off-site amenity impacts. A consistent podium respects the prevailing Gipps Street character, while upper levels step back to provide a transition to streets and neighbouring properties.

The proposal offers high internal amenity with diverse office and co-working spaces, wellness centre facilities and café use that reinforces its commercial role. A new pedestrian laneway improves connectivity and public activation, lined with landscaping, seating and bicycle parking facilities, and an active frontage that turns the corner from Gipps Street.

Environmentally sustainable design is embedded throughout the development, achieving best practice in integrated water management, operational energy and indoor environmental quality. Site-specific challenges such as flooding and vehicle access have been effectively managed. A reduced car parking provision is justified by the site's proximity to extensive public transport and surplus bicycle parking, encouraging sustainable travel.

Responding to Victoria's housing targets and anticipated population growth, the development supports increased local employment demand within the precinct, reducing outward commuting and strengthening Yarra's economic base. Reflecting The Commons' identity, the proposal several complementary uses, designed in collaboration with Riverlee and Fieldwork to support the employment needs of the Yarra community into the future.

Noting The Commons are on board as an anchor development, this is a project that will be delivered. For the reasons outlined within this report and the accompanying documentation, this planning permit application reflects a well-resolved development and warrants favourable determination.



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Appendix A

Planning Policy Framework

A.1 Planning Policy Framework

Municipal Planning Strategy

The Municipal Planning Strategy ("MPS") outlines the overarching strategic policy directions of Yarra City Council. It will provide for the Yarra's Planning Scheme's policy foundation, based on Yarra's location and regional context, history, assets, strengths, key attributes, and influences.

The following sections of the Municipal Planning Strategy (MPS) in the Yarra Planning Scheme are considered relevant:

- **Clause 02.01 (Context)** identifies a requirement for 13,000 additional dwellings by 2031. The policy also positions Yarra as a well-connected, economically diverse municipality. For the Gipps Street Precinct, it identifies the area as an emerging creative industries hub, supported by proximity to the CBD, excellent transport links and access to a large workforce.
- **Clause 02.02 (Vision)** sets out the Council's vision which includes to become one of Melbourne's most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The local economy will include businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers.
- **Clause 02.03 (Strategic Directions)** identifies that Yarra will need to support the municipality's social, economic, environmental, and infrastructure needs, enhancing Yarra's appeal as a place to shop, work, socialise, relax, and live.
  - **Clause 02.03-1 (Settlement)** seeks to accommodate the City's employment growth, targeting Gipps Street as a Major Employment Precinct (MEP).
  - **Clause 02.03-3 (Environmental Risks and Amenity)** aims to encourage developments to effectively consider and manage impacts of climate change, including through green infrastructure and sustainable design.
  - **Clause 02.03-4 (Built Environment and Heritage)** seeks to ensure that building design, height and scale are complementary, sustainable and aligned with Yarra's preferred built form character.
  - **Clause 02.03-6 (Economic Development)** seeks to support employment growth in Yarra, identifying Gipps Street as a Major Employment Precinct with a leading role in the local economy.
  - **Clause 02.03-7 (Transport)** aims to facilitate effective, efficient and sustainable transport which integrates transport and urban growth. New development should prioritise sustainable transport modes and encourage lower amounts of car parking to reduce the use of private motor vehicles.
  - **Clause 02.03-8 (Infrastructure)** seeks to expand and upgrade utilities, community facilities and public open space to service the future needs of workers.
- **Clause 02.04 (Strategic Framework Plan)** identifies the site as part of the Gipps Street MEP and adjacent to various other MACs and neighbourhood centres, all connected by public transport options.

Planning Policies

The planning policies of the Yarra Planning Policy Framework are considered of relevance as follows:

- **Clause 11 (Settlement)** seeks to meet the needs of current and future communities by providing appropriately zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities, and infrastructure. It recognises the importance of focusing investment and substantial growth in employment areas.
- **Clause 11.02-1S (Development Capacity)** seeks to ensure that sufficient land is available to meet forecast demand and the needs of current and future Victorians for commercial and retail needs.
- **Clause 11.03-1L (Activity Centres)** seeks to encourage use and development in activity centres that support employment areas, such as the Gipps Street MEP.

- **Clause 12.06-1S (Urban forests)** aims to protect and enhance tree canopy in urban areas, including contributing to achieving an overall 30 per cent tree canopy target through retaining existing trees and promoting planting of new canopy trees.
- **Clause 13.04-1S (Contaminated and potentially contaminated land)** aims to ensure that contaminated and potentially contaminated land is used and developed safely.
- **Clause 13.07-1S (Land use compatibility)** aims to protect community amenity, health, and safety, while also supporting development that minimise off-site amenity impacts from commercial land uses through land use separation, siting, building design and operational measures.
- **Clause 13.07-1L-01 (Interfaces and amenity)** seeks to provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones, while supporting growth and operation of non-residential development and uses.
- **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.
- **Clause 15.01-1L (Urban Design)** aims to support development that creates new public spaces to serve the needs of residents, workers, traders and visitors. The policy also identifies strategies relating to the public realm, wind, weather projection, projections over a public realm, development adjoining land in laneways and boulevards.
- **Clause 15.01-2L (Building Design)** applies to all development and includes policies relating to built form, neighbourhood character and off-site amenity impacts. The policy states that higher density character should develop in specified areas, including employment areas.
- **Clause 15.01-2L-01 (Environmentally sustainable development)** aims to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- **Clause 15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne)** seeks to create a city of 20-minute neighbourhoods, enabling local residents to meet their everyday needs within a 20-minute walk, cycle, or trip using local public transport from their homes.
- **Clause 15.01-5S (Neighbourhood character)** aims to recognise, support, and protect neighbourhood character, cultural identity, and sense of place. Development should respond to its context and enhance the valued features of the local environment.
- **Clause 16.01-1S (Housing supply)** identifies a housing supply target of 44,000 new homes in Yarra by 2051.
- **Clause 16.01-1L (Location of residential development)** encourages housing development based on housing growth designations. The policy identifies MUZ land as an incremental change area and NRZ land as a minimal change area in the Gipps Street MEP.
- **Clause 17.01-1S (Diversified Economy)** seeks to protect and strengthen existing and planned employment areas and improve access to jobs closer to where people live.
- **Clause 17.01-1L (Employment)** seeks to maintain and grow employment in the Gipps Street MEP and support development that provides high quality amenity for workers.

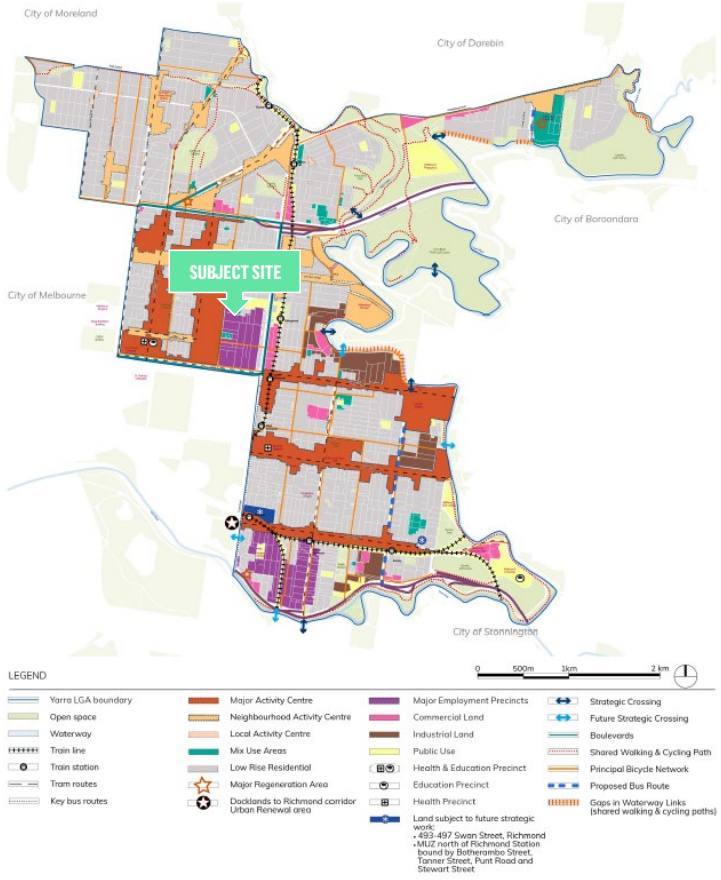
  Key strategies include:

  - *Manage the redevelopment of sites within Yarra's major employment precincts to provide uses that support their intended economic function.*
  - *Maintain zoning that supports the economic function of the major employment precincts.*
  - *Encourage the intensification of employment land in Yarra's major employment precincts.*
  - *Support development that provides high-quality built form within Yarra's major employment precincts.*

  - *Support development that improves the public realm of major employment precincts, including the provision of or access to public open space.*
  - *Support improvements to pedestrian environments in major employment precincts including:*
    - *Wider and continuous footpaths.*
    - *Links through sites.*
    - *Links to public transport.*
    - *Improved lighting and legibility to improve safety and security.*
  - *Manage transport within, to and from the major employment precincts by:*
    - *Prioritising walking, cycling and public transport over car reliance.*
    - *Discouraging additional vehicle crossovers on major roads.*
    - *Locating loading and waste collection facilities away from pedestrian environments.*

- **Clause 17.01-2S (Innovation and research)** seeks to create opportunities for innovation and the knowledge economy within existing and emerging industries. It promotes an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.
- **Clause 17.02-1S (Business)** encourages development that meets the community's needs for retail, office and other commercial services by locating commercial facilities in existing commercial centres.
- **Clause 17.02-1L (Retail)** aims to support retail uses which enhance the sustainability and vitality of key centres, including improvements to retail premises to enhance the quality and appearance of the built fabric.
- **Clause 18.01-3R (Sustainable and safe transport – Metropolitan Melbourne)** aims to improve local travel options for walking and cycling to support 20-minute neighbourhoods.
- **Clause 18.01-3L (Sustainable transport)** seeks to prioritise public and active transport modes over motor vehicles to reduce reliance on private vehicles and car parking.
- **Clause 18.02-1L (Walking)** supports pedestrianisation and publicly accessible pedestrian links through large sites.
- **Clause 18.02-4L-01 (Car parking)** seeks to ensure car parking is supplied and managed consistent with promoting travel by sustainable modes.

Figure 36 Yarra Strategic Framework Plan



Source: Yarra Planning Scheme, 2024

Planning Zone

Commercial 2 Zone (C2Z)

The site is located in the Commercial 1 Zone (C2Z).

The purpose(s) of the C2Z are as follows:

- *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.*

Pursuant to the C2Z:

- A permit is required to use the land for a shop use (Clause 34.02-1)
- A permit is required to construct a building or construct or carry out works (Clause 34.02-4).

Sign requirements under 'Category 1 – Commercial areas' applies to the land (Clause 34.02-8).

Planning Overlays

Design and Development Overlay – Schedule 11 (DDO11)

The site is affected by the Design and Development Overlay – Schedule 11 (DDO11).

The design objectives of the DDO11 are as follows:

- *To recognise the Precinct as a vibrant commercial precinct with a narrow street network.*
- *To provide a pedestrian friendly environment along all street frontages.*

- *To ensure building design responds to the inherent industrial character of the Precinct.*
- *To ensure building design will protect the amenity of existing pockets of residential development.*
- *To encourage improvements to the public domain, including the provision of public open space.*
- *To ensure that new development does not adversely impact on pedestrian, cycling and vehicular accessibility.*
- *To ensure a high standard of architectural design.*

Pursuant to the DDO11:

- A permit is required to construct a building or construct or carry out works (Clause 43.02-2).

Development Contributions Plan Overlay – Schedule 1 (DCPO1)

The site is affected by the Development Contributions Plan Overlay – Schedule 1 (DCPO1).

The purpose(s) of the DCPO are as follows:

- 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.

Pursuant to Clause 1.0 of DCPO1, charging area No. 6 'Collingwood' applies to the land, which includes residential, commercial and retail contributions.

General and Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06 seeks to ensure sufficient carparking is provided for a new use. In addition, it seeks that appropriate access and parking areas are appropriately designed to enable safe and efficient traffic movements within and around the site.

This clause specifies the required amount of carparking to be provided for a development, specific to the proposed land use/s. Clause 52.06 sets out that a permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06.

Refer to the Traffic Impact Assessment prepared by Ratio for further details.

Clause 52.34 – Bicycle Facilities

Clause 52.34 seeks to encourage cycling as a mode of transport to provide secure and accessible bicycle parking spaces and facilities. Table 1 of Clause 52.34 sets the bicycle space requirements for various land uses. A permit is required to vary, reduce or waive any requirements of Clause 52.34.

Refer to the Traffic Impact Assessment prepared by Ratio for further details.

Clause 53.18 - Stormwater Management in Urban Development

Clause 53.18 sets out that buildings and works must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention, and discharges of stormwater to the drainage system.

Refer to the Sustainable Management Plan prepared by HIP. V. Hype. and Stormwater Management Plan prepared by TTW for further details.

Clause 65 – Decision Guidelines

The responsible authority must consider the decision guidelines of Clause 65 when considering a planning permit application.

Strategic Documents

Plan for Victoria (2025)

Plan for Vicotria (2025) builds on the Victoria Housing Statement (September 2023) and Economic Growth Statement (2024), aiming to significantly increase housing and office supply across Melbourne and regional Victoria over the next 30 years.

Yarra has been identified to deliver 44,000 new homes by 2051, supported by its established infrastructure, excellent public transport connectivity, and proximity to the Central City.

The Plan is guided by 5 key pillars:

- Pillar 1: Housing for all Victorians
- Pillar 2: Accessible jobs and services
- Pillar 3: Great places, suburbs and towns
- Pillar 4: Sustainable environments
- Pillar 5: Self-determination and caring for Country

Refer to Section 4 for an assessment against Plan for Victoria (2025), outlining the alignment of the proposal with the Plan (2025).

Spatial Economic and Employment Strategy (2018)

The Yarra Economic Development Strategy identifies Yarra as a leading inner-metropolitan knowledge economy, underpinned by professional services, technology, creative industries, health and education. Employment growth is projected to be strongest in these sectors through to 2046.

Population growth is concentrated in Richmond, Abbotsford, Collingwood and Fitzroy, which together account for 85 per cent of total growth. This growth is driving increased demand for local employment opportunities and diverse workplace formats, including co-working and flexible office space.

The Strategy confirms the importance of designated employment precincts, including the Gipps Street MEP, and emphasises the need to ensure planning controls support employment growth while maintaining precinct character. It highlights the benefits of business clustering, public transport accessibility and affordable workspaces in sustaining Yarra's economic competitiveness.

Strategy 2 focuses on retaining and strengthening Yarra's major employment precincts by protecting them for commercial and job-generating uses, supporting a diverse mix of contemporary employment activities, and restricting residential development to preserve their long-term economic role.

Melbourne Industrial and Commercial Land Use Plan (MICLUP)

The Metropolitan Industrial and Commercial Land Use Plan (MICLUP) identifies the Inner Metro Region as having the largest supply of commercial land in metropolitan Melbourne but a limited and declining supply of industrial land. Commercial land across the region totals approximately 1,158 hectares, accommodating around 9 million square metres of floorspace.

By 2031, the region is forecast to require an additional 4 million square metres of commercial floorspace, of which approximately 3.3 million square metres is for office uses. While most demand is anticipated in the City of Melbourne, surrounding municipalities will need to contribute to meeting this requirement.

MICLUP highlights ongoing pressure from residential development, which is displacing employment uses and threatening economic capacity. It stresses the importance of retaining and supporting employment and creative industry areas in locations such as Collingwood, and managing land use conflicts to ensure businesses can continue to operate effectively.

Planning Scheme amendments

Amendment C269yara

Amendment C269yara introduced a revised strategic framework for the Gipps Street Precinct that strengthens policy support for employment-led, mid-rise development, while largely retaining existing constraints at sensitive residential and heritage interfaces.

For 36–38 Gipps Street, the amendment creates clearer policy alignment with the project's design intent.

Key changes introduced by the amendment

- Recognition of the Gipps Street Precinct as a major employment precinct
- The precinct is now formally identified as one of two major employment precincts in Yarra.

  Policy strongly supports:

  - Intensification of employment land
  - Mid-rise built form
  - Improved pedestrian environments and new through-site links
  - Provision of affordable and creative workspaces, including co-working

Clearer direction on residential change areas

The MUZ land to the north is identified as an incremental housing change area, supporting modest residential growth that responds to fine-grain character and heritage.

The NRZ to the north-east is identified as a minimal housing change area, reinforcing limited change and retention of existing scale.

As a result, the northern residential interfaces are expected to remain at a similar scale to existing conditions.

Expansion of the Smith Street Major Activity Centre

The Smith Street Major Activity Centre has been expanded to include Mixed Use Zone land along the western edge of the Gipps Street Precinct.

This signals an expectation of:

- Moderate housing change near the subject site
- Apartment-style development in appropriate locations

Stronger urban design and permeability outcomes

New and updated urban design policy supports:

- Creation of new public spaces
- Public art integration
- New laneways and pedestrian links that improve site permeability and connect with the existing street network

Continued emphasis on heritage transitions

Built form and heritage policy continues to require sensitive transitions to adjoining heritage places, including contributory buildings within heritage precincts.

This includes consideration of height, setbacks, street wall form and siting, particularly in relation to contributory buildings at 2, 4 and 6 Dight Street, Collingwood.

Support for mid-rise, employment-focused built form

In employment areas, policy now:

- Explicitly supports mid-rise building heights
- Encourages higher site coverage (generally up to 80%)
- Does not introduce new overshadowing controls for employment areas, with footpath overshadowing controls focused on activity centres

Reduced car parking and sustainable transport emphasis

Transport policy strongly encourages:

- Reduced car parking provision in well-serviced locations
- Greater reliance on walking, cycling and other sustainable transport modes
- Publicly accessible pedestrian links through larger sites

Amendment C269yara strengthens strategic support for employment-led, mid-rise development within the Gipps Street Precinct, aligning well with the project's objectives. At the same time, it maintains existing expectations around limited change and sensitive built form transitions at the adjoining residential and heritage interfaces.

Appendix B

DDO11 Assessment

B.2 DDO11 Assessment

The proposal is consistent with the objectives and design requirements of the Design and Development Overlay – Schedule 11 (DDO11) as outlined in **Table 9** & **Table 10** below.

Table 9 DDO objectives response

Objective	Response
To recognise the Precinct as a vibrant commercial precinct with a narrow street network.	The proposal delivers a high-intensity employment outcome comprising approximately 10,355 square metres of office floorspace, supported by a wellness centre and café. This mix strengthens the Gipps Street MEP as a core employment area. A four-storey street wall to Gipps Street maintains a consistent, human-scaled street edge suited to the narrow street network, while stepped and separated upper forms reduce perceived bulk.
To provide a pedestrian friendly environment along all street frontages.	The development significantly enhances pedestrian conditions through a landscaped forecourt to Gipps Street and a publicly accessible pedestrian laneway linking Gipps Street and Singleton Street. Active frontages, multiple entries and transparent glazing are provided to all interfaces. Basement access is consolidated to Singleton Street, enabling removal of the Gipps Street crossover and reinstatement of continuous footpath conditions.
To ensure building design responds to the inherent industrial character of the Precinct.	The architectural expression references the precinct's industrial heritage through robust material selections, vertical and horizontal façade modulation, saw-tooth roof forms, and a fine-grain structural rhythm. Contemporary detailing and integrated landscaping provide a modern commercial building expression while maintaining an industrial character base.
To ensure building design will protect the amenity of existing pockets of residential development.	The built form steps down and recesses toward the northern interface adjoining residential areas beyond Singleton Street. Upper levels are separated into three articulated forms with terraces and planted setbacks, reducing visual bulk, overlooking and overshadowing potential.
To encourage improvements to the public domain, including the provision of public open space.	The proposal delivers a substantial public realm outcome including a 225 square metre landscaped forecourt, a 341 square metre publicly accessible laneway, new seating areas and a net gain of 37 canopy trees. Landscaping is integrated at ground and upper levels, contributing to urban greening and the local microclimate.
To ensure that new development does not adversely impact on pedestrian, cycling and vehicular accessibility.	Vehicle access is consolidated to a single rear crossover and car lift from Singleton Street, minimising pedestrian conflict. The development provides 80 bicycle spaces and end-of-trip style facilities in excess of the statutory requirements. The through-site pedestrian link materially improves mid-block permeability.
To ensure a high standard of architectural design.	The proposal presents a resolved podium-and-tower composition with articulated upper levels, fine-grain podium expression, active interfaces and a coordinated material palette. The design responds directly to DDO11 built form guidance and demonstrates a high standard of architectural quality appropriate to a key employment precinct site.

Table 10 DDO requirements response

REQUIREMENTS	Response
Taller built form may be appropriate on larger sites able to provide adequate setbacks that respect the narrow streetscape character of the Precinct and avoid overshadowing of neighbouring properties.	The site accommodates a 13 storey built form with a clear podiums and stepped upper levels. Setbacks above the street wall and articulated tower forms maintain the narrow street character and limit perceived bulk. The massing has been shaped to maintain daylight access to the Gipps Street footpath and manage amenity impacts to surrounding properties. A tall built form is appropriate on the site given the demonstration that extensive setbacks can be provided to the streetscape and neighbouring properties, in excess of the existing separation from the road reserves.
Development above 4 storeys should: ▪ **Demonstrate a high standard of architectural design** ▪ **Minimise overshadowing of adjoining streets, public spaces or private properties** ▪ **Be set back from along the northern side of the following streets:** – **Gipps Street** – **Langridge Street**	Upper levels are setback above the four-storey Gipps Street wall and five-storey Singleton Street podium, consistent with DDO11 intent and emerging precinct character. The development above the podium is designed as three separated and stepped volumes with recesses, terraces and planted edges. This approach reduces shadow extent and visual mass.
▪ **Development should be designed to:** – **have active and attractive frontages.** – **address street activity in its interface design, avoiding recessed car parking at street level.** – **be well articulated and modulated.** – **use materials and finishes which complement adjacent development and enhance the appearance of the narrow street network.**	Active frontages are provided to Gipps Street, Singleton Street and the internal laneway through entries, glazing and publicly oriented uses. No car parking is presented to primary street interfaces. The façades incorporate strong articulation, vertical rhythm and material variation referencing the precinct's industrial palette, enhancing the narrow street environment.
For any development: ▪ **the number of vehicular access points to a site should be limited and where possible, consolidated and shared with adjoining sites.** ▪ **multiple garages in a continuous row along the street frontage will not be supported and recessed parking spaces at the ground level of buildings will be discouraged.** ▪ **the impact of traffic and parking generated by the proposal on the local road network must be considered.**	Vehicle access is consolidated to a single crossover and car lift from Singleton Street. No vehicle access is provided from Gipps Street. Basement parking is fully contained below ground. Traffic and parking impacts have been assessed and are acceptable for the site's highly accessible inner-urban location.
Any new public open space should have a street frontage. **New development should explore opportunities to create pedestrian connections and through links where the property is accessible from at least two streets.**	The landscaped forecourt addresses Gipps Street and the publicly accessible laneway directly connects Gipps Street and Singleton Street, both with clear street frontages and passive surveillance.

	This delivers a meaningful through-block pedestrian connection between the streets.
The design and construction of buildings should minimise potential off-site impacts (including noise, light, odour and 24 hour traffic movements).	The proposal incorporates appropriate building services design, acoustic treatments and operational controls to limit off-site impacts associated with all commercial and retail uses. Servicing and access arrangements are internalised and managed within the building envelope.
Landscaping should be considered as a means of providing attractive street frontages. **Public and private open space and other public realm areas should be appropriately landscaped.**	Landscaping is embedded throughout the proposal, including the Gipps Street forecourt, pedestrian laneway and multiple upper-level terraces. Understorey, midstorey and canopy planting is provided, with 37 trees proposed overall, resulting in a substantial net canopy gain of 34 trees and a greener public realm outcome.

36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

TOWN PLANNING ARCHITECTURAL DRAWING SET

DRAWING NUMBER	DRAWING NAME
TP0000	COVER SHEET
TP0002	DEVELOPMENT SUMMARY
TP0003	DEVELOPMENT SUMMARY
TP1100	DEMOLITION PLAN
TP2098	BASEMENT 02 PLAN
TP2099	BASEMENT 01 PLAN
TP2100	GROUND FLOOR PLAN
TP2101	LEVEL 01 FLOOR PLAN
TP2102	LEVEL 02 FLOOR PLAN
TP2103	LEVEL 03 FLOOR PLAN
TP2104	LEVEL 04 FLOOR PLAN
TP2105	LEVEL 05 FLOOR PLAN
TP2106	LEVEL 06 FLOOR PLAN
TP2107	LEVEL 07 FLOOR PLAN
TP2108	LEVEL 08 FLOOR PLAN
TP2109	LEVEL 09 FLOOR PLAN
TP2110	LEVEL 10 FLOOR PLAN
TP2110	LEVEL 11 FLOOR PLAN
TP2111	ROOF FLOOR PLAN
TP2112	UPPER ROOF PLAN

DRAWING NUMBER	DRAWING NAME
TP3000	NORTH ELEVATION
TP3001	EAST ELEVATION
TP3002	SOUTH ELEVATION
TP3003	WEST ELEVATION
TP3010	EAST ELEVATION - VIEW LINES
TP3100	SECTION AA PART 1
TP3101	SECTION AA PART 2
TP3102	SECTION BB PART 1
TP3103	SECTION BB PART 2
TP3104	SECTION CC
TP3105	SECTION DD
TP3106	SECTION EE
TP3107	SINGLETON ST. VEHICULAR CROSSOVER
TP6001	MATERIAL SCHEDULE
TP9001	SHADOW DIAGRAM - 22 SEPTEMBER 9AM
TP9002	SHADOW DIAGRAM - 22 SEPTEMBER 10AM
TP9003	SHADOW DIAGRAM - 22 SEPTEMBER 11AM
TP9004	SHADOW DIAGRAM - 22 SEPTEMBER 12PM
TP9005	SHADOW DIAGRAM - 22 SEPTEMBER 1PM
TP9005	SHADOW DIAGRAM - 22 SEPTEMBER 2PM
TP9006	SHADOW DIAGRAM - 22 SEPTEMBER 3PM

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REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
COVER SHEET

Date
22/07/2026

Status
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Drawing Number
TP0000

Revision
D

BIMcloud: FWMELAPP1\ACDS) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

DEVELOPMENT SUMMARY

GBA SCHEDULE	
STOREY	AREA
BASEMENT 02	1,392
BASEMENT 01	1,392
GROUND FLOOR	911
LEVEL 01	874
LEVEL 02	1,193
LEVEL 03	1,193
LEVEL 04	1,193
LEVEL 05	973
LEVEL 06	972
LEVEL 07	972
LEVEL 08	958
LEVEL 09	820
LEVEL 10	720
LEVEL 11	623
LEVEL 12	616
ROOF PLANT	409
	15,211 m²

NOTE: GROSS BUILDING AREA (GBA) IS CALCULATED AS THE SUM OF TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS

GBA IS MEASURED TO THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALLS AND/ OR BALUSTRADES

GFA SCHEDULE	
STOREY	AREA
BASEMENT 02	1,182
BASEMENT 01	1,183
GROUND FLOOR	1,181
LEVEL 01	850
LEVEL 02	1,131
LEVEL 03	1,130
LEVEL 04	943
LEVEL 05	946
LEVEL 06	946
LEVEL 07	946
LEVEL 08	797
LEVEL 09	714
LEVEL 10	606
LEVEL 11	604
LEVEL 12	400
ROOF PLANT	310
	13,869 m²

NOTE: GROSS FLOOR AREA (GFA) IS CALCULATED AS THE SUM OF THE 'FULLY ENCLOSED AREAS' (FECA) AND 'UNENCLOSED COVERED AREAS' (UCA) AS DEFINED BY THE AUSTRALIAN INSTITUTE OF QUANTITY SURVEYORS BOOK OF AREAS, AND IS MEASURED TO THE INSIDE FACE OF ANY ENCLOSING WALLS AND/ OR BALUSTRADES

GFA EXCLUDES ANY UNCOVERED AREAS

OFFICE GFA		
STOREY	USE	AREA
BASEMENT 01	OFFICE	746
GROUND FLOOR	OFFICE	1,097
LEVEL 01	OFFICE	85
LEVEL 02	OFFICE	85
LEVEL 03	OFFICE	1,130
LEVEL 04	OFFICE	943
LEVEL 05	OFFICE	946
LEVEL 06	OFFICE	946
LEVEL 07	OFFICE	946
LEVEL 08	OFFICE	797
LEVEL 09	OFFICE	714
LEVEL 10	OFFICE	606
LEVEL 11	OFFICE	604
LEVEL 12	OFFICE	400
ROOF PLANT	OFFICE	310
		10,355 m²

WELLNESS CENTRE GFA		
STOREY	USE	AREA
BASEMENT 01	WELLNESS CENTRE	437
GROUND FLOOR	WELLNESS CENTRE	84
LEVEL 01	WELLNESS CENTRE	765
LEVEL 02	WELLNESS CENTRE	1,046
		2,332 m²

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
DEVELOPMENT SUMMARY

Date
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TP0002

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DEVELOPMENT SUMMARY

COMMERCIAL NLA SCHEDULE *		
STOREY	TENANCY TYPE	AREA
BASEMENT 01		
	WELLNESS CENTRE	827
		827 m²
GROUND FLOOR		
	CAFE	25
	WELLNESS CENTRE	83
	LOBBY / LOUNGE	316
		424 m²
LEVEL 01		
	WELLNESS CENTRE	749
		749 m²
LEVEL 02		
	WINTERGARDEN	9
	WELLNESS CENTRE	1,020
		1,029 m²
LEVEL 03		
	WINTERGARDEN	9
	NLA - OFFICE	1,020
		1,029 m²
LEVEL 04		
	WINTERGARDEN	9
	NLA - OFFICE	840
		849 m²
LEVEL 05		
	WINTERGARDEN	9
	NLA - OFFICE	840
		849 m²
LEVEL 06		
	WINTERGARDEN	9
	NLA - OFFICE	755
		764 m²
LEVEL 07		
	WINTERGARDEN	9
	NLA - OFFICE	755
		764 m²
LEVEL 08		
	NLA - OFFICE	615
		615 m²
LEVEL 09		
	NLA - OFFICE	532
		532 m²
LEVEL 10		
	NLA - OFFICE	450
		450 m²
LEVEL 11		
	NLA - OFFICE	449
		449 m²
LEVEL 12		
	NLA - OFFICE	286
		286 m²
		9,616 m²

BALCONY & TERRACE SCHEDULE		
STOREY		AREA
LEVEL 01	BALCONY	10
LEVEL 02	BALCONY	16
LEVEL 03	BALCONY	16
LEVEL 04	TERRACE	199
LEVEL 05	BALCONY	13
LEVEL 06	BALCONY	13
LEVEL 07	BALCONY	13
LEVEL 08	BALCONY	13
LEVEL 08	TERRACE	76
LEVEL 09	BALCONY	13
LEVEL 09	TERRACE	87
LEVEL 10	TERRACE	95
LEVEL 12	TERRACE	185
		749 m²

CAR SPACE SCHEDULE		
STOREY	TYPE	QTY
BASEMENT 02		
	AusStd 90 Degree	4
	Disabled Space	1
	Victoria Planning Provision 52.06	25
		30

BICYCLE PARKING SCHEDULE		
STOREY	TYPE	QTY
GROUND FLOOR		
	TENANT - DOUBLE STACK	40
	VISITOR - DOUBLE STACK	22
	VISITOR - EXTERNAL HOOP	18
		80

NOTE: NET LETTABLE AREA (NLA) IS CALCULATED IN ACCORDANCE WITH THE 'PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT OF LETTABLE AREA' AND IS MEASURED TO THE;

1. INTERNAL FACE OF ALL EXTERNAL WALLS
2. INTERNAL FACE OF GLASS OF GLAZED FAÇADE WALL, UNLESS THE HEIGHT OF THE HOB WALL BELOW GLAZING IS MORE THAN 50% OF THE INTERNAL HEIGHT, IN WHICH CASE NLA IS MEASURED TO THE INTERNAL FACE OF THE HOB WALL
3. SHAFT FACE OF ALL RISER SHAFT/ DUCT WALLS, EVEN IF THESE DUCTS ARE REMOTE FROM CENTRAL CORE
4. EXTERNAL FACE OF ALL SERVICES CUPBOARDS
5. CENTRELINE OF ALL INTERTENANCY WALLS
6. CORRIDOR FACE OF ANY DIVIDING CORRIDOR WALLS

NLA INCLUDES ALL ENGAGED COLUMNS, INTERNAL STAIRS AND MULLIONS TO GLAZED FACADES.

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Project Number
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Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
DEVELOPMENT SUMMARY

Date
22/07/2026

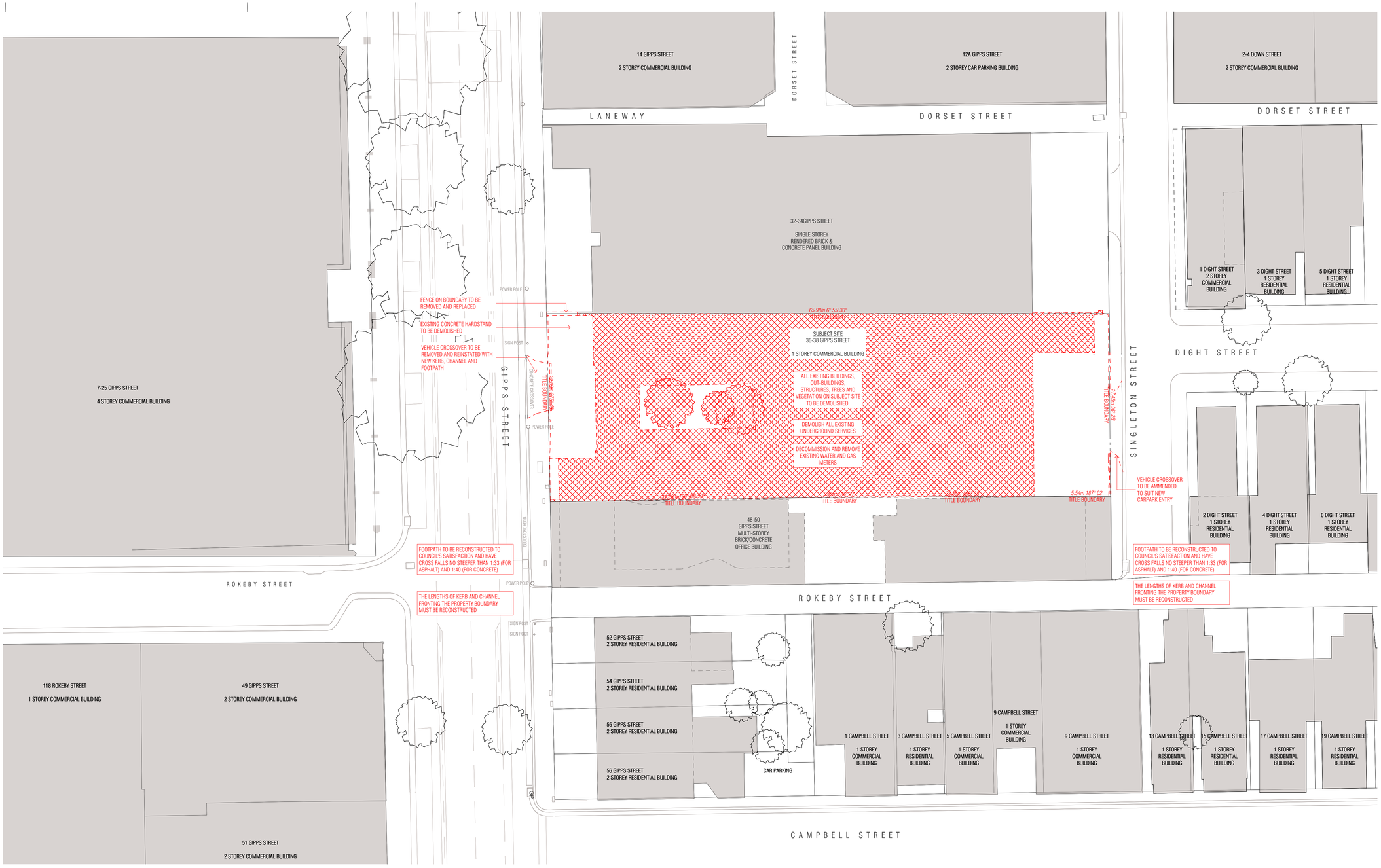
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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
DEMOLITION PLAN

Date
22/07/2026

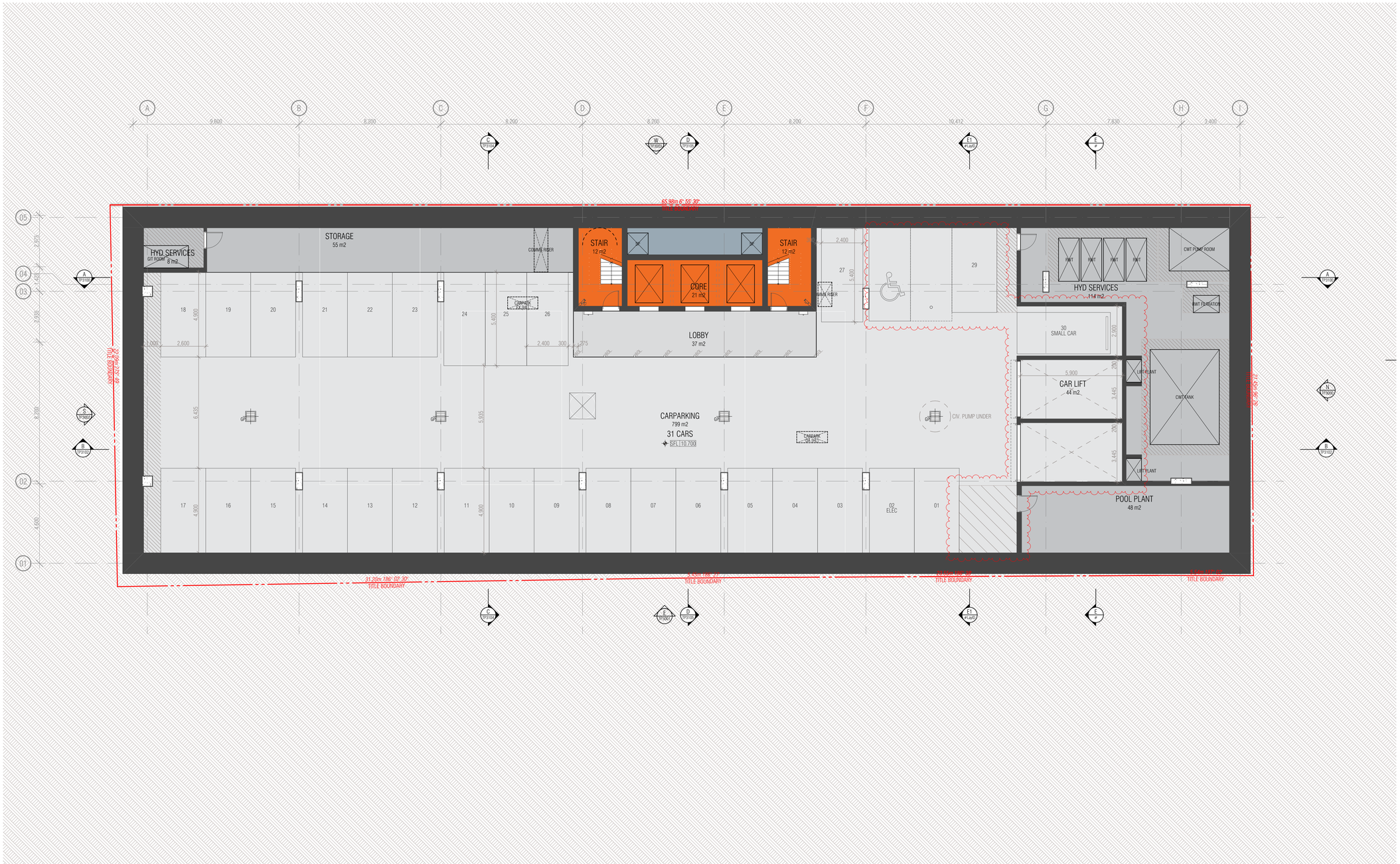
Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP1100

Revision
A

BIMcloud: FWMELAPP1\ACDS\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
BASEMENT 02 PLAN

Date
22/07/2026

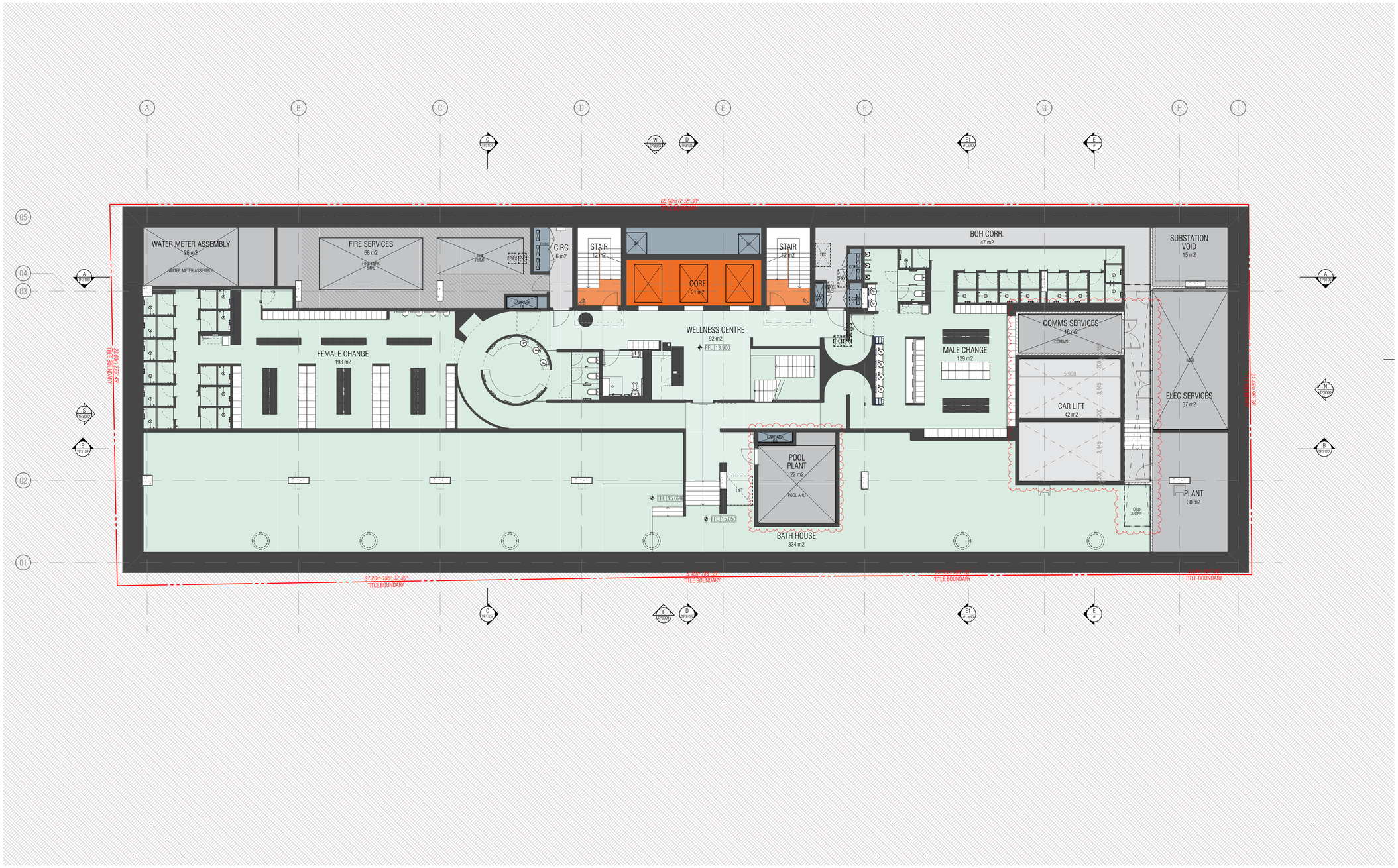
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2098

Revision
D

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REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
BASEMENT 01 PLAN

Date
22/07/2026

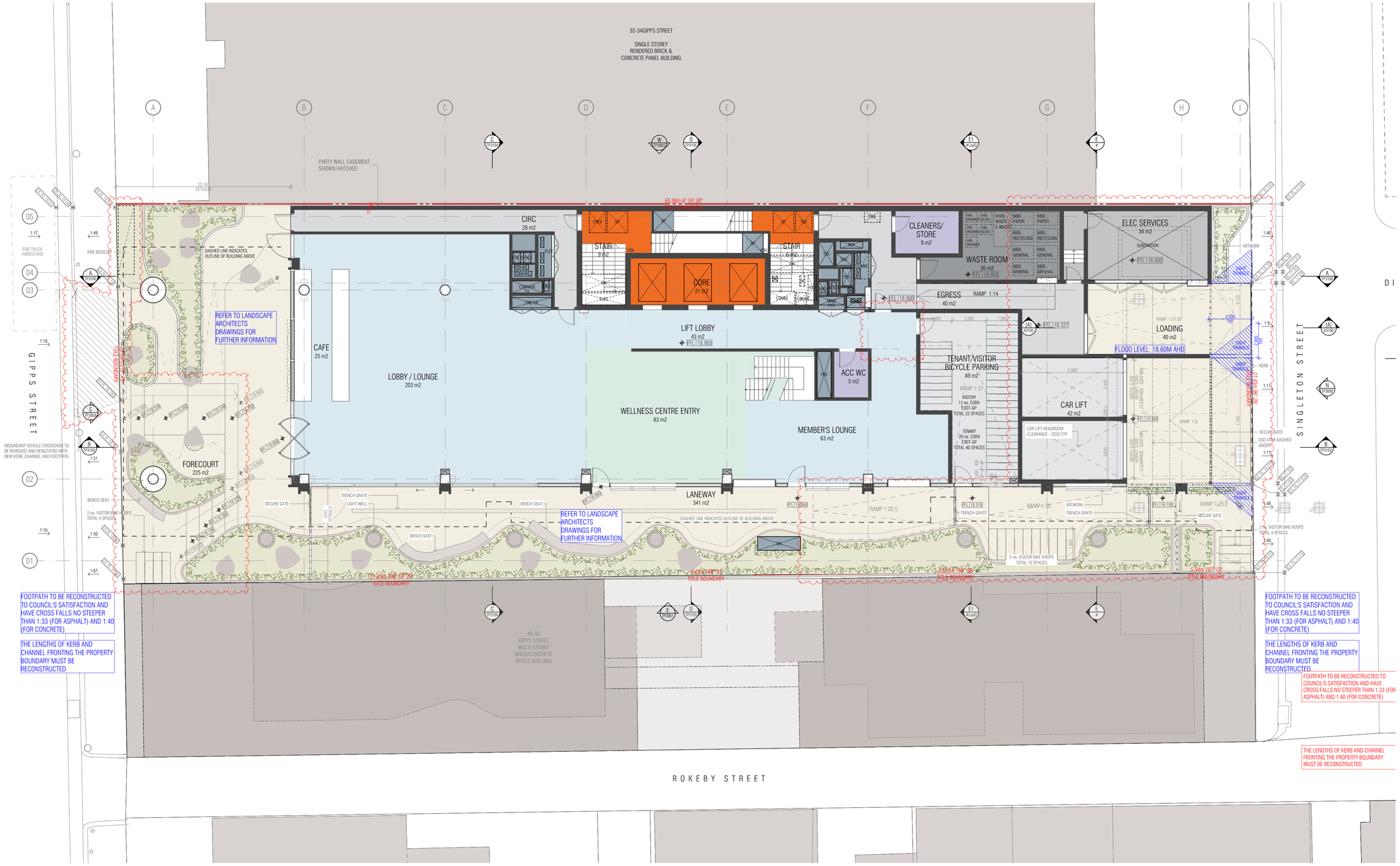
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2099

Revision
D

BIMcloud: FWMELAPP1 (AC25) - BIMcloud Basic for Archicad 25:C30004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
GROUND FLOOR PLAN

Date
22/07/2026

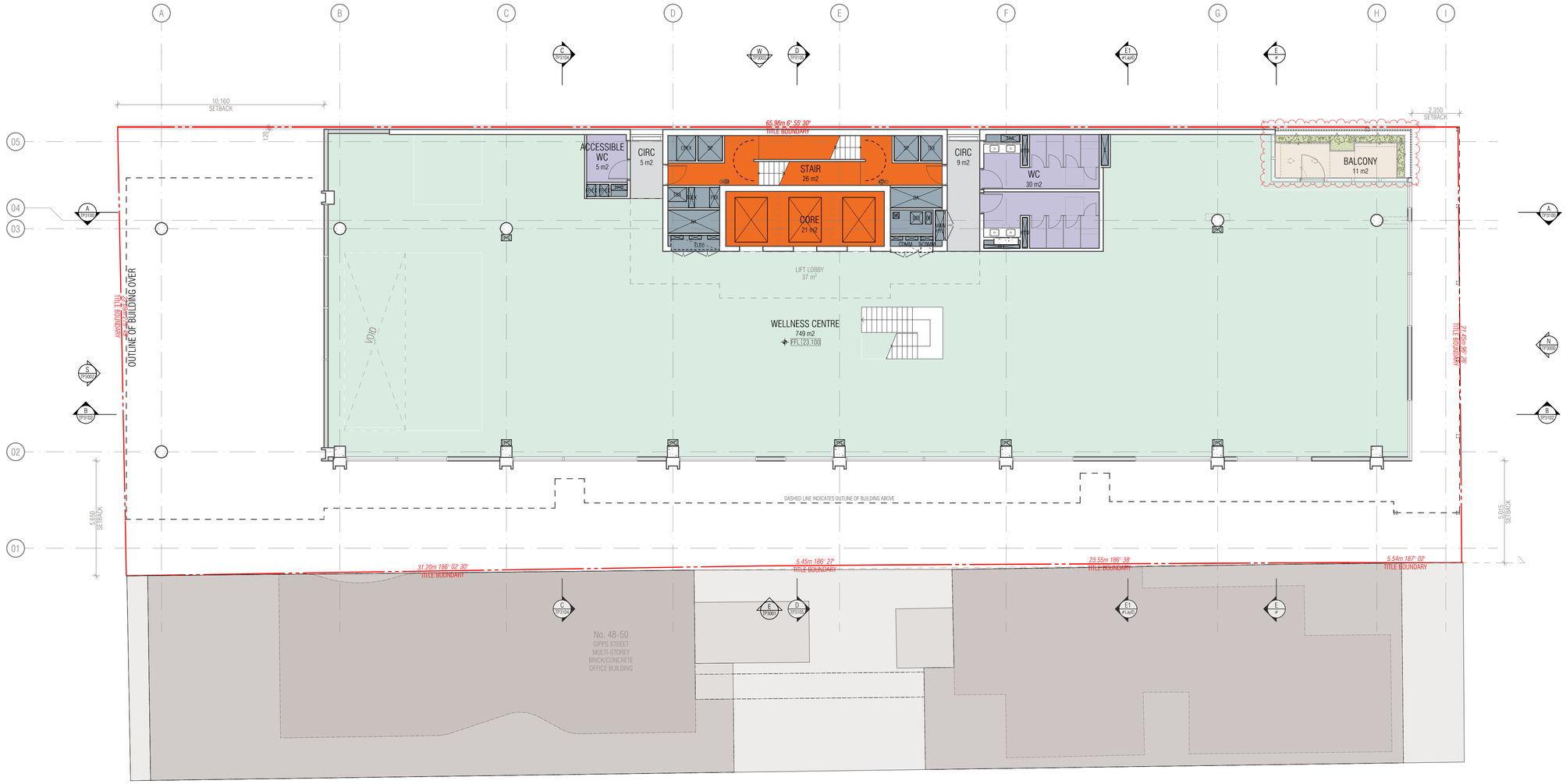
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2100

Revision
D

BIMcloud: FWMELAPP11\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 01 FLOOR PLAN

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2101

Revision
D

BIMcloud: FWMELAPP1\ACDS\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



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P01	COORDINATION ISSUE	12/09/2025
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D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 02 FLOOR PLAN

Date
22/07/2026

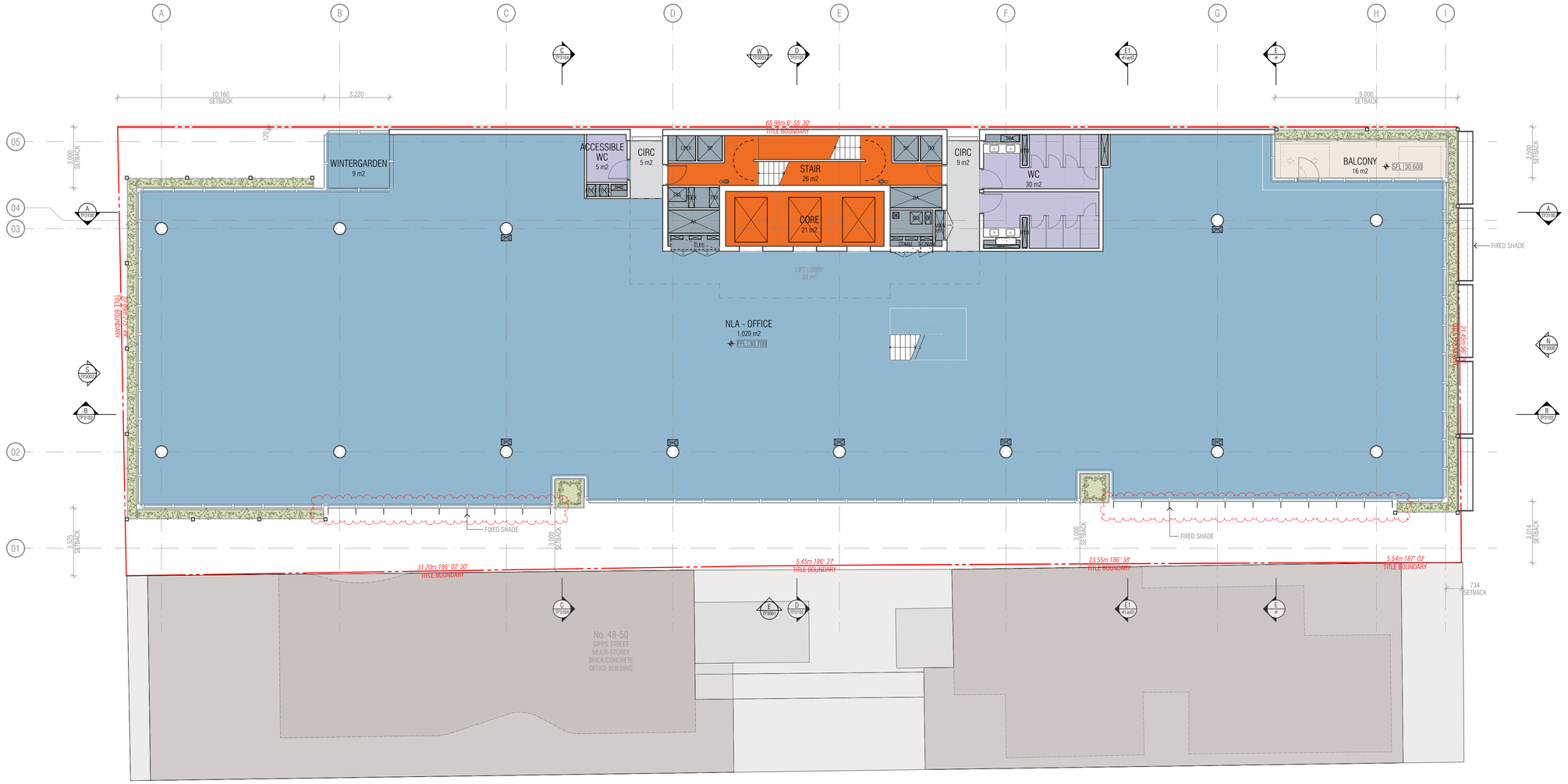
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2102

Revision
D

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REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 03 FLOOR PLAN

Date
22/07/2026

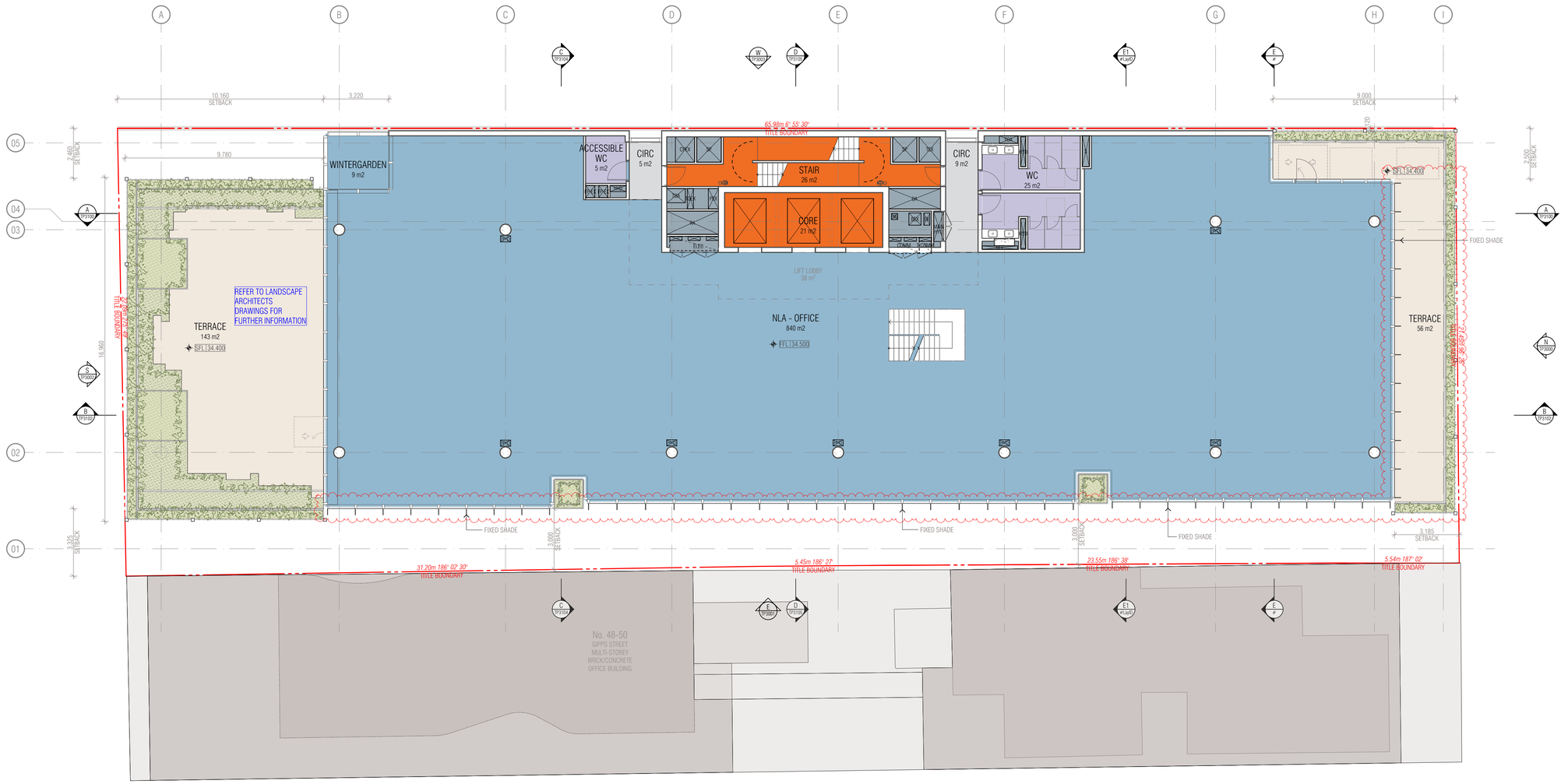
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2103

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
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D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 04 FLOOR PLAN

Date
22/07/2026

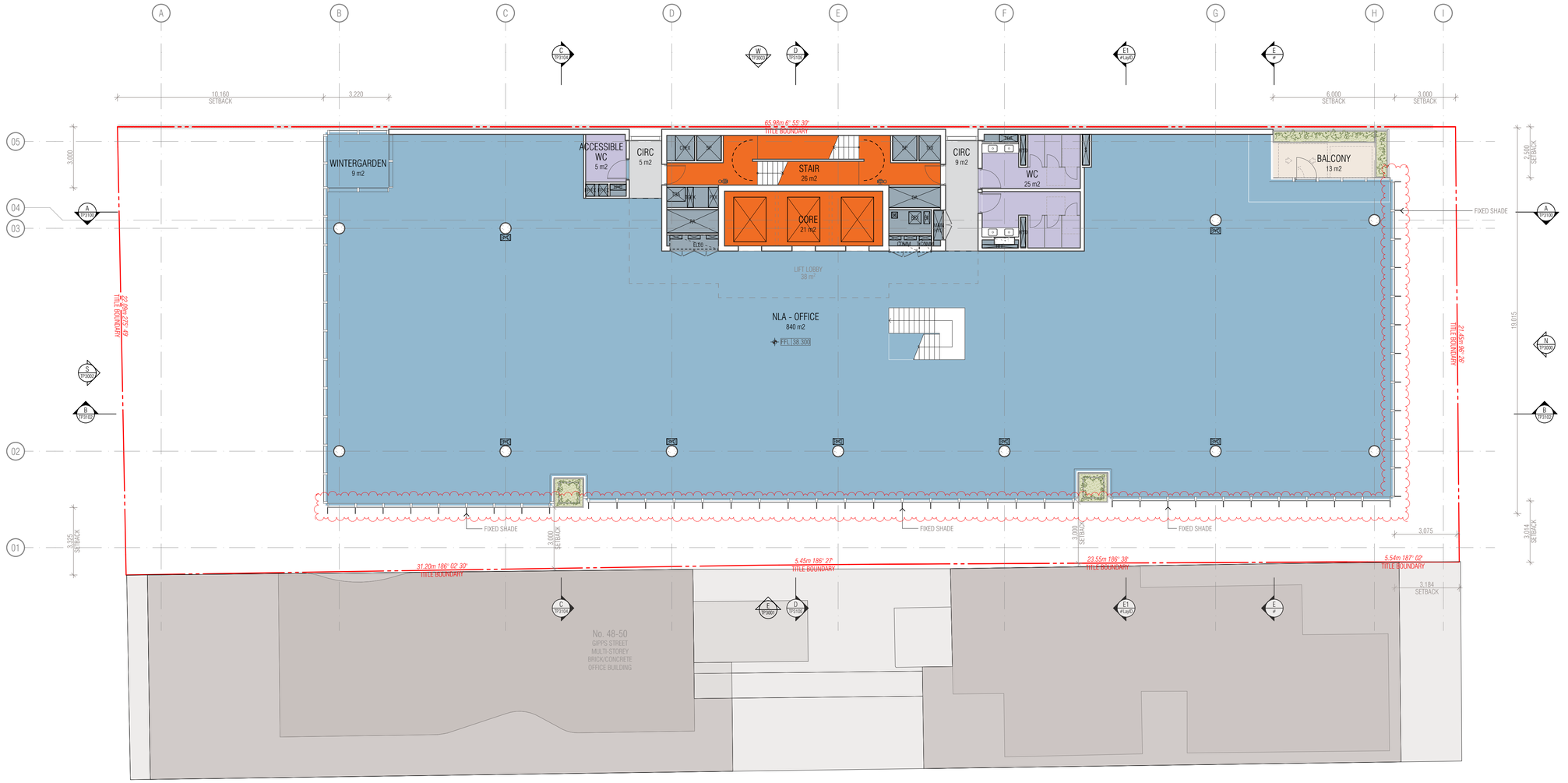
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2104

Revision
D

BIM cloud: FWMELAPP1\ACAD\ - BIM cloud: Basic for Archicad 25\230004_36-38 Gipps St Collingwood



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A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 05 FLOOR PLAN

Date
22/07/2026

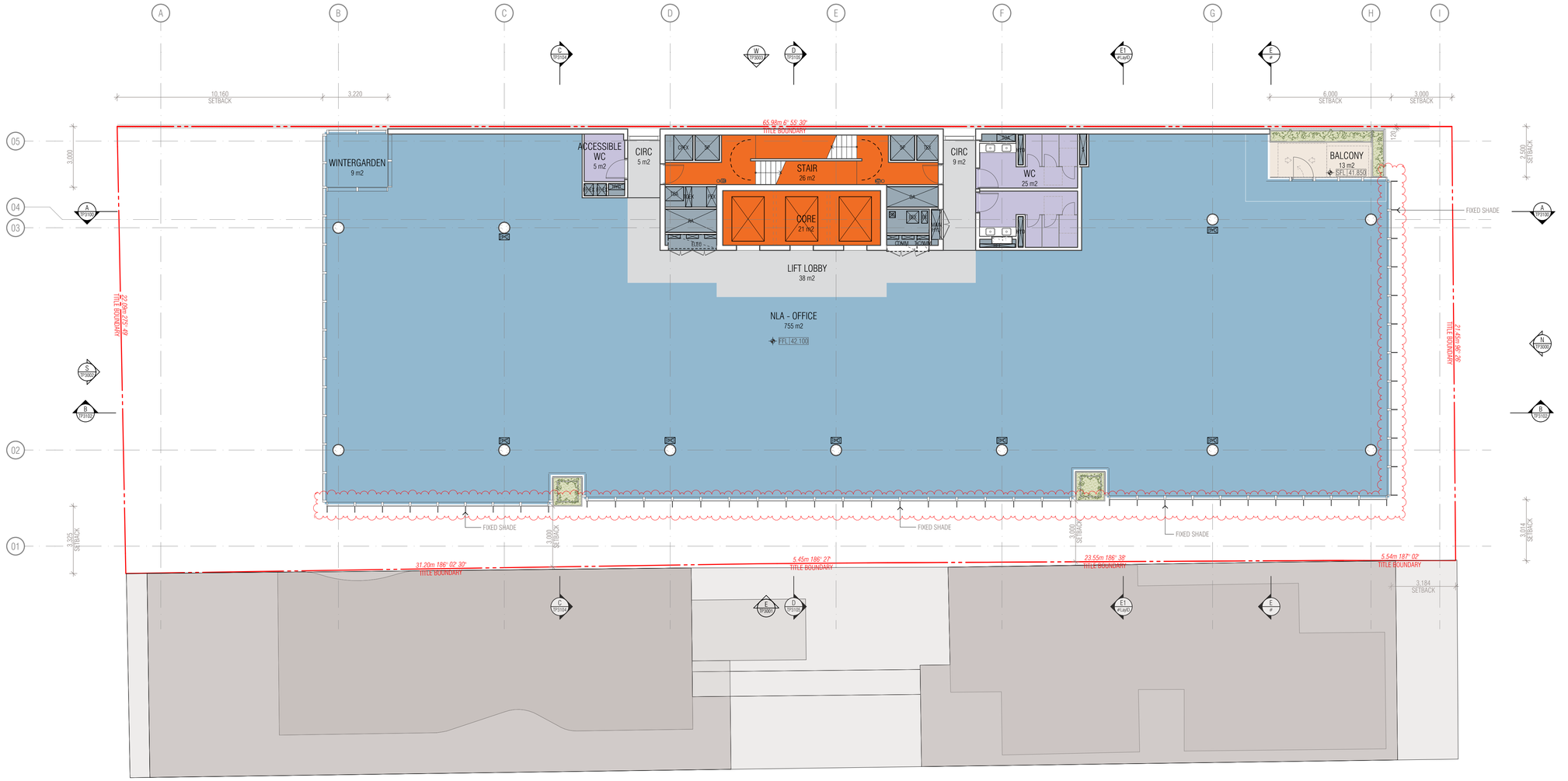
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2105

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 06 FLOOR PLAN

Date
22/07/2026

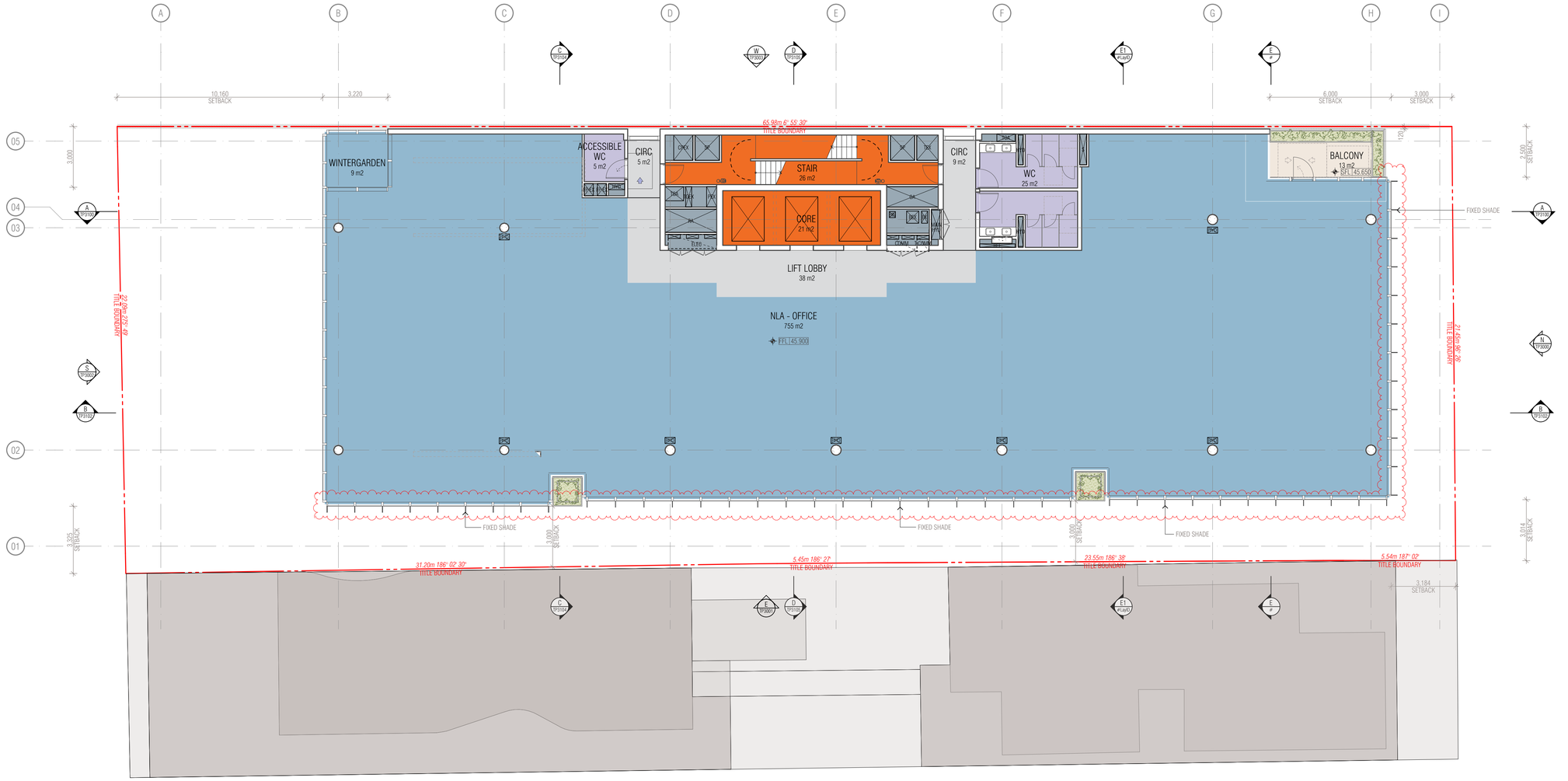
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2106

Revision
D

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B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 07 FLOOR PLAN

Date
22/07/2026

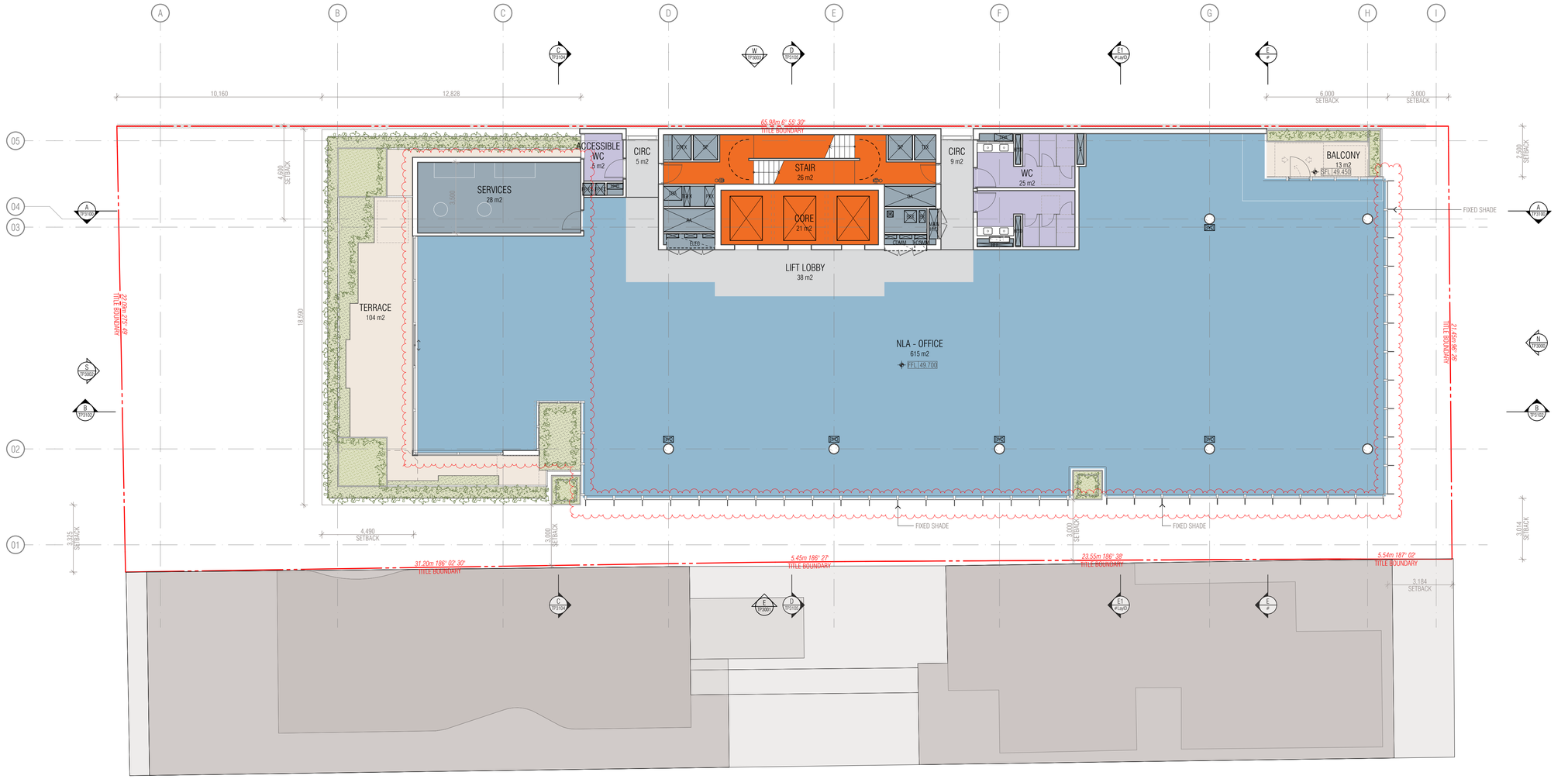
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2107

Revision
D

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REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
P01	COORDINATION ISSUE	10/09/2025		
P02	COORDINATION ISSUE	10/10/2025		
P03	COORDINATION ISSUE	5/02/2026		
A	FOR LODGEMENT	6/02/2026		
B	FOR COORDINATION	5/06/2026		
C	FOR COORDINATION	15/07/2026		
D	FOR LODGEMENT	21/07/2026		

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 08 FLOOR PLAN

Date
22/07/2026

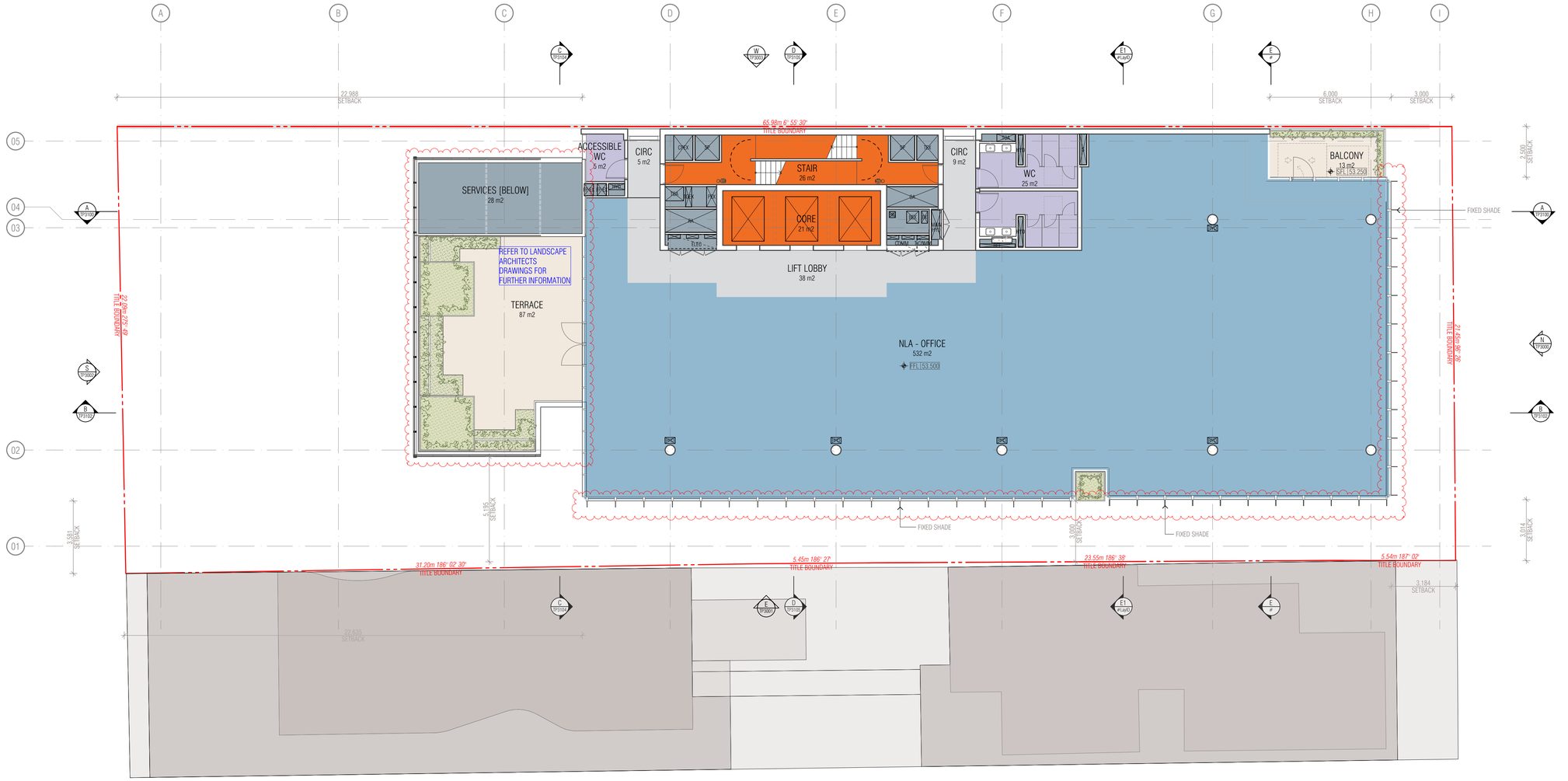
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2108

Revision
D

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REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	10/09/2025
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P03	COORDINATION ISSUE	5/03/2026
A	FOR LODGEMENT	6/03/2026
B	FOR COORDINATION	5/06/2026
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D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 09 FLOOR PLAN

Date
22/07/2026

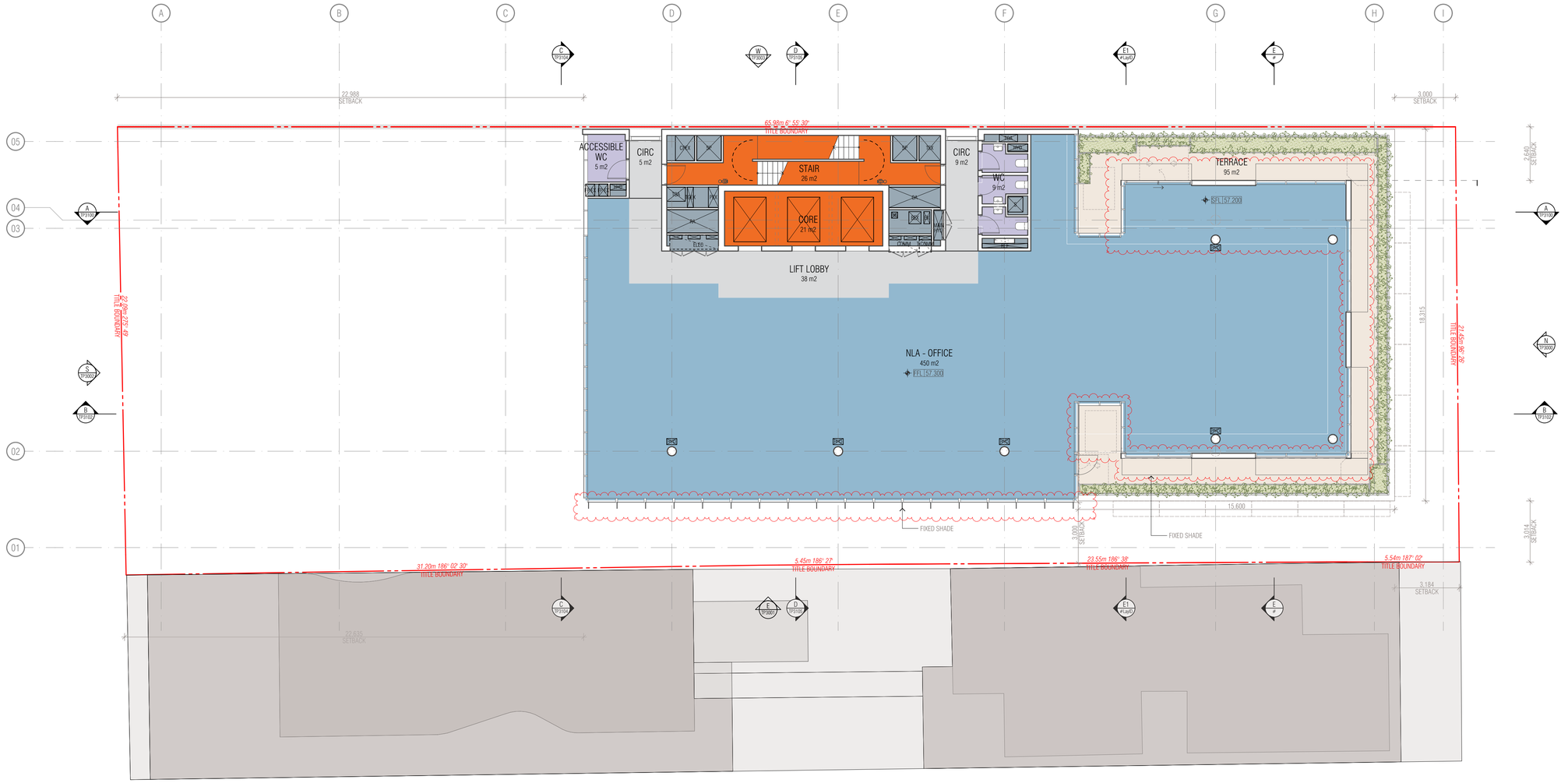
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2109

Revision
D

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REVISION		Transmittal Set Date	REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025			
P02	COORDINATION ISSUE	10/10/2025			
P03	COORDINATION ISSUE	5/02/2026			
A	FOR LODGEMENT	6/02/2026			
B	FOR COORDINATION	5/06/2026			
C	FOR COORDINATION	15/07/2026			
D	FOR LODGEMENT	21/07/2026			

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 10 FLOOR PLAN

Date
22/07/2026

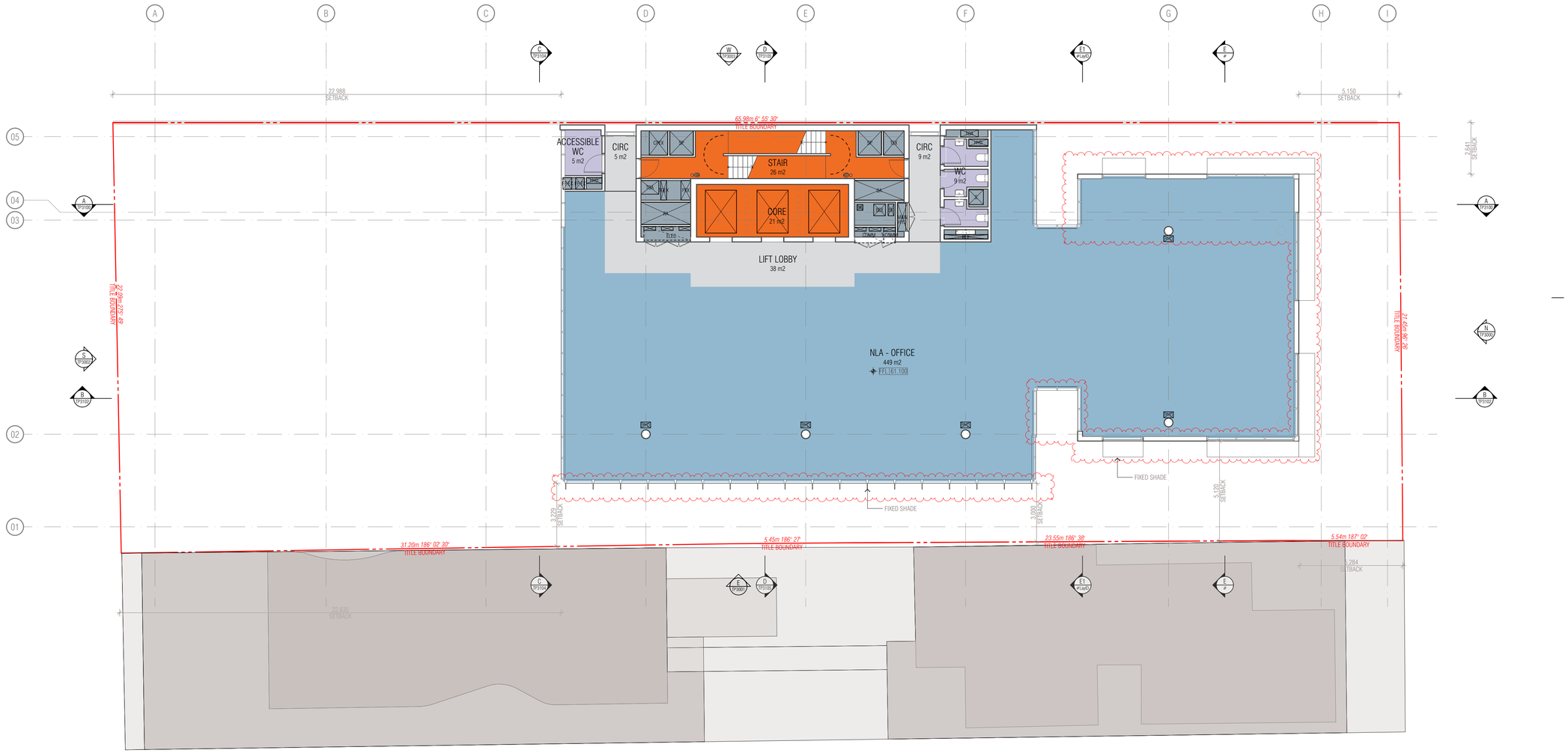
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2110

Revision
D

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REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025		
P02	COORDINATION ISSUE	10/10/2025		
P03	COORDINATION ISSUE	5/02/2026		
A	FOR LODGEMENT	6/02/2026		
B	FOR COORDINATION	5/06/2026		
C	FOR COORDINATION	15/07/2026		
D	FOR LODGEMENT	21/07/2026		

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 11 FLOOR PLAN

Date
22/07/2026

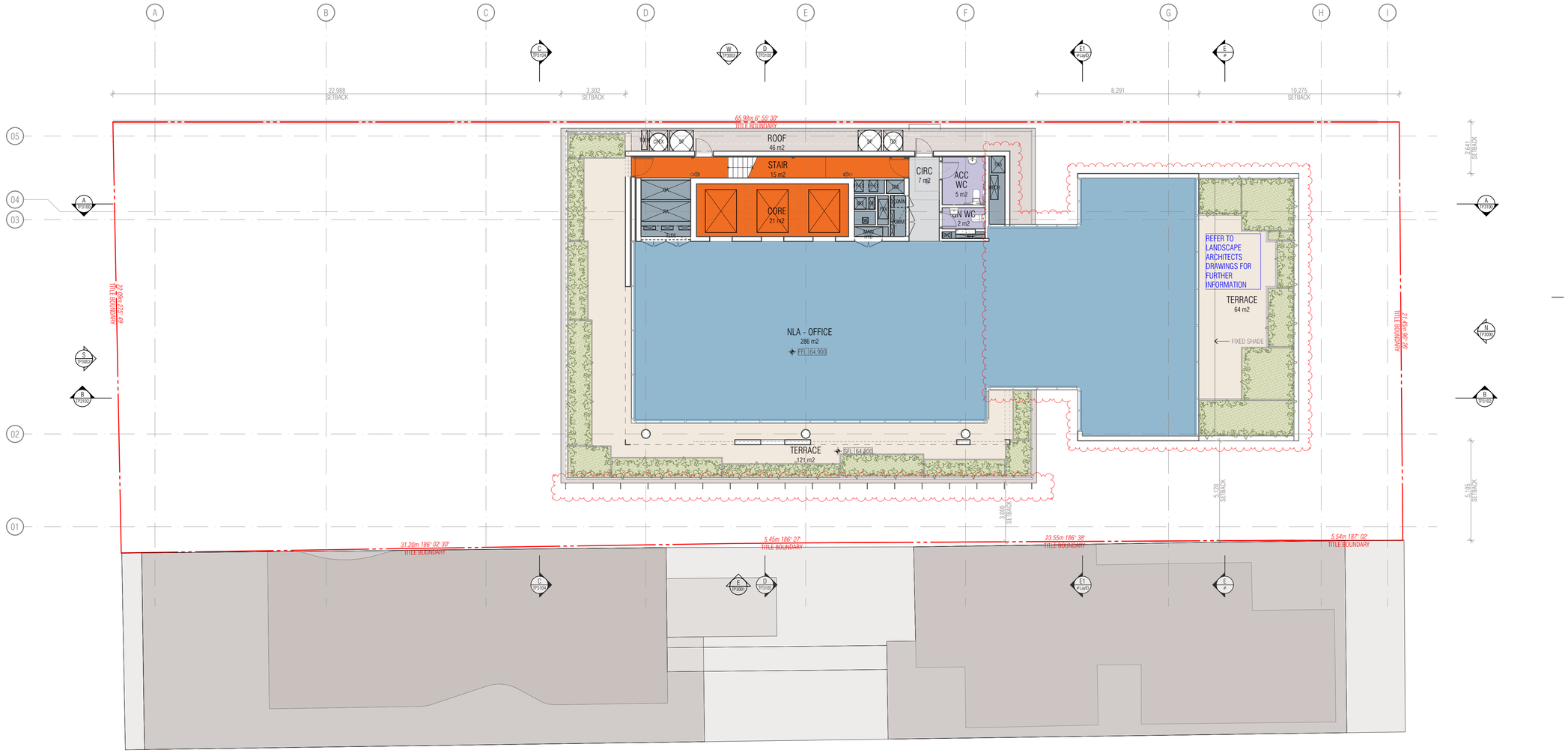
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2110

Revision
D

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B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
ROOF FLOOR PLAN

Date
22/07/2026

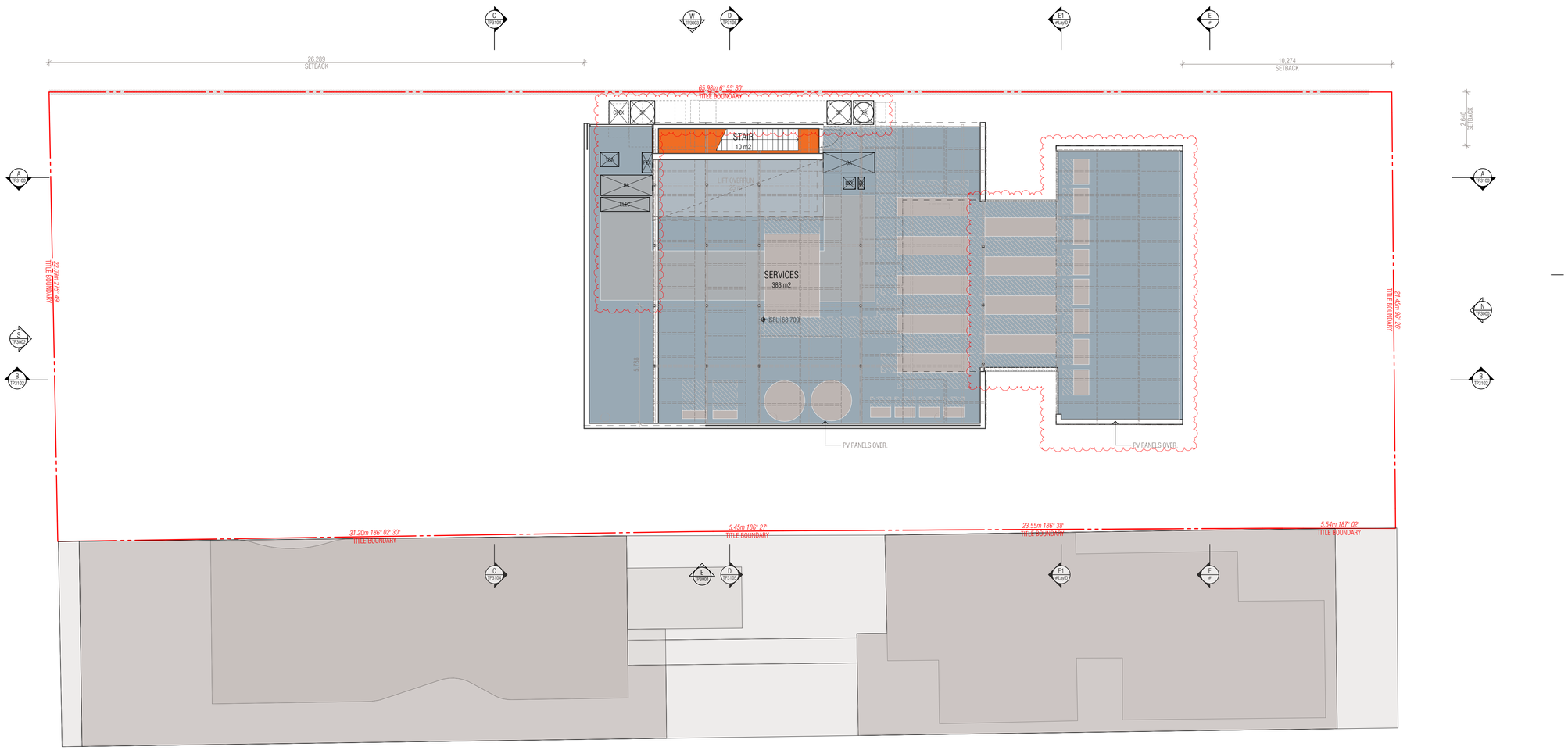
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2111

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



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B	FOR COORDINATION	5/06/2026
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D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
UPPER ROOF PLAN

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2112

Revision
D

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MATERIALS & FINISHES LEGEND

REFER TO TP6001 FOR SCHEDULE OF MATERIALS & FINISHES

CF01	CONCRETE PROFILE 01
CF02	CONCRETE PROFILE 02
CF03	CONCRETE PROFILE 03
CF04	CONCRETE WITH APPLIED FINISH
TL01	FEATURE TILE 01
TL02	FEATURE TILE 02
MT01	STANDING SEAM METAL CLADDING
MT02	TENSILE MESH
SD01	(REMOVED)
SD02	SHADING DEVICE 02
SD03	SHADING DEVICE 03
SD04	SHADING DEVICE 04
GS01	GLASS (CLEAR)
SP01	SPANDREL PANEL (SOLID)
TF01	TIMBER FRAME
PC01	POWDERCOAT FINISH (SILVER)
PC02	POWDERCOAT FINISH (GREEN)
TB01	TIMBER BENCH
BA01	BALUSTRADE 01
BA02	BALUSTRADE 02

REVISION

P01	COORDINATION ISSUE	COORDINATION ISSUE	12/09/2025
A	FOR LODGEMENT	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
NORTH ELEVATION

Date
22/07/2026

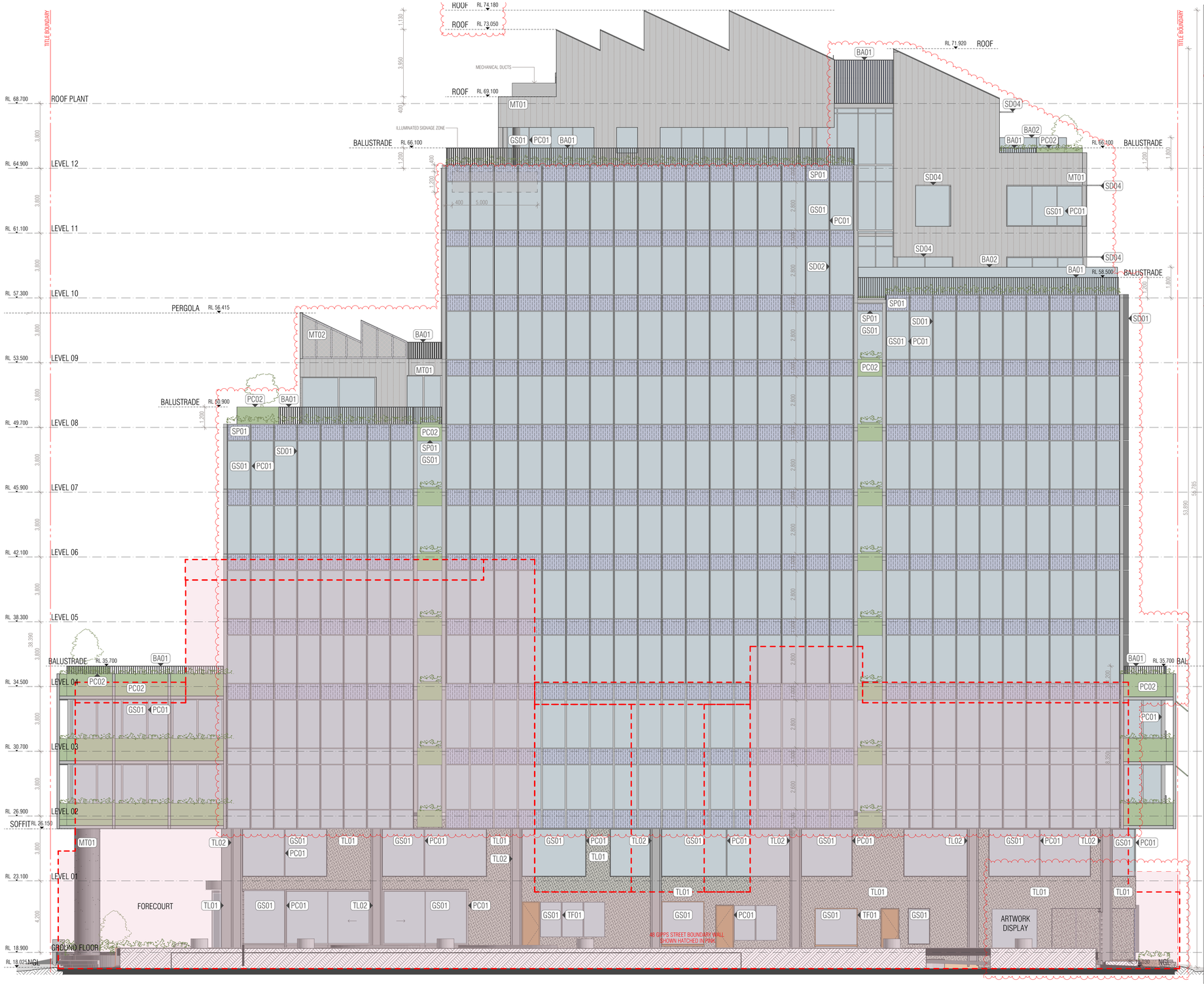
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3000

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



MATERIALS & FINISHES LEGEND

REFER TO TP6001 FOR SCHEDULE OF MATERIALS & FINISHES

- CF01 CONCRETE PROFILE 01
- CF02 CONCRETE PROFILE 02
- CF03 CONCRETE PROFILE 03
- CF04 CONCRETE WITH APPLIED FINISH
- TL01 FEATURE TILE 01
- TL02 FEATURE TILE 02
- MT01 STANDING SEAM METAL CLADDING
- MT02 TENSILE MESH
- SD01 (REMOVED)
- SD02 SHADING DEVICE 02
- SD03 SHADING DEVICE 03
- SD04 SHADING DEVICE 04
- GS01 GLASS (CLEAR)
- SP01 SPANDREL PANEL (SOLID)
- TF01 TIMBER FRAME
- PC01 POWDERCOAT FINISH (SILVER)
- PC02 POWDERCOAT FINISH (GREEN)
- TB01 TIMBER BENCH
- BA01 BALUSTRADE 01
- BA02 BALUSTRADE 02

REVISION		
P01	COORDINATION ISSUE	COORDINATION ISSUE 12/09/2025
A	FOR LODGEMENT	FOR LODGEMENT 6/02/2026
B	FOR COORDINATION	FOR COORDINATION 5/06/2026
C	FOR COORDINATION	FOR COORDINATION 15/07/2026
D	FOR LODGEMENT	FOR LODGEMENT 21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
EAST ELEVATION

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3001

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



MATERIALS & FINISHES LEGEND

REFER TO TP6001 FOR SCHEDULE OF MATERIALS & FINISHES

CF01	CONCRETE PROFILE 01
CF02	CONCRETE PROFILE 02
CF03	CONCRETE PROFILE 03
CF04	CONCRETE WITH APPLIED FINISH
TL01	FEATURE TILE 01
TL02	FEATURE TILE 02
MT01	STANDING SEAM METAL CLADDING
MT02	TENSILE MESH
SD01	[REMOVED]
SD02	SHADING DEVICE 02
SD03	SHADING DEVICE 03
SD04	SHADING DEVICE 04
GS01	GLASS (CLEAR)
SP01	SPANDREL PANEL (SOLID)
TF01	TIMBER FRAME
PC01	POWDERCOAT FINISH (SILVER)
PC02	POWDERCOAT FINISH (GREEN)
TB01	TIMBER BENCH
BA01	BALUSTRADE 01
BA02	BALUSTRADE 02

REVISION

P01	COORDINATION ISSUE	COORDINATION ISSUE	12/09/2025
A	FOR LODGEMENT	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SOUTH ELEVATION

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3002

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



MATERIALS & FINISHES LEGEND

REFER TO TP6001 FOR SCHEDULE OF MATERIALS & FINISHES

CF01	CONCRETE PROFILE 01
CF02	CONCRETE PROFILE 02
CF03	CONCRETE PROFILE 03
CF04	CONCRETE WITH APPLIED FINISH
TL01	FEATURE TILE 01
TL02	FEATURE TILE 02
MT01	STANDING SEAM METAL CLADDING
MT02	TENSILE MESH
SD01	(REMOVED)
SD02	SHADING DEVICE 02
SD03	SHADING DEVICE 03
SD04	SHADING DEVICE 04
GS01	GLASS (CLEAR)
SP01	SPANDREL PANEL (SOLID)
TF01	TIMBER FRAME
PC01	POWDERCOAT FINISH (SILVER)
PC02	POWDERCOAT FINISH (GREEN)
TB01	TIMBER BENCH
BA01	BALUSTRADE 01
BA02	BALUSTRADE 02

REVISION

P01	COORDINATION ISSUE	COORDINATION ISSUE 12/09/2025
A	FOR LODGEMENT	FOR LODGEMENT 6/02/2026
B	FOR COORDINATION	FOR COORDINATION 5/06/2026
C	FOR COORDINATION	FOR COORDINATION 15/07/2026
D	FOR LODGEMENT	FOR LODGEMENT 21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
WEST ELEVATION

Date
22/07/2026

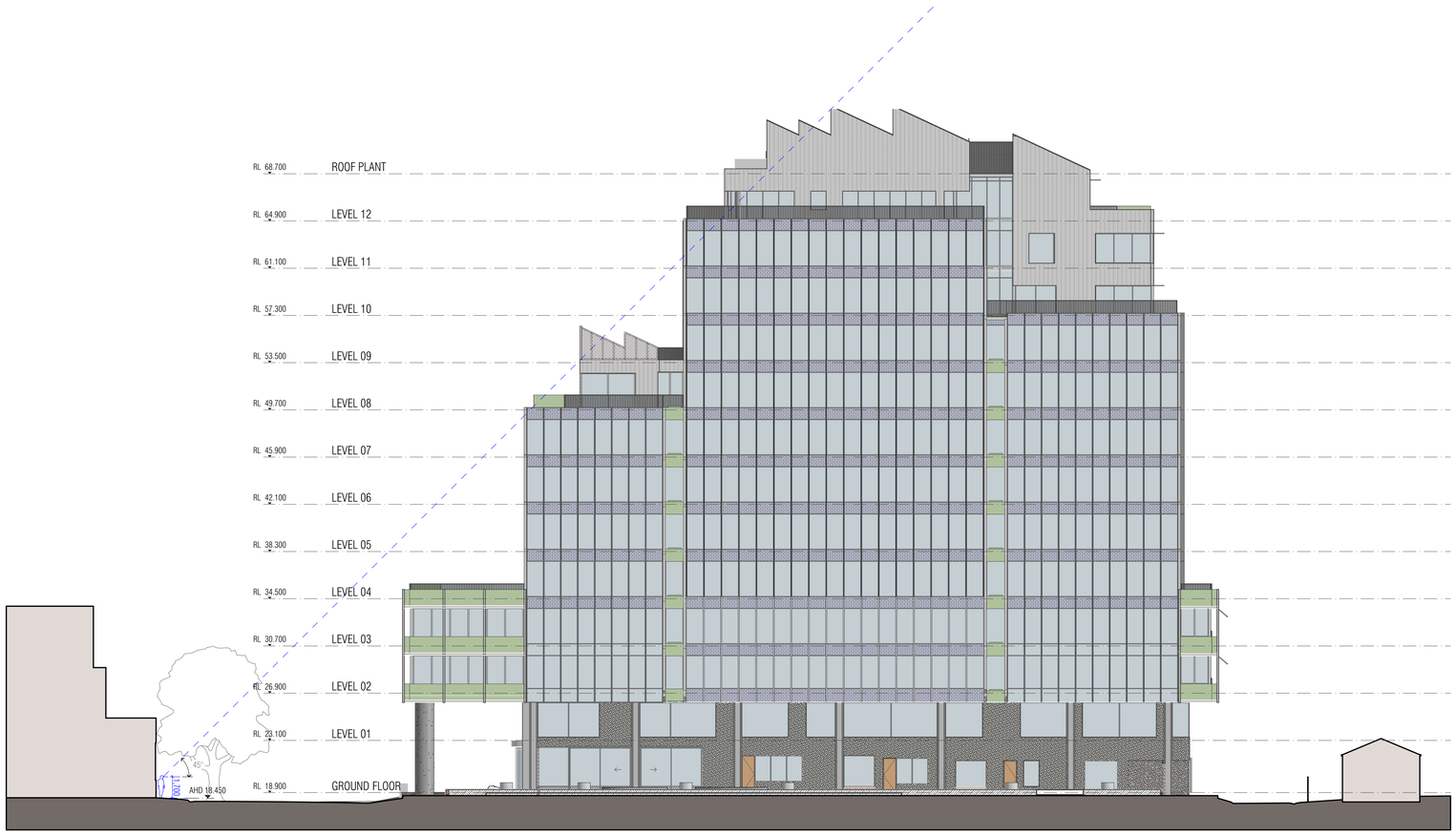
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3003

Revision
D

BIM cloud: FWKLAPP1 (AC25) - BIM cloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



MATERIALS & FINISHES LEGEND

REFER TO TP6001 FOR SCHEDULE OF MATERIALS & FINISHES

- CF01 CONCRETE PROFILE 01
- CF02 CONCRETE PROFILE 02
- CF03 CONCRETE PROFILE 03
- CF04 CONCRETE WITH APPLIED FINISH
- TL01 FEATURE TILE 01
- TL02 FEATURE TILE 02
- MT01 STANDING SEAM METAL CLADDING
- MT02 TENSILE MESH
- SD01 [REMOVED]
- SD02 SHADING DEVICE 02
- SD03 SHADING DEVICE 03
- SD04 SHADING DEVICE 04
- GS01 GLASS (CLEAR)
- SP01 SPANDREL PANEL (SOLID)
- TF01 TIMBER FRAME
- PC01 POWDERCOAT FINISH (SILVER)
- PC02 POWDERCOAT FINISH (GREEN)
- TB01 TIMBER BENCH
- BA01 BALUSTRADE 01

REVISION		
A	FOR LODGEMENT	FOR LODGEME NT 6/02/2026
B	FOR COORDINATION	FOR COORDINA TION 5/06/2026
C	FOR COORDINATION	FOR COORDINA TION 15/07/2026
D	FOR LODGEMENT	FOR LODGEME NT 21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
EAST ELEVATION - VIEW LINES

Date
22/07/2026

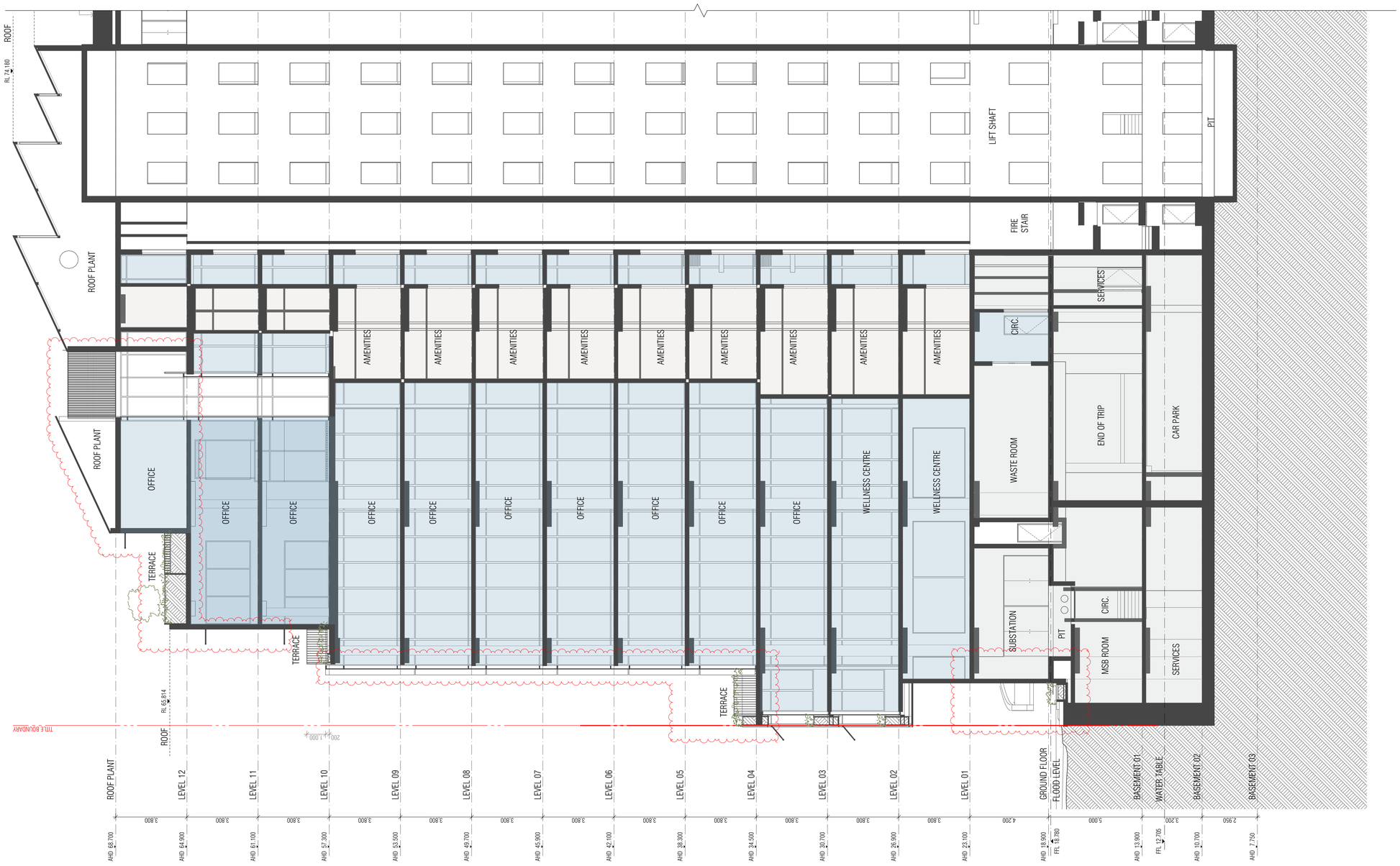
Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP3010

Revision
D

BIM cloud: FWMELAPP1(AC25) - BIM cloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	19/09/2025
P02	COORDINATION ISSUE	10/10/2025
A	FOR LODGMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGMENT	21/07/2026

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T + 6 1 3 9 0 8 1 2 4 0 1 E hello@ fieldworkprojects.com.au

Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION AA PART 1

Date
22/07/2026

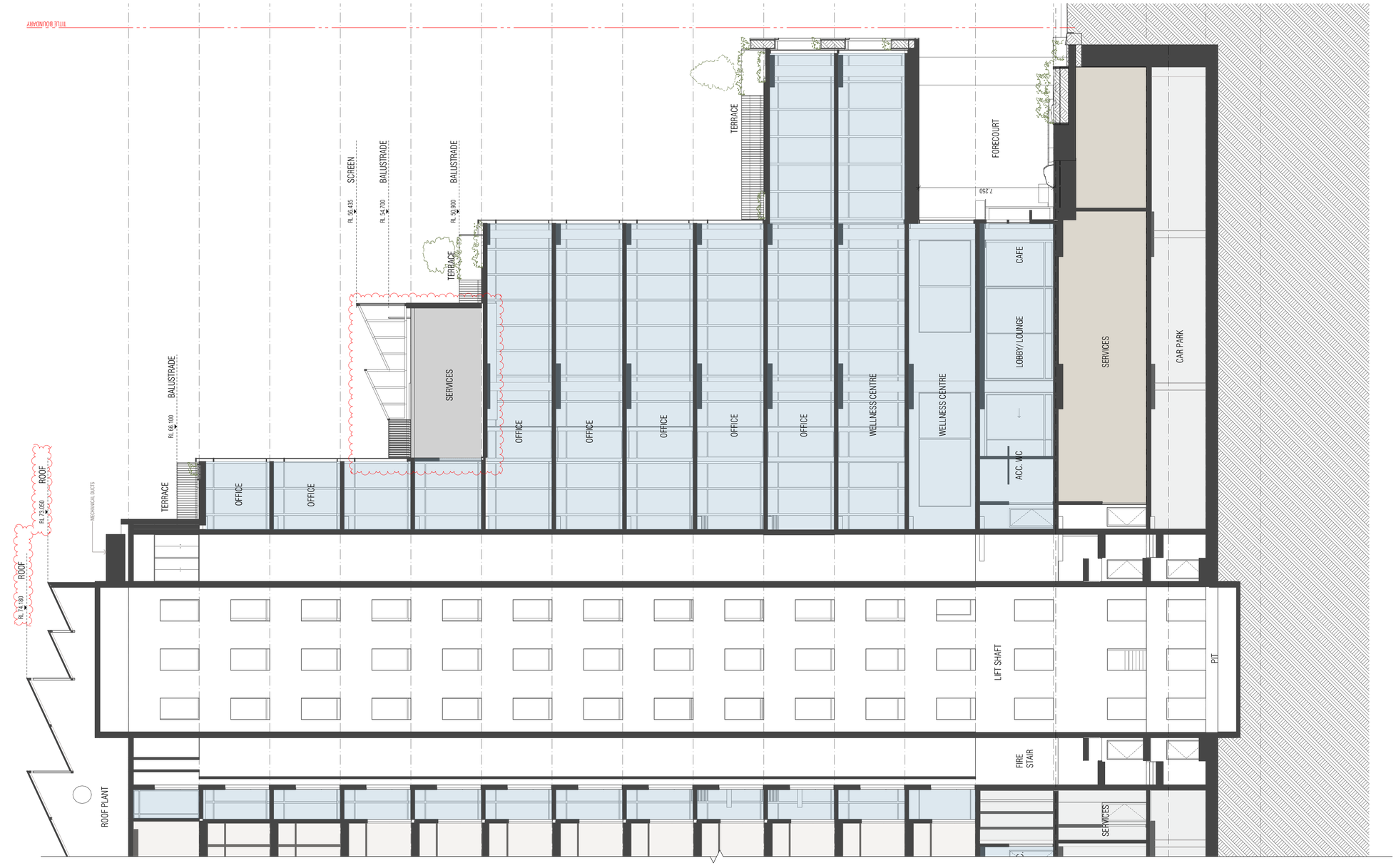
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3100

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION AA PART 2

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3101

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025		
P02	COORDINATION ISSUE	10/10/2025		
A	FOR LODGEMENT	6/02/2026		
B	FOR COORDINATION	5/06/2026		
C	FOR COORDINATION	15/07/2026		
D	FOR LODGEMENT	21/07/2026		

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION BB PART 1

Date
22/07/2026

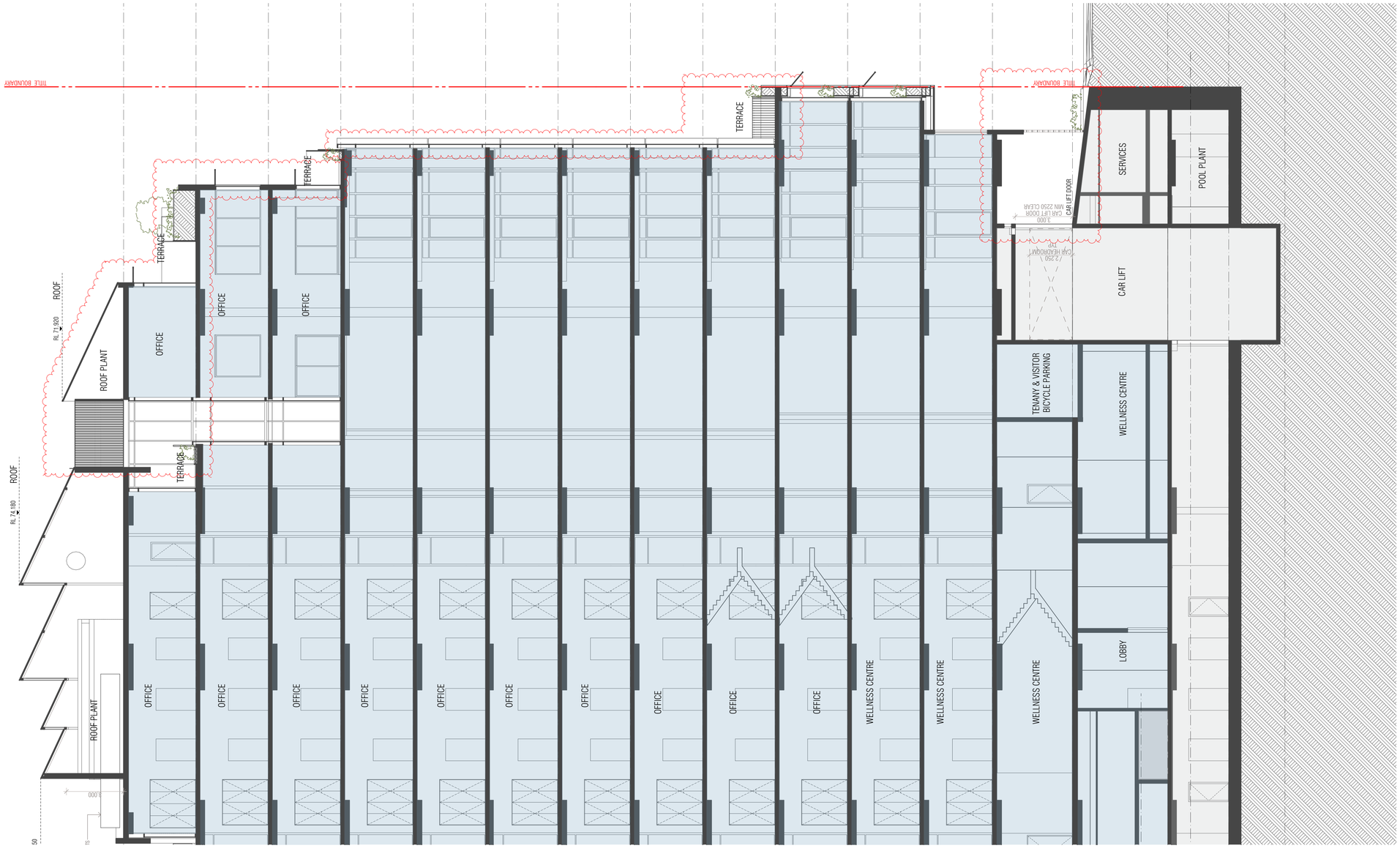
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3102

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION BB PART 2

Date
22/07/2026

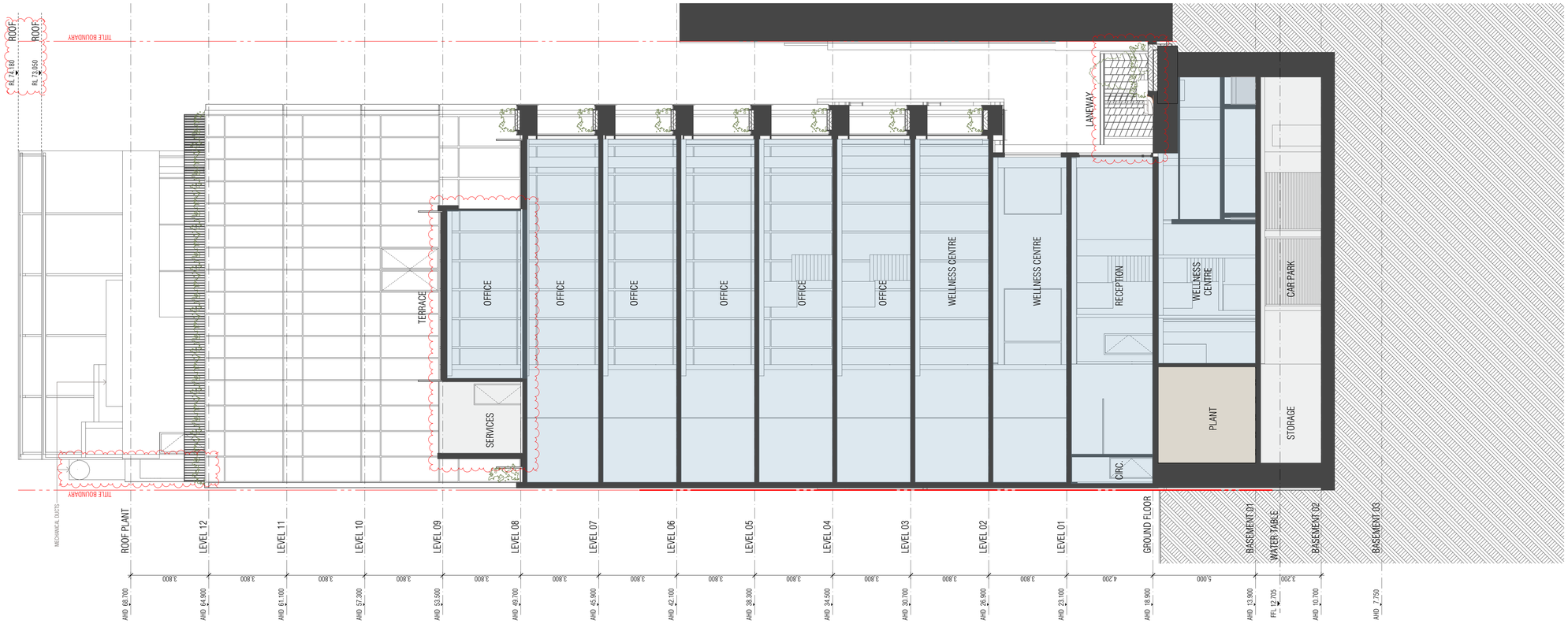
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3103

Revision
D

BIMcloud: FWMELAPP1\AC25\ – BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

PRELIMINARY

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T + 6 1 3 9 0 8 1 2 4 0 1 E hello@fieldworkprojects.com.au

Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION CC

Date
22/07/2026

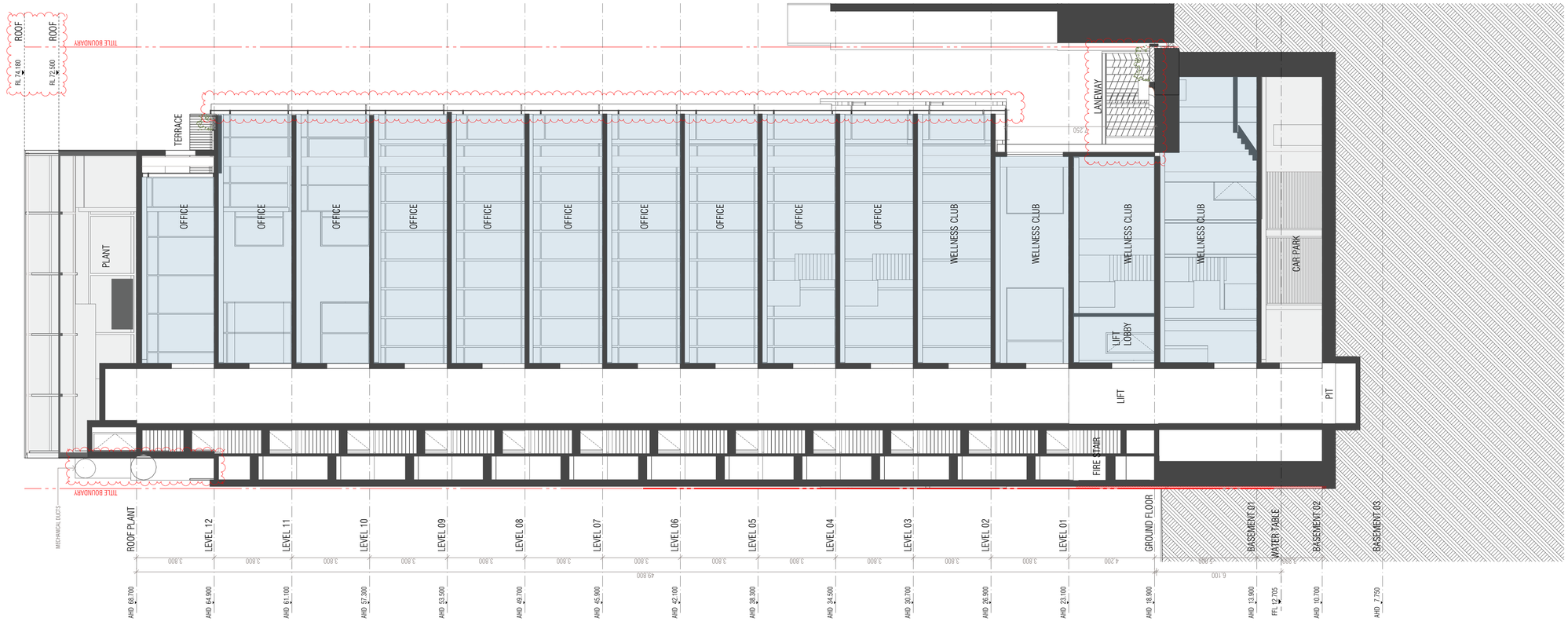
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3104

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION DD

Date
22/07/2026

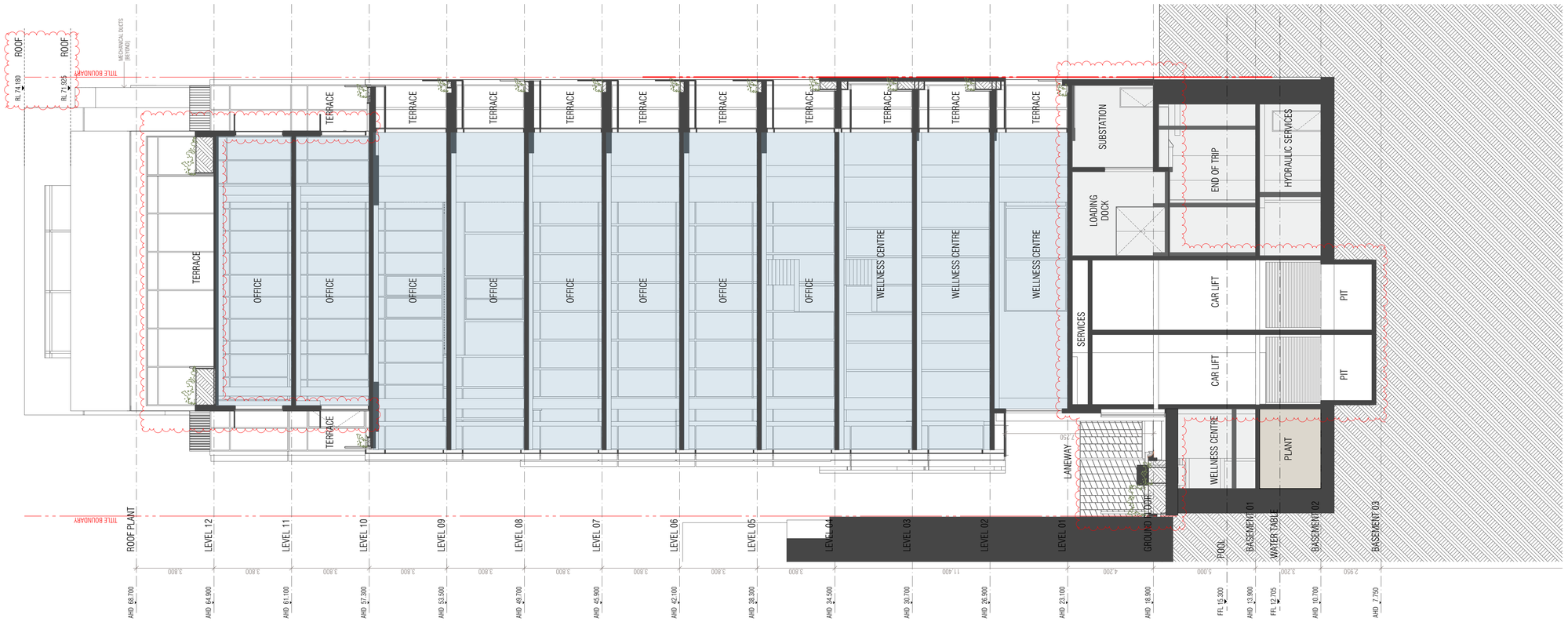
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP3105

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	10/09/2025
P02	COORDINATION ISSUE	10/10/2025
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SECTION EE

Date
22/07/2026

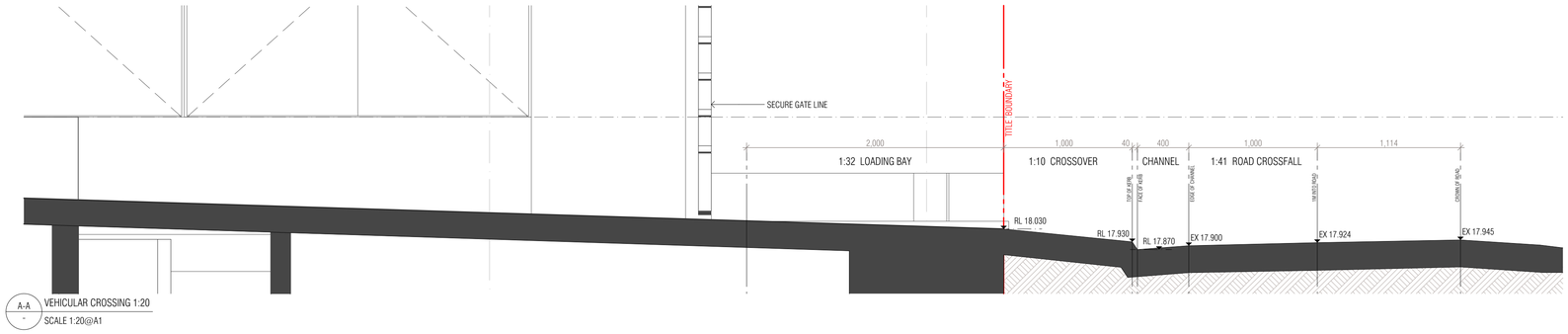
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TOWN PLANNING

Scale
1:100 @ A1

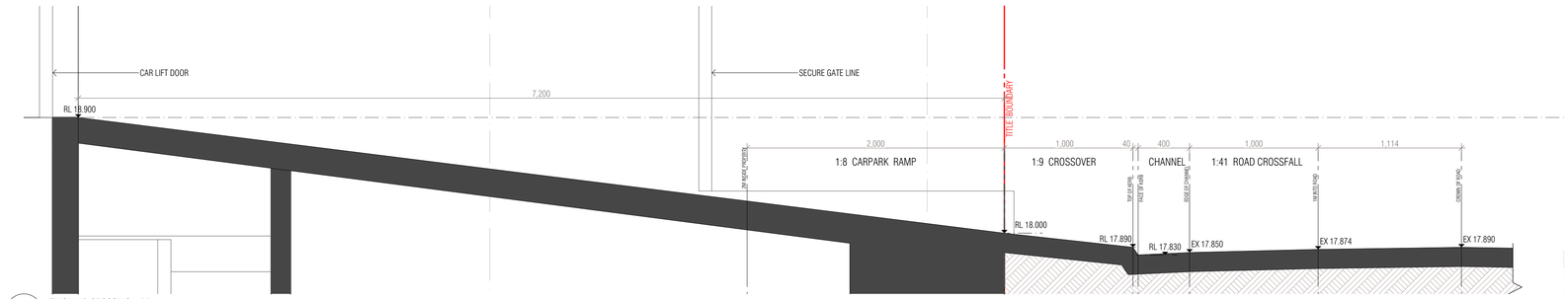
Drawing Number
TP3106

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

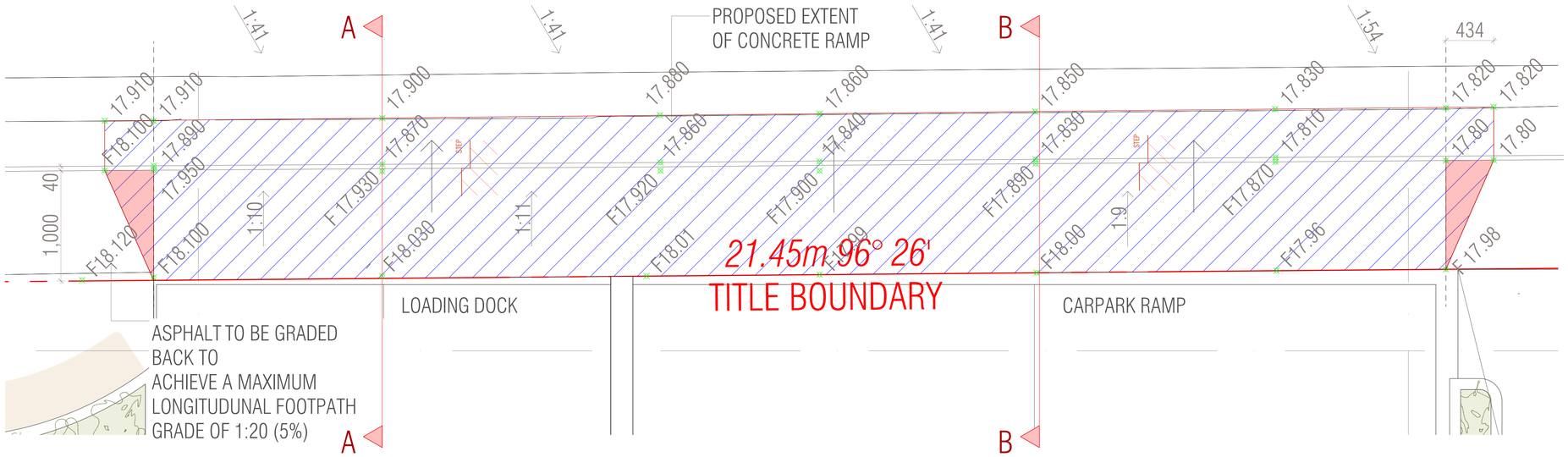


A-A
VEHICULAR CROSSING 1:20
SCALE 1:20@A1



B-B
VEHICULAR CROSSING 1:20
SCALE 1:20@A1

SINGLETON STREET



01
CROSSOVER PLAN 1:20
SCALE 1:20@A1

REVISION		Transmittal Set Date
A	FOR COORDINATION	13/07/2026
B	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SINGLETON ST. VEHICULAR CROSSOVER

Date
22/07/2026

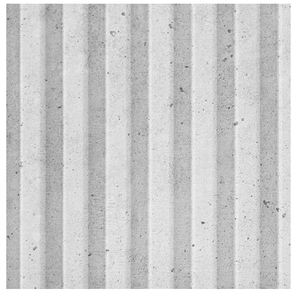
Status
TOWN PLANNING

Scale
1:20 @ A1

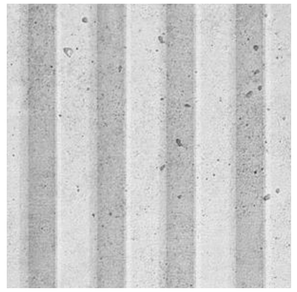
Drawing Number
TP3107

Revision
B

BIMcloud: FWMELAPP1\ACDS) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



CF01: CONCRETE PROFILE 01



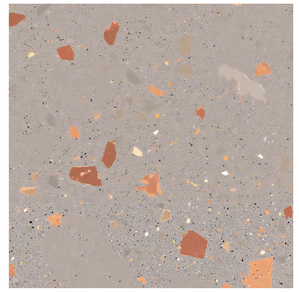
CF02: CONCRETE PROFILE 02



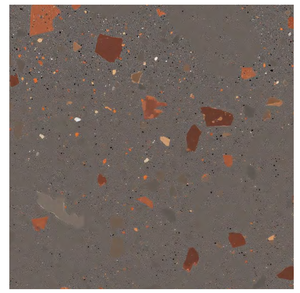
CF03: NATURAL GREY CONCRETE



CF04: GREEN MINERAL PAINT CONCRETE



TL01: FEATURE TILE 01



TL02: FEATURE TILE 02



MT01: STANDING SEAM METAL CLADDING



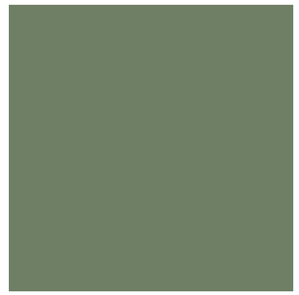
MT02: METAL TENSILE MESH



SD01: SHADING DEVICE 01 (POWDERCOAT METAL)



SD02: SHADING DEVICE 02 (POWDERCOAT METAL)



SD03: SHADING DEVICE 03 (POWDERCOAT METAL)

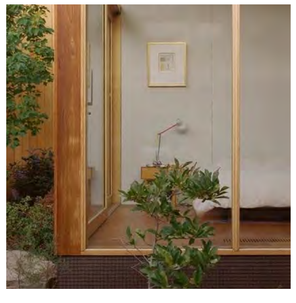


SD04: SHADING DEVICE 04 (POWDERCOAT METAL)



GS01: GLASS (CLEAR)

SP01: SPANDREL PANEL (SOLID SILVER)



TF01: TIMBER FRAME

PC01: POWDERCOAT FINISH (SILVER)



PC02: POWDERCOAT FINISH (GREEN)



BA01: BALUSTRADE (METAL PALISADE)

BA02: BALUSTRADE (GLASS CLEAR)

REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
A	FOR LODGEMENT	6/02/2026		
B	FOR COORDINATION	5/06/2026		
C	FOR LODGEMENT	21/07/2026		

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
MATERIAL SCHEDULE

Date
22/07/2026

Status
TOWN PLANNING

Scale
@ A1

Drawing Number
TP6001

Revision
C

BIMcloud: FWMELAPP1:(AC25) - BIMcloud Basic for Archicad 25:230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
A	FOR LODGEMENT	21/07/2026		
B	FOR LODGEMENT	21/07/2026		

PRELIMINARY

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T + 6 1 3 9 0 8 1 2 4 0 1 E hello@ fieldworkprojects.com.au

Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 9AM

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9001

Revision
B

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

PROPOSED BUILDING SHADOWS

ALL SHADOW DIAGRAMS ARE SHOWN AT NOTED TIMES ON THE EQUINOX (22nd SEPTEMBER)

7-25 GIPPS STREET

4 STOREY COMMERCIAL BUILDING

14 GIPPS STREET

2 STOREY COMMERCIAL BUILDING

DORSET STREET

12A GIPPS STREET

2 STOREY CAR PARKING BUILDING

2-4 DOWN STREET
2 STOREY COMMERCIAL BUILDING

32 GIPPS STREET

1 STOREY COMMERCIAL BUILDING

1 DIGHT STREET
2 STOREY COMMERCIAL BUILDING

3 DIGHT STREET
1 STOREY RESIDENTIAL BUILDING

5 DIGHT STREET
1 STOREY RESIDENTIAL BUILDING

GIPPS STREET

SINGLETON STREET

DIGHT STREET

50 GIPPS STREET

6 STOREY COMMERCIAL BUILDING

2 DIGHT STREET
1 STOREY RESIDENTIAL BUILDING

4 DIGHT STREET
1 STOREY RESIDENTIAL BUILDING

6 DIGHT STREET
1 STOREY RESIDENTIAL BUILDING

ROKEBY STREET

51 GIPPS STREET

2 STOREY COMMERCIAL BUILDING

52 GIPPS STREET
2 STOREY RESIDENTIAL BUILDING

54 GIPPS STREET
2 STOREY RESIDENTIAL BUILDING

56 GIPPS STREET
2 STOREY RESIDENTIAL BUILDING

56 GIPPS STREET
2 STOREY RESIDENTIAL BUILDING

CAR PARKING

5-11 CAMPBELL STREET

1 STOREY COMMERCIAL BUILDING

13 TO 29 CAMPBELL STREET
1 STOREY RESIDENTIAL BUILDINGS

CAMPBELL STREET

55 GIPPS STREET
1 STOREY RESIDENTIAL BUILDING

58 GIPPS STREET
2 STOREY COMMERCIAL BUILDING

REVISION		Transmittal Set Date	REVISION		Transmittal Set Date
A	FOR LODGEMENT	6/02/2026			
B	FOR LODGEMENT	21/07/2026			

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 10AM

Date
22/07/2026

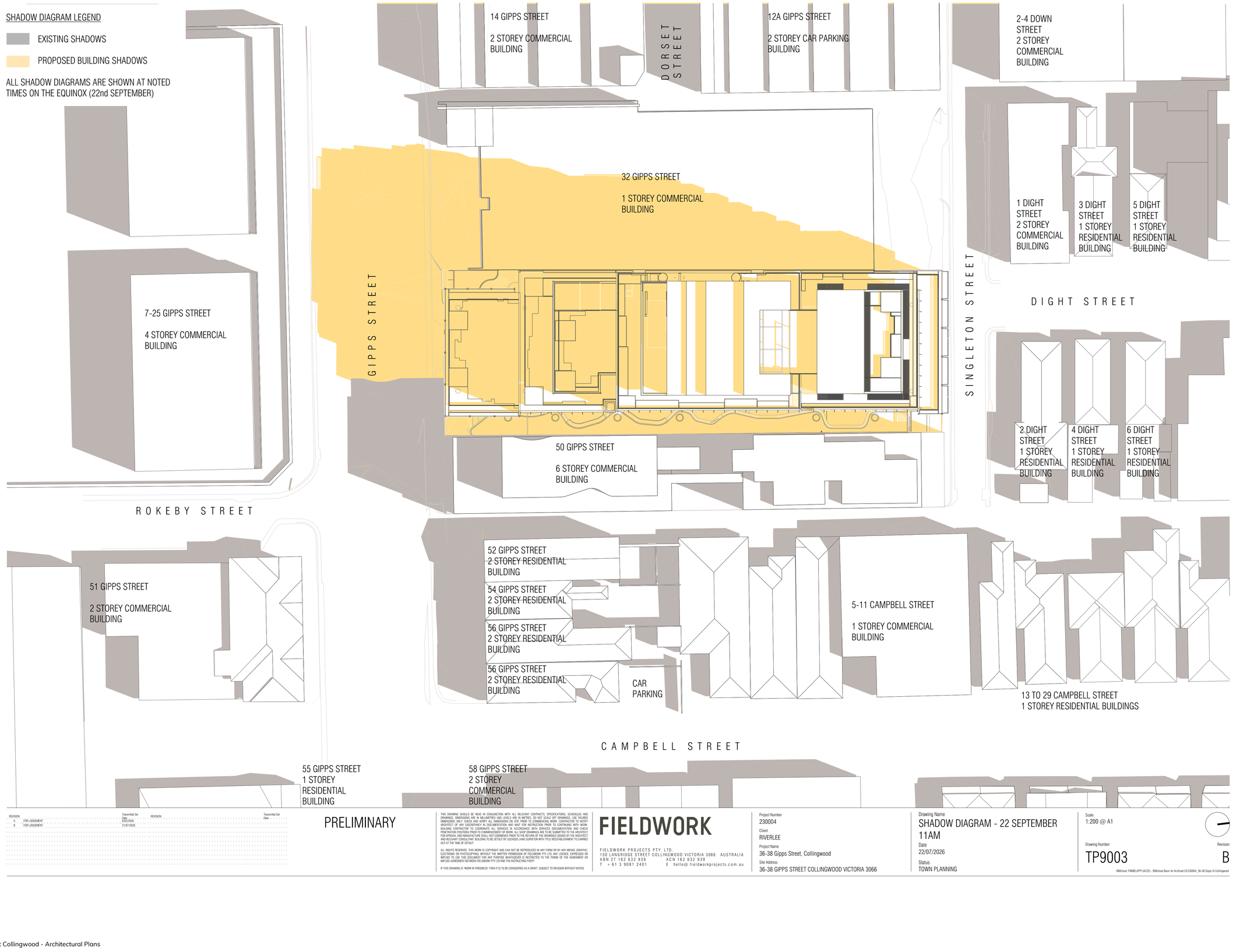
Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9002

Revision
B

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
A	FOR LODGEMENT	6/02/2026
B	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 11AM

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9003

Revision
B

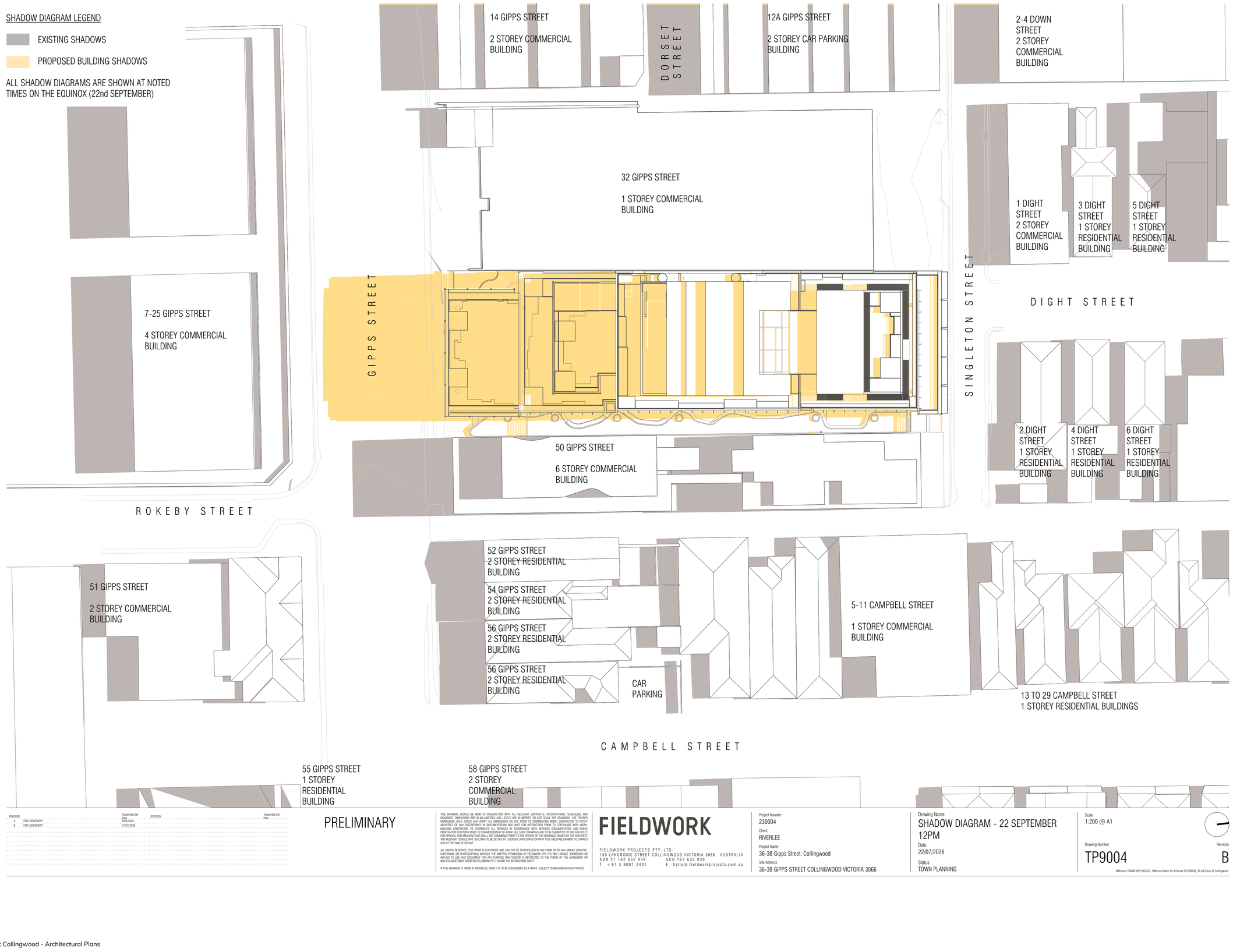
BIMcloud: FWMELAPP1\ACDS\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood

SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

PROPOSED BUILDING SHADOWS

ALL SHADOW DIAGRAMS ARE SHOWN AT NOTED TIMES ON THE EQUINOX (22nd SEPTEMBER)



REVISION		Transmittal Set Date
A	FOR LODGEMENT	6/02/2026
B	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 12PM

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9004

Revision
B

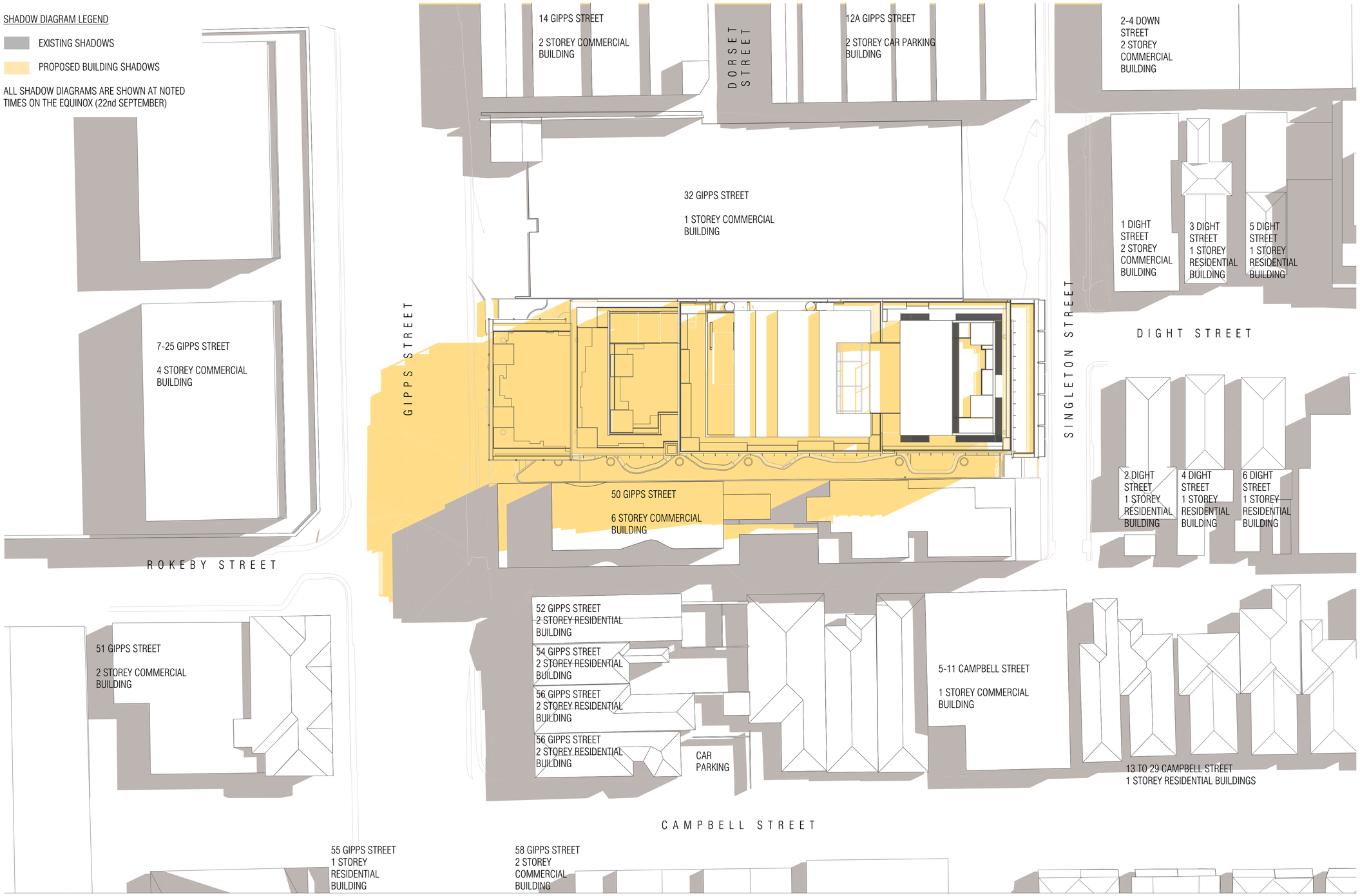
BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood

SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

PROPOSED BUILDING SHADOWS

ALL SHADOW DIAGRAMS ARE SHOWN AT NOTED TIMES ON THE EQUINOX (22nd SEPTEMBER)



REVISION		Transmittal Set	REVISION	Transmittal Set
		Date		Date
A	FOR LODGEMENT	14/03/2026		
B	FOR LODGEMENT	21/07/2026		

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 1PM

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9005

Revision
B

BIMcloud: FWMELAPP1\AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

PROPOSED BUILDING SHADOWS

ALL SHADOW DIAGRAMS ARE SHOWN AT NOTED TIMES ON THE EQUINOX (22nd SEPTEMBER)



REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
A	FOR LODGEMENT	6/02/2026		
B	FOR LODGEMENT	21/07/2026		

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 2PM

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9005

Revision
B

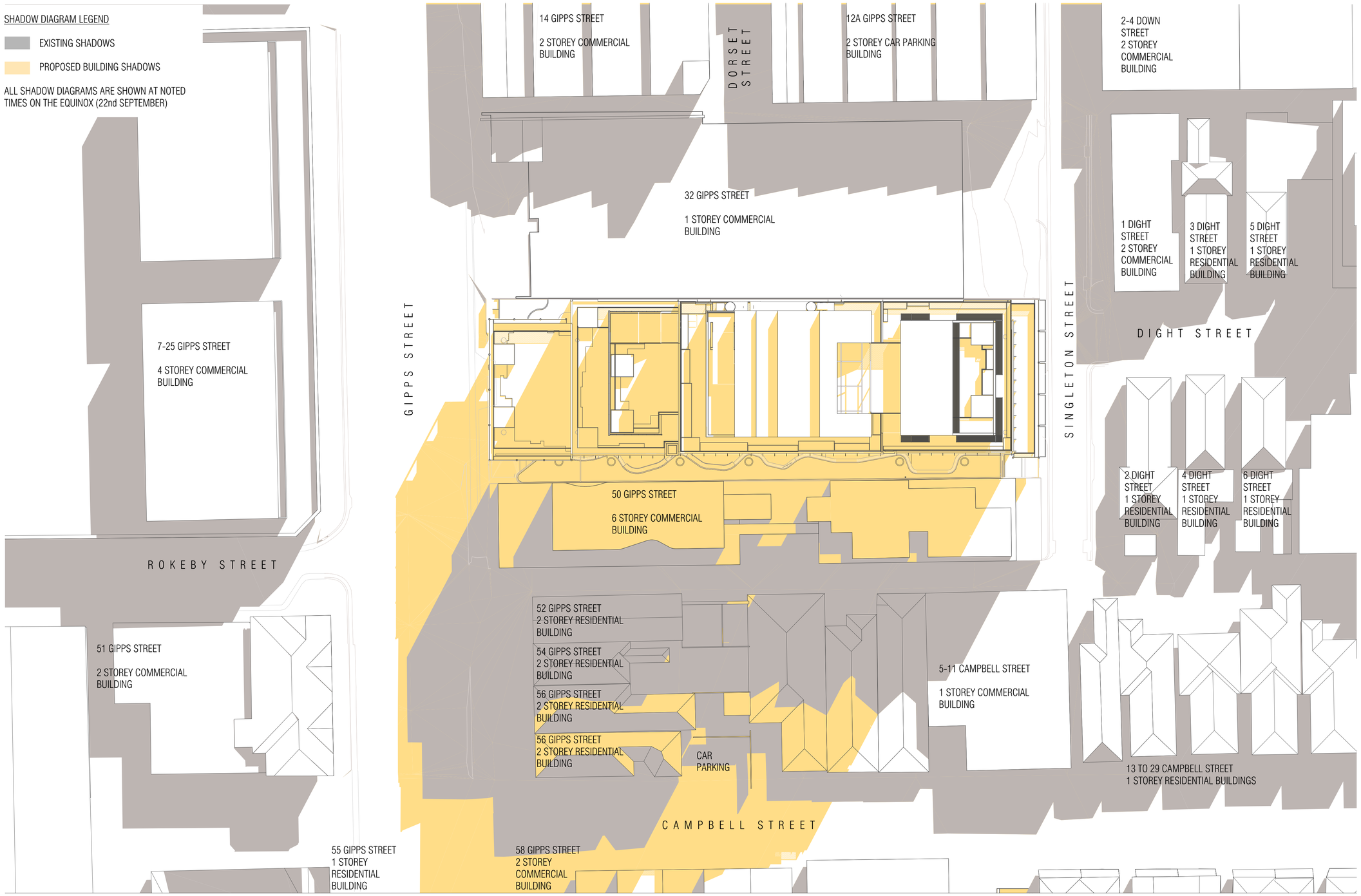
BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

PROPOSED BUILDING SHADOWS

ALL SHADOW DIAGRAMS ARE SHOWN AT NOTED TIMES ON THE EQUINOX (22nd SEPTEMBER)



REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
A	FOR LODGEMENT	6/02/2026		
B	FOR LODGEMENT	21/07/2026		

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T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
SHADOW DIAGRAM - 22 SEPTEMBER 3PM

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP9006

Revision
B

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood


FIELDWORK
Design Report - TP Referral
24.07.2026
36-38 Gipps Street, Collingwood
Department of Transport and Planning

Contents

3 Key Project Features

4 Design Statement

5 Project Team

13 Site Analysis

31 Massing Diagrams

48 Design Precedents

54 Visualisations

Project Team

Client

RIVERLEE

Level 7, 379 Collins Street, Melbourne
Victoria, 3000, Australia

Architect

FIELDWORK

150 Langridge Street, Collingwood
Victoria, 3066, Australia

Key Project Features

Site Area:
1,427 m²

Commercial Gross Floor Area:
10,355 m2

Wellness Centre Gross Floor Area:
2,332 m2

ESD Targets and Features:
- Overall BESS score 62%
- High-efficiency all-electric building services
- Fixed vertical shading to north and east facade
- 30 kW PV solar array to rooftop

Car Parking Spaces:
30 no.

Bicycle Spaces:
40 no. employee
40 no. visitor

225m² of community benefit provided by publicly accessible open space at ground level

New pedestrian laneway connecting Gipps St and Singleton St with integrated planters and bench seating



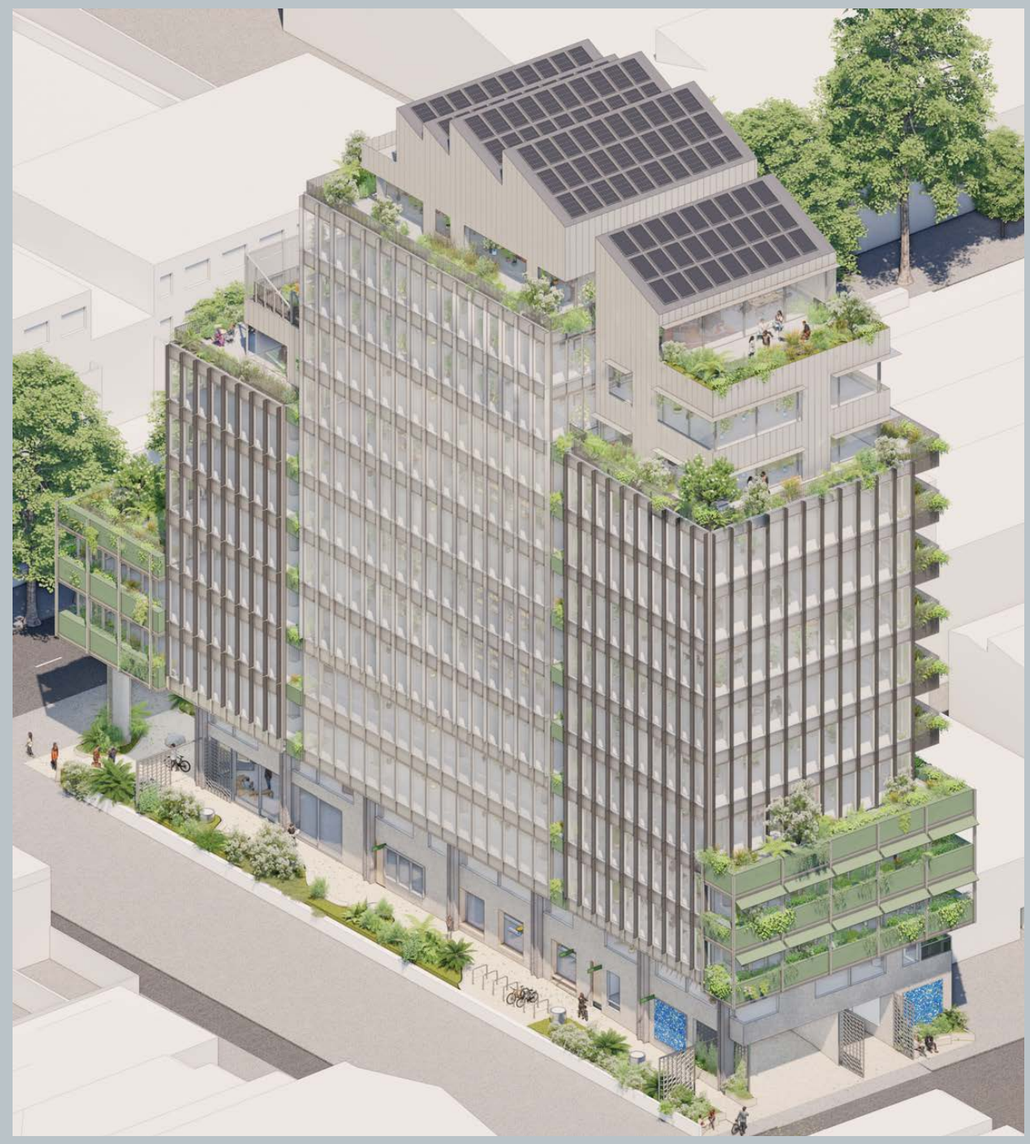
Design Statement

The design of 36–38 Gipps Street is a contextual response that acknowledges the evolving character of the Gipps Street precinct while reinforcing its fine-grain, pedestrian-oriented urban fabric. The building provides high-quality commercial accommodation articulated through a responsive and carefully detailed façade, contributing positively to the public realm and future growth of the area.

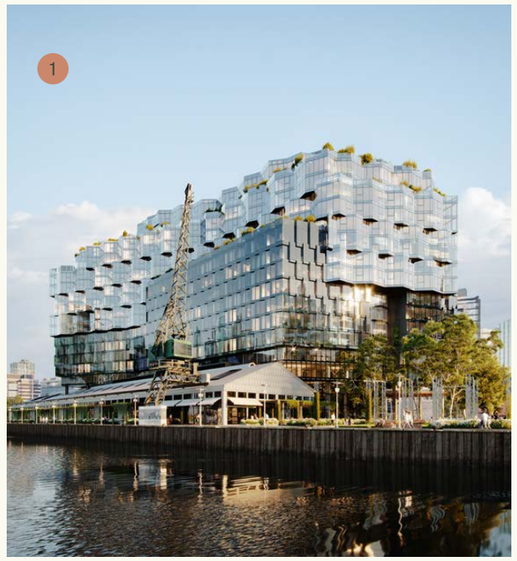
At ground level, the design prioritises public amenity and permeability. A south-facing public forecourt addresses Gipps Street, providing a generous threshold between street and building and enhancing the pedestrian experience through integrated planting and informal seating. A ground floor cafe with integrated servery windows further activates this frontage. This space supports everyday use, passive occupation, and visual connection between the street and internal uses.

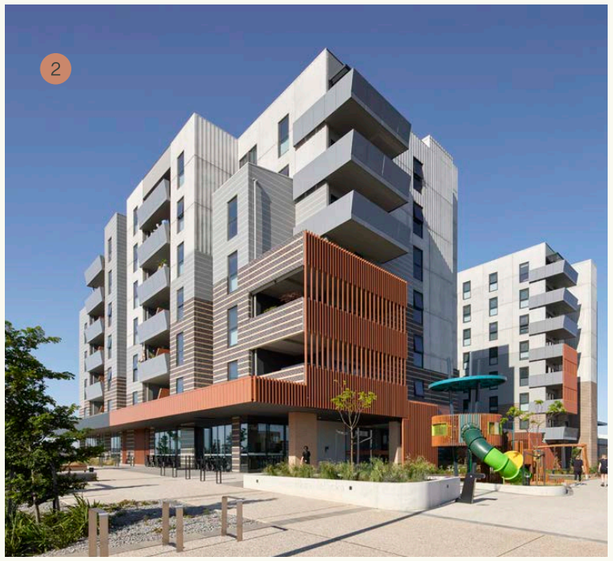
A new publicly accessible laneway, open during business hours and free of vehicle access, connects Gipps Street and Singleton Street. Activated by the new building activities, the laneway is conceived as a shared pedestrian environment incorporating integrated planters, seating, and high-quality finishes to increase comfort, safety, and amenity. Garden beds and bench seating activate the Singleton Street frontage, with services, loading, and traffic access requirements integrated and coordinated to ensure a cohesive and legible interface that supports both operational needs and the pedestrian-focused public realm. Together, the forecourt and laneway establish a permeable, engaging ground-plane condition that strengthens local connectivity and contributes positively to the broader public realm.

Upper levels accommodate private commercial tenancies supported by carefully integrated planting and sustainability initiatives, reinforcing a strong relationship between the building, its occupants, and the surrounding neighbourhood. Collectively, the design enhances public amenity, supports active street life, and delivers a considered architectural response appropriate to its inner-urban context.



Riverlee











Riverlee is a diversified property group specialising in development and asset management. Based in Melbourne and active across commercial, residential, hospitality and retail sectors, Riverlee creates urban places with people at the centre.

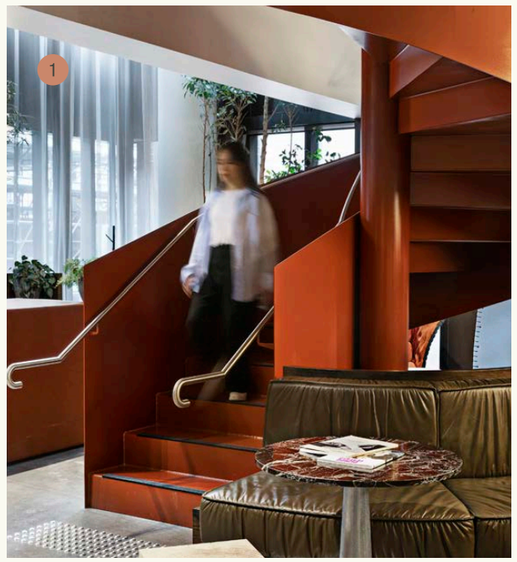
Our reputation has been built on creating visionary and award-winning urban developments with a sense of place.

We collaborate with Australia's leading architects, designers and consultants, immersing ourselves within the culture and heritage of the communities in which we work, to unlock value and uphold the integrity of our developments.

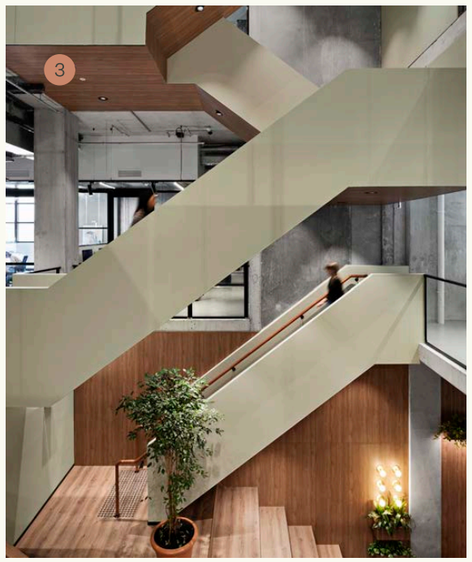
Today, a new generation carries the vision forward with every urban environment we develop to leave a legacy of positive change. In everything we do we work with integrity and respect, driven to make a difference by creating communities in which people thrive.

1. Seafarers, Melbourne
2. Stage 1 Residences, New Epping, Epping
3. 108 Flinders, Melbourne
4. Jaques, Richmond
5. 370_Docklands Drive, Docklands

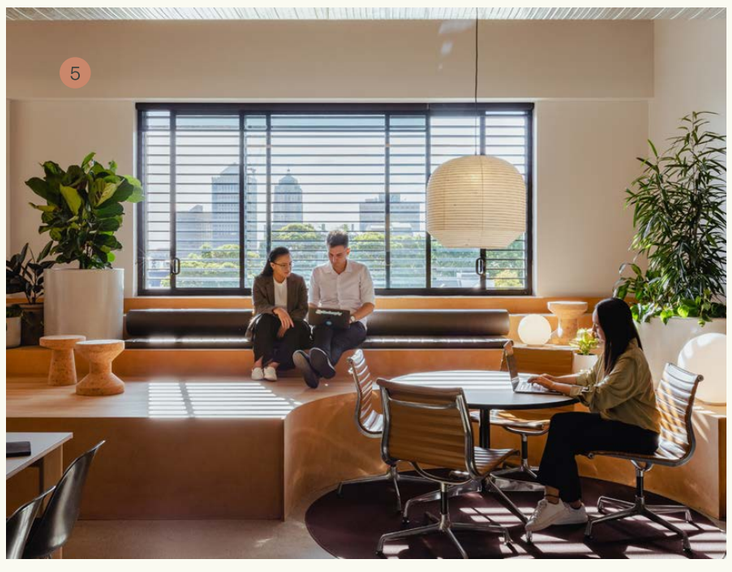
The Commons











The Commons is a creative workspace with a diverse range of businesses all working under a common roof. Community and sustainability is central to our mission in providing an environment that allows businesses to grow and individuals to flourish.

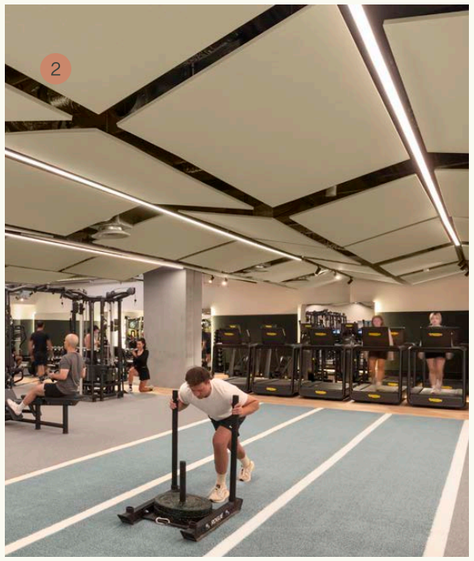
Since 2016, The Commons has grown to 18 locations across Melbourne and Sydney, collaborating with leading architects and designers to ensure each workspace is unique and responds to its surrounding environment and the members who inhabit its spaces. Through continuous research and mindful consideration of every aspect within The Commons spaces, we provide our members with the best possible place to work.

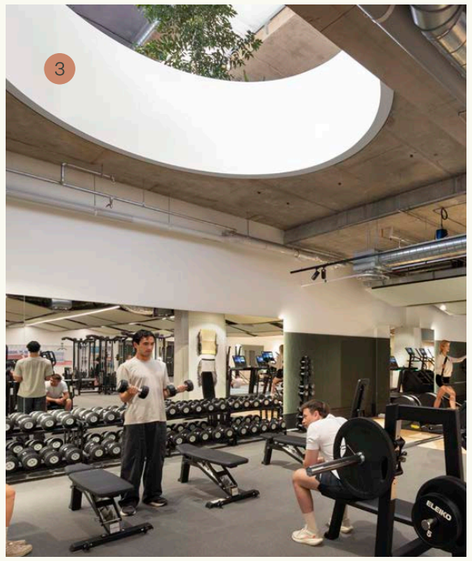
We're proud to be B Corp Certified and a Certified Great Place to Work, in recognition of our ongoing work towards creating a more environmentally and socially conscious business model and ensuring our impact extends to the greater community at large.

1. The Commons, Wellington Street
2. The Commons, QV
3. The Commons, Cremorne
4. The Commons, George Street
5. The Commons, Surry Hills

The Commons Wellness Centre







The Commons Wellness Centre is the next evolution of The Commons co-working business. The Centres deliver thoughtfully designed spaces for movement, strength, mindfulness and meaningful connection. With world-class facilities including 24/7 gym access, 200+ weekly classes, integrated bathhouses including cold plunges and hot magnesium baths and more. The Commons' flagship Wellness Centre in Cremorne launched in 2025, with an additional centre opening early 2026. Featuring beautifully designed spaces that blend fitness and community to enhance the wellness journey for all patrons.

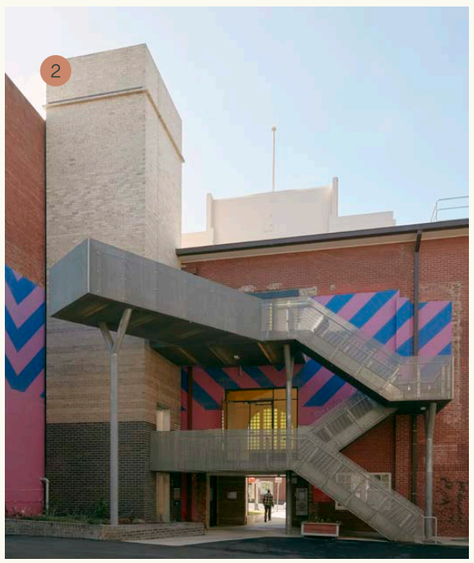


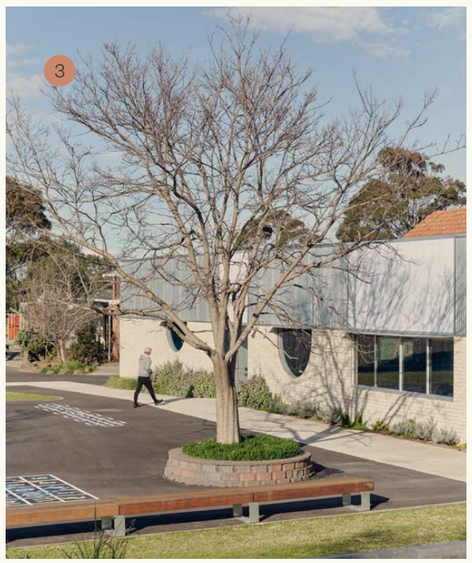


1. The Commons, Cremorne
2. The Commons, Cremorne
3. The Commons, Cremorne
4. The Commons, Cremorne
5. The Commons, Cremorne

Fieldwork


1


2

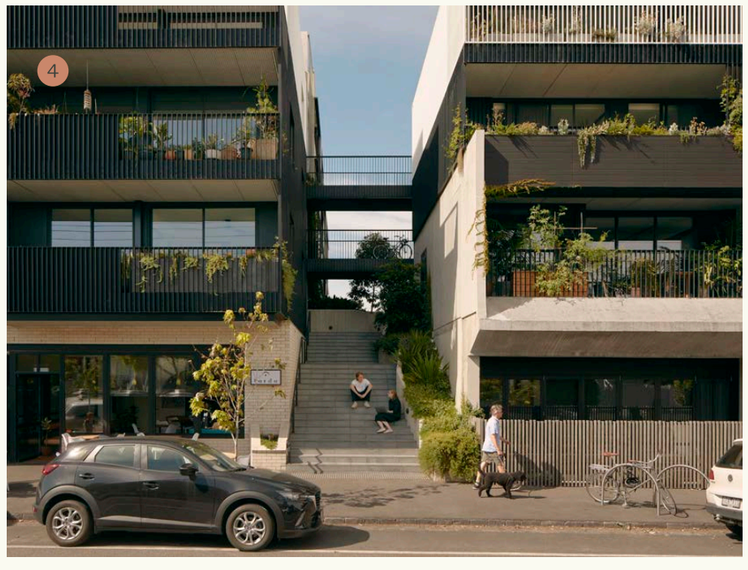

3

Fieldwork sees architecture as a social and civic practice. From our homes to our schools, from our workplaces to our creative and civic spaces, we all engage with architecture on a daily basis. We believe architecture is a sensitive, spatial practice from which the entirety of life unfolds.

We live in an urban age. At Fieldwork, we design for the city as the site from which to build a more equitable and environmentally conscious world. We believe in an active architecture that both shapes and is shaped by social, political, aesthetic, emotional and economic forces. We practice architecture as a living form that is agile and enduring, poetic and pragmatic, precise and optimistic: sensitive to the evolving needs of its inhabitants within a shifting local and global context.

Research, experimentation, materiality and modesty drive our design process. We imagine new ways of living, working and learning together. We believe that good architecture starts with deep listening.

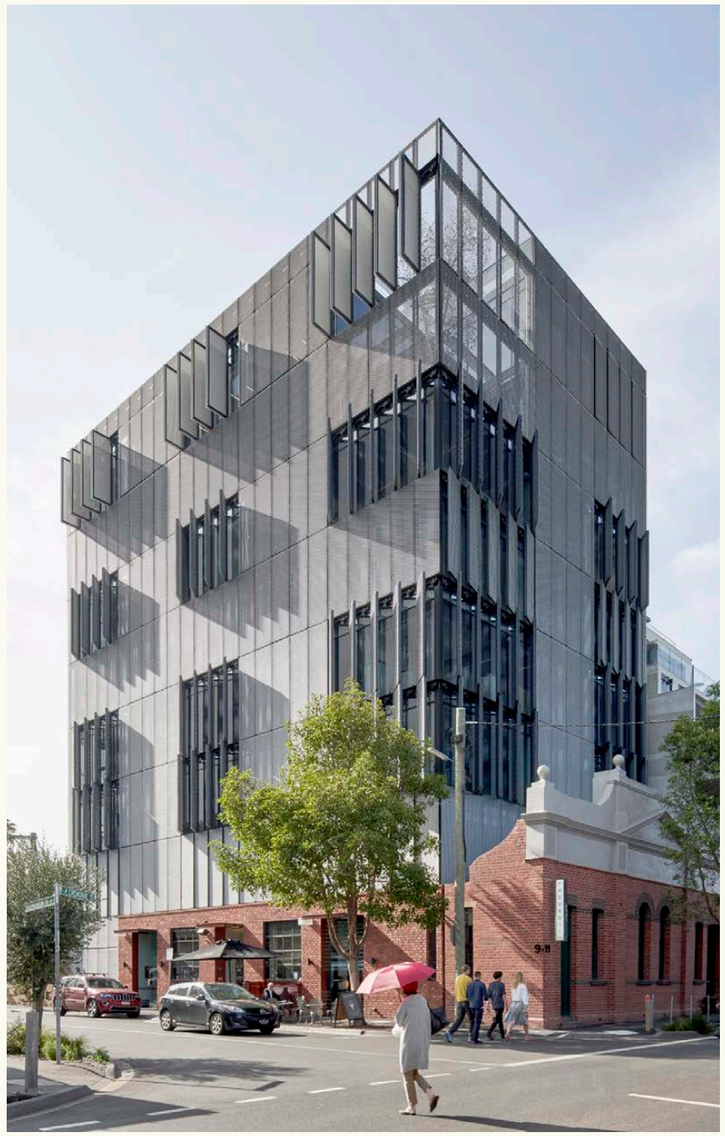
Fieldwork has forged a strong reputation for its work across multi-residential housing, workplace design, education and spaces for the making and presentation of contemporary art. We apply rigorous thinking to our collaborative design process involving clients, community stakeholders and future inhabitants.

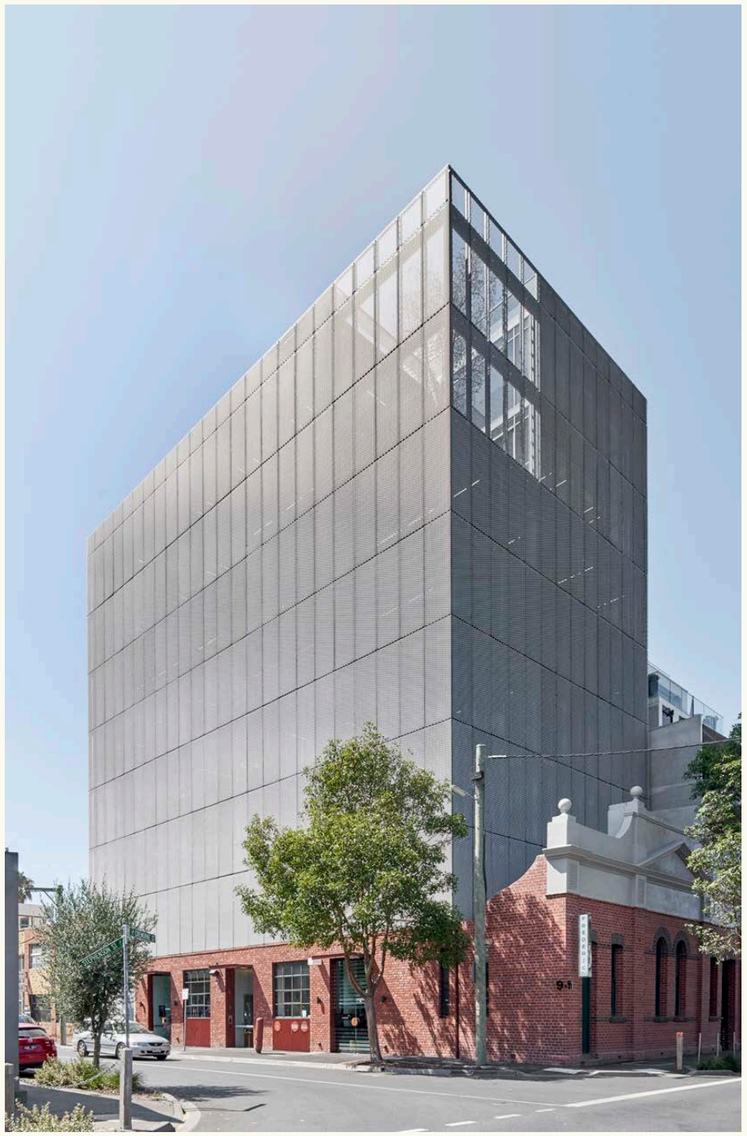

4


5

1. 9 Cremorne Street, Cremorne
2. Collingwood Yards
3. Seaford Primary School
4. 122 Roseneath Street, Clifton Hill
5. 38 Albermarle St, Kensington

Fieldwork





9-11 Cremorne Street, Cremorne

Status
Completed

The proposal restores an existing single-storey heritage façade, with the addition of an eight-storey office building above. In contrast to the solid red-brick ground floor, the addition is cloaked in a light, perforated expanded mesh operable façade. This creates a legible definition between existing and new – a floating box on a solid podium.

The expanded aluminium façade has an anodised finish and softly reflects its surrounding environment- its colours subtly changing throughout the day. The double skin façade of shutters and operable glazing provides solar control and natural cross ventilation.

Fieldwork







1-11 Gordon Street, Cremorne

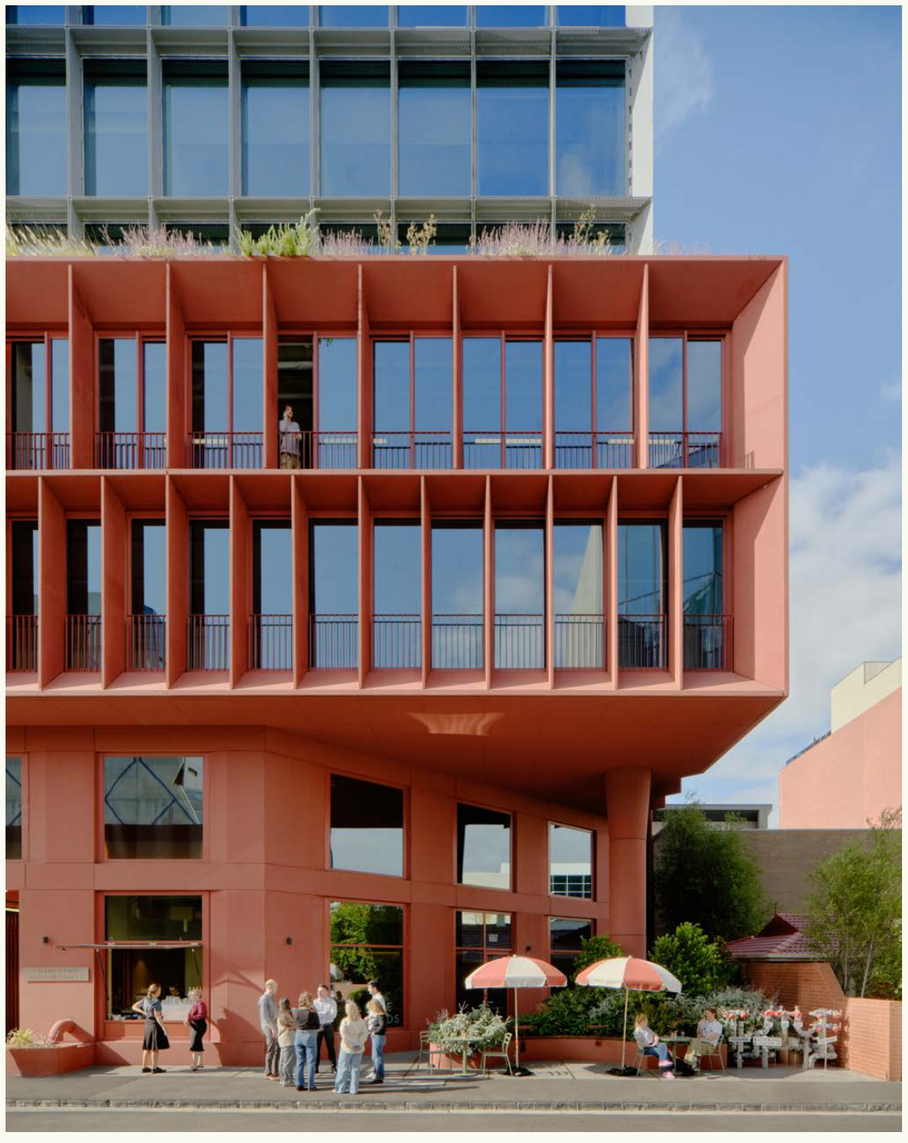
Status
Completed

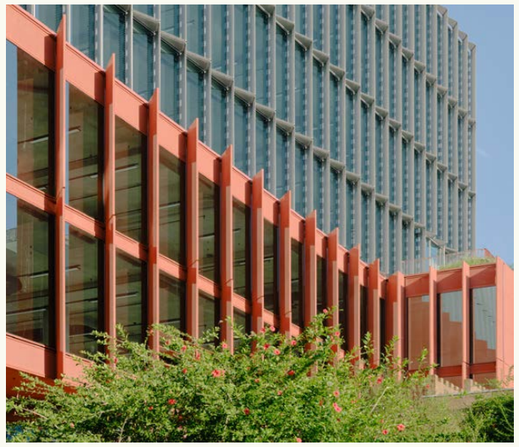
Occupying a central site in Cremorne, this project reforms a 1917 warehouse into an eight-storey office building. The project is a contextual response acknowledging both the suburb's past and future: behind the new pleated glass façade are sustainable, high quality office environments for the suburbs shifting industry, while the refurbished ground floor preserves the existing pedestrian environment, and the suburb's industrial past.

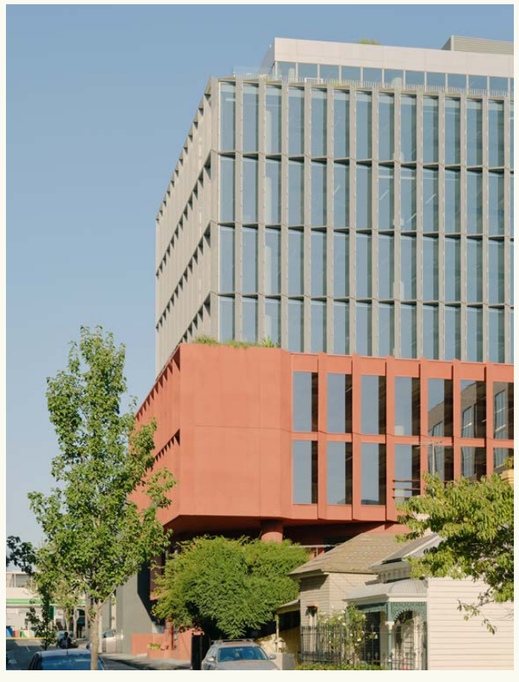
As a site with street frontage to three of its four sides, detailed attention is given to the restoration and reuse of the existing building. Emphasis is given to the pedestrian experience, with a series of subtle interventions opening up the warehouse to the street.

The set-back pleated glass façade makes way for a large garden terrace on the first floor, a second occupying the rooftop, affording sweeping city views.

Fieldwork







22-26 Gordon Street, Cremorne

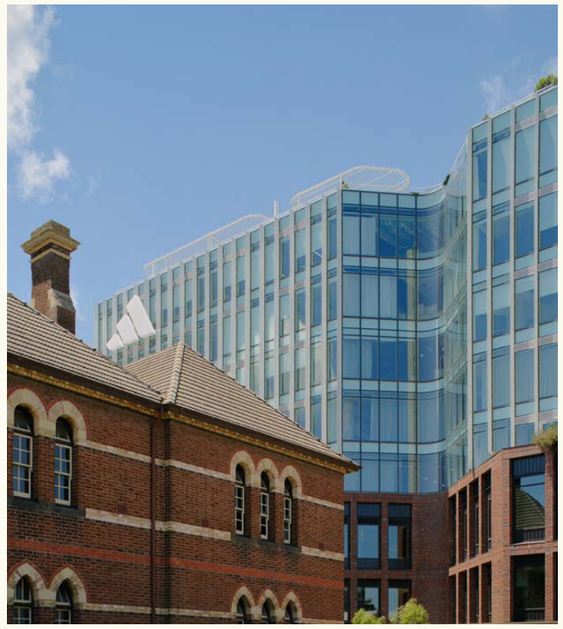
Status
Completed

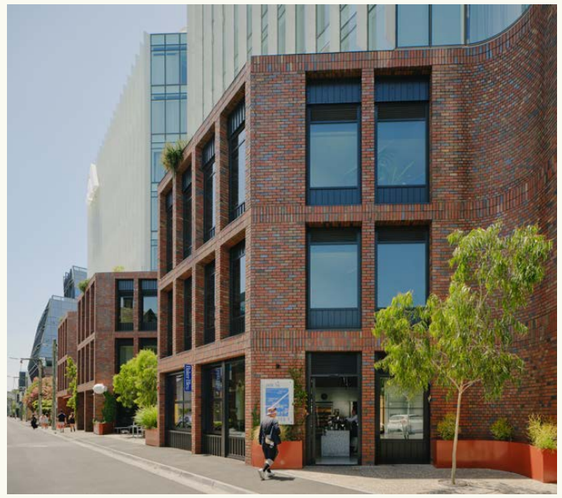
Situated at 22-26 Gordon Street, this proposal aims to be a unique and dynamic architectural design in a suburb undergoing a groundswell of change. It will be a nine storey building featuring a sizable food and beverage tenancy at the ground level, offices above ground and a rooftop terrace for occupants.

Through a detailed understanding of the existing site conditions, this proposal will make a contribution to the public realm of Cremorne by providing a landscaped pocket park and footpath widening along Gordon Street. The proposed architectural design has been driven by principles of sustainability, amenity and urban activation, making a contemporary and textural interpretation of the ubiquitous brick and metal materiality of the existing context.

Fieldwork







65 Dover Street, Cremorne

Status
Completed

This development aims to establish a high benchmark of architectural design within the rapidly evolving Cremorne. The project is a nine-storey office development, which incorporates a generous café tenancy at the ground floor, and shared indoor and outdoor rooftop facilities for occupants.

The proposal is based upon a thorough understanding of existing and future site contexts, and seeks to unite considered design principles of sustainability, urban connectivity, and social activation into a high-quality and site-specific architectural response.

Urbis

PLANNING CONTROLS

SUMMARY

- *Commercial 2 Zone (C2Z)*
- *Design and Development Overlay – Schedule 11 (DDO11) 'Gipps Precinct'*
- *Development Contributions Plan Overlay – Schedule 1 (DCPO1) 'Yarra Development Contributions Plan'*

PURPOSE

The purpose of the C2Z is:

- *To encourage commercial areas for **offices**, appropriate manufacturing and industries, bulky goods retailing, **other retail uses**, and associated business and commercial services.*
- *To ensure that uses **do not affect the safety and amenity of adjacent, more sensitive uses.***

DESIGN OBJECTIVES

The design objectives of the DDO11 are:

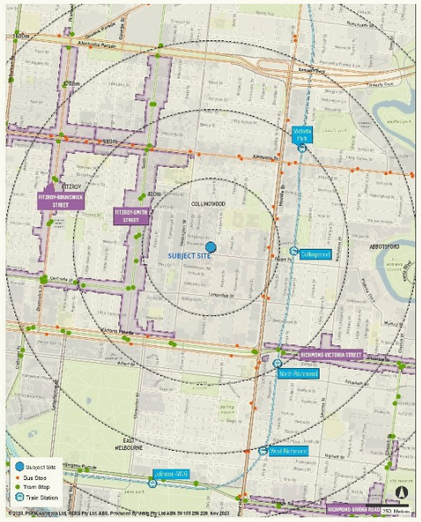
- *To recognise the Precinct as a vibrant commercial precinct with a narrow street network.*
- *To provide a pedestrian friendly environment along all street frontages.*
- *To ensure building design responds to the inherent industrial character of the Precinct.*
- *To ensure building design will protect the amenity of existing pockets of residential development.*
- *To encourage improvements to the public domain, including the provision of public open space.*
- *To ensure that new development does not adversely impact on pedestrian, cycling and vehicular accessibility.*
- *To ensure a high standard of architectural design.*

BUILDING HEIGHTS AND SETBACKS

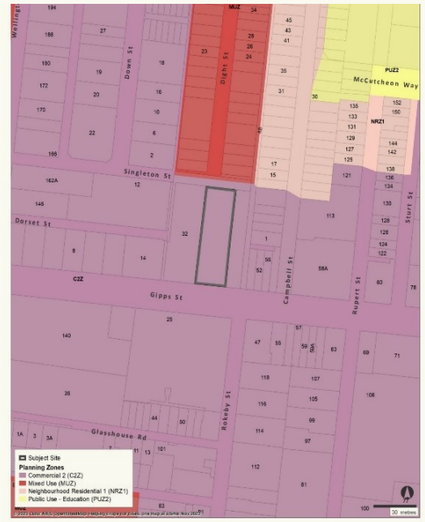
The built form provisions of the DDO11 include:

- *Development above 4 storeys should:*
  - *Demonstrate a high standard of architectural design.*
  - *Minimise overshadowing of adjoining streets, public spaces or private properties.*
  - *Be set back from along the northern side of the following streets: Gipps Street.*

Map 1: Site Context



Map 2: C2Z



Map 3: DDO11



Map 4: DCPO1



Site Photos


JOHN STREET
DOWN STREET
DORSET STREET
DIGHT STREET
SINGLETON STREET
WELLINGTON STREET
DORSET STREET
LANEWAY
CAMPBELL STREET
RUPERT STREET
DORSET STREET
GIPPS STREET
ROKEBY STREET
1
2
3
4
5
6
7
8
9
10
11
12
Site boundary

Site Photos

View from Gipps St







1. View from Gipps Street infront of project site towards the East.
2. View from Gipps Street towards project site towards the West.
3. View from Gipps Street towards project site towards the West.

Site Photos

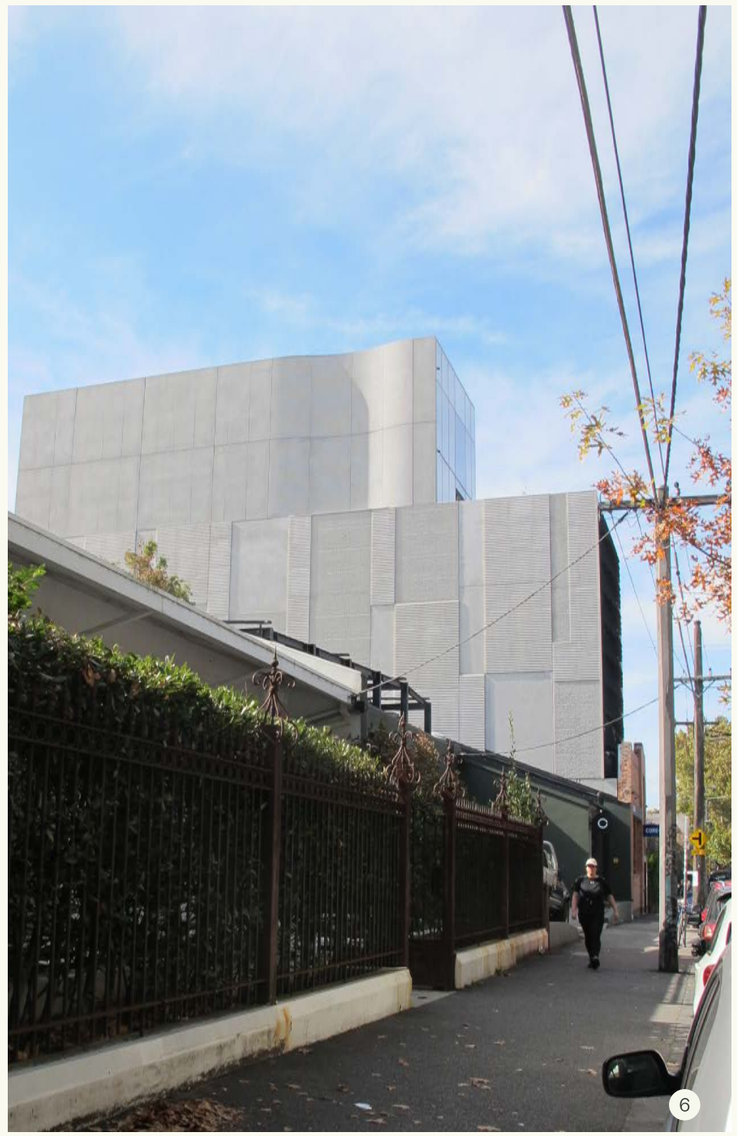
View from Gipps St



4



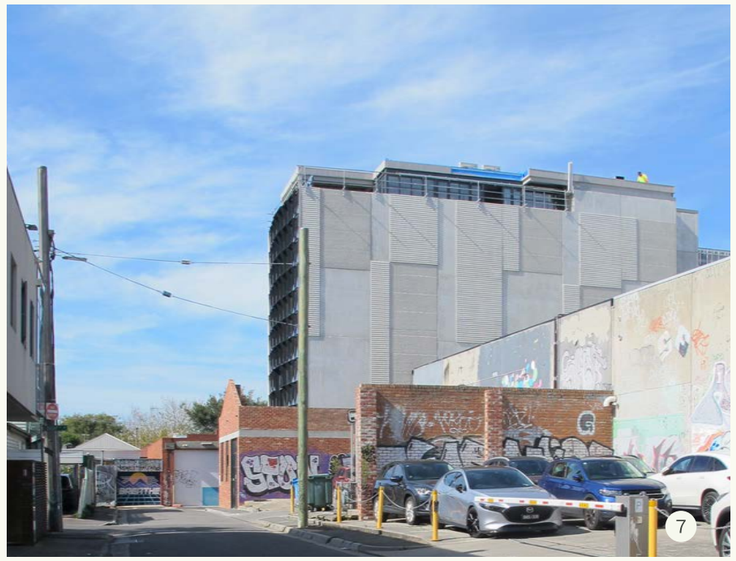
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6

4. Elevation view looking north at project site from Gipps Street.
5. View looking north-east at project site from Gipps Street.
6. View looking north-east at project site from Gipps Street.

Site Photos

View from Singleton St and Dorset St



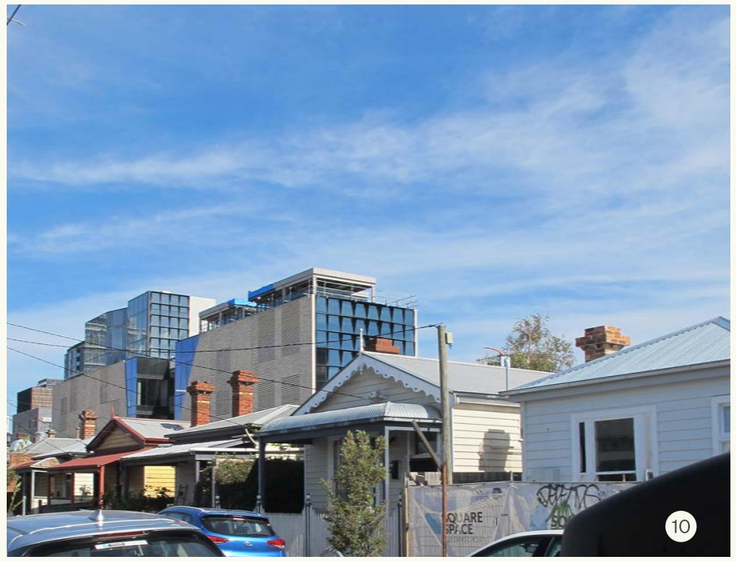




7. Eastern view towards subject site from Singleton Street.
8. View of project site from Singleton Street.
9. View of project site from Dorset Street.

Site Photos

View from Singleton and Dight St





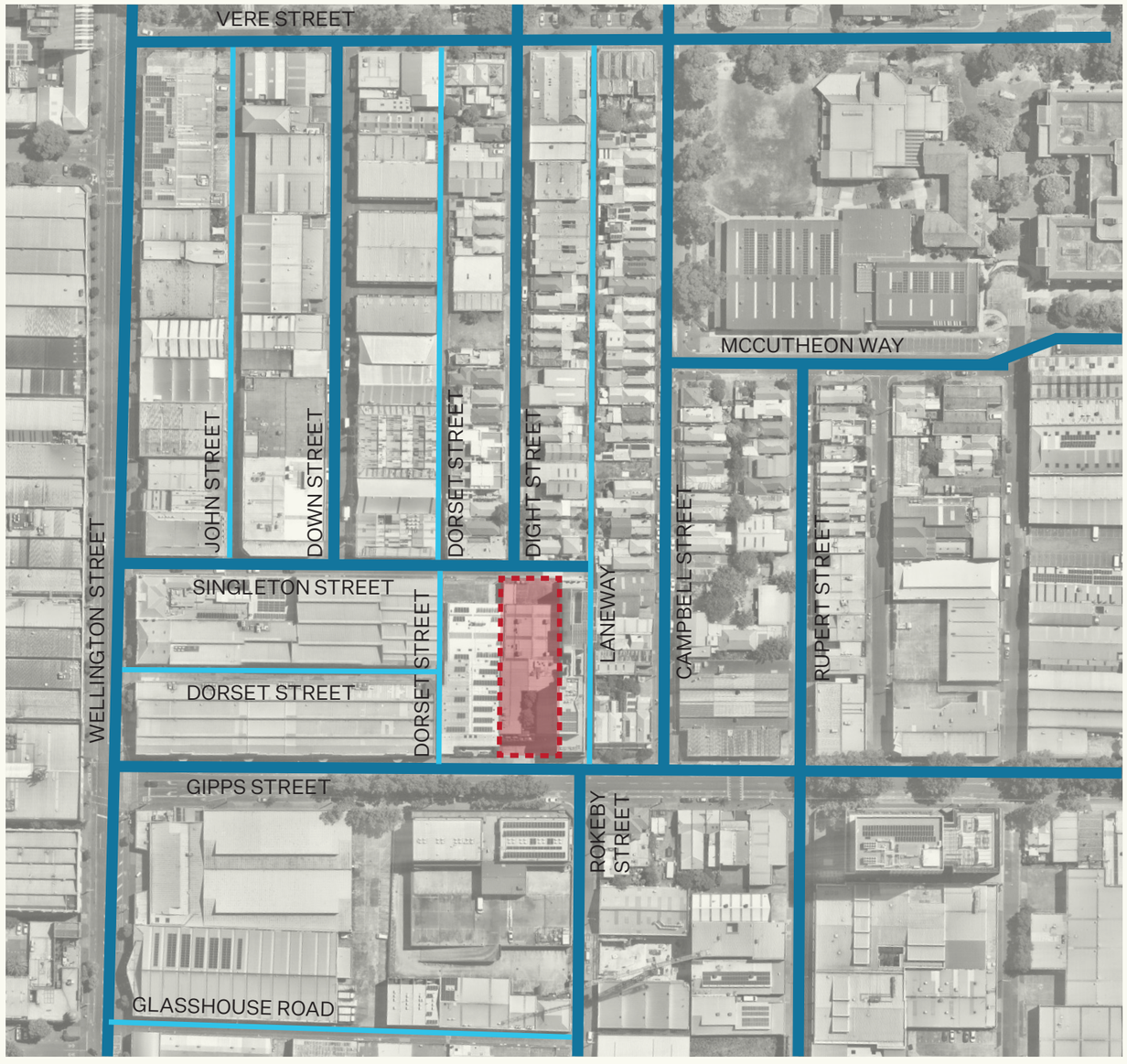


10. View south-west towards subject site from Campbell Street.
11. View south-west towards subject site from Campbell Street.
12. View south towards subject site from Dight Street.

Subject Site



Pedestrian Movement Existing



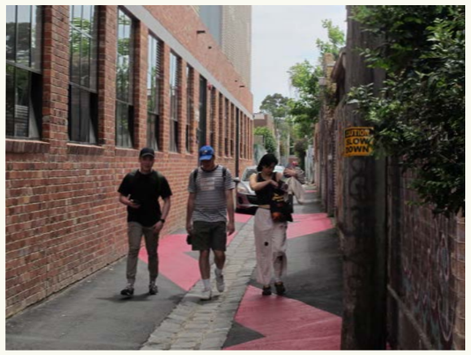
Subject Site



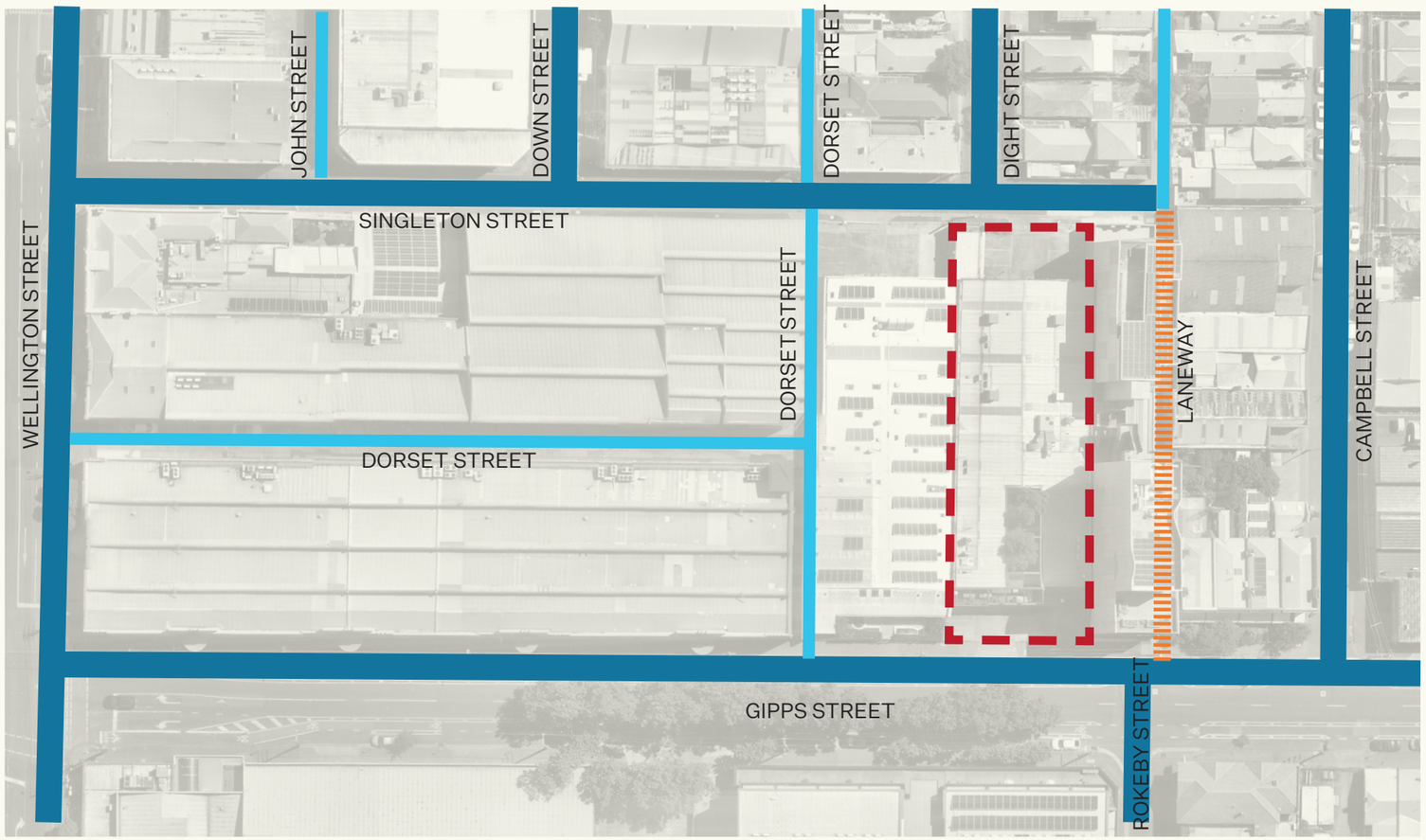
Pedestrian Movement Existing



Laneway - Pedestrian Movement Existing







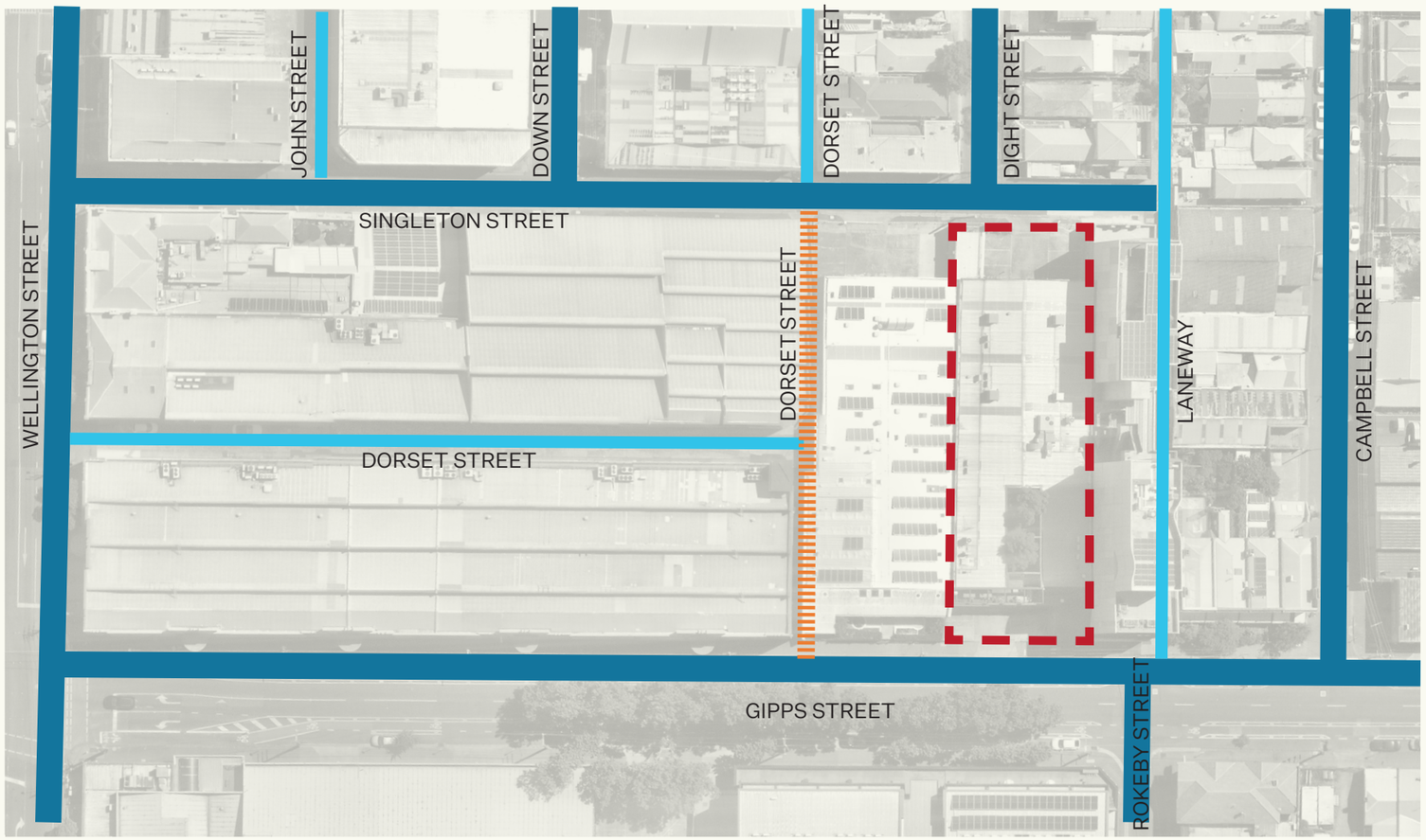


Site boundary
Conflict between pedestrians and cars
Laneway
Primary Pedestrian Path

Dorset Street - Pedestrian Movement Existing



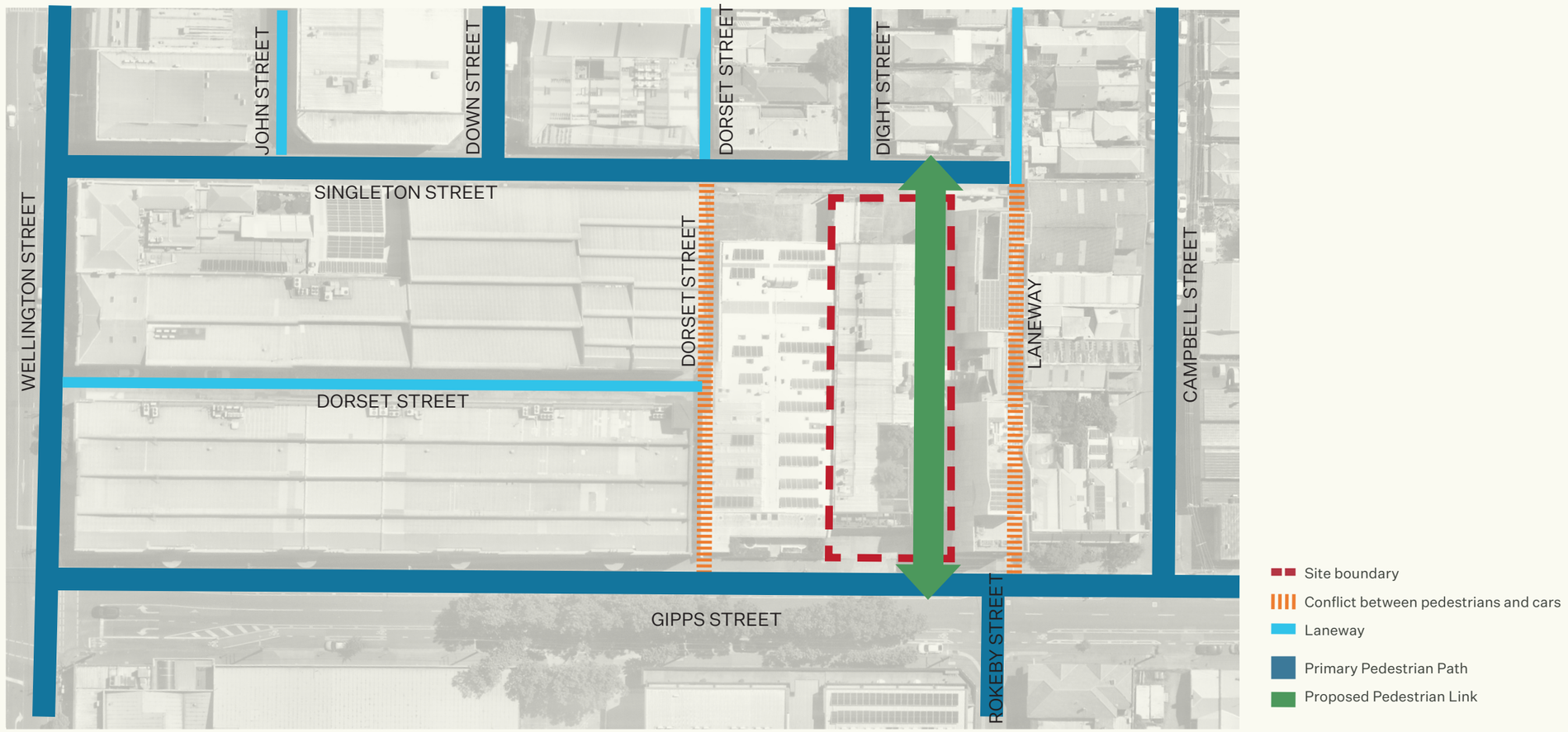






Site boundary
Conflict between pedestrians and cars
Laneway
Primary Pedestrian Path

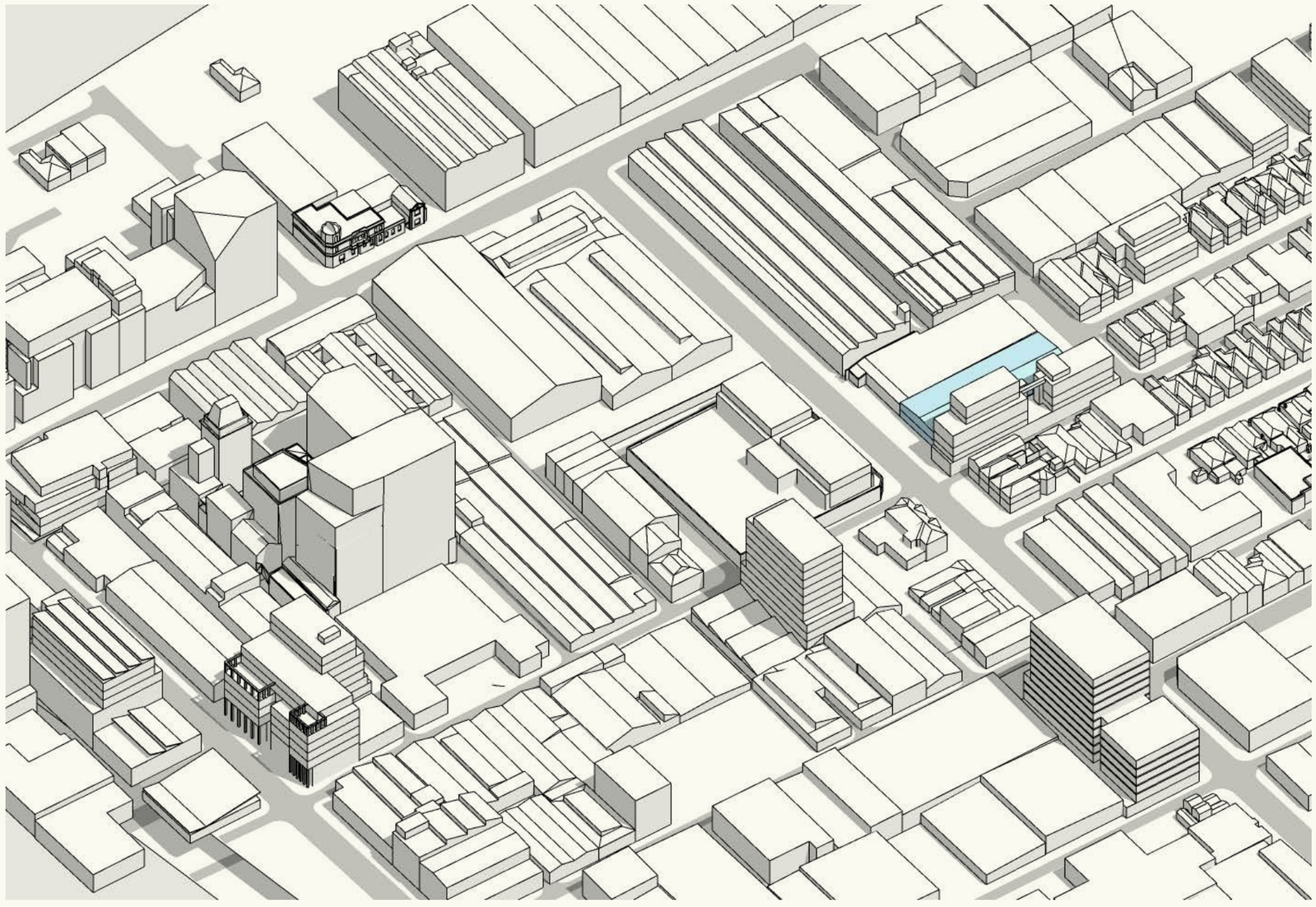
Pedestrian Movement Proposed



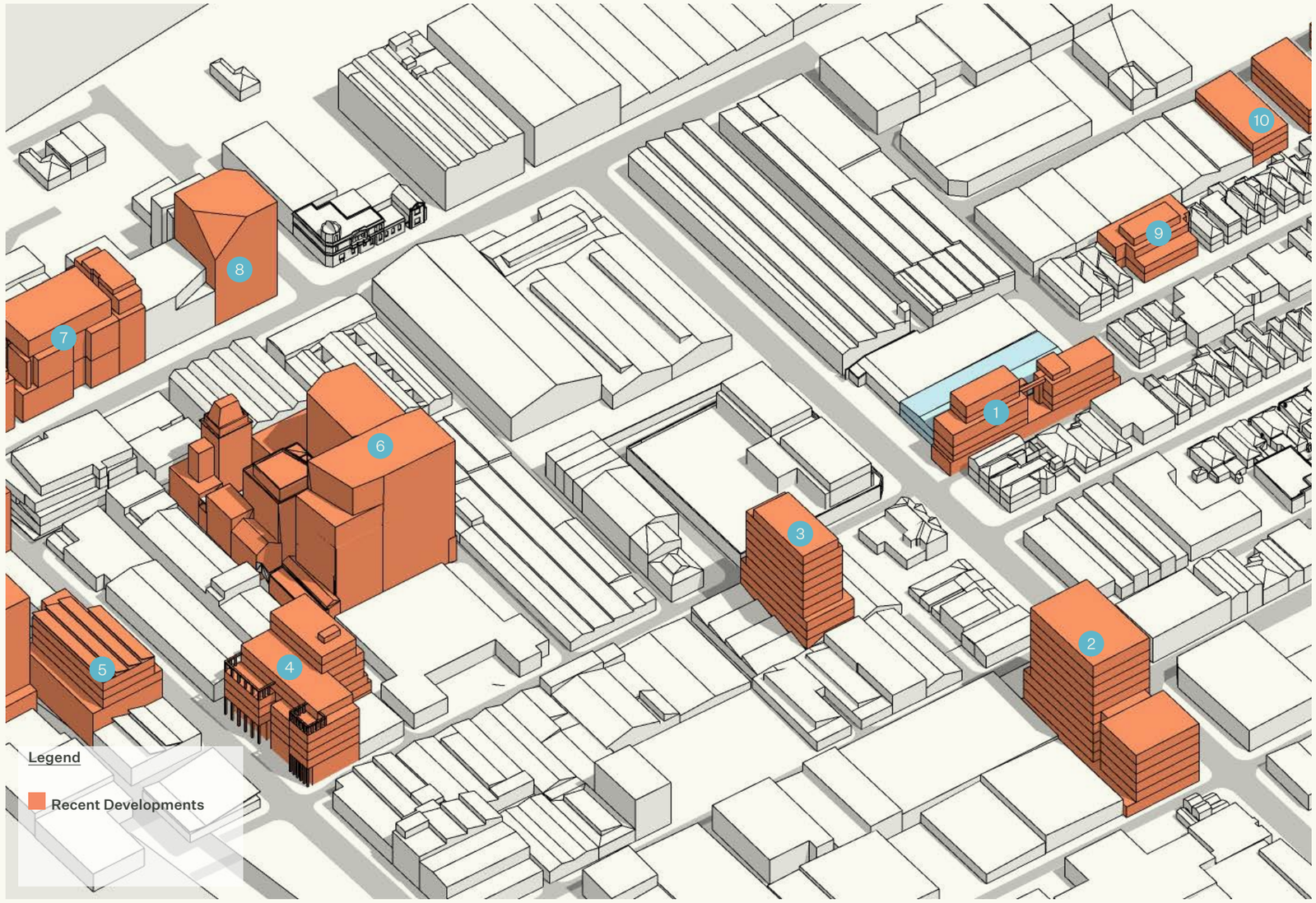
Nearmap Axo - December 2024



Existing Context

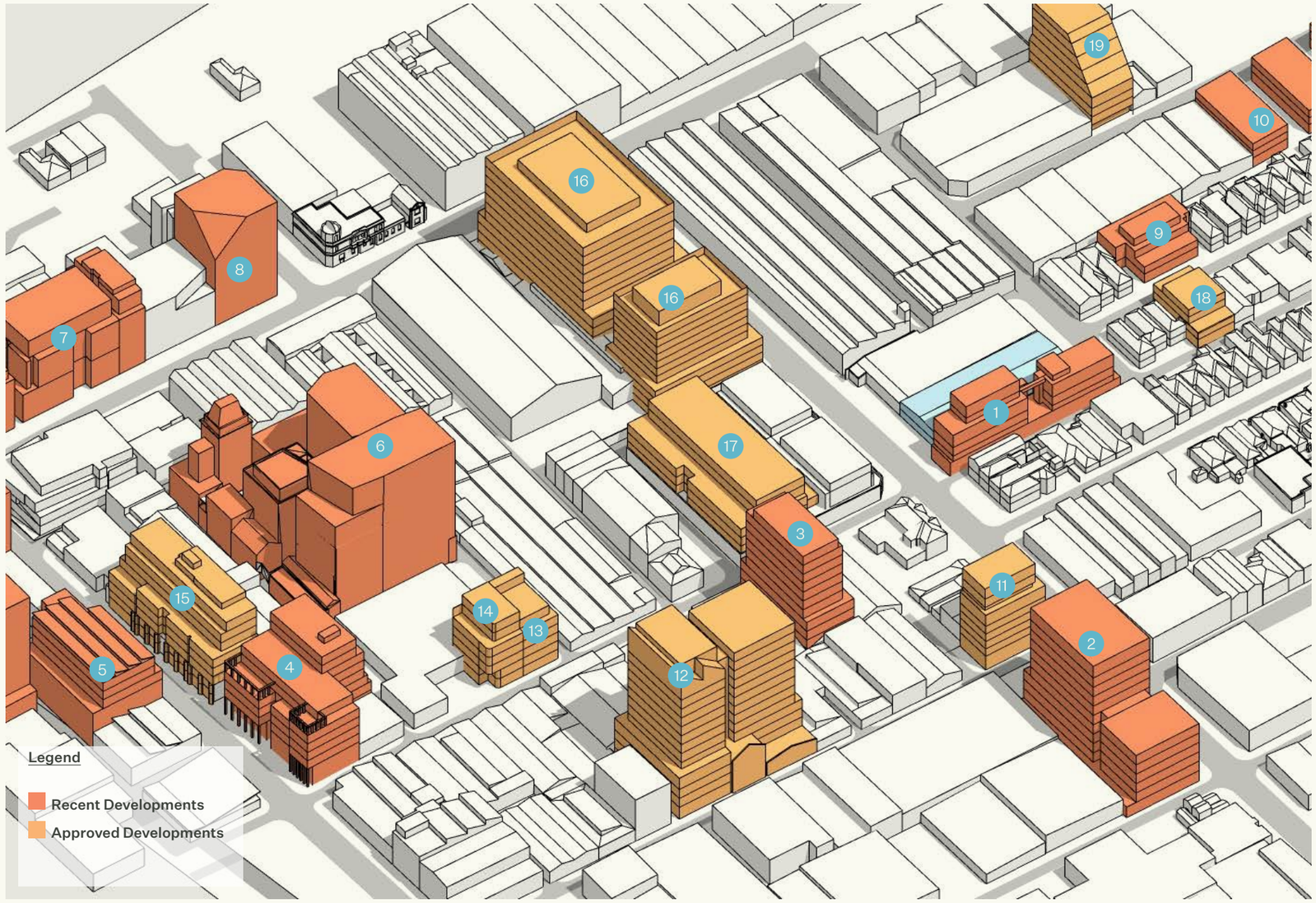


Recently Completed Developments



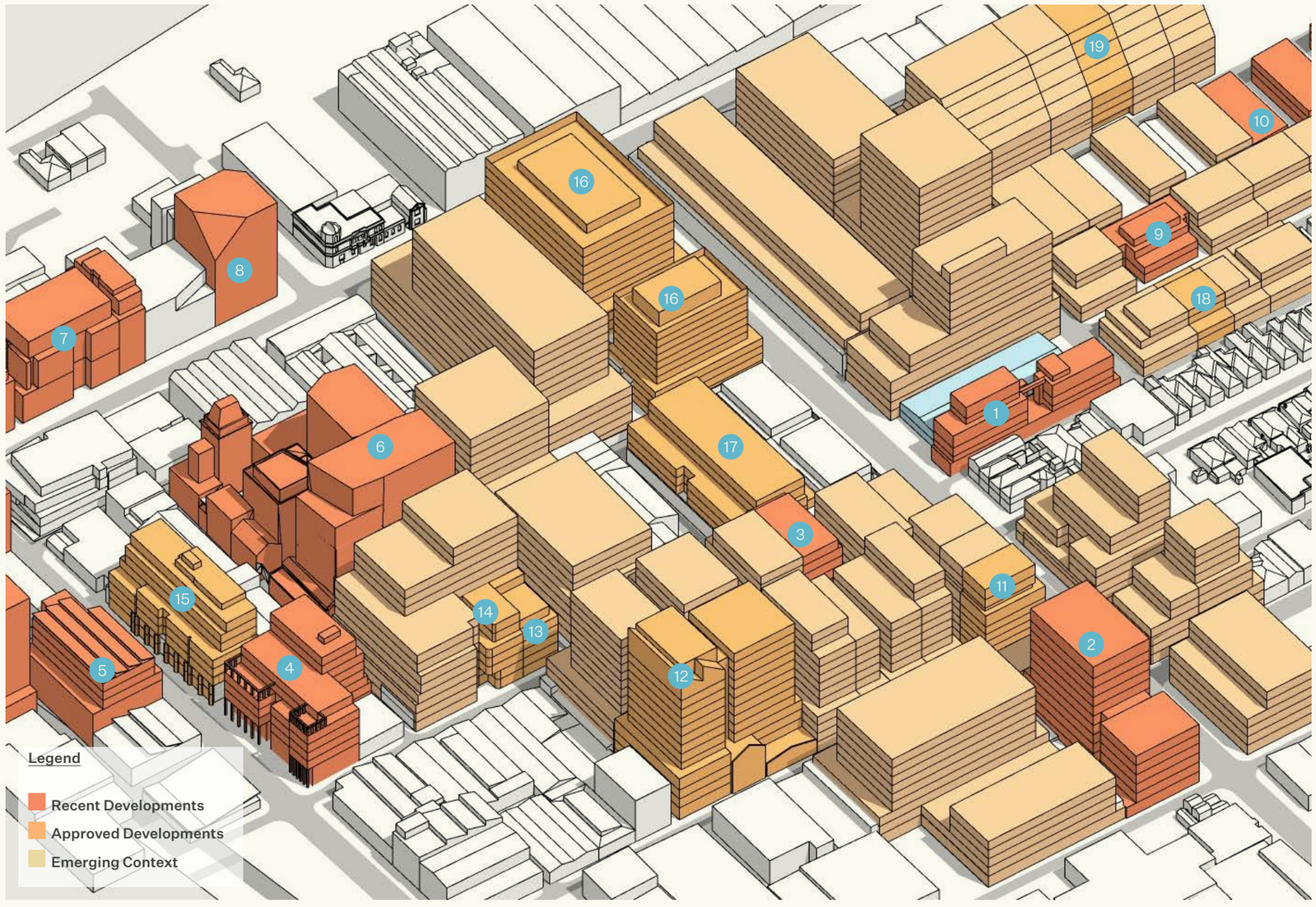
1. 48-50 Gipps Street, 6 Storeys, 24m
2. 71-93 Gipps Street, 11 Storeys, 46.5m
3. 116 Rokeby Street, 11 Storeys, 43.5m
4. 88 Langridge Street, 9 Storeys, 34.4m
5. 61-75 Langridge Street 7 Storeys, ~28.5m
6. 21 Robert Street, 17 Storeys, 50.4m
7. 79-88 Wellington Street, 10 Storeys, 30m
8. 47 Peel Street, 10 Storeys, 33m
9. 7-13 Dight Street, 4 Storeys, ~12m
10. 28 Down Street, 3 Storeys, ~10m

Developments with Approved Planning Permits



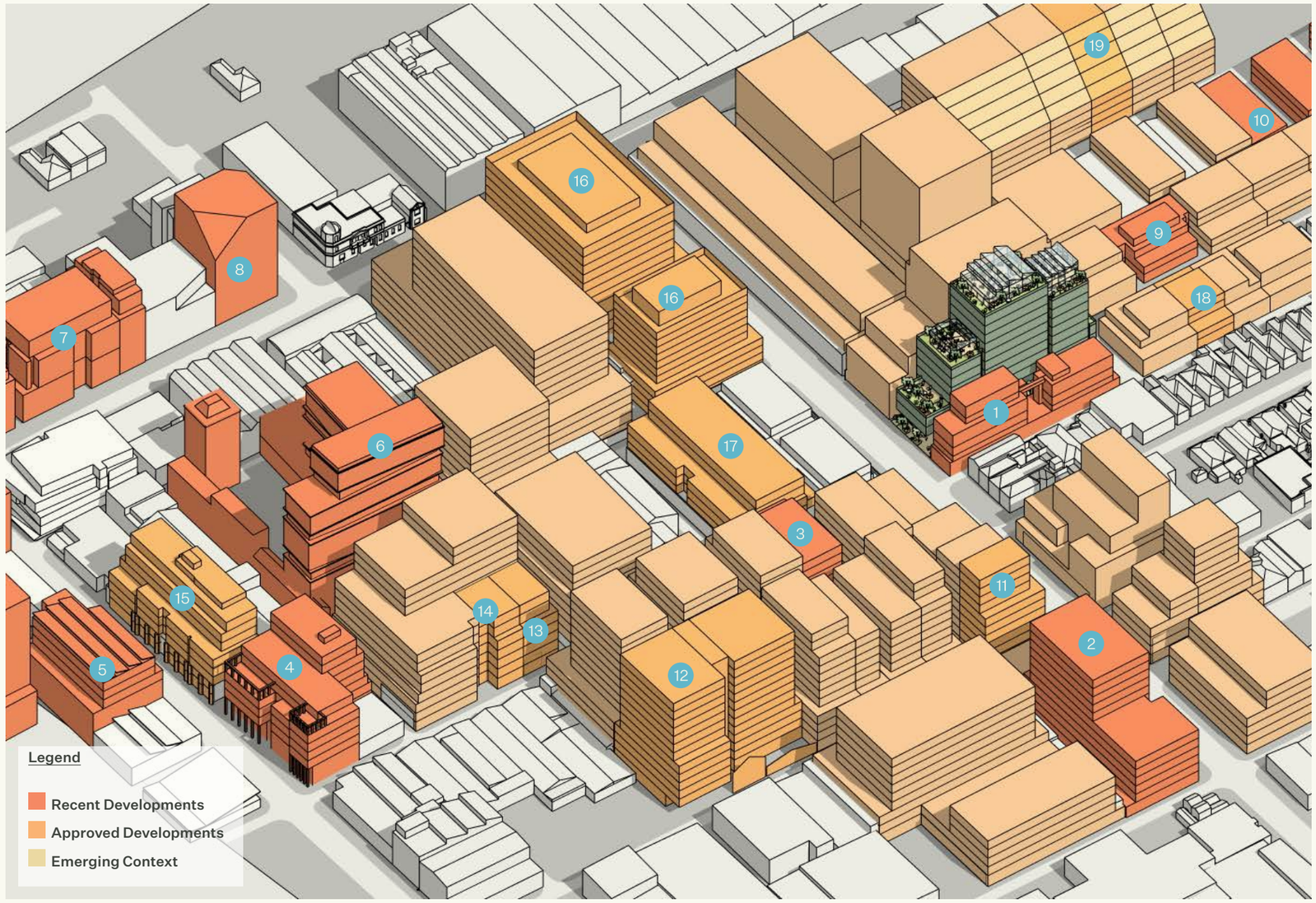
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8. 47 Peel Street, 10 Storeys, 33m
9. 7-13 Dight Street, 4 Storeys, ~12m
10. 28 Down Street, 3 Storeys, ~10m
11. 63-67 Gipps Street, 10 Storeys, 33m
12. 81-89 Rupert Street, 13 Storeys, 56.9m
13. 91 Rokeby Street, 6 Storeys, 22.3m
14. 89 Rokeby Street, 7 Storeys, 25.6m
15. 60 Langridge Street, 8 Storeys, 34.8m
16. 128-144 Wellington Street, 11 Storeys, 40.7m, 45.93
17. 23-25 Gipps Street, 6 Storeys, 25.5m
18. 10-12 Dight Street, 4 Storeys, ~12m
19. 19 Down Street, 8 Storeys, 33.7m

Potential Massing Envelopes



1. 48-50 Gipps Street, 6 Storeys, 24m
2. 71-93 Gipps Street, 11 Storeys, 46.5m
3. 116 Rokeby Street, 11 Storeys, 43.5m
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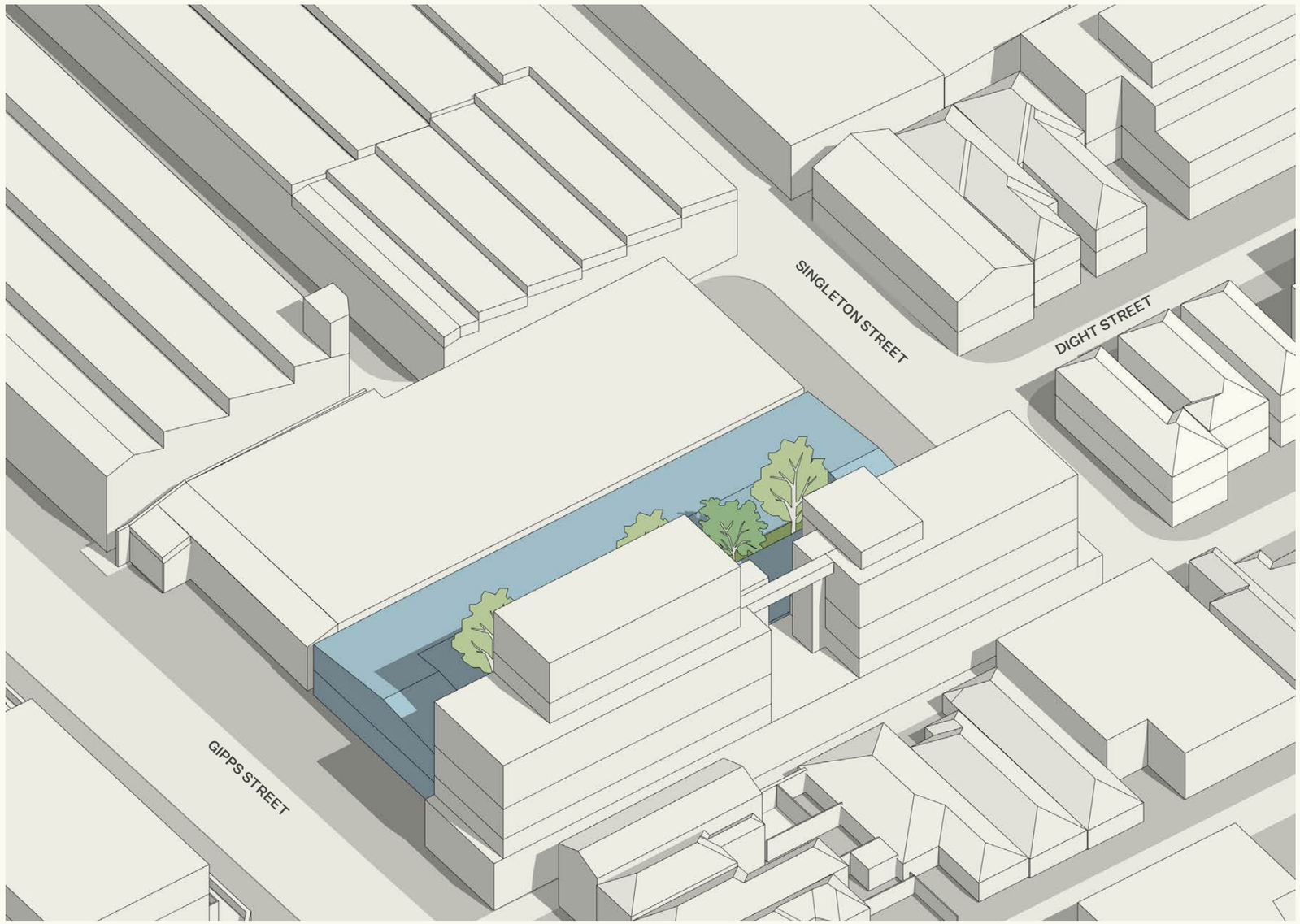
Potential Massing Envelopes - Proposed Design



1. 48-50 Gipps Street, 6 Storeys, 24m
2. 71-93 Gipps Street, 11 Storeys, 46.5m
3. 116 Rokeby Street, 11 Storeys, 43.5m
4. 88 Langridge Street, 9 Storeys, 34.4m
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18. 10-12 Dight Street, 4 Storeys, ~12m
19. 19 Down Street, 8 Storeys, 33.7m

Existing

Subject Site Massing Diagrams

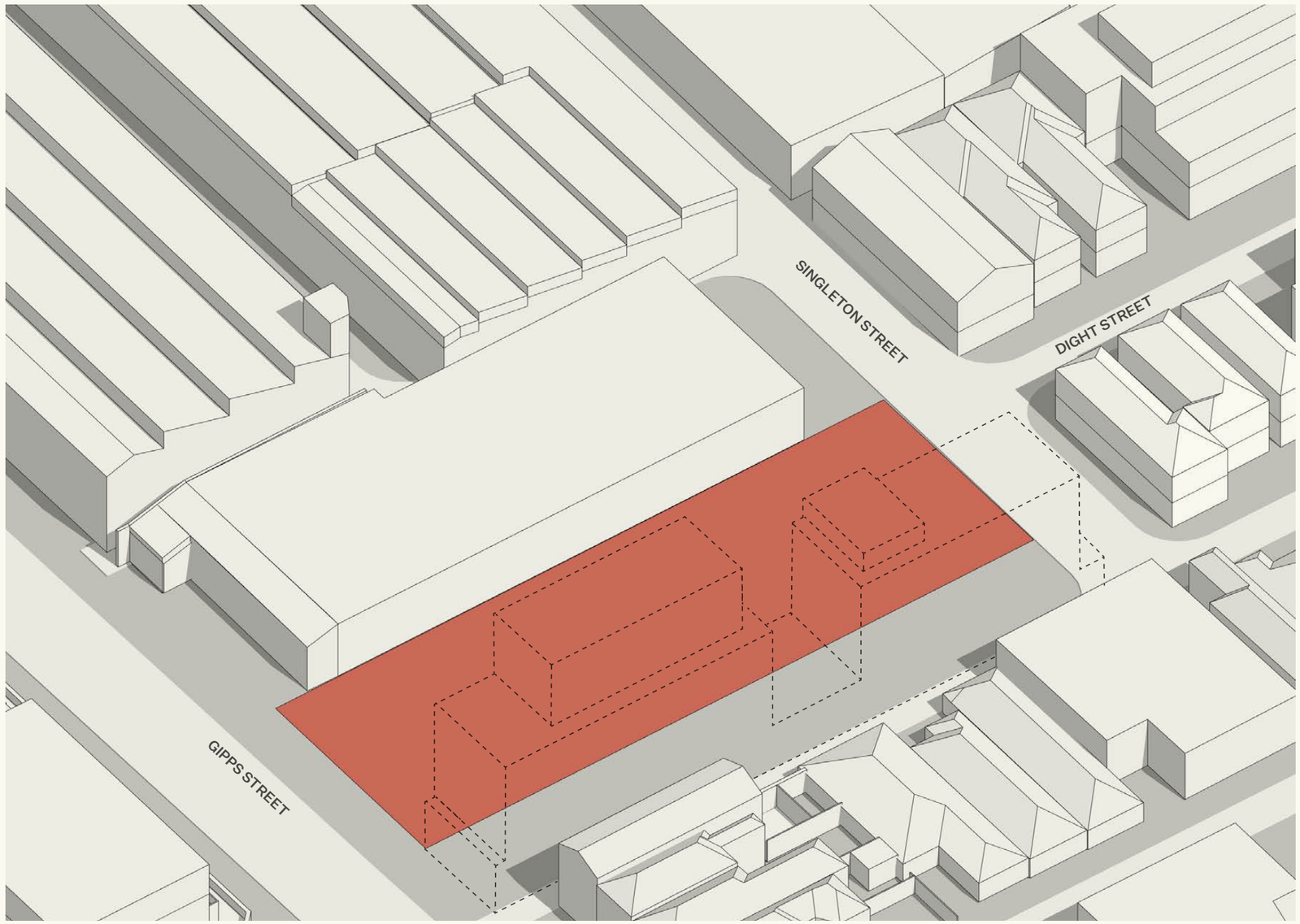


Existing Site

1. Two-storey concrete warehouse currently used by The Commons as a co-working facility.

Demo

Subject Site Massing Diagrams

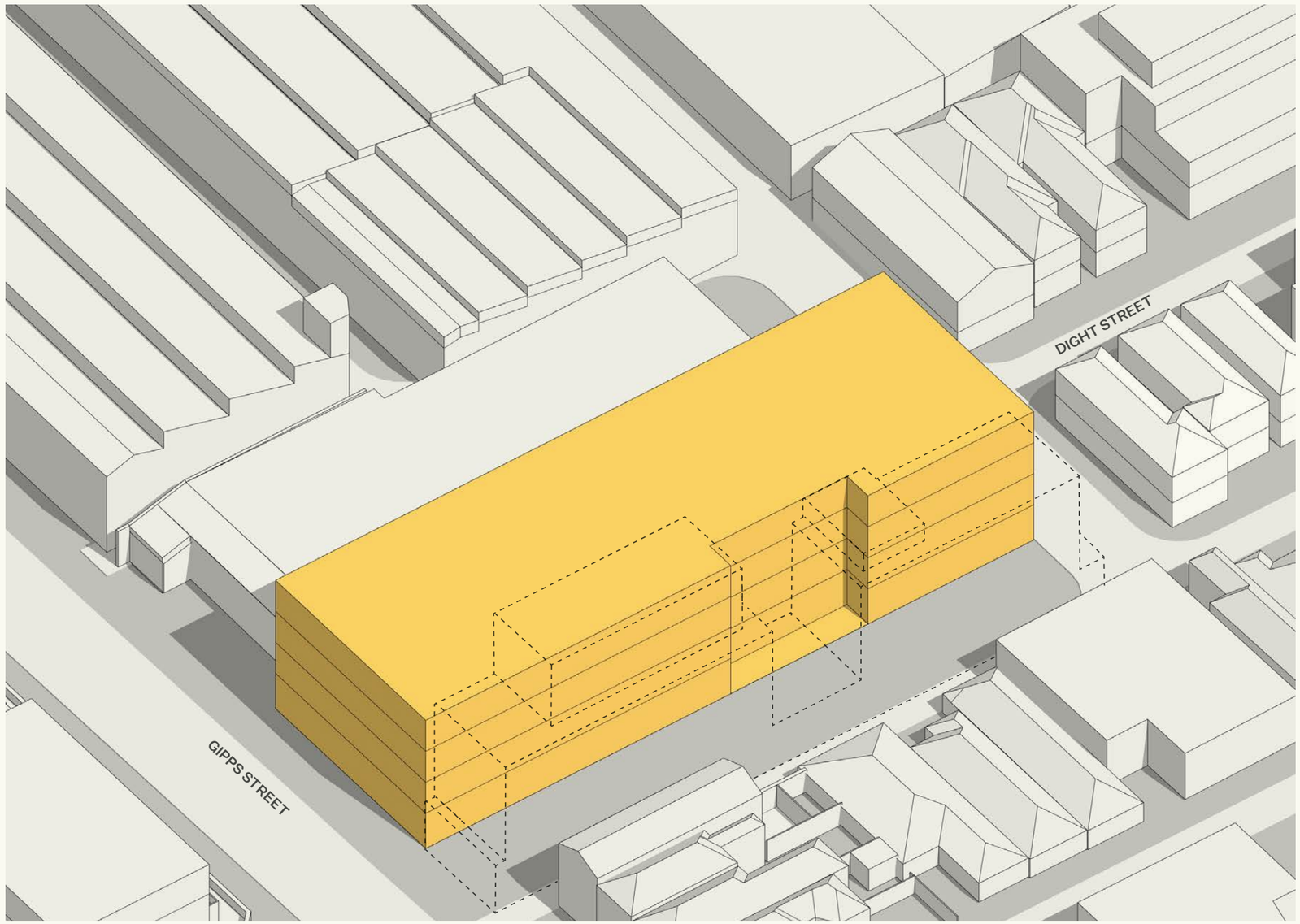


Existing Site

1. Existing Building demolished.

'Generic Response' Podium - Boundary to Boundary

Subject Site Massing Diagrams

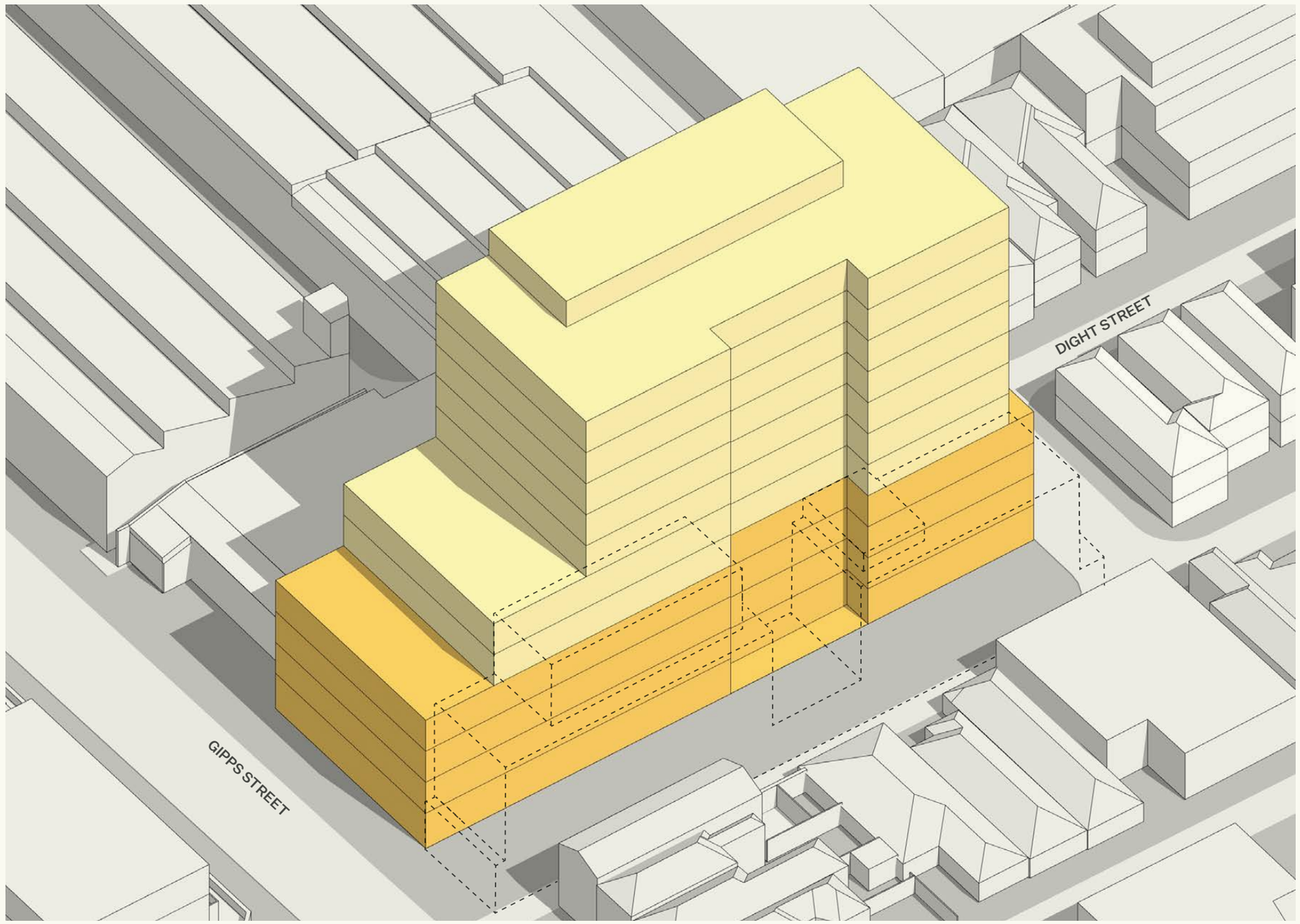


Generic Response

1. Full site 4-storey street wall podium massing with small east light well.

'Generic Response' Upper Levels - 11 Storeys

Subject Site Massing Diagrams

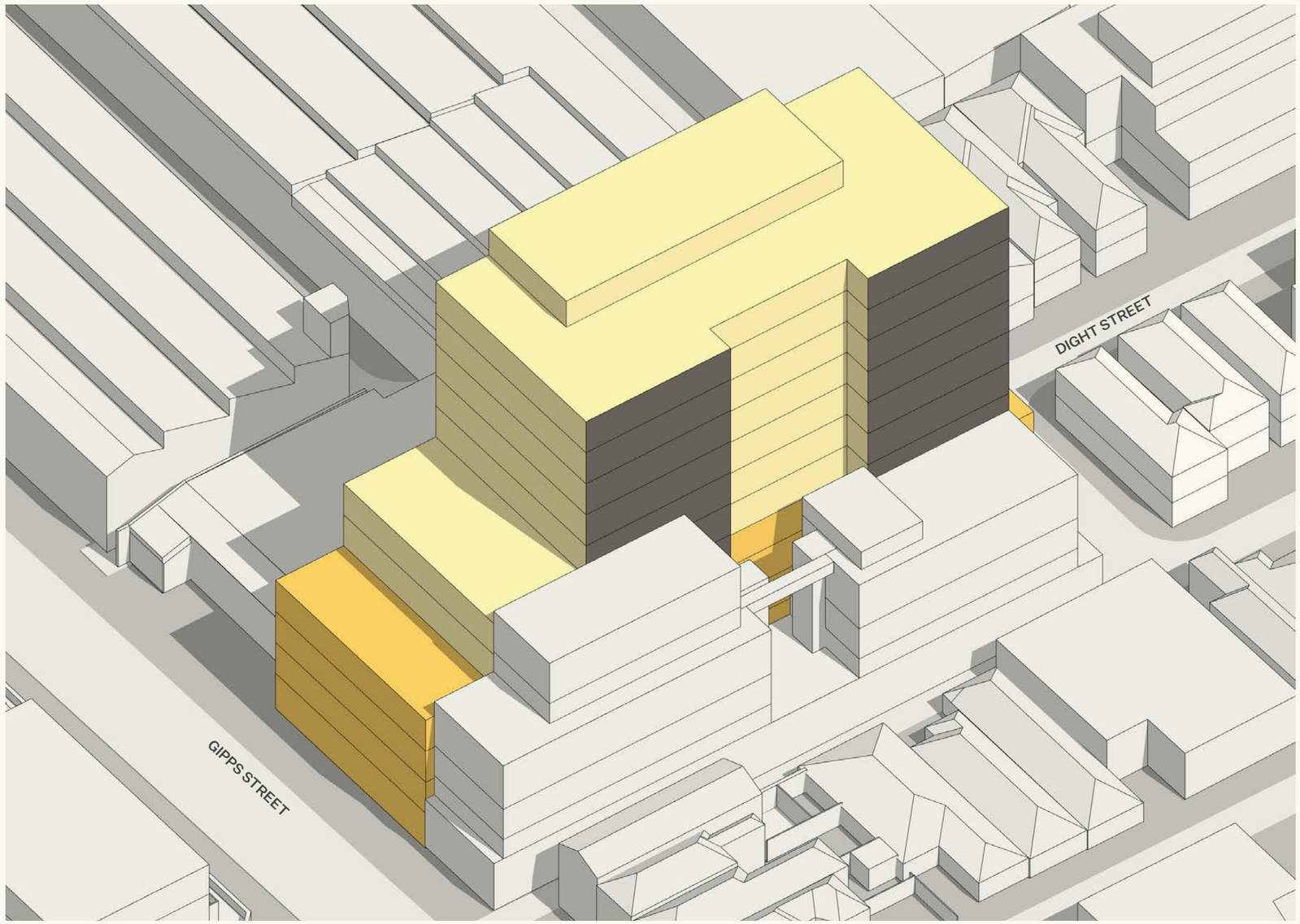


Generic Response

1. Upper 11-storey tower, with setbacks to the south to minimise over shadowing to Gipps St and 3m setback to Singleton.

'Generic Response' Upper Levels - 11 Storeys

Subject Site Massing Diagrams

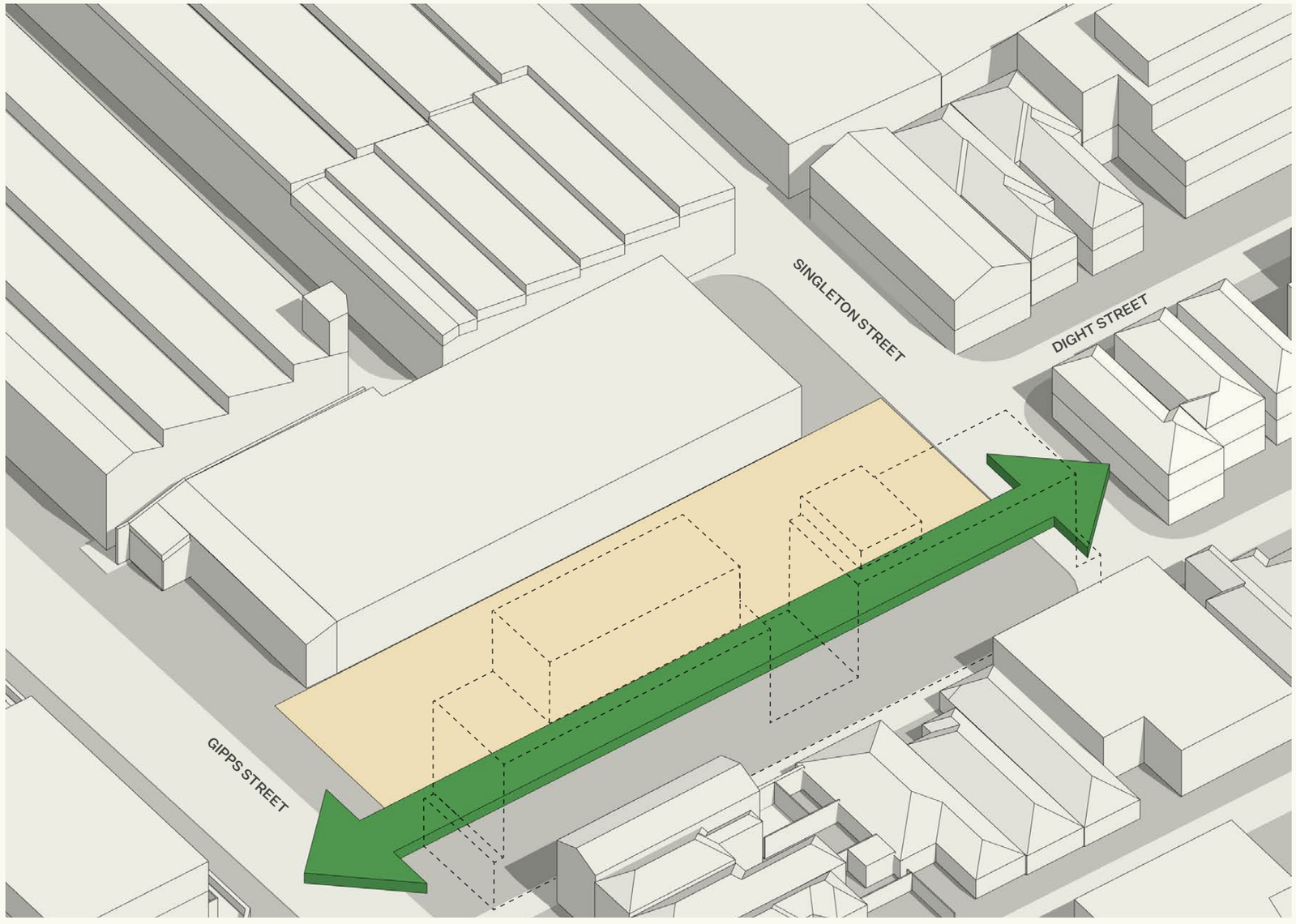


Generic Response

1. No glazing - solid wall to East facade on boundary is highly visible above neighbouring recent development.

Proposed - Pedestrian Link

Subject Site Massing Diagrams



Proposed Response

1. Implement a new pedestrian laneway connecting Singleton St, prioritising safe pedestrian movement.

Proposed - Active Edge

Subject Site Massing Diagrams



Proposed Response

1. A new publicly accessible laneway, open during business hours and free of vehicle access, connects Gipps Street and Singleton Street. Activated by the new building activities, the laneway is conceived as a shared pedestrian environment incorporating integrated planters, seating, and high-quality finishes to increase comfort, safety, and amenity.

2. A south facing public forecourt addresses Gipps St, providing generous threshold between street and building and enhancing the pedestrian experience through integrated planting and informal seating.

3. The ground plane supports everyday use, passive occupation and visual connection between the street and internal uses.

Proposed - Podium

Subject Site Massing Diagrams

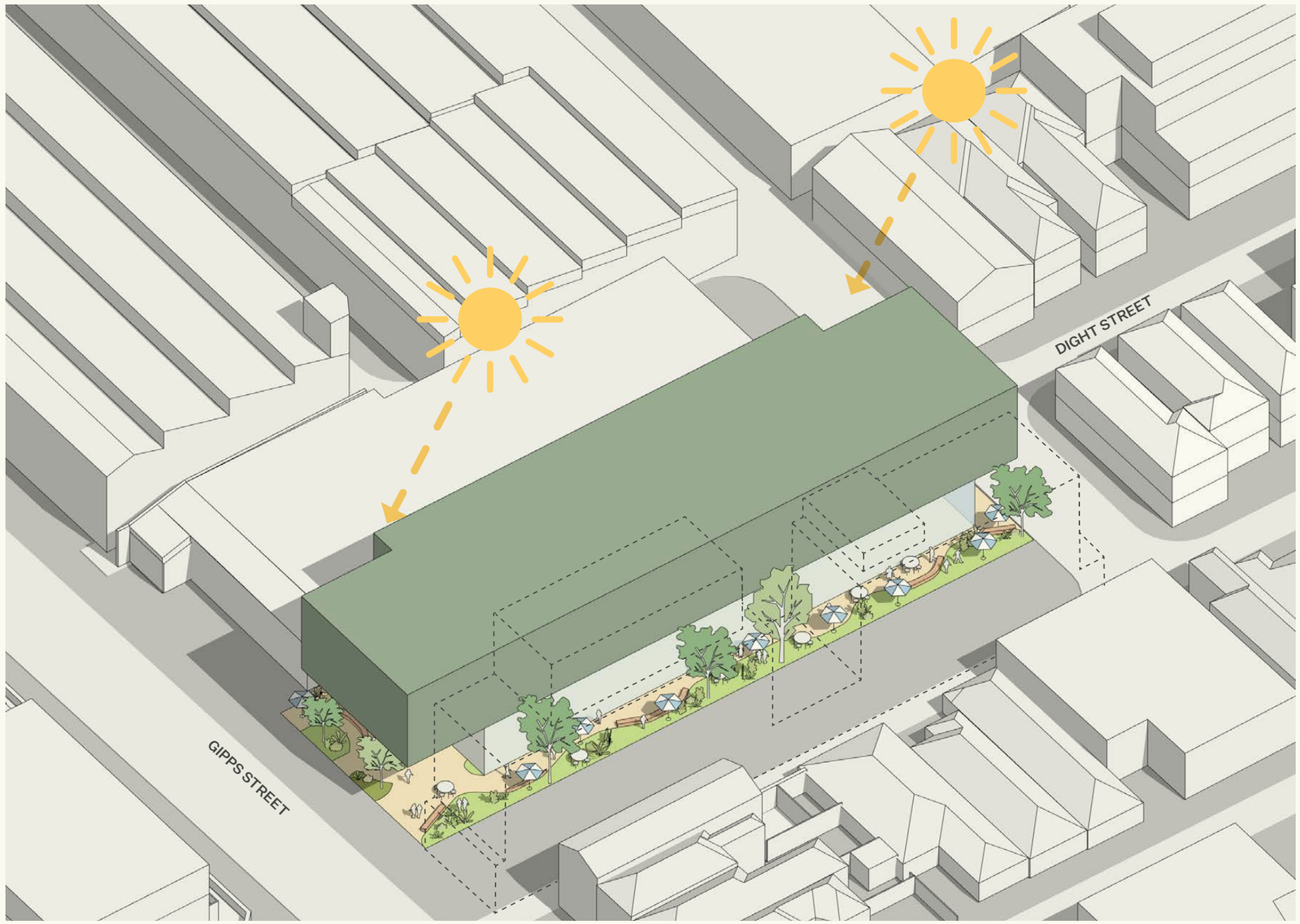


Proposed Response

1. Third and fourth storey podium cantilevers above entry forecourt. This aligns with the neighbouring development to create a consistent street wall.

Proposed - Podium

Subject Site Massing Diagrams

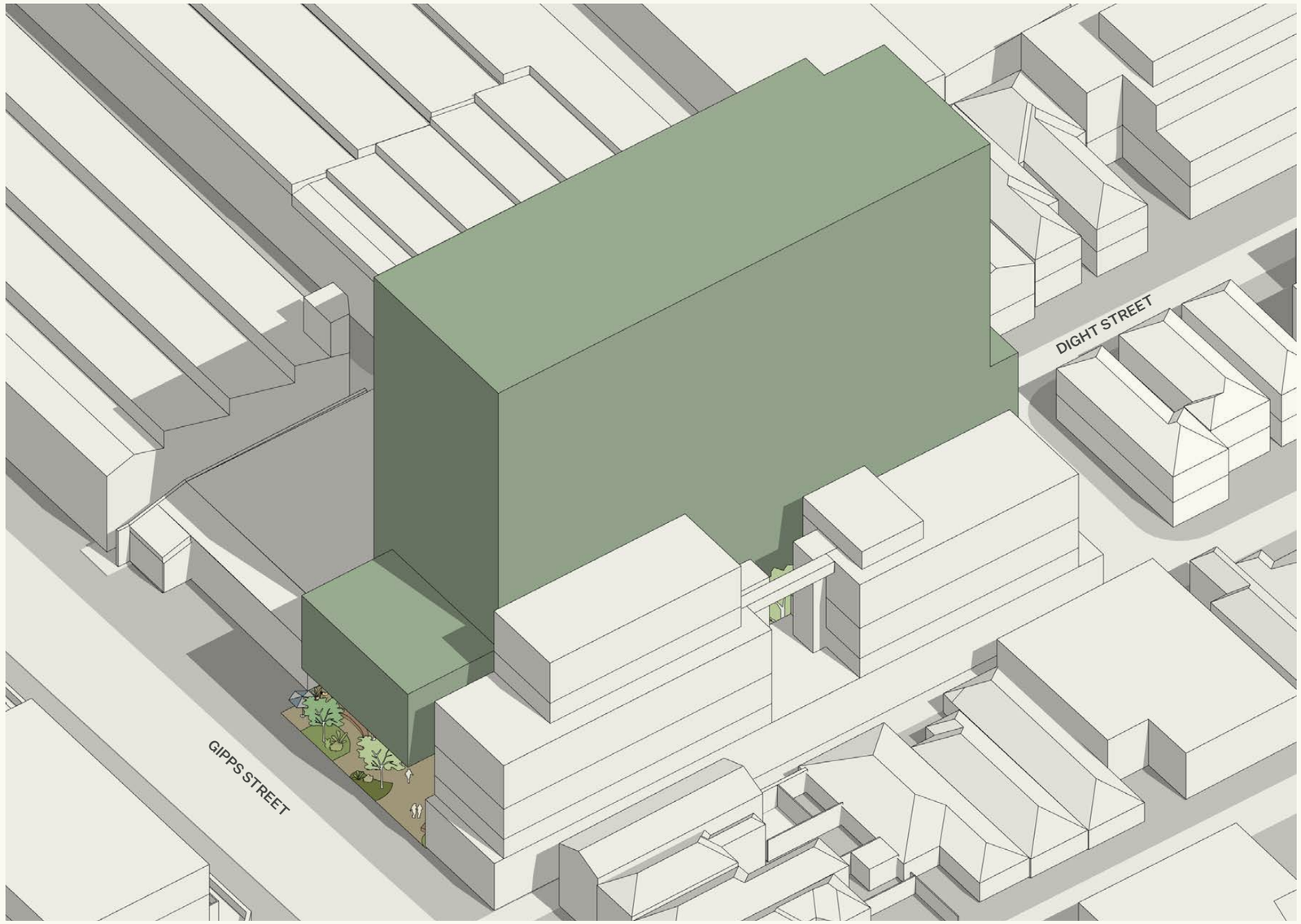


Proposed Response

1. Light wells are carved into the west facade to increase solar access for the podium tenancies.

Proposed - 13 Storeys

Subject Site Massing Diagrams



Proposed Response

1. 13-storey tower form proposed.

Proposed - 13 Storeys - Solar Study

Subject Site Massing Diagrams

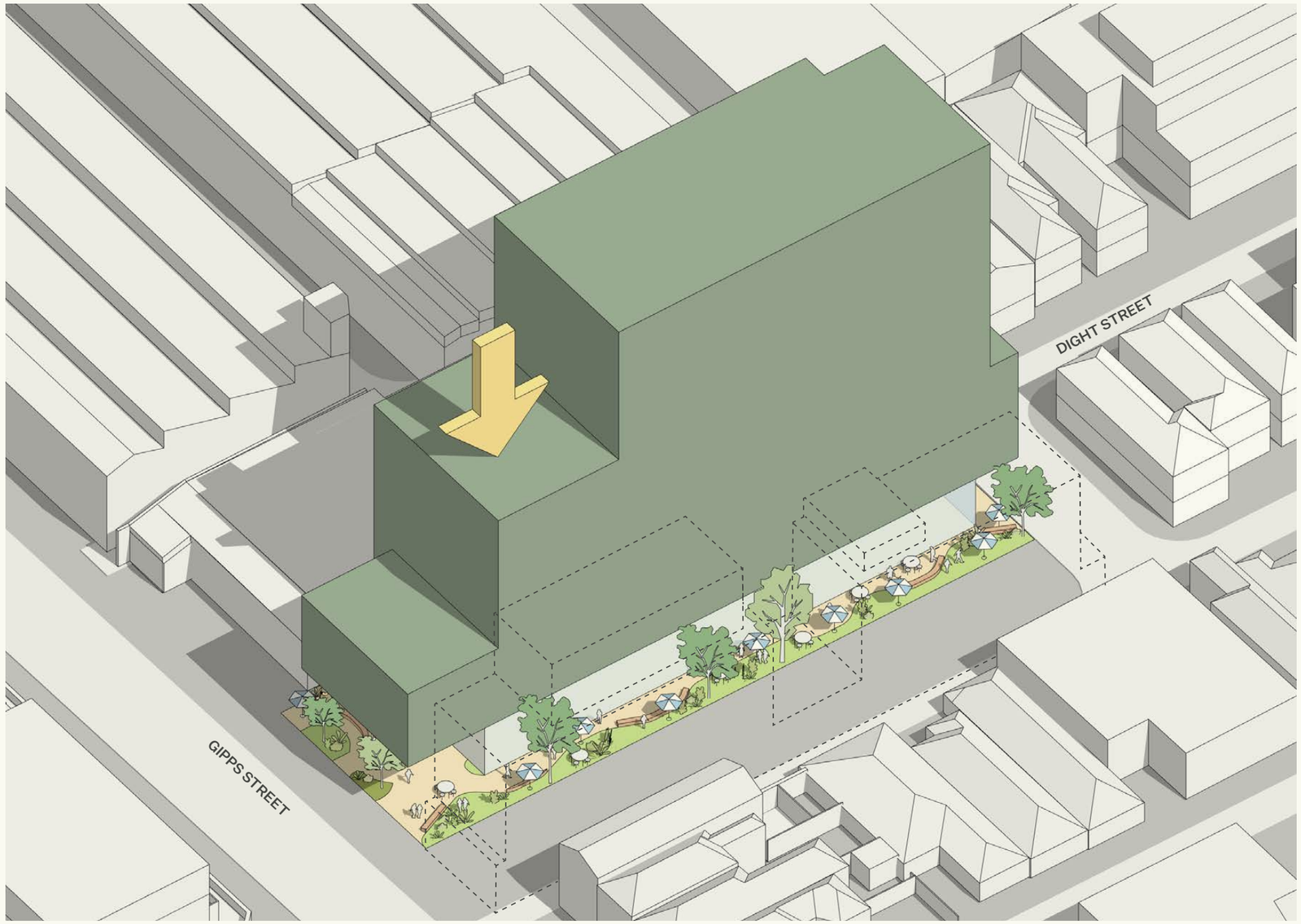


Proposed Response

1. In accordance with DDO11 minimise overshadowing of adjoining streets, public spaces or private properties and setback from the norther side of Gipps St

Proposed - Upper Level Setbacks

Subject Site Massing Diagrams

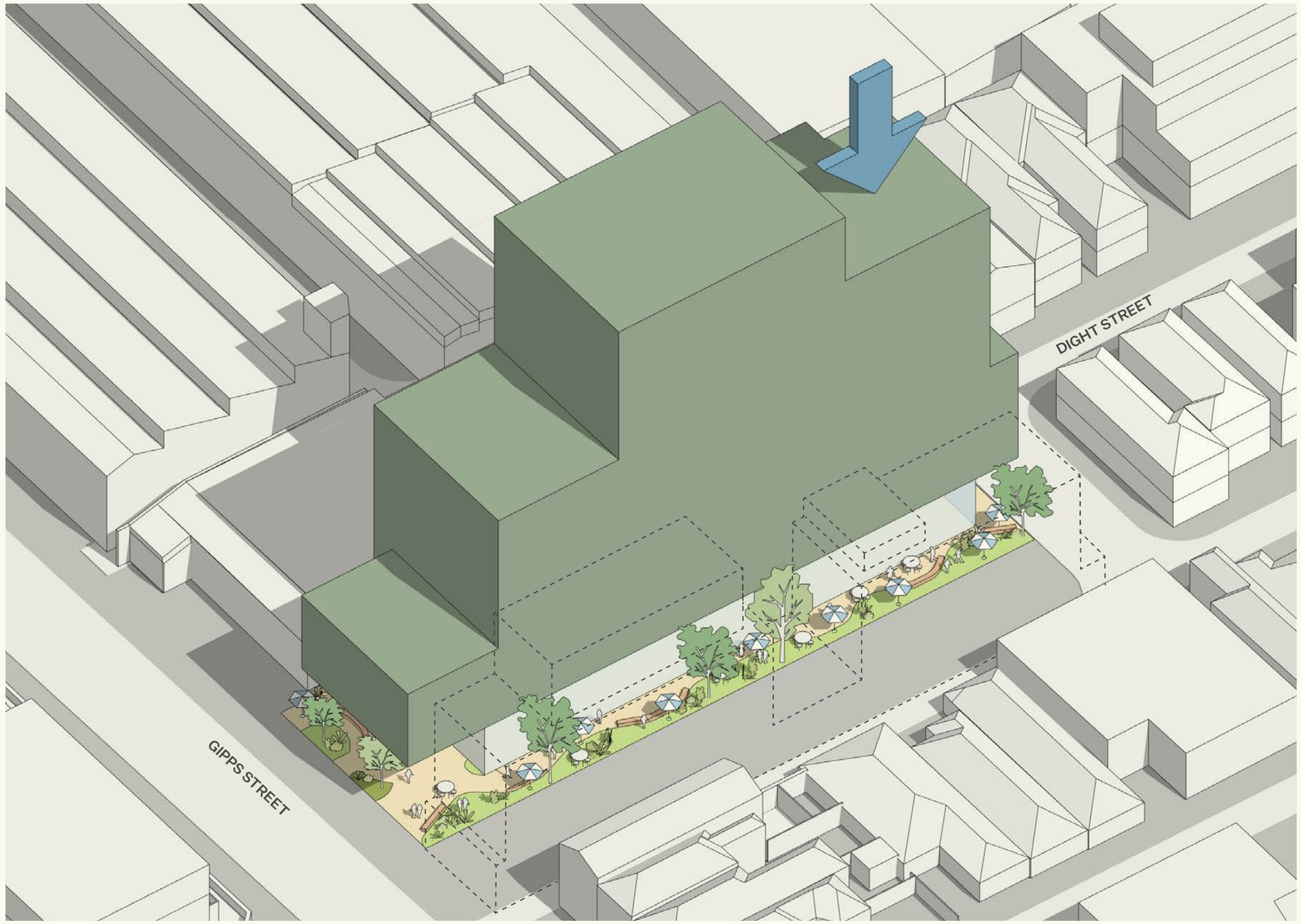


Proposed Response

1. Single step to south adopted in lieu of 'wedding cake' approach for efficient structure, building envelope and waterproofing.

Proposed - Upper Level Setbacks

Subject Site Massing Diagrams



Proposed Response

1. Additional step included to north massing to reduce visual bulk.

Proposed - Building Breaks

Subject Site Massing Diagrams



Proposed Response

1. Breaks added to building massing to articulate the form as three distinct towers.

Proposed - Opportunity for Rooftops

Subject Site Massing Diagrams



Proposed Response

1. Multiple rooftops of varying sizes available for commercial tenants.

Proposed - Active Rooftops

Subject Site Massing Diagrams

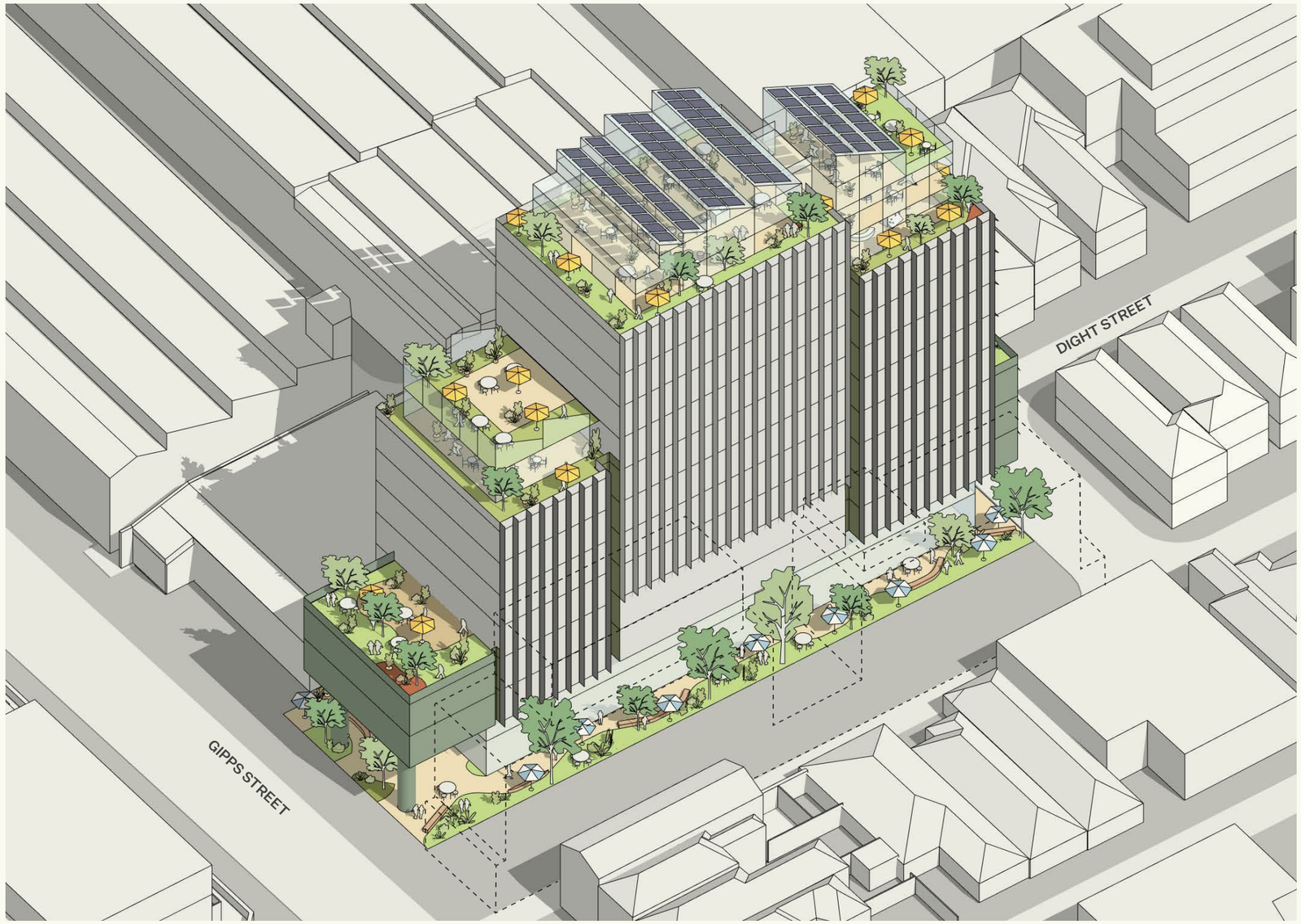


Proposed Response

1. Distinct rooftop pavillions reference existing Collingwood warehouse saw-tooth roof forms and further articulate building.
2. Consistent visual language with variation between the tower forms.

Proposed - Articulated Facades

Subject Site Massing Diagrams

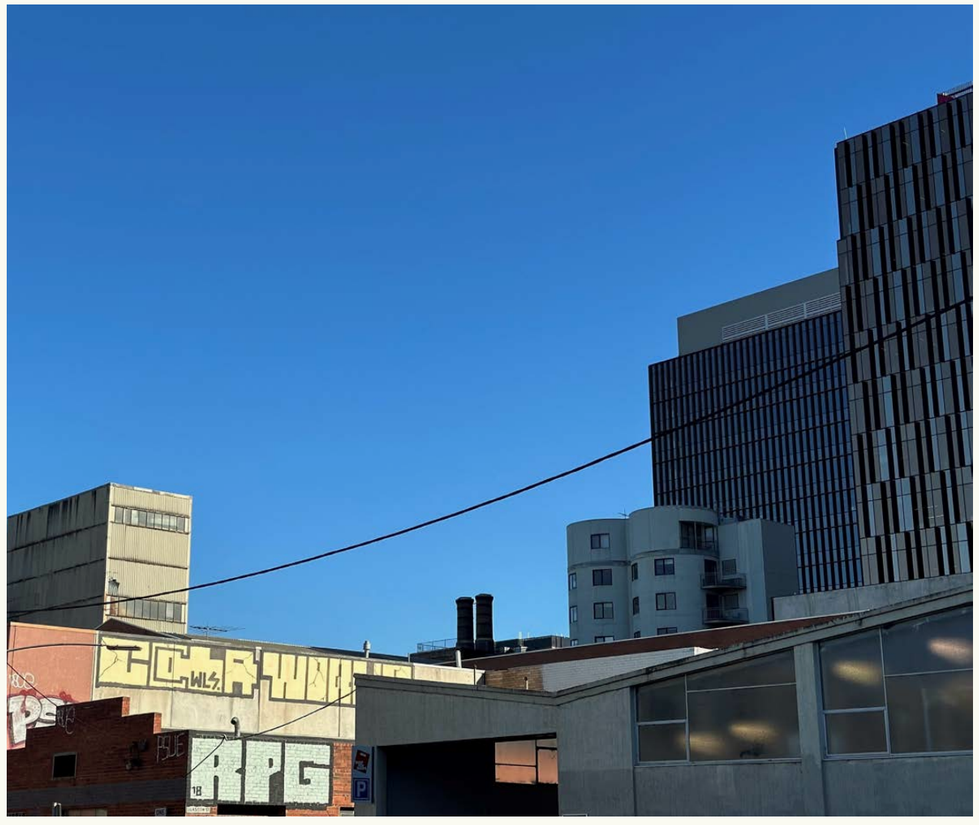


Proposed Response

1. Glazing and fixed vertical shading are considered for efficient passive buildin performance with variation to articulate the length of the building.

Design Precedents

Collingwood Character



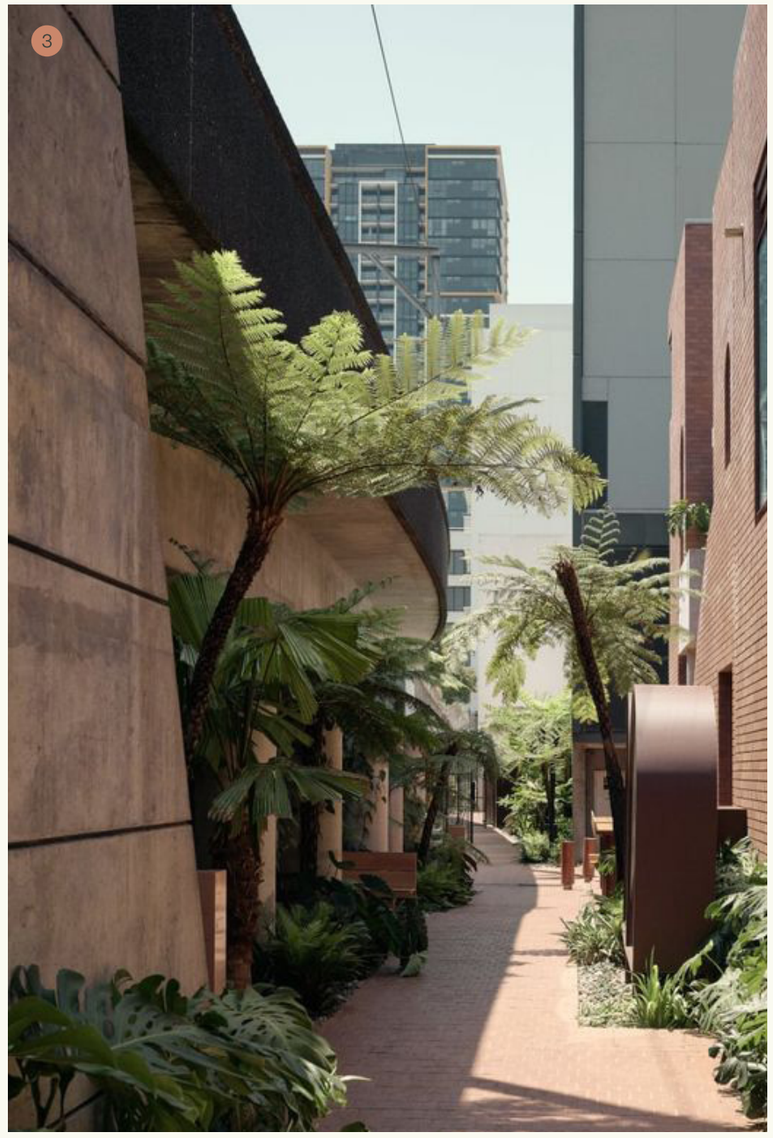


Design Precedents

Active urban ground plane with integrated landscape





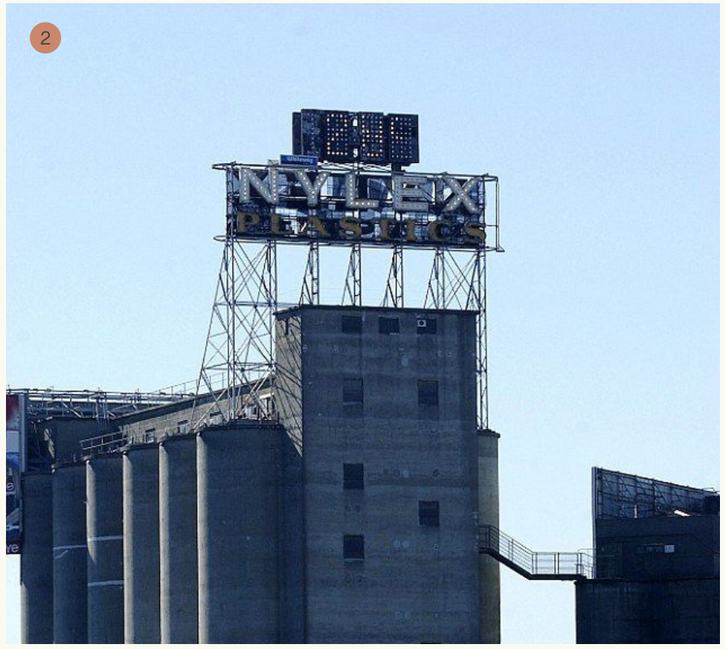


1. Tahari Courtyards, Michael Van Valkenburgh Associates
2. Cornerstone Stores, Richards and Spence
3. Fish Lane Town Square, Richards and Spence

Design Precedents

Distinct pavilion to top of tower



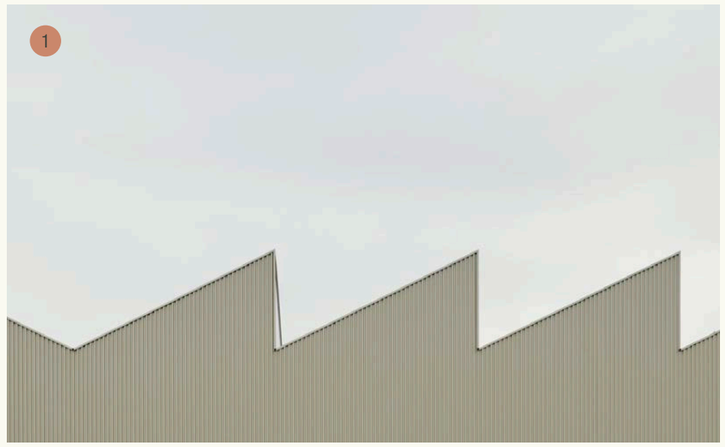




1. Coal Loading Silos, Bristol UK
2. Nylex Clock sign, Collinwood
3. Kuppers Mill, Duisberg Germany

Design Precedents

Neighbourhood character - sawtooth roof





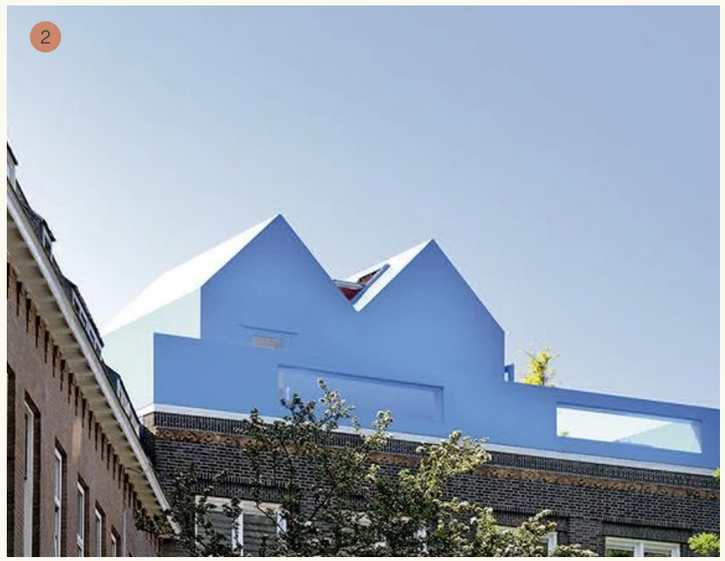


1. Atecna Headquarters, Inigo Beguiristain
2. Younghusband Wool Stores, Kensington
3. Royal Docks, London UK

Design Precedents

Contemporary expression of sawtooth



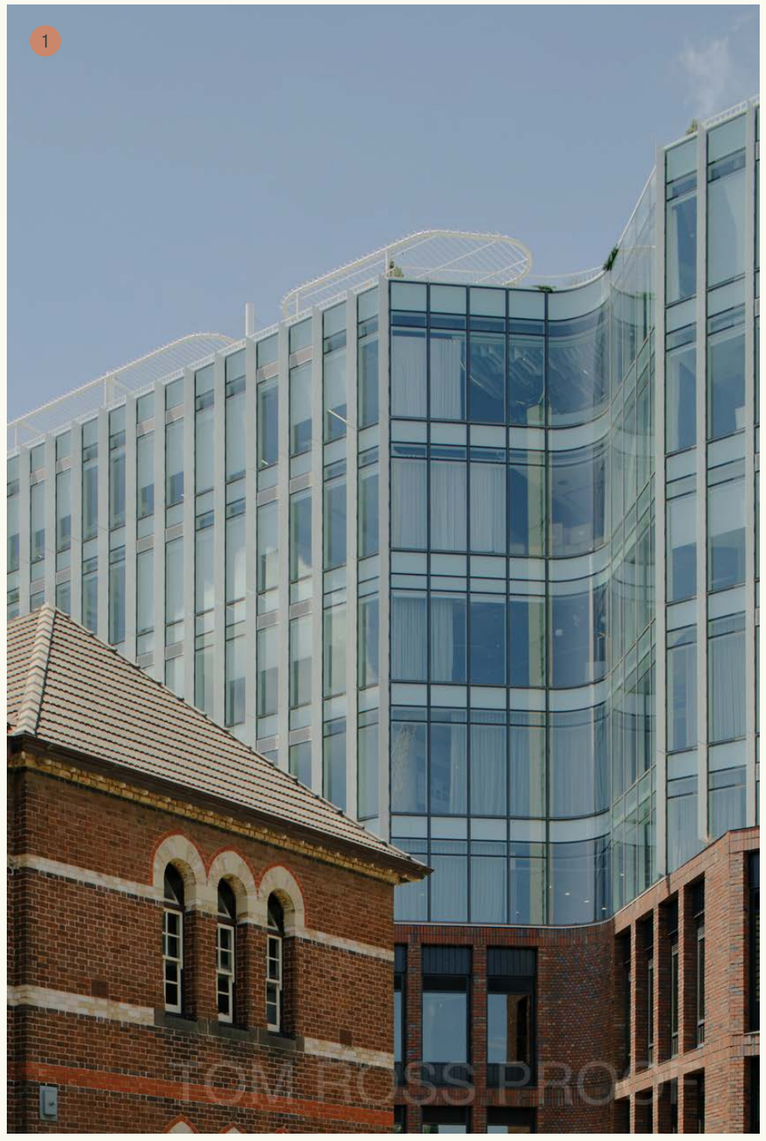


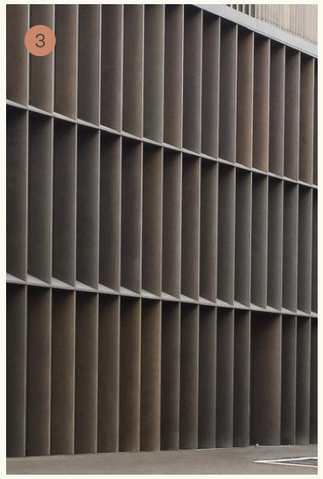


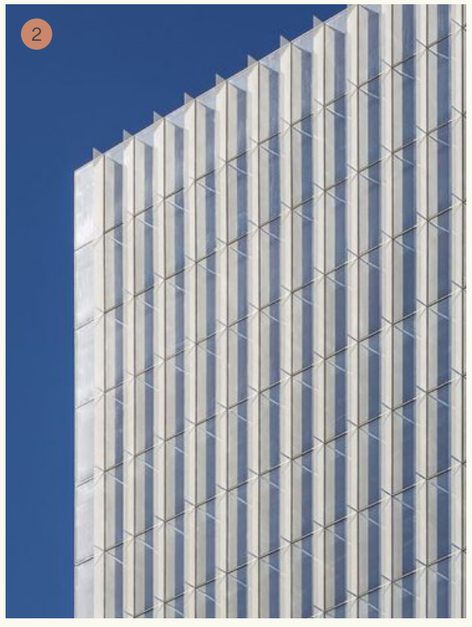
1. Material Village, TETRA architecten
2. Didden Village, MVRDV
3. Design School Kolding, ADEPT architects

Design Precedents

Fixed sun shading device







1. Fieldwork, 65 Dover St Cremorne
2. Geotisch Partners, Al Hilal Office
3. Waechter Waechter Architekten, Historiches Archiv und Rheinisches Bildarchiv

Proposed - Corner Gipps St and Sturt St looking West

Site Context Visualisations



Proposed - Corner Gipps St and Rupert St looking West

Site Context Visualisations



Proposed - Rupert St looking South-West

Site Context Visualisations



Proposed - Dight St towards Singleton St

Site Context Visualisations



Proposed - Dight St towards Singleton St

Site Context Visualisations



Proposed - Singleton St looking South to pedestrian link

Site Context Visualisations



Proposed - Rokeby St towards Gipps

Site Context Visualisations



Proposed - Rokeby St towards Gipps

Site Context Visualisations



Proposed - Rokeby St towards Gipps

Site Context Visualisations



Proposed - Gipps St looking East

Site Context Visualisations



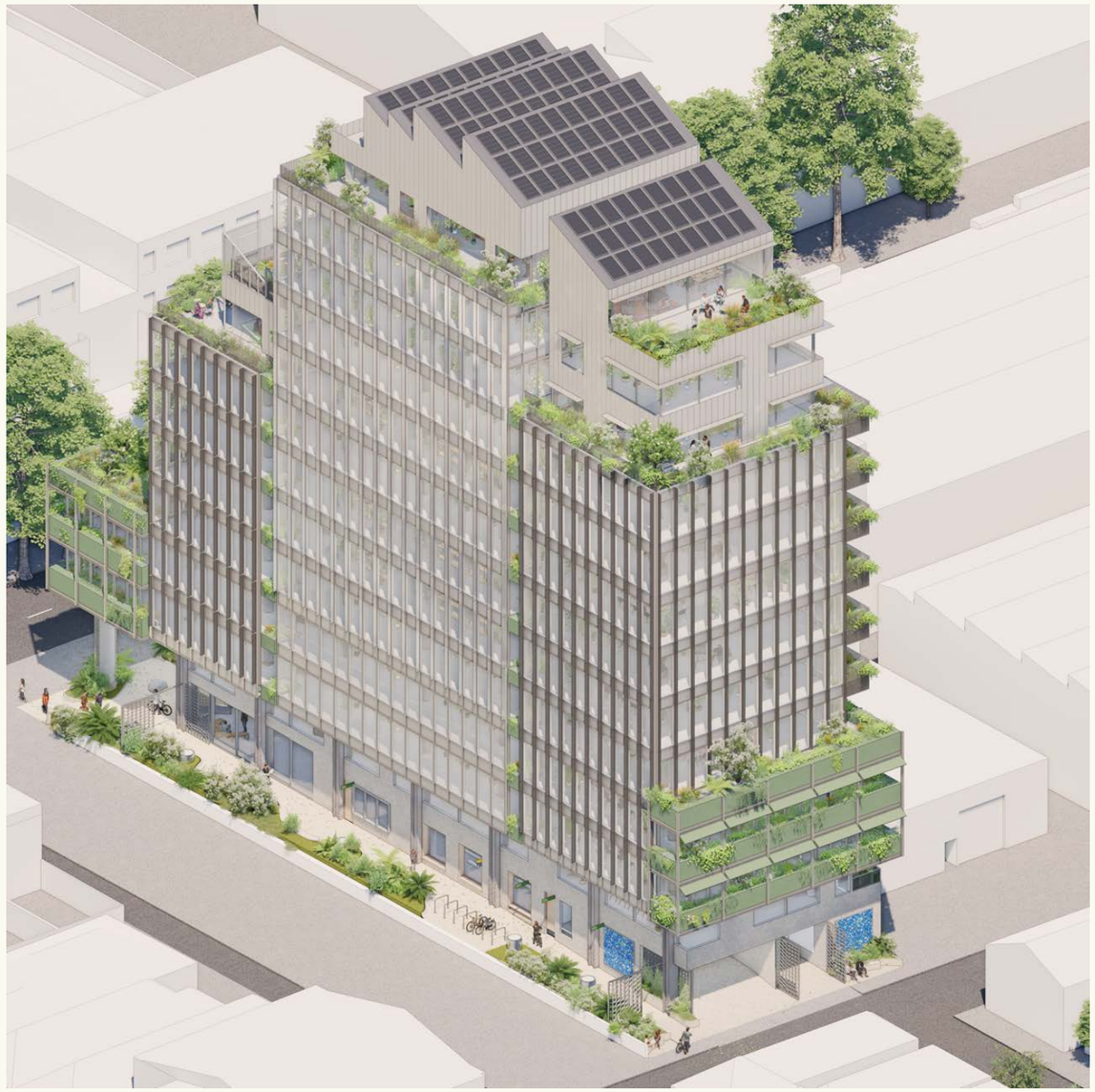
Proposed - Interior View looking East

Site Context Visualisations



Proposed - Axonometric (context removed for clarity)

Site Context Visualisations



Proposed - Axonometric (with context)

Site Context Visualisations





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ATFT Fieldwork Projects Unit Trust

ABN 23 117 338 774

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Cover Image by Tom Ross

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hello@fieldworkprojects.com.au

GIPPS STREET COLLINGWOOD

36-38 GIPPS STREET COLLINGWOOD

TOWN PLANNING

LOCATION PLAN



PROJECT TEAM

CLIENT
RIVERLEE
LANDSCAPE ARCHITECT
EMERGENT STUDIOS
STEPH KERR
MATT HAMILTON

DRAWING INDEX

DWG	TITLE	SCALE	REV
COVER, LEGENDS & SPECIFICATIONS			
SK000	COVER PAGE	N.T.S.	B
SITE, CONTEXT & DEMOLITION PLANS			
SK100	SITE PLAN	1:200 @ A1	B
LANDSCAPE SURFACES & SETOUT PLANS			
SK200	LANDSCAPE PLAN GROUND	1:100 @ A1	B
SK210	LANDSCAPE PLAN LEVEL 01	1:100 @ A1	B
SK220	LANDSCAPE PLAN LEVEL 02-03	1:100 @ A1	B
SK230	LANDSCAPE PLAN LEVEL 04	1:100 @ A1	B
SK240	LANDSCAPE PLAN LEVEL 05	1:100 @ A1	B
SK250	LANDSCAPE PLAN LEVEL 06 - 07	1:100 @ A1	B
SK260	LANDSCAPE PLAN LEVEL 08	1:100 @ A1	B
SK261	LANDSCAPE PLAN LEVEL 09	1:100 @ A1	B
SK270	LANDSCAPE PLAN LEVEL 10	1:100 @ A1	B
SK280	LANDSCAPE PLAN ROOF	1:100 @ A1	B
PLANTING			
SK700	PLANTING SCHEDULE	N.T.S.	B
SK710	PLANTING REPORT	N.T.S.	B
SK720	PLANTING REPORT CONTINUED	N.T.S.	B

GENERAL NOTES

CULTIVATION NOTE:
THE CONTRACTOR IS REQUIRED TO CULTIVATE THE EXISTING SUBGRADE FOR NEW GARDEN BEDS & GRASS AREAS. MIX PERCENTAGE OF EXISTING SCARIFIED SOIL INTO IMPORTED TOPSOIL TO THE SATISFACTION OF THE SUPERINTENDENT.

SETOUT NOTE:
SETOUT OF ALL TREES AND PLANTS IS TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO INSTALLATION.

PLANT STOCK NOTE:
PLANT & TREE STOCK IS TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO INSTALLATION.

LANDSCAPE SPECIFICATION SCHEDULE NOTE:
THE CONTRACTOR IS REQUIRED TO READ THE STANDARD SPECIFICATION & LANDSCAPE PROJECT SPECIFICATION CONCURRENTLY WITH THESE DRAWINGS AT THE TIME OF TENDERING AND DURING THE CONSTRUCTION PERIOD.

GEO TECHNICAL COMPACTION TEST:
THE CONTRACTOR IS REQUIRED TO COORDINATE A COMPACTION TEST OF ALL PAVING & FOOTINGS SUBGRADES & SUBMIT FINDING FOR APPROVAL BY THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

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B_P2	17/07/2026	SK	MH	DRAFT TOWN PLANNING
B_P1	10/07/2026	AR	MH	DRAFT TOWN PLANNING
A	19/06/2026	SK	MH	FOR TOWN PLANNING

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ADDRESS: 36-38 GIPPS STREET COLLINGWOOD		SCALE: N.T.S.	
DRAWING TITLE: COVER PAGE	SHEET: 1 of 15		B

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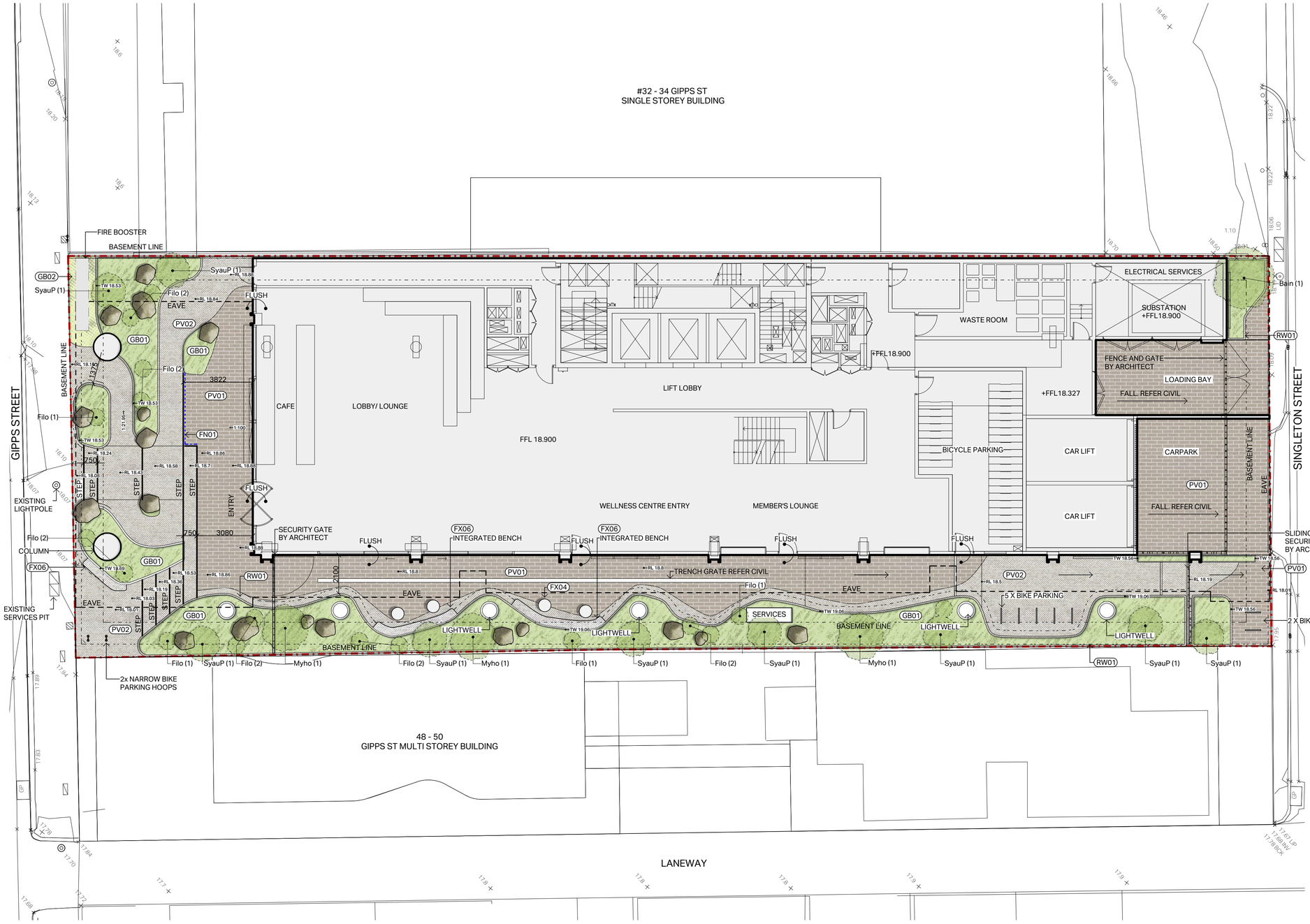
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LEGEND

DRAWING SYMBOLS

- TITLE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED EVERGREEN TREE

SOFT LANDSCAPE

- GB01 GROUND FLOOR GARDEN ON PODIUM
- GB02 GRAVEL FEATURE GARDEN
- LANDSCAPE BOULDERS

PLANTER TYPES

- PLA F.S.L. FLUSH PLANTER
- PLB INTEGRATED PLANTER - BY ARCHITECT
- PLC RAISED DEEP SOIL PLANTER - 1200MM

PAVEMENT TYPES

- PV01 SELECT PAVING
- PV02 EXPOSED AGGREGATE CONCRETE

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- RW02 GRC PLANTER WALL

FIXTURES

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- FIX02 FREESTANDING SEAT
- FIX03 FREESTANDING TABLE
- FIX04 FREESTANDING CAFE TABLE
- FIX05 BICYCLE HOOP
- FIX06 INTEGRATED CONCRETE BENCH

FENCES & BALUSTRADES

- FN01 BALUSTRADE - REFER ARCHITECT

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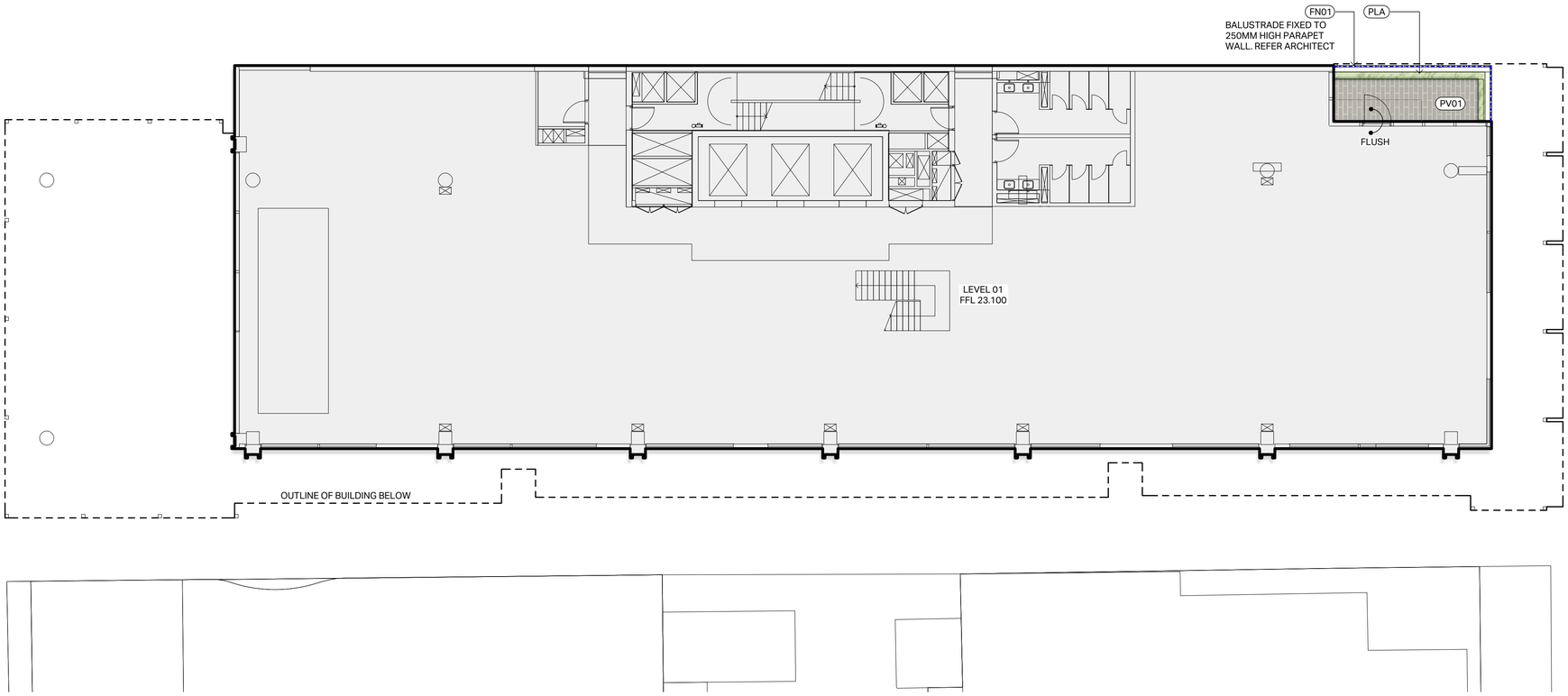
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DRAWING TITLE: LANDSCAPE PLAN GROUND	SHEET: 3 of 15		B

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- FIX04 FREESTANDING CAFE TABLE
- FIX05 BICYCLE HOOP
- FIX06 INTEGRATED CONCRETE BENCH

FENCES & BALUSTRADES

- FN01 BALUSTRADE - REFER ARCHITECT

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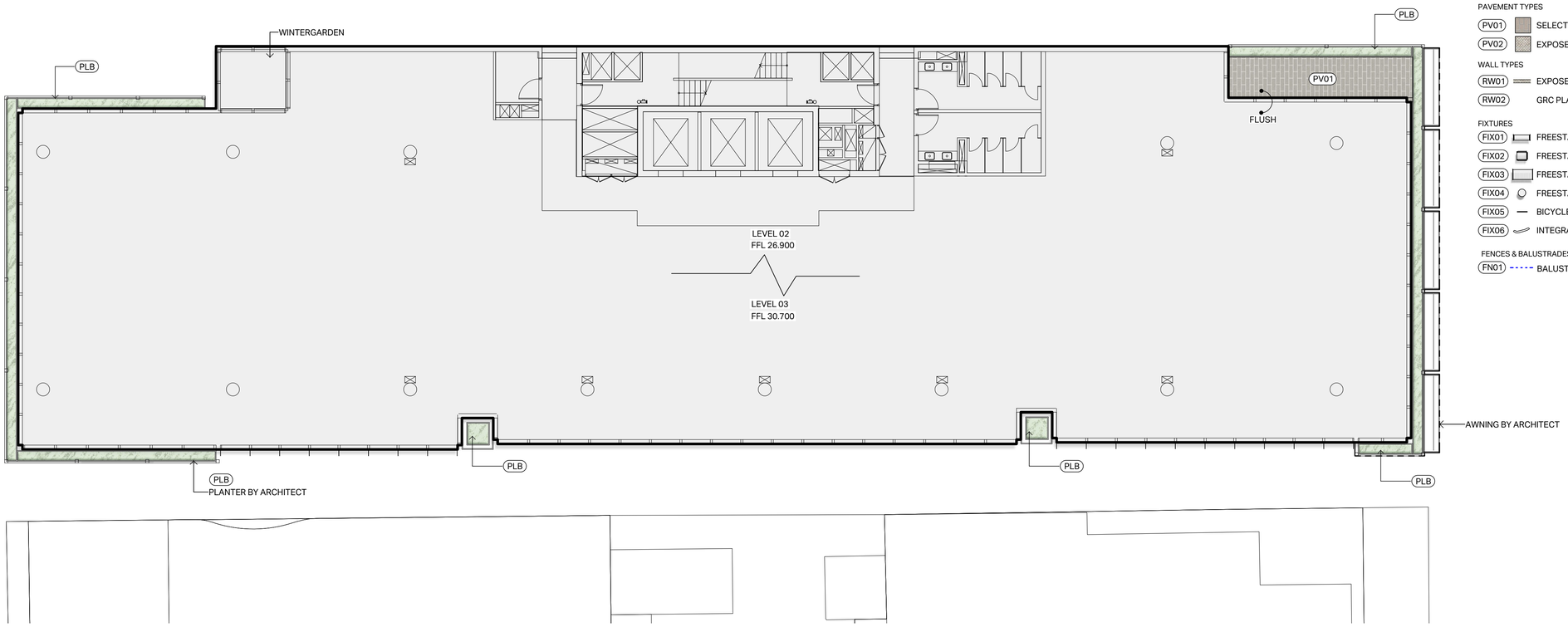
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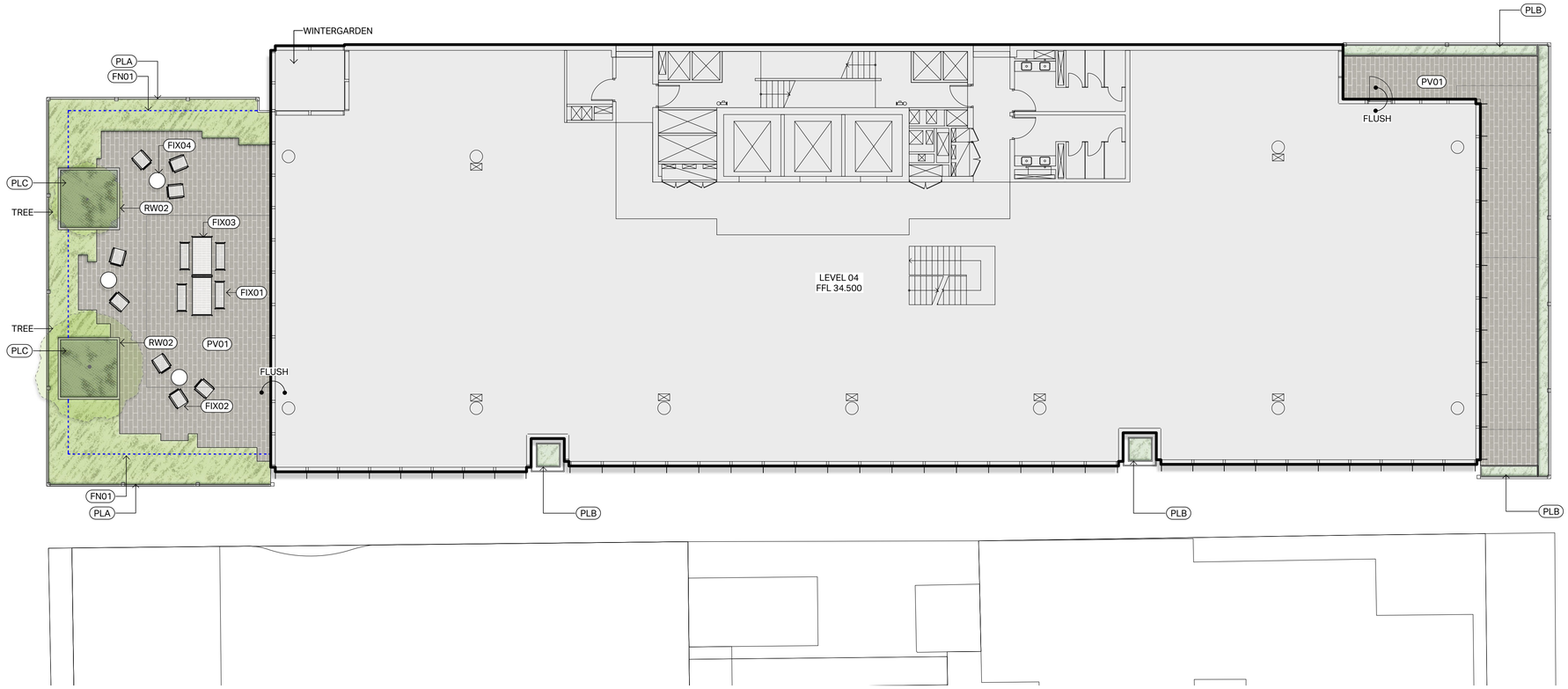
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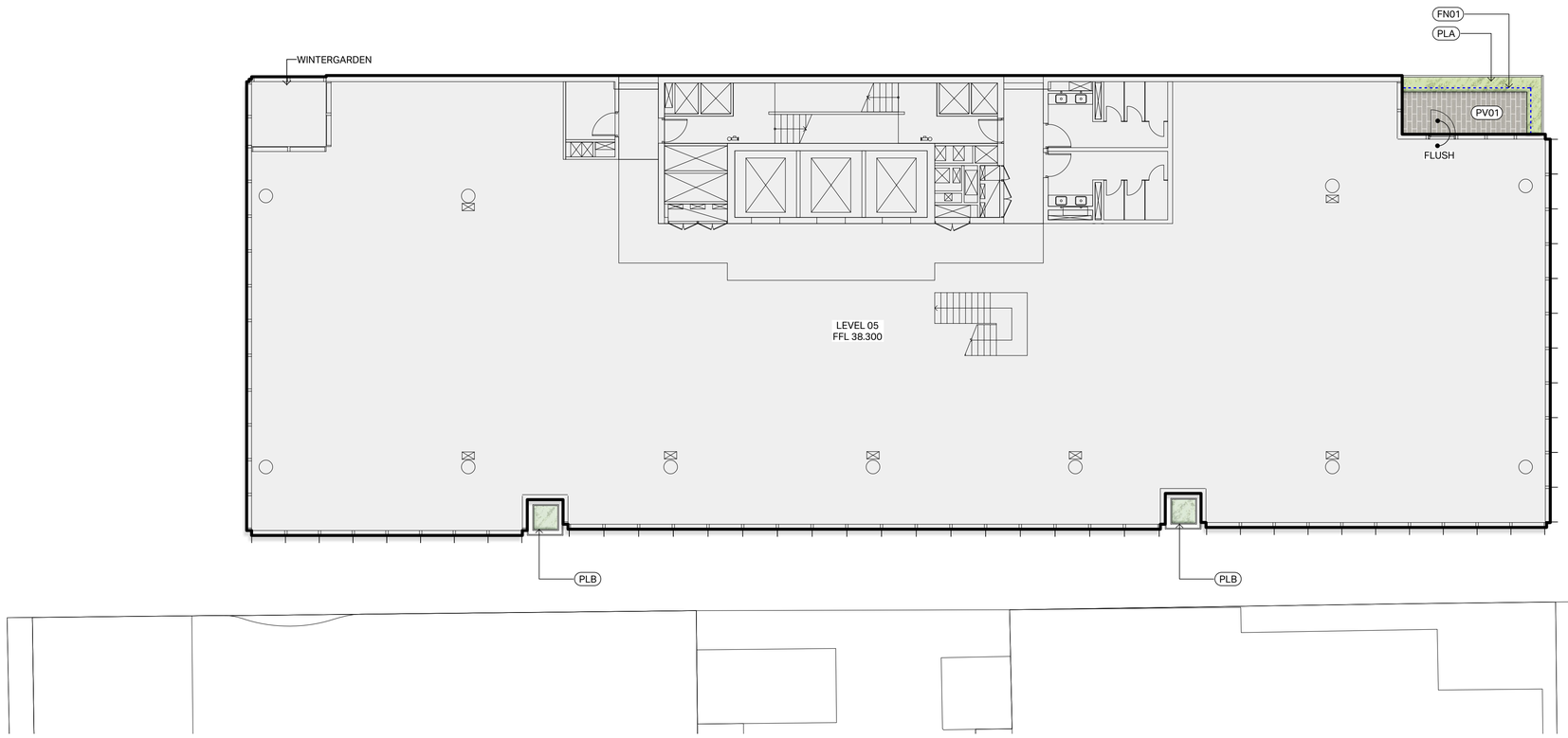
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- FIX06 INTEGRATED CONCRETE BENCH

FENCES & BALUSTRADES

- FN01 BALUSTRADE - REFER ARCHITECT

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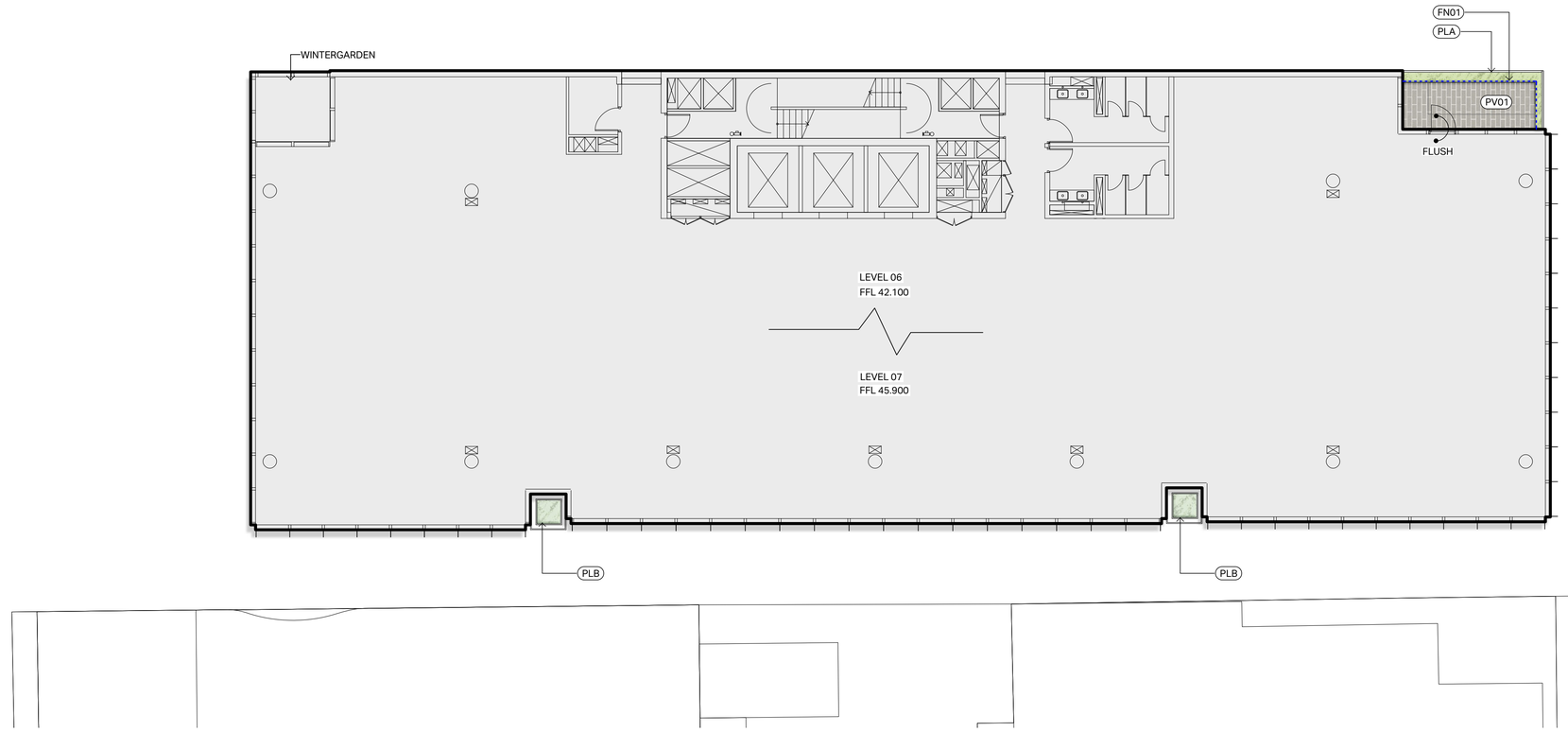
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CLIENT: RIVERLEE	CHECKED BY: MH	STAGE: TP	DRAWING: SK240
ADDRESS: 36-38 GIPPS STREET COLLINGWOOD		SCALE: 1:100 @ A1	
DRAWING TITLE: LANDSCAPE PLAN LEVEL 05	SHEET: 7 of 15		B

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LEGEND

DRAWING SYMBOLS

- TITLE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED EVERGREEN TREE

SOFT LANDSCAPE

- GB01 GROUND FLOOR GARDEN ON PODIUM
- GB02 GRAVEL FEATURE GARDEN
- LANDSCAPE BOULDERS

PLANTER TYPES

- PLA F.S.L. FLUSH PLANTER
- PLB INTEGRATED PLANTER - BY ARCHITECT
- PLC RAISED DEEP SOIL PLANTER - 1200MM

PAVEMENT TYPES

- PV01 SELECT PAVING
- PV02 EXPOSED AGGREGATE CONCRETE

WALL TYPES

- RW01 EXPOSED AGGREGATE PLANTER WALL
- RW02 GRC PLANTER WALL

FIXTURES

- FIX01 FREESTANDING BENCH
- FIX02 FREESTANDING SEAT
- FIX03 FREESTANDING TABLE
- FIX04 FREESTANDING CAFE TABLE
- FIX05 BICYCLE HOOP
- FIX06 INTEGRATED CONCRETE BENCH

FENCES & BALUSTRADES

- FN01 BALUSTRADE - REFER ARCHITECT

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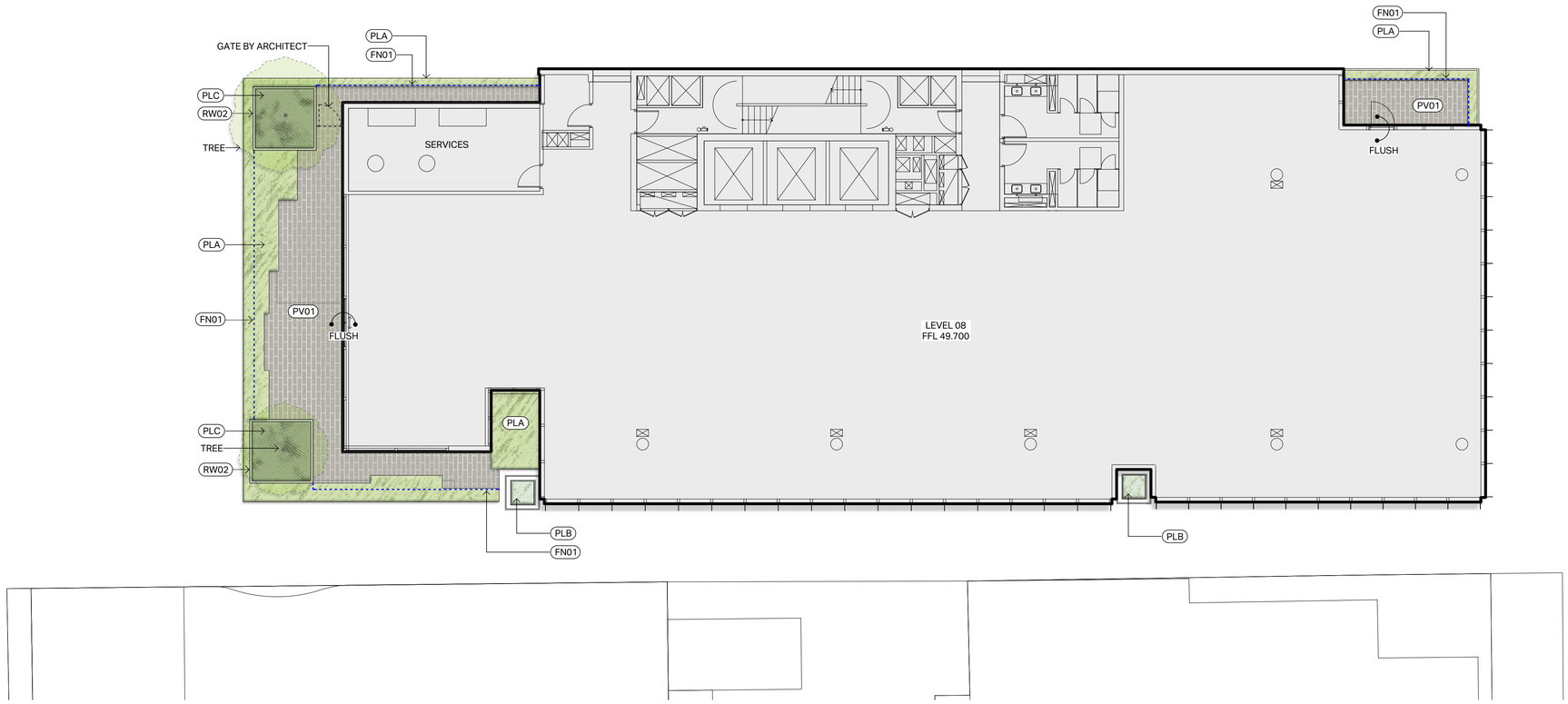
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TOWN PLANNING
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CLIENT: RIVERLEE	CHECKED BY: MH	STAGE: TP	DRAWING: SK250
ADDRESS: 36-38 GIPPS STREET COLLINGWOOD		SCALE: 1:100 @ A1	
DRAWING TITLE: LANDSCAPE PLAN LEVEL 06 - 07	SHEET: 8 of 15		B

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LEGEND

DRAWING SYMBOLS

- TITLE BOUNDARY
- EXISTING TREES TO BE REMOVED
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SOFT LANDSCAPE

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PLANTER TYPES

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- PLB INTEGRATED PLANTER - BY ARCHITECT
- PLC RAISED DEEP SOIL PLANTER - 1200MM

PAVEMENT TYPES

- PV01 SELECT PAVING
- PV02 EXPOSED AGGREGATE CONCRETE

WALL TYPES

- RW01 EXPOSED AGGREGATE PLANTER WALL
- RW02 GRC PLANTER WALL

FIXTURES

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FENCES & BALUSTRADES

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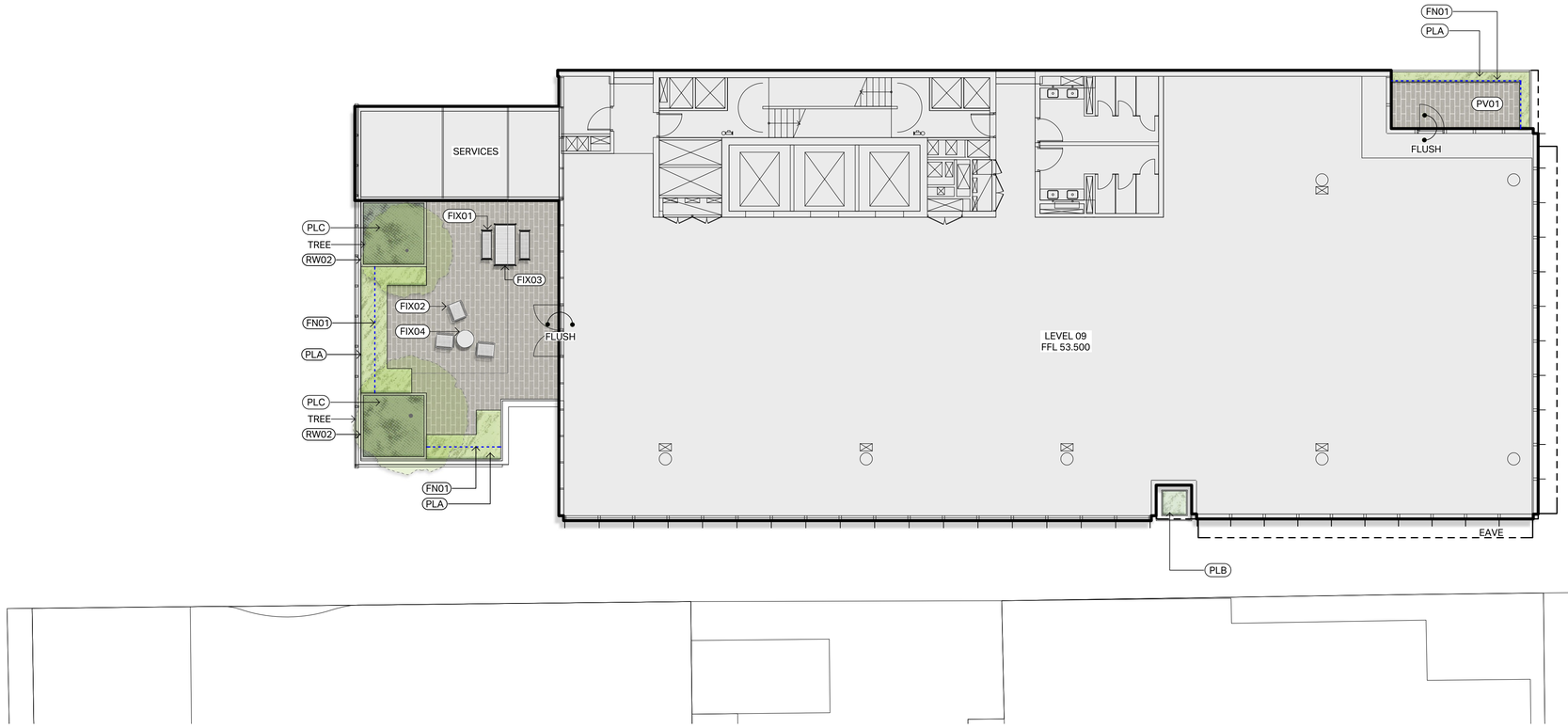
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DRAWING TITLE: LANDSCAPE PLAN LEVEL 08	SHEET: 9 of 15		B

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LEGEND

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FENCES & BALUSTRADES

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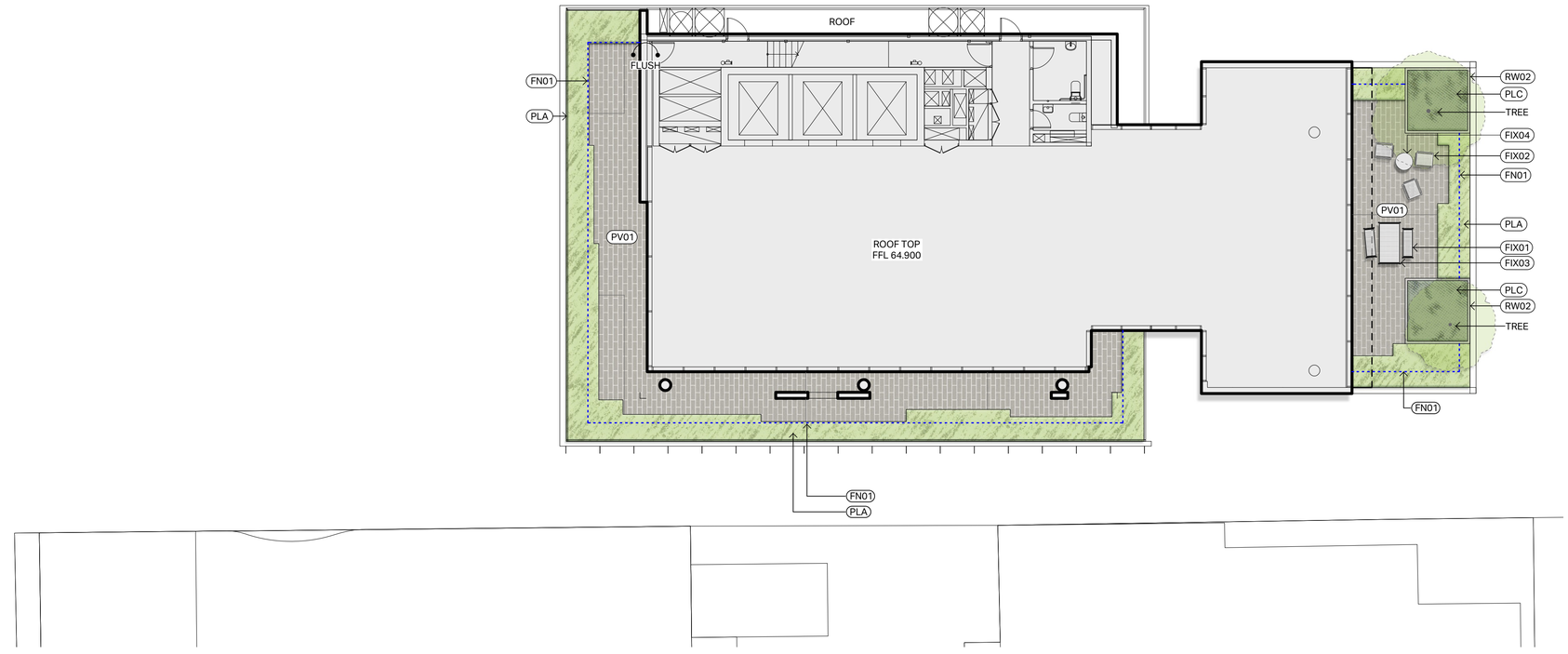
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LEGEND

DRAWING SYMBOLS

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FENCES & BALUSTRADES

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GROUND

GROUND FLOOR TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	QTY
	Evergreen Trees					
Bain	Banksia integrifolia	Coastal Banksia	10.0	4.0	45 Litre Pot	1
Filo	Ficus longifolia	Long Leaf Fig	2.0	1.0	45 Litre Pot	17
Myho	Myrsine howittiana	Brush Muttonwood	5.0	3.0	45 Litre Pot	4
SyauP	Syzygium australe 'Pinnacle'	Narrow Syzygium	9.0	2.0	45 Litre Pot	9

GROUND LEVEL TYPICAL PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE
	Shrubs				
BamaM	Banksia marginata 'Mini Marg'	Banksia Mini Marg	2.0	2.0	400mm Pot
Blnu	Blechnum nudum	Fishbone Water-fern	0.5	0.5	140mm Pot
CaglG	Casuarina glauca 'Green Wave'	Casuarina Green Wave	1.5	1.0	140mm Pot
Cost	Cordyline stricta	Slender Palm Lily	2.0	1.0	140mm Pot
Coba	Correa baeuerlenii	Chef's Cap Correa	1.5	1.5	140mm Pot
CoglI	Correa glabra 'Ivory Lantern'	Native Fuchsia	0.5	0.5	140mm Pot
Cyco	Cyathea cooperi	Lacy Tree Fern	5.0	6.0	45 Litre Pot
Dovi	Dodonaea viscosa	Sticky Hop Bush	4.0	1.5	200mm Pot
Ento	Enchylaena tomentosa	Ruby Saltbush	0.5	1.0	140mm Pot
Gypu	Gynatrix pulchella	Hemp Bush	5.0	3.5	140mm Pot
Inau	Indigofera australis	Australian Indigo	2.0	1.5	140mm Pot
Mype	Myoporum petiolatum	Sticky Boobialla	2.0	2.0	140mm Pot
PhsqS	Phebalium squamulosum 'ssp. squamulosum'	Forest Phebalium	2.0	1.5	140mm Pot
Plar	Plectranthus argentatus	Silver Plactranthus	1.0	1.5	140mm Pot
Poas	Pomaderris aspera	Hazel pomaderris	4.0	2.0	140mm Pot
Saga	Sambucus gaudichaudiana	White Elderberry	2.0	1.5	140mm Pot
SyauR	Syzygium australe 'Resilience'	Lilly Pilly Resilience	3.0	2.0	140mm Pot
	Climbers				
Apre	Aphanopetalum resinosum	Gum Vine	2.0	0.3	140mm Pot
Bimu	Billardiera mutabilis	Common Apple Berry	2.0	1.0	140mm Pot
Clmi	Clematis microphylla	Small-leaved Clematis	1.0	2.0	Tubestock
Pahe	Parthenocissus henryana	Chinese Virginia Creeper	4.0	4.0	Tubestock
	Herbaceous & Flowering Plants				
Asau	Asplenium australasicum	Bird's Nest Fern	1.0	2.0	140mm Pot
Asni	Asplenium nidus	Bird's Nest Fern	0.5	0.5	140mm Pot
Cyau	Cyathea australis	Rough Tree Fern	5.0	2.0	Bare Root
Cycu	Cyathea cunninghamii	Slender Tree Fern	5.0	2.0	Bare Root
Dian	Dicksonia antarctica	Soft Tree Fern	3.0	2.0	140mm Pot
Doau	Doodia australis	Common Rasp Fern	0.5	0.5	100mm Pot
Peau	Pelargonium australe	Austral Storksbill	0.5	1.0	Tubestock
Pttr	Pteris tremula	Tender Brakefern	0.6	1.5	140mm Pot
	Grasses				
DicaL	Dianella caerulea 'Little Jess'	Native Flax	0.4	0.4	140mm Pot
DitaE	Dianella tasmanica 'Emerald Arch'	Dianella Emerald Arch	0.5	0.5	Tubestock
Dita	Dianella tasmanica	Tasman Flax-lily	1.0	1.0	Tubestock
Dicr	Dichelachne crinita	Longhair Plume Grass	1.0	0.5	Tubestock
LipaS	Libertia paniculata 'Shadow Star'	Grass flag	0.4	0.4	140mm Pot
LoloV	Lomandra longifolia 'Verday'	Lomandra Verday	0.5	0.5	140mm Pot
	Groundcovers				
Asel	Aspidistra elatior	Cast Iron Plant	0.6	1.5	140mm Pot
Dire	Dichondra repens	Kidney Weed	0.3	1.0	140mm Pot
Einu	Einadia nutans	Nodding Salt Bush	0.2	0.2	Tubestock
GoovP	Goodenia ovata 'Prostrate'	Prostrate Hops Goodenia	0.2	0.8	200mm Pot
Vihe	Viola hederacea	Native Violet	0.2	0.6	Tubestock

UPPER LEVELS

LEVEL 4 TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	QTY
	Evergreen Trees					
EupaL	Eucalyptus pauciflora 'Little Snowman'	Dwarf Snow Gum	7.0	5.0	45 Litre Pot	1
Filo	Ficus longifolia	Long Leaf Fig	2.0	1.0	300mm Pot	1
TrlaL	Tristaniopsis laurina 'Lucious'	Kanooka Gum	8.0	4.0	45 Litre Pot	1

LEVEL 8 TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	QTY
	Evergreen Trees					
EupaL	Eucalyptus pauciflora 'Little Snowman'	Dwarf Snow Gum	7.0	5.0	45 Litre Pot	1
TrlaL	Tristaniopsis laurina 'Lucious'	Kanooka Gum	8.0	4.0	45 Litre Pot	1

LEVEL 09 TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	QTY
	Evergreen Trees					
EupaL	Eucalyptus pauciflora 'Little Snowman'	Dwarf Snow Gum	7.0	5.0	45 Litre Pot	1
TrlaL	Tristaniopsis laurina 'Lucious'	Kanooka Gum	8.0	4.0	45 Litre Pot	1

ROOFTOP TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	QTY
	Evergreen Trees					
EupaL	Eucalyptus pauciflora 'Little Snowman'	Dwarf Snow Gum	7.0	5.0	45 Litre Pot	1
TrlaL	Tristaniopsis laurina 'Lucious'	Kanooka Gum	8.0	4.0	45 Litre Pot	1

UPPER LEVEL TYPICAL PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE
	Shrubs				
BamaM	Banksia marginata 'Mini Marg'	Banksia Mini Marg	2.0	2.0	400mm Pot
CaglG	Casuarina glauca 'Green Wave'	Casuarina Green Wave	1.5	1.0	140mm Pot
CoglI	Correa glabra 'Ivory Lantern'	Native Fuchsia	0.5	0.5	140mm Pot
Core	Correa reflexa var.nummularifolia	Roundleaf Correa	0.3	1.0	140mm Pot
Ento	Enchylaena tomentosa	Ruby Saltbush	0.5	1.0	140mm Pot
WefrL	Westringia fruticosa 'Low Horizon'	Low Horizon Westringia	1.0	1.2	140mm Pot
Zafu	Zamia furfuracea	Cardboard Plant	0.8	0.8	300mm Pot
	Climbers				
HaviW	Hardenbergia violacea 'White Out'	Hardenbergia	2.0	2.0	200mm Pot
	Herbaceous & Flowering Plants				
BrmuP	Brachyscome multifida 'Pacific Cloud'	Native Daisy	0.3	0.5	140mm Pot
Chse	Chrysocephalum semipapposum	Clustered Everlasting	0.8	0.8	140mm Pot
Chse_B	Chrysocephalum semipapposum	Clustered Everlasting	0.8	0.8	Tubestock
Waco	Wahlenbergia communis	Tufted Bluebell	0.4	0.2	140mm Pot
Wast	Wahlenbergia stricta	Tall Bluebell	0.9	0.4	140mm Pot
	Grasses				
Auel	Austrostipa elegantissima	Feather Spear-grass	1.0	0.5	140mm Pot
CaacK	Calamagrostis acutiflora 'Karl Foerster'	Calamagrostis Karl Foerster	0.6	0.3	140mm Pot
DicaG	Dianella caerulea 'Goddess'	Dianella Goddess	1.0	1.0	140mm Pot
DicaL	Dianella caerulea 'Little Jess'	Native Flax	0.4	0.4	140mm Pot
DireL	Dianella revoluta 'Little Rev'	Dianella Little Rev	0.3	0.3	Tubestock
DitaT	Dianella tasmanica 'Tasred'	Flax Lilly	1.0	1.0	140mm Pot
LipaS	Libertia paniculata 'Shadow Star'	Grass flag	0.4	0.4	140mm Pot
LocoL	Lomandra confertifolia 'Little Con'	Lomandra Little Con	0.4	0.7	140mm Pot
LoloV	Lomandra longifolia 'Verday'	Lomandra Verday	0.5	0.5	140mm Pot
PolaE	Poa labillardieri 'Eskdale'	Blue Tussock Grass	1.0	0.6	140mm Pot
Posi	Poa sieberiana	Grey Tussock Grass	0.6	0.6	140mm Pot
	Groundcovers				
Asel	Aspidistra elatior	Cast Iron Plant	0.6	1.5	140mm Pot
CoreL	Correa reflexa x alba 'Lemon Twist'	Native Fuchsia	0.2	1.0	200mm Pot
Dicr1	Disphyma crassifolium	Pig Face	0.2	1.5	140mm Pot
Einu	Einadia nutans	Nodding Salt Bush	0.2	0.2	140mm Pot
GoovP	Goodenia ovata 'Prostrate'	Prostrate Hops Goodenia	0.2	0.8	200mm Pot
MypaM	Myoporum parvifolium 'Mallee Carpet'	Creeping boobialla	0.2	2.0	140mm Pot
Vihe	Viola hederacea	Native Violet	0.2	0.6	140mm Pot

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B_P3	21/07/2026	SK	MH	DRAFT TOWN PLANNING
B_P2	17/07/2026	SK	MH	DRAFT TOWN PLANNING
B_P1	10/07/2026	AR	MH	DRAFT TOWN PLANNING
P3	5/02/2026	SK	MH	FOR TOWN PLANNING

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PLANNING NOT FOR CONSTRUCTION

PROJECT NAME: GIPPS STREET COLLINGWOOD	DRAWN BY: SK		PROJECT NUMBER: 24010
CLIENT: RIVERLEE	CHECKED BY: MH	STAGE: TP	DRAWING: SK700
ADDRESS: 36-38 GIPPS STREET COLLINGWOOD			SCALE: N.T.S.
DRAWING TITLE: PLANTING SCHEDULE	SHEET: 13 of 15		B

SOURCE: P:\24010_GIPPS STREET\DOCUMENTATION\TOWN PLANNING\RHINO\24010_TP_LA_SHEETS PRINTED: 23/07/2026 14:05

PLANT REPORT

Evergreen Trees

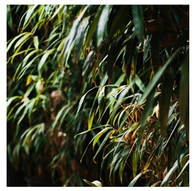


Code: Bain

Botanical Name:
Banksia integrifolia

Common Name:
Coastal Banksia

Size:
Height 10.0M x Spread 4.0M



Code: Filo

Botanical Name:
Ficus longifolia

Common Name:
Long Leaf Fig

Size:
Height 2.0M x Spread 1.0M



Code: Myho

Botanical Name:
Myrsine howittiana

Common Name:
Brush Muttonwood

Size:
Height 5.0M x Spread 3.0M



Code: SyauP

Botanical Name:
Syzygium australe 'Pinnacle'

Common Name:
Narrow Syzygium

Size:
Height 9.0M x Spread 2.0M

Grasses



Code: DicaL

Botanical Name:
Dianella caerulea 'Little Jess'

Common Name:
Native Flax

Size:
Height 0.4M x Spread 0.4M



Code: Dita

Botanical Name:
Dianella tasmanica

Common Name:
Tasman Flax-lily

Size:
Height 1.0M x Spread 1.0M

Grasses



Code: DitaE

Botanical Name:
Dianella tasmanica 'Emerald Arch

Common Name:
Dianella Emerald Arch

Size:
Height 0.5M x Spread 0.5M



Code: Dicr

Botanical Name:
Dichelachne crinita

Common Name:
Longhair Plume Grass

Size:
Height 1.0M x Spread 0.5M



Code: LipaS

Botanical Name:
Libertia paniculata 'Shadow Star'

Common Name:
Grass flag

Size:
Height 0.4M x Spread 0.4M



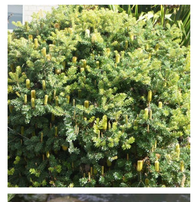
Code: LoloV

Botanical Name:
Lomandra longifolia 'Verday'

Common Name:
Lomandra Verday

Size:
Height 0.5M x Spread 0.5M

Shrubs



Code: BamaM

Botanical Name:
Banksia marginata 'Mini Marg'

Common Name:
Banksia Mini Marg

Size:
Height 2.0M x Spread 2.0M



Code: Blnu

Botanical Name:
Blechnum nudum

Common Name:
Fishbone Water-fern

Size:
Height 0.5M x Spread 0.5M

Shrubs



Code: CaglG

Botanical Name:
Casuarina glauca 'Green Wave'

Common Name:
Casuarina Green Wave

Size:
Height 1.5M x Spread 1.0M



Code: Cost

Botanical Name:
Cordyline stricta

Common Name:
Slender Palm Lily

Size:
Height 2.0M x Spread 1.0M



Code: Coba

Botanical Name:
Correa baeuerlenii

Common Name:
Chef's Cap Correa

Size:
Height 1.5M x Spread 1.5M



Code: CogII

Botanical Name:
Correa glabra 'Ivory Lantern'

Common Name:
Native Fuchsia

Size:
Height 0.5M x Spread 0.5M



Code: Cyco

Botanical Name:
Cyathea cooperi

Common Name:
Lacy Tree Fern

Size:
Height 5.0M x Spread 6.0M



Code: Dovi

Botanical Name:
Dodonaea viscosa

Common Name:
Sticky Hop Bush

Size:
Height 4.0M x Spread 1.5M

Shrubs



Code: Ento

Botanical Name:
Enchylaena tomentosa

Common Name:
Ruby Saltbush

Size:
Height 0.5M x Spread 1.0M



Code: Gypu

Botanical Name:
Gynatrix pulchella

Common Name:
Hemp Bush

Size:
Height 5.0M x Spread 3.5M



Code: Inau

Botanical Name:
Indigofera australis

Common Name:
Australian Indigo

Size:
Height 2.0M x Spread 1.5M

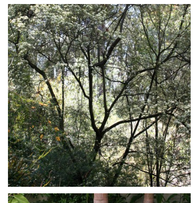


Code: Mype

Botanical Name:
Myoporum petiolatum

Common Name:
Sticky Boobialla

Size:
Height 2.0M x Spread 2.0M



Code: PhsqS

Botanical Name:
Phebalium squamulosum 'ssp.

Common Name:
Forest Phebalium

Size:
Height 2.0M x Spread 1.5M



Code: Plar

Botanical Name:
Plectranthus argentatus

Common Name:
Silver Plactranthus

Size:
Height 1.0M x Spread 1.5M

Shrubs



Code: Poas

Botanical Name:
Pomaderris aspera

Common Name:
Hazel pomaderris

Size:
Height 4.0M x Spread 2.0M



Code: Saga

Botanical Name:
Sambucus gaudichaudiana

Common Name:
White Elderberry

Size:
Height 2.0M x Spread 1.5M



Code: SyauR

Botanical Name:
Syzygium australe 'Resilience'

Common Name:
Lilly Pilly Resilience

Size:
Height 3.0M x Spread 2.0M

Herbaceous & Flowering Plants



Code: Asau

Botanical Name:
Asplenium australasicum

Common Name:
Bird's Nest Fern

Size:
Height 1.0M x Spread 2.0M



Code: Asni

Botanical Name:
Asplenium nidus

Common Name:
Bird's Nest Fern

Size:
Height 0.5M x Spread 0.5M



Code: Cyau

Botanical Name:
Cyathea australis

Common Name:
Rough Tree Fern

Size:
Height 5.0M x Spread 2.0M

Herbaceous & Flowering Plants



Code: Cycu

Botanical Name:
Cyathea cunninghamii

Common Name:
Slender Tree Fern

Size:
Height 5.0M x Spread 2.0M



Code: Dian

Botanical Name:
Dicksonia antarctica

Common Name:
Soft Tree Fern

Size:
Height 3.0M x Spread 2.0M



Code: Doau

Botanical Name:
Doodia australis

Common Name:
Common Rasp Fern

Size:
Height 0.5M x Spread 0.5M



Code: Peau

Botanical Name:
Pelargonium australe

Common Name:
Austral Storksbill

Size:
Height 0.5M x Spread 1.0M



Code: Pttr

Botanical Name:
Pteris tremula

Common Name:
Tender Brakefern

Size:
Height 0.6M x Spread 1.5M

0 10 20 30 40 05 60 70 80 90 100 MM @ INTENDED PRINT SCALE

_ Emergent
_ Studios

REV	DATE	DR	CH	COMMENT
B	23/07/2026	SK	MH	TOWN PLANNING
B_P3	21/07/2026	SK	MH	DRAFT TOWN PLANNING
B_P2	17/07/2026	SK	MH	DRAFT TOWN PLANNING
B_P1	10/07/2026	AR	MH	DRAFT TOWN PLANNING
P3	5/02/2026	SK	MH	FOR TOWN PLANNING

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NOT FOR CONSTRUCTION

PROJECT NAME: GIPPS STREET COLLINGWOOD	DRAWN BY: SK	PROJECT NUMBER: 24010	
CLIENT: RIVERLEE	CHECKED BY: MH	STAGE: TP	DRAWING: SK710
ADDRESS: 36-38 GIPPS STREET COLLINGWOOD		SCALE: N.T.S.	
DRAWING TITLE: PLANTING REPORT	SHEET: 14 of 15		B

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PLANT REPORT

Groundcovers



Code: Asel

Botanical Name:
Aspidistra elatior

Common Name:
Cast Iron Plant

Size:
Height 0.6M x Spread 1.5M



Code: Dire

Botanical Name:
Dichondra repens

Common Name:
Kidney Weed

Size:
Height 0.3M x Spread 1.0M



Code: Einu

Botanical Name:
Einadia nutans

Common Name:
Nodding Salt Bush

Size:
Height 0.2M x Spread 0.2M



Code: GoovP

Botanical Name:
Goodenia ovata 'Prostrate'

Common Name:
Prostrate Hops Goodenia

Size:
Height 0.2M x Spread 0.8M



Code: Vihe

Botanical Name:
Viola hederacea

Common Name:
Native Violet

Size:
Height 0.2M x Spread 0.6M

Climbers



Code: Apre

Botanical Name:
Aphanopetalum resinosum

Common Name:
Gum Vine

Size:
Height 2.0M x Spread 0.3M



Code: Bimu

Botanical Name:
Billardiera mutabilis

Common Name:
Common Apple Berry

Size:
Height 2.0M x Spread 1.0M



Code: Clmi

Botanical Name:
Clematis microphylla

Common Name:
Small-leaved Clematis

Size:
Height 1.0M x Spread 2.0M



Code: Pahe

Botanical Name:
Parthenocissus henryana

Common Name:
Chinese Virginia Creeper

Size:
Height 4.0M x Spread 4.0M

0 10 20 30 40 05 60 70 80 90 100 MM @ INTENDED PRINT SCALE

_ Emergent
_ Studios

REV	DATE	DR	CH	COMMENT
B	23/07/2026	SK	MH	TOWN PLANNING
B_P3	21/07/2026	SK	MH	DRAFT TOWN PLANNING
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TOWN PLANNING
NOT FOR CONSTRUCTION

PROJECT NAME: GIPPS STREET COLLINGWOOD	DRAWN BY: SK	PROJECT NUMBER: 24010	
CLIENT: RIVERLEE	CHECKED BY: MH	STAGE: TP	DRAWING: SK720
ADDRESS: 36-38 GIPPS STREET COLLINGWOOD		SCALE: N.T.S.	
DRAWING TITLE: PLANTING REPORT CONTINUED	SHEET: 15 of 15		B

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Project Number: 235.012-3
Version: 05
Date: 23 JUL 2026

Sustainability Management Plan

36-38 Gipps Street, Collingwood

HIP V. HYPE

WHO WE ARE

HIP V. HYPE Sustainability provides advice that is commercially grounded, yet ambitious. We pursue exceptional outcomes that are socially, economically and environmentally sustainable and enable action across government, institutions and organisations.

We seek to partner with those who are willing to think strategically to achieve better. We lead, collaborate and support others to deliver impact and build Better Cities and Regions, Better Buildings and Better Businesses.

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VERSION	DATE	ISSUE	PREPARED BY	APPROVED BY
01	19_SEP 2025	Draft	Roberto Petruzzi, Technical Director	David Mahony, Head of Better Buildings
02	18_DEC 2025	For Submission	Roberto Petruzzi, Technical Director	David Mahony, Head of Better Buildings
03	09_FEB 2026	For Submission	Roberto Petruzzi, Technical Director	David Mahony, Head of Better Buildings
04	13_JUL 2026	Revised Draft	Roberto Petruzzi, Technical Director	David Mahony, Head of Better Buildings
05	23_JUL 2026	For Submission	Pranav Jaikant, Graduate ESD Consultant	David Mahony, Head of Better Buildings

HIP V. HYPE

HIP V. HYPE Sustainability Pty Ltd is a Climate Active certified carbon neutral business.

HIP V. HYPE is Equal Assurance ISO 9001, ISO 14001 and ISO 45001 certified.

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Executive Summary

This Sustainability Management Plan (SMP) outlines the range of initiatives that have been targeted and incorporated into the design, construction and operation of the development at 36-38 Gipps Street, Collingwood VIC 3066.

The project has been benchmarked against the Built Environment Sustainability Scorecard (BESS) prioritising sustainable outcomes, with many features embedded into the design and construction to realise a high-performing project that benefits people, place and planet.

KEY INITIATIVES

The following key initiatives have been adopted by the project team and underpin the design approach:

- Incorporate passive solar design principles, and improved thermal performance of the building fabric.
- High-efficiency all-electric building services.
- Minimise water demand through high-efficiency water fittings and fixtures, and the re-use of rainwater on-site.
- Minimise waste generation, and support recycling both during construction / demolition and operation.
- Design-out the use of harmful materials by selecting low TVOCs glues, sealants, paints and carpets, as well as low formaldehyde content engineered timber products.
- Maximise daylight access to all regularly occupied spaces.
- Promote urban ecology by incorporating landscaped elements both on and around the building.
- Promote sustainable transport, through installation of electric vehicle chargers and bicycle parking.

BESS ASSESSMENT

The following table summarises the points currently targeted under BESS resulting in an overall score of 62%.

CATEGORY	SCORE
MANAGEMENT	50
INTEGRATED WATER MANAGEMENT	83
OPERATIONAL ENERGY	77
IEQ	56
TRANSPORT	58
WASTE & RESOURCE RECOVERY	67
URBAN ECOLOGY	22
INNOVATION	10
TOTAL BESS SCORE	62

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Introduction

This Sustainability Management Plan (SMP) outlines the range of initiatives that have been targeted and incorporated into the design, construction and operation of the development at 36-38 Gipps Street, Collingwood VIC 3066.

The project has been benchmarked against the Built Environment Sustainability Scorecard (BESS) prioritising sustainable outcomes, with many features embedded into the design and construction to realise a high-performing project that benefits people, place and planet.

PROJECT BACKGROUND

36-38 Gipps Street, Collingwood involves the development of a is a 13-level, 9,616m^2 NLA wellness and commercial office building with a proposed ground floor cafe.

The project will provide a variety of commercial spaces focused on wellness, modern ways of working and the specific characteristics of Collingwood.

LOCATION & CONTEXT

The proposed development at 36-38 Gipps Street, Collingwood VIC 3066 is located approximately 2.4km north east from the Melbourne CBD.

DOCUMENTATION

This report has been informed by the following documentation:

- Architectural drawings by Fieldwork dated 22nd July 2026



Green Magazine. HV.H Ad.

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Statutory Requirements

This section provides an overview of the statutory requirements outlined in City of Yarra Planning Scheme and National Construction Code.

YARRA CITY COUNCIL PLANNING SCHEME

Clause 15.01-2L-01 of the City of Yarra Planning Scheme sets out a number of policy objectives under key sustainability categories. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation under key ESD criteria.

Compliance against this policy can be demonstrated either via assessment using the Built Environment Sustainability Scorecard (BESS) or the Green Star Buildings tool.

Following feedback from the Project Team, it has been agreed that BESS represents the best approach to demonstrate compliance with the Planning Scheme.

NATIONAL CONSTRUCTION CODE

The energy efficiency requirements of the NCC 2022 apply to the conditioned and habitable areas of a building to ensure adequate thermal comfort conditions can be maintained within the space while reducing energy demand and the associated greenhouse gas emissions.

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Project Responses to Sustainability

HIP V. HYPE

Management

Effective management practices can improve the sustainability performance of a project by influencing areas where decision-making is critical. Projects should prioritise the implementation of processes and strategies that support positive sustainability outcomes during construction.

PROJECT RESPONSE

Thermal performance modelling

- A preliminary NCC 2022 Section J Part J1-J3 assessment has been conducted.

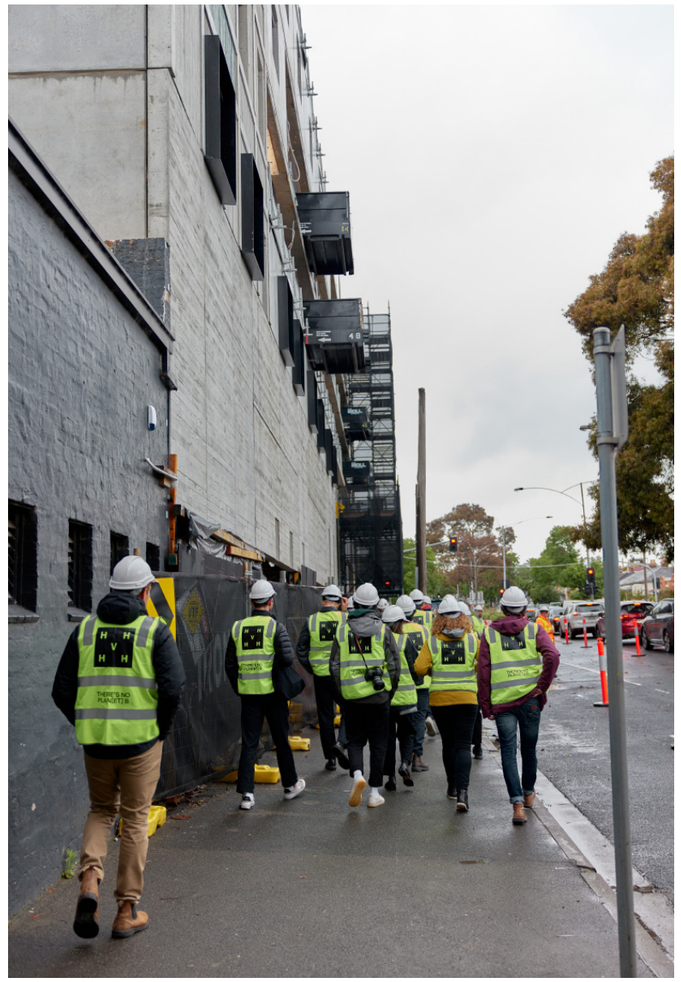
  Refer to Appendix A for more information.

Metering

- Individual utility meters (energy and water) shall be provided to each tenant.
- All common area services shall be separately sub-metered.

Building user's guide

- A building user's guide shall be provided to building users detailing:
  - + energy and environmental strategies for the building;
  - + modelled performance targets;
  - + building monitoring system details of sustainable features and any operational requirements.



Ferrars & York Team Site Tour. Photography by Kim Landy.

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Integrated Water Management

Water is an increasingly important natural resource. Well managed, it can provide for a multitude of uses critical to our day to day lives, while also sustaining the environment on which we fundamentally depend.

However, there are increasing demands placed on our water sources, and unsustainable water management practices are common.

A building's design has a significant impact on the water consumption of its occupants, along with the way water leaves the site through the sewer and stormwater systems. Minor changes to design can have long lasting benefits.

PROJECT RESPONSE

Potable water use reduction

- All water fittings and fixtures shall have the following minimum WELS ratings:
  - Showers: 4-star
  - Toilet: 4-star
  - Urinals: 5-star
  - Kitchen Taps: 5-star
  - Bathroom Taps: 5-star
  - Dishwashers: 5-star (if installed as part of base building)

Rainwater tank

- A 20 kL rainwater tank with a catchment area of approximately 947m^2 shall be installed to collect rainwater for re-use for toilet flushing.

Water efficient landscaping

- All landscaped areas shall be water efficient. Plant species that do not require ongoing irrigation after an initial period of establishment shall be prioritised.
- Any installed active irrigation shall be via sub-surface drip irrigation connected to the rainwater tank.

Stormwater

- Stormwater runoff from hard surfaces shall be treated to achieve best practice pollution reduction targets prior to the LPOD. The proposed stormwater treatment includes a 20 kL rainwater tank to collect rainwater run-off from roof and terraces / balconies areas for reuse in toilet flushing.

  Refer to Appendix B for more information.

Building systems water use reduction

- Mechanical building services shall not be water cooled.
- At least 80% of water used in fire test systems shall be collected and re-use within the system.



Cape Paterson. Photography by Kim Landy.

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Operational Energy

Energy efficient design is the product of an effective response to environmental factors, early strategic thinking in design and a considered approach to construction.

Achieving a highly energy efficient building doesn't require a significant additional upfront cost. Often, it's just ensuring basic principles of passive design are integrated early on, and that ongoing energy use is considered when selecting building services and appliances.

PROJECT RESPONSE

Thermal performance

- A preliminary NCC 2022 Section J Part J1-J3 assessment has been conducted.

  Refer to Appendix A for more information.

Building services

- The heating and cooling systems shall be provided by high-efficiency systems with a COP/EER that is at least 85% of the COP/EER of the most efficient equivalent capacity unit available on the market.
- Domestic hot water shall be provided by an electric heat-pump with an efficiency that is at least 85% of that of the most efficient equivalent capacity unit available on the market.

Electrification

- The development shall be all electric.

Carpark ventilation

- Carbon Monoxide monitoring shall be installed to control the operation and speed of the ventilation fans.

Internal lighting

- The maximum illumination power density of the indoor spaces shall meet the requirements outlined in Table J7D3a.

Renewable energy systems

- A 30 KW PV array shall be provided at roof level.



Ferrars & York heat pumps. Photography by Kim Landy.

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Indoor Environment Quality

Best practice design for Indoor Environment Quality means that building occupants can enjoy a comfortable space with high air quality, adequate daylight and ventilation. Indoor environment quality is affected by building orientation and layout, window sizes and specification, shading devices, products used for construction and fit-out and neighbouring structures.

PROJECT RESPONSE

Daylight access

- At least 52% of the office tenancies and 13% of the Wellness Centre area shall achieves appropriate levels of daylight.

  Refer to Appendix C for more information.

Ventilation

- The regularly occupied spaces ventilation system shall be designed to achieve 50% increase in outdoor air compared to minimum required by AS 1668:2012 and maintain CO2 levels below 800ppm.

External shading

- At least 50% of the east, north and west glazing to regular use areas shall be effectively shaded.

Air quality

- All paints, adhesives, sealants and carpets applied on-site shall meet the specified maximum Total Volatile Organic Compound (TVOC).
- All engineered wood shall meet products shall meet the specified Formaldehyde emission limits.

  Refer to Appendix D for more information.



Gillies Hall. Photography by Kim Landy.

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Sustainable Transport

The sustainability of transport modes is related to both environmental, social and economic factors. Buildings, infrastructure and behaviour conducive to sustainable transport modes can lead to reduced greenhouse gas emissions, less air pollution, lower living costs and improved health and well-being.

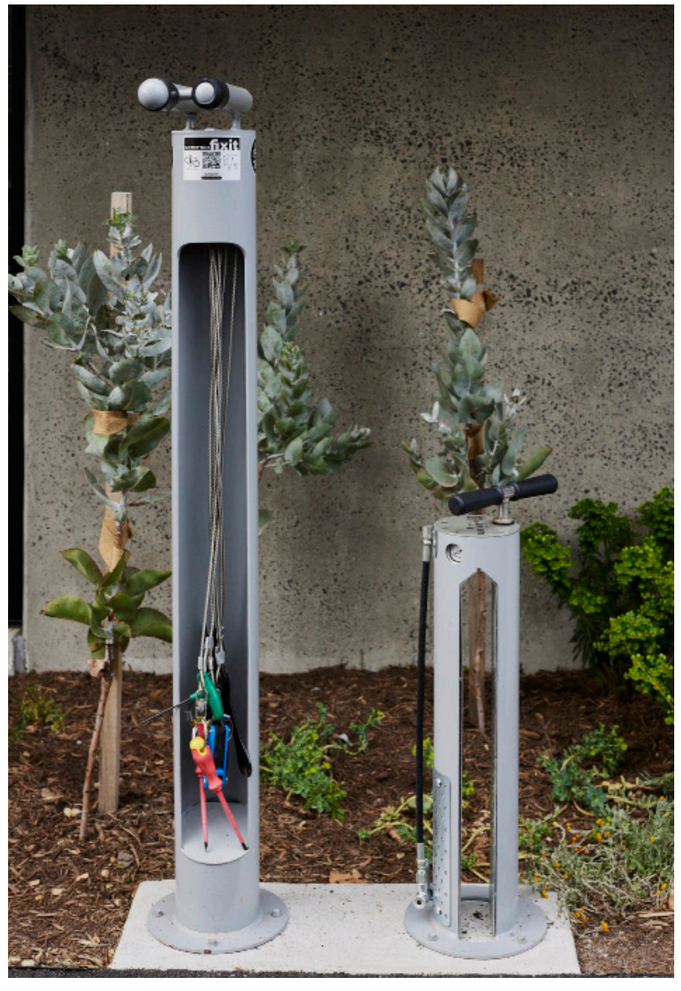
PROJECT RESPONSE

Bicycle parking

- Secure bicycle parking shall be provided at a rate 50% greater than minimum required by VPP 52.34.
- 40 secure bicycle spaces for tenants and 40 for visitors has currently been provided.

Electric vehicles

- At least 1 EV charging bays shall be provided within the basement carpark.



Bike repair staton. Photography by Kim Landy.

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Waste & Resource Recovery

New buildings and infrastructure generate waste during both construction and operation. With considered thinking and minor changes during design, both can be significantly reduced.

Over 75% of waste generated during demolition and construction is clean excavated material, concrete, bricks and timber which are all highly recyclable.

PROJECT RESPONSE

Operational waste

- Facilities shall be provided for separation of food and garden waste.
- Separate waste streams bins shall be provided within the development, making it easy for building users to divert as much waste from landfill as possible.

Construction waste

- At least 90% of construction and demolition waste (excl. hazardous waste) shall be diverted from landfill.



Burwood Brickworks. Photography by Kim Landy.

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Urban Ecology

The impact of urban development on land use and biodiversity, and the best way to have a positive impact on this, varies dramatically according to context. Urban ecology is also critical to human health and to establishing resilience to urban heat impacts and the extreme heat that climate change is already bringing.

PROJECT RESPONSE

Communal spaces

- Approximately 749m^2 of communal space for the Wellness Centre and office space have been provided in the form of terraces.
- It is noted that the nature of certain parts of the building (e.g. Wellness Centre) arguably provide an even greater area of space for people to gather for social exchange.
- The landscaped fern garden and laneway also provide additional areas for social exchange.

Vegetation

- Approximately 30% of the site is covered in vegetation.



Cape Paterson. Photography by Kim Landy.

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Material Selection

All materials used in construction have an environmental and social impact. This varies dramatically depending on the raw materials used, manufacturing process, the application and ongoing maintenance requirements.

Careful consideration in selecting materials can significantly reduce the overall environmental and social impact of the project. Materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable will result in a more sustainable, longer lasting and safer building.

PROJECT RESPONSE

Upfront Carbon

- The building shall target a 10% reduction in upfront carbon compared to a reference and/or benchmark building.

Urban Heat Island

- At least 75% of the site area, when viewed in plan view, shall be covered with either and/or a combination of vegetation, solar PV, flat roofing materials with a three-year SRI of minimum 64 (for roof pitched <15°) or 34 (for roof pitched >15°), and hard-scaping materials with a three-year SRI of minimum 34.



Revival workshop. Photography by HIP V. HYPE

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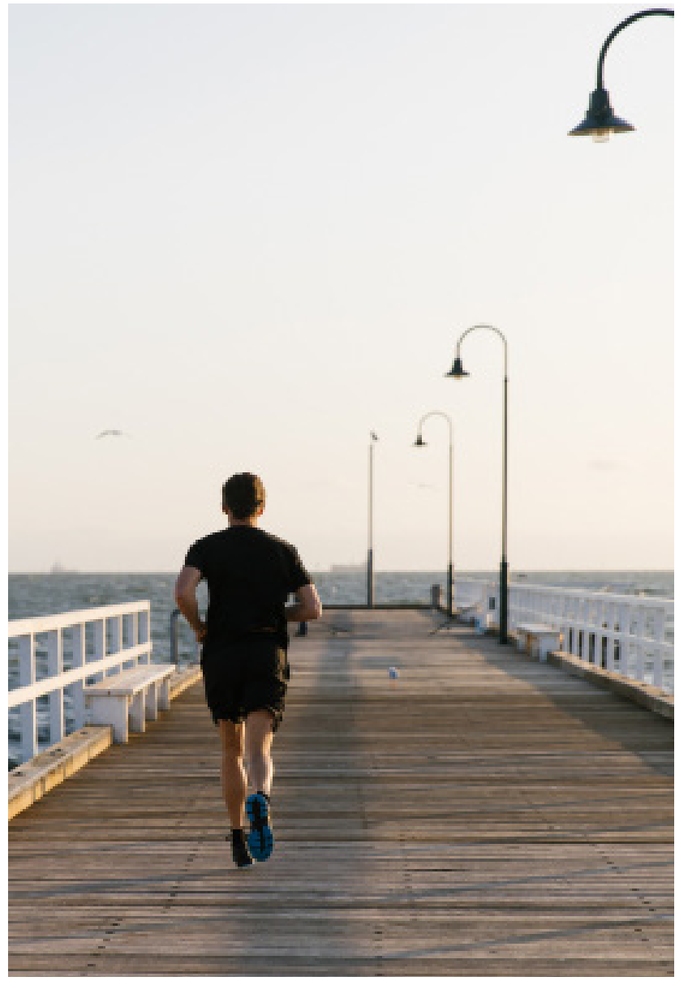
Innovation

The innovation category aims to recognise the implementation of innovative practices, processes and strategies that promote achievements in the built environment that are beyond the scope of the rating tool as released.

PROJECT RESPONSE

Airtightness

- The development shall target an air permeability of 5m³/hr/m² at 50 Pa.



South Melbourne. Photography by Samee Lapham.

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Conclusion

This Sustainability Management Plan (SMP) demonstrated that the proposed development at 36-38 Gipps Street, Collingwood VIC 3066 has the design potential to target a BESS score of 62%. In doing so, the development meet and exceed the Town Planning requirements of Yarra City Council.

CONCLUDING REMARKS

This report outlined the range of sustainability initiatives that have been targeted and included in the design of the proposed development at 36-38 Gipps Street, Collingwood VIC 3066.

The development proposal demonstrates a holistic approach to sustainable urban development that addresses the ESD objectives of the City of Yarra.

A copy of the BESS scorecard used to benchmark this assessment is attached in Appendix D.



No Planet B. Photography by Kim Landy.

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Appendix A: Preliminary Energy Assessment

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Preliminary Energy Efficiency Assessment

A preliminary Energy Efficiency assessment of the building thermal envelope has been conducted following the Deemed-to-Satisfy method.

The final Section J may be conducted following either a DTS or a Verification Method or a combination of the two.

ENERGY EFFICIENCY ASSESSMENT

A preliminary Energy Efficiency assessment has been conducted to advise on the thermal performance requirements of the building thermal envelope in order to meet Council ESD expectations and to ensure that the development has the design potential to achieve its sustainability ambitions.

The following table outlines the assumptions that have been used as part of the preliminary assessment.

FABRIC ELEMENT	REQUIREMENT
External walls	R_T1.4
External spandrels	R_T1.1
Internal walls	R_T1.4
Floors	R_T2.2
Roofs	R_T3.6
Fixed glazing	U_w2.80 $SHGC_w$0.30
Framed glazed doors	U_w3.50 $SHGC_w$0.30
Auto-doors	U_w6.00 $SHGC_w$0.60

NCC 2022 PART J4D6 WALLS AND GLAZING

Part J4D6 Walls and Glazing (method 2) assessment has been undertaken using Better Building. An extract from the software report summary is shown on the right.

Detailed Results

J4D6 Walls and glazing (Method 2)

Each building class has been assessed against J4D6 Walls and glazing (Method 2)

Class 5 Office

To meet the acceptance criteria, the area-weighted aspects must achieve:

- a wall-glazing Total U-value less than or equal to 2.00
- a wall Total R-Value greater than or equal to 1.00
- an air-conditioning energy value less than or equal to 874.16

A total surface area of 6670.48 m² was assessed, **meeting** the acceptance criteria.

	Performance	Requirement	Pass
Wall-glazing U-value (W/m².°K)	1.81	2.00	✓
Wall R-value (m².°K/W)	1.40	1.00	✓
AC value	838.00	874.16	✓

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Appendix B: Stormwater Assessment

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Stormwater Treatment

A preliminary stormwater treatment approach has been developed to ensure that the Best Practice Stormwater Pollution Reduction Targets can be met by the development.

STORMWATER QUALITY REQUIREMENTS

In order to demonstrate compliance with the minimum planning requirements a Blue Factor score of at least 100% must be achieved.

See extract on the right for the preliminary results.

STORMWATER TREATMENT APPROACH

A preliminary assessment using Blue Factor has been carried out based on the following WSUD measures:

- Rainwater runoff collection from all clean roof areas and terraces / balconies into a 20 kL tank for reuse in toilet flushing

Project # E287C904
36-38 Gipps St, Collingwood
Pranav Jaikant - pranav@hipvhype.com
36-38 Gipps St, Collingwood VIC 3066, Australia
23 July 2026 2:37 p.m.

BLUE FACTOR®

36-38 Gipps St, Collingwood

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.

✓ 172% SCORE

Project details

Name	36-38 Gipps St, Collingwood
Project ID	E287C904
Street address	36-38 Gipps St, Collingwood VIC 3066, Australia
Municipality	Yarra
Site area	1427 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	79%	>80%
Total phosphorus (%)	78%	>45%
Total nitrogen (%)	77%	>45%
Total gross pollutants (%)	90%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	77%	>27%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%

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Appendix C: Daylight Assessment

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Daylight Assessment

A daylight study has been conducted for the proposed development in order to demonstrate that appropriate levels of daylight can be achieved.

DAYLIGHT ASSESSMENT

The Daylight Factor (DF) methodology has been used to evaluate daylight access to all regularly occupied spaces within the development. Daylight Factor describes the percentage of daylight achieved in the internal spaces compared to the daylight available outdoor. Calculations are based on simulations of a uniform sky condition that do not take into consideration the variation that can occur throughout the year.

Daylight modelling has been conducted using Better Building which uses the Radiance daylight simulation engine to model daylight access to a space. The assessment has been completed for all typical floors.

The parameters used as part of the assessment are summarised in the following table.

GENERAL BUILDING SIMULATION PARAMETERS	
Site rotation from true north	83
Weather Data	AUS_VIC.Melbourne.948680_RMY.epw
Sky	Uniform Design Sky @ 10,000 Lux
Software	Better Building (Radiance)
Working Plane	750mm
Total Assessed Floor Area	8,735m^2

SURFACE REFLECTANCE	
Floors	0.3
Walls	0.7
Ceilings	0.8
Roofs	0.3
Ground	0.3

GLAZING VISIBLE LIGHT TRANSMITTANCE	
External Glazing	0.5

GEOMETRY	
Overshadowing	Neighbouring buildings that provide overshadowing have been included within the model.
Local shading	All balconies, canopies and reveals have been modelled as per the architectural drawings.

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Daylight Assessment

RESULTS

The results obtained from the modelling are summarised in the following table. The daylight plots of the typical levels are also included for reference.

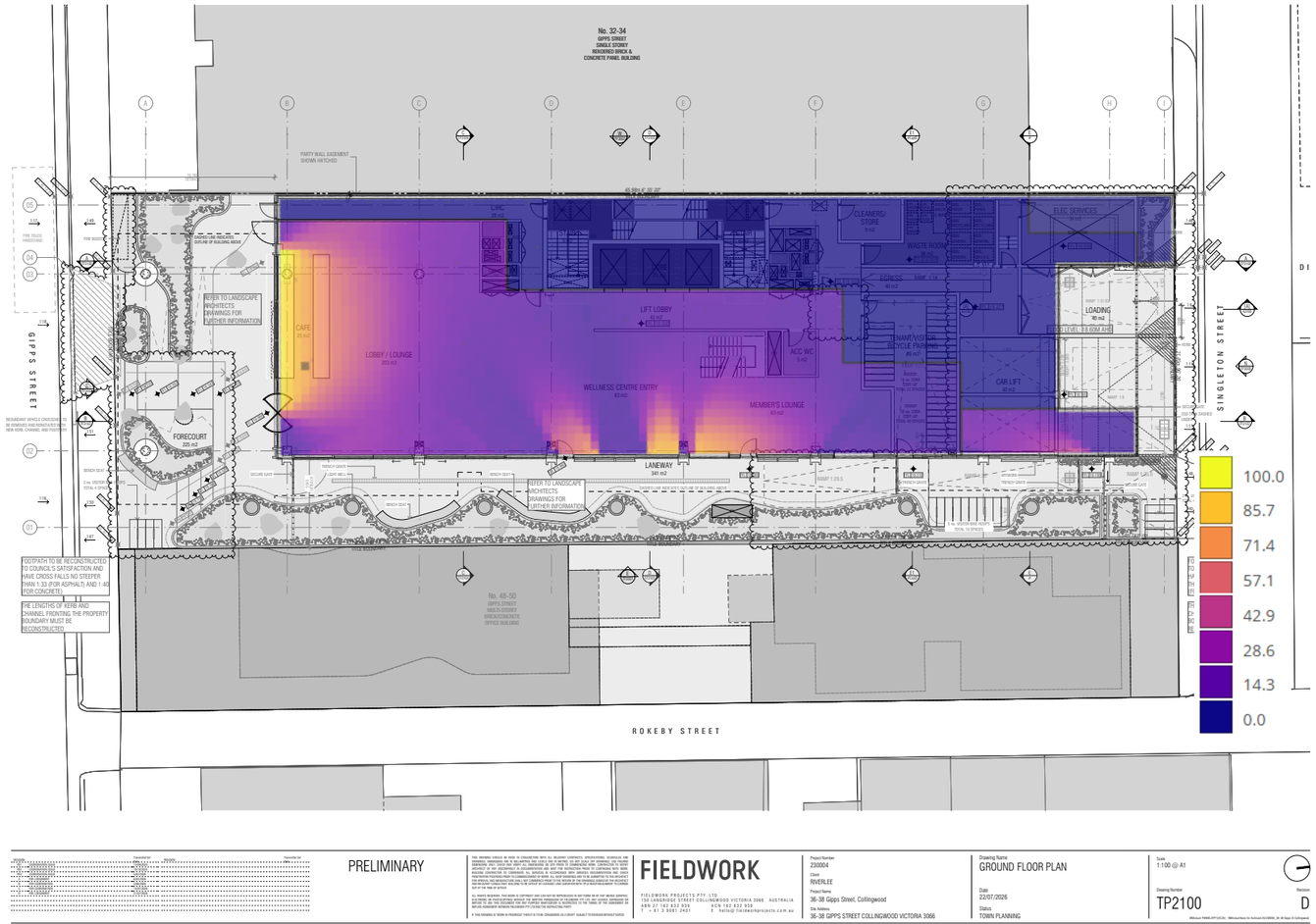
AREA NAME	TOTAL NOMINATED AREA (M^2)	COMPLIANT AREA (M^2)	COMPLIANT AREA (%)
Lobby / Cafe / Lounge	341	0	0%
TOTAL	**341**	**0**	**0%**

AREA NAME	TOTAL NOMINATED AREA (M^2)	COMPLIANT AREA (M^2)	COMPLIANT AREA (%)
GF Wellness Centre	83	0	0%
L1 Wellness Centre	749	107	14%
L2 Wellness Centre	1,020	283	28%
TOTAL	**1,852**	**390**	**21%**

AREA NAME	TOTAL NOMINATED AREA (M^2)	COMPLIANT AREA (M^2)	COMPLIANT AREA (%)
L3 Office	1,020	305	30%
L4 Office	840	287	33%
L5 Office	840	258	31%
L6 Office	755	280	37%
L7 Office	755	420	56%
L8 Office	615	452	85%
L9 Office	532	445	83%
L10 Office	450	460	108%
L11 Office	449	460	108%
L12 Office	286	164	99%
TOTAL	**6,542**	**3,531**	**54%**

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Daylight Assessment - Ground Floor Plot



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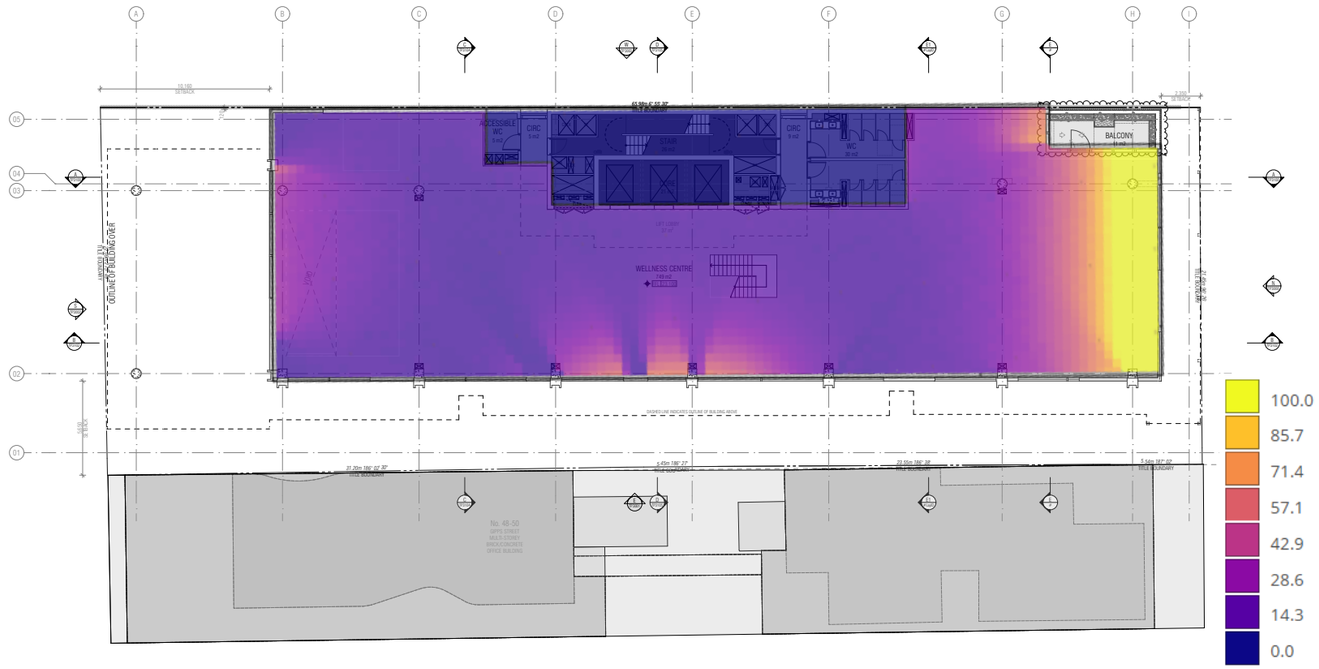
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Project Name: 36-38 Gipps Street, Collingwood
Title Address: 36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name: GROUND FLOOR PLAN
Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2100
Revision: D

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Daylight Assessment - Level 1 Plot



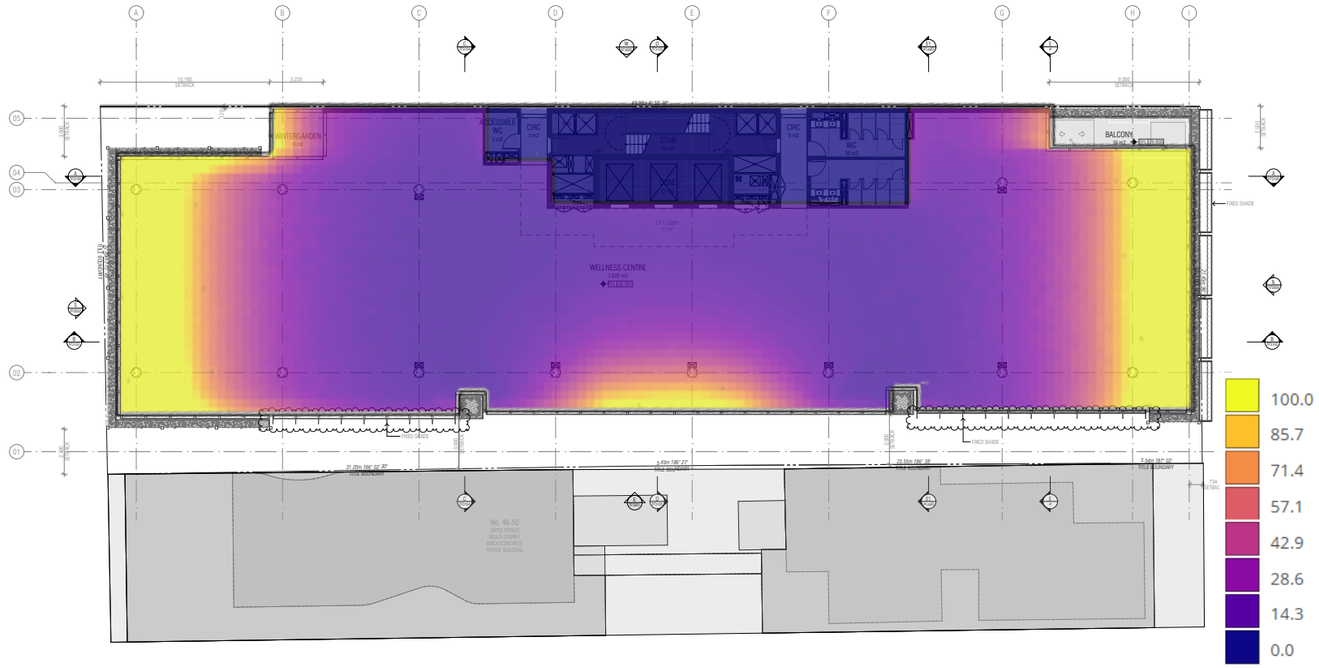
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Project Number: 230004
Client: RIVERLEE
Project Name: 36-38 Gipps Street, Collingwood
Site Address: 36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066
Drawing Name: LEVEL 01 FLOOR PLAN
Date: 22/07/2026
Status: TOWN PLANNING
Scale: 1:100 @ A1
Drawing Number: TP2101
Revision: D

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Daylight Assessment - Level 2 Plot



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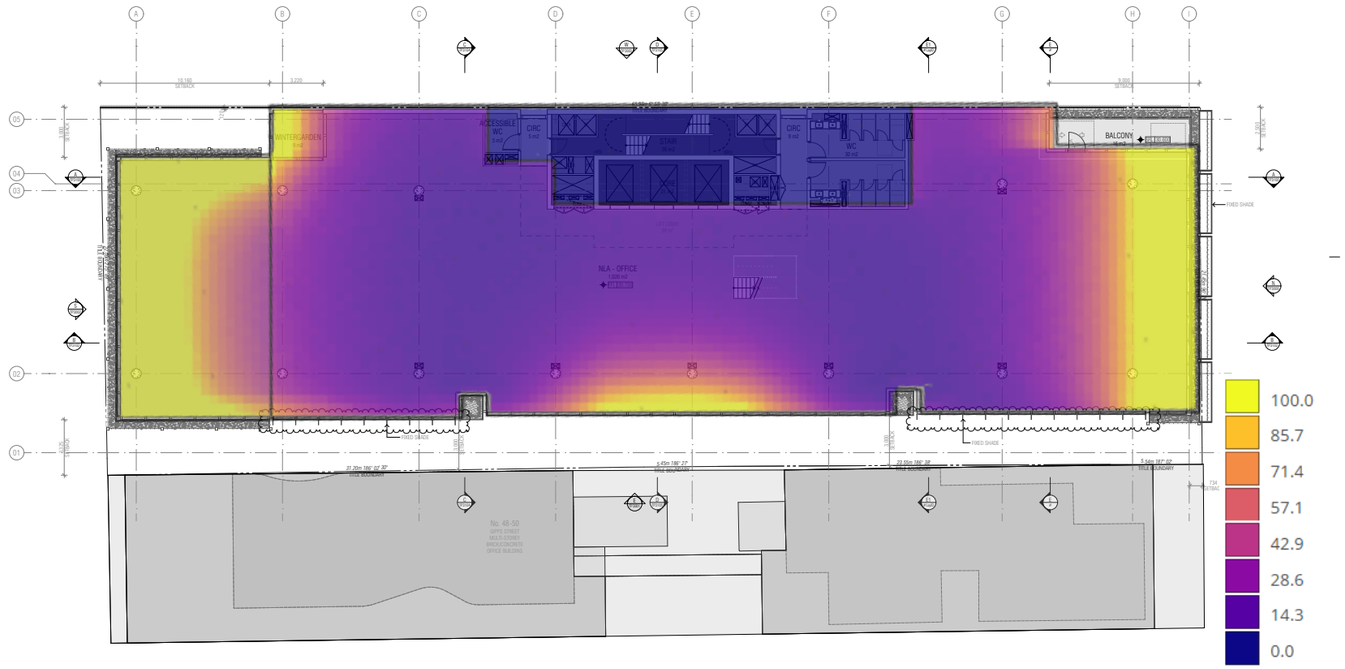
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Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2102
Revision: D

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Daylight Assessment - Level 3 Plot



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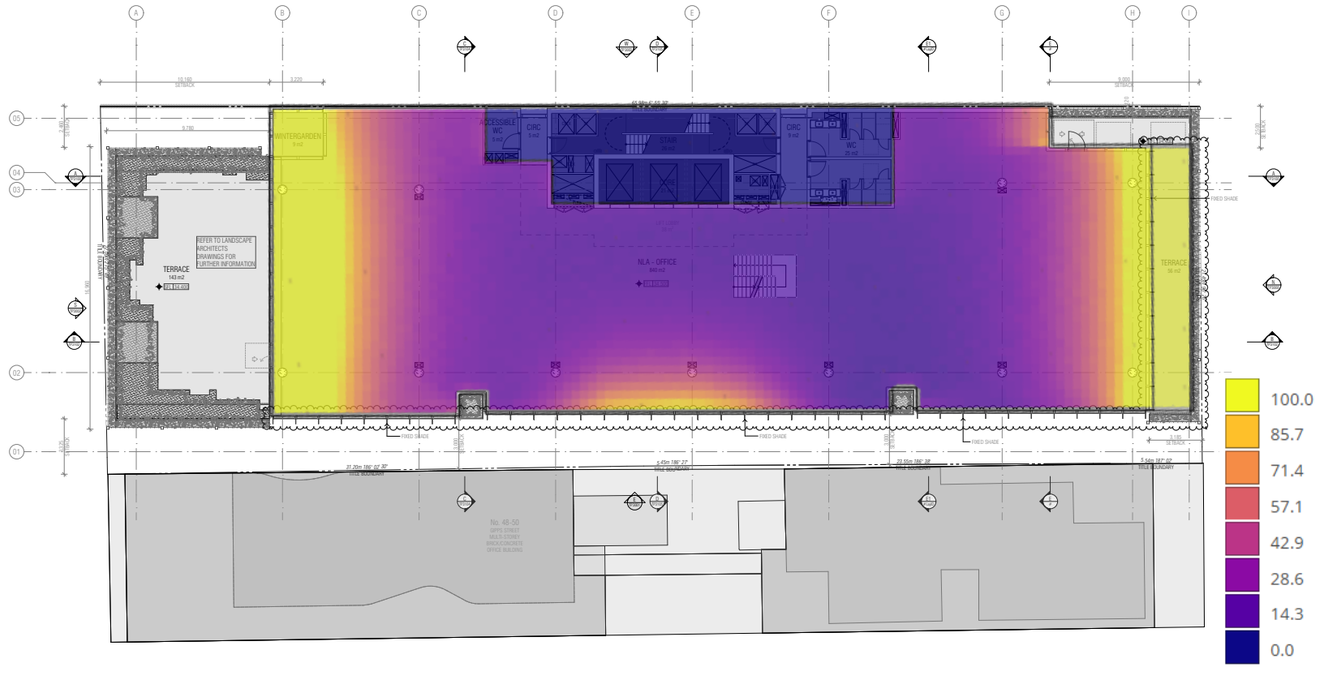
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Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2103
Revision: D

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Daylight Assessment - Level 4 Plot



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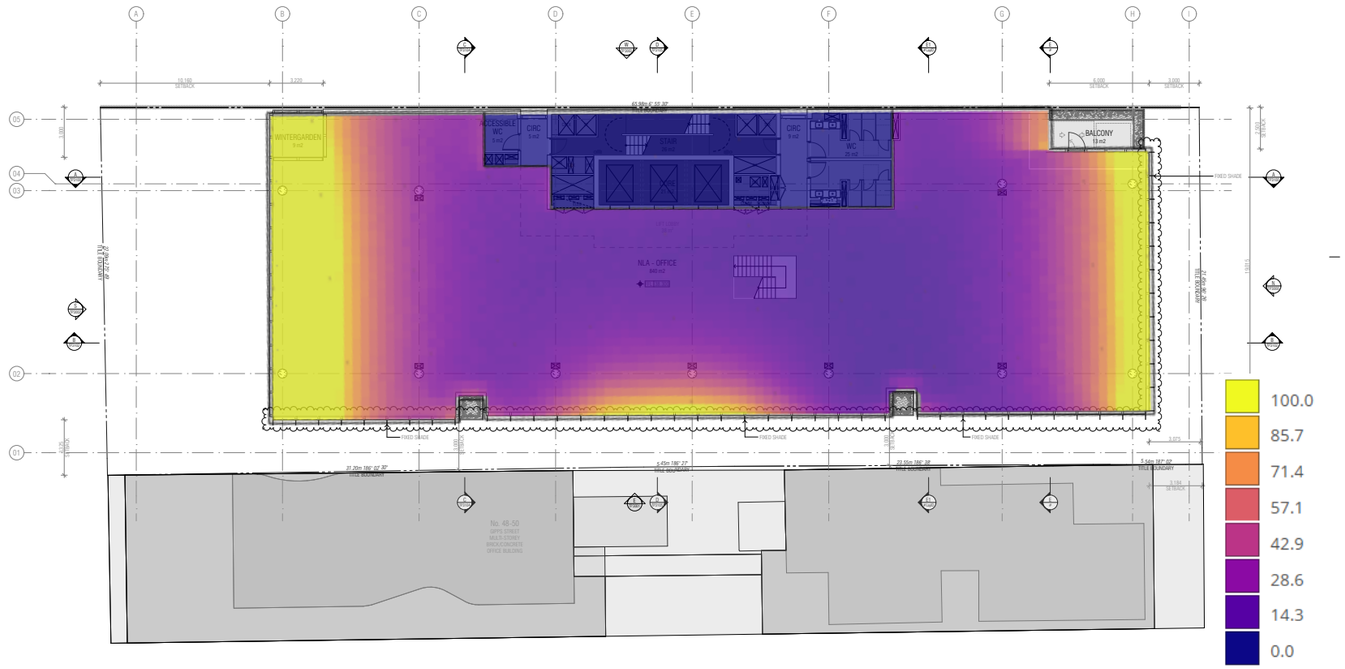
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Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2104
Revision: D

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Daylight Assessment - Level 5 Plot



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Project Name: 36-38 Gipps Street, Collingwood
Site Address: 36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

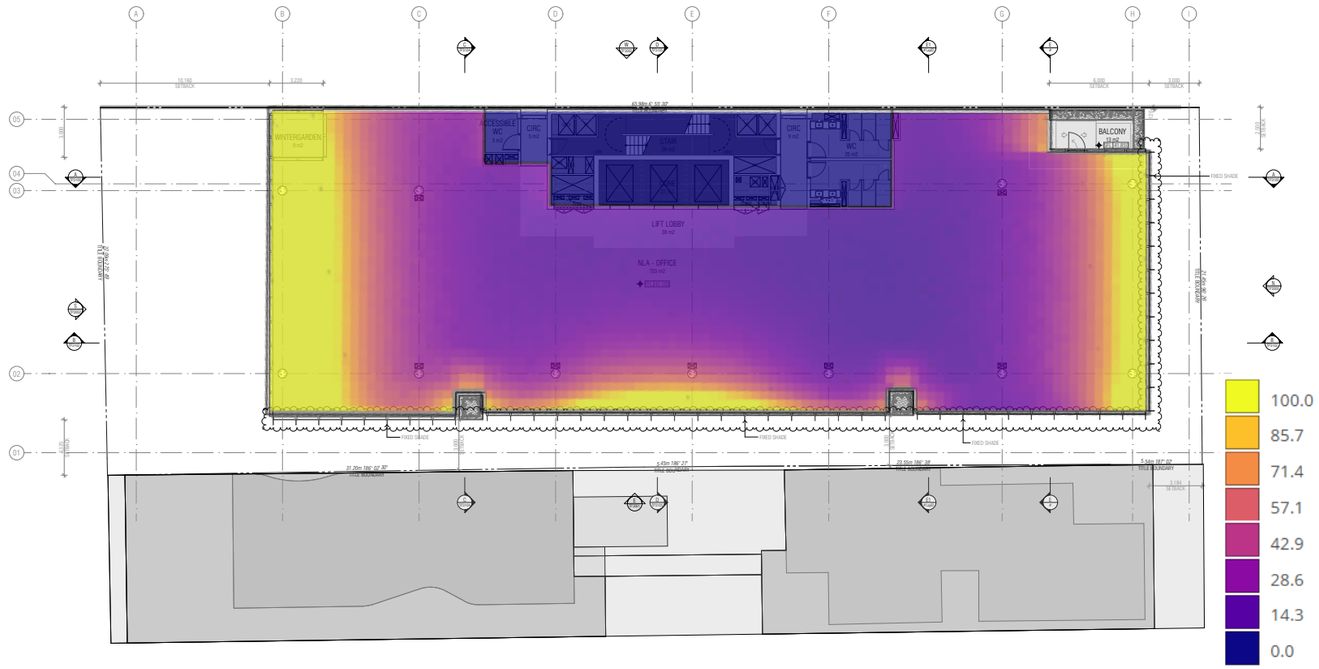
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Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2105
Revision: D

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Daylight Assessment - Level 6 Plot



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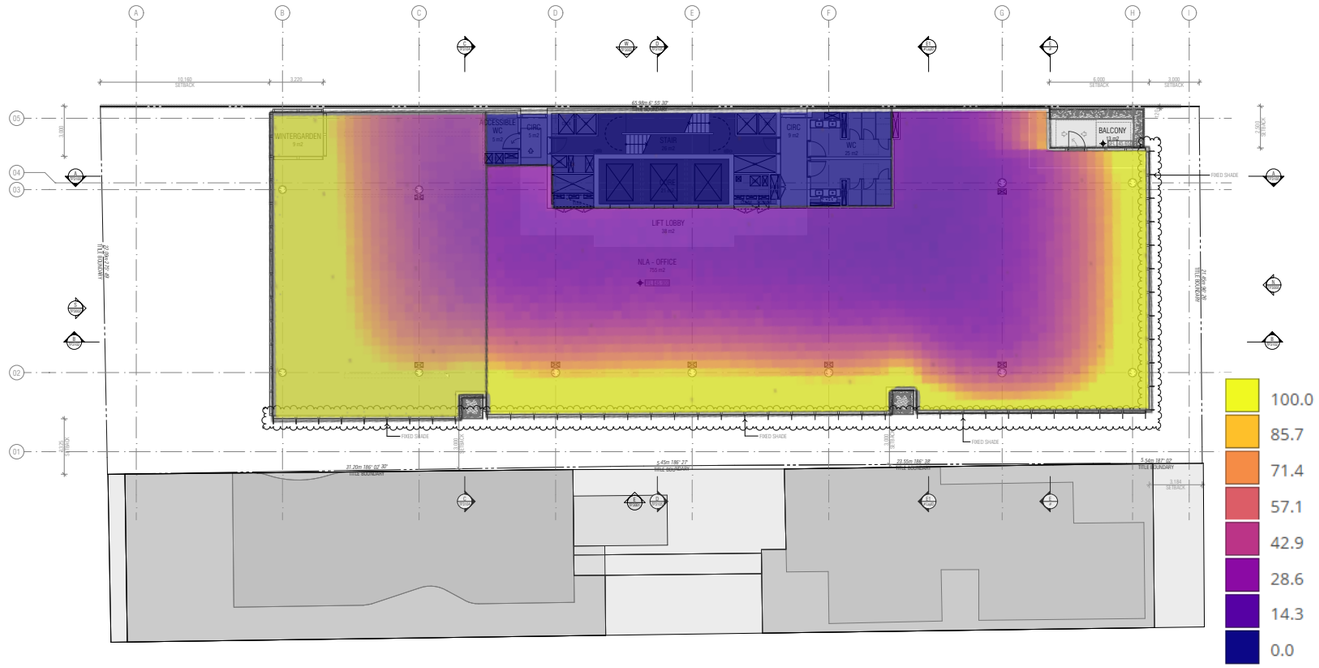
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Date: 22/07/2026
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Scale: 1:100 @ A1
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Revision: D

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Daylight Assessment - Level 7 Plot



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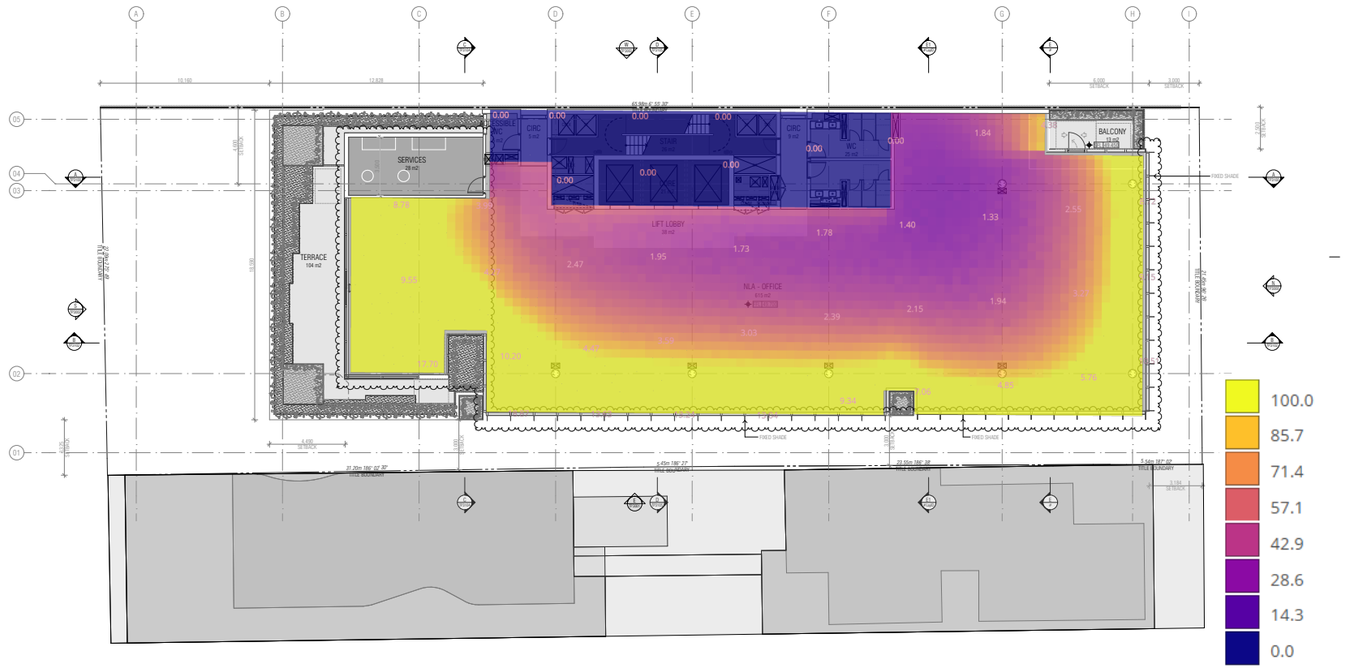
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Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
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Revision: D

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Daylight Assessment - Level 8 Plot



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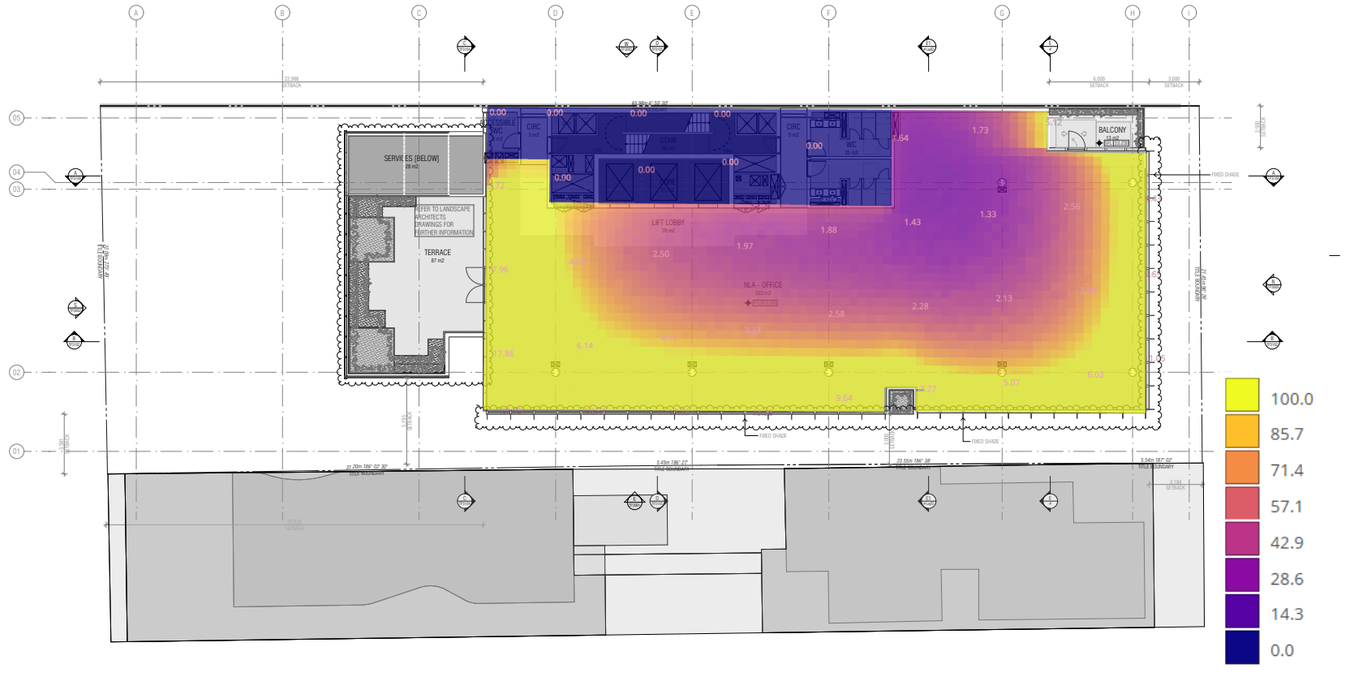
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Date: 22/07/2026
Status: TOWN PLANNING

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Revision: D

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Daylight Assessment - Level 9 Plot



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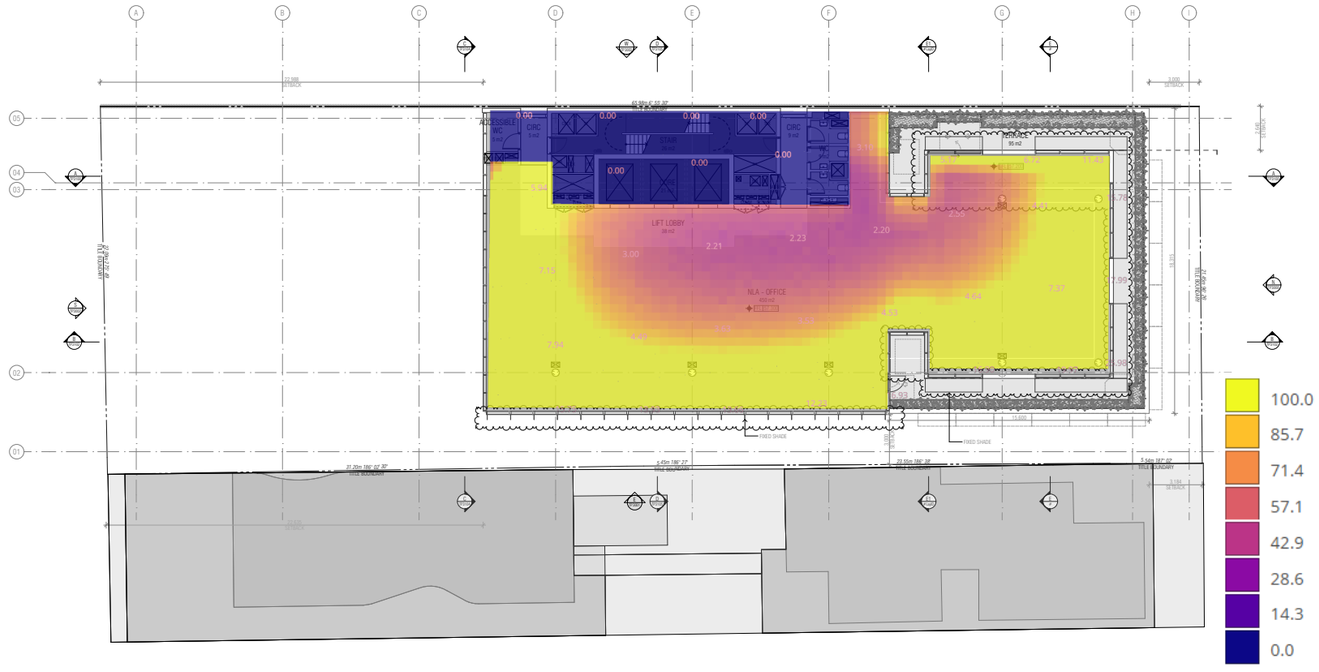
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Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2109
Revision: D

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Daylight Assessment - Level 10 Plot



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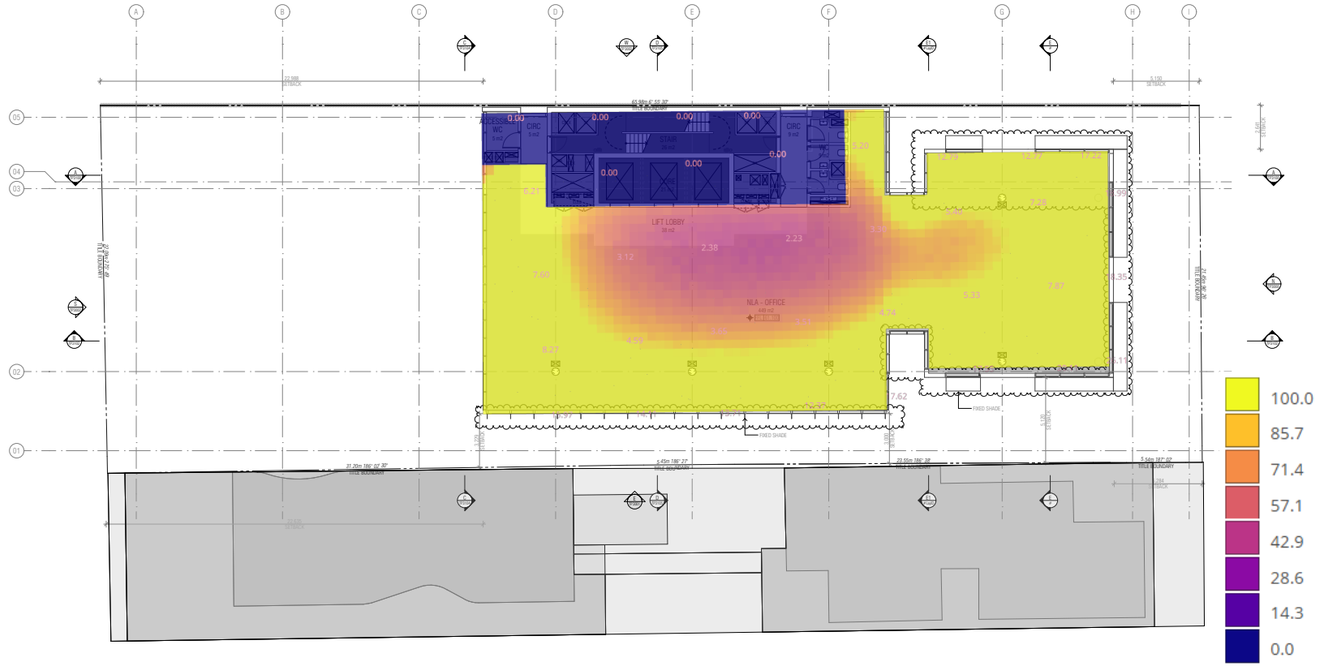
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Project Name: 36-38 Gipps Street, Collingwood
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Drawing Name: LEVEL 10 FLOOR PLAN
Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2110
Revision: D

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Daylight Assessment - Level 11 Plot



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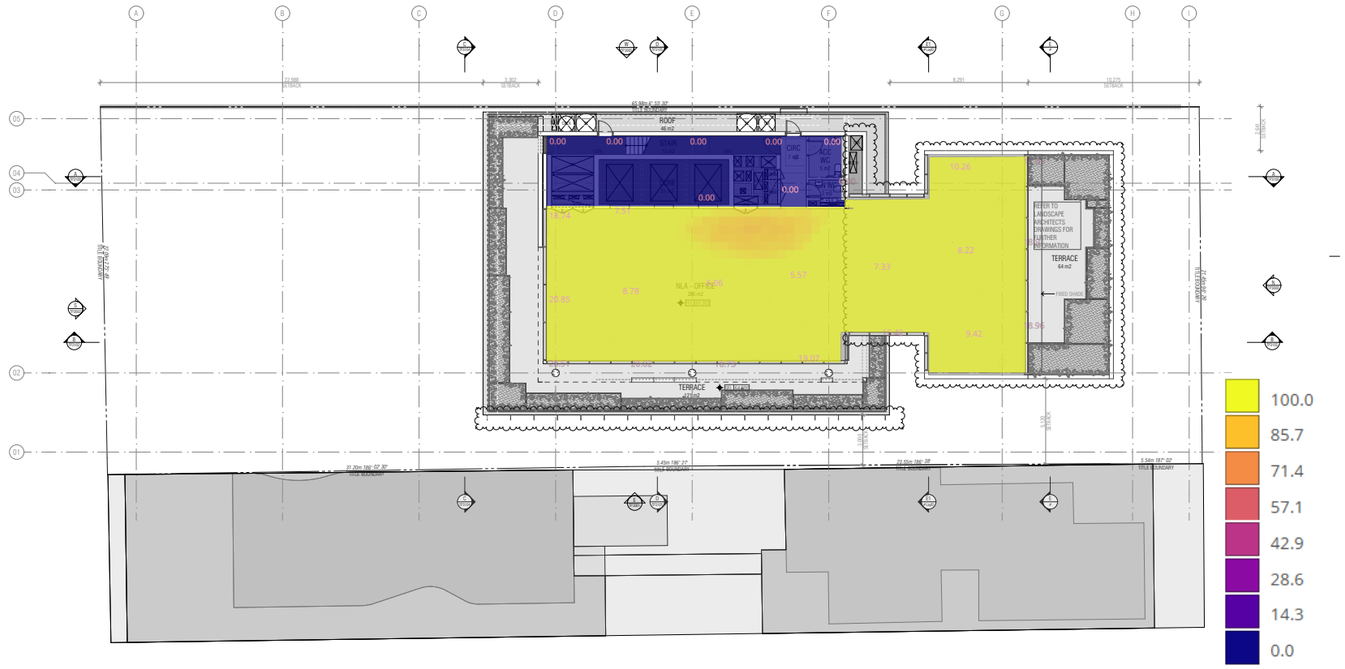
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Project Name: 36-38 Gipps Street, Collingwood
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Drawing Name: LEVEL 11 FLOOR PLAN
Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2110
Revision: D

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Daylight Assessment - Level 12 Plot



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T. +61 3 9041 2407 E. hello@fieldworkprojects.com.au

Project Number: 230004
Client: RIVERLEE
Project Name: 36-38 Gipps Street, Collingwood
Site Address: 36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name: ROOF FLOOR PLAN
Date: 22/07/2026
Status: TOWN PLANNING

Scale: 1:100 @ A1
Drawing Number: TP2111
Revision: D

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Appendix C: TVOC and Formaldehyde Limits

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TVOC Emission Limits

The following tables list the TVOC emission limits that shall be maintained within the project.

TOTAL VOLATILE ORGANIC COMPOUNDS

The following TVOC limits are applicable to all internal applications of all types of paints, adhesives or sealants applied on-site, including both exposed and concealed applications. If exterior grade products are used in an internal application then these must also meet the requirements.

PRODUCT TYPE	MAXIMUM TVOC CONTENT (G/L OF READY TO USE PRODUCT)
General purpose adhesive and sealants	50
Interior wall and ceiling paints, 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 sealants, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

Further, carpets used in the project must either be:

- Certified under a recognised Product Certification Scheme (listed on the GBCA website) or other recognised standards; or
- Compliant with the Total VOC (TVOC) limits specified in the following table.

TEST PROTOCOL	MAXIMUM TVOC CONTENT (MG/M2 PER HOUR)
ASTM D5116 – Total VOC limit	0.5
ASTM D5116 – 4-PC (4 – Phenylcyclohexene)	0.05
ISO 16000 / EN 13419 – TVOC at three days	0.5
ISO 10580 / ISO/TC 219 (Document N238) – TVOC at 24 hours	0.5

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Formaldehyde Emission Limits

The following tables list the formaldehyde emission limits that shall be maintained within the project.

TOTAL VOLATILE ORGANIC COMPOUNDS

The term “engineered wood products” includes composite wood products and includes raw/ unfinished as well as finished products. Items not covered by these limits include products used in exterior applications, formwork, internal car park applications, re-used products, and raw timber. All emission levels must be established by a NATA or ISO/IEC 17025 registered laboratory as per the testing methodologies in the table below.

TEST PROTOCOL	EMISSION LIMIT / UNIT OF MEASUREMENT
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1.0 mg/L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.0 mg/L
AS/NZS 4357.4 – Laminated Veneer Lumber (LVL)	≤1.0 mg/L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1.0 mg/L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1.0 mg/L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1.0 mg/L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/ m^2hr
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1mg/m^2hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m^2hr (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)	≤0.12 mg/m^3
EN 717-2 (also known as DIN EN 717-2)	≤3.5 mg/m^2hr
**The test report must confirm that the conditions of this table comply for the particular wood product type, the final results must be presented in EN 717-1 equivalent (as presented in the table) using the correlation ratio of 0.98.	
*** The final results must be presented in EN 717-1 equivalent (as presented in the table), using the correlation ratio of 0.98.	

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Appendix D: Built Environment Sustainability Scorecard

HIP V. HYPE

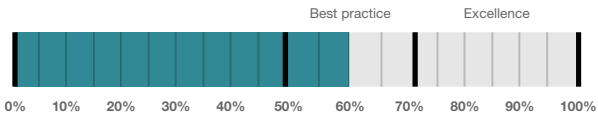
BESS Buildings Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 36-38 Gipps St Collingwood Victoria 3066. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Yarra City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score

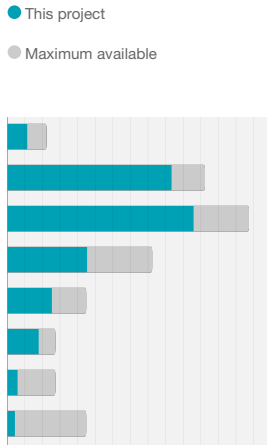


62%

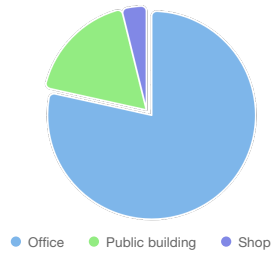
Project details

Name	36-38 Gipps St, Collingwood VIC 3066, Australia
Address	36-38 Gipps St Collingwood Victoria 3066
Project ID	6F878ACC-R2
BESS Version	BESS-10
Date	23 July 2026
Software version	2.3.0-B.655
Site type	Non-residential development
Account	david@hipvhype.com
Application no.	
Site area	1,428 m²
Building floor area	9,438 m²

Performance by category



Project composition



Buildings

Name	Height	Footprint	% of total footprint
1	13	1,223 m²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
Office	1	7,405 m²	1	78%
Total	**1**	**7,405 m²**	**78%**	
Shop				
Cafe	1	364 m²	1	3%
Total	**1**	**364 m²**	**3%**	
Public building				
Wellness Centre	1	1,669 m²	1	17%
Total	**1**	**1,669 m²**	**17%**	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies		-
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)		-
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Integrated Water Management 3.1	Annotation: Water efficient garden details		-
Operational Energy 3.1	Carpark with natural ventilation or CO monitoring system		-
Operational Energy 4.2	Location and size of solar photovoltaic system		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Transport 1.6	Location of showers, change rooms and lockers as nominated		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Location and size of communal spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment		-
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Operational Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed		-
Operational Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.		-

Credit summary

Management Overall contribution 4.5%

50%

1.1 Pre-Application Meeting	0%
2.3 Thermal Performance Modelling - Non-Residential	50%
3.2 Metering - Non-Residential	100%
3.3 Metering - Common Areas	100%
4.1 Building Users Guide	100%

BESS, 36-38 Gipps St, Collingwood VIC 3066, Australia 36-38 Gipps St, Colling…

IWM Overall contribution 22.5%

	83%	✔ Pass
1.1 Potable Water Use	45%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	100%	
4.1 Building Systems Water Use	100%	

Operational Energy Overall contribution 27.5%

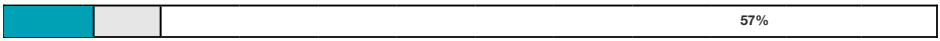
	Minimum required 50% 77%	✔ Pass
1.1 Thermal Performance Rating - Non-Residential	37%	
2.1 Greenhouse Gas Emissions	100%	
2.2 Peak Demand	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.1 Carpark Ventilation	100%	
3.2 Hot Water - Non-Residential	100%	
3.7 Internal Lighting - Non-Residential	100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	✣ Scoped Out
	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar	78%	
4.4 Renewable Energy Systems - Other	N/A	✣ Scoped Out
	No other (non-solar PV) renewable energy is in use.	

IEQ Overall contribution 16.5%

	Minimum required 50% 55%	✔ Pass
1.4 Daylight Access - Non-Residential	40%	✔ Achieved
2.3 Ventilation - Non-Residential	50%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential	100%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%	
4.1 Air Quality - Non-Residential	100%	

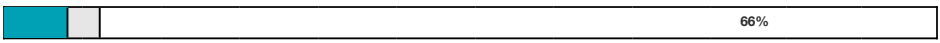
BESS, 36-38 Gipps St, Collingwood VIC 3066, Australia 36-38 Gipps St, Colling…

Transport **Overall contribution 9.0%**



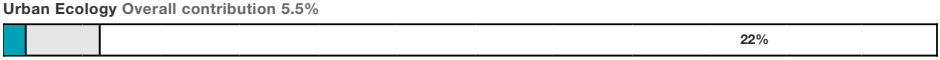
1.4 Bicycle Parking - Non-Residential	100%
1.5 Bicycle Parking - Non-Residential Visitor	100%
1.6 End of Trip Facilities - Non-Residential	17%
2.1 Electric Vehicle Infrastructure	100%
2.2 Car Share Scheme	0%
2.3 Motorbikes / Mopeds	0%

Waste & Resource Recovery **Overall contribution 5.5%**



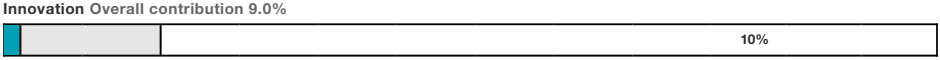
1.1 Construction Waste - Building Re-Use	0%
2.1 Operational Waste - Food & Garden Waste	100%
2.2 Operational Waste - Convenience of Recycling	100%

Urban Ecology **Overall contribution 5.5%**



1.1 Communal Spaces	78%
2.1 Vegetation	25%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
3.2 Food Production - Non-Residential	0%

Innovation **Overall contribution 9.0%**



1.1 Innovation	10%

Credit breakdown

Management Overall contribution 4.5%

50%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 37.5% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.3 Thermal Performance Modelling - Non-Residential		50%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Office	No	
Shop	No	
Public building	No	
3.2 Metering - Non-Residential		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have utility meters been provided for all individual commercial tenants?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	
3.3 Metering - Common Areas		100%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes
Public building	Yes

4.1 Building Users Guide	100%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

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IWM Overall contribution 22.5%

83% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	Yes
Stormwater profile	
Which stormwater modelling software are you using?:	Blue Factor
Blue Factor score achieved?:	100
Flow:	0 %
Total Suspended Solids:	0 %
Total Phosphorus:	0 %
Total Nitrogen:	0 %
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank	1,008 m²
	-
Tank Size:	
Rainwater Tank	20,000 Litres
	-
Irrigation area connected to tank:	
Rainwater Tank	0.0 m²
	-
Is connected irrigation area a water efficient garden?:	
Rainwater Tank	No
	-
Other external water demand connected to tank?:	
Rainwater Tank	0.0 Litres/Day
	-
Fixtures, fittings & connections profile	
Building: All	1
Showerhead:	
Office Wellness Centre	4 Star WELS (>= 6.0 but <= 7.5)
Cafe	Scope out
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers:	
Office Cafe	Default or unrated
Wellness Centre	Scope out
WC: All	>= 4 Star WELS rating

Urinals:	
Office Wellness Centre	>= 5 Star WELS rating
Cafe	Scope out
Washing Machine Water Efficiency: All	Scope out
Which non-potable water source is the dwelling/space connected to?:	
Office Wellness Centre	Rainwater Tank
Cafe	-
Non-potable water source connected to Toilets:	
Office Wellness Centre	Yes
Cafe	No
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

1.1 Potable Water Use — 45% ✔ Achieved

Score Contribution	This credit contributes 31.2% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	18192 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	13480 kL
Output	Proposed (including rainwater and recycled water use)
Project	12873 kL
Output	% Reduction in Potable Water Consumption
Project	29 %
Output	% of connected demand met by rainwater
Project	18 %
Output	How often does the tank overflow?
Project	Never / Rarely
Output	Opportunity for additional rainwater connection
Project	2919 kL

2.1 Stormwater Treatment — 100% ✔ Achieved

Score Contribution	This credit contributes 56.2% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	Min Blue Factor Score
Project	100
Output	Blue Factor Score
Project	100

3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 6.2% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use		100%
Score Contribution	This credit contributes 6.2% towards the category score.	
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?	
Question	Criteria Achieved ?	
Project	Yes	

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Operational Energy Overall contribution 27.5%

	Minimum required 50%	77%	✔ Pass

Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity): PV 01	15.0 kW peak
Orientation (which way is the system facing)?: PV 01	North
Inclination (angle from horizontal): PV 01	20.0 Angle (degrees)
Which Building Class does this apply to?: PV 01	Office
Non-residential Deemed-to-Satisfy profile	
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes

1.1 Thermal Performance Rating - Non-Residential		37%
Score Contribution	This credit contributes 34.8% towards the category score.	
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?	
2.1 Greenhouse Gas Emissions		100%
Score Contribution	This credit contributes 8.7% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	
2.2 Peak Demand		100%
Score Contribution	This credit contributes 4.3% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	
2.6 Electrification		100%

Score Contribution	This credit contributes 13% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption — 100%

Score Contribution	This credit contributes 17.4% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?

3.1 Carpark Ventilation — 100%

Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?
Question	Criteria Achieved ?
Project	Yes

3.2 Hot Water - Non-Residential — 100%

Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?

3.7 Internal Lighting - Non-Residential — 100%

Score Contribution	This credit contributes 8.7% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes
Public building	Yes

4.1 Combined Heat and Power (cogeneration / trigeneration) — N/A ✧ Scoped Out

No cogeneration or trigeneration system in use.

This credit was scoped out	No cogeneration or trigeneration system in use.

4.2 Renewable Energy Systems - Solar — 78%

Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Office	19,155 kWh
Output	% of Building's Energy
Office	8 %

4.4 Renewable Energy Systems - Other — N/A ✧ Scoped Out

No other (non-solar PV) renewable energy is in use.

	This credit was scoped out	No other (non-solar PV) renewable energy is in use.

IEQ Overall contribution 16.5%

	Minimum required 50%	55%	✔ Pass

1.4 Daylight Access - Non-Residential		40%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Office	52 %		
Shop	0 %		
Public building	21 %		
2.3 Ventilation - Non-Residential		50%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Office	0 %		
Shop	0 %		
Public building	0 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	Percentage Achieved?		
Office	50 %		
Shop	50 %		
Public building	50 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Office	800 ppm		
Shop	800 ppm		
Public building	800 ppm		
3.4 Thermal comfort - Shading - Non-Residential		100%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Office	100 %		
Shop	100 %		
Public building	100 %		

3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Question	Percentage Achieved?	
Office	0 %	
Shop	0 %	
Public building	0 %	
4.1 Air Quality - Non-Residential		100%
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	

Transport Overall contribution 9.0%

57%

1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	
Question	Bicycle Spaces Provided ?	
Office	32	
Shop	4	
Public building	4	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Shop	Yes	
Public building	Yes	
Question	Bicycle Spaces Provided ?	
Office	32	
Shop	4	
Public building	4	
1.6 End of Trip Facilities - Non-Residential		17%

Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?
Question	Number of showers provided ?
Office	0
Shop	0
Public building	19
Question	Number of lockers provided ?
Office	0
Shop	0
Public building	142
Output	Min Showers Required
Office	1
Shop	1
Public building	1
Output	Min Lockers Required
Office	32
Shop	4
Public building	4

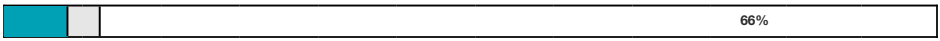
2.1 Electric Vehicle Infrastructure	100%
Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

2.2 Car Share Scheme	0%
Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	No

2.3 Motorbikes / Mopeds	0%
Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

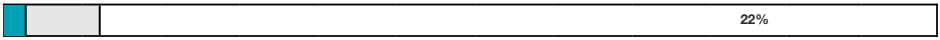
BESS, 36-38 Gipps St, Collingwood VIC 3066, Australia 36-38 Gipps St, Colling…

Waste & Resource Recovery **Overall contribution 5.5%**



1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

Urban Ecology Overall contribution 5.5%



1.1 Communal Spaces		78%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Office	747 m²	
Shop	0.0 m²	
Public building	16.0 m²	
Output	Minimum Common Space Required	
Office	285 m²	
Shop	36 m²	
Public building	108 m²	
2.1 Vegetation		25%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	5 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
3.2 Food Production - Non-Residential		0%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Office	0.0 m²
Shop	0.0 m²
Public building	0.0 m²
Output	Min Food Production Area
Office	149 m²
Shop	10 m²
Public building	42 m²

Innovation Overall contribution 9.0%

10%

Project Initiative	
Initiative: Airtighness	O
Description: Airtighness	The development shall target an air permeability of 5m3/hr/m2 at 50 Pa.
Points Targeted: Airtighness	1
Points: Airtighness	-
1.1 Innovation	10%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

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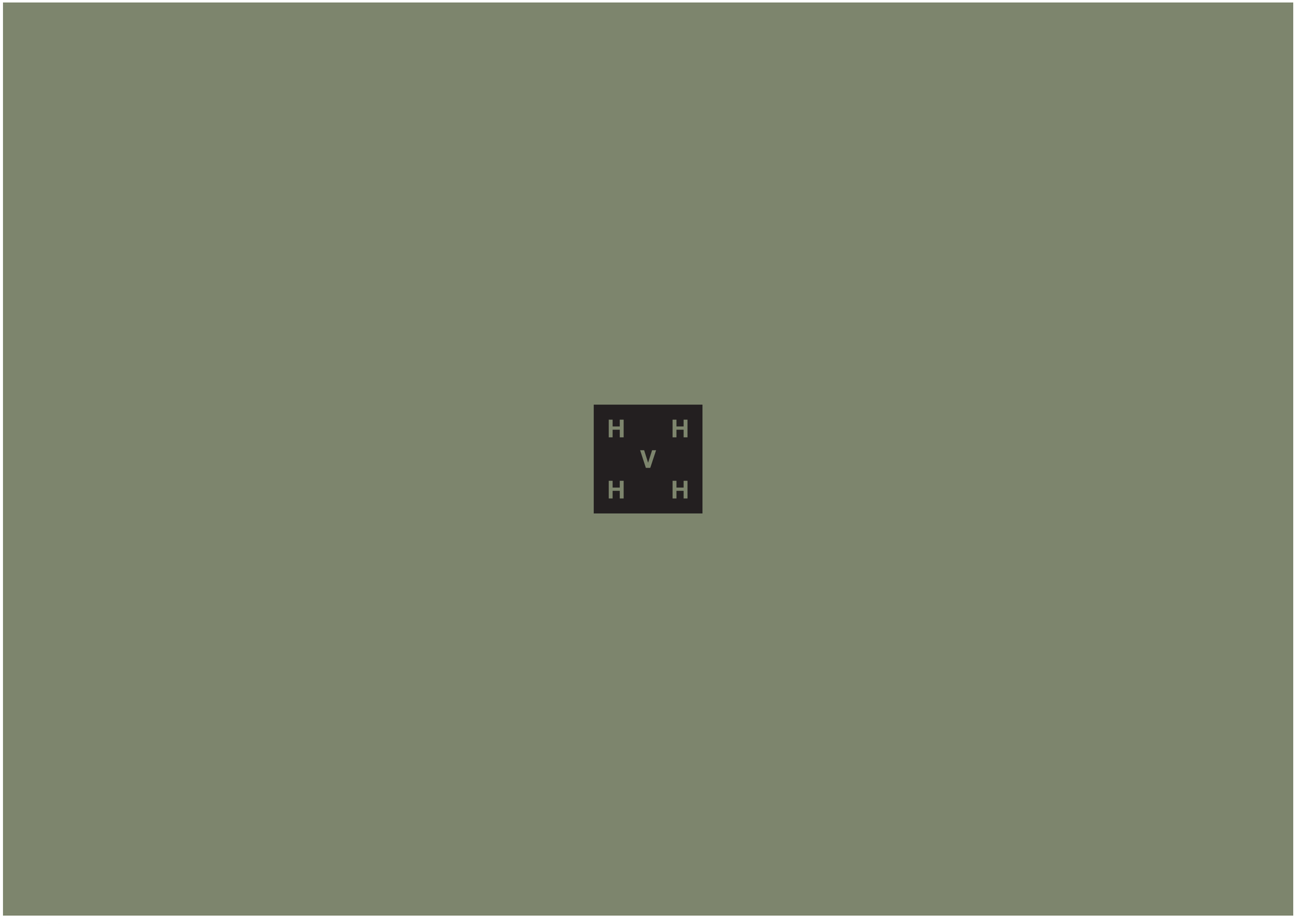
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Client	Date
Riverlee	23 July 2026

Transport Impact Assessment

Proposed Mixed-Use Development

36-38 Gipps Street, Collingwood

Planning
Transport
Urban Design
Waste Management
Landscape Architecture
Civil Engineering

ratio:

ratio.com.au

Project
36-38 Gipps Street, Collingwood

Prepared for
Riverlee

Our reference
21369T

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Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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1. Introduction

1.1. Introduction

Ratio Consultants has been engaged by the permit applicant (Riverlee) to prepare a Transport Impact Assessment (TIA) report for the proposed development at 36-38 Gipps Street, in Collingwood.

1.2. Purpose and Structure of this Report

This report assesses the traffic and transport matters associated with the proposed development, including the following:

- Existing traffic and car parking conditions in the vicinity of the site;
- The adequacy of the proposed pedestrian, bicycle and public transport access arrangements to/from the site;
- Adequacy of the proposed parking arrangements in terms of supply and layout, including justification for parking dispensation as required;
- Adequacy of the proposed access arrangements for typical vehicles and loading & waste collection vehicles;
- Traffic generation of the proposed development and impact on the surrounding road network.

1.3. References

In preparing this report, reference to the following has been made:

- Development Plans prepared by Fieldwork;
- Yarra Planning Scheme;
- Australian / New Zealand Standard, Parking Facilities Part 1: Off-Street Car Parking (AS2890.1:2004);
- Australian / New Zealand Standard, Parking Facilities Part 3: Bicycle Parking (AS2890.3:2015);
- Australian / New Zealand Standard, Parking Facilities Part 6: Off-Street Parking for People With Disabilities (AS2890.6:2022);
- A desktop inspection of the subject site and surrounds; and
- Other documents as nominated.

2. Existing Conditions

2.1. Site Location and Environment

The subject site is located on Gipps Street, to the west of Campbell Street and has northern frontage to Singleton Street. The site's location relative to the surrounding road network is shown in Figure 2-1 below.

Figure 2-1: Site Location and Surroundings



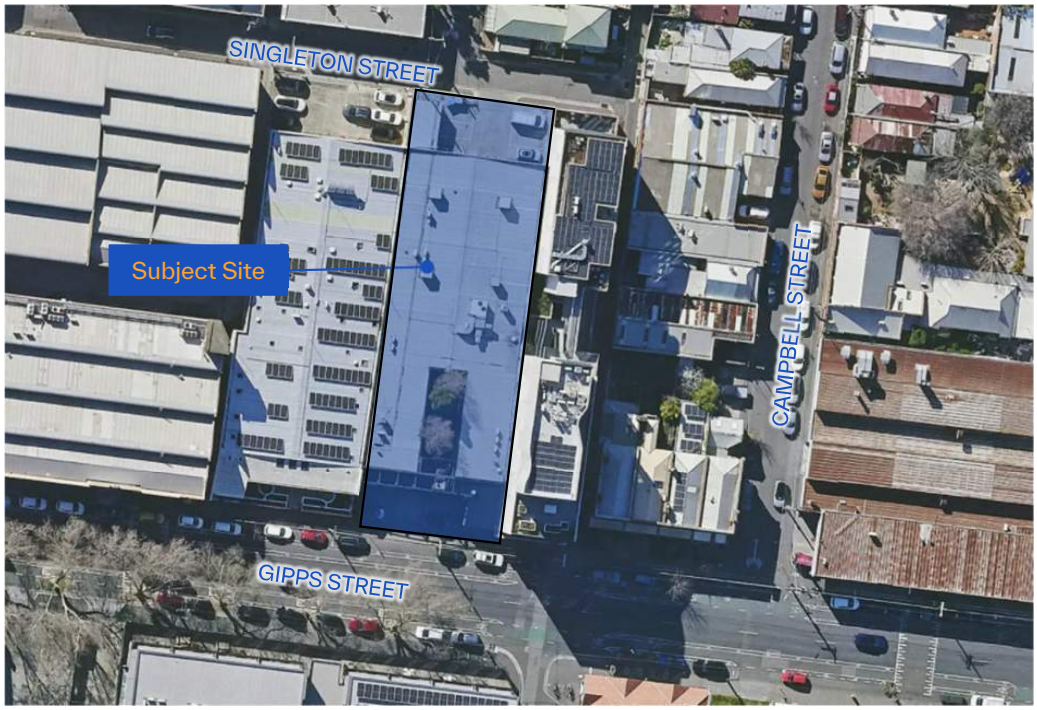
Source: www.online.melway.com.au/melway/

The site is generally rectangular in shape with a southern frontage to Gipps Street and a northern frontage to Singleton Street of approximately 21.3 metres and a depth of approximately 65.6 metres.

The site is located within a Commercial 2 Zone (CZ2) and is predominantly surrounded by commercial uses, with some Neighbourhood Residential Zone (NRZ1) and Mixed-Use Zones (MUZ) in the vicinity. The site is also subject to a Development Contribution Plan - Schedule 1 (DCPO1) and a Design and Development Schedule Overlay - Schedule 11 (DDO11).

Figure 2-2 shows an aerial view of the subject site relative to its surroundings.

Figure 2-2: Aerial View of Site and Immediate Surrounds



Source: app.landchecker.com.au (image dated 19/08/2025)

2.2. Road Network

Gipps Street is a Council managed major road that runs in an east-west alignment from Wellington Street and terminates at Collins Bridge on the east. In the vicinity of the subject site, Gipps Street has a road carriageway width of approximately 14.5 metres, with a single lane of traffic in each direction and on-road bicycle lanes on each side of the road. Kerbside parking is also permitted on both sides of the road in the immediate vicinity of the site, with the following parking restrictions:

— Permit Zone

— 1P from 7:30am to 5:30pm Monday to Friday and 7:30am to 12:30pm on Saturdays

— 2P from 7:00am to 6:00pm Monday to Saturday.

— 4P from 7.30am to 5:30pm Monday to Friday and 7:30am to 12:30pm on Saturdays.

Views of Gipps Street are shown in Figure 2-2 and Figure 2-3.

Figure 2-3: View of Gipps Street Facing East



Source: google.com/maps (image dated: December 2022)

Figure 2-4: View of Gipps Street Facing West



Source: google.com/maps (image dated: December 2022)

Singleton Street is a Council managed local road that runs in an east-west alignment between Wellington Street in the west and a north–south laneway between Gipps Street and Vere Street.

In the vicinity of the site, Singleton Street has a carriageway width of approximately 5.0 metres, accommodating two-way traffic movements. Parking is generally prohibited with No Stopping on both sides and No Parking restrictions apply between 7:30am and 5:30pm on weekdays, and between 7:30 am and 12:30 pm on Saturdays west of Dorset Street.

Constructed footpaths are provided on both sides of the road, and a default speed limit of 50 km/h applies.

Views of Singleton Street in the vicinity of the site is shown in Figure 2-5 and Figure 2-6.

Figure 2-5: Singleton Street Facing East



Source: google.com/maps (image dated: December 2022)

Figure 2-6: Singleton Street Facing West



Source: google.com/maps (image dated: December 2022)

2.3. Sustainable Transport

The subject site has excellent access to public transport with train, tram and bus services operating in close proximity to the site. The public transport services in the vicinity of the site are shown graphically in Figure 2-7 and summarised in Table 2-1.

Figure 2-7: Public Transport Services Operating in the Vicinity of the Site



Table 2-1: Public Transport Services

Mode	Route Number	Route	Nearest Stop	Walking Distance
Train	Hurstbridge Line, Mernda Line		Collingwood train station	450 metres (7 minutes)
Bus	246	Ivanhoe Shopping Centre to Upper Heidelberg Road	Gipps Street/ Hoddle Street	450 metres (6 minutes)
	302/303/304	City to Box Hill to Doncaster Shopping Centre		
	305	City to The Pines SC		
	309	City to Donvale		
	318	City to Deep Creek		
	350	City to Latrobe University		

	905	City to the Pines SC (SMART)		
	906	City to Warrandyte (SMART)		
	907	City to Mitcham (SMART)		
	908	City to The Pines SC (SMART)		
Tram	86	Waterfront City Docklands	Gertrude Street/ Smith Street	650 metres (9 minutes)
	12	Victoria Gardens – St Kilda (Fitzroy Street)	Wellington Street/ Victoria Parade	700 metres (10 minutes)
	109	Box Hill – Port Melbourne		

Bicycle Facilities

The site has excellent access to the surrounding network of on and off-road bicycle facilities, with notable connections including:

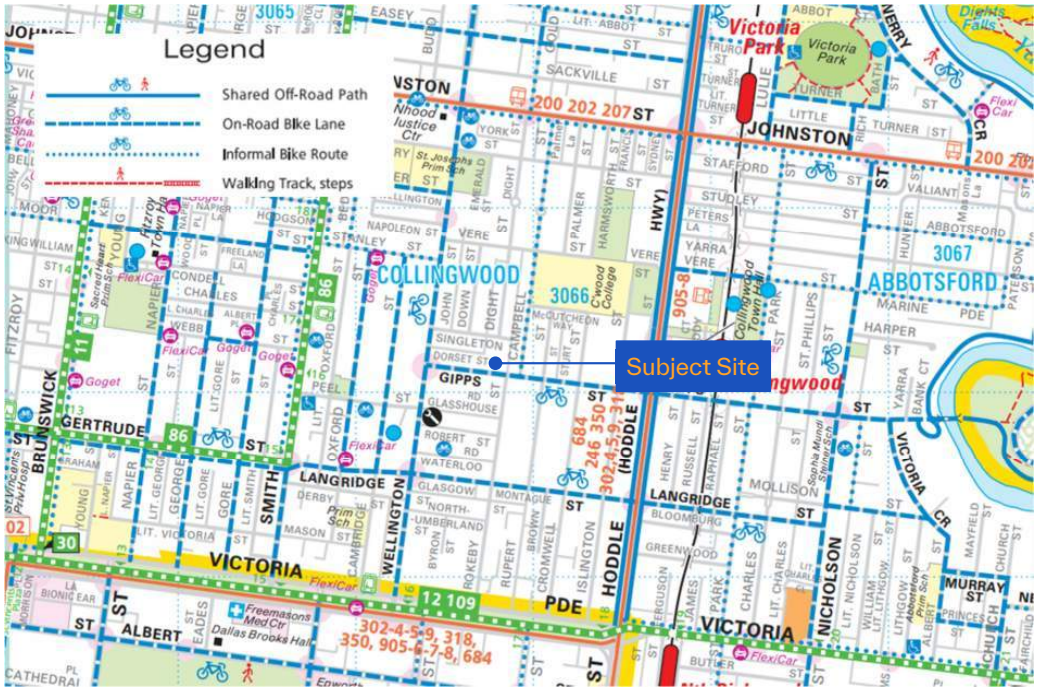
— On-road bicycle lanes are provided along Gipps Streets, Wellington Street, Langridge Street and Smith Street to provide direct bicycle friendly connections to the northern and eastern suburbs and the CBD.

— Off-road shared path along Hoddle Street to the north of Victoria Parade provides a safe bicycle connection to the north and connects into the Merri Creek Trail.

— Access to the off-road Main Yarra Trail to the east is facilitated via on-road bicycle paths along Gipps Street, Langridge Street and Nicholson Street. The Main Yarra Trail follows the Yarra River in both directions, providing convenient access to the northern, eastern and southern suburbs.

Access to the nearby on and off-road bicycle facilities is available via the surrounding road network. A map of the bicycle facilities in the vicinity of the site is provided in Figure 2-8.

Figure 2-8: Sustainable Transport Facilities within the Vicinity of the Site



Source: https://www.yarracity.vic.gov.au/

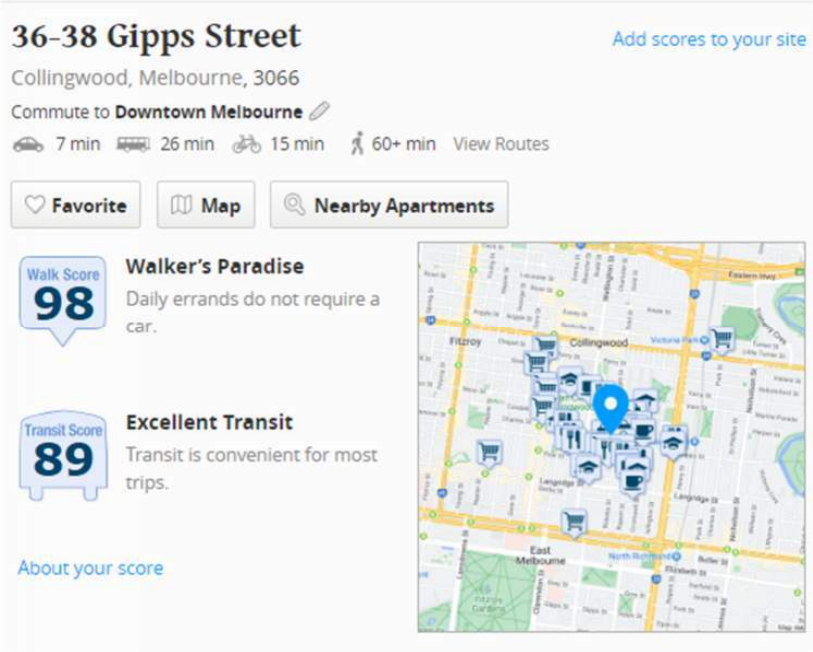
Pedestrian Facilities

Pedestrian footpaths are provided along both sides of Singleton Street and Gipps Street which fronts the subject site. The site achieves a 'Walk Score' of 98 (out of a possible 100) and is described as a 'Walker's Paradise' on WalkScore.com, noting that daily errands do not require a car.

A site's walk score is calculated based on the walking distance to local amenities, such as supermarkets, schools, parks, public transport, etc. Walkscore.com utilises data sources such as Google and road network data to calculate a 'Walk Score'. The convenient everyday services are illustrated on the map in Figure 2-9.

The transit score of 89 (out of a possible 100) also suggests that many transportation options in close proximity are available, and transit options are convenient for most trips.

Figure 2-9: Walkable Services from the Subject Site



Taxi/ Uber

Taxis and Uber both provide another alternative to the private vehicle.

Taxis can be booked online or by phone. Taxis can also be found at taxi ranks or flagged down on the street as required. Uber can be booked through the Uber app.

Car Share

The subject site has access to at least 17 car share pods operated by Flexicar and GoGet within 500 metres of the site, as shown in Figure 2-10. The closest pod is conveniently located approximately 50 metres east of the site's southern frontage (less than a one-minute walk).

Figure 2-10: Car Share Pod Locations



Source: Melway Online, Flexicar and GoGet Websites

3. Development Proposal

3.1. Development Overview

It is proposed to construct a 13-storey mixed-use development on the site located at 36-38 Gipps Street in Collingwood.

More specifically, the development is proposed to comprise the following land use yield:

— **6,542 sqm** of net leasable floor area for office use

— **2,679 sqm** for a shop (wellness centre), comprising a health club across the first floor, second floor and basement 1 level, operating 24 hours, providing a range of health and wellbeing services including:

- Fitness and training spaces
- Meditation and mindfulness facilities
- Recovery and bathhouse facilities
- Other associated ancillary services

— **25 sqm** of café

A summary of the proposed key transport infrastructure is provided in Table 3-1

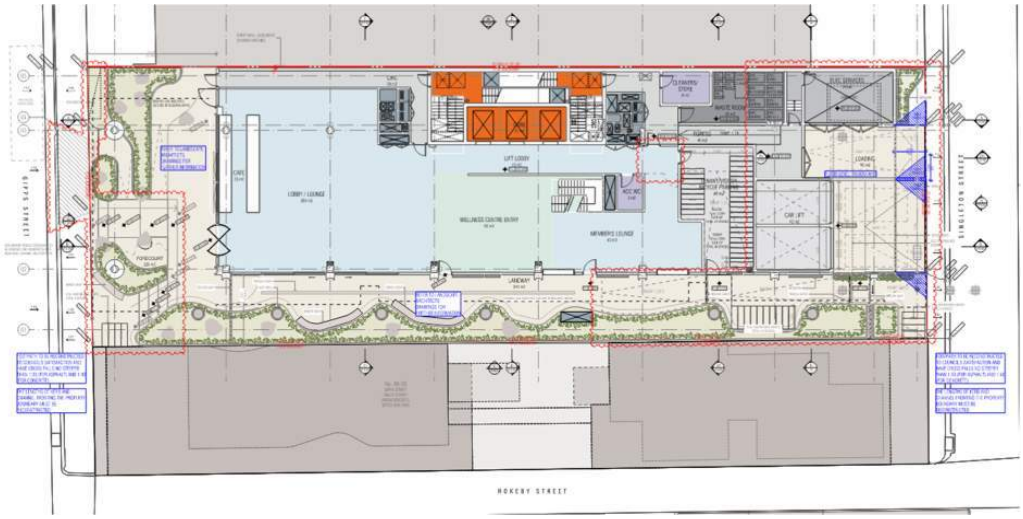
Table 3-1: Summary of the Proposed Transport Infrastructure

Transport Element	Description
Vehicular Access	A double-width crossover is proposed via Singleton Street, providing access to a basement car parking area via car lifts.
Pedestrian Access	An internal pedestrian and cyclist laneway is provided along the site's eastern boundary, providing access to/from the site via Gipps Street and Singleton Street.
Car Parking	A total of 30 car parking spaces is provided within the Basement 2 Level (inclusive of 1 DDA spaces)
Bicycle Parking	A total of 80 bicycle parking spaces is provided on the ground level (40 secure tenant/employee spaces and 40 visitor spaces)
Loading	B99-sized vehicles can be accommodated on-site at the ground-level outside of peak hours (small trucks and vans), with rare instances of larger deliveries on-street where necessary.

Waste	6.4m mini-rear loader private waste collection vehicle on-site at the ground-level waiting area outside of peak hours, accessed via Singleton Street.

An excerpt of the proposed site layout is shown in Figure 3-1.

Figure 3-1: Proposed site plan layout



Source: Ground Floor Plan, prepared by Fieldwork (Dwg No. TP2100, Rev. D, dated (21/07/2026)

4. Car Parking Assessment

4.1. Clause 52.06 Car Parking Requirements

Car parking requirements for new developments are set out under Clause 52.06 of the Yarra Planning Scheme. The purpose of Clause 52.06, amongst other things, is:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not 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.

Table 1 of Clause 52.06 sets out the minimum and maximum car parking requirements for new developments based on land use and the land category identified in the Car Parking Requirement (CPR) Maps. The CPR Map at the location of the site is provided in Figure 4-1.

Figure 4-1: Car Parking Requirement Map



Source: VicPlan

The site falls under Category 2, which results in the following parking requirement as outlined in Table 4-1.

Table 4-1: Clause 52.06 Planning Scheme Assessment

Land Use	Size/No.	Clause 52.06 Statutory Parking Rate – Category 2	Statutory Requirement (minimum)
Office	6,542 sqm	Minimum 0.45 space to each 100 sqm of net floor area	29 spaces
Café (Food and Drink Premises)	25 sqm	Minimum 2 spaces to each 100sqm of leasable floor area	0 spaces
Wellness Centre (Shop)	2,679 sqm	Minimum 2 spaces to each 100sqm of net floor area	53 spaces
Statutory Car Parking Requirement			**82 spaces**

On the basis of the above, the proposal has a statutory requirement to provide a minimum of 82 car parking spaces. The wellness centre is assessed as a broader shop use to more appropriately reflect its complementary relationship with the other on-site uses and the range of services it offers, which extend beyond a traditional leisure or sport use and align more closely with a retail offering.

The development proposes on-site provision of 30 car parking spaces and therefore seeks a reduction of 52 car parking spaces for wellness centre use.

Proposed Car Parking Provision

Based on the statutory requirement for the proposed office and shop (wellness centre) in the preceding section, a total of 82 car spaces would be required to be provided on site, and a total of 52 car parking spaces reduction is sought, as summarised in Table 4-1.

Table 4-1: Overall car parking requirement

Use	Requirement	Allocation	Difference (+/-)
Office	29 spaces	29 spaces	0 spaces
Café (Food and Drink Premises)	0 spaces	-	0 spaces
Wellness Centre (Shop)	53 spaces	1 space	-52 spaces
Total	**82 spaces**	**30 spaces**	**-52 spaces**

Accordingly, the application is seeking a permit for a reduction against the requirements of Clause 52.06-5 of the Yarra Planning Scheme.

Under the provision of Clause 52.06-7, the Responsible Authority is able to reduce the parking requirements (including reduced to zero), provided the applicant satisfies the responsible authority that the provision of car parking is justified on the basis of:

— The car parking demand likely to be generated by the use; and

— Whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the use.

In consideration of the above, an assessment of the car parking demand for the proposed office use is undertaken in the following Section 4.2.

4.2. Car Parking Demand Assessment

Clause 52.06-7 states that an application to reduce the number of car parking spaces required under Clause 52.06-5 must be accompanied by a Car Parking Demand Assessment which must address the following matters:

— The likelihood of multi-purpose trips which are likely to be combined with a trip to the land in connection with the proposed use.

— The variation of car parking demand likely to be generated by the proposed use over time.

— The short-stay and long-stay car parking demand likely to be generated by the proposed use.

— The availability of public transport in the locality of the land.

— The convenience of pedestrian and cyclist access to the land.

— The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

— The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

— Any empirical assessment or case study.

An assessment of the relevant factors is provided below.

The Likelihood of Multi-Purpose Trips

In some situations, a trip will serve more than one function, and this will tend to reduce the need for car parking.

The proposed development will generate parking demands related to both employees and customers/ visitors.

Customers to the wellness centre, shop and café tenancies can be expected to be drawn from people who will already be in the vicinity of the site, including residents in the surrounding areas and future employees of the proposed development, and therefore would not necessarily generate a separate additional parking demand.

Therefore, the demand for parking associated with uses other than the office tenancies is anticipated to be significantly reduced as a result of multipurpose trips.

The Variation of Car Parking Demand Over Time

The staff of the office tenancies are expected to generate a consistent car parking demand during standard weekday business hours. Demands for car parking associated with the shop/cafe tenancies will depend largely on the nature of the business and the hours of operation. Typical operation of the shop/cafe tenancies will predominantly occur during weekday business hours and potentially incorporate some weekend trade.

Car parking demand associated with the proposed wellness centre is expected to vary throughout the day and week, with two distinct peak periods on weekdays. The first peak typically occurs during the morning period between 6:00am and 9:00am, while the second occurs in the afternoon/evening between 5:00pm and 8:00pm. On weekends, parking demand generally peaks between 8:00am and 12:00pm.

Short Stay/Long Stay Parking Demand

Staff members are expected to generate a long-stay car parking demand. Staff car parking demand generated by the development will be accommodated within the proposed car park, with limited opportunity to park a vehicle off-site on a regular basis.

Given the limited provision of on-site car parking, which is allocated to office employees only, and the predominance of short-term or metered on-street parking (which would discourage employees from parking long term), it is expected that wellness centre and café staff will be more likely travel to the site via alternative modes of transport rather than by private car. Consequently, the demand for off-site long-stay parking is expected to be minimal.

On the other hand, visitors or customers are expected to generate a short-stay demand dedicated to the length of their visit. It is anticipated that the number of visitors will also seek to use Uber/ Taxi or public transport to access the site. However, any potential car parking demand generated by the site can usually be accommodated by the nearby on-street parking spaces.

The Availability of Public Transport in the Locality of the Land

As discussed in Section 2.3 of this report, the site is located within Category 2 of the car parking requirement map and in close proximity to a Category 3 area, indicating good public transport connectivity and the availability of high-quality public transport services within convenient proximity to the site.

The site has very good access to train, tram and bus services located within convenient walking distance of the site, with tram and bus routes along Victoria Parade, and Collingwood Railway Station is located within 7 minutes walking distance to the east.

Accordingly, given the public transport opportunities in the vicinity of the site, employees and visitors are able to travel to and from the site without having to rely on the use of a private motor vehicle.

The Convenience of Pedestrian and Cyclist Access to the Site

Footpaths are typically provided on both sides of roads within the vicinity of the site, which provides a link to the nearby public transport services. Furthermore, the development is providing pedestrian connections with a laneway along the eastern boundary connecting Singleton Street to the north and Gipps Street to the south.

In addition, the major streets within proximity to the subject site predominantly have good east-west and north-south bicycle connections along Gipps Street and Wellington Street, respectively.

These facilities provide a viable means of alternative sustainable transport that will reduce future reliance on private motor vehicle travel for employees and visitors to the site and accordingly, reduce car traffic and parking demands.

The Provision of Bicycle Parking and End of Trip Facilities for Cyclists

The plans include the generous provision of convenient and secure bicycle parking for employees and visitors to the site.

The Anticipated Car Ownership rates of the likely occupants (employees) of the land

Journey to Work data for employees working in the statistical area of Collingwood and the Yarra municipality was obtained from the 2016 ABS Census data. ABS Census data for 2021 has been excluded as the data was collected during the COVID lockdown period.

The data applicable to the proposed development is presented Table 4-2.

Table 4-2: 2016 ABS Census Car Ownership Data – Suburb of Collingwood & Municipality of Yarra

Locality	% of employees who drive to work	% of employees who use Public Transport to get to work	% of employees who use Active Transport to get to work	Other
Collingwood	52%	25%	12%	11%
Yarra	52%	24%	10%	14%

In summary, the Census data indicates:

— 52 percent of employees in Collingwood and Yarra use a motor vehicle to travel to work; and

— The data indicates that approximately one in four employees in Collingwood use public transport to travel to work.

4.3. Responsible Authority Considerations

Clause 52.06-7 states that before granting a permit to reduce the number of spaces, the responsible authority must consider a number of items, as appropriate. Those items relevant to the proposal and the current assessment are provided below:

— 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.

— Access to or provision of alternative transport modes to and from the land.

— Any other relevant consideration.

Based on the above, an assessment of the key factors relevant to the proposed development is discussed below.

Local Planning Policies – Yarra Planning Scheme

Clause 18.01-3L – Sustainable transport

Clause 18.01-3L of the Yarra Planning Scheme is Yarra's Local Planning Policy Framework in relation to sustainable transport. The main objective of this policy is to support a sustainable

transport system that reduces the impact of private motor vehicle traffic and on-street parking.

Of particular relevance to this assessment, Clause 18.01-3L contains the following strategies:

— Encourage development to prioritise transport modes in order of the following transport hierarchy:
  - Walking.
  - Cycling.
  - Public transport.
  - Commercial vehicles serving business and institutions.
  - Subscription based vehicles such as car shares.
  - Private motor vehicles.
— Support development which reduces reliance on private cars.
— Encourage lower amounts of car parking within developments.
— Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities).

Clause 18.02-1L – Walking

The objective of this policy is to improve the walking network and create high-quality pedestrian environments.

Clause 18.02-2L – Cycling

The objective of this policy is to facilitate an efficient and safe bicycle network and encourage cycling as an alternative mode of transport for people of all ages and abilities. It contains the following strategies:

— Encourage the provision of secure bicycle parking (including cargo bicycles).
— Encourage separate entrances for bicycles and motorised vehicles in developments.
— Provide easily accessible visitor bicycle parking.
— Encourage publicly accessible and safe cycling links through large sites, where links connect with the existing cycling network.
— Encourage the provision of electric bicycle infrastructure.

Clause 18.02-4L-01 – Car Parking

The main objective of this policy is to ensure car parking is supplied and managed consistent with promoting travel by sustainable modes. It contains the following strategies:

— Support 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 uses the upper floors of existing commercial buildings in activity centres and employment areas more efficiently (where relevant).
  - The development provides adequate bicycle parking.
— Support a reduction in the required number of car parking spaces where alternative modes of transport are available.

- Encourage a reduction in the required number of car parking spaces, where car share bays are provided to reduce reliance on privately owned vehicles.
- Provide efficient shared car parking in activity centres and employment areas.
- Encourage the provision of parking for ride-sharing vehicles, visitors, motorcycles and scooters in large developments.
- Encourage the provision of publicly accessible car share bays in major developments.

Yarra's Transport Strategy 2022-32

The City of Yarra has recently adopted the Yarra's Transport Strategy 2022-32 which outlines Yarra's vision for future and strategy to deliver an innovative, efficient, sustainable and accessible transport system. This strategy identifies outcomes, strategic directions and policies, and the relevant matters are listed below:

Outcomes

- O1. Increased us of space-efficient forms of transport in Yarra.
- O4. Reduced independent mobility for vulnerable road users in Yarra.
- O5. Increased use of environmentally sustainable forms of transport in response to the climate emergency.

Strategic Directions

- D1. Allocate road space to preferred transport modes and other activities.
- D2. Reduce traffic speeds and volumes on Yarra's streets.
- D4. Be agile in responding to transport needs.

Policies

- P1. Prioritise walking, cycling and using public transport over car use
- P3. Implement a New Deal for Walking – make a network suitable for all ages and abilities.
- P4. Implement a New Deal for Cycling – make the network useable for bike riders and scooter users of all ages and abilities.
- P6. Manage car parking in a way that supports the use of active and public transport and the role of cars in an urban environment.
- P11. Encourage the use of shared transport.

The proposal is considered to be in line with the strategic intent of the City of Yarra's Planning Scheme on the basis of the following:

- The reduced provision of on-site parking will reduce car dependence by promoting walking, cycling and public transport.
- There is a generous provision of on-site bicycle parking which will encourage cycling.
- The proposal has good connections to the existing pedestrian footpaths which will promote working to/from the site.

Local Traffic Management

A reduced provision of on-site parking will reduce motor vehicle travel to and from the site, resulting in a lessened impact to traffic congestion and pedestrian amenity in the vicinity of the site than what would otherwise be incurred were more on-site parking proposed.

4.4. Adequacy of Proposed Car Parking Provision

It is proposed to provide 30 car parking spaces within the Basement Level 2 car park of the proposed development. In summary, it is considered that the proposed level of on-site parking provision is adequate for the following reasons:

- The site is very well located to take advantage of access to sustainable transport alternatives, such as nearby public transport services, cycling, walking and rideshare/taxis. In regard to the public transport network, North Richmond Railway Station, numerous trams and buses are located in very close proximity to the site.
- Given the site's location and accessibility by alternative modes of transport, the car parking demand generated by the office is expected to result in a car parking demand less than the Yarra Planning Scheme rate.
- The development proposes a generous on-site provision of 80 bicycle parking spaces on the Ground level and end-of-trip facilities in excess of statutory requirements, which will encourage the use of the bicycle mode and reduce reliance on private vehicle use.
- Multi-purpose trips will significantly reduce the car parking demand for visitors and customers of the development, with the vast majority of retail trade being drawn from surrounding businesses and visitors of the area (including staff of the proposed development).
- ABS demonstrates that there is already a significant portion of employees working in Collingwood and the broader municipality of Yarra that travel to/from work via alternate transport modes, which highlights areas with excellent access to alternate transport modes and the ability to travel to/from work without relying on a private motor vehicle.
- Lower car parking provisions align with the City of Yarra's strategic objectives to reduce motor vehicle dependency and encourage more sustainable modes of transport.
- The development helps to achieve the objectives sought by Local Policies and strategic documents by reducing the dependency on private motor vehicle usage and supports the use of sustainable modes of transport.

On the basis of the reasons discussed above, it is considered that the proposed level of car parking is suitable for the nature, scale and location of the proposed development.

5. Car Parking Layout and Access

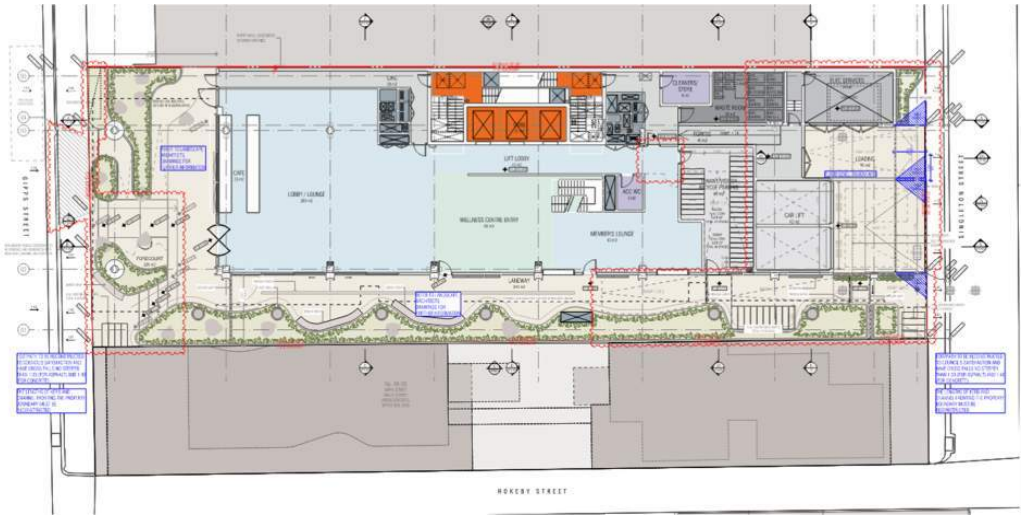
5.1. Access Arrangement

Vehicle access to/from the site will be provided via Singleton Street.

A double car lift is proposed at ground level to provide vehicle access to/from the Basement Level 2 car park via Singleton Street.

The proposed site access arrangements are demonstrated in Figure 5-1 below.

Figure 5-1: Proposed Site Access Arrangements



5.2. Clause 52.06 – Design Standard Assessment

The proposed access arrangements and car parking layout have been designed in accordance with the objectives and design requirements of Clause 52.06-9 of the Yarra Planning Scheme and with the relevant sections of AS/NZS 2890.1:2004.

An assessment against the relevant design standards of the Planning Scheme is provided below.

DESIGN STANDARD 1 – ACCESSWAYS

Design Standard 1 of Clause 52.06-9 relates to the design of accessways. The requirements of Design Standard 1 are assessed against the proposal in Table 5-1.

Table 5-1: Design Standards 1 Assessment – Accessways

Requirement	Comments
Must be at least 3m wide.	**Satisfied:** A driveway measuring approximately 7.3 metres wide by 7.2 metres long is proposed at ground level to provide a waiting area and vehicle access to/ from the car lift. The proposed basement car park accessway is provided at least 5.93 metres.
Have an internal radius of at least 4m at changes of direction or intersection or be at least 4.2m wide.	**N/A:** No changes in direction is proposed within the basement car park accessway.
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:** The car park is not a public car park.
Provide at least 2.1m headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8m.	**Satisfied:** The car park comprises a headroom clearance in excess of 2.1m, while the car lift is designed with a vertical clearance of 2.2 metres.
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:** All 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 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.	**Satisfied:** The passing area at the entrance to the car lift on the ground level is provided with a width of 7.3 metres and a length of 7.2 metres.
Have a corner splay or area at least 50% clear of visual obstructions extending at least 2m along the frontage road from the edge of an exit lane and 2.5m along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane Where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	**Satisfied:** A pedestrian sight triangle measuring 2.0 metres along the frontage and 2.5 metres along the accessway has been provided on both sides of the accessway, with at least 50% clear of visual obstructions.

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:** Accessway does not connect to land in a Transport Zone 2 or Transport Zone 3.
If entry to the car space is from a road, the width of the accessway may include the road.	**N/A:** There is no direct access to the car parking spaces from a road.

DESIGN STANDARD 2 – CAR PARKING SPACES

Design Standard 2 of Clause 52.06-9 relates to the design of car parking spaces. The requirements of Design Standard 2 are assessed against the proposal in Table 5-2:

Table 5-2: Design Standard 2 Assessment – Car Parking Spaces

Requirement	Comments
Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 of Design Standard 2.	**Considered Acceptable:** Four spaces (car spaces 24, 25, 26, 27, 30) have not been designed in strict accordance with the dimensional requirements set out in Table 2 of Design Standard 2. Instead, these spaces have been designed in accordance with Clause 2.4.1 of AS2890.1:2004 for angled parking applicable to employees (User Class 1A), with dimensions of 2.4 metres (width) by 5.4 metres (length), whereas a small car space is provided with 2.3 metres in width. This is considered an acceptable traffic design outcome, noting AS2890.1:2004 is an incorporated document in the Planning Scheme and the car spaces are designated to specific users who will become familiar with the use of these car spaces. All other car parking spaces comply with the dimensional requirements of Table 2 of Design Standard 2 under Clause 52.06 of the Yarra Planning Scheme.
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:	**Satisfied:** All columns are located in accordance with Diagram 1 of Design Standard 2.

- 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.	
Car spaces in garages or carports must be at least 6m long and 3.5m wide for a single space and 5.5m wide for a double space measured inside the garage or carport.	**N/A:** No carports or garages are proposed on site.
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 car parking spaces have been provided in a tandem arrangement.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	**N/A:** The proposed development does not include a residential component.
Disabled car parking spaces must be designed in accordance with Australian Standards 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.	**Satisfied:** Disabled car parking spaces provided in the Basement Level have been designed in accordance with AS2890.6.

Car Lift Design and Operation

The proposed car lift (AutoMate by Safetech or similar) has internal shaft dimensions of 5.9 metres in length and 3.45 metres in width. Details of the lift specifications are provided in Appendix B.

The car lifts will be programmed to operate in a default standby position to optimise vehicle movements during peak periods. During the AM peak period, the lifts will remain at ground level by default, with clear signalling provided to indicate lift availability. Arriving employees will drive directly into the lift and activate it via a control button or remote system. Upon reaching the basement parking level, vehicles will exit the lift and proceed directly to their allocated parking spaces. During the PM peak period, the car lifts will be programmed to remain at the basement level by default to facilitate efficient vehicle egress. This operational arrangement is intended to minimise lift waiting times and prevent vehicle queuing at the site access.

As the parking facility will be used exclusively by employees who are familiar with the site layout and operating procedures, the car lift system is expected to provide a safe, efficient and user-friendly parking solution.

5.3. Swept Path Assessment

An assessment of the accessibility to/from car spaces and critical car parking bays was undertaken using the B99 and B85 (99.8th and 85th percentile cars). It was found that site access arrangements and each car space could be accessed (ingress and egress) in a satisfactory manner and that cars will be able to enter/exit the site in a forward direction (refer to Appendix B).

Corrective manoeuvres may be required to access some parking spaces, which is in accordance with AS/NZS2890.1:2004 (Table 1.1). This table specifies that three-point turn movements to enter and exit 90-degree parking spaces are permitted for class 1A users, as it is recognised that such developments will have low turnover and users are generally prepared to accept some inconvenience when entering and exiting a parking space.

The assessment confirms that the access arrangements and basement car parking layout have been designed in accordance with the requirements of the Yarra Planning Scheme, and the relevant sections of AS/NZS 2890.1:2004.

6. Bicycle Facilities

6.1. Clause 52.34 – Bicycle Facilities

Bicycle parking requirements for developments are set out under Clause 52.34 of the Yarra Planning Scheme. Table 1 of Clause 52.34 sets out the bicycle parking requirements that apply to use listed in that table. The development shall be assessed against Table 1 of Clause 52.34-5, as set out in Table 6-1.

Table 6-1: Bicycle Parking Statutory Requirements

Land Use	Use	Statutory Parking Rate	Size	Statutory Requirement
Office	Employee	1 to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	6,542 sqm	22 spaces
	Visitors	1 to each 1,000 sqm of net floor area if the net floor area exceeds 1,000 sqm		7 spaces
Wellness centre	Employee	1 to each 600 sqm of leasable floor area if the floor area exceeds 1000sqm	2,679 sqm	4 spaces
	Visitors	1 to each 500 sqm of leasable floor area if the floor area exceeds 1000sqm		5 spaces
Café	Employee	1 to each 300 sqm of leasable floor area	25 sqm	0 spaces
	Visitors	1 to each 500 sqm of leasable floor area		0 spaces
		Total		**38 spaces**

The proposal has a statutory requirement to provide a minimum of 38 on-site bicycle parking spaces, 26 for employees and 12 for visitors/customers.

6.2. Bicycle Parking Provision

The development proposes a generous provision of 80 bicycle parking spaces at ground level. The bicycle parking facilities will be configured and located as follows:

- 40 secure employee/staff spaces provided within 20 two-tier dynamic Cora E3DT-DP racks or similar bike racks, located in a secured bike room.
- 22 secure visitor spaces provided within 11 two-tier dynamic Cora E3DT-DP racks or similar bike racks, located in a secured bike room.
- 10 visitor spaces provided within 5 horizontal bicycle hoops, located along the site's eastern internal pedestrian laneway.
- 8 visitor spaces within 4 horizontal bicycle hoops, with 4 spaces fronting Gipps Street and 4 fronting Singleton Street.

The proposed bicycle parking provision readily exceeds the minimum statutory requirements of the Yarra Planning Scheme and is considered satisfactory.

All of the bicycle spaces are provided in a format that exceeds the requirement under AS2890.3 for a minimum 20% of bicycle parking spaces to be provided in a horizontal format. Furthermore, the on-site bicycle parking is generally designed in accordance with the requirements of the Yarra Planning Scheme and/or AS2890.3:2015.

6.3. End of Trip Facility Requirements

In addition to bicycle parking, Clause 52.34 requires that showers and change rooms be provided for employee bicycle parking. The rates are shown in Table 6-3.

Table 6-3: End of Trip Facility Requirements – Clause 52.34-3

Component	Requirement	Employee Bicycle Parking Requirement	Requirement
Showers	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.	26 employee spaces	3 showers
Change Rooms	1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room		3 change rooms (or direct access to a communal change room)

On this basis, the proposal generates a requirement for three (3) showers and three (3) change rooms (or direct access to a communal change room) based on the statutory requirement of 29 employee bicycle parking spaces.

The development provides a generous level of shower, change room and locker facilities for male and female users separately, in conjunction with the on-site wellness centre, and exceeds the applicable statutory requirements.

7. Loading Assessment

7.1. Statutory Requirement

Clause 65.01 'Decision Guidelines' within the Melbourne Planning Scheme outlines the provision of loading requirements for new developments and states the following:

'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.'*

7.2. Loading Arrangements

The site will generate loading activities associated with deliveries to each of the office, café and the small shop tenancies.

Based on Ratio's experience with similar types of developments, it is expected that deliveries will be carried out by a delivery van or a courier vehicle. The B99 is typically considered to be an appropriate representation of these types of vehicles.

As described previously throughout this report, no formal loading facilities are proposed on-site. The on-street loading zone across the street on Gipps Street, along the site's southern frontage, presents the most convenient and logical location for loading activities to be undertaken. It is expected that the loading zone will be utilised at times when it is vacant, and if occupied, from another vacant on-street parking space in the nearby vicinity of the site.

7.3. Waste Collection Arrangements

A Waste Management Plan (WMP) has been prepared for the application by Ratio Consultants.

Based on details outlined within the WMP, it is understood that waste will be collected on-site at the ground-level waiting area outside of peak hours, accessed via Singleton Street by a private contractor using a 6.4-metre-long rear loader waste truck. This is considered to be an acceptable arrangement from a traffic engineering perspective.

8. Traffic Assessment

8.1. Traffic Generation

Given that the proposed car park is allocated solely for office tenancy staff, the site's traffic generation will be attributed entirely to office employees.

Empirical data collected by Ratio Consultant suggests that office development located in inner city locations with great access to public transport services generate parking at a rate given below:

— 2 vehicle trips per parking space per day

— 0.5 vehicle trips per parking space in the AM and PM peak hours.

Office trip generation is anticipated to mainly consist of arrivals in the morning peak (10% out and 90% in) and departures in the afternoon peak (90% out and 10% in).

Based on the above, the conservative application of the office car parking demand and splits discussed above to the total provision of 30 on-site car parking spaces indicates a peak hour traffic generation for the proposed development is estimated as shown in Table 8-1.

Table 8-1: Site Generated Peak AM and PM Traffic

Direction	AM Peak	PM Peak
Arriving Trips	14 vph	1 vph
Departing Trips	1 vph	14 vph
Total Trips	**15 vph**	**15 vph**

8.2. Traffic Distribution and Impacts

Based on the above, the proposed development is expected to generate in the order of 15 vehicle movements to/from the site during each of the AM and PM peak hour periods, equivalent to one vehicle every 4 minutes, which is considered a relatively modest level of traffic and is not expected to have any adverse impact on the safety or operation of Singleton Street and the wider road network.

On this basis, the traffic impacts of the proposal are considered to be acceptable.

8.3. Car Lift Queuing Analysis

Methodology

There may be times when vehicles are required to wait to use the car lift system. In relation to determining queue lengths, Section 3 of the AS/ NZS 2890.1:2004: Access to Mechanical Parking Installations states that development should provide:

'Sufficient vehicle storage to ensure that queues of vehicles awaiting service by the installation do not extend beyond the property boundary of the parking facility under normal foreseeable conditions.'

Furthermore, AS/NZS2980.1:2004 states that vehicle storage requirements should be determined on the basis of 'conventional queuing theory,' for 98th percentile queues.

The queue length analysis method outlined in the Austroads *Guide to Traffic Management Part 2: Traffic Theory* was used to determine the 98th percentile queues that would be expected to be associated with the traffic using the car lift system.

The two key inputs to this analysis are the mean 'service rate', which relates to the time it takes the car lift to deliver a vehicle to the desired level and return again to restart the cycle and the 'arrival rate', which relates to the rate of vehicles entering or departing the system.

The critical period in terms of the potential external queuing impacts onto the surrounding road network is in the morning and evening peak, when the development will receive the highest levels of arrival traffic, coinciding with the highest levels of employee arrivals and departures.

Arrival Rate

The arrival rate relates to the traffic demands on the car lift system as described by the traffic generation figures illustrated in Table 9-1. The arrival rate to the system during the **critical AM peak period** is **14 vehicles per hour (vph)**, with the highest levels of inbound traffic. This is due to most office employees arriving to work during this time.

Service Rate Determination

The various components that make up the service rate based on information provided by the manufacturer and observations of similar systems, outlined below:

1) Time for car lift doors to open : **5.5 seconds**
2) Time it takes for a vehicle to enter the lift : **10 seconds**
3) Time it takes for the car lift doors to close again : **5.5 seconds**
4) Time it takes for the lift cabin to accelerate : **5.85 seconds**
5) Travel time (operating speed) : **0.25m/s**.
6) Time it takes for the lift cabin to decelerate : **5.85 seconds**
7) Time it takes for the cars to drive out again : **10 seconds**
8) Time it takes for the car lift doors to close again : **5.5 seconds**
9) Time it takes for the car lift to return to ground floor:

From this point, the car lift will either return again empty to the ground floor (if no cars are waiting to exit the site) to repeat the cycle OR collect a waiting vehicle on the way back to the ground floor and are defined below.

Returning Empty: Acceleration time + travel time + deceleration time

Returning Full: Time taken to travel to the worst case parking level and return to ground floor

The method for determining the relative 'returning empty' and 'returning full' proportions was determined through a series of trial and error iterations and is described further under the Results section to follow.

8.4. Queuing Assessment – AM Peak Results

As discussed above, the relative 'return empty' and 'return full' proportions were determined through a series of trial and error iterations. The 'return empty' proportion is directly related to the probability of there being no cars in the system on the return journey, i.e. P(0). A probability model for the return journey (i.e. outbound model for the PM Peak and inbound model for the AM Peak) was accordingly developed, with the resulting P(0) feeding into the 'return empty' parameter in the cycle time calculations for the critical model (i.e. inbound model for the PM Peak and outbound model for the AM Peak). A series of iterations was then undertaken to calibrate both the critical and return journey models. During the critical morning peak period, the service rate has been determined to be **146 seconds.**

The summary of the estimated key performance measures for the car lift system during the critical AM peak period for inbound movements are as follows:

— Number of inbound traffic movements (arrival rate) : 14 vehicles

— 98th percentile queue : 3 vehicles

Based on the results above, it is demonstrated that the 98th percentile queue test required by AS/NZS 2890.1:2004 is three (3) vehicles. Given that one vehicle can queue within each car lift itself (i.e. 2 vehicles), with an additional waiting area between the lifts and the property boundary able to accommodate one vehicle per lane. Therefore, the queuing for the 98th percentile scenario associated with the proposed car lifts will be wholly contained within the site and is therefore considered satisfactory and in accordance with AS/ NZS 2890.1:2004.

9. Conclusion

The proposed development at 36-38 Gipps Street in Collingwood is considered appropriate from a traffic and transport perspective.

Based on the foregoing assessment, the following conclusions have been reached:

— The proposed car parking provision of 30 spaces is satisfactory for the following reasons:

- The site has excellent access to the public transport network via train, tram and bus which will reduce dependence on private motor vehicle use in gaining access to the site.
- Generous provision of bicycle parking and end-of-trip facilities, in excess of the statutory requirements, will encourage the use of the bicycle mode.
- The good level of pedestrian and cycling connectivity will encourage and facilitate an increase in active transport modes.
- Lower car parking provisions in alignment with the City of Yarra's strategic objectives to reduce private motor vehicle dependency.

— The proposed access arrangements and car park layout have been generally designed appropriately, in accordance with the requirements outlined within Clause 52.06-9 of the City of Yarra Planning Scheme and/or relevant sections of the Australian Standard (AS2890 series).

— The proposed provision of 8 bicycle parking spaces is considered generous and exceeds the minimum statutory bicycle parking requirements, which have also been designed in accordance with AS2890.3:2015.

— It is proposed that loading requirements can be satisfied for the proposed development by a B99 van, and waste collection will be carried out by a private contractor via a 6.4-metre-long mini rear loader waste truck.

— The proposal is anticipated to generate up to 15 vehicle movements per hour during peak AM and PM periods. The impact of site generated traffic on the external road network is considered acceptable as discussed in Section 8.2 of this report.

— The queuing for the 98th percentile scenario associated with the proposed car lifts will be wholly contained within the site and is therefore considered satisfactory and in accordance with AS/ NZS 2890.1:2004.

Overall, the proposed development is acceptable and is not expected to create adverse traffic or parking impacts in the precinct.

Appendix A Development Plans

DEVELOPMENT SUMMARY

COMMERCIAL NLA SCHEDULE *		
STOREY	TENANCY TYPE	AREA
BASEMENT 01		
	WELLNESS CENTRE	827
		827 m²
GROUND FLOOR		
	CAFE	25
	WELLNESS CENTRE	83
	LOBBY / LOUNGE	316
		424 m²
LEVEL 01		
	WELLNESS CENTRE	749
		749 m²
LEVEL 02		
	WINTERGARDEN	9
	WELLNESS CENTRE	1,020
		1,029 m²
LEVEL 03		
	WINTERGARDEN	9
	NLA - OFFICE	1,020
		1,029 m²
LEVEL 04		
	WINTERGARDEN	9
	NLA - OFFICE	840
		849 m²
LEVEL 05		
	WINTERGARDEN	9
	NLA - OFFICE	840
		849 m²
LEVEL 06		
	WINTERGARDEN	9
	NLA - OFFICE	755
		764 m²
LEVEL 07		
	WINTERGARDEN	9
	NLA - OFFICE	755
		764 m²
LEVEL 08		
	NLA - OFFICE	615
		615 m²
LEVEL 09		
	NLA - OFFICE	532
		532 m²
LEVEL 10		
	NLA - OFFICE	450
		450 m²
LEVEL 11		
	NLA - OFFICE	449
		449 m²
LEVEL 12		
	NLA - OFFICE	286
		286 m²
		9,616 m²

BALCONY & TERRACE SCHEDULE		
STOREY		AREA
LEVEL 01	BALCONY	10
LEVEL 02	BALCONY	16
LEVEL 03	BALCONY	16
LEVEL 04	TERRACE	199
LEVEL 05	BALCONY	13
LEVEL 06	BALCONY	13
LEVEL 07	BALCONY	13
LEVEL 08	BALCONY	13
LEVEL 08	TERRACE	76
LEVEL 09	BALCONY	13
LEVEL 09	TERRACE	87
LEVEL 10	TERRACE	95
LEVEL 12	TERRACE	185
		749 m²

CAR SPACE SCHEDULE		
STOREY	TYPE	QTY
BASEMENT 02		
	AusStd 90 Degree	4
	Disabled Space	1
	Victoria Planning Provision 52.06	25
		30

BICYCLE PARKING SCHEDULE		
STOREY	TYPE	QTY
GROUND FLOOR		
	TENANT - DOUBLE STACK	40
	VISITOR - DOUBLE STACK	22
	VISITOR - EXTERNAL HOOP	18
		80

NOTE: NET LETTABLE AREA (NLA) IS CALCULATED IN ACCORDANCE WITH THE 'PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT OF LETTABLE AREA' AND IS MEASURED TO THE;

1. INTERNAL FACE OF ALL EXTERNAL WALLS
2. INTERNAL FACE OF GLASS OF GLAZED FAÇADE WALL, UNLESS THE HEIGHT OF THE HOB WALL BELOW GLAZING IS MORE THAN 50% OF THE INTERNAL HEIGHT, IN WHICH CASE NLA IS MEASURED TO THE INTERNAL FACE OF THE HOB WALL
3. SHAFT FACE OF ALL RISER SHAFT/ DUCT WALLS, EVEN IF THESE DUCTS ARE REMOTE FROM CENTRAL CORE
4. EXTERNAL FACE OF ALL SERVICES CUPBOARDS
5. CENTRELINE OF ALL INTERTENANCY WALLS
6. CORRIDOR FACE OF ANY DIVIDING CORRIDOR WALLS

NLA INCLUDES ALL ENGAGED COLUMNS, INTERNAL STAIRS AND MULLIONS TO GLAZED FACADES.

REVISION		Transmittal Set Date	REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025			
P02	COORDINATION ISSUE	10/10/2025			
P03	COORDINATION ISSUE	5/01/2026			
A	FOR LODGEMENT	6/02/2026			
B	FOR COORDINATION	5/06/2026			
C	FOR COORDINATION	15/07/2026			
D	FOR LODGEMENT	21/07/2026			

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
DEVELOPMENT SUMMARY

Date
22/07/2026

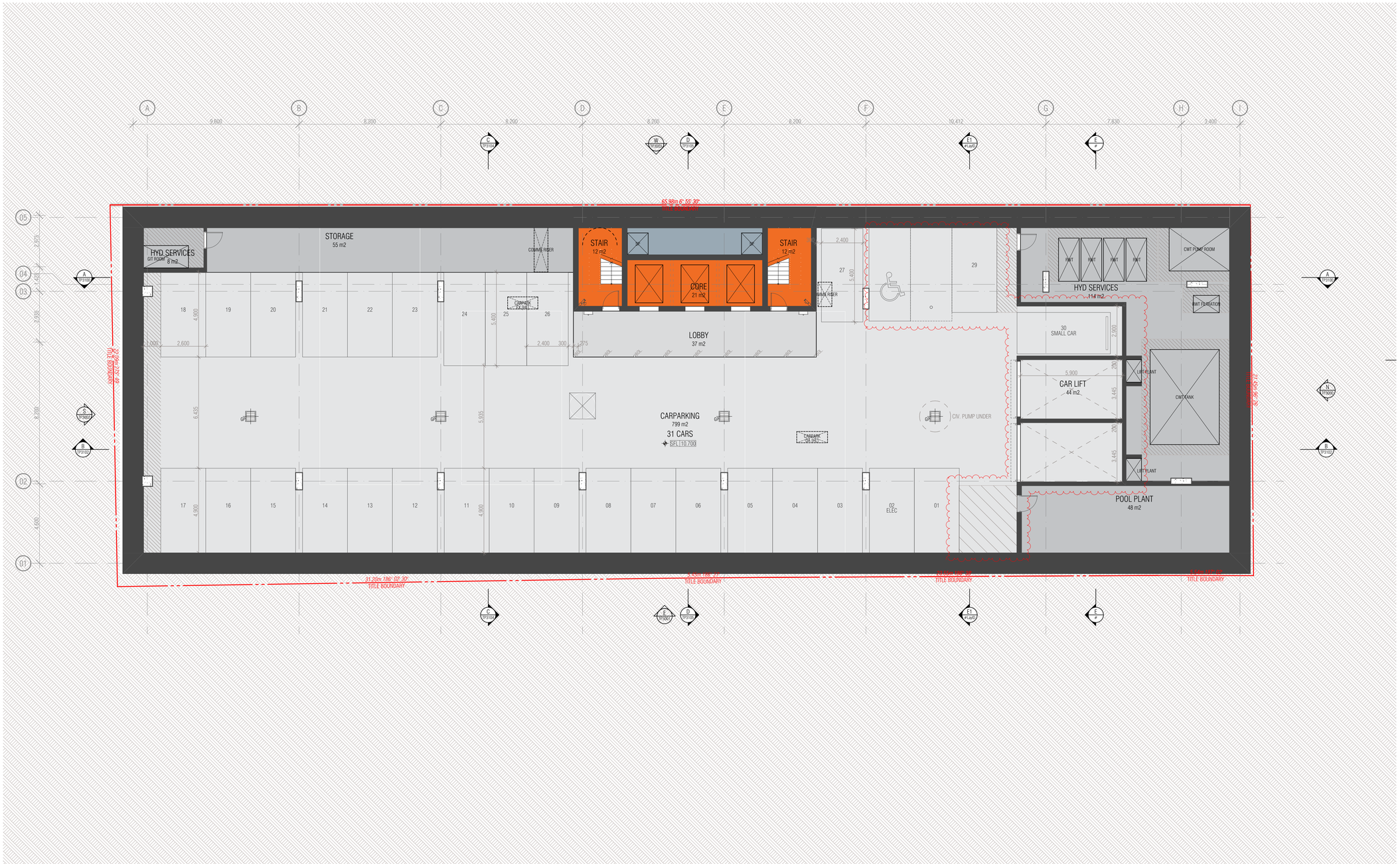
Status
TOWN PLANNING

Scale
2:1 @ A1

Drawing Number
TP0003

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
BASEMENT 02 PLAN

Date
22/07/2026

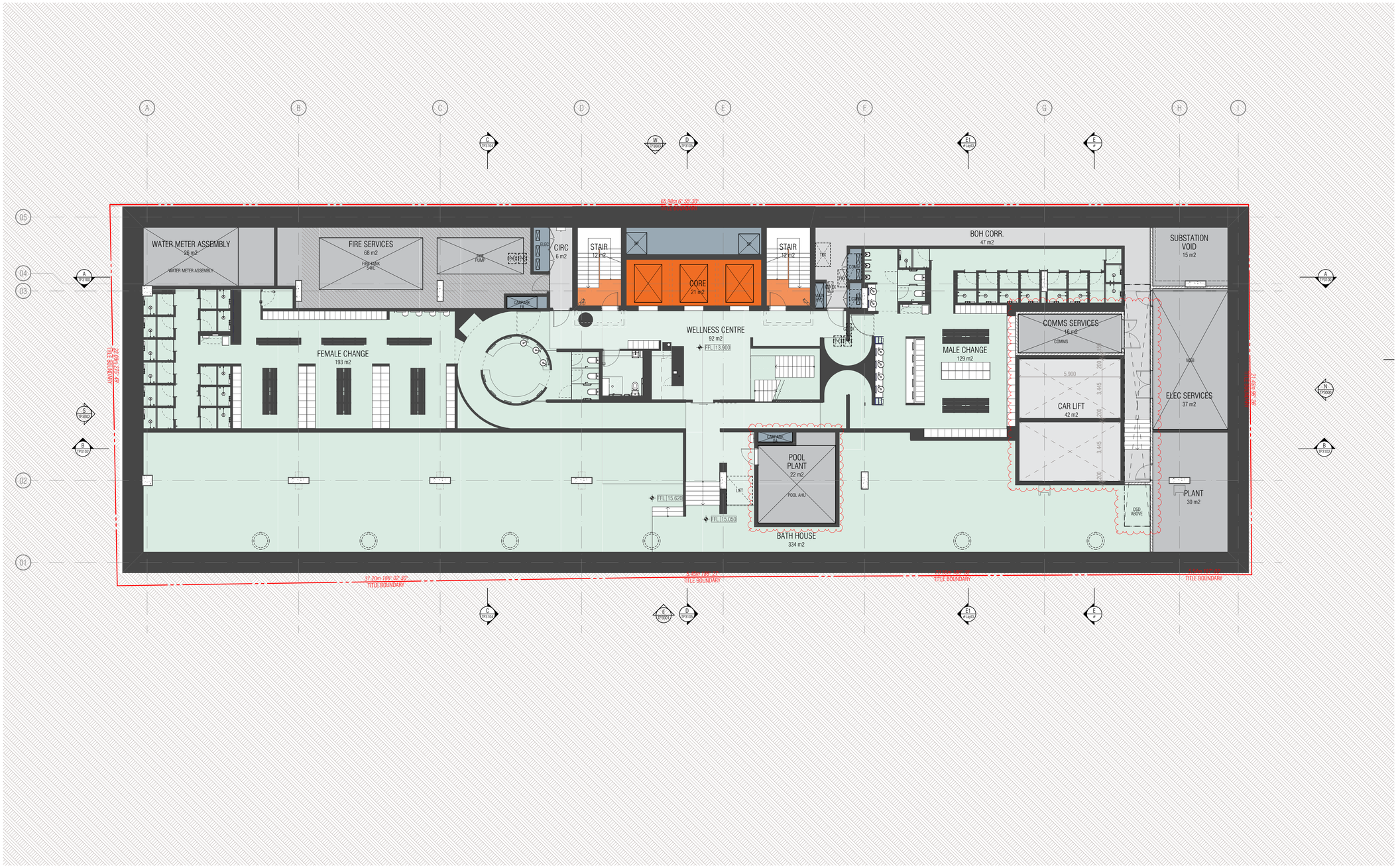
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Drawing Number
TP2098

Revision
D

BIMcloud: FWMELAPP1 (AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
BASEMENT 01 PLAN

Date
22/07/2026

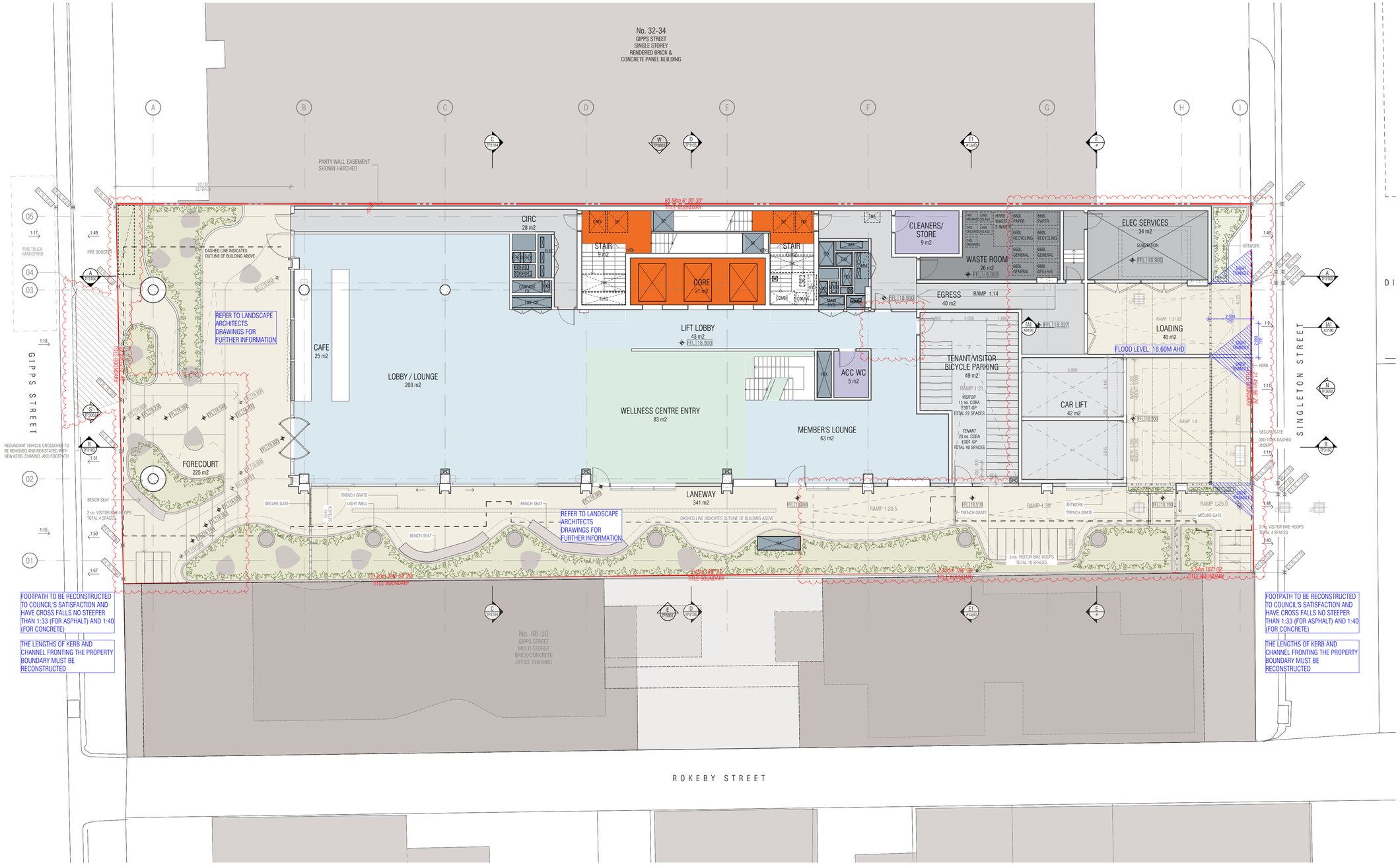
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Drawing Number
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Revision
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REVISION		Transmittal Set Date
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P03	COORDINATION ISSUE	5/02/2026
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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
GROUND FLOOR PLAN

Date
22/07/2026

Status
TOWN PLANNING

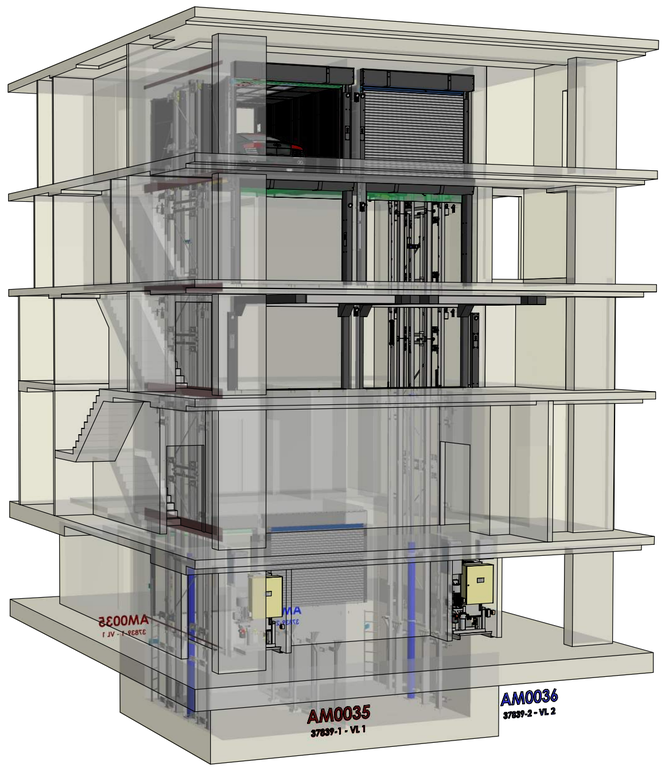
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Drawing Number
TP2100

Revision
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BIMcloud: FWMELAPP11/AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

Appendix B Car Lift Specification



PERSPECTIVE VIEW

WARNING:

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FOR SITE DETAILS BY BUILDER (SUCH AS ANY SHAFTS, PITS, CONDUITS, PENETRATIONS, CUTOUTS) REFER TO SHEET 8, 9, 10 "SITE DETAIL". **DO NOT BUILD SITE DETAILS FROM THIS SHEET**

NOTES:

BUILDER TO CONFIRM RL'S AND FLOOR TO FLOOR MEASUREMENTS

FOR FURTHER ARCHITECTURAL DETAIL, SEE SHEET 2, 3, 4

FOR SHAFT LOADING DETAIL SEE STRUCTURAL DETAIL, SHEET 5, 6

FOR SITE DETAIL SEE SITE DETAIL, SHEET 7, 8, 9

FOR LOCATION OF SERVICES SEE SERVICES, SHEET 10

FOR INSTALL DETAIL SEE INSTALL, SHEET 11

MODEL - VEHICLE LIFT 1 (AM0035): AML-3.2-11950-5800x2850 (CDGJ)
MODEL - VEHICLE LIFT 2 (AM0036): AML-3.2-11950-5800x2850 (AFIL)
(AutoMate, 4L)

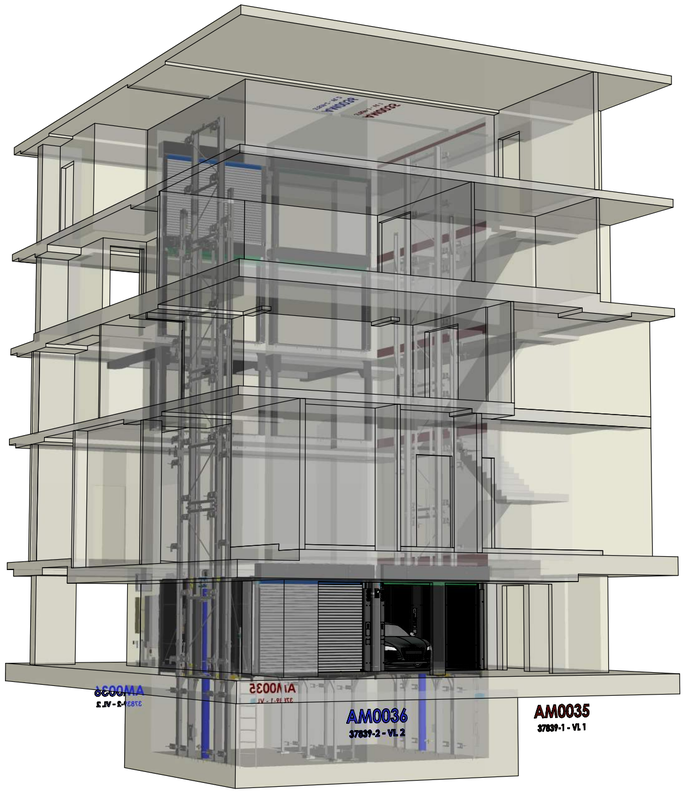
AM0035 and AM0036 are:
- Identical in specification and;
- Opposite in orientation
- Specifications & descriptions apply to both machines unless otherwise noted

CUSTOM OPTIONS:
DEEP PIT IN LIEU OF CAISSON:
Additional engineered structure to support AutoMate structure indeep machine shaft pits in lieu of caisson.
A → **MOISTURE SENSOR PROVISION:**
Relay contacts provided in machine main electrical enclosures for pit moisture sensors (float switches are acceptable). When moisture is sensed, affected machine will raise to level 1 (FFL 6.600) and remain out of service until pit is dry. **Machines must park at park at the lowest landing (level B1) for cylinder stage synchronisation!**

SPECIFICATIONS:
A → **LIFT CAPACITY:** 3200 kg WLL
CLEAR PLATFORM SIZE: 5900mm (L) x 2850mm (W) x 2250mm (H)
TRAVEL: 11950mm Overall, 6500mm and 9150mm mid-floor ± 5mm levelling accuracy
TRAVEL SPEED: 15 m/min nominal speed - 49 secs approx. travel time

LIFT OVERALL FEATURES:
VEHICLE LIFT:
Lift designed to carry occupied vehicles. Includes in-car controls with emergency auto-dial phone, audible alarm. Car & shaft openings guarded by light curtains. Car ceiling with battery-backed LED down-lighting. Lift-style dual-illuminating buttons & phone in integrated control panel.
DESIGN REGISTRATION:
Designed to AS 1735.3 under registration V1700832
ST CONNECT:
Hardware and one years subscription
ACCESSORIES:
- Discrete backup keypad at level G external door: call to G, open external door only (in addition to customer keypad)
- Platform-occupied sensors
- Park Assist
- CCTV CAT5 data cable to lift car

B
VIBRATION ISOLATION:
Mast anchoring fitted with vibration isolation assemblies



PERSPECTIVE VIEW

FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

FINISHES:
CAR WALLS:
Perforated steel (40% open) panels
CAR FLOOR:
Plain plate, mild steel, with non-slip grit embedded in paint
CAR CEILING:
Aluminunm "eggcrate" and solid aluminium. 75% open.
CORROSION RESISTANCE:
Basic (zinc-plated fasteners, epoxy paint)
MACHINE FINISH:
- Car lining panels in Colorbond Night Sky
- Door shutters Colorbond Night Sky
- Car floor in Colorbond Monument
- All other steelwork in Colorbond Night Sky
- Car ceiling solid aluminium panels Colorbond Night Sky
- Car ceiling aluminium supports Colorbond Night Sky
- Car ceiling eggcrate panel in Colorbond Night Sky

OPERATION:
ACCESS CONTROL:
Access control by others. Access control contractor to provide IO as specified in the "Access Control Requirements Specification", Safetech provides landing and onboard controls. All credentials and remote activation is by clients Access Control provider.
CONTROLS DESCRIPTION:
Access control contractor to provide IO as specified in the "Access Control Requirements Specification", Safetech provides landing and onboard controls. All credentials and remote activation is by clients Access Control provider.
EMERGENCY PHONE W/ DUAL-SIM GSM MODULE:
Machine cars each equipped with auto-dial emergency phone. Machines share single dual-SIM GSM module alongside electrical enclosure. Customer to provide 2x post-paid 3G SIM cards prior to installation.

LANDING EQUIPMENT - LEVEL 3
DOOR TYPE:
Safetech DuraFast roller shutter door in recess-mounted door frame
DOOR SHUTTER TYPE:
75mm Steel Slats - Perf. 30%
DOOR SILL TYPE:
8mm surface-mount door sill with 50mm x 4mm chamfer

LANDING EQUIPMENT - LEVEL 2
DOOR TYPE:
Safetech DuraFast roller shutter door in nested recess-mounted door sill frame
DOOR SHUTTER TYPE:
75mm Steel Slats - Perf. 30%
DOOR SILL TYPE:
8mm surface-mount door sill with 50mm x 4mm chamfer

LANDING EQUIPMENT - LEVEL 1
A → **DOOR TYPE:**
Safetech Layflat shutter door in recess-mounted door frame
A → **DOOR SHUTTER TYPE:**
50mm aluminium slats - Perf. 15%
DOOR SILL TYPE:
8mm surface-mount door sill with 50mm x 4mm chamfer

LANDING EQUIPMENT - LEVEL B1 (PRIMARY LANDING)
DOOR TYPE:
Safetech DuraFast roller shutter door in recess-mounted door frame
DOOR SHUTTER TYPE:
75mm Steel Slats - Perf. 30%
DOOR SILL TYPE:
8mm surface-mount door sill with 50mm x 4mm chamfer

DATE	AUTHOR	REV	DESCRIPTION
27/01/2023	SB	A	CAPACITY TO 3200kg, LEVEL 1 DOOR LAYFLAT, MOISTURE SENSOR NOTED, PIT TO -2.200, CTRLS RELOCATED, OUTER DOOR POSTS NARROWED FOR DOOR RETURN, ADDITIONAL PAGE ADDED FOR LEVEL 1, VIEWS RENUMBERED
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED

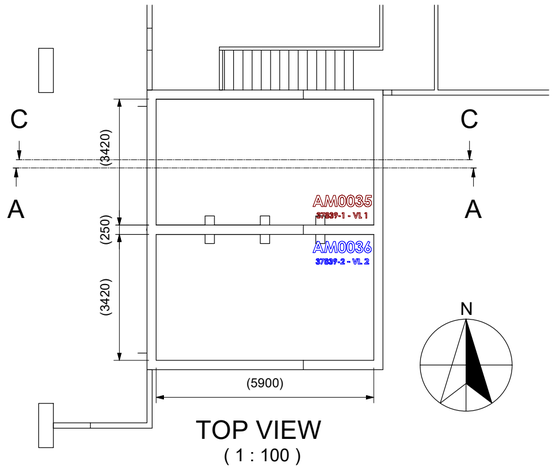
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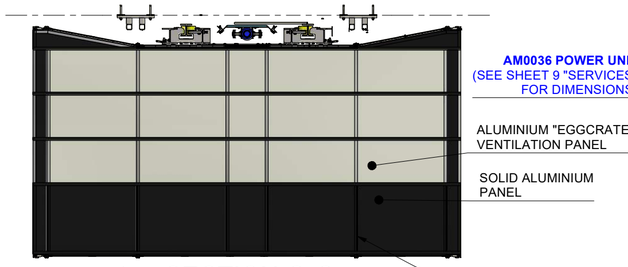
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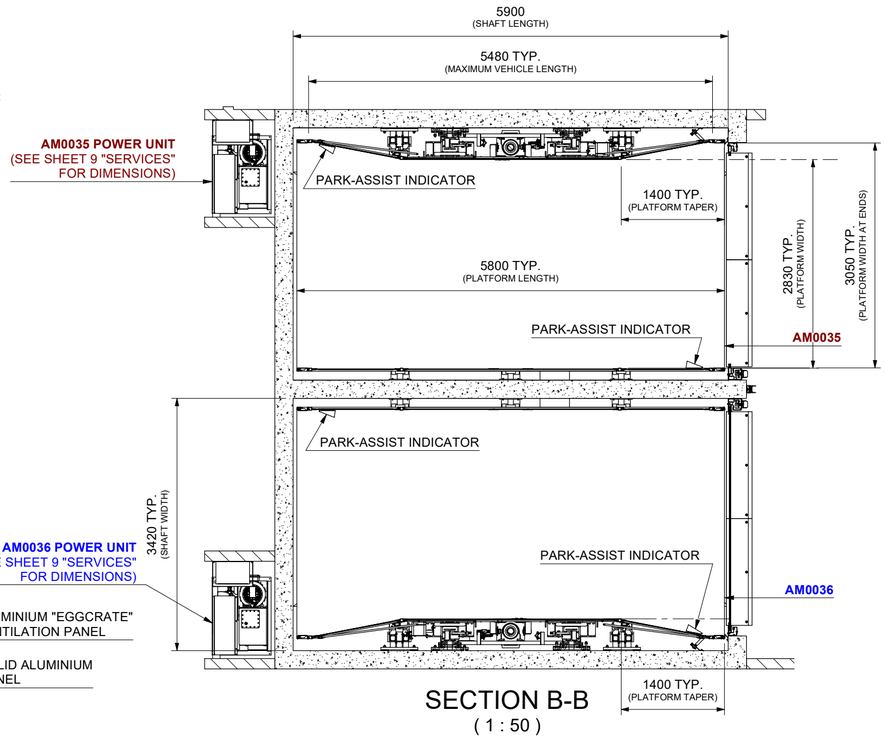
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TOP VIEW
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SECTION G-G
(1 : 50, CEILING VIEW)



SECTION B-B
(1 : 50)

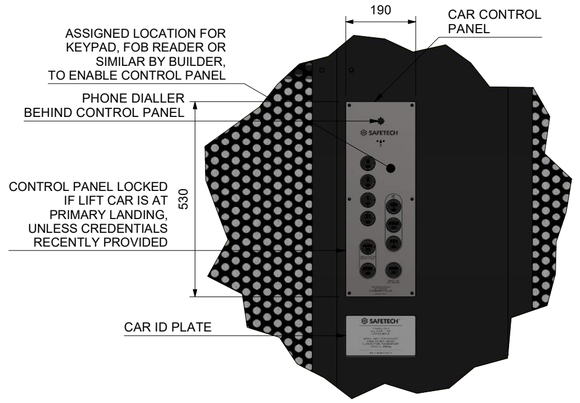
FOR CONSTRUCTION

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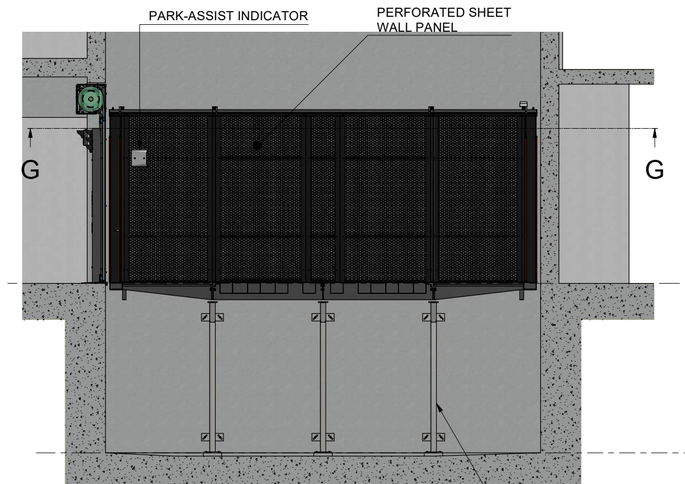
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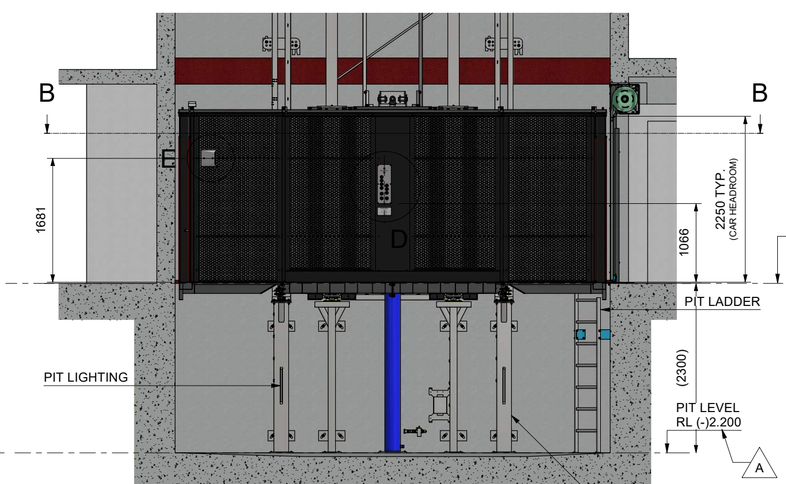
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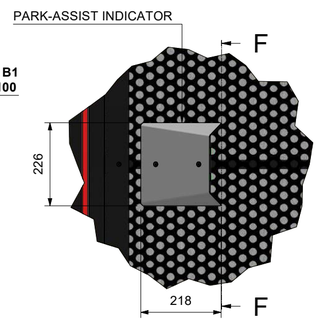
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SECTION C-C
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SECTION A-A
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DETAIL E
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SECTION F-F
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24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED

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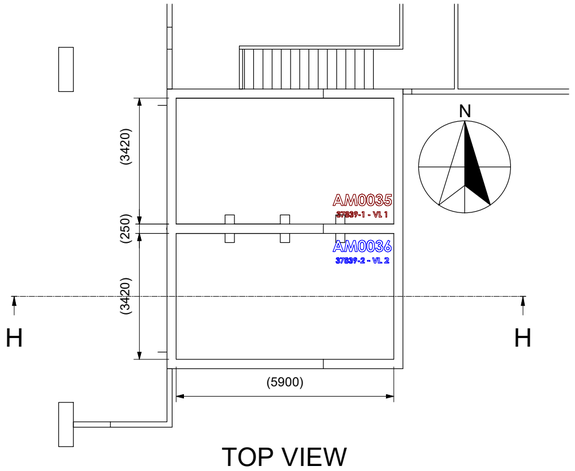
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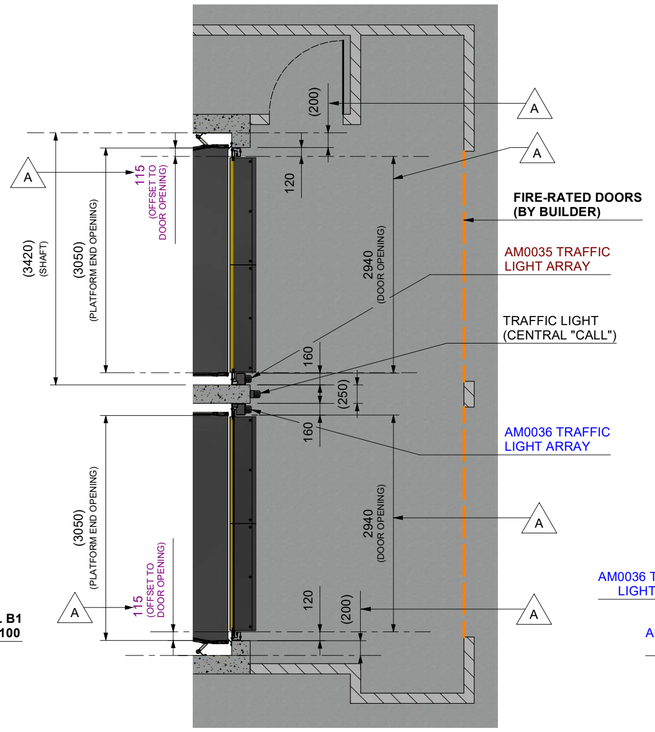
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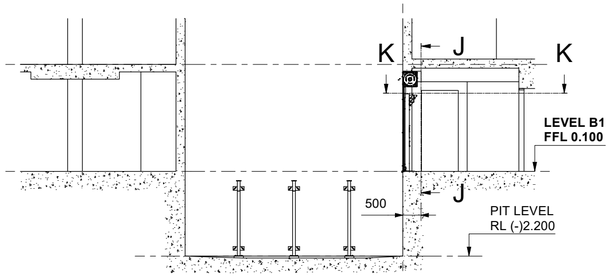
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FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

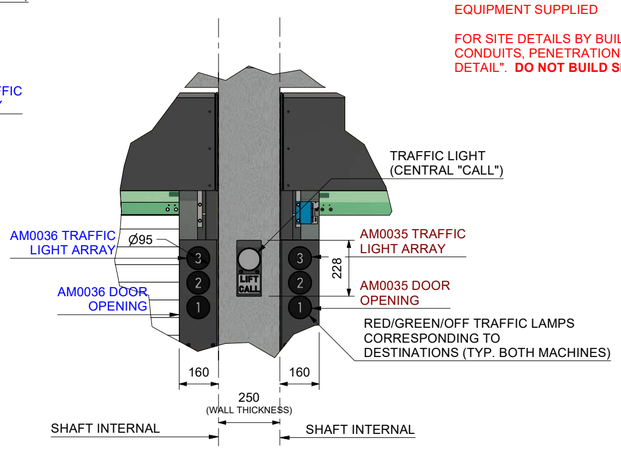
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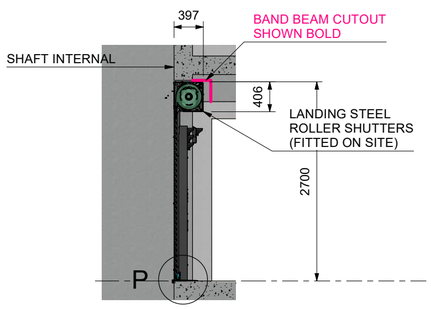
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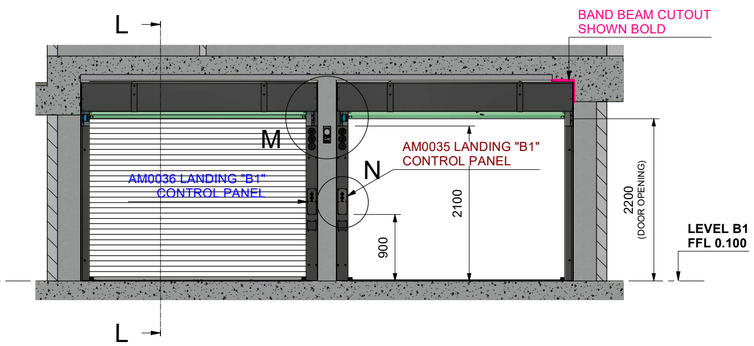
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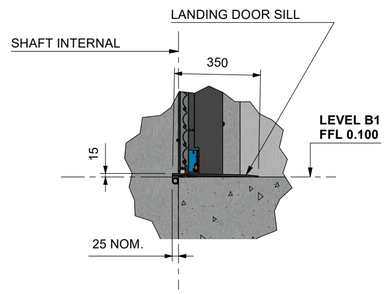
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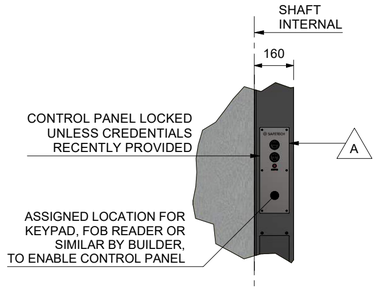
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SECTION J-J
(1 : 50)



DETAIL P
(1 : 15)



DETAIL N
(1 : 15)

DATE	AUTHOR	REV	DESCRIPTION
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED
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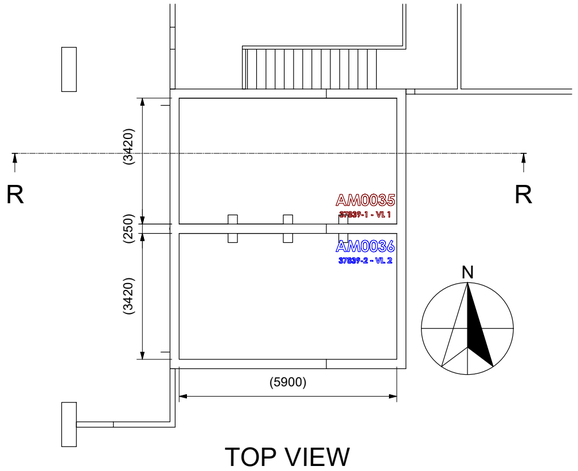
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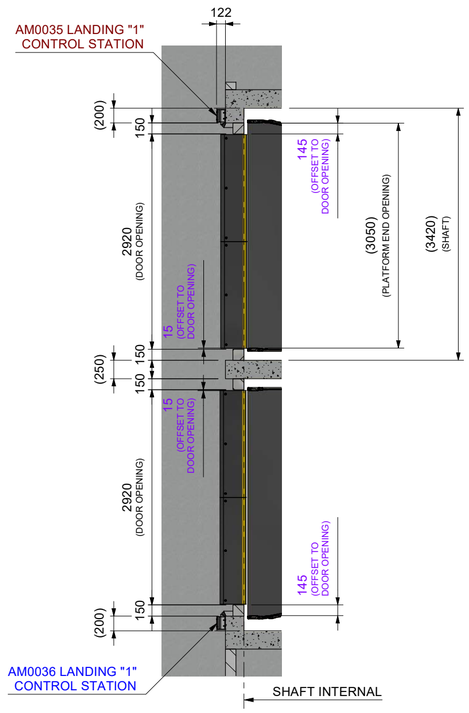
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	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

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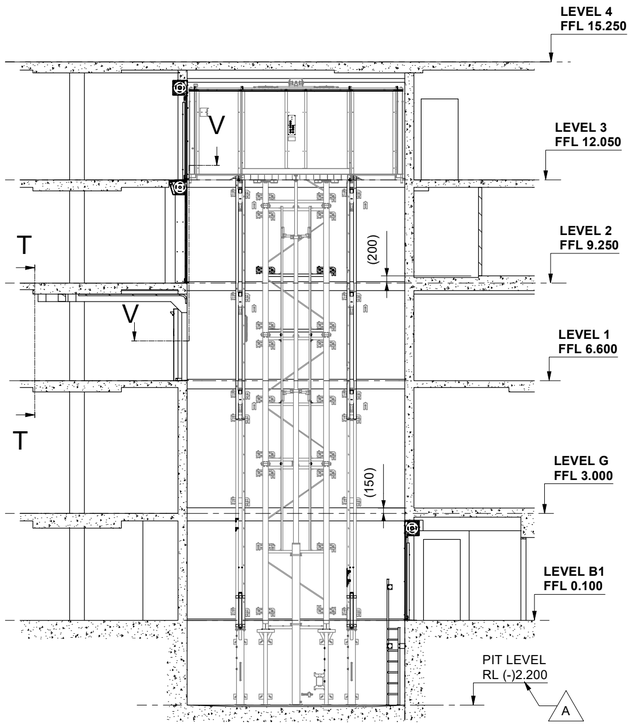
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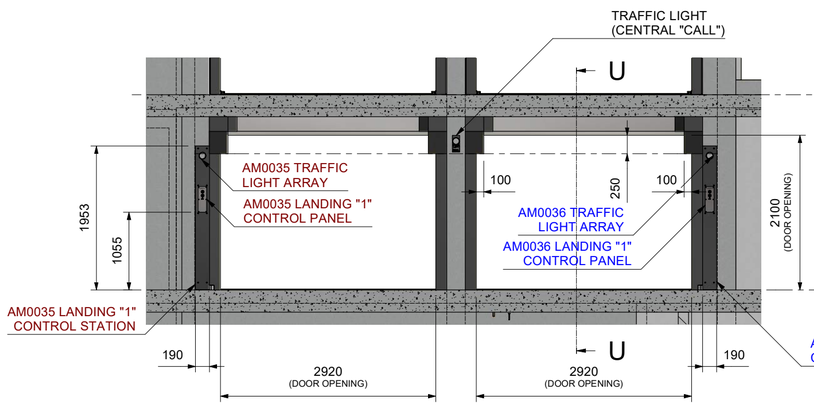
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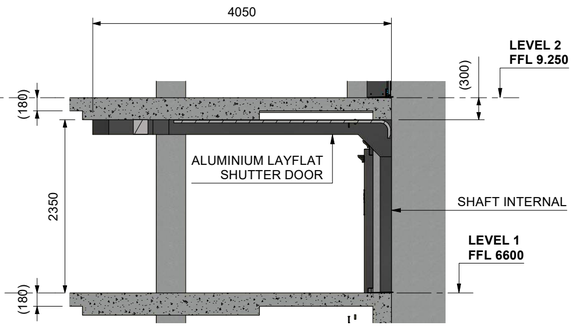
SECTION V-V
(1 : 50)



SECTION R-R
(1 : 100)



SECTION T-T
(1 : 50)



SECTION U-U
(1 : 50)

FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

WARNING:

THIS SHEET DETAILS SAFETECH SUPPLY OF EQUIPMENT ONLY AND IS USED TO DISPLAY LOCATION OF PERIPHERALS AND DESCRIBE EQUIPMENT SUPPLIED

FOR SITE DETAILS BY BUILDER (SUCH AS ANY SHAFTS, PITS, CONDUITS, PENETRATIONS, CUTOUTS) REFER TO SHEET 8, 9, 10 "SITE DETAIL". **DO NOT BUILD SITE DETAILS FROM THIS SHEET**

DATE	AUTHOR	REV	DESCRIPTION
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED
27/01/2023	SB	A	CAPACITY TO 3200kg, LEVEL 1 DOOR LAYFLAT, MOISTURE SENSOR NOTED, PIT TO -2.200, CTRLS RELOCATED, OUTER DOOR POSTS NARROWED FOR DOOR RETURN, ADDITIONAL PAGE ADDED FOR LEVEL 1, VIEWS RENUMBERED

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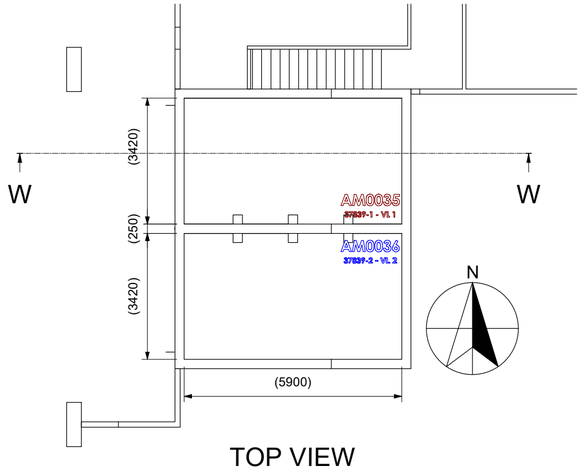
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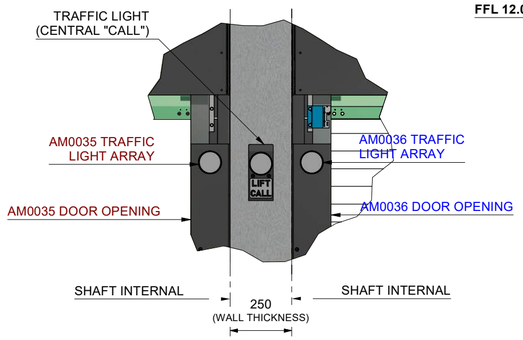
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	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
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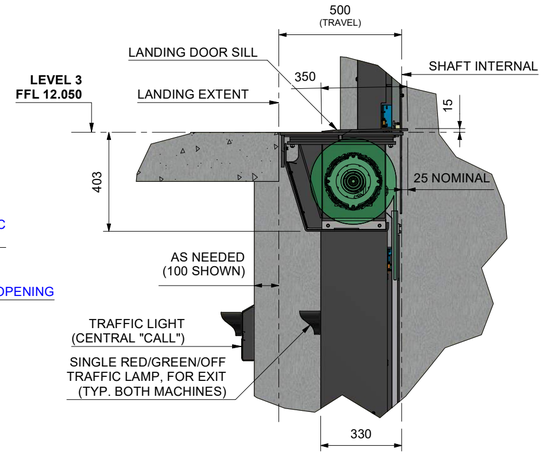
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TOP VIEW
(1 : 100)



DETAIL AC
(1 : 15, TYP. LEVELS 2, 3)



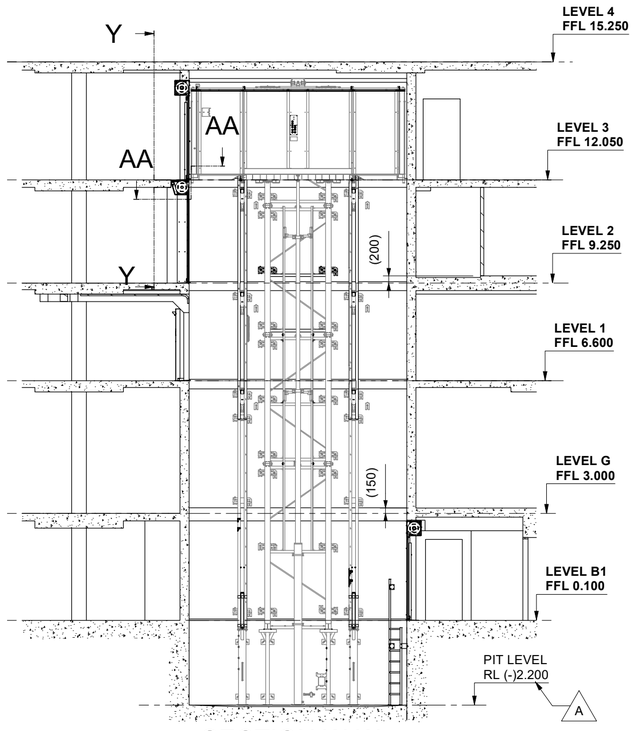
DETAIL AB
(1 : 15, TYP. LEVEL 2)

FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

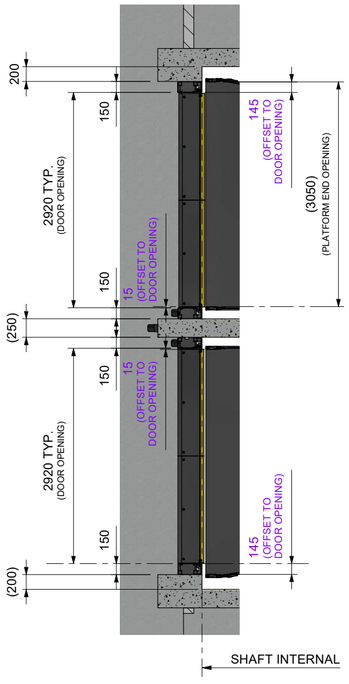
WARNING:

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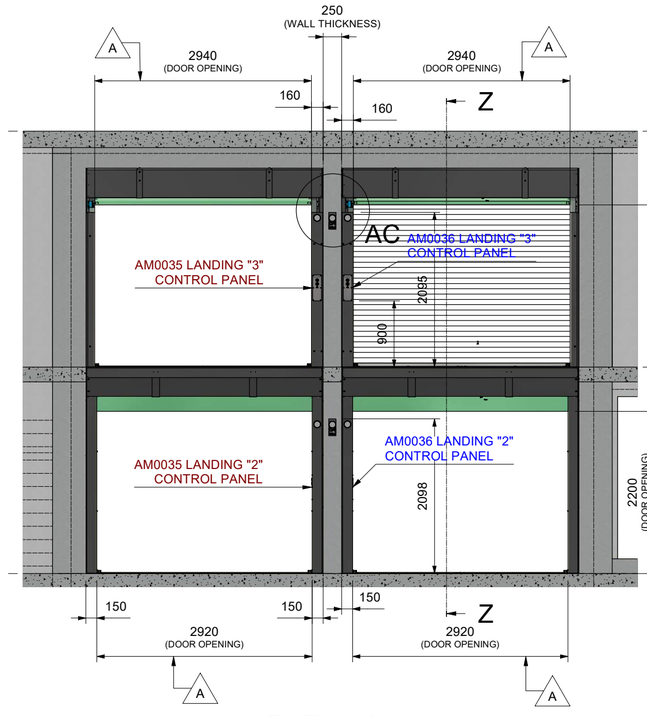
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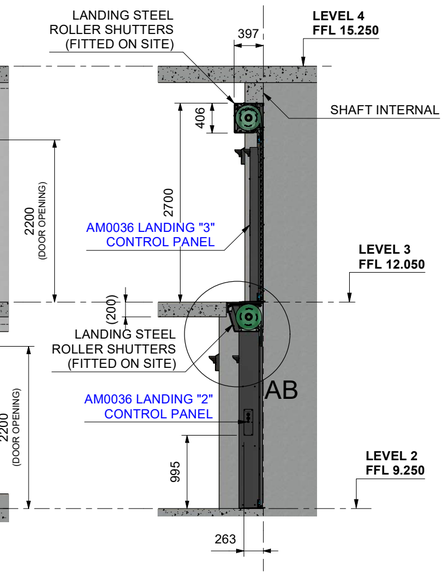
SECTION W-W
(1 : 100)



SECTION AA-AA
(1 : 50, LEVEL 3)



SECTION Y-Y
(1 : 50)



SECTION Z-Z
(1 : 50)

DATE	AUTHOR	REV	DESCRIPTION
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED
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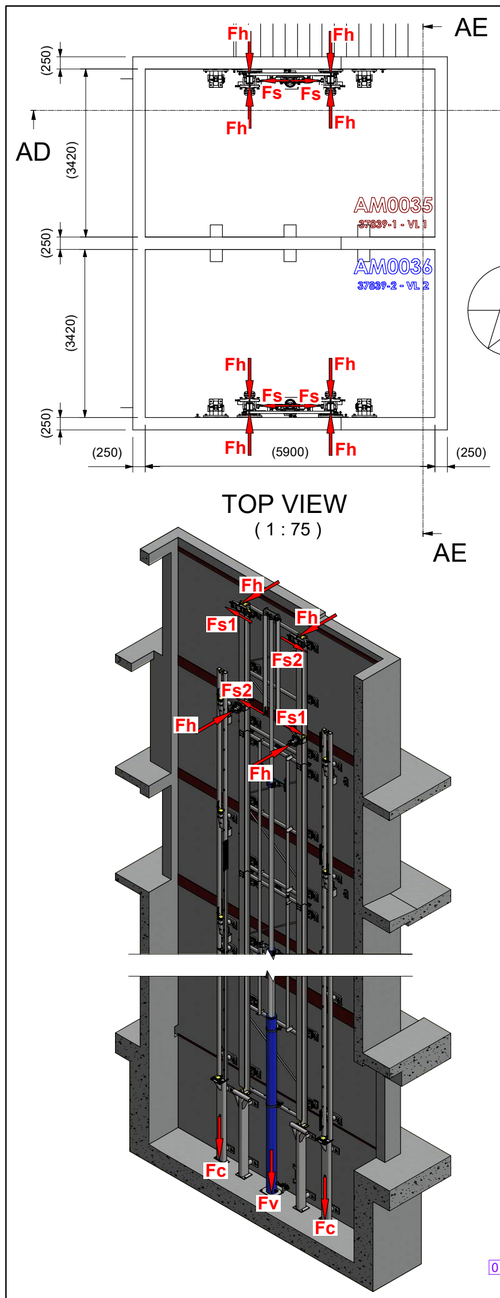
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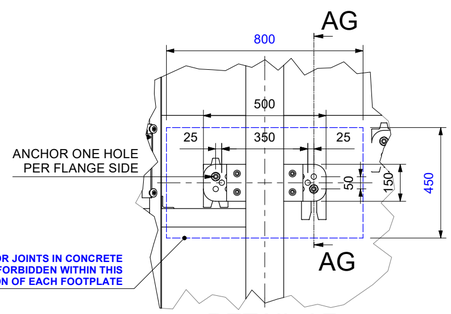
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	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
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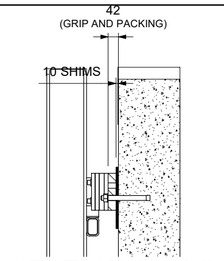
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TOP VIEW
(1 : 75)



DETAIL AF
(1 : 15)



SECTION AG-AG
(1 : 15)

FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

SHAFT ISO (TYP.)
(1 : 75)

SECTION AD-AD
(1 : 75, TYP. BOTH MACHINES)

SECTION AE-AE
(1 : 75)

WARNING:

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ALL FORCES SHOWN ON THIS PAGE ACT UPON THE BUILDING STRUCTURE.

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CUSTOMER APPROVAL OF THIS DOCUMENT IS ACKNOWLEDGMENT BY THE CUSTOMER THAT THE STRUCTURE CAN WITHSTAND THESE FORCES.

SHAFT FORCES

Fv = 74.2 kN MAX
- OCCURS ON SHAFT FLOOR
- QUANTITY 1

Fs = 20.1 kN MAX
- OCCURS ONLY AS DIAGONALLY OPPOSING PAIR
- QUANTITY 2 AT ANY TIME
  (EITHER CASE **Fs1** OR CASE **Fs2)**

Fh = 30.7 kN MAX
- OCCURS AS OPPOSING PAIRS
- QUANTITY 4

Fs AND **Fh** TRAVEL UP AND DOWN WITH THE LIFT CAR AND ARE TRANSMITTED TO THE BUILDING VIA MASONRY ANCHORS BY SAFETECH

Fc = 61.0 kN MAX
- OCCURS ON SHAFT FLOOR
- QUANTITY 2
  BOTH **Fc** NOT NECESSARILY EQUAL
  SUM OF BOTH **Fc** DOES NOT EXCEED **Fv**

NOTE:
MACHINE ANCHORED WITH:
Ramset Trubolt Xtrem M20x200
(RAMSET PART NUMBER: T20200X)
NO SUBSTITUTIONS!

DATE	AUTHOR	REV	DESCRIPTION
27/01/2023	SB	A	CAPACITY TO 3200kg, LEVEL 1 DOOR LAYFLAT, MOISTURE SENSOR NOTED, PIT TO -2.200, CTRLS RELOCATED, OUTER DOOR POSTS NARROWED FOR DOOR RETURN, ADDITIONAL PAGE ADDED FOR LEVEL 1, VIEWS RENUMBERED
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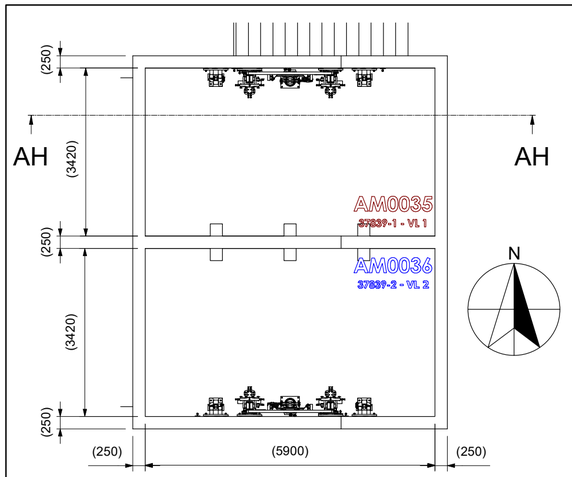
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QUANTITY: FINISH:

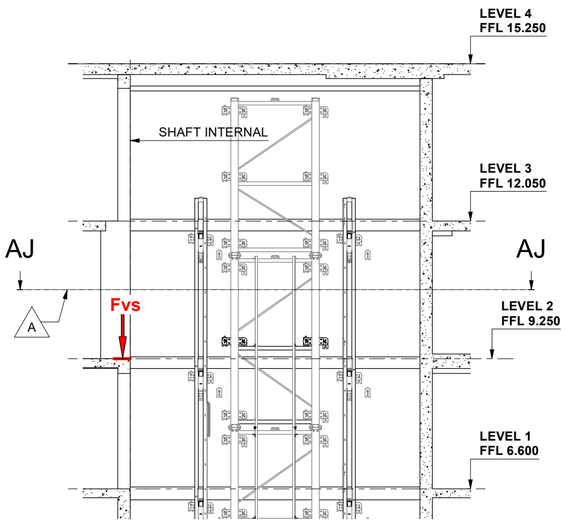
CODE:	DRAWN:	ENGINEER:	JOB NO:	TITLE:
	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
~AM0035-36.GA.idw	1 : 75	27/01/2023	A2	6 of 14	AM0035-36	STRUCTURAL DETAIL - MASTS & POSTS

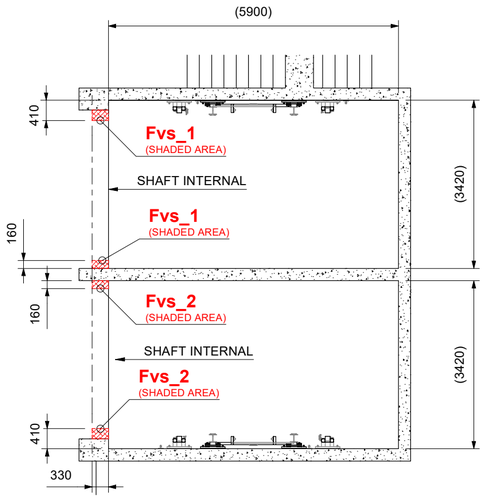
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TOP VIEW
(1 : 75)



SECTION AH-AH
(1 : 75)



SECTION AJ-AJ
(1 : 75, LEVEL 1 TYP.)

FOR CONSTRUCTION

DEEMED TO BE APPROVED BY CUSTOMER

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LANDING FORCES

Fvs = 24.4 kN MAX
- OCCURS ON LANDING FLOOR
- ONLY OCCURS DURING CAR MOVEMENT ON FLOOR ABOVE

NOTE:
DOOR FRAMES & DOOR SILL FRAMES ANCHORED WITH M12 TRUBOLT OR EQUIVALENT

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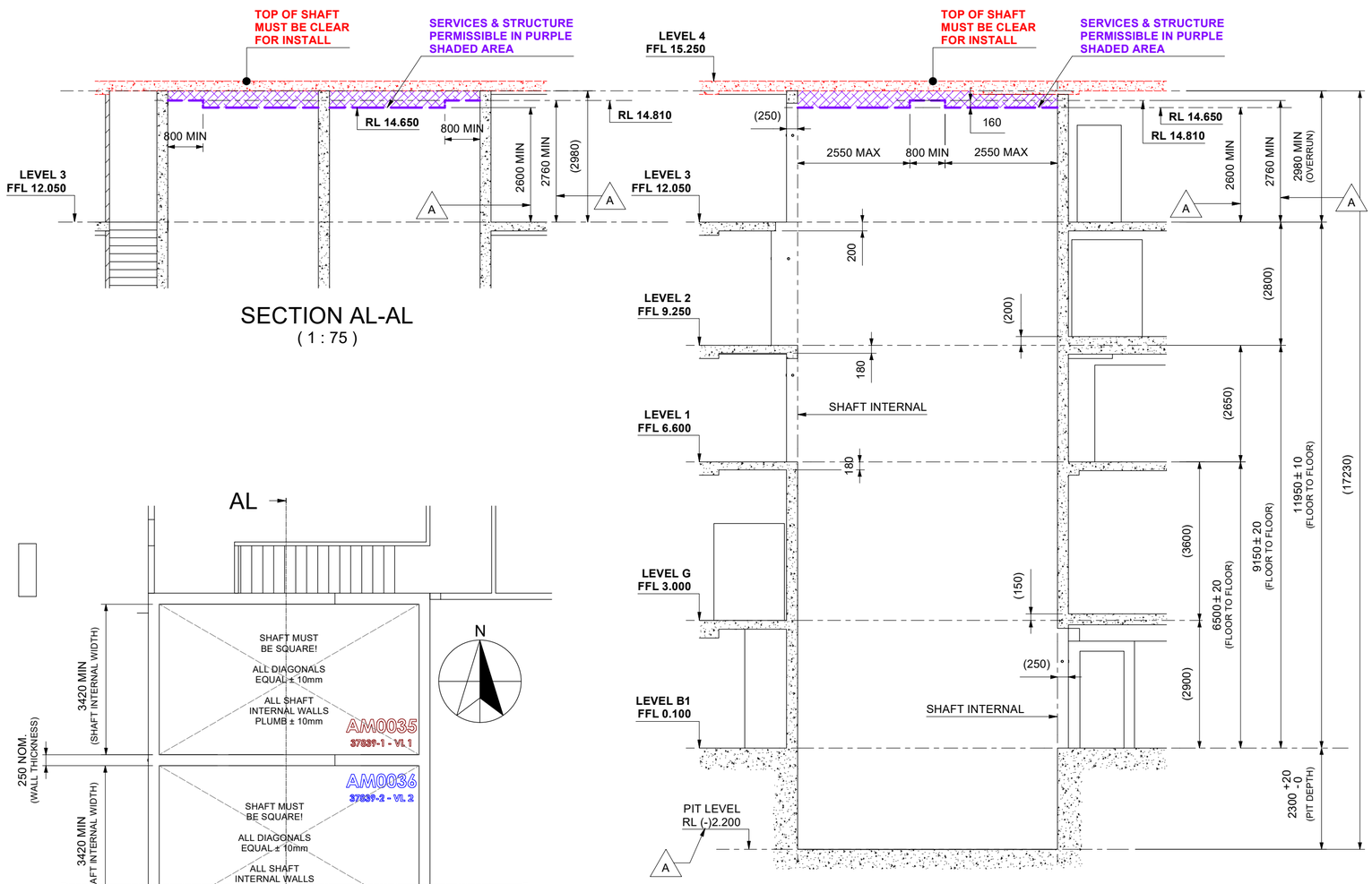
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FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
~AM0035-36.GA.idw	1 : 75	27/01/2023	A2	7 of 14	AM0035-36	STRUCTURAL DETAIL - LEVEL 2 DOOR SILL FRAME

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SECTION AL-AL
(1 : 75)

SECTION AK-AK
(1 : 75)

TOP VIEW
(1 : 75)

DATE	AUTHOR	REV	DESCRIPTION
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED
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FOR CONSTRUCTION

DEEMED TO BE APPROVED BY CUSTOMER

NOTES:

BUILDER TO CONFIRM RL'S AND FLOOR TO FLOOR MEASUREMENTS

ALL MEASUREMENTS RELATIVE TO FLOORS ARE TO BE UNDERSTOOD AS RELATIVE TO FINISHED FLOOR SURFACE.

BUILDER TO PROVIDE ALL PENETRATIONS & OPENINGS AS SHOWN.

BUILDER TO PROVIDE ALL CONDUITS AS SHOWN. ALL CONDUITS MUST INCORPORATE SWEEP BENDS. ALL CONDUITS MUST BE PROVIDED WITH PULL WIRES. MAXIMUM CONDUIT LENGTH MUST NOT EXCEED LENGTHS SHOWN

WHERE APPLICABLE, MACHINE CAR AND STRUCTURE MUST BE IN THE SAME FIRE COMPARTMENT OR ATRIUM AS THE POWER UNIT

BUILDER TO SEAL ALL PENETRATIONS IN FIRE RATED WALLS AFTER MACHINE INSTALLATION IS COMPLETE

ALL MACHINE ANCHOR POINTS MUST BE INTO SOLID CONCRETE BY BUILDER. WALLS MUST BE FREE OF VOIDS AND CRACKS, OF MINIMUM 32MPa COMPRESSIVE STRENGTH, AND MINIMUM 200mm THICK, TO SUIT MASONRY ANCHORS BY SAFETECH. FOR SHAFT LOADING DETAIL SEE STRUCTURAL DETAIL, SHEET 6 & 7

SHAFT VENTILATION BY BUILDER

BUILDER TO PROVIDE ADEQUATE PIT DRAINAGE. IF ACTIVE DISCHARGE IS REQUIRED, PIT PUMP IS MUST BE OPERATIONAL BEFORE MACHINE INSTALLATION COMMENCES. WATER MUST NOT POND IN MACHINE PIT. ANY WATER DAMAGE WILL VOID THE PRODUCT WARRANTY. BUILDER LIABLE FOR ALL COST FOR RECTIFYING WATER DAMAGE OCCURRED AFTER COMMENCEMENT OF INSTALLATION.

BUILDER TO PROVIDE DRAINAGE OUTSIDE ALL SHAFT OPENINGS TO OUTDOORS. RAINWATER MUST NOT DRAIN INTO SHAFT. DRAINAGE MUST BE OPERATIONAL BEFORE MACHINE INSTALLATION COMMENCES. ANY WATER DAMAGE WILL VOID THE PRODUCT WARRANTY. BUILDER LIABLE FOR ALL COST FOR RECTIFYING WATER DAMAGE OCCURRED AFTER COMMENCEMENT OF INSTALLATION.

THIS MACHINE WILL BE INSTALLED THROUGH THE TOP OF SHAFT. TOP OF SHAFT MUST REMAIN OPEN UNTIL MACHINE INSTALLATION IS COMPLETE. BUILDER MUST CLOSE TOP OF SHAFT SHORTLY AFTER MACHINE INSTALLATION IS COMPLETE TO AVOID INGRESS OF RAIN. ANY WATER DAMAGE WILL VOID THE PRODUCT WARRANTY. BUILDER LIABLE FOR ALL COST FOR RECTIFYING WATER DAMAGE OCCURRED AFTER COMMENCEMENT OF INSTALLATION.

MINIMUM ACCESS FOR POWER UNIT INSTALLATION (INCLUDING THE DOOR TO A PLANT ROOM, IF APPLICABLE) SHALL NOT BE SMALLER THAN 2040mm (H) X 920mm (W) FOR WHOLE LENGTH OF INSTALLATION ACCESS WAY.

BUILDER TO ENSURE ALL LEVELS ARE CLEAR AND ACCESSIBLE FOR LANDING PERIPHERAL & POWER UNIT INSTALLATION

THIS MACHINE INCORPORATES RECESS-MOUNTED DOORS

- RECESS MOUNTED DOOR FRAMES FIX TO THE INNER FACES OF THE DOOR OPENING.
- DOOR OPENINGS MUST BE CONSTRUCTED FROM CONCRETE OR CORE FILLED MASONRY BLOCK
- DOOR OPENINGS MUST BE CONSTRUCTED TO THE DIMENSIONS AND TOLERANCES SHOWN
- FLASHING THE DOOR FRAMES IS GENERALLY NOT REQUIRED, PROVIDED THE DOOR OPENING IS ACCURATELY CONSTRUCTED.
- FLASHINGS OR SEALING THE DOOR FRAME, IF REQUIRED, TO BE DONE BY BUILDER

BUILDER TO PROVIDE FALL PROTECTION AT ALL OPENINGS PRIOR TO INSTALLATION

ALL APPLICABLE MACHINE REGISTRATION FEES BY BUILDER.

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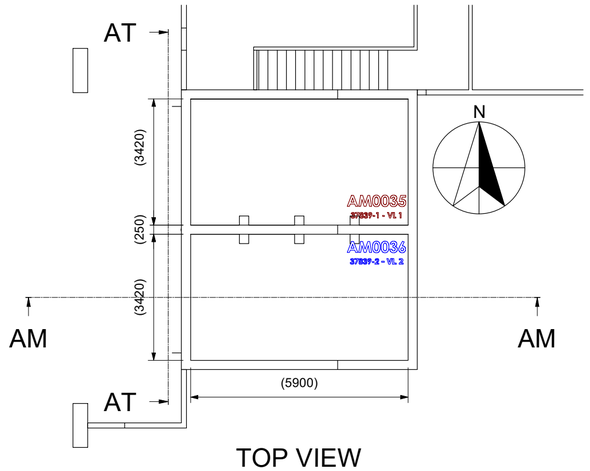
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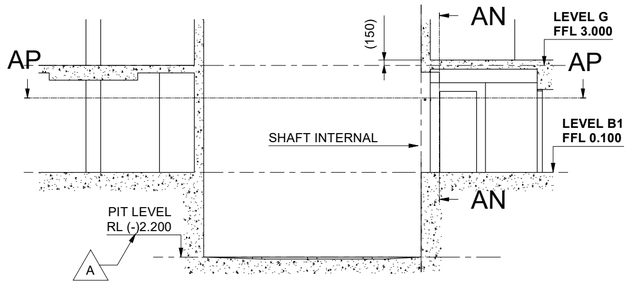
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~AM0035-36.GA.idw	1 : 75	27/01/2023	A2	8 of 14	AM0035-36	SITE DETAIL - SHAFT OVERALL

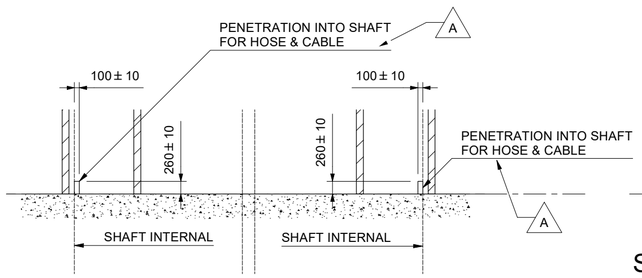
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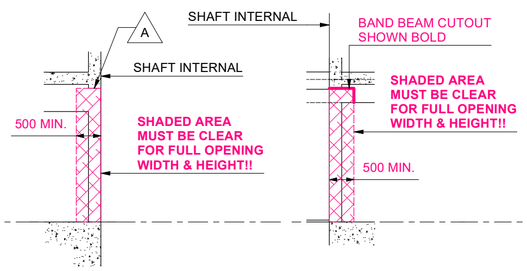
TOP VIEW
(1 : 100)



SECTION AM-AM
(1 : 100)

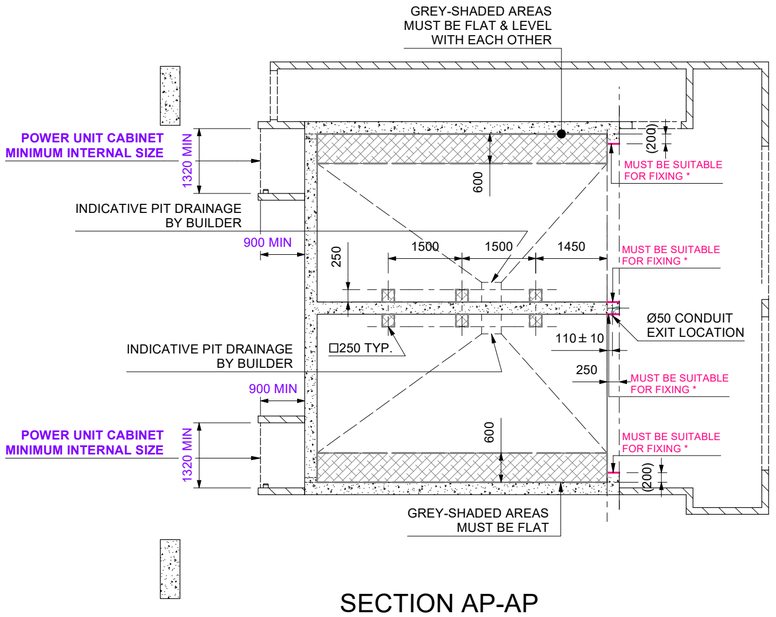


SECTION AT-AT
(1 : 75)



SECTION AU-AU
(1 : 75)

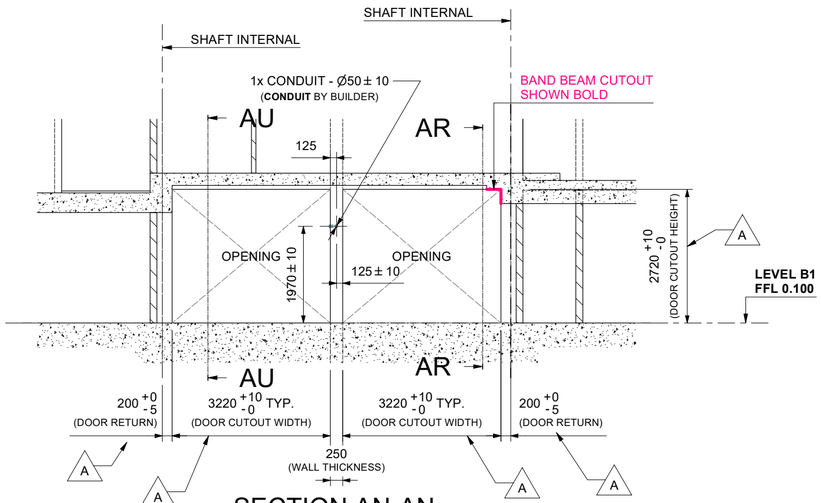
SECTION AR-AR
(1 : 75)



SECTION AP-AP
(1 : 75, LEVEL B1)

FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

* PINK-HIGHLIGHTED AREAS MUST BE SUITABLE FOR ANCHORING DOOR FRAMES FOR FULL HEIGHT OF OPENING



SECTION AN-AN
(1 : 75)

DATE	AUTHOR	REV	DESCRIPTION
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED
27/01/2023	SB	A	CAPACITY TO 3200kg, LEVEL 1 DOOR LAYFLAT, MOISTURE SENSOR NOTED, PIT TO -2.200, CTRLS RELOCATED, OUTER DOOR POSTS NARROWED FOR DOOR RETURN, ADDITIONAL PAGE ADDED FOR LEVEL 1, VIEWS RENUMBERED

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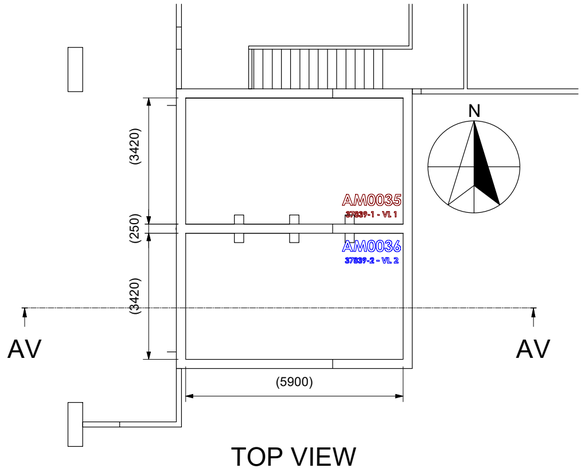
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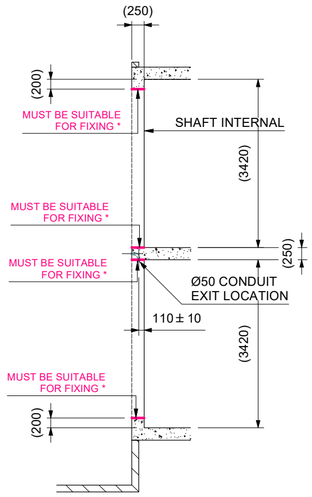
CODE:	DRAWN:	ENGINEER:	JOB NO:	TITLE:
	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	SITE DETAIL - LEVEL B1 & PIT
~AM0035-36.GA.idw	1 : 100	27/01/2023	A2	9 of 14	AM0035-36	

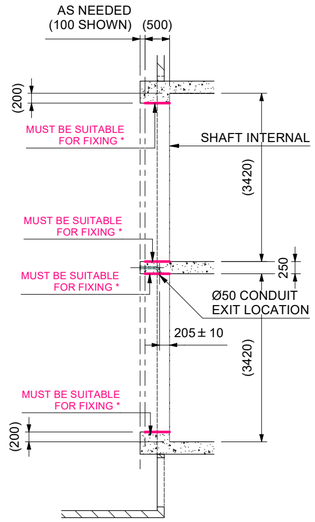
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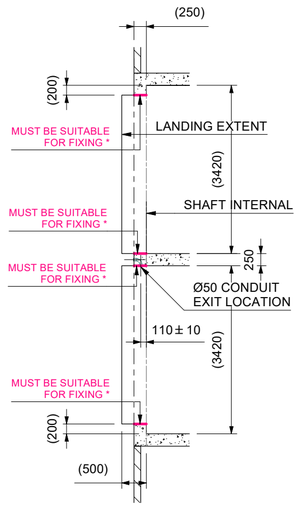
TOP VIEW
(1 : 100)



SECTION AA-AA
(1 : 75, LEVEL 1)



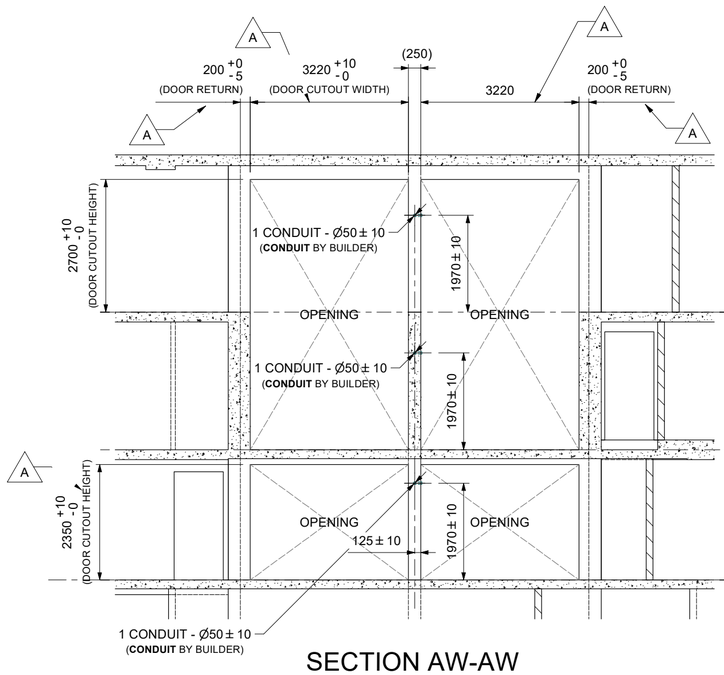
SECTION AZ-AZ
(1 : 75, LEVEL 2)



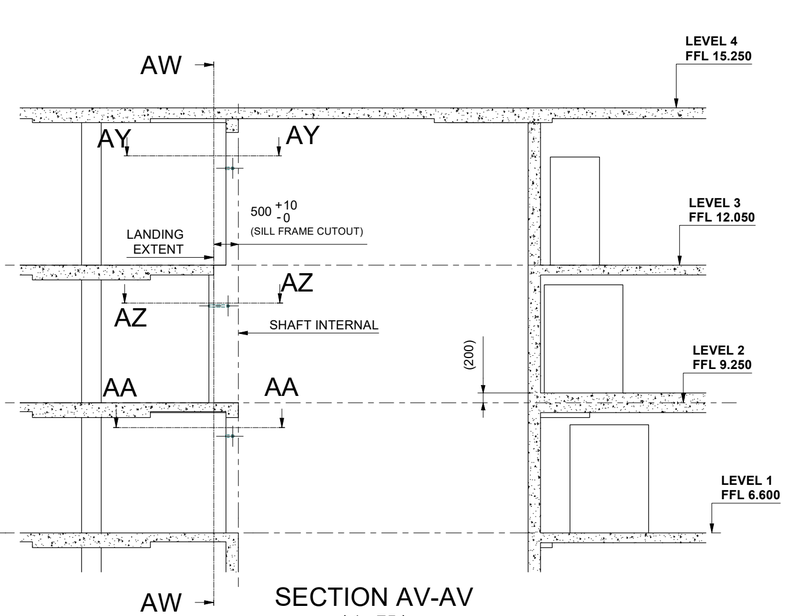
SECTION AY-AY
(1 : 75, LEVEL 3)

FOR CONSTRUCTION
DEEMED TO BE APPROVED BY CUSTOMER

* PINK-HIGHLIGHTED AREAS MUST BE SUITABLE FOR ANCHORING DOOR FRAMES FOR FULL HEIGHT OF OPENING



SECTION AW-AW
(1 : 75)



SECTION AV-AV
(1 : 75)

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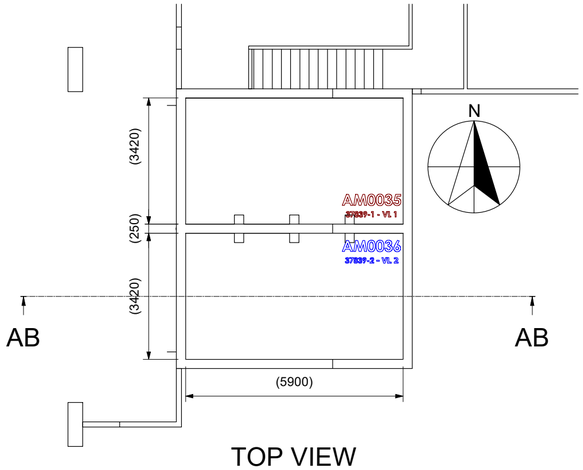
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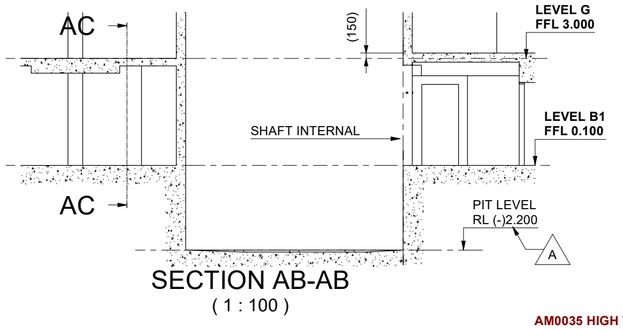
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	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
~AM0035-36.GA.idw	1 : 100	27/01/2023	A2	10 of 14	AM0035-36	SITE DETAIL - LEVELS 1, 2, 3

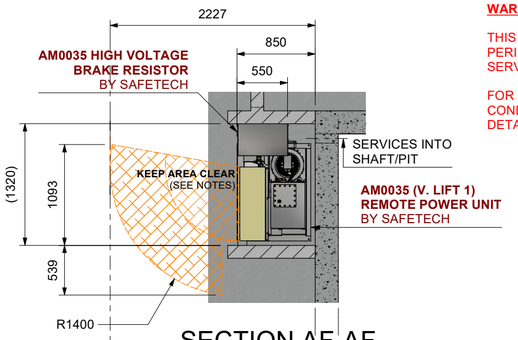
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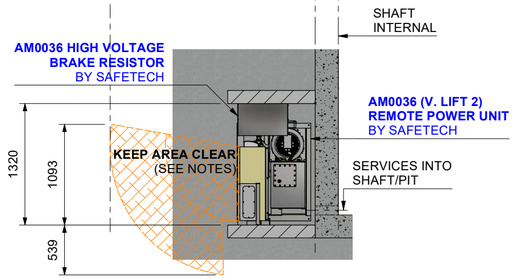
TOP VIEW
(1 : 100)



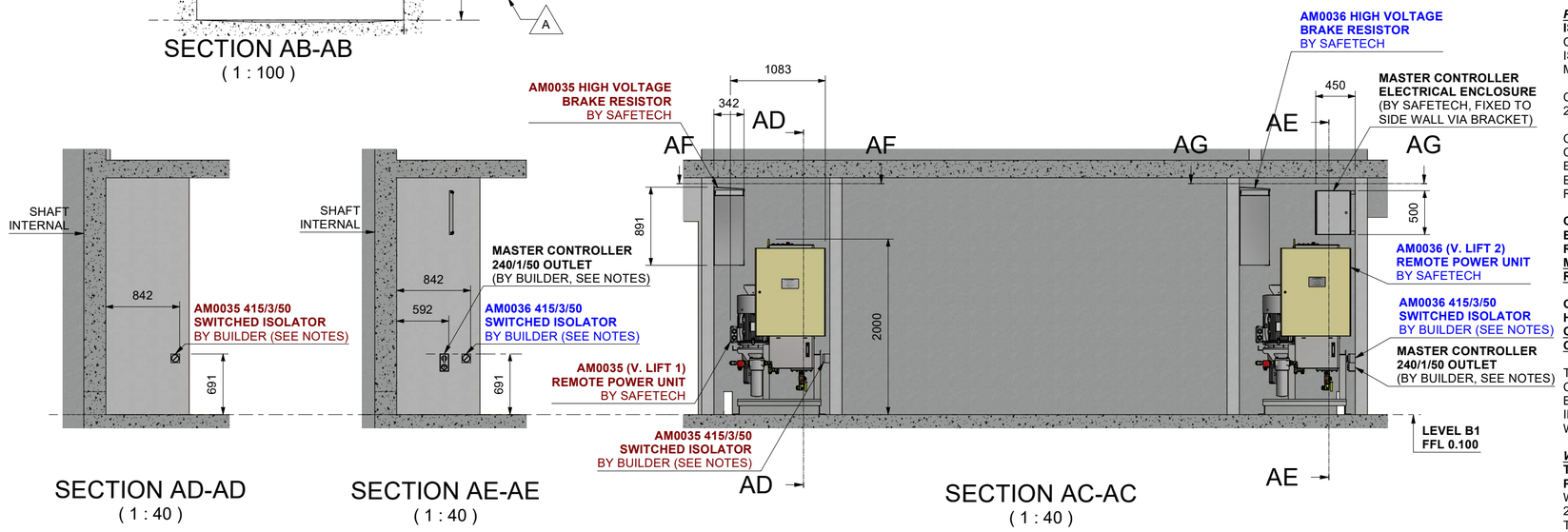
SECTION AB-AB
(1 : 100)



SECTION AF-AF
(1 : 40)



SECTION AG-AG
(1 : 40)



SECTION AD-AD
(1 : 40)

SECTION AE-AE
(1 : 40)

SECTION AC-AC
(1 : 40)

WARNING:

THIS SHEET DETAILS SERVICE LOCATIONS AND RELEVANT PERIPHERALS WHERE APPLICABLE AND SHOULD BE USED TO LOCATE SERVICES (GPO/ISOLATOR, PHONE OUTLET ETC.)

FOR SITE DETAILS BY BUILDER (SUCH AS ANY SHAFTS, PITS, CONDUITS, PENETRATIONS, CUTOUTS) REFER TO SHEET 8, 9, 10 "SITE DETAIL". **DO NOT BUILD SITE DETAILS FROM THIS SHEET**

FOR CONSTRUCTION

DEEMED TO BE APPROVED BY CUSTOMER

NOTES

BUILDER TO PROVIDE OUTLET/ISOLATOR AS DESCRIBED BELOW.

OUTLET/ISOLATOR TO BE ENERGISED AND AVAILABLE FOR USE PRIOR TO INSTALLATION.

AREA IN FRONT OF ELECTRICAL ENCLOSURE TO REMAIN CLEAR OF ANY OBSTRUCTIONS AT ALL HEIGHTS FROM THE FLOOR TO THE TOP OF THE ELECTRICAL ENCLOSURE

SPECIFICATIONS & DESCRIPTIONS APPLY TO BOTH MACHINES UNLESS OTHERWISE NOTED

POWER UNIT:
22KW REMOTE POWER UNITS, REMOTE ELECTRICAL ENCLOSURE SIZE 1000(H) X 800(W) X 300(D). CUSTOMER TO CONFIRM LOCATIONS

VENTILATION REQUIREMENTS:

- HYDRAULIC POWER UNITS AND ELECTRICAL ENCLOSURES (NOT INCLUDING THE BRAKE RESISTOR) WILL GENERATE UP TO 2.4 KW STEADY-STATE HEAT LOAD EACH DURING HEAVY USE.
- BRAKE RESISTORS WILL GENERATE UP TO 5.4 KW STEADY-STATE HEAT LOAD EACH DURING HEAVY USE.
- TOTAL STEADY-STATE HEAT LOAD IS 7.8KW PER MACHINE DURING HEAVY USE!
- POWER UNIT & ELECTRICAL ENCLOSURE LOCATION TEMPERATURE MUST BE BELOW 34°C (VENTILATION BY BUILDER IF REQUIRED).

POWER REQUIREMENTS:
ISOLATOR INFORMATION:
CUSTOMER TO PROVIDE 415V 3-PHASE + NEUTRAL, 50-AMP SWITCHED ISOLATORS WITH D-CURVE CIRCUIT BREAKER PROTECTION FOR EACH MACHINE.

CUSTOMER TO PROVIDE ONE (TOTAL, SHARED BETWEEN MACHINES) 240V, 1-PHASE, 10-AMP, 3-PIN SWITCHED OUTLET.

CUSTOMER TO PROVIDE 2x 3G-COMPATIBLE DIFFERING-NETWORK SIM CARDS ON ACTIVE POST-PAID PLANS AND SUPPLY MONITORED EMERGENCY NUMBERS PRIOR TO MACHINE INSTALLATION. ELECTRICAL ENCLOSURE LOCATION MUST HAVE ADEQUATE MOBILE RECEPTION TO RELEVANT NETWORKS.

CUSTOMER MUST ENSURE THAT GSM MODULE LOCATION (ON ELECTRICAL ENCLOSURE) HAS ADEQUATE 3G RECEPTION TO ALL RELEVANT TELECOMMUNICATIONS NETWORKS. COST OF GSM MODULE RELOCATION WORKS IS BOURNE BY CUSTOMER IF RECEPTION IS INADEQUATE.

CUSTOMER MUST ENSURE THAT ELECTRICAL ENCLOSURE LOCATION HAS ADEQUATE RECEPTION TO TELSTRA 3G/4G/5G FOR ST-CONNECT. COST OF ST-CONNECT RELOCATION WORKS IS BOURNE BY CUSTOMER IF RECEPTION IS INADEQUATE.

THESE LIFTS INCORPORATE VF DRIVES. ALL VF DRIVES TRICKLE SOME CURRENT TO EARTH AND MAY CAUSE NUISANCE TRIPPING OF THE BUILDING'S EARTH LEAKAGE PROTECTION. WE RECOMMEND YOU INSTALL EARTH LEAKAGE DEVICES SPECIFICALLY DESIGNED FOR USE WITH VF. DRIVES (SCHNEIDER ID-RCCB "SI" SERIES OR SIMILAR)

WARNING:
THESE LIFTS ARE EQUIPPED WITH A U.P.S. (UNINTERRUPTABLE POWER SUPPLY)!
WHEN MAINS POWER IS OFF, U.P.S. WILL CONTINUE TO DELIVER 240VAC TO LIFT ELECTRICAL SYSTEM
TO FULLY ISOLATE A LIFT, **TURN OFF MAINS POWER AND REMOVE ALL PLUGS FROM .U.P.S.** LOCATED INSIDE LIFT ELECTRICAL ENCLOSURE.

DATE	AUTHOR	REV	DESCRIPTION
27/01/2023	SB	A	CAPACITY TO 3200kg, LEVEL 1 DOOR LAYFLAT, MOISTURE SENSOR NOTED, PIT TO -2.200, CTRLS RELOCATED, OUTER DOOR POSTS NARROWED FOR DOOR RETURN, ADDITIONAL PAGE ADDED FOR LEVEL 1, VIEWS RENUMBERED
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED

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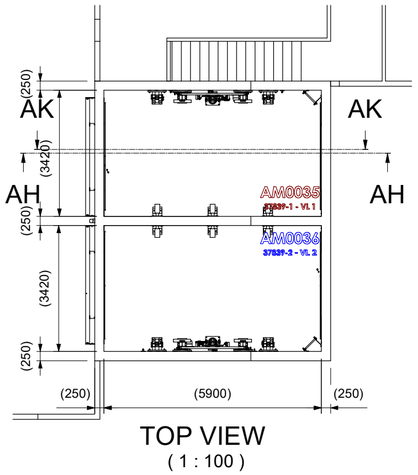
QUANTITY:

FINISH:

FILENAME:	CODE:	DRAWN:	ENGINEER:	JOB NO:	TITLE:
~AM0035-36.GA.idw		SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
1 : 100	27/01/2023	A2	11 of 14	AM0035-36	SERVICES

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TOP VIEW
(1 : 100)

Parts List				Parts List			
ITEM	PART NUMBER	QTY	MASS	ITEM	PART NUMBER	QTY	MASS
4,1,1,2	~AMX306.POST.L.ASSY	1	534 kg	3,1,1,1	~AMX566.CAISSON-CST.ASSY	1	15 kg
4,1,1,3	~AMX298.POST.R.ASSY	1	525 kg	3,1,1,2	~AMX306.POST.L.ASSY	1	534 kg
4,1,1,4	~AMX224.MAST.ASSY	1	2213 kg	3,1,1,3	~AMX298.POST.R.ASSY	1	525 kg
4,1,13	BA-CVT3-60.REF	1	797 kg	3,1,1,4	~AMX224.MAST.ASSY	1	2213 kg
4,1,14,1	AMX-PLINTH05.ASSY	3	37 kg	3,1,13	BA-CVT3-60.REF	1	797 kg
4,1,14,2	AMX-PLINTH02.ASSY	2	79 kg	3,1,14	AMX-PLINTH.CUT	1	437 kg
4,1,14,3	AMX-PLINTH01.ASSY	1	83 kg	3,2,1	~VL.TL.SM.002.ASSY	4	2 kg
4,1,14,4	AMX-PLINTH06.ASSY	1	85 kg	3,2,2	~VL.SILL01A.ASSY	1	65 kg
4,2,1	~VL.SILL01A.ASSY	1	65 kg	3,2,3	~VL.SILL.ASSY	3	66 kg
4,2,2	~VL.SILL.ASSY	3	66 kg	3,2,5	~SMDFS-03.ASSY	1	805 kg
4,2,4	~SMDFS-01.ASSY	1	804 kg	3,2,6	~SMDFA-04.ASSY	1	453 kg
4,2,5	~SMDFA-02.ASSY	1	452 kg	3,2,7	~SMDFA-03.ASSY	1	454 kg
4,2,6	~SMDFA-01.ASSY	1	455 kg	3,2,8	PIT-LADDER02B.ASSY	1	23 kg
4,2,7	PIT-LADDER02A.ASSY	1	23 kg	3,2,9	ENCL-542	1	1 kg
4,2,8	BR-BKTEA-FT-IP201H.ASSY	1	23 kg	3,2,10	BR-BKTEA-FT-IP201H.ASSY	1	23 kg
4,2,9	!VH-RPU-150L-CST.ASSY	1	343 kg	3,2,12	!VH-RPU-150L-CST.ASSY	1	343 kg
4,2,3	FH-CTRL-STN-05.ASSY	1	30 kg	3,2,4	FH-CTRL-STN-05.ASSY	1	30 kg
5	LAYFLAT.BLOCK	2	7905 kg	4,1,1,1	~AMX566.CAISSON-CST.ASSY	1	15 kg

FOR CONSTRUCTION

DEEMED TO BE APPROVED BY CUSTOMER

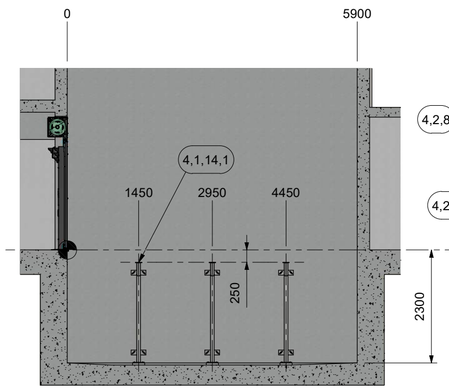
INSTALL THROUGH TOP OF SHAFT BY CRANE OR SIMILAR

HEAVIEST LIFT - 8000kg (60' SCISSOR LIFT OR SIMILAR)

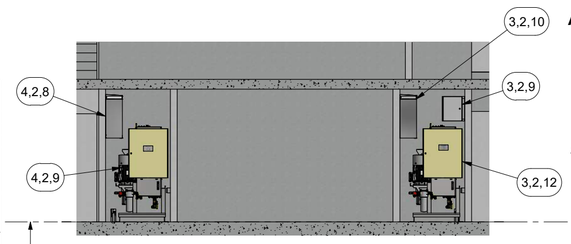
WARNING:

THIS SHEET DETAILS INSTALLATION PROCEDURE AND REQUIREMENTS

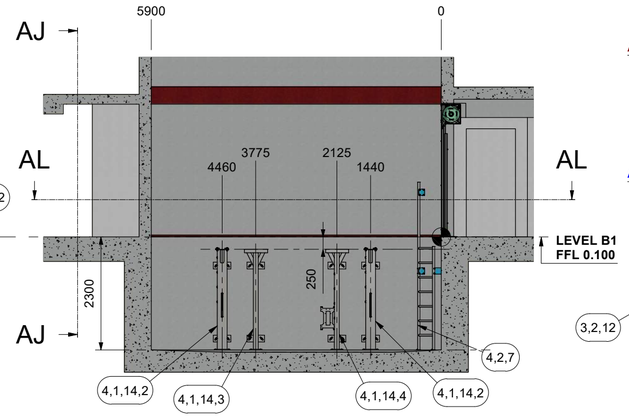
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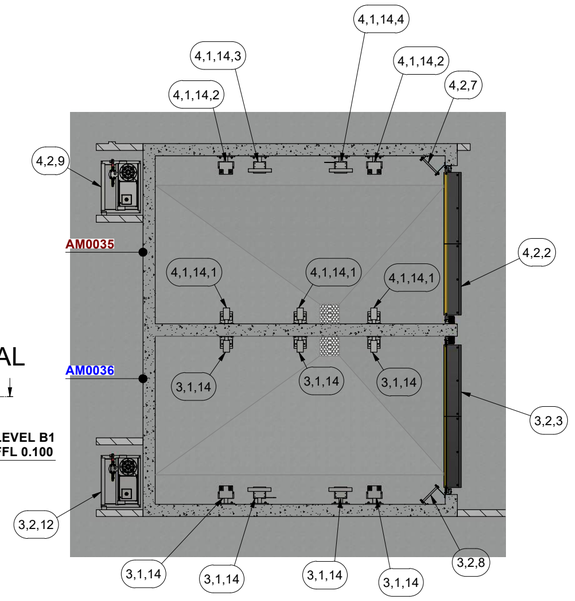
SECTION AK-AK
(1 : 75)



SECTION AJ-AJ
(1 : 75)



SECTION AH-AH
(1 : 75)



SECTION AL-AL
(1 : 75)

DATE	AUTHOR	REV	DESCRIPTION
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QUANTITY: FINISH:

CODE:	DRAWN:	ENGINEER:	JOB NO:	TITLE:
	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:	
~AM0035-36.GA.idw	1 : 100	27/01/2023	A2	12 of 14	AM0035-36	INSTALL

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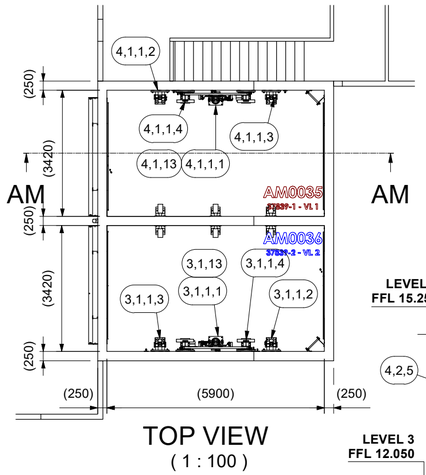
FOR CONSTRUCTION

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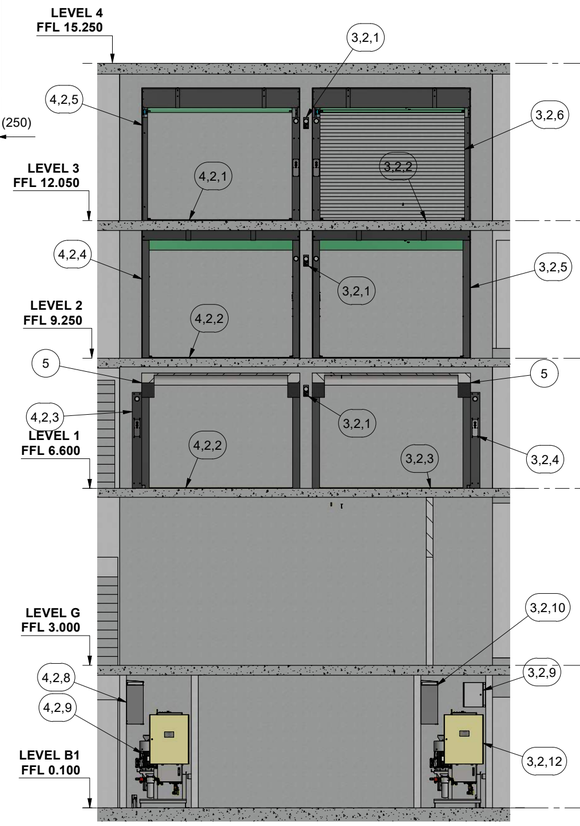
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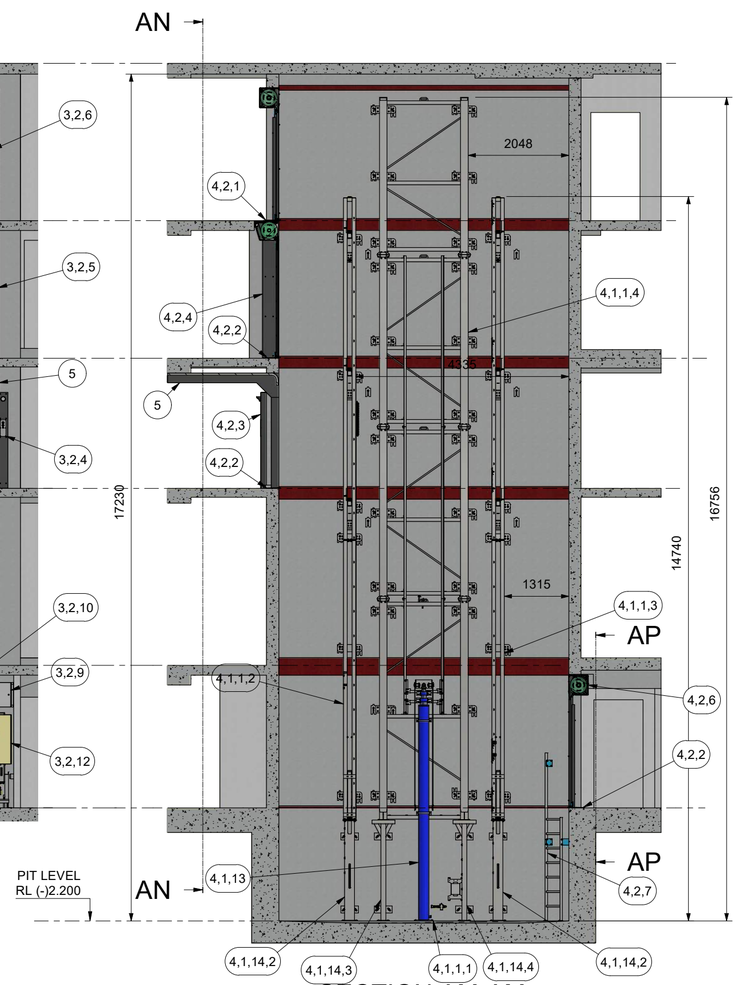
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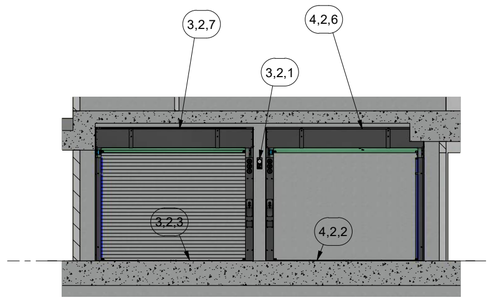
TOP VIEW
(1 : 100)



SECTION AN-AN
(1 : 75)



SECTION AM-AM
(1 : 75)



SECTION AP-AP
(1 : 75)

DATE	AUTHOR	REV	DESCRIPTION
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QUANTITY: FINISH:

CODE:	DRAWN:	ENGINEER:	JOB NO:	TITLE:
	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON) INSTALL

FILENAME:	SCALE:	DATE:	SIZE:	SHT. NO:	SERIAL NO:
~AM0035-36.GA.idw	1 : 100	27/01/2023	A2	13 of 14	AM0035-36

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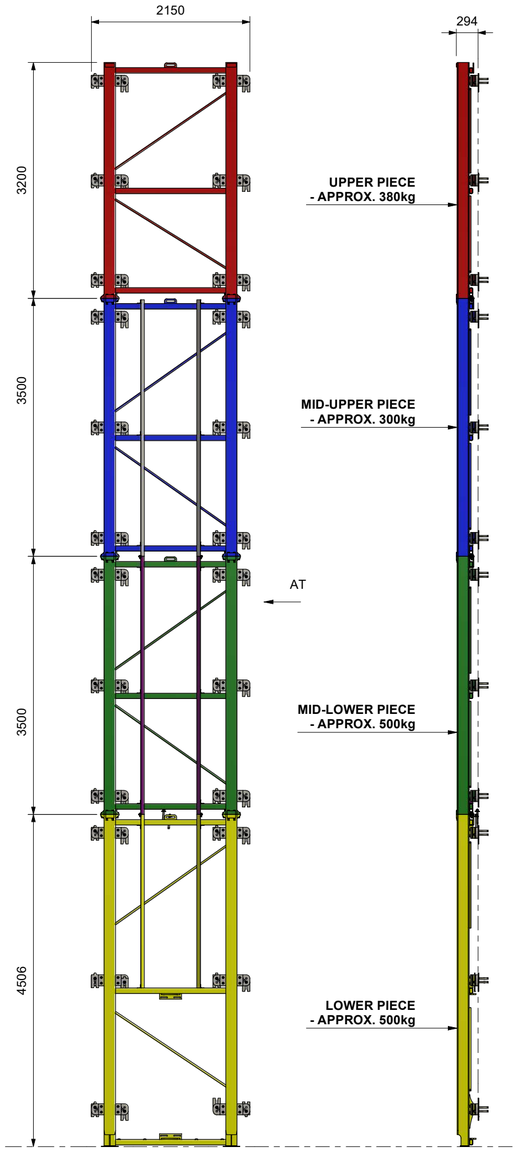
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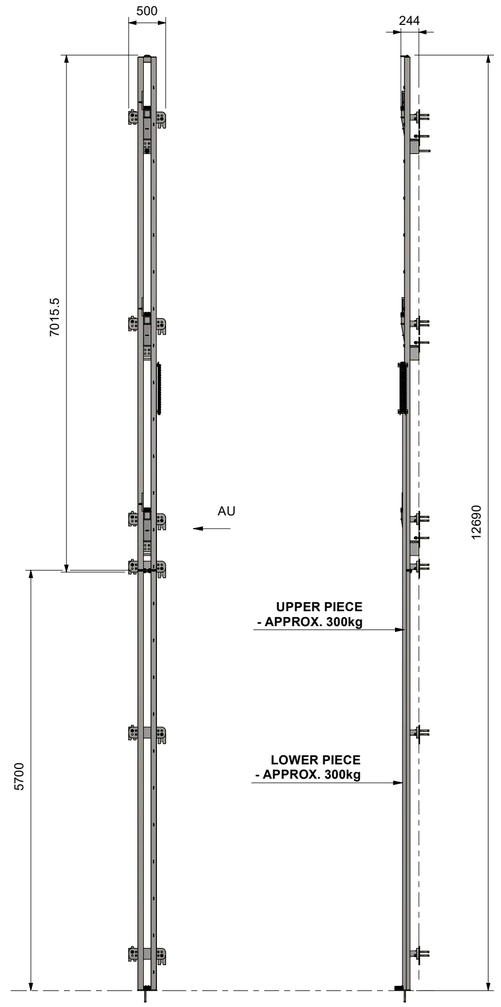
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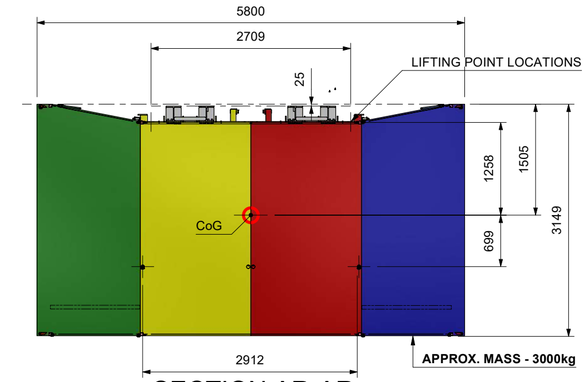
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(1 : 50)

VIEW AT
(1 : 50)

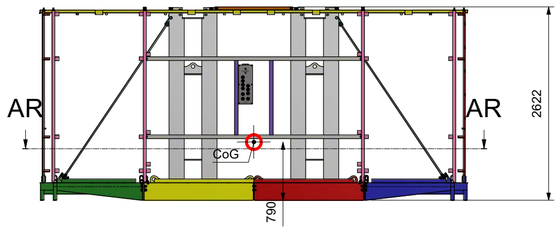


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SECTION AR-AR
(1 : 50)



~AMX014.CAR.ASSY
(1 : 50)

DATE	AUTHOR	REV	DESCRIPTION
24/03/2023	JT	B	FOR CONSTRUCTION ISSUED, FOOTPLATES REARRANGED TO AVOID PRECAST JOINTS, CEILING UPDATED, FINISHES UPDATED
27/01/2023	SB	A	CAPACITY TO 3200kg, LEVEL 1 DOOR LAYFLAT, MOISTURE SENSOR NOTED, PIT TO -2.200, CTRLS RELOCATED, OUTER DOOR POSTS NARROWED FOR DOOR RETURN, ADDITIONAL PAGE ADDED FOR LEVEL 1, VIEWS RENUMBERED

SAFETECH

© SAFETECH PTY LTD 2022

ALL DIMENSIONS IN mm UNLESS STATED OTHERWISE

QUANTITY:

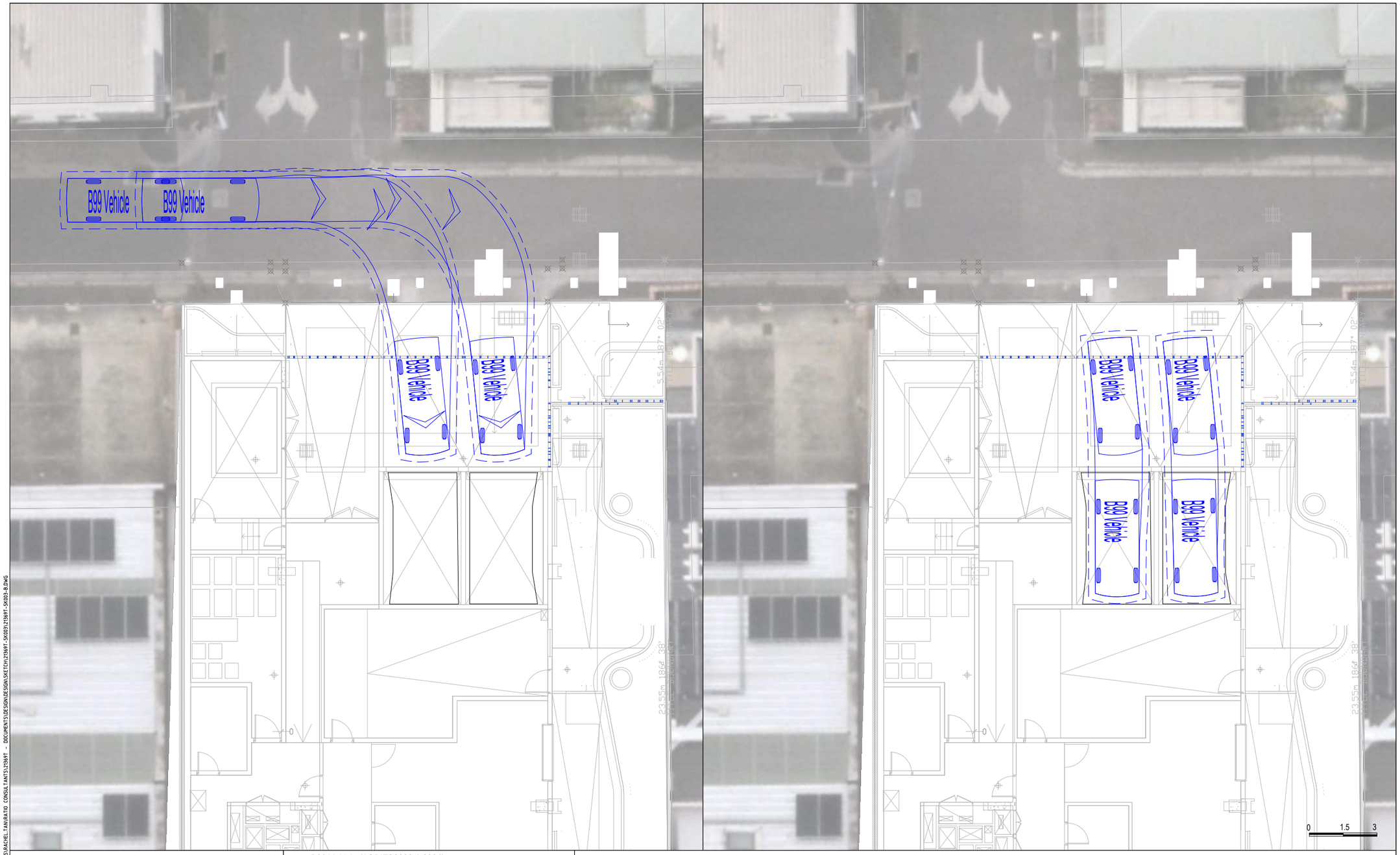
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	SB	BR/SB/JT	37839-1/2	AUTOMATE, 731-739 FLINDERS ST. DOCKLANDS VIC (SEAFARERS, ICON)

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Appendix C Swept Path Assessment

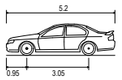


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ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Vehicle (AS/NZS2890.1:2004)



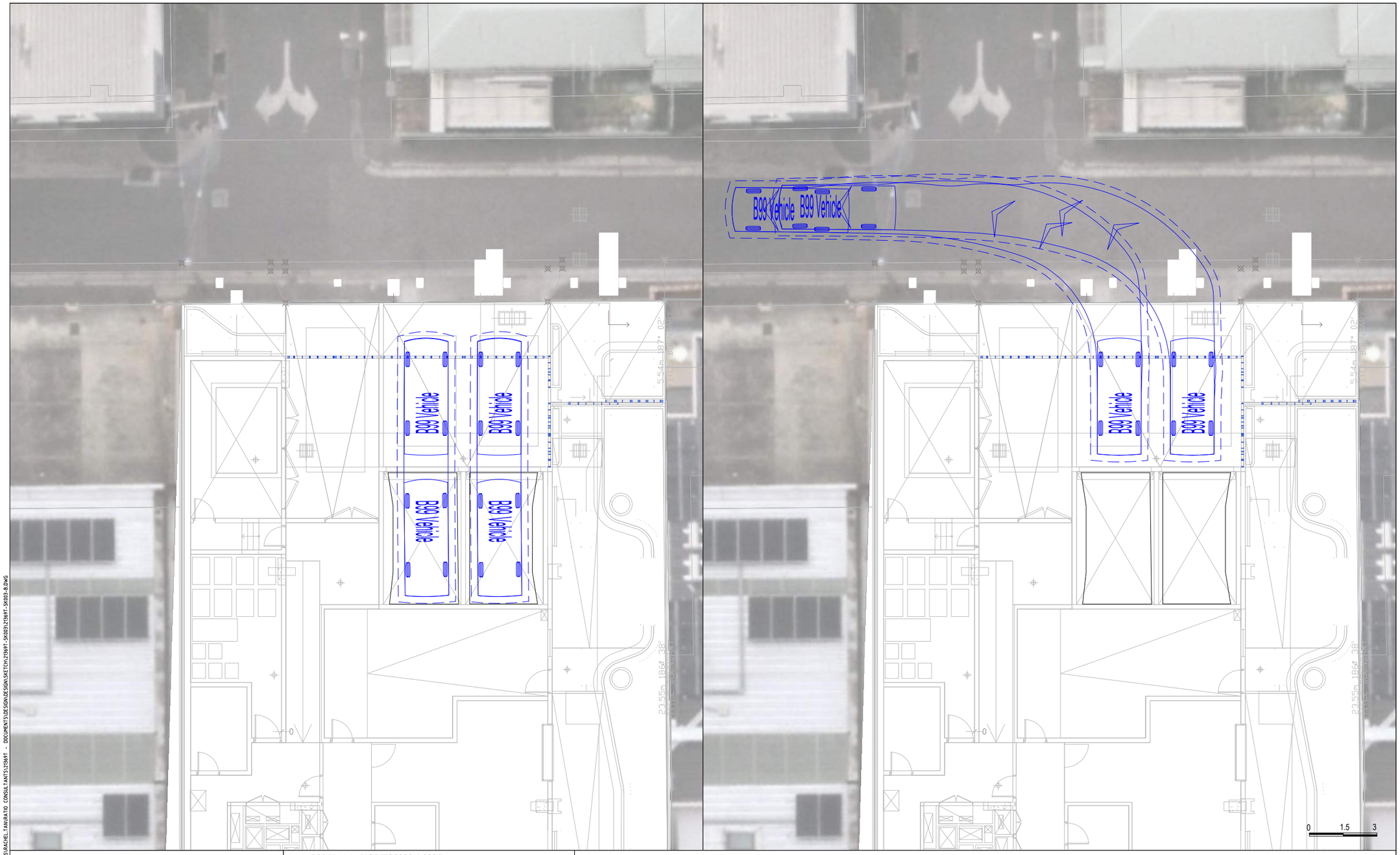
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300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	2.200m
Min Body Ground Clearance	0.312m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.30m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Ground Level

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

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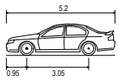


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CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Vehicle (AS/NZS2890.1:2004)



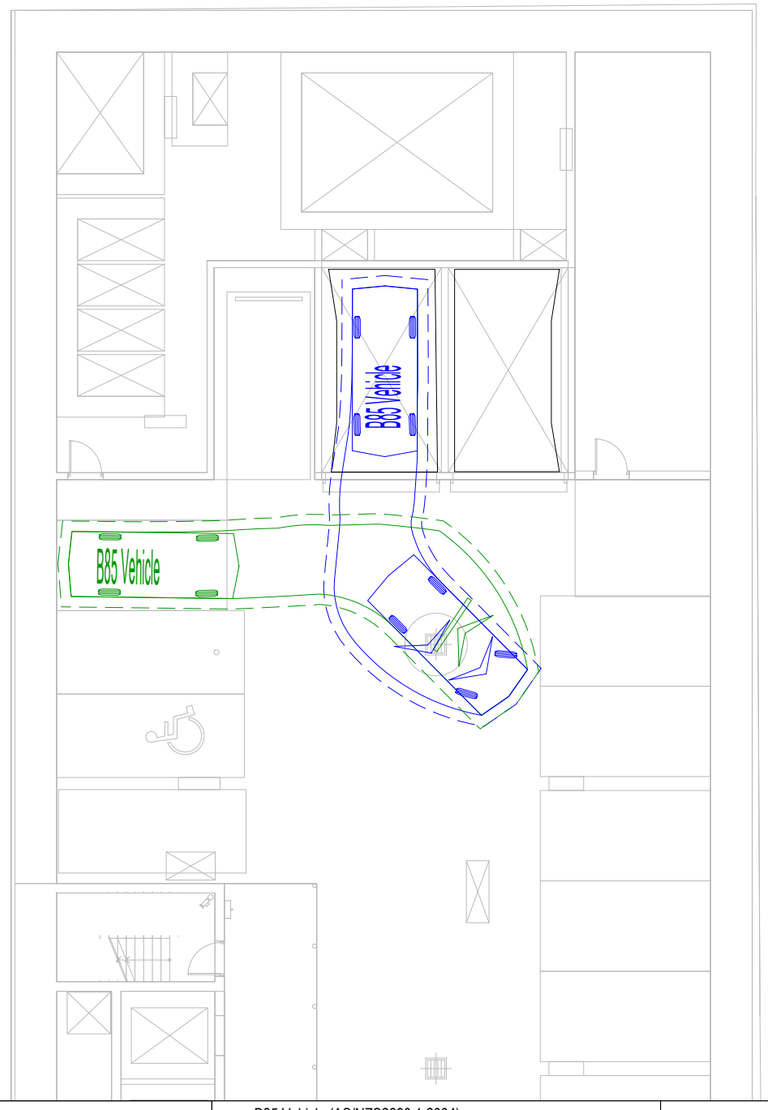
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VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

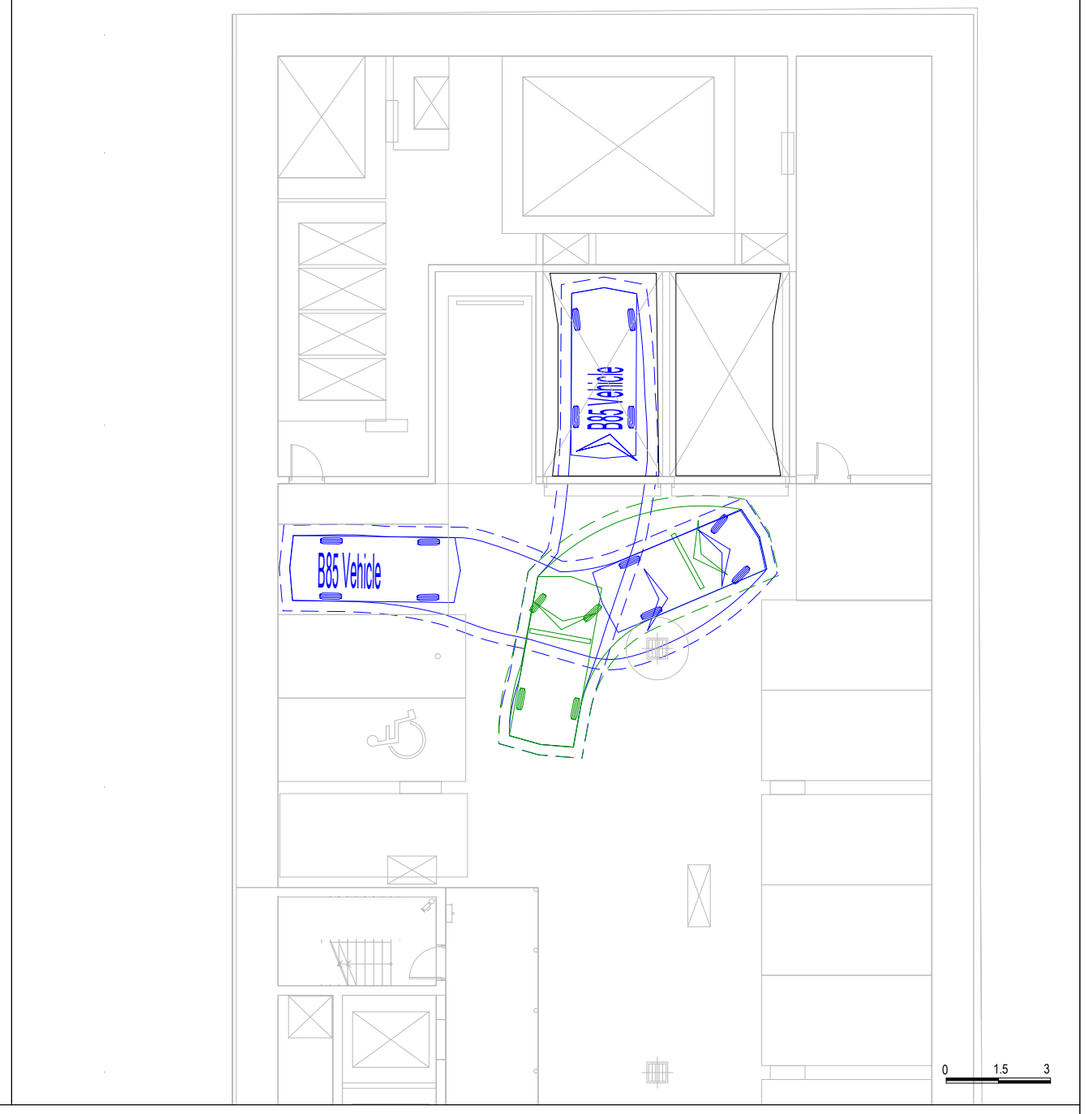
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	2.200m
Min Body Ground Clearance	0.312m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.30m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Ground Level

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

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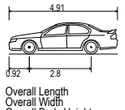


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ratio:

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ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B85 Vehicle (AS/NZS2890.1:2004)



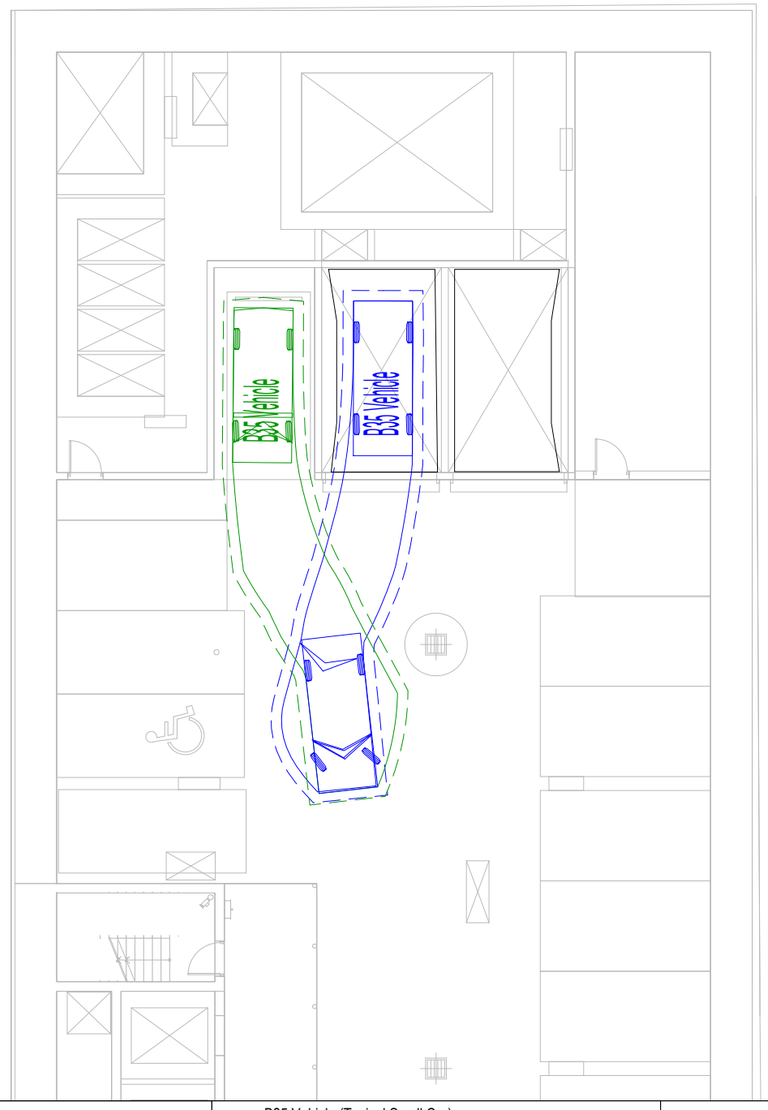
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300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

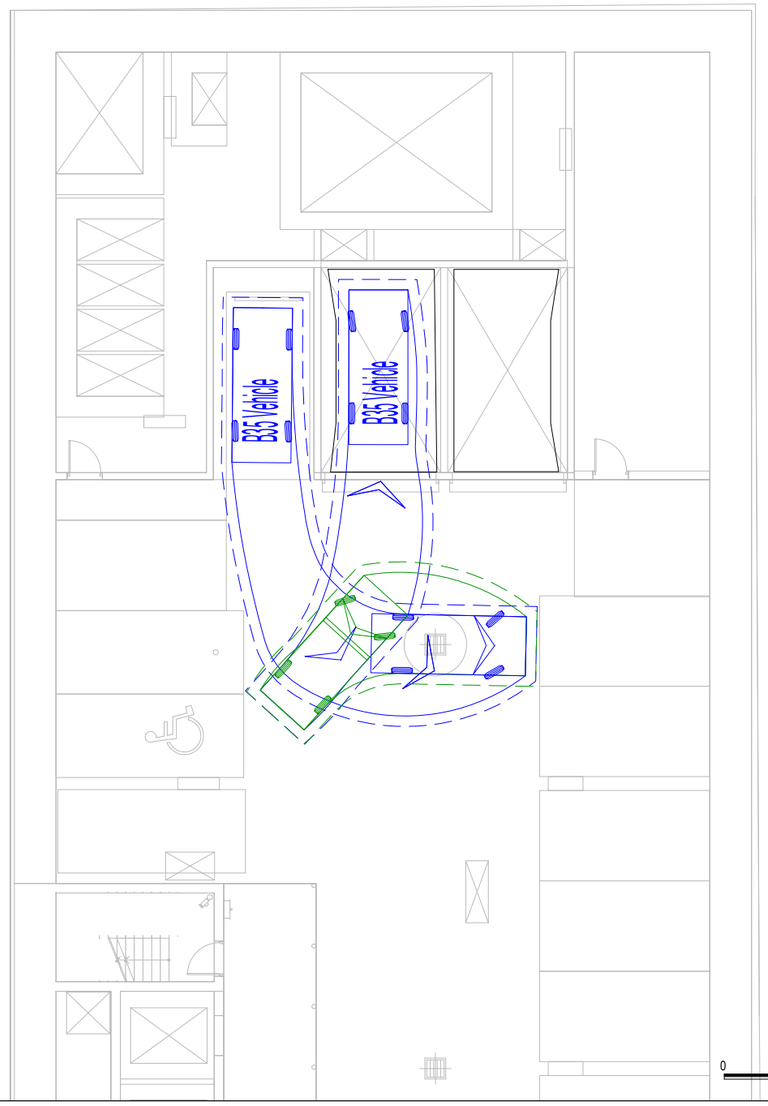
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	5.80m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Basement Level 2

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

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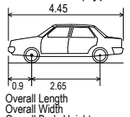


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ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B35 Vehicle (Typical Small Car)



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	4.450m
Overall Width	1.700m
Overall Body Height	1.496m
Min Body Ground Clearance	0.248m
Track Width	1.700m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	5.30m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Basement Level 2

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

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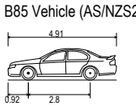


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ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B85 Vehicle (AS/NZS2890.1:2004)



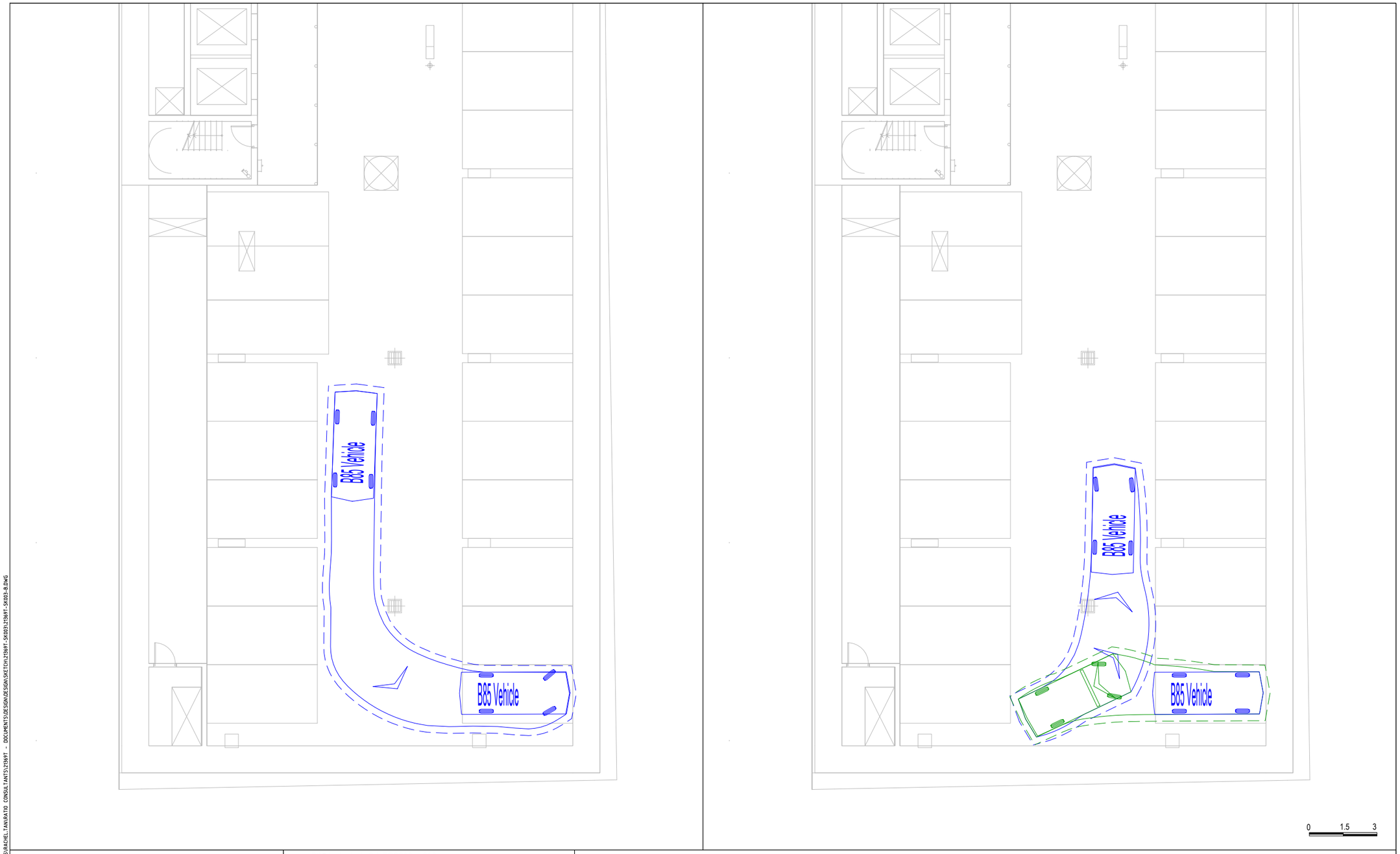
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300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	5.80m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Basement Level 2

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
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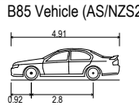


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RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B85 Vehicle (AS/NZS2890.1:2004)



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	5.80m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Basement Level 2

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

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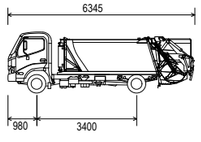


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RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



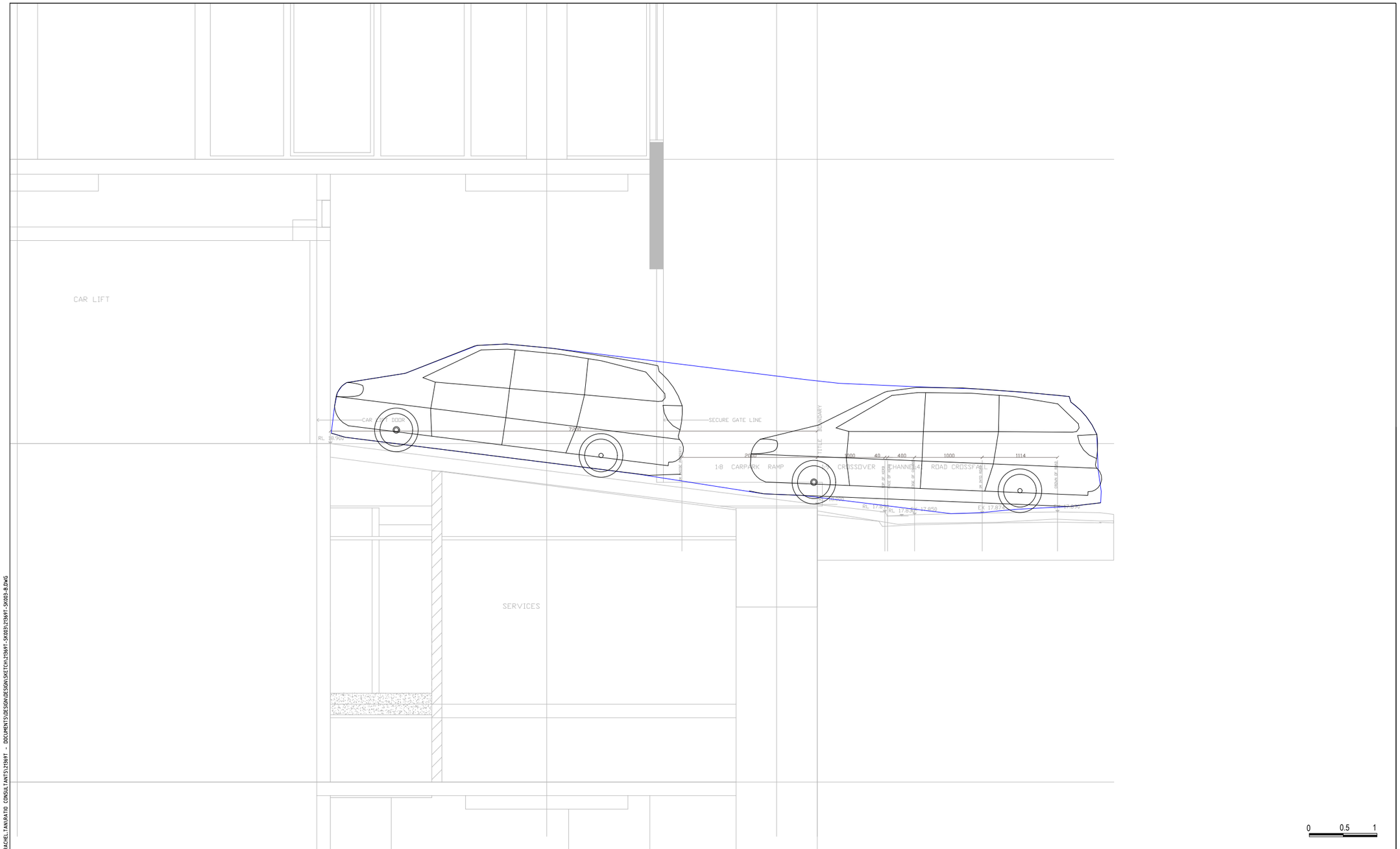
VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	6.345m
Body Width	1.700m
Overall Body Height	2.080m
Min Body Ground Clearance	0.205m
Track Width	1.670m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.450m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Loading (Ground Level)

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
21369T-SK003-B	7 of 11	R.T.	1:150@A3	23/07/2026



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ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)

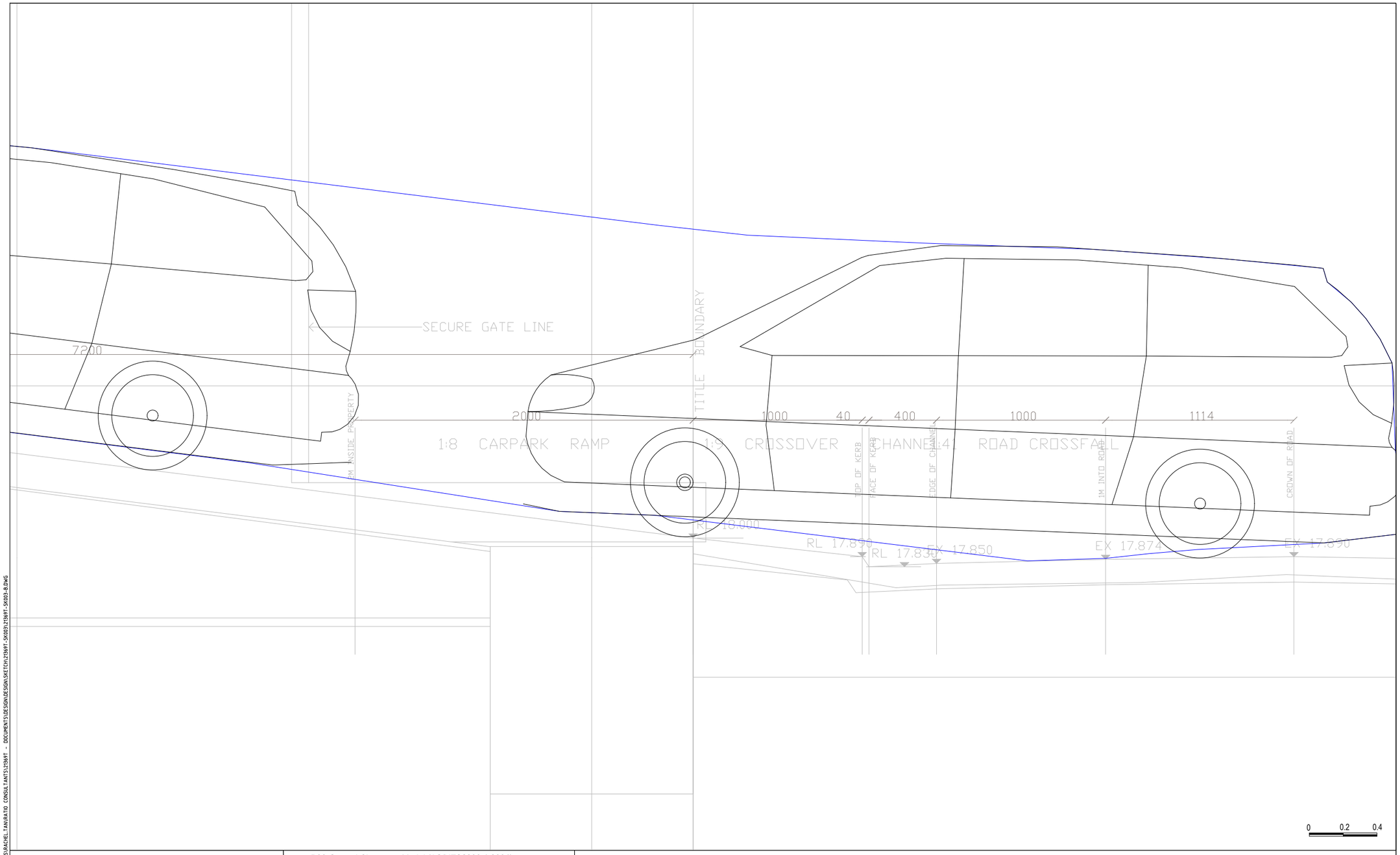


Overall Length	5.200m
Overall Width	1.940m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Crossover Section Ingress

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

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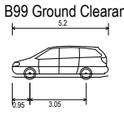


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8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)

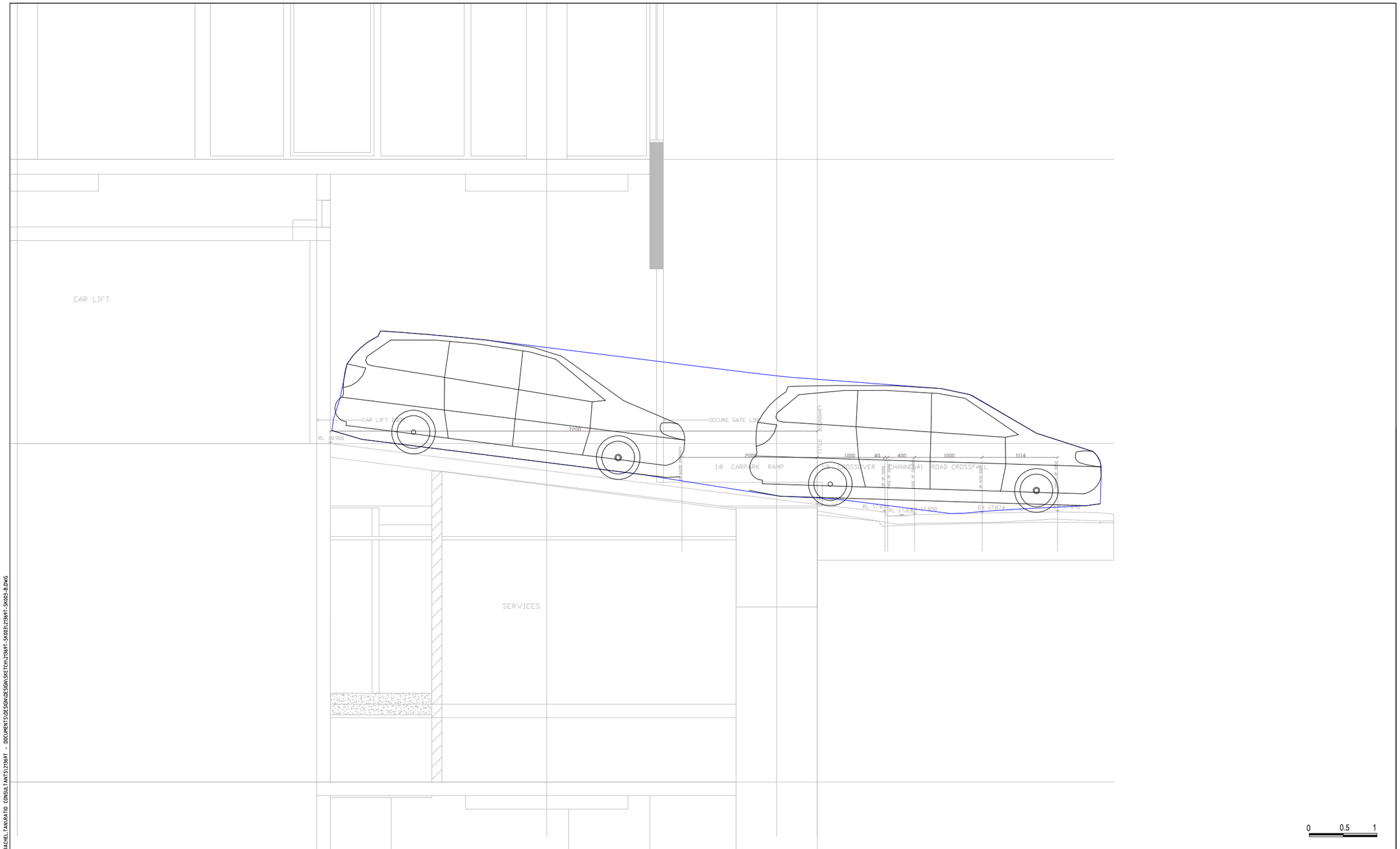


Overall Length	5.200m
Overall Width	1.940m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Crossover Section Ingress

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
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ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)

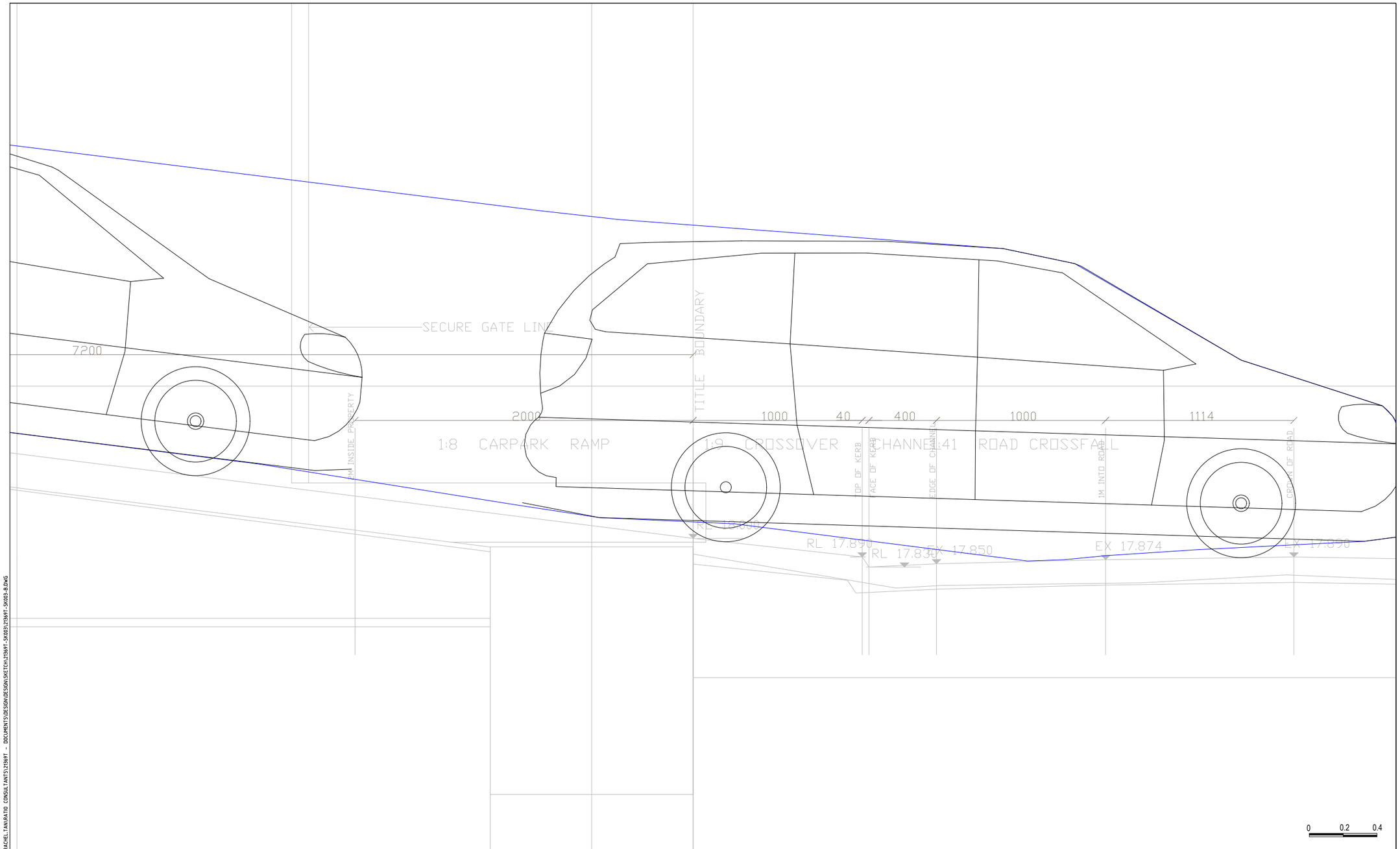


Overall Length	5.200m
Overall Width	1.940m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Crossover Section Egress

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
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8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)



Overall Length	5.200m
Overall Width	1.940m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Crossover Section Egress

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
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M E L
CONSULTANTS

(ACN 004 230 013)

22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

Ref: 25138A-DE-LET01
23rd July 2026

Riverlee
Level 17, 379 Collins St
Melbourne VIC 3000
Attn : Georgina Harvey

36-38 Gipps Street, Collingwood
Environmental Wind Considerations

We have reviewed the latest scheme of the 36-38 Gipps St development in Collingwood from a 3D CAD model and architectural drawings provided by Fieldwork dated 23rd July 2026 and will comment with respect to the expected effects on the environmental wind conditions below.

The development was wind tunnel tested for the environmental wind effects and reported in MEL Consultants Report 25138A-WT-ENV00 dated 17th March, 2026 using a model constructed from architectural plans provided by Fieldwork in February 2026.

The architectural plans have evolved and the overall built form of the building has not changed significantly since the wind tunnel test. The main changes have been to the elevated terraces. A summary of the changes is described below:

- The Level 4 terrace on the north side has been moved higher, to Level 5, but the geometry remains the same
    - Consequently there is now one less NW corner balcony above, on that edge of the tower
- The building form at the northern end of the tower from Level 10 upwards has been revised, with a reduced setback on the western side and a height increase of the south side of the protrusion.
    - The former northern strip of roof terrace is now occupied by the new built form

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- There is subsequently a new terrace at the northern end of the roof of this protrusion, where there was none before
- The under cover Level 8 terrace area has now been enclosed, with a new terrace now present on the roof of this space (effectively at Level 9)
  - The external terrace space at Level 8 is thus now reduced in area

The expected impacts on the wind conditions are as follows :

- The built form changes would not be expected to change the ground level wind conditions and therefore the results presented in the February 2026 report would still be relevant to the current scheme ground level conditions.
- The suggested mitigation strategies have been included from the report :
  - Levels 05 – 09 NW terraces have a 1.8m high solid balustrade which would result in standing comfort conditions on these areas
  - The conditions on the new Level 9 terrace would be expected to achieve the standing comfort criterion
  - Level 10 wrap around terrace has a 1.8m high solid balustrade around its perimeter which would result in standing comfort conditions
  - New northern rooftop terrace at Level 12 has a 1.5m high solid balustrade and would be expected to achieve the standing comfort criterion
- The Level 4, Level 8 and rooftop terraces would be expected to achieve the same conditions at those presented in the report.

In summary, the current design has not altered significantly with respect to impacting ground level wind effects and therefore, the ground level data presented in the wind tunnel Report 25138A-WT-ENV00 would still be valid for the current design. Some of the terrace designs and locations have changed but with the implementation of the suggested mitigation strategies the conditions presented in the report would still be achieved as noted above.

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Yours sincerely,



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36-38 GIPPS STREET DEVELOPMENT, COLLINGWOOD

ENVIRONMENTAL WIND CONDITIONS STUDY



MEL CONSULTANTS IS A WIND ENGINEERING CONSULTANCY SPECIALISING IN DETERMINING WIND EFFECTS ON BUILDINGS, STRUCTURES AND THE ENVIRONMENT

17 March 2026

Prepared for:
Riverlee

Report: 25138A-WT-ENV00

SUMMARY

A wind tunnel study has been conducted to quantify the pedestrian wind safety and comfort conditions for the proposed 36-38 Gipps Street development in Collingwood. The wind tunnel study was completed in MEL Consultants boundary layer wind tunnel facility for 360 degrees of wind direction at 22.5-degree increments. The testing was performed using a 1/400 scale model of the proposed development based on architectural drawings from Fieldwork received on 5 February 2026. The model was inserted into a proximity model that included topography, existing and under construction buildings out to a minimum radius of 300m.

The model of the development within surrounding buildings, was tested in a simulated upstream boundary layer of the natural wind to determine likely environmental wind conditions. Mean and peak wind speeds were measured at locations within and around the development using hot-wire anemometers. The wind speed ratios determined from the wind tunnel measurements were combined with local wind climate data for the site to determine equivalent full-scale wind conditions around the proposed development. These full-scale wind conditions were compared against the City of Yarra Planning Scheme Clause 58.04-4 (Standard D17) wind safety and comfort criteria. These criteria are based on the 3 second gust wind speed for pedestrian safety and the Gust Equivalent Mean (GEM) wind speed for pedestrian comfort. The wind conditions for the Existing Configuration were also quantified to allow that assessment of the wind impacts of the proposed development. The study did not include the effects any landscaping or street trees.

The findings of this study are as follows:

For the ground level

- For the Proposed Configuration, wind conditions at the pedestrian areas within the development and the surrounding streetscapes satisfy the walking comfort criteria at a minimum, with the majority of locations satisfying the standing or sitting comfort criteria.
- The wind conditions at the building entrances on Gipps Street and along the internal laneway satisfy the recommended standing criterion.

For the upper levels

- For the Proposed Configuration, the wind conditions on the terraces of the neighbouring building (50 Gipps Street) have been shown to satisfy the standing or sitting comfort criteria, similar or better compared to the wind criteria satisfied for the Existing Configuration.
- For the Proposed Configuration, the wind conditions at the Level 4, 8 and 12 terraces satisfy the standing comfort criterion, whilst conditions at the Level 5 and 10 terraces satisfy the walking comfort criterion.
- With the addition of 2m balustrade on parts of the Level 5 and 10 terraces, the wind conditions were shown to improve and satisfy the recommended standing comfort criterion.

The wind conditions for the Proposed Configuration at all Test Locations satisfy the wind safety criterion.

MEL CONSULTANTS

Report 25138A-WT-ENV00

36-38 GIPPS STREET, COLLINGWOOD
ENVIRONMENTAL WIND TUNNEL MODELLING

MEL CONSULTANTS REPORT NO:	**25138A-WT-ENV00**
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1. INTRODUCTION

The proposed 36-38 Gipps Street development in Collingwood is located on a site bounded by Singleton Street to the north and Gipps Street to the south, as shown in Figure 1. The development will be a 12-level office building with retail tenancy on the ground level.

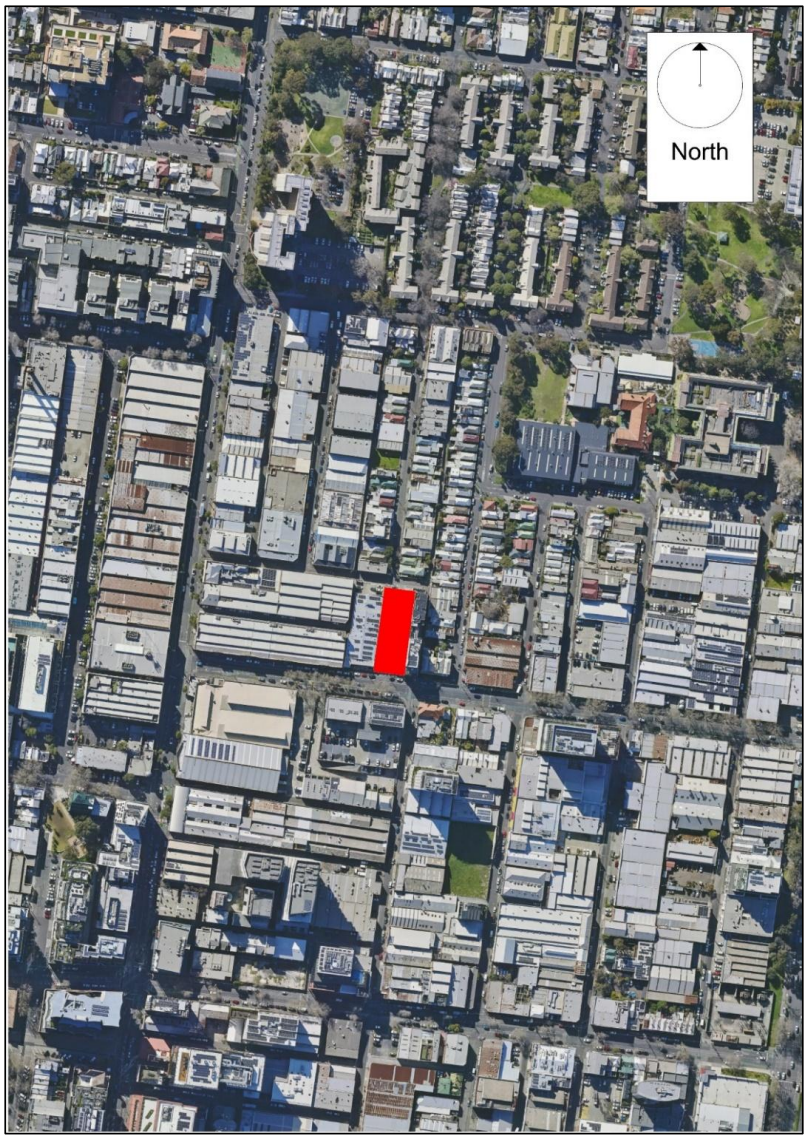


Figure 1 - Satellite imagery showing the proposed 36-38 Gipps Street development site in Collingwood (highlighted red).

A wind tunnel study was commissioned by Riverlee to examine the wind conditions for the proposed development and, if necessary, to develop wind mitigation strategies. This report details the environmental wind assessment of the 1/400 scale model of the proposed development within a proximity model of surrounding buildings out to a minimum radius of 300m. These tests were carried out in the MEL Consultants 400kW Boundary Layer Wind Tunnel during March, 2026.

2. WIND TUNNEL MODEL

A 1/400 scale model of 36-38 Gipps Street development was constructed from architectural drawings provided by Fieldwork and received on 5th February 2026. The model of the 36-38 Gipps Street development was inserted into a proximity model of the local topography and existing and future (under construction) surrounding buildings out to a minimum radius of 300m. No existing or proposed landscape trees were included within the model. Photographs of wind tunnel model inserted into the proximity model are presented in Figures 2a - 2d.



Figure 2a - View from the southwest of the 1/400 scale model of the proposed 36-38 Gipps Street development in the wind tunnel.



Figure 2b - View from the east of the 1/400 scale model of the proposed 36-38 Gipps Street development in the wind tunnel.

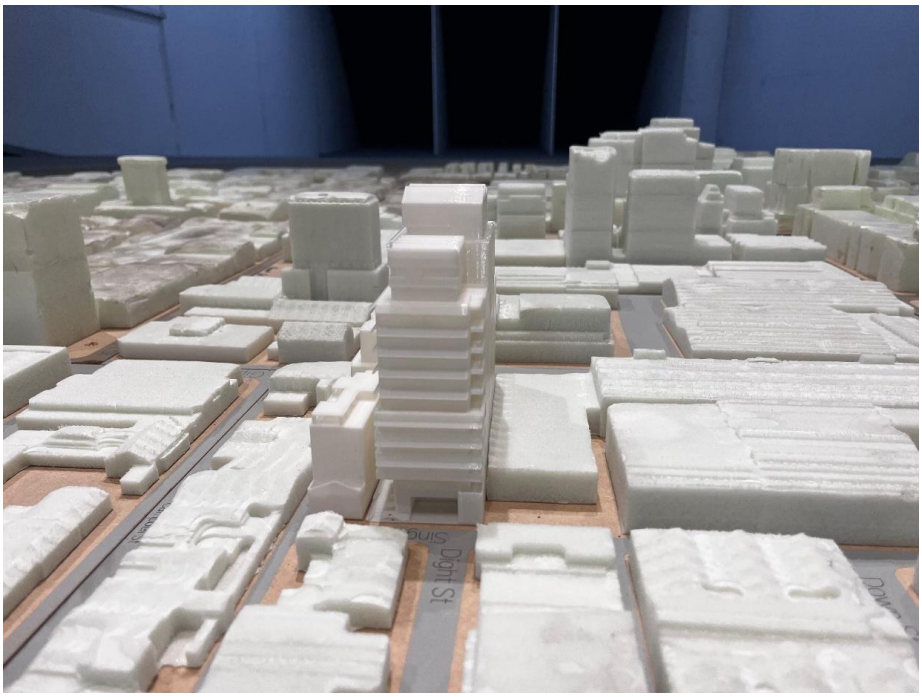


Figure 2c - View from the north of the 1/400 scale model of the proposed 36-38 Gipps Street development in the wind tunnel.

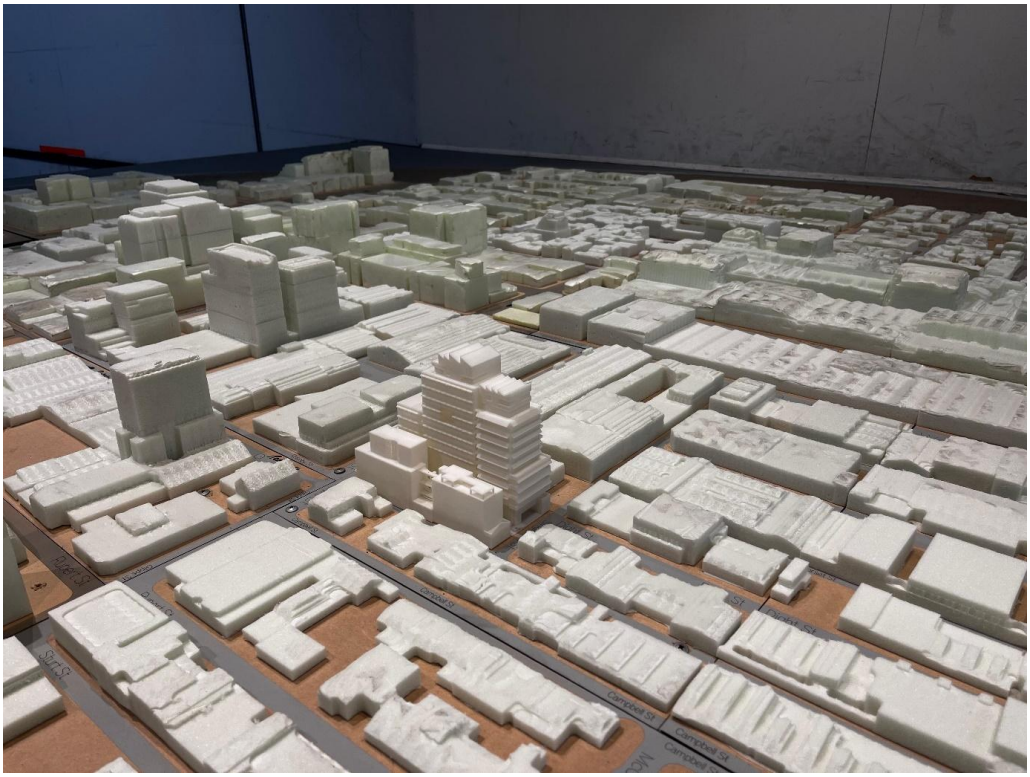


Figure 2d - View from the northeast of the 1/400 scale model of the proposed 36-38 Gipps Street development in the wind tunnel.

3. ENVIRONMENTAL WIND CRITERIA

The advancement of wind tunnel testing techniques, using large boundary layer flows to simulate the natural wind, has facilitated the prediction of wind speeds likely to be induced around a development. To assess whether the predicted wind conditions are likely to be acceptable or not, the City of Yarra Planning Scheme Clause 58.04-4 (Standard D17) wind safety and comfort criteria will be used. The criteria are as follows:

Unsafe wind conditions means the annual maximum 3 second gust wind speed which exceeds 20 metres/second with the probability of exceedance of 0.1% from any wind direction considering at least 16 wind directions with the corresponding probability of exceedance percentage.

Comfortable wind conditions means hourly mean wind speed or gust equivalent mean speed from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:

- 3 metres/second for sitting areas
- 4 metres/second for standing areas
- 5 metres/second for walking areas

Mean wind speed means the maximum of:

- Hourly mean wind speed, or
- Gust equivalent mean wind speed (3 second gust wind speed divided by 1.85)

The above comfort criteria are pass/fail criteria which assess the integrated probability of all wind directions to determine whether a location passes or fails the threshold criterion. The safety criterion is a pass/fail criterion based upon exceedance of the wind speed for any one wind direction.

The wind condition must be assessed within a distance of half the greatest length of the building, or half the total height of the building, whichever is greater.

The City of Yarra Planning Scheme guidelines do not provide any methodology or worked example as how to obtain the 'from all wind directions combined'. Therefore, to obtain the probability for all wind directions combined we will apply the methodology described in Melbourne (1978) to determine the probability for all wind directions. The guidelines use the definition of mean wind speed as based on the hourly wind speed so the probabilities will be determined from the hourly wind data for an applicable automatic weather station for the Melbourne Airport. The probability data used have been corrected for the approach terrain at the location of the automatic weather station and referenced to 10m in Terrain Category 2. This is the standard reference height of AS/NZS1170.2:2021.

3.1 Recommended Comfort Criteria

The recommended comfort criteria for the proposed 36-38 Gipps Street development are as follows:

- Pedestrian transit areas — Walking Criterion
- Building entrances — Standing Criterion
- Common terraces — Standing Criterion†

†The wind conditions at outdoor terraces have been suggested to satisfy the standing criterion as these terraces could be considered elective when external conditions would be perceived as acceptable for the desired activity. Users of these terraces will need to be educated on the wind effects and loose objects should not be left unattended in outdoor areas.

The activation of the public realm external to the site would depend on the existing wind conditions in the streetscapes that are often beyond the control of the proposed development. For cases where the existing wind conditions in the public realm external to the site are on the walking criterion, then the proposed Development should not have any adverse wind effects in these areas.

All areas of the development must satisfy the pedestrian wind safety criterion.

4. EXPERIMENTAL TECHNIQUE

The building model was tested in a model of the natural wind generated by flow over roughness elements augmented by vorticity generators at the beginning of the wind tunnel working section. The approach Terrain Categories have been assessed based on the definitions in AS/NZS1170.2:2021 and has been determined as Terrain Category 3 (suburban terrain) for all wind directions.

The velocity and turbulence profiles for the Terrain Categories are provided in Appendix A.

Hot-wire anemometers were used to measure the local wind speeds at locations in and around the development. The positions of the measurement locations satisfied the minimum study radius from the development as required by Clause 58.04-4. Some of the positions of the measurement locations were outside the minimum radius where significant pedestrian spaces were identified. The minimum radius examined was half the building height or width, whichever is greater, measured from the site boundaries. Since the development consists of multiple buildings, the minimum radius used by MEL Consultants is large compared to a radius for an individual development site. The Test Locations at the Ground Level surrounding and Upper Level common terraces are shown in Figures 3a-3c.

The wind tunnel velocity measurements were made for an equivalent 1 hour period in full scale and filtered to determine the mean and an equivalent full scale 3 second gust wind speed for 16 wind directions.

The following velocity ratios were measured in the wind tunnel:

$$\text{mean } \bar{V}_R = \frac{\bar{V}_{local}}{\bar{V}_{300m}}$$

$$\text{gust } \hat{V}_R = \frac{\hat{V}_{local}}{\bar{V}_{300m}}$$

where:

$\bar{V}_{local}$ is the mean velocity

$\hat{V}_{300m}$ is the gust velocity

V_{300m} is the velocity at the free-stream reference height of 300m

These measured velocity ratios were combined with a statistical model of the local wind climate that relates wind speed to a probability of exceedance. The model of the wind climate also includes the directional variation of wind speed (frequency). The measured wind speeds are assessed against the pedestrian safety and the pedestrian comfort criteria. The pedestrian safety criterion is applied to the annual hourly maximum wind gusts for each wind direction. The pedestrian comfort criteria are based on all wind directions combined (i.e. summation of exceedances across 360° of wind direction) and the pedestrian comfort criterion utilises the maximum of either the hourly mean wind speed, or the gust equivalent mean wind speed (GEM) as follows

$$\text{Mean wind speed for comfort criterion} = \max\left(\bar{V}, \frac{\hat{V}}{1.85}\right)$$

where:

$\bar{V}$ is the mean wind speed

$\hat{V}$ is the 3-second gust wind speed

$\frac{\hat{V}}{1.85}$ is the gust equivalent mean (GEM) velocity

The three model configurations examined by this study are as follows:

Existing Configuration

- Existing surrounding proximity model
- Existing single level building occupying the development site

Proposed Configuration

- Existing surrounding proximity model
- Proposed 36-38 Gipps Street development

Proposed Configuration with wind mitigation strategies

- Existing surrounding proximity model
- Proposed 36-38 Gipps Street development
- 2m balustrade on parts of Level 5 and 10 terraces

The wind tunnel study has been undertaken to exceed the requirements of the Australasian Wind Engineering Society Quality Assurance Manual for Wind Tunnel Studies.

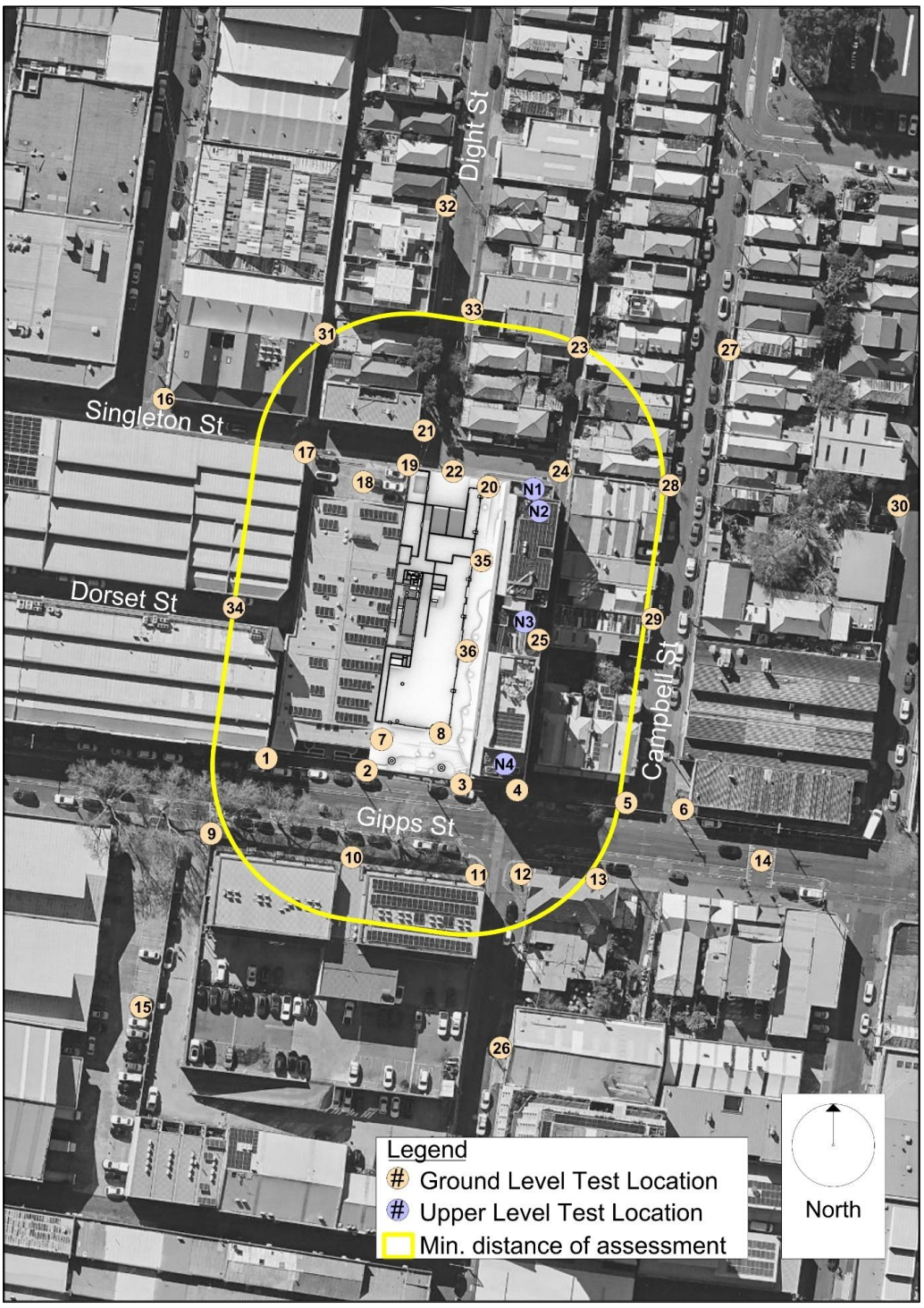


Figure 3a - Test Locations in the streetscapes surrounding the proposed 36-38 Gipps Street development.

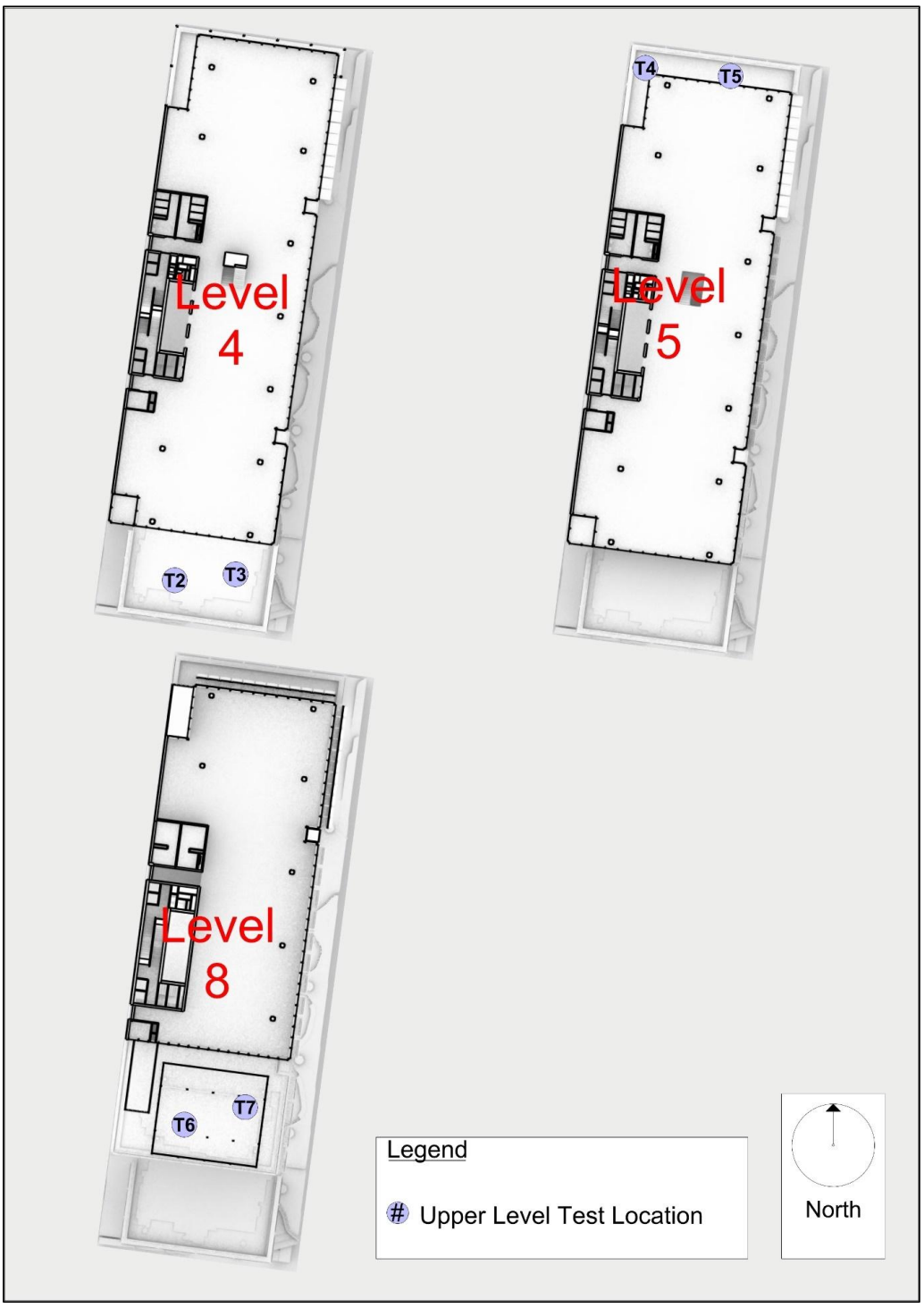


Figure 3b - Level 4, 5 and 8 Terraces Test Locations on the proposed 36-38 Gipps Street development.

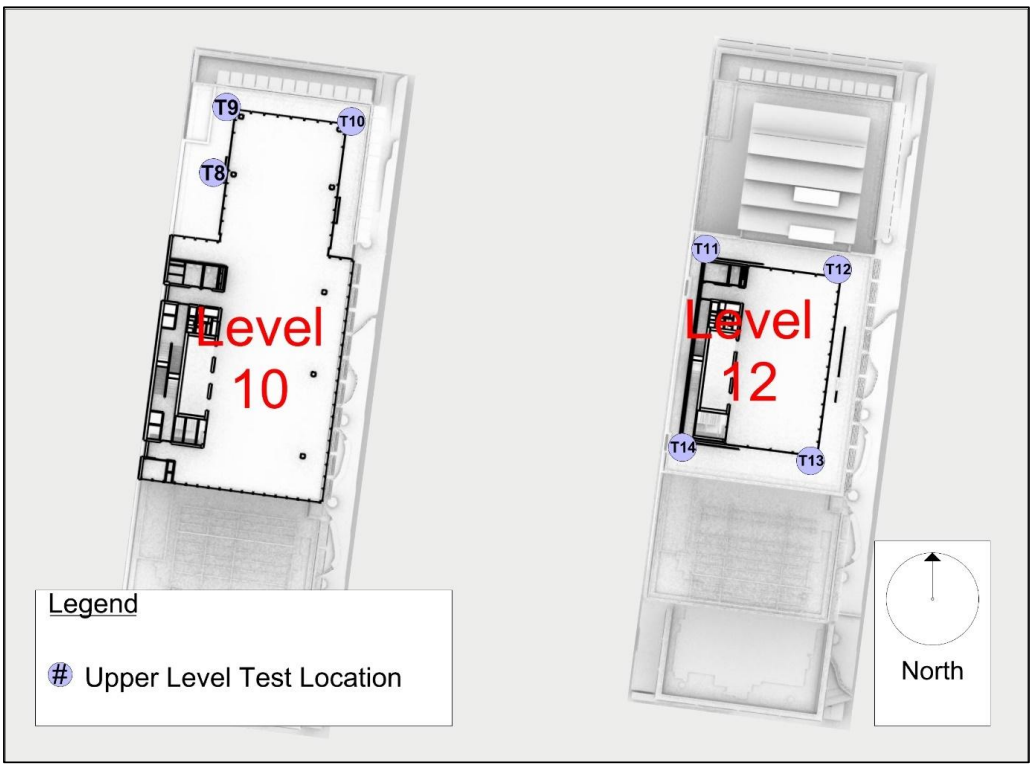


Figure 3c - Level 10 and 12 Terraces Test Locations on the proposed 36-38 Gipps Street development.

5. DISCUSSION OF RESULTS

The assessment of the wind safety and comfort criteria are presented in Tables 1 to 3. The Tables detail the yearly exceedances and mean wind speed for wind comfort, peak wind speed for wind safety, and the result compared to the recommended wind safety and comfort criteria. The wind conditions for the Existing Configuration have been provided where applicable, for comparison purposes.

In addition to the tabular format, the assessment of the pedestrian comfort and safety are summarised in the following;

Figure 4	Existing Configuration
Figures 5a-5c	Proposed Configuration
Figures 6	Proposed Configuration with wind mitigation strategies

The figures present the pedestrian comfort criteria satisfied using colour code system, where different colours have been used to represent the wind criteria satisfied at each Test Location.

5.1 Wind Safety Assessment

The wind conditions for the Proposed Configurations at all Ground Level and Upper Level Test Locations satisfy the safety criterion.

The annual maximum 3 second gust wind speed from each of the 16 wind directions are also presented in polar plots and compared against the safety criterion in Appendix B.

5.2 Wind Comfort Assessment

5.2.1 Ground Level Surroundings

The wind conditions for the Proposed Configuration on the Ground Level surrounding the development (Test Locations 1-36) satisfy the pedestrian walking comfort criterion at a minimum, with the majority of locations satisfying the standing or sitting comfort criteria.

5.2.2 Building Entrances

The wind conditions for the Proposed Configuration at the building entrances (Test Locations 8, 35 and 36) satisfy the recommended standing comfort criterion or better.

5.2.3 Outdoor Terraces of Neighbouring Building

The wind conditions for the Proposed Configuration at the outdoor terraces (Test Locations N1, N2, and N4) and bridge connection (Test Location N3) of the neighbouring building at 50 Gipps Street satisfy the sitting or standing comfort criteria. These Proposed Configuration wind criteria have been shown to be similar or better compared to those of the Existing Configuration.

5.2.4 Upper Level Terraces

The wind conditions for the Proposed Configuration at the upper level common terraces (Test Locations T2-T14) satisfy the sitting or standing comfort criteria at Levels 4, 8, and 12, and satisfy the walking comfort criterion at Levels 5 and 10. Wind mitigation strategies were developed during the wind tunnel test to improve the wind conditions at the Level 5 and 10 terraces, which will be discussed in Section 5.3.

Table 1: Pedestrian Wind Comfort and Safety – Ground Level

	Configuration	Wind Criteria							
		Comfort						Safety	
		Yearly exceedence of given wind speed			Mean wind speed (exceeded 20% of year)	Recommended criterion	Result (compared against Recommended criterion)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
		Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s		Pass/Fail	m/s	Pass/Fail
1	Proposed Configuration	24.9%	9.0%	2.0%	3.2	Walking	Pass	11.3	Pass
	Existing Configuration	29.9%	12.7%	4.1%	3.5	N/A	N/A	12.8	Pass
2	Proposed Configuration	32.2%	15.8%	7.0%	3.7	Walking	Pass	15.9	Pass
	Existing Configuration	29.2%	13.1%	4.6%	3.5	Walking	N/A	13.0	Pass
3	Proposed Configuration	32.9%	15.8%	7.6%	3.7	Walking	Pass	18.3	Pass
	Existing Configuration	23.6%	10.2%	4.5%	3.2	N/A	N/A	15.4	Pass
4	Proposed Configuration	27.5%	13.0%	6.5%	3.4	Walking	Pass	17.0	Pass
	Existing Configuration	22.9%	8.8%	3.2%	3.2	N/A	N/A	12.8	Pass
5	Proposed Configuration	37.5%	19.6%	9.1%	4.0	Walking	Pass	17.2	Pass
	Existing Configuration	31.4%	14.1%	4.9%	3.6	N/A	N/A	14.4	Pass
6	Proposed Configuration	24.2%	10.1%	4.0%	3.2	Walking	Pass	14.9	Pass
	Existing Configuration	3.4%	0.5%	0.1%	2.0	N/A	N/A	8.0	Pass
7	Proposed Configuration	16.6%	6.3%	2.4%	2.8	Walking	Pass	14.7	Pass
	Existing Configuration	0.4%	0.0%	0.0%	1.5	N/A	N/A	5.8	Pass
8	Proposed Configuration	23.1%	11.0%	4.9%	3.2	Walking	Pass	15.8	Pass
	Existing Configuration	8.8%	2.0%	0.3%	2.3	N/A	N/A	9.7	Pass
9	Proposed Configuration	39.7%	23.2%	15.2%	4.4	Walking	Pass	20.9	Pass
	Existing Configuration	39.4%	23.0%	14.1%	4.3	N/A	N/A	20.0	Pass
10	Proposed Configuration	24.4%	12.9%	5.1%	3.3	Walking	Pass	13.9	Pass
	Existing Configuration	21.3%	10.6%	4.1%	3.1	N/A	N/A	14.1	Pass
11	Proposed Configuration	34.7%	20.7%	11.4%	4.1	Walking	Pass	16.1	Pass
	Existing Configuration	29.7%	18.4%	11.0%	3.8	N/A	N/A	17.3	Pass
12	Proposed Configuration	36.7%	19.6%	9.1%	4.0	Walking	Pass	14.8	Pass
	Existing Configuration	27.7%	11.8%	4.4%	3.4	N/A	N/A	13.4	Pass
13	Proposed Configuration	5.1%	0.8%	0.1%	1.9	Walking	Pass	8.6	Pass
	Existing Configuration	3.8%	0.4%	0.0%	1.9	N/A	N/A	7.9	Pass
14	Proposed Configuration	9.1%	1.5%	0.2%	2.4	Walking	Pass	9.2	Pass
	Existing Configuration	9.5%	1.5%	0.2%	2.5	N/A	N/A	8.8	Pass
15	Proposed Configuration	36.8%	20.3%	9.5%	4.0	Walking	Pass	15.7	Pass
	Existing Configuration	37.5%	21.1%	10.0%	4.1	N/A	N/A	16.1	Pass
16	Proposed Configuration	13.6%	3.5%	0.6%	2.6	Walking	Pass	10.2	Pass
	Existing Configuration	13.9%	3.8%	0.6%	2.7	N/A	N/A	10.0	Pass
17	Proposed Configuration	16.8%	6.4%	1.9%	2.8	Walking	Pass	11.6	Pass
	Existing Configuration	4.4%	0.6%	0.1%	2.1	N/A	N/A	8.7	Pass
18	Proposed Configuration	19.5%	8.6%	3.2%	3.0	Walking	Pass	13.1	Pass
	Existing Configuration	10.9%	3.6%	0.7%	2.4	N/A	N/A	10.6	Pass

(continued on next page)

Table 1 (continued): Pedestrian Wind Comfort and Safety – Ground Level

Configuration		Wind Criteria							
		Comfort						Safety	
		Yearly exceedence of given wind speed			Mean wind speed (exceeded 20% of year)	Recommended criterion	Result (compared against Recommended criterion)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
		Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s		Pass/Fail	m/s	Pass/Fail
19	Proposed Configuration	35.0%	21.1%	11.5%	4.1	Walking	Pass	18.4	Pass
	Existing Configuration	22.7%	7.7%	2.0%	3.1	N/A	N/A	13.1	Pass
20	Proposed Configuration	25.0%	12.4%	5.0%	3.3	Walking	Pass	13.4	Pass
	Existing Configuration	6.2%	1.1%	0.2%	2.1	N/A	N/A	9.1	Pass
21	Proposed Configuration	18.8%	8.4%	3.5%	2.9	Walking	Pass	13.8	Pass
	Existing Configuration	8.6%	2.1%	0.4%	2.4	N/A	N/A	9.8	Pass
22	Proposed Configuration	10.9%	5.3%	2.4%	2.2	Walking	Pass	14.0	Pass
	Existing Configuration	6.8%	1.1%	0.2%	2.2	N/A	N/A	8.7	Pass
23	Proposed Configuration	9.1%	2.6%	0.7%	2.3	Walking	Pass	11.1	Pass
	Existing Configuration	7.2%	1.2%	0.2%	2.3	N/A	N/A	8.8	Pass
24	Proposed Configuration	20.8%	8.7%	3.3%	3.1	Walking	Pass	13.7	Pass
	Existing Configuration	12.6%	4.8%	1.6%	2.4	N/A	N/A	12.9	Pass
25	Proposed Configuration	4.6%	1.2%	0.3%	2.0	Walking	Pass	10.7	Pass
	Existing Configuration	4.7%	1.2%	0.3%	1.9	N/A	N/A	10.9	Pass
26	Proposed Configuration	8.3%	1.2%	0.1%	2.3	Walking	Pass	9.0	Pass
	Existing Configuration	16.3%	4.3%	0.6%	2.8	N/A	N/A	10.1	Pass
27	Proposed Configuration	14.8%	5.6%	1.7%	2.7	Walking	Pass	13.0	Pass
	Existing Configuration	11.5%	3.9%	0.9%	2.4	N/A	N/A	11.0	Pass
28	Proposed Configuration	13.4%	4.1%	1.0%	2.6	Walking	Pass	11.6	Pass
	Existing Configuration	11.0%	3.4%	0.7%	2.4	N/A	N/A	10.9	Pass
29	Proposed Configuration	10.9%	2.8%	0.4%	2.4	Walking	Pass	9.4	Pass
	Existing Configuration	6.3%	1.3%	0.1%	2.1	N/A	N/A	9.0	Pass
30	Proposed Configuration	9.3%	2.0%	0.3%	2.4	Walking	Pass	9.3	Pass
	Existing Configuration	10.3%	2.6%	0.5%	2.5	N/A	N/A	10.5	Pass
31	Proposed Configuration	2.4%	0.4%	0.1%	1.7	Walking	Pass	7.9	Pass
	Existing Configuration	2.3%	0.2%	0.0%	1.8	N/A	N/A	6.8	Pass
32	Proposed Configuration	10.2%	3.0%	0.7%	2.4	Walking	Pass	11.1	Pass
	Existing Configuration	6.1%	0.6%	0.1%	2.2	N/A	N/A	7.5	Pass
33	Proposed Configuration	12.1%	5.7%	2.7%	2.4	Walking	Pass	15.4	Pass
	Existing Configuration	10.1%	1.9%	0.3%	2.5	N/A	N/A	9.2	Pass
34	Proposed Configuration	2.7%	0.3%	0.0%	1.8	Walking	Pass	7.8	Pass
	Existing Configuration	1.2%	0.2%	0.0%	1.6	N/A	N/A	7.6	Pass
35	Proposed Configuration	21.0%	14.0%	8.3%	3.1	Walking	Pass	16.8	Pass
	Existing Configuration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
36	Proposed Configuration	18.2%	9.9%	4.4%	2.8	Walking	Pass	14.0	Pass
	Existing Configuration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 2: Pedestrian Wind Comfort and Safety – Neighbouring Building

Configuration		Wind Criteria							
		Comfort						Safety	
		Yearly exceedence of given wind speed			Mean wind speed (exceeded 20% of year)	Recommended criterion	Result (compared against Recommended criterion)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
		Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s		Pass/Fail	m/s	Pass/Fail
N1	Proposed Configuration	5.3%	1.2%	0.3%	1.9	Walking	Pass	9.6	Pass
	Existing Configuration	9.5%	4.4%	1.8%	2.2	N/A	N/A	13.4	Pass
N2	Proposed Configuration	23.8%	15.4%	10.2%	3.3	Walking	Pass	18.6	Pass
	Existing Configuration	31.4%	17.3%	8.0%	3.8	N/A	N/A	14.6	Pass
N3	Proposed Configuration	2.7%	0.2%	0.0%	1.9	Walking	Pass	7.2	Pass
	Existing Configuration	31.9%	17.0%	9.8%	3.7	N/A	N/A	19.1	Pass
N4	Proposed Configuration	15.7%	7.0%	3.1%	2.7	Walking	Pass	14.8	Pass
	Existing Configuration	14.8%	7.6%	3.9%	2.6	N/A	N/A	16.8	Pass

Table 3: Pedestrian Wind Comfort and Safety – Upper Level Terraces

Configuration		Wind Criteria							
		Comfort						Safety	
		Yearly exceedence of given wind speed			Mean wind speed (exceeded 20% of year)	Recommended criterion	Result (compared against Recommended criterion)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
		Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s		Pass/Fail	m/s	Pass/Fail
T2	Proposed Configuration	19.4%	9.8%	5.5%	3.0	Standing	Pass	18.6	Pass
T3	Proposed Configuration	21.0%	11.1%	5.7%	3.1	Standing	Pass	19.2	Pass
T4	Proposed Configuration	35.7%	22.3%	12.3%	4.2	Standing	Fail	16.6	Pass
	Mitigation	28.0%	16.0%	7.2%	3.6	Standing	Pass	15.2	Pass
T5	Proposed Configuration	6.0%	1.6%	0.4%	2.0	Standing	Pass	9.9	Pass
T6	Proposed Configuration	27.7%	14.2%	7.1%	3.5	Standing	Pass	17.8	Pass
T7	Proposed Configuration	22.7%	9.4%	3.6%	3.2	Standing	Pass	14.3	Pass
T8	Proposed Configuration	9.7%	3.8%	1.5%	2.3	Standing	Pass	13.7	Pass
T9	Proposed Configuration	38.3%	25.0%	15.4%	4.5	Standing	Fail	17.5	Pass
	Mitigation	28.6%	16.4%	7.7%	3.7	Standing	Pass	15.5	Pass
T10	Proposed Configuration	34.6%	20.4%	9.9%	4.0	Standing	Fail	15.5	Pass
	Mitigation	26.7%	12.1%	4.5%	3.4	Standing	Pass	12.6	Pass
T11	Proposed Configuration	33.9%	16.5%	7.7%	3.8	Standing	Pass	16.7	Pass
T12	Proposed Configuration	33.5%	19.7%	11.8%	4.0	Standing	Pass	18.1	Pass
T13	Proposed Configuration	23.4%	9.3%	3.3%	3.2	Standing	Pass	12.9	Pass



Figure 4 - Summary of wind criteria satisfied on the ground level surrounding of the 36-38 Gipps Street development for the Existing Configuration.



Figure 5a - Summary of wind criteria satisfied on the ground level surrounding of the 36-38 Gipps Street development for the Proposed Configuration.

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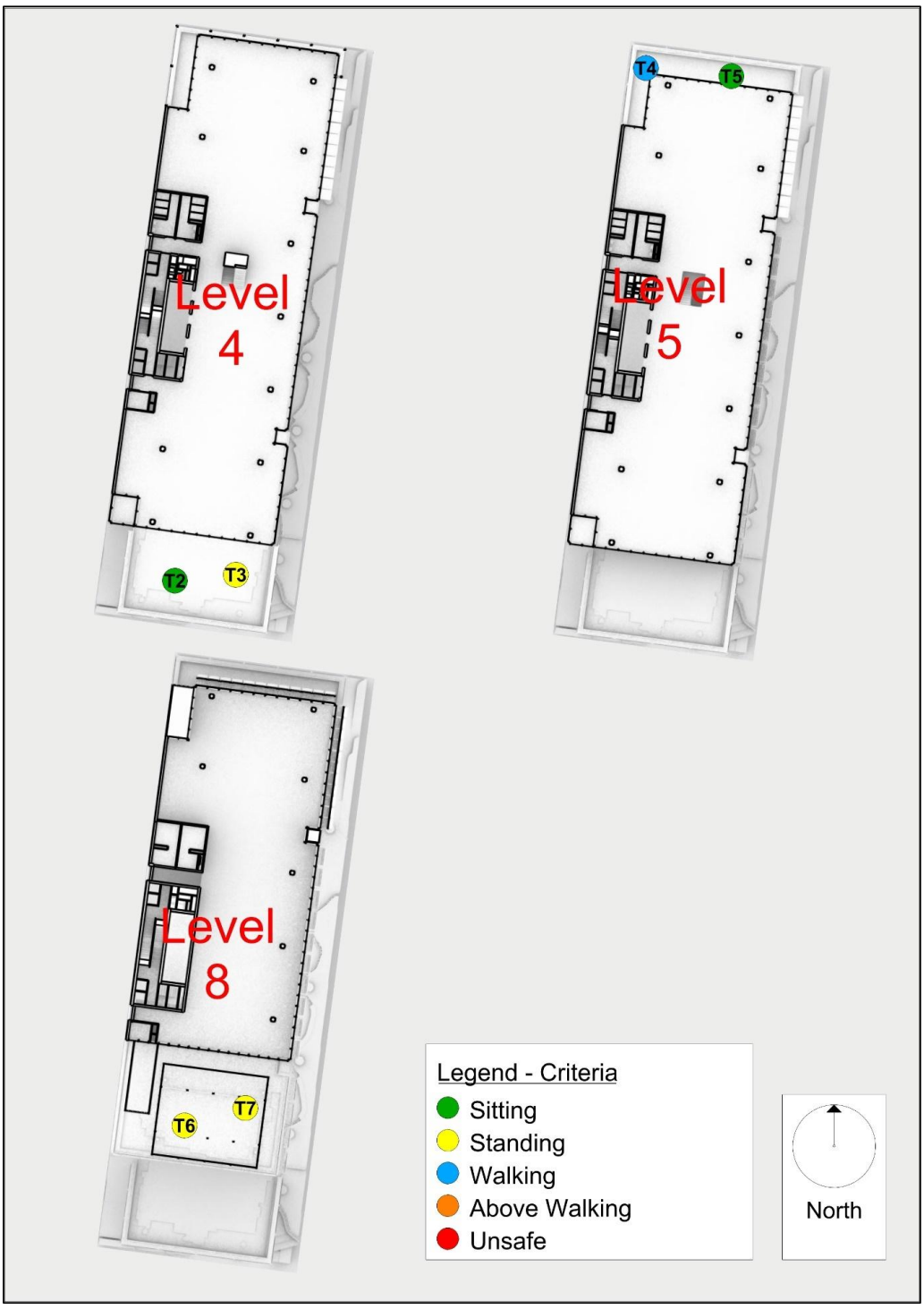


Figure 5b - Summary of wind criteria satisfied on the level 4, 5 and 8 terraces of the 36-38 Gipps Street development for the Proposed Configuration.

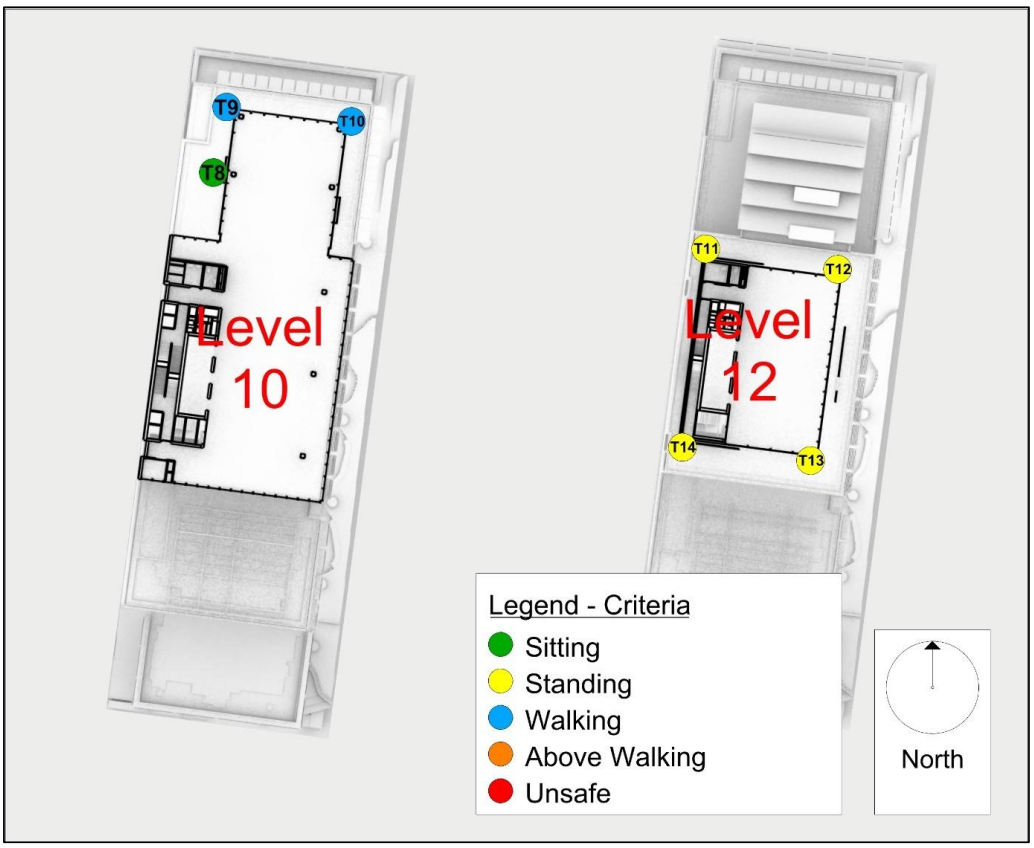


Figure 5c - Summary of wind criteria satisfied on the level 10 and 12 terraces of the 36-38 Gipps Street development for the Proposed Configuration.

5.3 Wind Mitigation Strategies

In order to improve the walking comfort wind conditions at the Level 5 and 10 terraces, wind mitigation strategies have been investigated as follows:

- Level 5 common terrace northwest corner (Test Location T4)
  It has been demonstrated that the addition of 2m high balustrade along the northwest of the terrace (see details in Figure 6) would improve the wind conditions to satisfy the standing comfort criterion.

- Level 10 common terrace north corners (Test Locations T9 and T10)
  It has been demonstrated that the addition of a 2m balustrade extending from the northwest to the northeast perimeter of the terrace (see details in Figure 6) would improve the wind conditions to satisfy the standing comfort criterion.

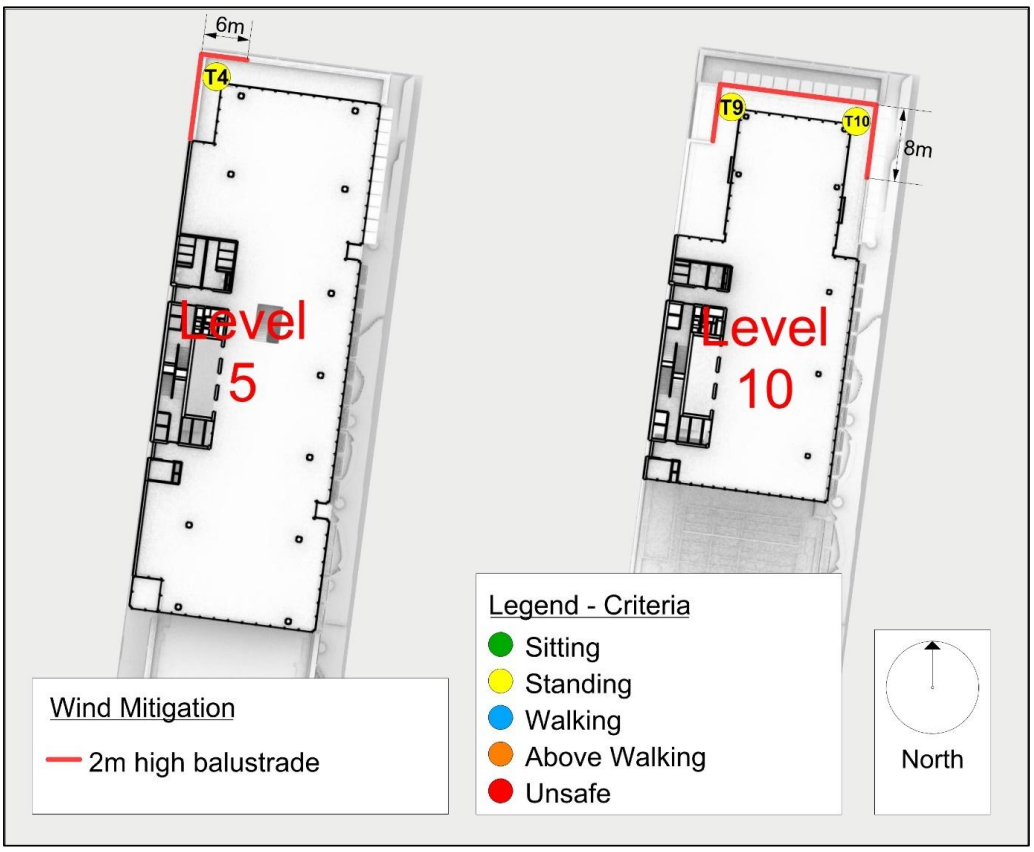


Figure 6 - Summary of wind criteria satisfied on Level 5 and 10 of the 36-38 Gipps Street development for the Proposed Configuration with wind mitigation strategies.

APPENDIX A – VELOCITY AND TURBULENCE PROFILES

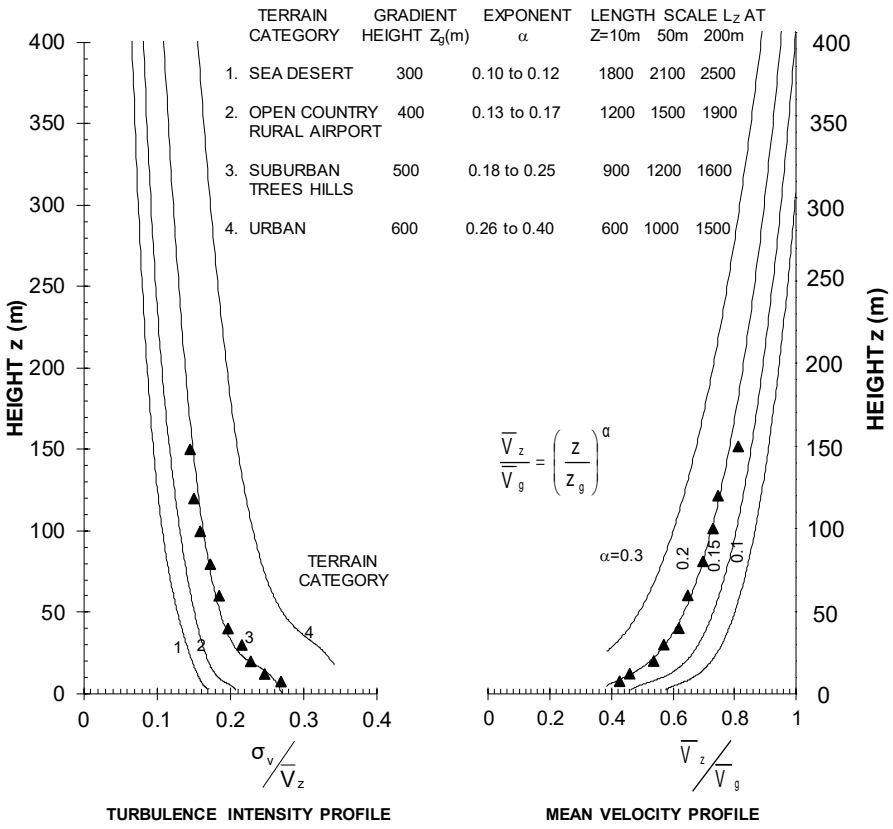


Figure A1 -1/400 scale TC3 boundary layer turbulence intensity and mean velocity profiles in the MEL Consultants Boundary Layer Wind Tunnel 4.8m x 2.2m working section, scaled to full scale dimensions.

APPENDIX B – PEDESTRIAN SAFETY PLOTS

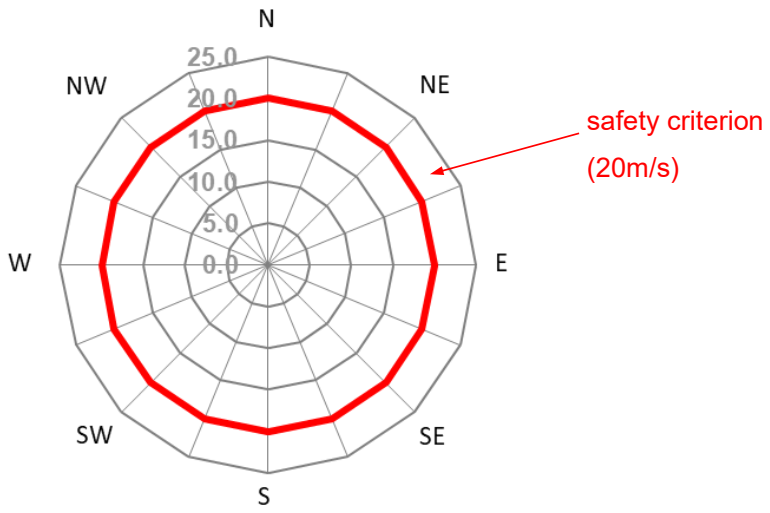
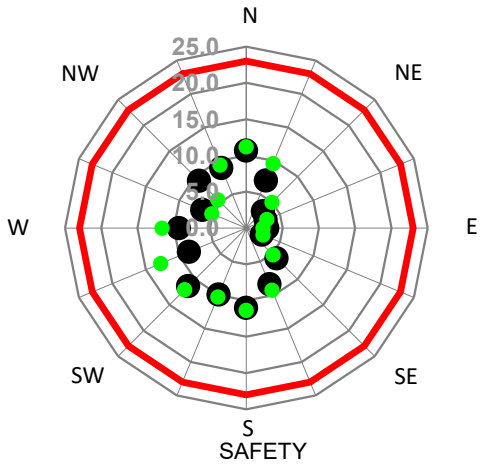


Figure B1 – Environmental wind safety criterion for Melbourne Region based on local 3 second peak gust wind speed

Test Location **1**

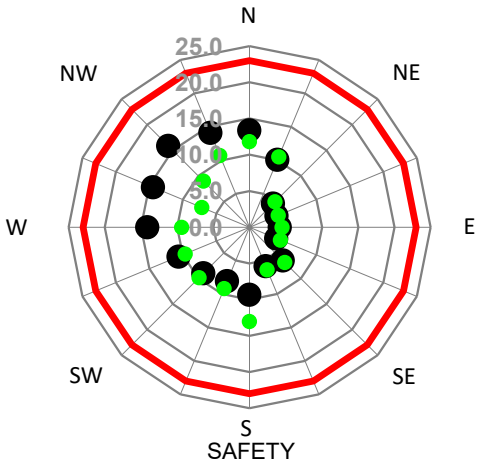


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	24.9%	9.0%	2.0%	3.2	Pass	11.3	Pass
● Existing Configuration	29.9%	12.7%	4.1%	3.5	Pass	12.8	Pass
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Test Location **2**

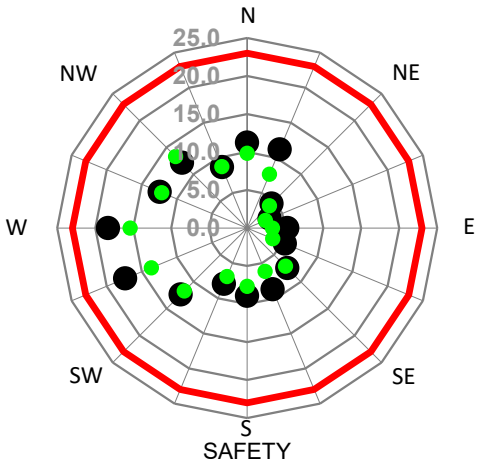


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	32.2%	15.8%	7.0%	3.7	Pass	15.9	Pass
● Existing Configuration	29.2%	13.1%	4.6%	3.5	Pass	13.0	Pass
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Test Location **3**

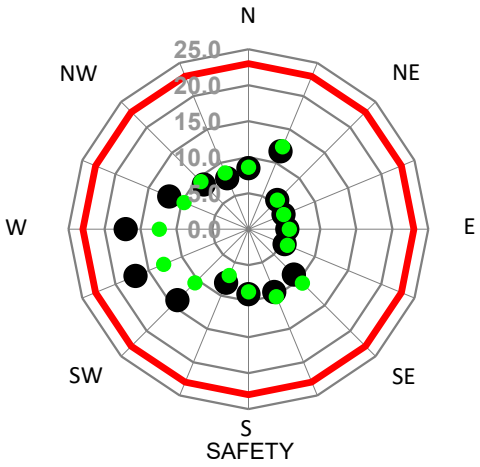


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	32.9%	15.8%	7.6%	3.7	Pass	18.3	Pass
● Existing Configuration	23.6%	10.2%	4.5%	3.2	Pass	15.4	Pass
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Test Location **4**

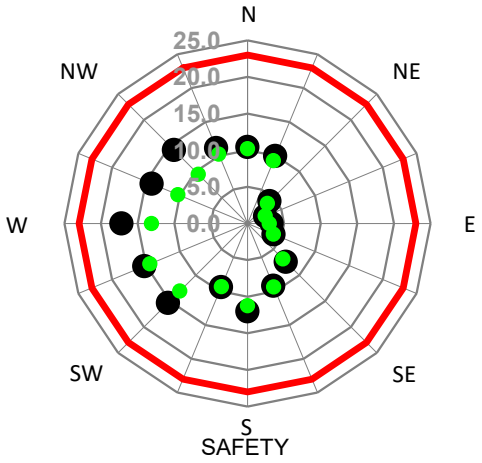


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	27.5%	13.0%	6.5%	3.4	Pass	17.0	Pass
● Existing Configuration	22.9%	8.8%	3.2%	3.2	Pass	12.8	Pass
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Test Location **5**

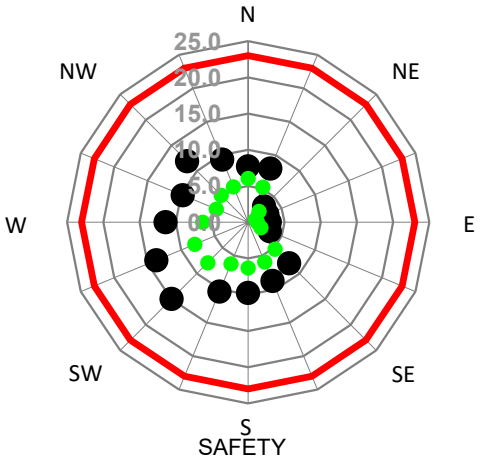


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	37.5%	19.6%	9.1%	4.0	Pass	17.2	Pass
● Existing Configuration	31.4%	14.1%	4.9%	3.6	Pass	14.4	Pass
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Test Location **6**

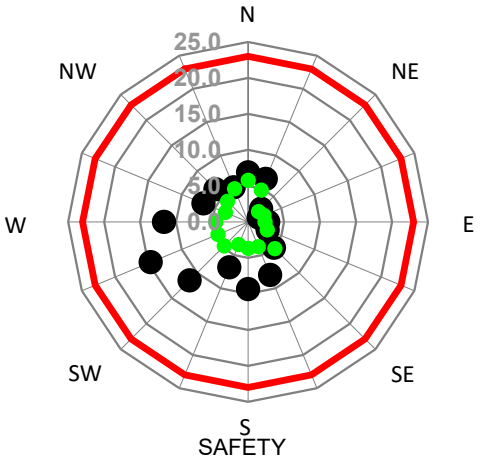


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	24.2%	10.1%	4.0%	3.2	Pass	14.9	Pass
● Existing Configuration	3.4%	0.5%	0.1%	2.0	Pass	8.0	Pass
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Test Location **7**

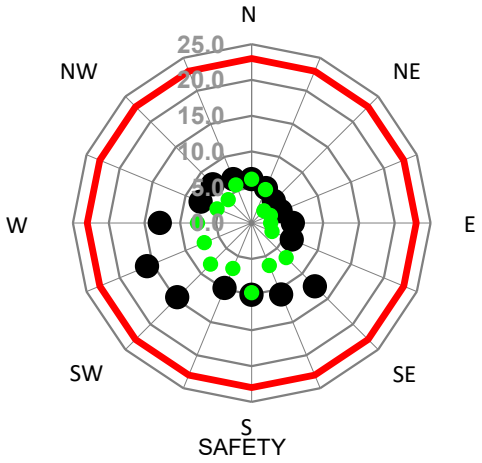


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	16.6%	6.3%	2.4%	2.8	Pass	14.7	Pass
● Existing Configuration	0.4%	0.0%	0.0%	1.5	Pass	5.8	Pass
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Test Location **8**

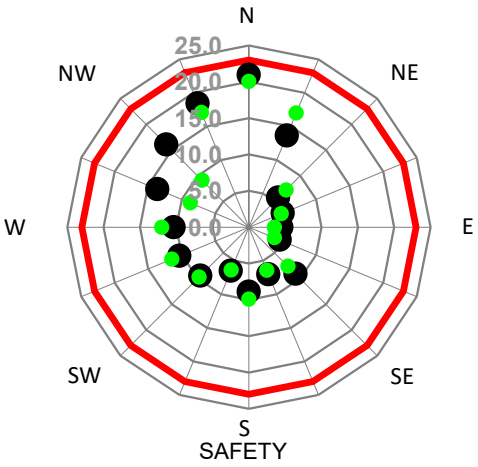


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	23.1%	11.0%	4.9%	3.2	Pass	15.8	Pass
● Existing Configuration	8.8%	2.0%	0.3%	2.3	Pass	9.7	Pass
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Test Location **9**

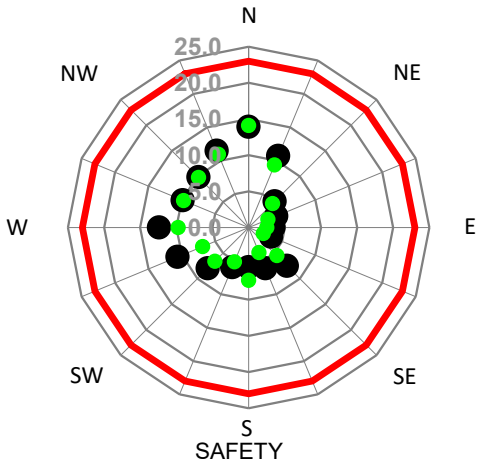


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	39.7%	23.2%	15.2%	4.4	Pass	20.9	Pass
● Existing Configuration	39.4%	23.0%	14.1%	4.3	Pass	20.0	Pass
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Test Location **10**

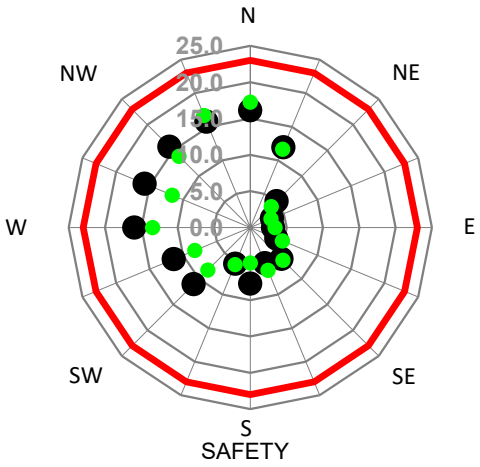


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	24.4%	12.9%	5.1%	3.3	Pass	13.9	Pass
● Existing Configuration	21.3%	10.6%	4.1%	3.1	Pass	14.1	Pass
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Test Location **11**

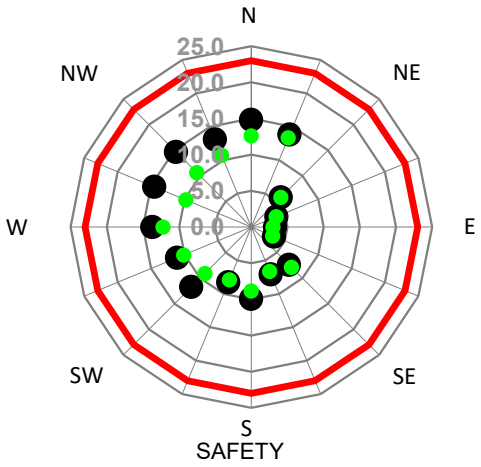


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	34.7%	20.7%	11.4%	4.1	Pass	16.1	Pass
● Existing Configuration	29.7%	18.4%	11.0%	3.8	Pass	17.3	Pass
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Test Location **12**

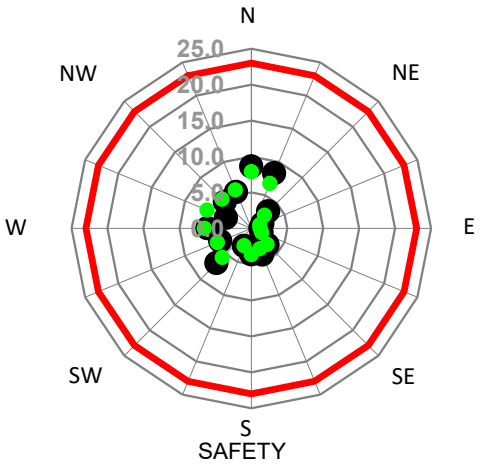


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	36.7%	19.6%	9.1%	4.0	Pass	14.8	Pass
● Existing Configuration	27.7%	11.8%	4.4%	3.4	Pass	13.4	Pass
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Test Location **13**

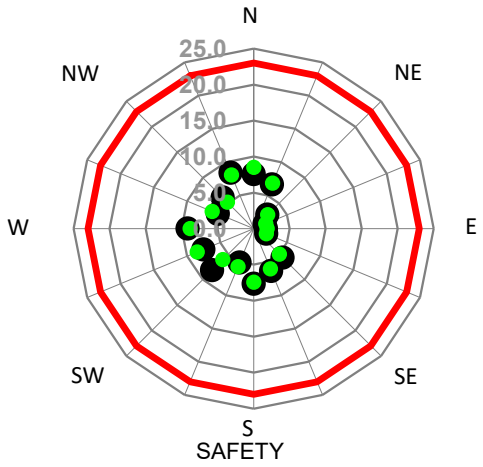


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	5.1%	0.8%	0.1%	1.9	Pass	8.6	Pass
● Existing Configuration	3.8%	0.4%	0.0%	1.9	Pass	7.9	Pass
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Test Location **14**

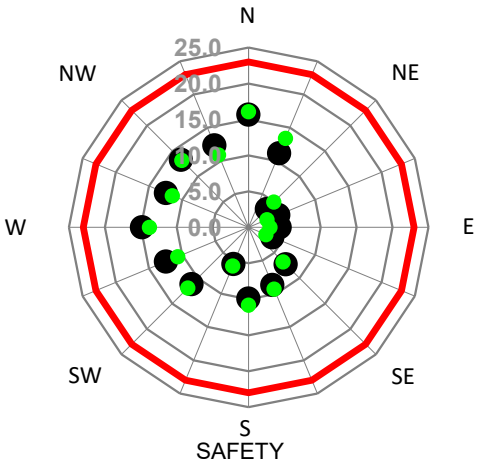


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	9.1%	1.5%	0.2%	2.4	Pass	9.2	Pass
● Existing Configuration	9.5%	1.5%	0.2%	2.5	Pass	8.8	Pass
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Test Location **15**

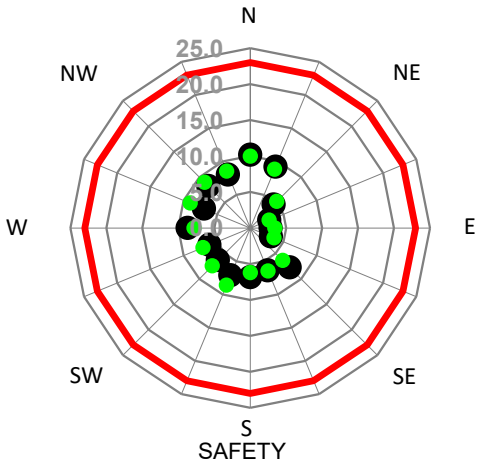


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	36.8%	20.3%	9.5%	4.0	Pass	15.7	Pass
● Existing Configuration	37.5%	21.1%	10.0%	4.1	Pass	16.1	Pass
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Test Location **16**

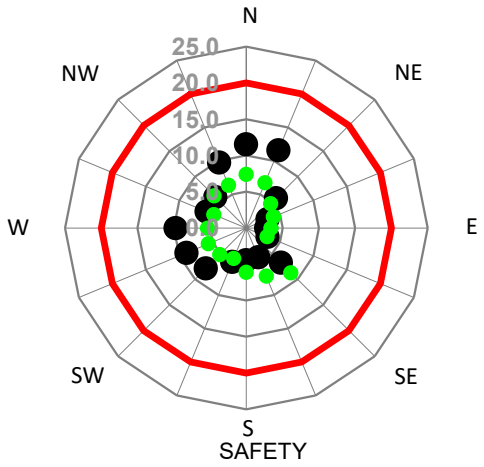


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 23m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 23m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	13.6%	3.5%	0.6%	2.6	Pass	10.2	Pass
● Existing Configuration	13.9%	3.8%	0.6%	2.7	Pass	10.0	Pass
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Test Location **17**

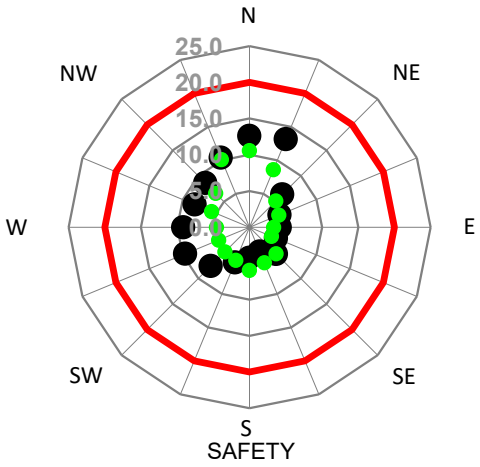


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	16.8%	6.4%	1.9%	2.8	Pass	11.6	Pass
● Existing Configuration	4.4%	0.6%	0.1%	2.1	Pass	8.7	Pass
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Test Location **18**

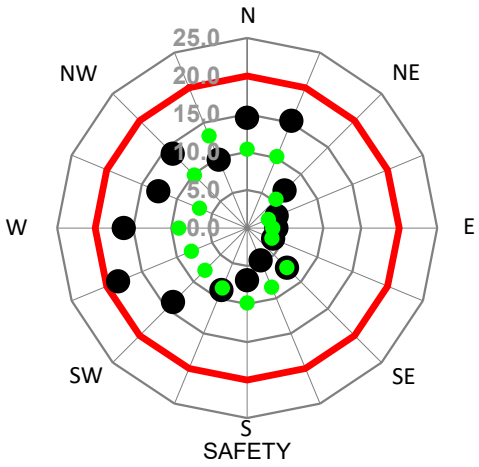


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● **Proposed Configuration**	19.5%	8.6%	3.2%	3.0	Pass	13.1	Pass
● **Existing Configuration**	10.9%	3.6%	0.7%	2.4	Pass	10.6	Pass
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Test Location **19**

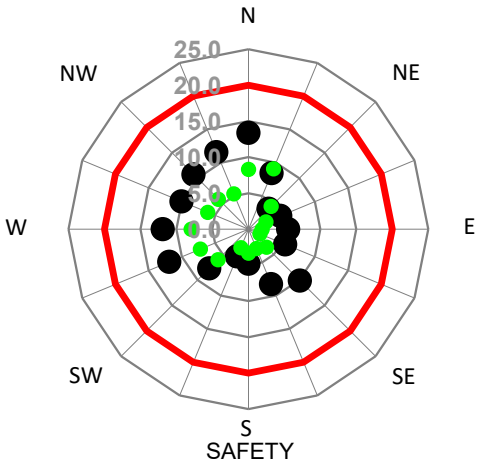


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● **Proposed Configuration**	35.0%	21.1%	11.5%	4.1	Pass	18.4	Pass
● **Existing Configuration**	22.7%	7.7%	2.0%	3.1	Pass	13.1	Pass
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Test Location **20**

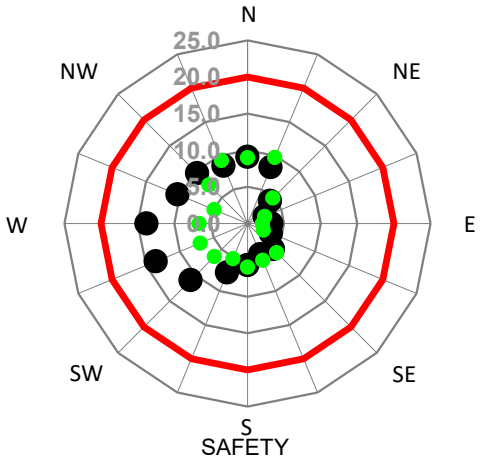


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● **Proposed Configuration**	25.0%	12.4%	5.0%	3.3	Pass	13.4	Pass
● **Existing Configuration**	6.2%	1.1%	0.2%	2.1	Pass	9.1	Pass
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Test Location **21**

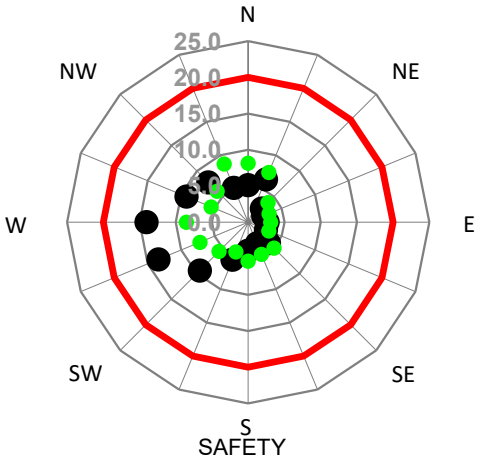


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	18.8%	8.4%	3.5%	2.9	Pass	13.8	Pass
● Existing Configuration	8.6%	2.1%	0.4%	2.4	Pass	9.8	Pass
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Test Location **22**

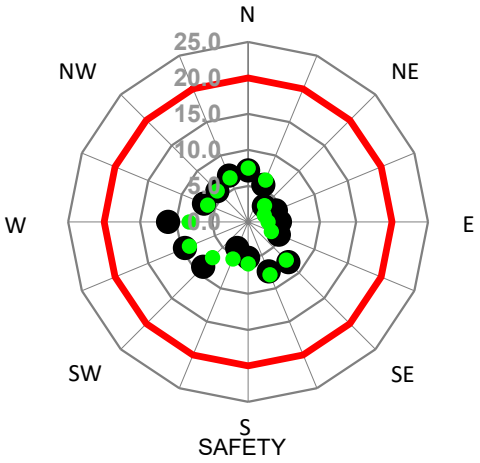


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	10.9%	5.3%	2.4%	2.2	Pass	14.0	Pass
● Existing Configuration	6.8%	1.1%	0.2%	2.2	Pass	8.7	Pass
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Test Location **23**

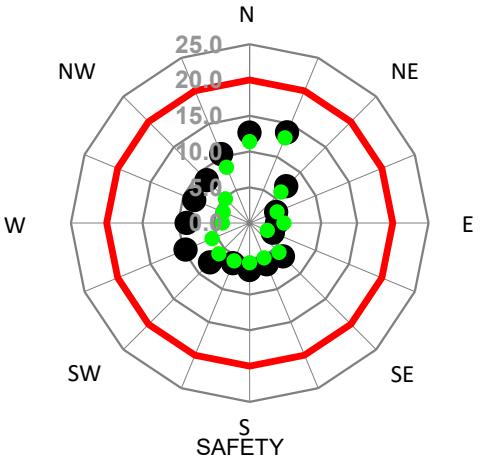


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	9.1%	2.6%	0.7%	2.3	Pass	11.1	Pass
● Existing Configuration	7.2%	1.2%	0.2%	2.3	Pass	8.8	Pass
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Test Location **24**

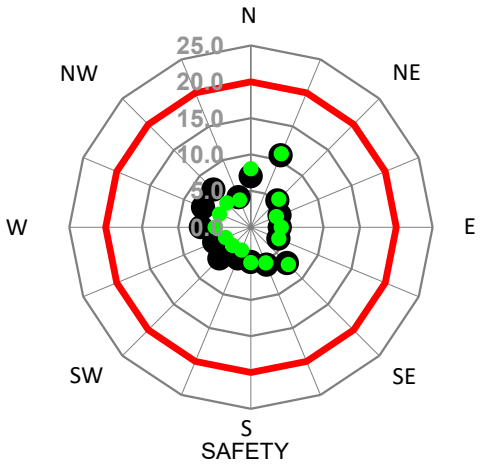


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	20.8%	8.7%	3.3%	3.1	Pass	13.7	Pass
● Existing Configuration	12.6%	4.8%	1.6%	2.4	Pass	12.9	Pass
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Test Location **25**

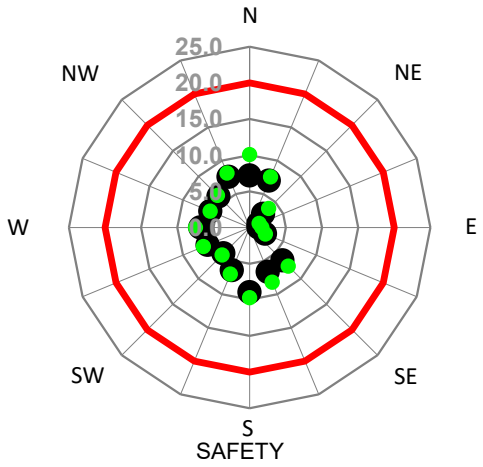


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	4.6%	1.2%	0.3%	2.0	Pass	10.7	Pass
● Existing Configuration	4.7%	1.2%	0.3%	1.9	Pass	10.9	Pass
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Test Location **26**

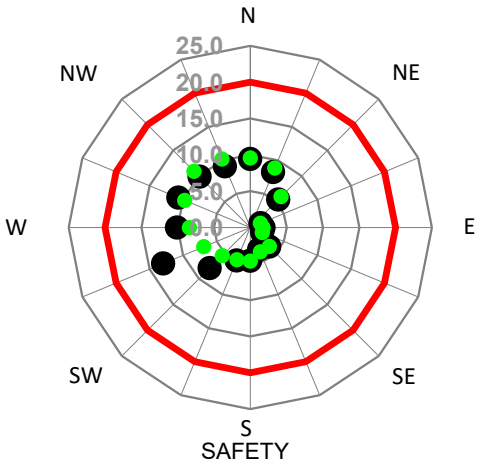


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	8.3%	1.2%	0.1%	2.3	Pass	9.0	Pass
● Existing Configuration	16.3%	4.3%	0.6%	2.8	Pass	10.1	Pass
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Test Location **27**

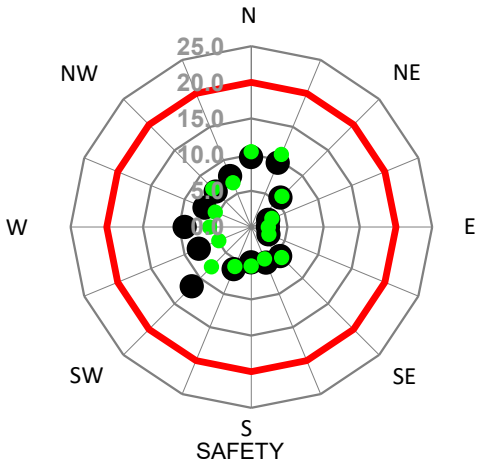


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	14.8%	5.6%	1.7%	2.7	Pass	13.0	Pass
● Existing Configuration	11.5%	3.9%	0.9%	2.4	Pass	11.0	Pass
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Test Location **28**

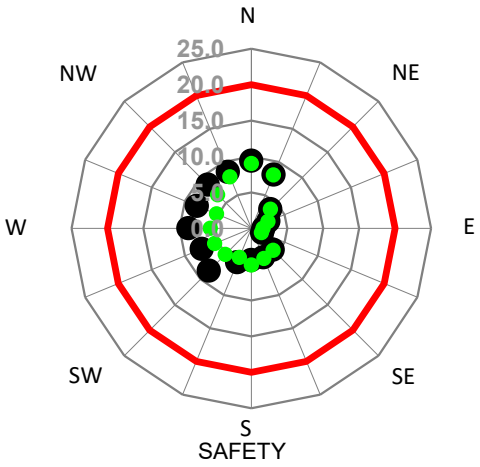


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	13.4%	4.1%	1.0%	2.6	Pass	11.6	Pass
● Existing Configuration	11.0%	3.4%	0.7%	2.4	Pass	10.9	Pass
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Test Location **29**

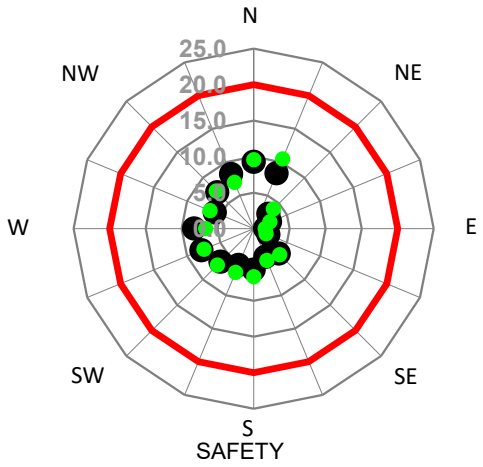


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	10.9%	2.8%	0.4%	2.4	Pass	9.4	Pass
● Existing Configuration	6.3%	1.3%	0.1%	2.1	Pass	9.0	Pass
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Test Location **30**

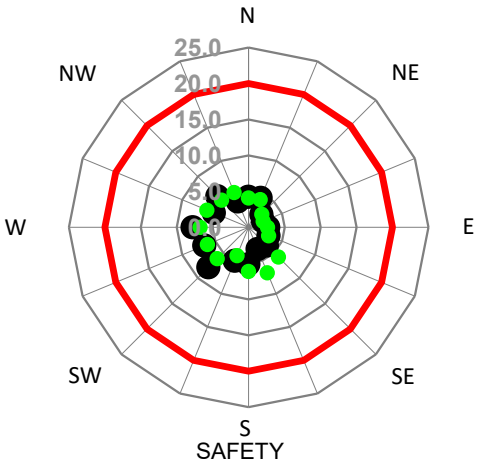


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	9.3%	2.0%	0.3%	2.4	Pass	9.3	Pass
● Existing Configuration	10.3%	2.6%	0.5%	2.5	Pass	10.5	Pass
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Test Location **31**

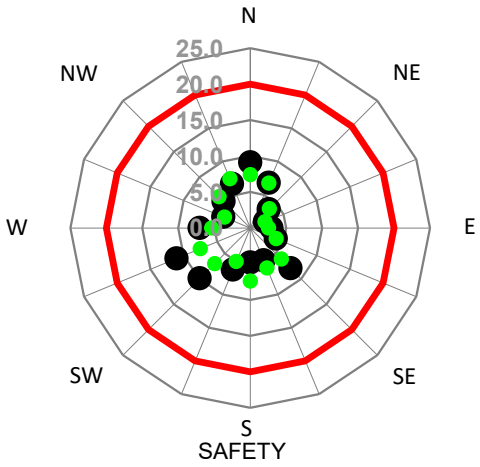


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	2.4%	0.4%	0.1%	1.7	Pass	7.9	Pass
● Existing Configuration	2.3%	0.2%	0.0%	1.8	Pass	6.8	Pass
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Test Location **32**

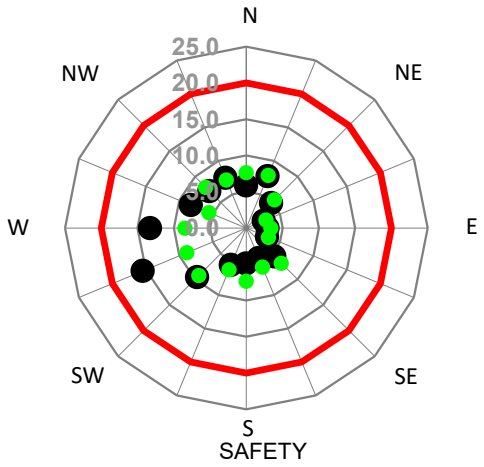


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	10.2%	3.0%	0.7%	2.4	Pass	11.1	Pass
● Existing Configuration	6.1%	0.6%	0.1%	2.2	Pass	7.5	Pass
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Test Location **33**

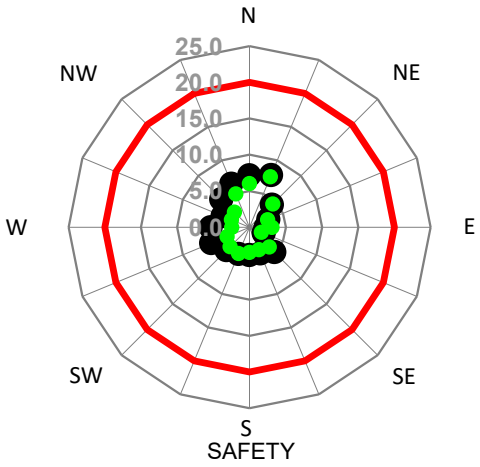


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	12.1%	5.7%	2.7%	2.4	Pass	15.4	Pass
● Existing Configuration	10.1%	1.9%	0.3%	2.5	Pass	9.2	Pass
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Test Location **34**

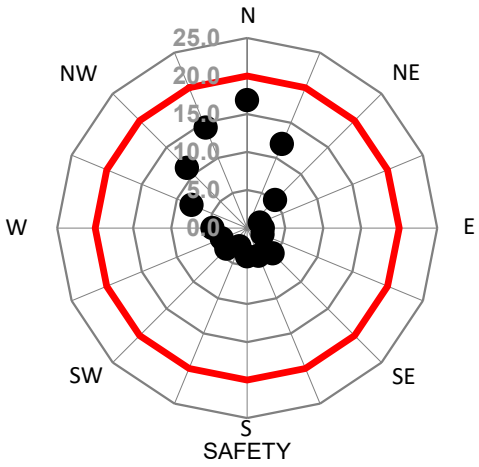


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	2.7%	0.3%	0.0%	1.8	Pass	7.8	Pass
● Existing Configuration	1.2%	0.2%	0.0%	1.6	Pass	7.6	Pass
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Test Location **35**

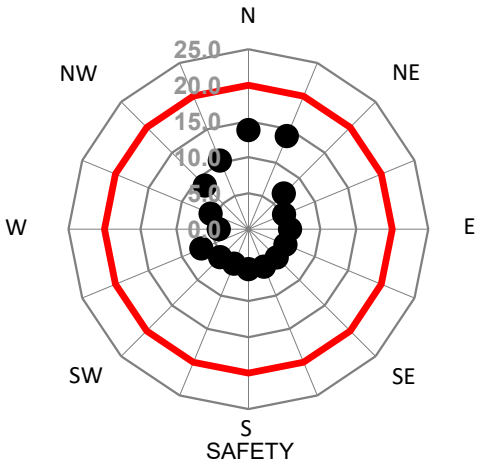


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	21.0%	14.0%	8.3%	3.1	Pass	16.8	Pass
● Existing Configuration							
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Test Location **36**

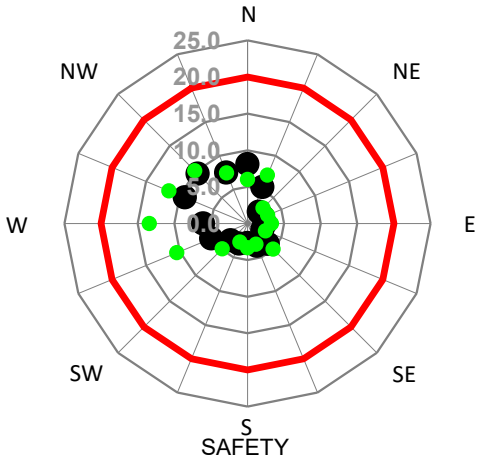


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	18.2%	9.9%	4.4%	2.8	Pass	14.0	Pass
● Existing Configuration							
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Test Location **N1**

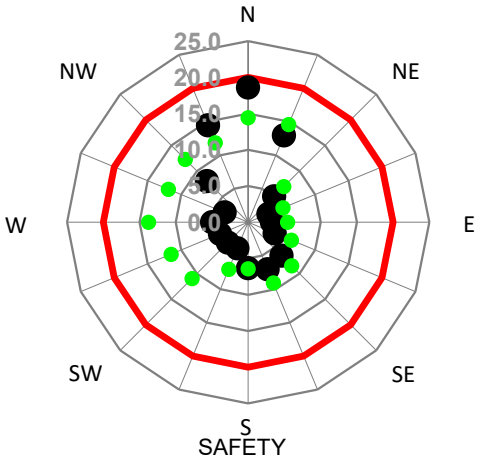


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	5.3%	1.2%	0.3%	1.9	Pass	9.6	Pass
● Existing Configuration	9.5%	4.4%	1.8%	2.2	Pass	13.4	Pass
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Test Location **N2**

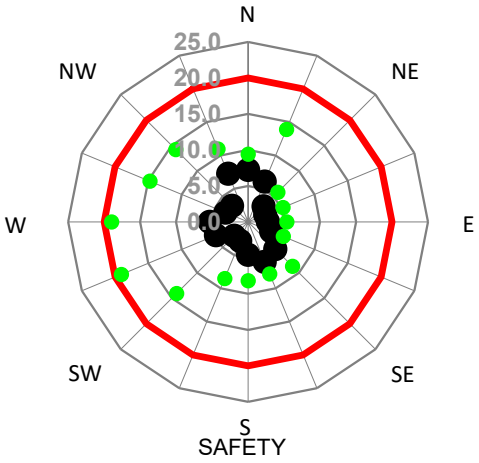


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	23.8%	15.4%	10.2%	3.3	Pass	18.6	Pass
● Existing Configuration	31.4%	17.3%	8.0%	3.8	Pass	14.6	Pass
■							
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■							
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Test Location **N3**

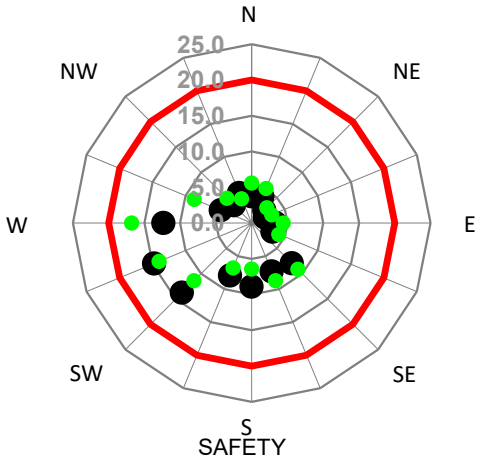


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	2.7%	0.2%	0.0%	1.9	Pass	7.2	Pass
● Existing Configuration	31.9%	17.0%	9.8%	3.7	Pass	19.1	Pass
■							
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Test Location **N4**

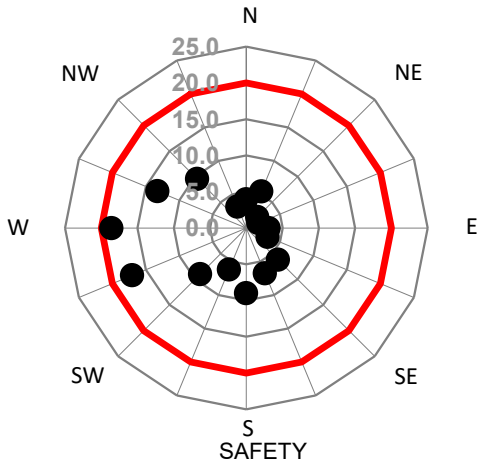


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 5m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	15.7%	7.0%	3.1%	2.7	Pass	14.8	Pass
● Existing Configuration	14.8%	7.6%	3.9%	2.6	Pass	16.8	Pass
■							
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■							
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Test Location **T2**

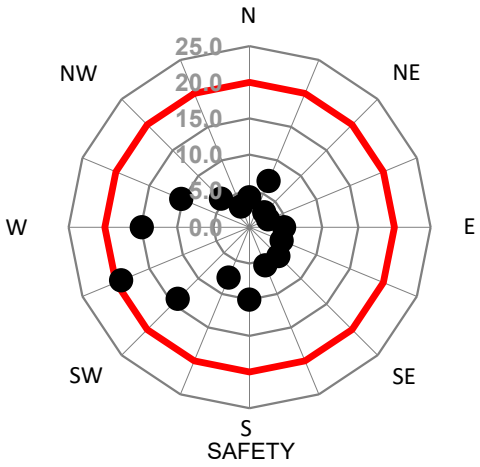


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	19.4%	9.8%	5.5%	3.0	Pass	18.6	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
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Test Location **T3**

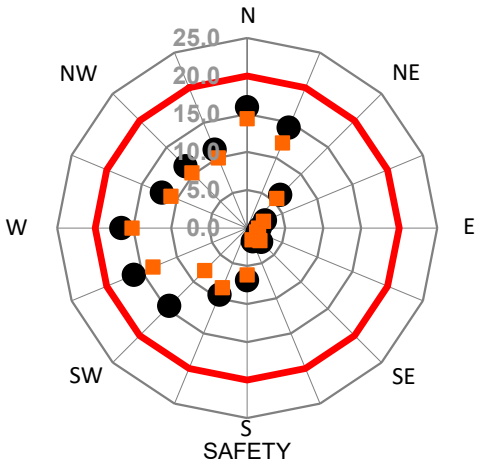


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	21.0%	11.1%	5.7%	3.1	Pass	19.2	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
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■							
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Test Location **T4**

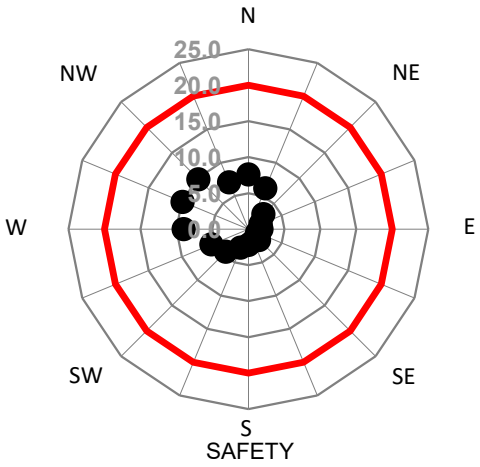


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● **Proposed Configuration**	35.7%	22.3%	12.3%	4.2	Fail	16.6	Pass
●							
■ **Proposed Configuration + 2m balustrade**	28.0%	16.0%	7.2%	3.6	Pass	15.2	Pass
◆							
▲							
■							
◆							
▲							

Test Location **T5**

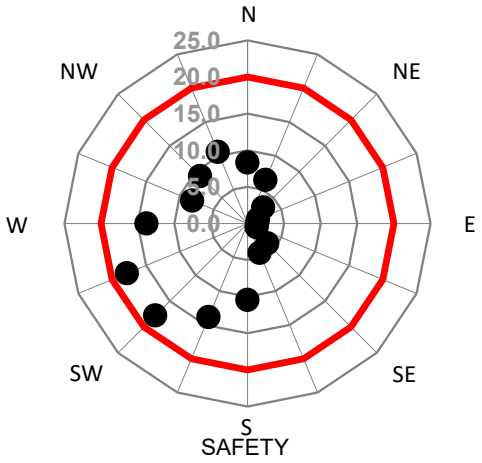


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	6.0%	1.6%	0.4%	2.0	Pass	9.9	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
◆							
▲							

Test Location **T6**

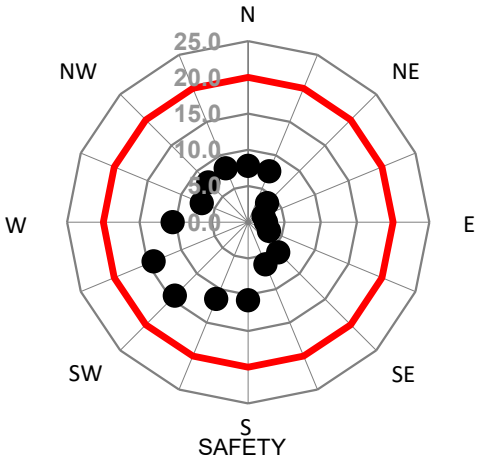


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	27.7%	14.2%	7.1%	3.5	Pass	17.8	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
◆							
▲					▲		

Test Location **T7**

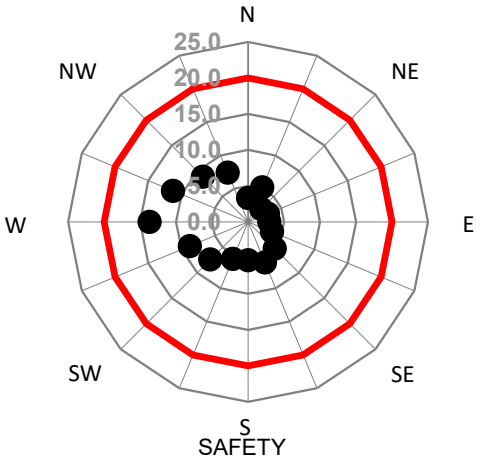


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	22.7%	9.4%	3.6%	3.2	Pass	14.3	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
◆							

Test Location **T8**

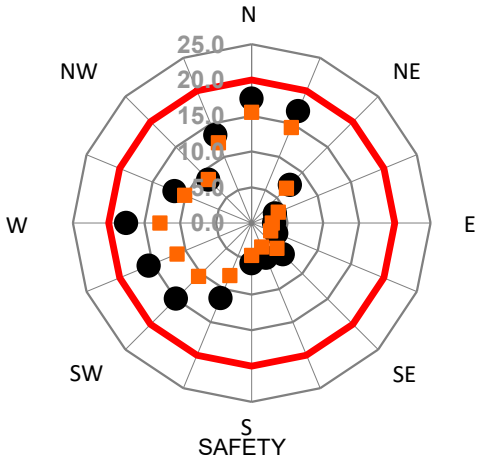


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	9.7%	3.8%	1.5%	2.3	Pass	13.7	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
◆							
▲							

Test Location **T9**

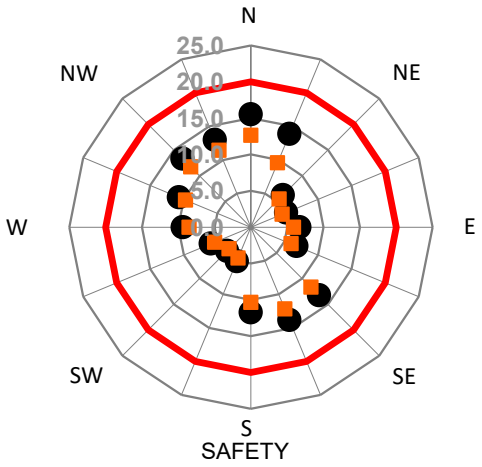


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● **Proposed Configuration**	38.3%	25.0%	15.4%	4.5	Fail	17.5	Pass
●							
■ **Proposed Configuration + 2m balustrade**	28.6%	16.4%	7.7%	3.7	Pass	15.5	Pass
◆							
▲							
■							
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▲							

Test Location **T10**

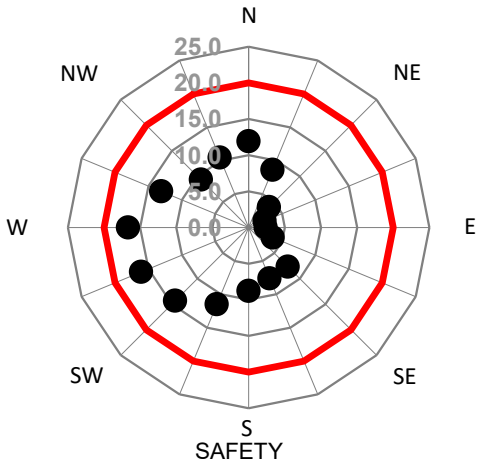


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	34.6%	20.4%	9.9%	4.0	Fail	15.5	Pass
●							
■ Proposed Configuration + 2m balustrade	26.7%	12.1%	4.5%	3.4	Pass	12.6	Pass
◆							
▲							
■							
◆							
▲							

Test Location **T11**

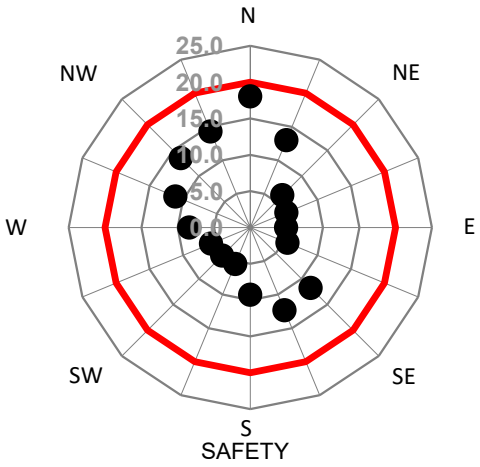


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● **Proposed Configuration**	33.9%	16.5%	7.7%	3.8	Pass	16.7	Pass
●							
■ **Proposed Configuration + 2m balustrade**							
◆							
▲							
■							
◆							
▲							

Test Location **T12**

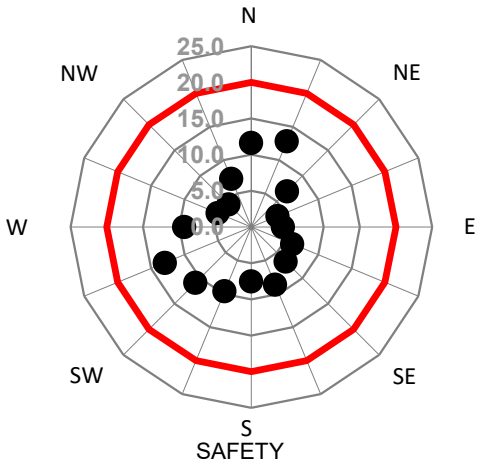


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	33.5%	19.7%	11.8%	4.0	Pass	18.1	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
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Test Location **T13**

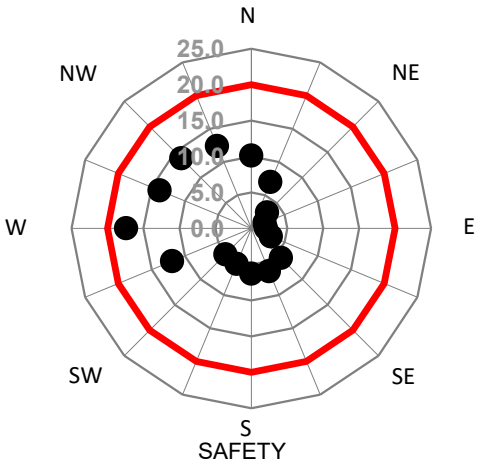


Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	23.4%	9.3%	3.3%	3.2	Pass	12.9	Pass
●							
■ Proposed Configuration + 2m balustrade							
◆							
▲							
■							
◆							
▲							

Test Location **T14**



Local peak 3 second gust wind speed (m/s)

Safety Wind Speed = 20m/s

Configuration	Wind Comfort Criteria					Safety Criterion	
	Exceedence of given wind speed per year			Mean wind speed (exceeded 20% of year)	Result (compared against Target wind speed of 4m/s)	Peak wind speed (of all wind directions)	Result (compared against Safety wind speed of 20m/s)
	Sitting (3m/s) %	Standing (4m/s) %	Walking (5m/s) %	m/s	Pass/Fail	m/s	Pass/Fail
● Proposed Configuration	21.5%	10.2%	5.0%	3.1	Pass	17.4	Pass
●							
■							
◆							
▲							
■							
◆							
▲							

Client	Date
Riverlee	15 July 2026

Green Travel Plan

Proposed Mixed Use Development

36-38 Gipps Street, Collingwood

Planning
Transport
Urban Design
Waste Management
Landscape Architecture
Civil Engineering

ratio:

ratio.com.au

Project
36-38 Gipps Street, Collingwood

Prepared for
Riverlee

Our reference
21369T

Directory path https://ratioconsultants1.sharepoint.com/sites/21369T/Shared Documents/Work/Reports/GTP/21369T-GTP01-F02.docx

Version	Date	Issue	Prepared by	Checked by	Approved by
21369T- GTP01-D01	16/01/2026	Draft	R. Tan	S. Dangol	B. Young
21369T- GTP01-F01	9/02/2026	Final	R. Tan	S. Dangol	B. Young
21369T- GTP01-F02	15/07/2026	Revised Final	R. Tan	S. Dangol	B. Young

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Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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1. Introduction

1.1. Introduction

Welcome! The purpose of this Green Travel Plan (GTP) is to provide information for building occupants to provide green travel options and assist them in travelling more sustainably across Melbourne, and information for building management about the implementation of actions and targets for the Green Travel Plan.

1.2. Information for Commercial Staff and Employees

You are ideally located near the Collingwood and North Richmond Railway Station with convenient access to nearby public transport services and car share vehicles. Given the abundance of travel options in the area, you don't need to rely on a private vehicle as the primary mode of travel to/from work or business meetings.

In the following pages, you will find useful information on where to catch public transport, safe routes to ride your bicycle or e-scooter, and some handy places you can walk to.

1.3. Implementation

Section 7 onwards sets out a number of targets that seek to encourage employees to adopt transport modes that result in the least impact on the environment, particularly active transport modes such as walking and cycling.

A Green Travel Champion (GTC) will be needed to monitor the progress towards these targets and to keep the plan up to date.

1.4. Purpose of the Green Travel Plan

Transport is the second largest producer of greenhouse gas emissions in Victoria after stationary energy production with the emissions of over 19 million tonnes of carbon dioxide (CO_2) per annum. As a consequence, both State and Local government authorities (such as the City of Melbourne) are implementing policies to reduce the impact of vehicle travel on the environment by (amongst other measures) encouraging more sustainable modes of transport.

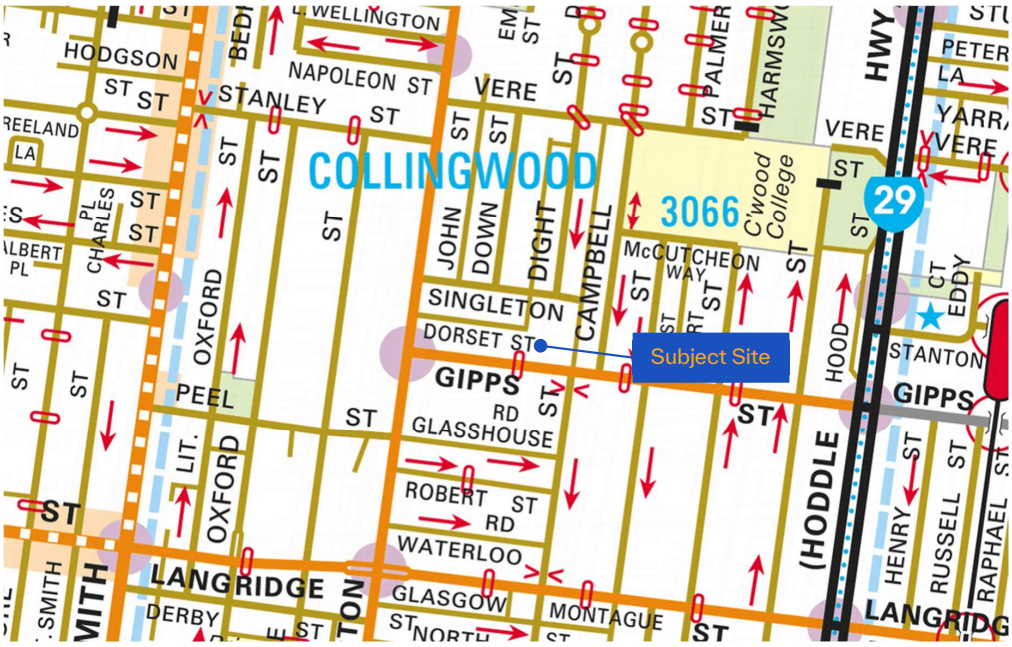
By way of example, the State Government has prepared a range of broad-level policy documents, such as Plan Melbourne, which set out similar goals and objectives aimed at improving and encouraging existing transport infrastructure within the State, and ultimately reducing the reliance on private motor vehicles, as they represent the most space intensive and carbon emitting form of transport per person moved.

This Green Travel Plan outlines a range of strategies, targets and actions designed to encourage the use of sustainable modes of transport (such as walking, cycling and public transport) in lieu of single-occupancy car trips.

2. Subject Site Location & Context

The subject site is located on the western side of Campbell Street, between Singleton Street and Gipps Street. Figure 2-1 shows the location of the subject site, and its immediate surrounds.

Figure 2-1: Site Location and Surrounding Road Network



Source: www.online.melway.com.au/melway/

In terms of access to 'green travel' opportunities, the site is in an excellent location within comfortable walking distance to both the Collingwood Railway Station on the Hurstbridge and Mernda lines, as well as numerous bus routes operating along Hoddle Street. There are also multiple on and off-road cycling routes in the surrounding area, and easy access to a wide variety of retail, commercial and food and drink land uses on Gipps Street. A detailed summary of the options surrounding the site for walking, cycling, public transport and other alternative transport modes is provided in the following sections of this GTP, to assist with locating and utilising these travel choices.

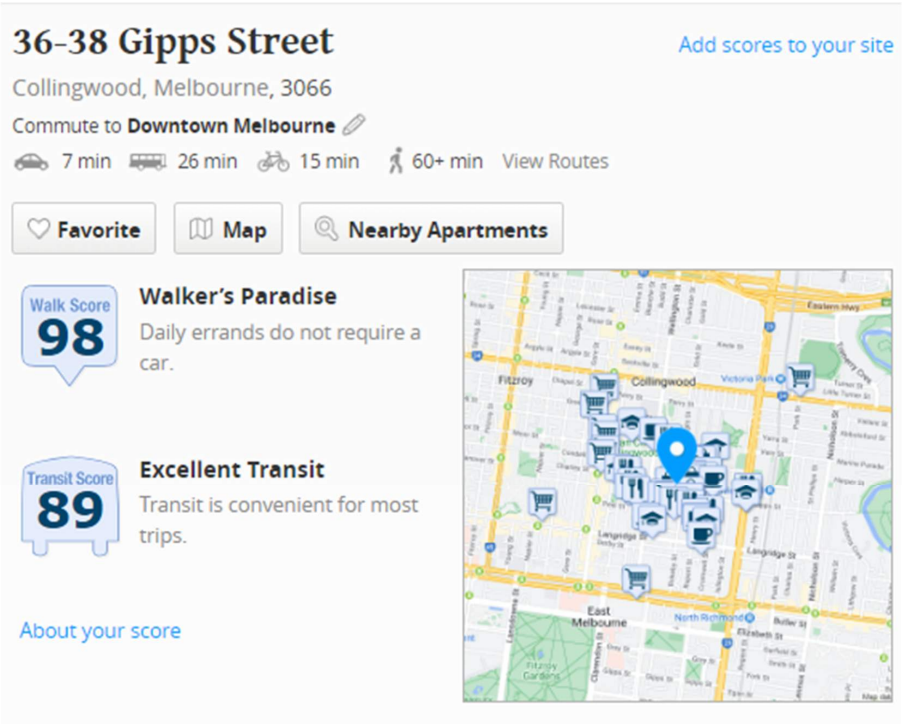
3. Walking

3.1. Key Walkable Destination

The site achieves a 'Walk Score' of 98 points (out of a possible 100) and is described as a 'Walker's Paradise' on Walkscore.com, indicating that most errands can be accomplished on foot. A site's walk score is calculated based on the walking distance to local amenities, such as supermarkets, schools, parks, public transport, etc. Walkscore.com utilises data sources such as Google and road network data to calculate a 'Walk Score'.

The convenient everyday services as illustrated in Figure 3-1.

Figure 3-1: Walkable Services from the Subject Site



Source: walkscore.com

Some key destinations are listed below:

— CorePlus Collingwood, located at the immediate southeast of the site.

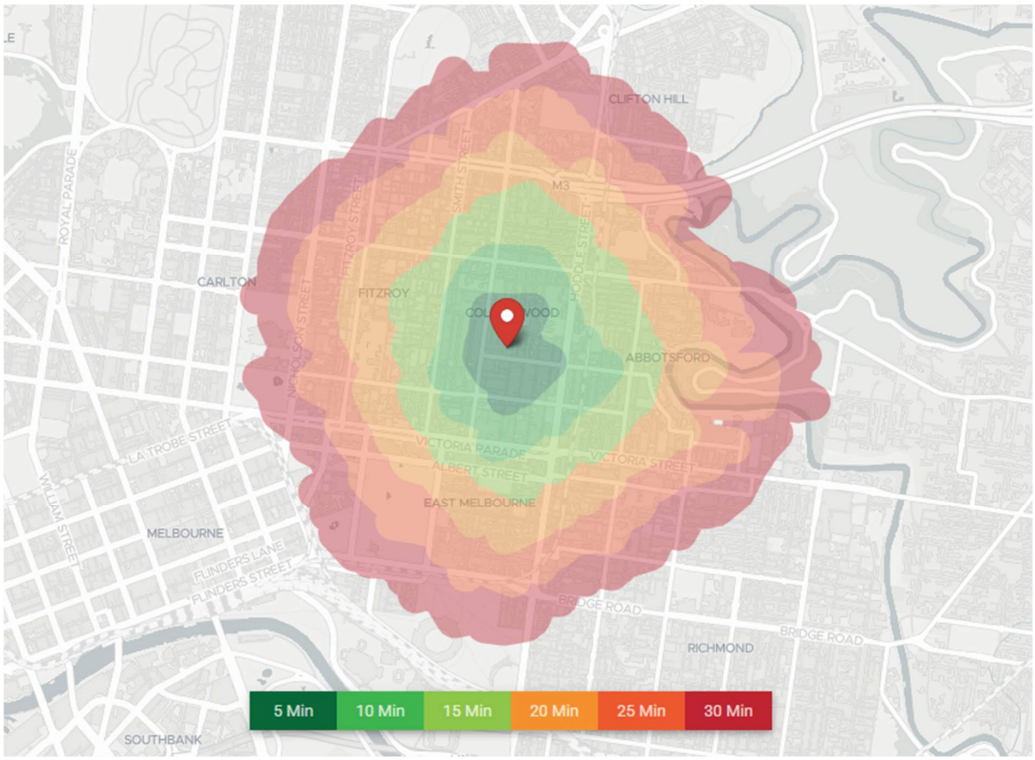
— Anytime Fitness Collingwood, located approximately 120 metres southwest of the site.

— Ruper Street Uniting Early Learning, located approximately 56 metres west of the site.

— Collingwood Station, located approximately 455 metres east of the site.

Figure 3-2 below illustrates the walkable catchment surrounding the site, showing the distance a person can travel on foot for up to a 30-minute walk (each way). As the walking distance increases from the site, different key destinations will become accessible.

Figure 3-2: Walkable Catchment Area in Proximity of the Site



Source: app.targomo.com

3.2. Walking Initiatives

The Heart Foundation's Walking Group is a fantastic way to join community groups or start your own. As the largest walking group network in Australia, it is easy to find or even start your own walking group.

For access to the Heart Foundations Walking Groups, head to:

https://walking.heartfoundation.org.au/walking

To get access to the handy resources from Victoria Walks and find popular routes nearby, you can visit their website here: https://www.victoriawalks.org.au/walksnearme/

4. Cycling

4.1. Bicycle Network

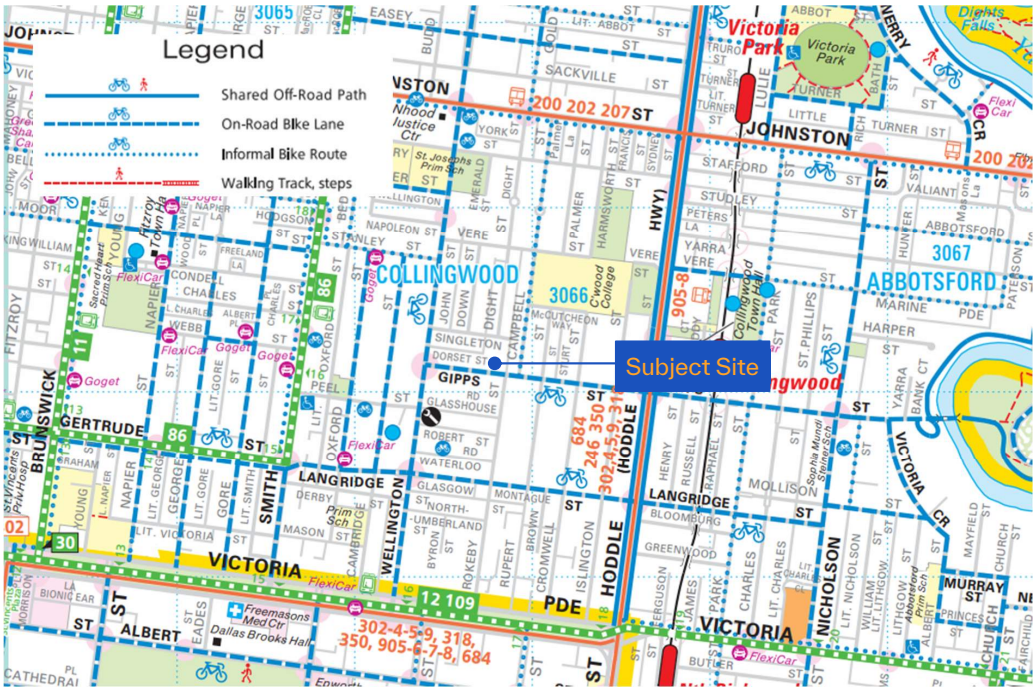
The subject site has good access to Melbourne's bicycle network, with the following key routes connecting to/from the site:

- On-road bicycle lanes are provided along Gipps Street, Wellington Street, Langridge Street and Smith Street to provide direct bicycle friendly connections to the northern and eastern suburbs and the CBD.
- Off-road shared path along Hoddle Street to the north of Victoria Parade provides a safe bicycle connection to the north and connects into the Merri Creek Trail.
- Access to the off-road Main Yarra Trail to the east is facilitated via on-road bicycle paths along Gipps Street, Langridge Street and Nicholson Street. The Main Yarra Trail follows the Yarra River in both directions, providing convenient access to the northern, eastern and southern suburbs.

The above infrastructure connects to the wider bicycle network, providing further connections across Melbourne.

The subject site relative to nearby bicycle facilities is shown Figure 4-1.

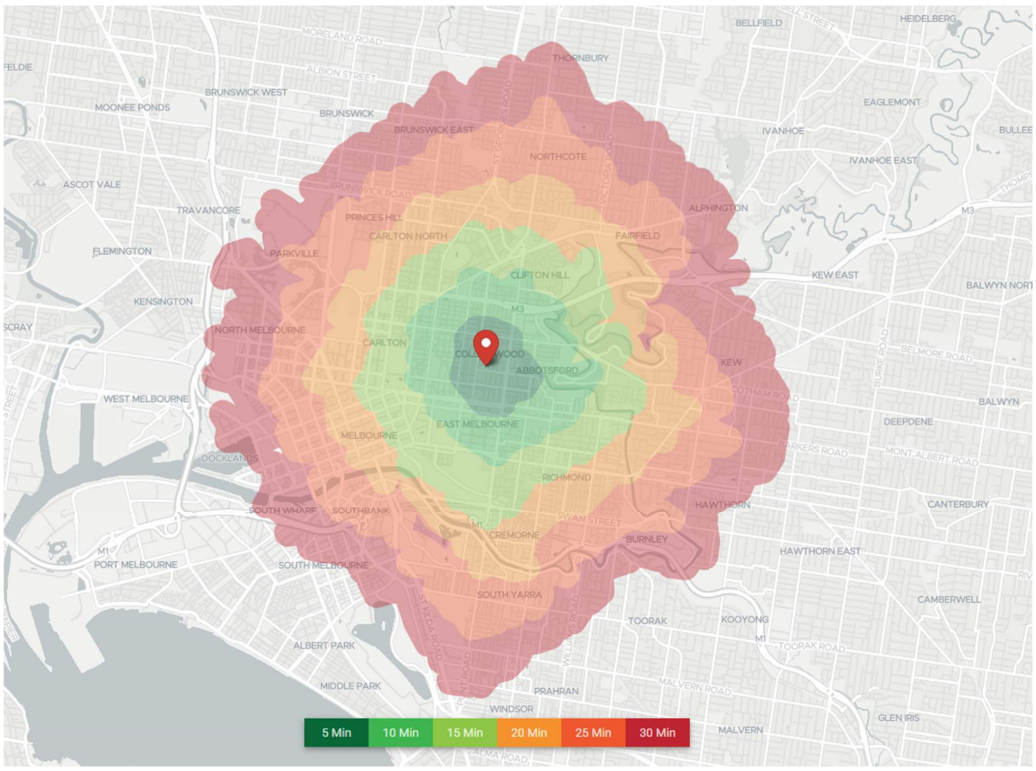
Figure 4-1: Surrounding Cycling Facilities



Source: Yarra TravelSmart Map

Depending on how far you cycle from the site, different key destinations will become available to you. The cycling catchment area is shown in Figure 4-2.

Figure 4-2: Cycling Catchment Area



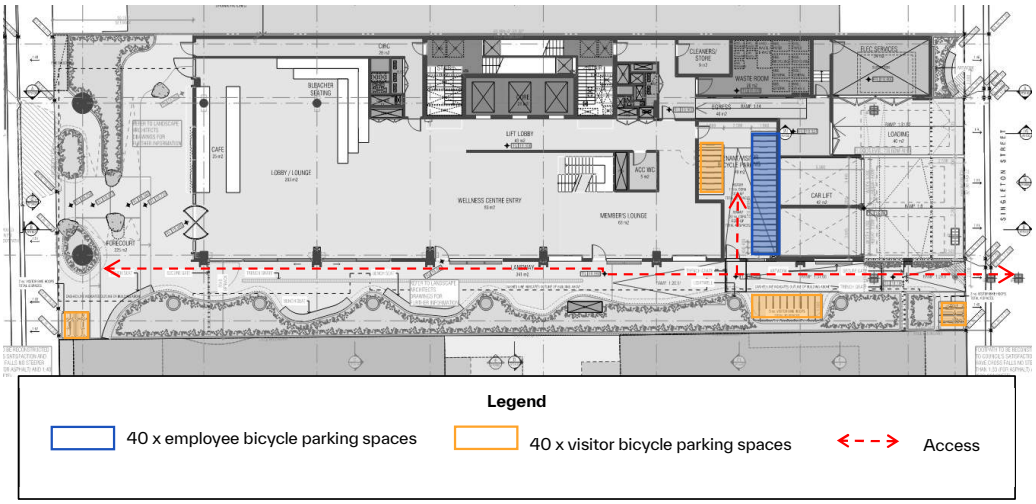
Source: app.targomo.com

4.2. Parking Your Bike

There are plenty of bicycle racks provided for you to park your bicycle within a total of 80 bicycle parking spaces provided on site and guided by wayfinding signage to the facilities pursuant to Australian Standard AS2890.3. The bicycle parking supply is detailed below, and its locations are shown in Figure 4-3:

- 40 secure employee/staff spaces provided within 20 two-tier dynamic Cora E3DT-DP racks or similar bike racks, located in a secured bike room.
- 22 secure visitor spaces provided within 11 two-tier dynamic Cora E3DT-DP racks or similar bike racks, located in a secured bike room.
- 10 visitor spaces provided within 5 horizontal bicycle hoops, located along the site's eastern internal pedestrian laneway.
- 8 visitor bicycle spaces within 4 horizontal bicycle hoops, with 2 fronting Gipp Street and 2 fronting Singleton Street.

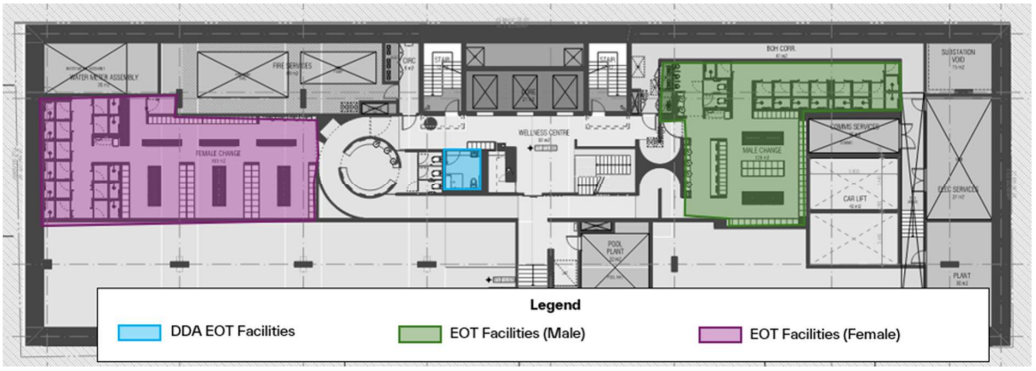
Figure 4-3: On-site bicycle parking (Ground Level)



In addition to the above, end-of-trip (EoT) facilities are provided within Basement Level 1 of the development, including separate male and female shower and change room areas, lockers, and a dedicated DDA-compliant facility, as shown in Figure 4-4 below. This facility is accessible to both office employees and health club members.

If you require a locker, similar to reserving a bicycle rack, notify the designated Green Travel Champion, who will manage and assign a locker for your use.

Figure 4-4: End of trip facilities (Basement Level 1)



4.3. Servicing Your Bike

If you require some step-by-step guides for general bicycle maintenance and repair, see some of the resources provided below:

— https://www.bikeride.com/ - Video instruction manuals for bicycle maintenance and repair.

— www.madegood.org/bikes/repairs/ - Video instruction manuals for bicycle maintenance and repair.

Or, if you need to get your bicycle serviced / repaired by a professional, try one of the following:

— My Ride Collingwood, 192 Wellington St, Collingwood VIC 3066, Ph 0394191995

— Spokes Abbotsford, 96 Nicholson Street, Abbotsford VIC 3067, Ph 0394175657

4.4. Cycling Initiatives

Ride2Work Day

One initiative that is being supported across Melbourne is Ride2Work day, an annual event run by Bicycle Network Victoria. We hope that all of the commercial tenants can get involved in this initiative and encourage their staff members to choose cycling over other less sustainable transport options. This initiative provides an opportunity to experience an alternative mode of transport with the additional perks of events surrounding the day. It also encourages the health benefits that arise from physical activity.

For more information on how you can join in on Ride2Work day, visit:

https://www.bicyclenetwork.com.au/rides-and-events/ride2work/

The website also includes great tips for new cyclists, including product reviews, road rules, how to perform bike maintenance, maps and inspiration, to name a few.

5. Public Transport

5.1. Public Transport Accessibility

The site is located within a Category 2 area under the Planning Scheme, as shown in Figure 5-1. Higher categories indicate higher Public Transport Accessibility Level (PTAL) scores, reflecting better access to public transport services. Given the site's location within Category 2 and its proximity to Category 3 and Category 4 areas to the south and east, the site is considered to have good public transport accessibility.

Figure 5-1: Public Transport Accessibility Level (PTAL) Map with context to the site



Source: VicPlan

The public transport services located within walking distance of the subject site have been summarised in Table 5-1.

Table 5-1: Public Transport Services

Mode	Route Number	Route	Nearest Stop	Walking Distance
Train	Hurstbridge Line, Mernda Line		Collingwood train station	450 metres (7 minutes)
Bus	246	Ivanhoe Shopping Centre to Upper Heidelberg Road	Gipps Street/ Hoddle Street	450 metres (6 minutes)
	302/303/304	City to Box Hill to Doncaster Shopping Centre		
	305	City to The Pines SC		
	309	City to Donvale		
	318	City to Deep Creek		
	350	City to Latrobe University		
	905	City to the Pines SC (SMART)		
	906	City to Warrandyte (SMART)		
	907	City to Mitcham (SMART)		
	908	City to The Pines SC (SMART)		
Tram	86	Waterfront City Docklands	Gertrude Street/ Smith Street	650 metres (9 minutes)
	12	Victoria Gardens – St Kilda (Fitzroy Street)	Wellington Street/ Victoria Parade	700 metres (10 minutes)
	109	Box Hill – Port Melbourne		

5.2. Purchasing a Myki

Myki cards can be purchased from a number of retailers, including all 7-Elevens, Myki machines at selected stations and stops, premium station ticket offices (including Richmond Station), on the bus, and online.

If you have an Android smartphone, you can now integrate your Myki through the Google Pay app. You have the ability to see your balance, top up on the go and touch on and off with your phone. For more information, visit the link below.

https://www.ptv.vic.gov.au/tickets/myki/mobile-myki/

5.3. Plan Your Journey

Visit PTV website (www.ptv.vic.gov.au/journey/) to plan your public transport journey by simply entering your origin and destination, followed by either departure or arrival time, and you're on your way!

There is also a free PTV app you can download from the App Store. Some of the features of the app include:

— Real-time train, tram and bus information shown in countdown mode.

— Real-time platform information for metropolitan trains, including any cancellation information.

— Detailed station facility information.

— Integration with your address book to plan a journey with your contacts.

— Location of myki retail outlets.

— Ability to call PTV directly from the app.

Note all features require an internet connection.

6. Alternative to Using a Private Vehicle

6.1. Car Share

Car share schemes offer a viable alternative to owning your own vehicle, with members able to book vehicles on an as needed basis either online or by phone. Employees can conveniently use this service to attend meetings and site visits during the workday without requiring access to their own vehicle.

Car share schemes are a more cost effective and more environmentally friendly alternative transport option to the private motor vehicle. Even when driving three to four times per week, the cost of using a car share (approximately $350 per month) is far less than the costs of owning and operating a car (approximately $650 per month)[1]. Car share schemes also result in less carbon emissions, with fewer vehicles being produced and less kilometres travelled per person compared to private car ownership, with car share members more likely to use car share only when necessary.

Car share operators have a number of share car pods located around Abbotsford, with the subject site located in close proximity to pods operated by GoGet and Flexicar.

Business Travel

GoGet offers a business plan to make it easy for your staff to gain access to the car share network. This plan is free to join, with no commitment or membership fees. Some of the advantages include:

— Fleet reduction.

— Remove KMs reimbursement to staff using their own vehicles.

— Instant scalability to meet business demand.

— Increase staff efficiency.

— Reduced costs, typically 50% cheaper than any round-trip made with a taxi or rideshare.

— Large network across Australia.

For more information visit GoGet website (www.goget.com.au/business/).

Flexicar offer three business plans depending on the frequency of use. There are no joining fees or membership fees, however, there are minimum expenditures as discussed below.

— The business intro plan has no minimum monthly cost, with hourly rental rates from $13.50.

[1] Goget.com.au

- The business moderate plan has a monthly minimum expenditure of $150, with hourly rental rates from $10.50.
- The business regular plan has a monthly minimum expenditure of $250, with hourly rental rates from $8.45.

For more information visit Flexicar website:

www.flexicar.com.au/plan/business

6.2. Taxis / Rideshare

Need to catch a ride? The following operators provide taxi and rideshare services in Melbourne.

Service		How to order
	Silver Top Taxis	**Call 8413 7202** Wheelchair accessible taxis (WATs) are also available. Simply request a WAT when making a booking
	13Cabs	**Call 13 22 27** Wheelchair accessible taxis (WATs) are also available. Simply request a WAT when making a booking
	Silver Cabs	**Call 1300 183338** Maxi Taxis available on request.
	Uber	Get a reliable ride in minutes with the Mobile App for each service. No reservations are required
	DiDi	
	Ola	
	InDrive	InDrive offers peer-to-peer carpooling services for city and intercity travel. Planning your journey has never been simpler with their Mobile App.

Uber Business

Uber Business is an efficient system that can be used for business travel. It enables work-related trips to be easily charged back to the business and/or projects. The benefits include:

- Handle all your Uber rides in one place and choose a payment method that works best for your business.
- Add people to the account and create customised policies for usage.
- Review individual trip times, locations, vehicle classes and total expenses.
- Send multiple rides simultaneously.
- Know when your riders have arrived at their destination.

For more information visit Uber website (www.uber.com/au/en/business/).

6.3. E-Scooters / E-Bikes

Yarra Council has partnered with providers to supply e-scooters for hire and use within the municipality.

Lime and Neuron e-scooters are available to be booked through their respective app services or online.

Lime also provides e-bikes for booking through the Lime and Uber apps.

7. Green Travel Planning

7.1. Aims of the Green Travel Plan

The following specific objectives for the development have been identified:

- Provide staff with the information and tools to make informed decisions on their transport habits;
- Promote the use of walking and cycling modes;
- Encourage the use of public transport to the site;
- Respond to the limited car parking provided on-site and available on-street nearby;
- Increase the usage of existing car share options for business journeys;
- Make visitors to the site aware of the sustainable transport alternatives; and
- Discourage the use of private vehicles where there is suitable access to alternative, more sustainable transport options.

The main objective of this Green Travel Plan is to reduce the carbon emissions resulting from the building that are generated through private car travel, this being the travel mode that typically contributes the most carbon emissions per kilometre travelled. The reduction of carbon emissions is a means to slow down the impacts of climate change.

The overall aim of the Green Travel Plan is to limit the number of staff who would otherwise require access to their own private motor vehicle by facilitating alternatives such as public transport, cycling, walking and car sharing.

This Green Travel Plan will increase the use of walk, cycle and public transport modes for a range of trip types and provide the following benefits:

- An improved amenity and environment;
- Promote healthy forms of transport through walking and cycling trips;
- Reduce pressures on neighbourhoods through reduced congestion and on-street parking;
- Provide savings for developers through the reduced requirement for parking;
- Improve opportunities for those without access to a car;
- Reduce fuel costs and the reliance on fossil fuels; and
- Promote environmental policies.

8. Green Travel Targets

8.1. City of Yarra Transport Strategy (2022-2032)

The Yarra City Council has prepared a 10-year Transport Strategy Plan in 2022 aimed at developing a long-term vision in prioritising sustainable transport modes. The strategy seeks to deliver safe, healthy and affordable transport options, while identifying key improvements needed to ensure safe, accessible and agile transport options for all users in the Yarra region.

The strategy is guided by clear implementation strategies, including:

— Supporting the community's transition to sustainable and zero-emission transport

— Creating a safer, more affordable and accessible city to promote healthy and active lifestyles

— Developing and improving a transport network that is easy for locals and visitors to use

— Supporting job growth and local investment

— Reducing traffic congestion by focusing on more efficient and accessible transport

8.2. Current Travel Mode Shift Trends

As stated in the preceding sections, the main objectives are to limit the number of private vehicle trips to and from the development, through the support of alternative transport modes.

To gain an understanding of current transport trends among employees, ABS Census data on travel-to-work patterns from 2011 and 2016 were analysed for the Statistical Area Level 2 (SA2) region where the subject site is located. Data from 2021 was not assessed, as the COVID-19 lockdowns significantly impacted travel behaviour, leading to an increased reliance on private vehicles for commuting.

The summary of the travel to work data is presented in Table 8-1.

Table 8-1: ABS Census Method of Travel to Work Data

Mode of Travel	Collingwood (SA2)		
	2011	2016	Trends
Bicycle	6%	6%	-
Walking	6%	7%	+1%
Public Transport	13%	28%	+15%
Private Vehicle	73%	57%	-16%
Other[2]	2%	2%	-

Source: ABS Census Data (2011 & 2016)

8.3. Mode Shift Targets

As outlined in Table 8-1, there is a clear mode shift trend away from private vehicles and towards sustainable transport options, specifically public transport, with a 15% increase in mode shift to public transport for employees working in the area. While the proportion of people relying on walking and cycling remained relatively consistent, this is likely due to a growing preference for public transport, as reflected in the substantial increase in its usage.

To align with the Council's objective of promoting sustainable transport and reducing private vehicle dependency, the following mode shift targets have been set for the occupants of 36-38 Gipps Street:

- +1.0% per year between walking and cycling
- +2.0% per year for public transport
- -3.0% per year for private vehicles

The above targets are established for the initial phase of implementation and will be updated and adjusted annually in accordance with the monitoring and review stage.

[2] Others including: Truck, ferry, taxi/ride-share, motorbike/scooter and 'Other Mode'

9. Action Plan

9.1. Introduction

This section outlines the 'hard' measures which are incorporated into the design of the scheme and the 'soft' measures which can be provided to promote sustainable travel choices, together with new ways of organising activities to minimise the need to travel.

These measures will be primarily aimed at reducing single-occupancy car journeys.

General Actions

General actions are presented in Table 9-1. These actions are considered mandatory.

Table 9-1: GTP General Actions

Action	Responsible Agent	Date to be completed
Set up a Green Travel Plan Coordinator to monitor the plan. Role to be handed over to the Body Corporate after Year 1.	Applicant	Year 1 and ongoing
Provide a yearly report on the mode of transport used for employee trips to work, as well as take up of any specific actions, e.g. ride to workday, etc. This report will help track the progress of the aims set out in Sections 7 and 8 of the Green Travel Plan. The reporting of the Green Travel Plan will be available to the Council upon request.	GTP Champion	Annually
Review the effectiveness of the Green Travel Plan initiatives and update the targets and objectives of the Green Travel Plan.	GTP Champion	Every 3 years
Update the Green Travel Plan if any major changes occur, such as updates to the bicycle or public transport network.	GTP Champion	As required

Walking and Cycling Actions

The GTP active transport actions are presented below in Table 9-2.

Table 9-2: GTP Active Transport Actions

Action	Responsible Agent	Date to be completed
Provide lockers, showers/change rooms for those employees who wish to cycle or walk to work.	Applicant	To be completed prior to opening
Bicycle parking areas are installed in well-secured and signed locations.	Applicant	To be completed prior to opening
Coordinate the efficient use of on-site bicycle parking and end-of-trip facilities.	GTP Champion	On occupation and ongoing
Promote sustainable transport events such as Ride to Work and Walk to Work day.	GTP Champion	Annually
Provide maps and information in the new employee pack of information with highlighted paths/walkways to nearby destinations.	GTP Champion	On occupation and ongoing
Promote the use of active transport to employees living in reasonable proximity to the site.	GTP Champion	On occupation and ongoing
Promote awareness of the cost-saving and environmental benefits of active transport in comparison with car ownership and travel.	GTP Champion	On occupation and ongoing

Public Transport Actions

The GTP public transport actions are presented below in Table 9-3.

Table 9-3: GTP Public Transport Actions

Action	Responsible Agent	Date to be completed
Provide new staff with a 'welcome pack' containing information on all public transport options, including timetables, public transport maps, Public Transport Victoria information, locations of myki outlets and TravelSmart map showing walking and cycling routes.	GTP Champion	On occupation
Promote awareness of the area with maps and timetable information for all relevant public transport.	GTP Champion	Ongoing
Promote awareness of the cost-saving and environmental benefits of public transport in comparison with car ownership and travel.	GTP Champion	Ongoing

10. Monitoring and Review

10.1. Monitoring

The GTP should be treated as a live document, one that is monitored for its effectiveness and updated as required to deliver on the identified aims and objectives.

The GTP should be reviewed annually for the first three years, and then every other year thereafter. Regular updates to the GTP are expected to reflect changes in travel mode splits and the promotion of actions that are bringing about positive changes to the way that employees travel.

10.2. Review

A GTP Champion should be appointed to take responsibility for monitoring and reviewing the GTP. The Champion would be responsible for:

- Reviewing the travel modes splits every year for the first three years and every other year thereafter, through employee surveys.
- Setting new GTP targets where necessary.
- Reviewing the action plan elements for effectiveness, adjusting as required to maintain progress towards the GTP mode split targets.
- Allocating responsibilities for the ongoing management of initiatives recommended in the GTP.
- Promoting activities and the release of information.

The outcome of the GTP actions will depend on a wide range of factors but will predominantly rely on the commitment and desire of participants to modify their travel habits. The ongoing application of an effective GTP should result in a decline in car usage as other modes increase their share of the travel load.

Funding of the actions required by the GTP (i.e. welcome packs, periodic reviews of the GTP, facility maintenance, etc.) would be the responsibility of either building management or the primary tenant for the site (whichever is more appropriate in practice).

Client	Date
Riverlee	23 July 2026

Waste Management Plan

Proposed Mixed-Use Development

36-38 Gipps Street, Collingwood VIC

Planning
Transport
Urban Design
Waste Management
Landscape Architecture
Civil Engineering

ratio:

ratio.com.au

Project 36-38 Gipps Street, Collingwood VIC	**Prepared for** Riverlee **Our reference** 21369W-R01F02

Directory path https://ratioconsultants1.sharepoint.com/sites/21369W/Shared Documents/7. Waste management plans/21369W-R01F02.docx

Version	Date	Issue	Prepared by	Checked by
R01D01	24/10/2025	Draft	M Mendez	L Harris
R01F01	09/02/2026	Final	M Mendez	L Harris
R01F02	23/07/2026	Updated Final	M Mendez	L Russi

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Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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Appendices

Appendix A – Plans Assessed
Appendix B – Waste Management Drawings
Appendix C – Swept Path Assessment

1. Introduction

1.1. Project Details

Site Address

36-38 Gipps Street, Collingwood VIC

Local Council

City of Yarra

Phone: (03) 9205 5555

Website: www.yarracity.vic.gov.au

Planning Permit Application Number

To be assigned

Statement of Changes

This waste management plan has been updated from its previous version R01F01 to reflect the latest set of plans provided by the Applicant dated 22nd of July 2026 by the architect Fieldwork. A summary of the changes is outlined below:

Table 1.1: Statement of Changes Summary

Statement of Changes
Development summary in Table 1.1 Section 1.1 has been updated as per the latest set of plans provided
Section 3 Table 3.2 has been updated to reflect the changes in the development summary
Section 4 Table 4.1 and Section 5 Table 5.1 has been updated to consider a 240L recycling bin instead of a 120L size bin to account for slight increase in this waste stream.
Section 5.2 Waste collection methodology has been updated to consider collection from the loading bay provided in the new scheme.
Appendix B – Waste Management Drawings have been updated by incorporating the latest set of plans.
Appendix C – Swept Path Assessment have been incorporated to demonstrate that the expected waste collection vehicle can undertake the collection in a safe and appropriate manner.

Proposal Overview

Ratio Consultants Pty Ltd was engaged by the permit applicant to prepare a Waste Management Plan for a thirteen-storey mixed-use commercial development on the land at 36-38 Gipps Street in Collingwood, VIC. A development summary outlining the commercial and health club components is provided in Table 1.1 below.

Table 1.2: Development Summary

Level	Waste Source	Operational Days/Week	Floor Area (m^2)
Basement 01	Wellness Centre	7	827
Ground Floor	Café	7	25
Ground Floor	Lobby	7	203
Ground Floor	Wellness Centre	7	83
Ground Floor	Member's Lounge	7	63
Level 01	Wellness Centre	7	749
Level 02	Wellness Centre	7	1,020
Level 03	Office	5	1,020
Level 04	Office	5	840
Level 05	Office	5	840
Level 06	Office	5	755
Level 07	Office	5	755
Level 08	Office	5	615
Level 09	Office	5	532
Level 10	Office	5	450
Level 11	Office	5	449
Level 12	Office	5	286
		Total	**9,512**

Refer to *Appendix A – Plans Assessed* for a copy of the architectural plans reviewed in the preparation of this waste management plan.

1.2. Waste Management Plan Purpose

This Waste Management Plan (WMP) has been prepared to establish an effective waste management system that is compatible with the design of the development and compliant with national, state, and local policies / best practice guidelines. This WMP will form a document that achieves effective communication of the waste management system so that waste system managers and users can be properly informed of its design and the roles and responsibilities involved in its implementation.

1.3. Waste Management Plan Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development are outside the scope of this Waste Management Plan.

1.4. Applicable Standards and References

Relevant policies and guidelines considered in the preparation of this Waste Management Plan include:

— Australian Government – National Waste Policy: Less Waste, More Resources (2018).

— Australian Standards:

- AS 4123.1-7 (Mobile Waste Containers).
- AS 1668.2 (Odour).
- AS 2890.2 (Parking Facilities).
- AS 5377:2013 (E-waste).
- AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
- AS 4564-2012 (Composts).
- AS 1319 (Safety signs).

— Environment Protection Act 2017.

— Environment Protection Regulations 2021.

— Disability Discrimination Act 1992.

— Victorian Government – Recycling Victoria: A New Economy (2020).

— Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2019).

— EPA Victoria – Noise Control Guidelines (2021).

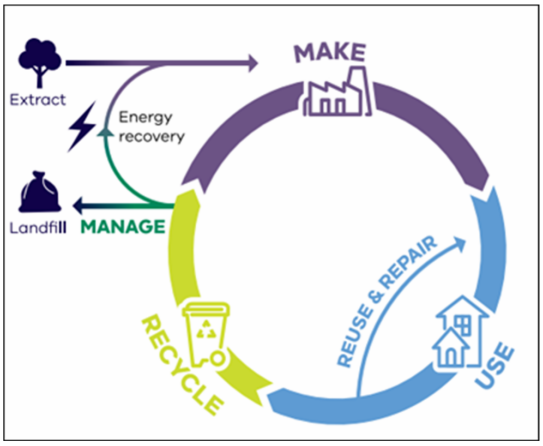
— City of Yarra – Guidelines for Waste Management Plans (2021).

2. Operational Waste Management Guide

2.1. Recycling Victoria: A new economy

Victoria is on a path towards a 'circular economy', whereby residents and businesses are encouraged to keep valuable materials in use for as long as possible and to avoid waste generation as a priority. An example of the principles of the circular economy is displayed in Figure 2.1 below.

Figure 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

The Government's *Recycling Victoria: A New Economy* (2020) sets out strategies to reduce the amount of waste generated in Victoria and increase materials for recycling and reprocessing.

Ongoing education and dedicated management services are critical factors to encouraging users to access the services and systems as intended. This includes promoting the above strategy where practicable and encouraging users to participate in minimising the impact of waste on the environment.

Therefore, supporting tenants to participate in the circular economy and encouraging waste as a last rather than a first resort, through clever design of the waste and recycling systems, should be given due consideration.

Establishing waste reduction and recycling targets, periodic audits, proper record keeping of waste streams and ongoing monitoring the quantity of recyclables is an important means of understanding a development's waste profile and progress over time. Audit results should be shared with all tenants, to raise awareness and encourage further reductions in waste wherever possible.

2.2. Guide for Commercial Tenants

To ensure tenants are aware of their responsibilities regarding waste management, Building Management shall provide an information package to residents that includes the following information:

- Methods and techniques for waste reduction and minimisation.
- Information regarding waste collection days and requirements.
- Tenant's responsibilities regarding bin usage, storage, and collection.
- Tenant's responsibilities regarding litter and waste removal from the common property.

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste Disposal

- Staff shall place general waste into dedicated general waste receptacles.
- Appointed staff shall take full general waste receptacles to the waste room and empty them into the general waste collection bins.
- General waste must be placed within tied plastic bags prior to being placed into the general waste collection bins.

Organics Disposal

- Staff shall place food scraps into dedicated organics caddies.
- Appointed staff shall take full organics caddies to the waste room on ground level and empty them into the organics collection bins.
- Organics must be unbagged or placed within contractor-approved compostable bags (AS 4736-2006), subject to contractor approval, prior to being placed into the organics collection bins.

Recycling Disposal

- Staff shall place recycling into dedicated recycling receptacles (to be provided by the tenant).
- Appointed staff shall take full recycling receptacles to the waste room on ground level and empty them into the recycling collection bins.
- Bottles, cans, and containers must be rinsed, cardboard flattened, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/) prior to being placed into the recycling collection bins.
- Recyclables shall be kept always unbagged and kept in loose form.

Disposal of Other Waste Streams

- **Hard Waste/E-Waste:** Staff shall take hard waste and E-waste to the dedicated drop-off area provided within the waste room. Hard waste and E-waste shall be collected by a private collection contractor on an as-required basis (to be arranged by the Building Management).

2.3. Guide for Building Management

Building Management will be responsible for the following:

- Ongoing management of the waste management system and equipment to the satisfaction of users and relevant authorities.
- Engaging an appropriate contractor(s) to conduct services, replacements, or upgrades, as required.
- Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers.
- Engaging and managing the waste collection contractor(s).
- Ensuring only trained personnel operate the bin press and bin hoisting equipment.
- Ensuring the waste collection contractor(s) have access to waste room on collection days.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management system and the location of the waste room and other equipment.
- Advising all waste system users on where and how to dispose of all the waste streams.
- Ensuring that bins are not removed from the site.
- Ensuring that the waste room and associated waste management equipment are provided as per the design requirements outlined in Section 6.

2.4. Waste Management Plan Communication Strategy

Building Management shall publish and distribute rules, information, and educational material to:

- Inform users about the waste management system, its application, and benefits to the users.
- Improve waste management results to reduce the overall volume of waste and increase separation rates, reduce littering, and achieve better cleanliness.
- Advise staff to sort and recycle waste with care to reduce cross contamination of waste streams.
- Provide users with the confidence that their material separation effort is resulting in more recyclable collections and better environmental outcomes for the community.

2.5. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, Building Management shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Waste Volume Assessment

This waste management plan considers Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-unit Developments, 2019', which specifies the following general waste and recycling generation rates applicable to the various tenancies within the development:

Table 3.1: Waste Generation Rates Adopted

Use	Assessed As	General Waste Generation Rate	Recycling Generation Rate
Café/Lobby/Lounge	Café	300 L/100m²/day	200 L/100m²/day
Wellness Centre	Gym	10 L/100m²/day	10 L/100m²/day
Office/Member's Lounge	Office	10 L/100m²/day	10 L/100m²/day

ORGANIC WASTE SEPARATION

To allow for the separation of organics from general waste, the above waste generation rates for all areas have been modified to allow for an 80:20 split between the general waste and organics generation rates, respectively.

OPERATIONAL DAYS PER WEEK

It has been assumed that the wellness centre and café/lobby/lounge areas will be in operation for seven days per week, while all office and creative space areas will be in operation for five days per week.

WASTE VOLUME ESTIMATES PER TENANCY

Applying the above waste generation rates with modification to allow for the separation of organics from general waste, the waste generation estimates for the development are outlined in Table 3.2:

Table 3.2: General Waste and Organics Volume Estimates

Waste Source	Floor Area (m^2)	Operational Days/Week	General Waste Generation Rate (L/100m^2/day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m^2/day)	Organics Volume (L/Week)	Recycling Generation Rate (L/100m^2/day)	Recycling Volume (L/Week)
Wellness Centre	827	7	8	463	2	116	10	579
Café	25	7	240	420	60	105	200	350
Lobby/Lounge	203	7	240	3,410	60	853	200	2,842
Wellness Centre	83	7	8	46	2	12	10	58
Member's Lounge	63	7	8	35	2	9	10	44
Wellness Centre	749	7	8	419	2	105	10	524
Wellness Centre	1,020	7	8	571	2	143	10	714
Office	1,020	5	8	408	2	102	10	510
Office	840	5	8	336	2	84	10	420
Office	840	5	8	336	2	84	10	420
Office	755	5	8	302	2	76	10	378

Waste Source	Floor Area (m^2)	Operational Days/Week	General Waste Generation Rate (L/100m^2/day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m^2/day)	Organics Volume (L/Week)	Recycling Generation Rate (L/100m^2/day)	Recycling Volume (L/Week)
Office	755	5	8	302	2	76	10	378
Office	615	5	8	246	2	62	10	308
Office	532	5	8	213	2	53	10	266
Office	450	5	8	180	2	45	10	225
Office	449	5	8	180	2	45	10	225
Office	286	5	8	114	2	29	10	143
Total	**9,512**	-	-	**7,689**	-	**1,922**	-	**8,382**

4. Waste Storage and Equipment Details

4.1. Waste Storage and Equipment Requirements

The waste storage and equipment requirements for the development are outlined in Table 4.1 below.

Table 4.1: Waste Storage and Equipment Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	660	4	1,200	1,260	780	3.93
Organics	240	3	1,060	585	730	1.28
Recycling	660	4	1,200	1,260	780	3.93
	240	1	1,060	585	730	0.43
Hard waste/ E-waste	Drop-Off Area	1	0	1,000	2,000	2.00
Total Footprint Required Excluding Circulation (m^2):						**11.57**
Total Area Provided (m^2):						**26.00**

4.2. Waste Storage Layout

Refer to *Appendix B – Waste Management Drawings* for the proposed layout at scale of the waste room provided for all tenancies, overlaid on a copy of the architectural plans used to prepare this report.

5. Waste Collection Details

5.1. Waste Collection Requirements

The waste collection requirements for the development are shown in Table 5.1 below.

Table 5.1: Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency (per week)	Capacity (L/week)
General waste	7,689	660	4	Three times per week	7,920
Organics	1,922	240	3	Three times per week	2,160
Recycling	8,382	660	4	Three times per week	8,640 (7,920+720)
		240	1		
Hard waste/ E-waste	-	Drop-Off Area	-	As Required	-

5.2. Waste Collection Methodology

The collection of all waste streams is to be performed by a private collection contractor.

Staff and Building Management shall prepare the bins for collection and ensure the contractor has access to the waste room on collection days. The nominated vehicle expected to perform collections is a 6.4-metre-long mini rear-loading vehicle, with a minimum overhead clearance requirement of 2.2m when traveling and an operational heigh clearance requirement of 2.5m when lifting 660L bins.

The waste collection vehicle shall reverse into the loading bay from Singleton Street to perform collection. The waste collection contractor, in coordination with appointed staff and Building Management, shall be responsible for transferring bins from the waste room to the collection point and ensuring all bins are returned to the waste room once collection is complete. Bins shall not be stored outside of the property boundary at any time.

Refer to *Appendix C – Swept Path Assessment* for the swept path demonstrating that the nominated waste collection vehicle outlined above is able to undertake waste collection from the ground level loading bay in an appropriate and safe manner.

5.3. Waste Collection Time

Waste collection shall be undertaken in accordance with EPA Victoria's 'Noise Control Guidelines', as stipulated below:

— Between 7:00am and 8:00pm Monday to Saturday: and

— Between 9:00am and 8:00pm Sunday and public holidays.

Further to the above, it is recommended that waste collection is undertaken outside of peak operating and delivery periods to minimise disruption to vehicles accessing and exiting the site, as well as travelling along Singleton Street.

6. Design Standards

6.1. Waste Room Design Requirements

Waste room should meet the following requirements:

- Complies with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allows storage of all collection bins on site at all times.
- Allows easy access for users of the bins.
- Allows easy, direct, and convenient access of the collection vehicles.
- Appropriately screened to prevent unsightly impacts on amenity.
- Artificial light is provided to enable occupiers of the site to always dispose of waste safely and appropriately.
- Sized to accommodate all waste arising on the premises together with any associated equipment for handling the generated waste.
- Maintained to ensure that the aesthetics of the development are not compromised.
- Bins are easily accessible and manoeuvrable.
- Floor is constructed of concrete (or similar) and is finished to a smooth even surface covered at the intersection of walls and plinths.
- Doors are tight-fitting.
- The waste room shall be ventilated in accordance with the requirements of the Building Code of Australia and AS 1668.2.
- A graded bin washing area (connected to wastewater, with a litter trap connected to prevent wastewater pollution) and wall-mounted hosecock should be provided for washing bins, in accordance with the relevant authority requirements.

6.2. Equipment Supplier, Bin Colour and Waste Signage Requirements

All equipment shall be sourced from / provided by a private supplier / contractor.

It is recommended that the collection bins are provided in the following colours, in accordance with (AS 4123.7-2006):

- General waste: red lid.
- Organics: lime green lid.
- Recycling: yellow lid.
- Paper & Cardboard: light blue lid.
- Glass: purple lid.

The waste room and internal bin stations shall be provided with Sustainability Victoria or equivalent signage (visit: https://assets.sustainability.vic.gov.au/susvic/Guide-Away-from-ome-Wastage-Guidelines.pdf).

6.3. Internal Waste Receptacle Requirements

The internal waste receptacles requirements are as follow:

— Suitably sized receptacles no larger than 60 litres for general waste and recycling to ensure ease of manual handling. Note: If receptacles are larger than 60 litres, a bin lifter will be required within the waste room.

7. Contact Information

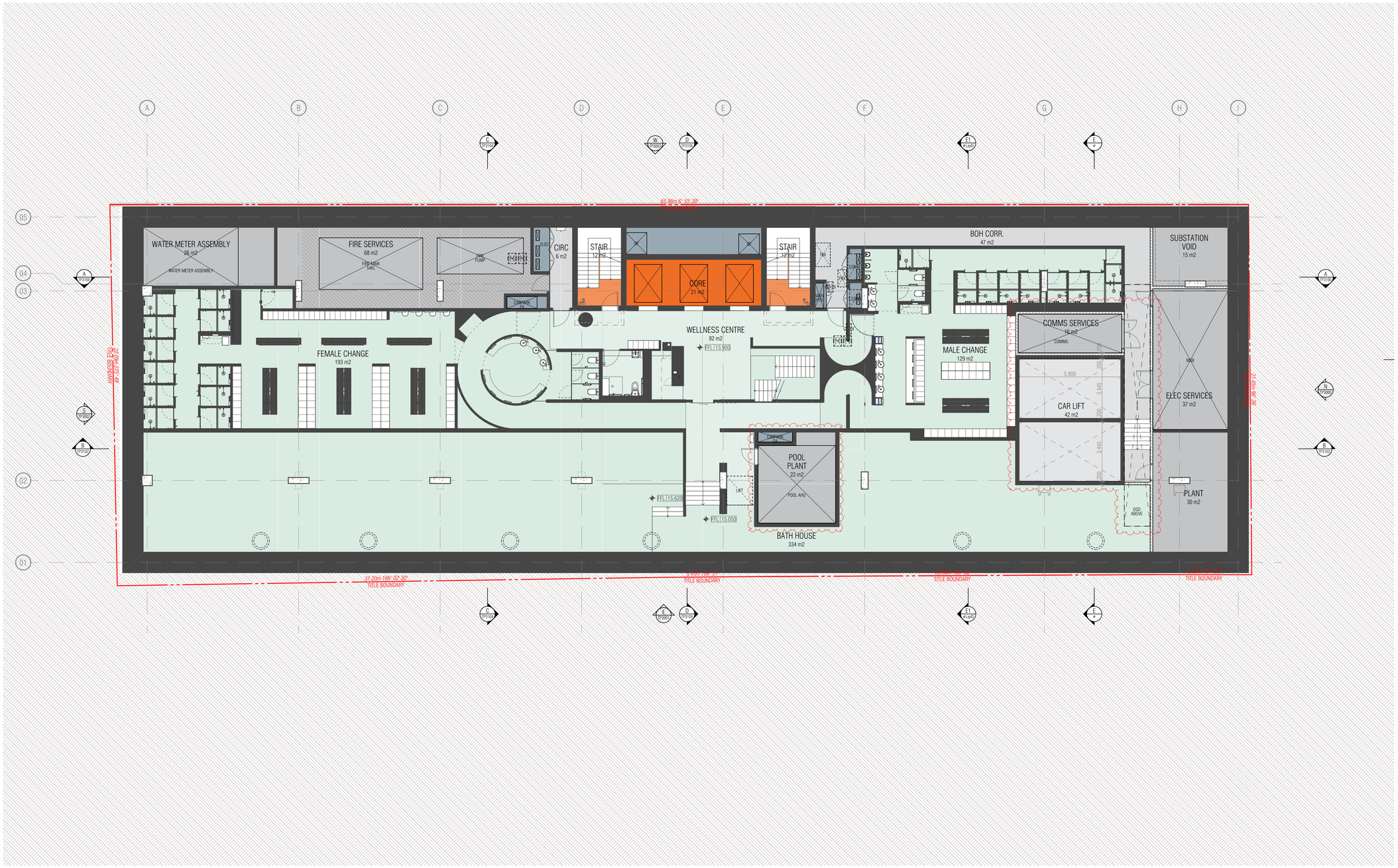
7.1. Contractors and Supplier Details

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

Appendix A – Plans Assessed



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	10/10/2025
P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
BASEMENT 01 PLAN

Date
22/07/2026

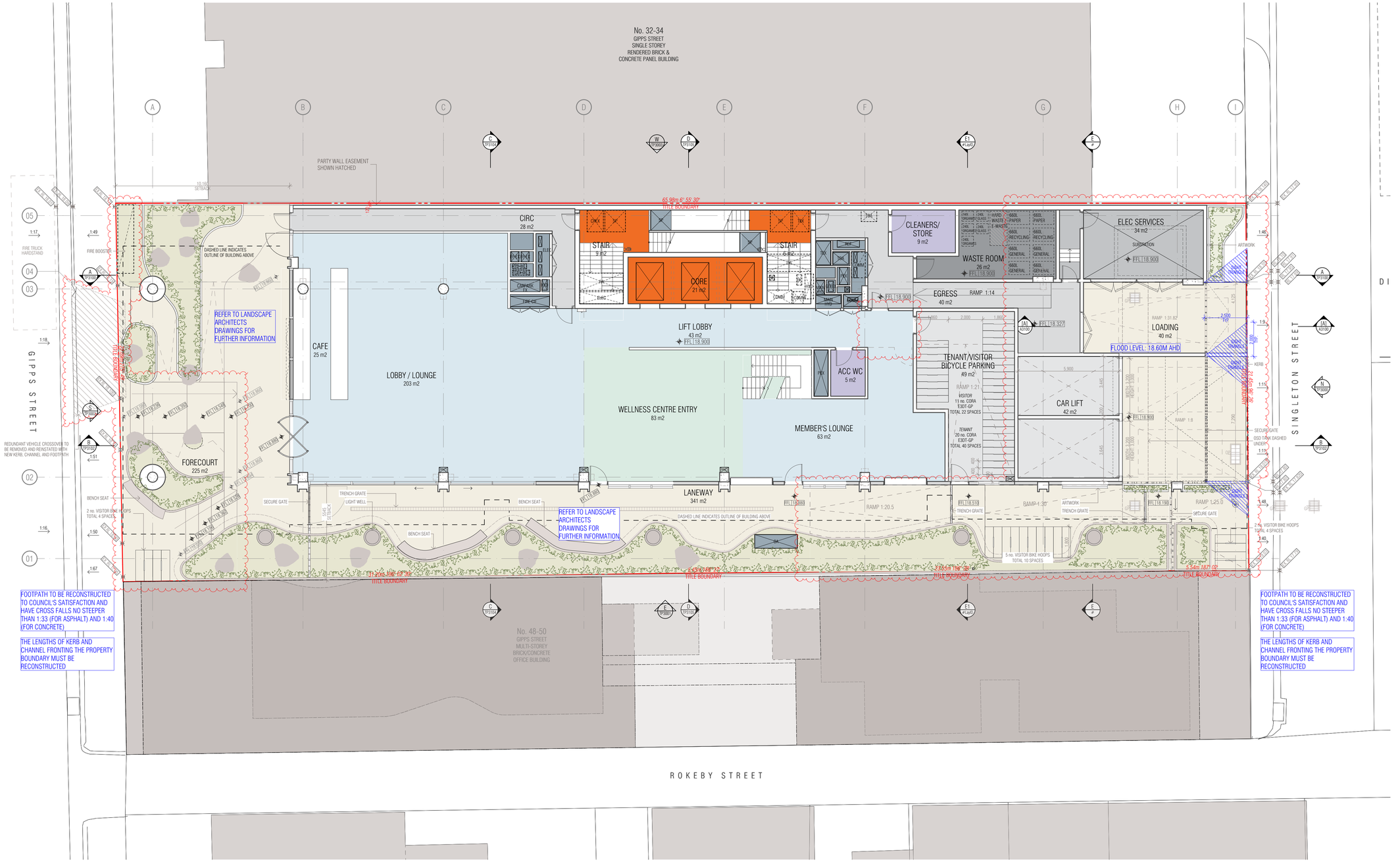
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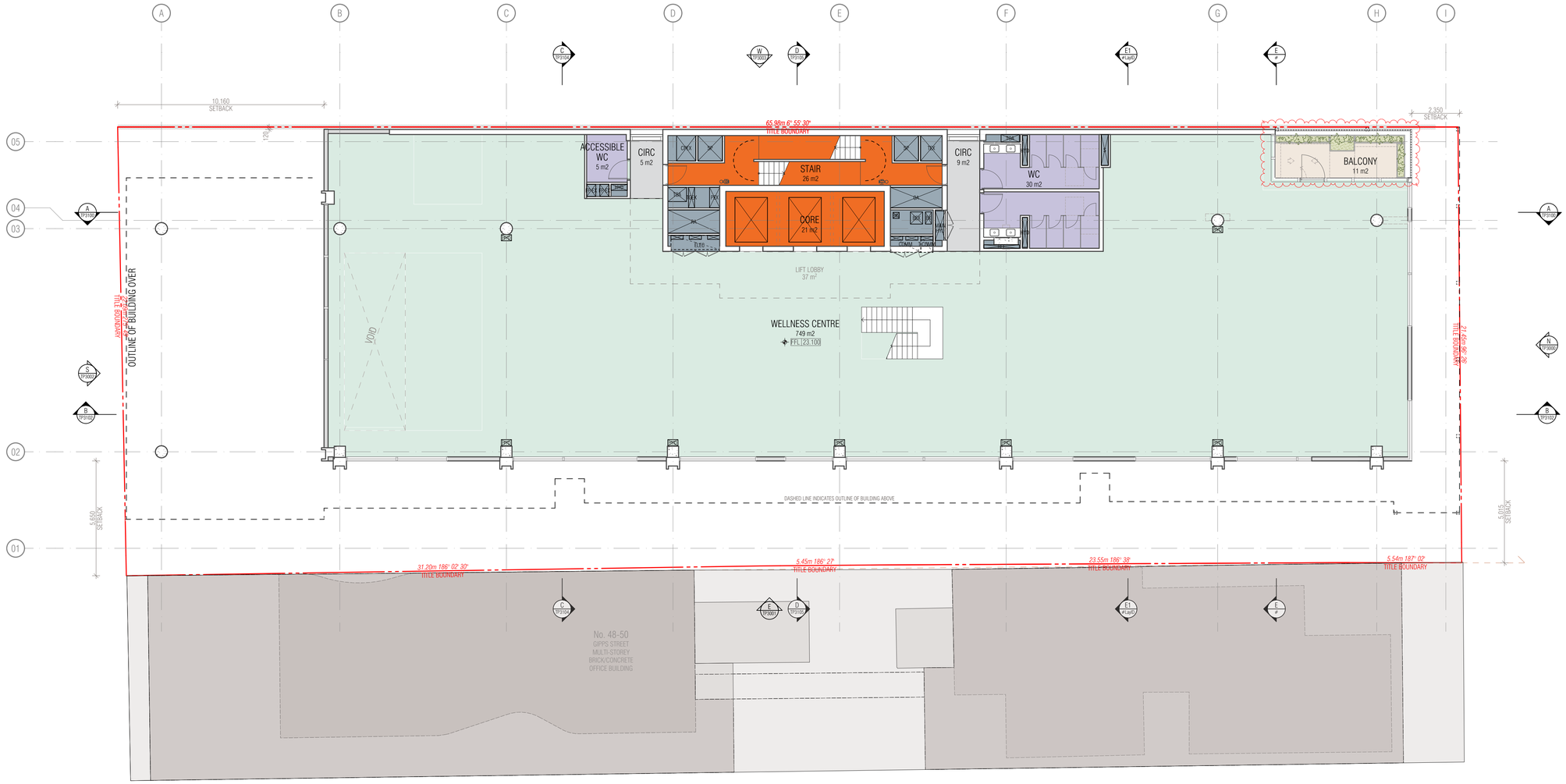
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Drawing Number
TP2099

Revision
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No. 32-34
GIPPS STREET
SINGLE STOREY
RENDERED BRICK &
CONCRETE PANEL BUILDING
PARTY WALL EASEMENT
SHOWN HATCHED
10.16m
SETBACK
65.98m 6° 55' 30"
TITLE BOUNDARY
CIRC
28 m2
STAIR
9 m2
CORE
21 m2
STAIR
9 m2
CLEANERS/
STORE
9 m2
WASTE ROOM
26 m2
FFL 18.900
ELEC SERVICES
34 m2
SUBSTATION
FFL 18.900
EGRESS
40 m2
RAMP 1:14
FFL 18.900
FFL 18.327
LOADING
40 m2
FLOOD LEVEL: 18.60M AHD
RAMP 1:31.82
LIFT LOBBY
43 m2
FFL 18.900
CAFE
25 m2
LOBBY / LOUNGE
203 m2
WELLNESS CENTRE ENTRY
83 m2
MEMBER'S LOUNGE
63 m2
ACC WC
5 m2
TENANT/VISITOR
BICYCLE PARKING
49 m2
RAMP 1:21
VISITOR
11 no. CORA
E30T-GP
TOTAL 22 SPACES
TENANT
20 no. CORA
E30T-GP
TOTAL 40 SPACES
CAR LIFT
42 m2
FFL 18.900
RAMP 1:8
FORECOURT
225 m2
REFER TO LANDSCAPE
ARCHITECTS
DRAWINGS FOR
FURTHER INFORMATION
DASHED LINE INDICATES
OUTLINE OF BUILDING ABOVE
FIRE BOOSTER
FIRE TRUCK
HARDSTAND
BENCH SEAT
2 no. VISITOR BIKE HOOPS
TOTAL 4 SPACES
SECURE GATE
TRENCH GRATE
LIGHT WELL
LANEWAY
341 m2
REFER TO LANDSCAPE
ARCHITECTS
DRAWINGS FOR
FURTHER INFORMATION
DASHED LINE INDICATES OUTLINE OF BUILDING ABOVE
RAMP 1:20.5
RAMP 1:30
RAMP 1:25.0
ARTWORK
TRENCH GRATE
SECURE GATE
5 no. VISITOR BIKE HOOPS
TOTAL 10 SPACES
2 no. VISITOR BIKE HOOPS
TOTAL 4 SPACES
SECURE GATE
OSD TANK DASHED
UNDER
FFL 118.480
FFL 118.519
FFL 118.193
FFL 118.080
FFL 118.080
FFL 118.080



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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 01 FLOOR PLAN

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2101

Revision
D

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 02 FLOOR PLAN

Date
22/07/2026

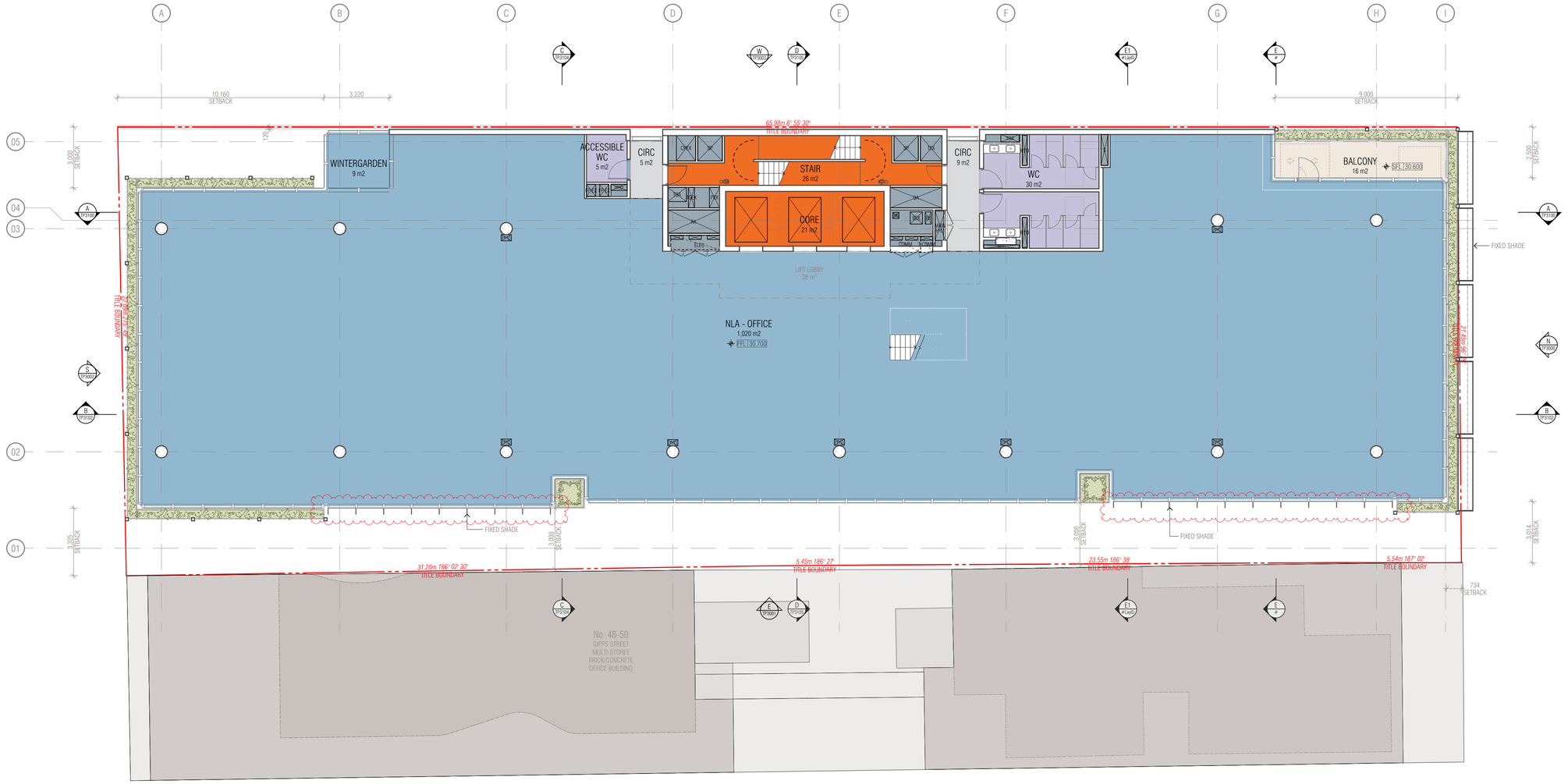
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2102

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 03 FLOOR PLAN

Date
22/07/2026

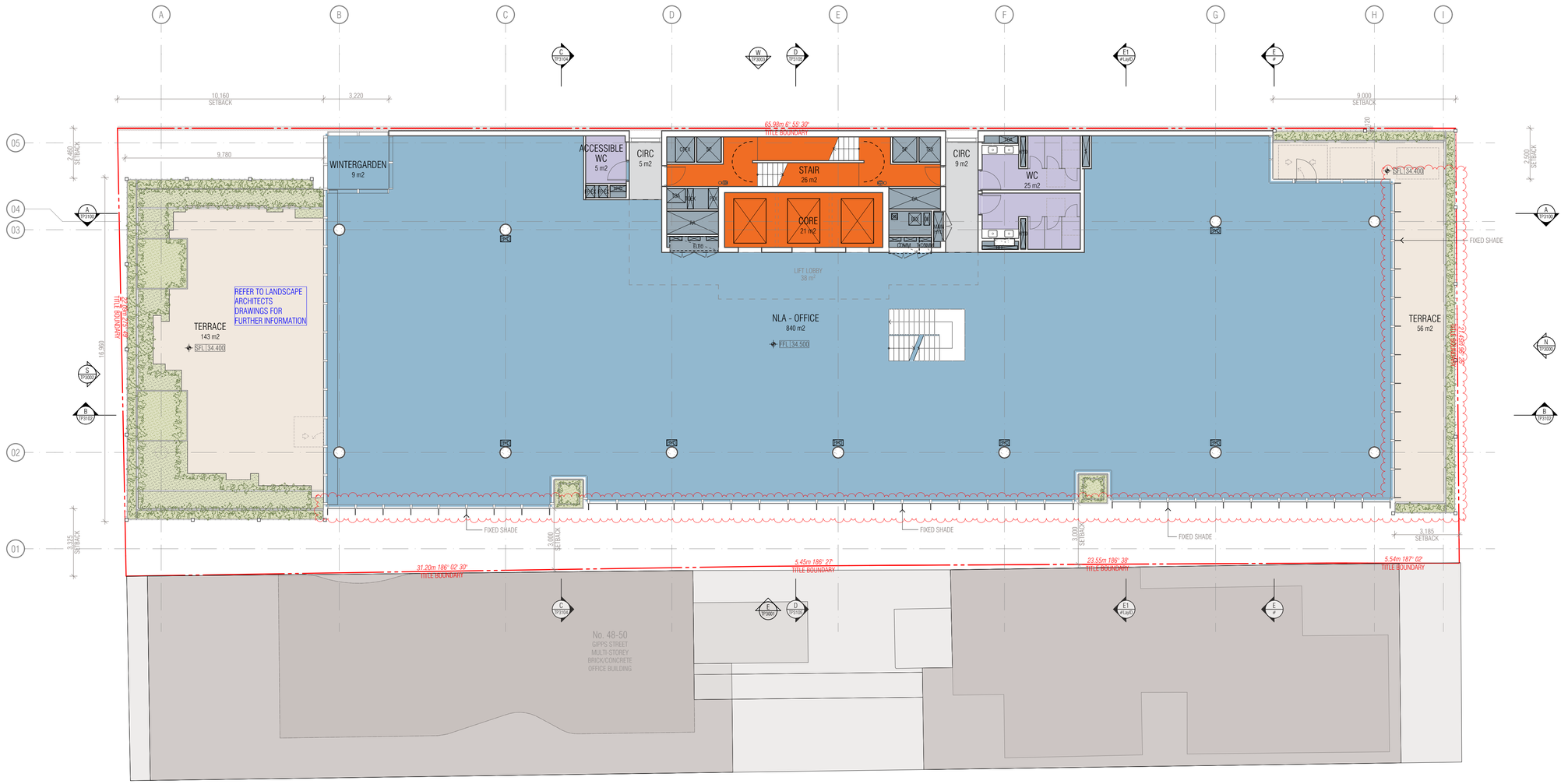
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2103

Revision
D

BIMcloud: FWMELAPP1(AC25) - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 04 FLOOR PLAN

Date
22/07/2026

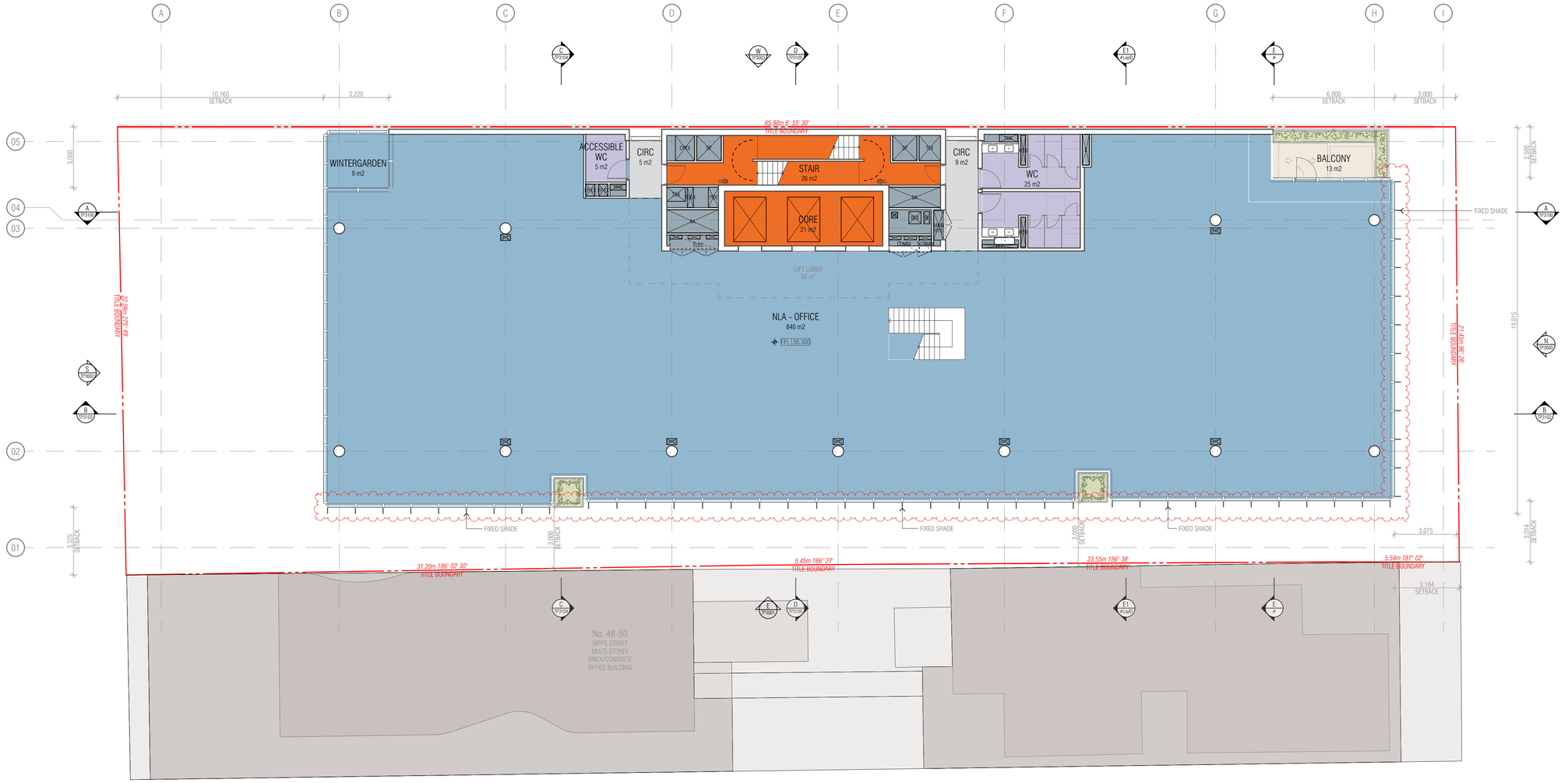
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2104

Revision
D

BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
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B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 05 FLOOR PLAN

Date
22/07/2026

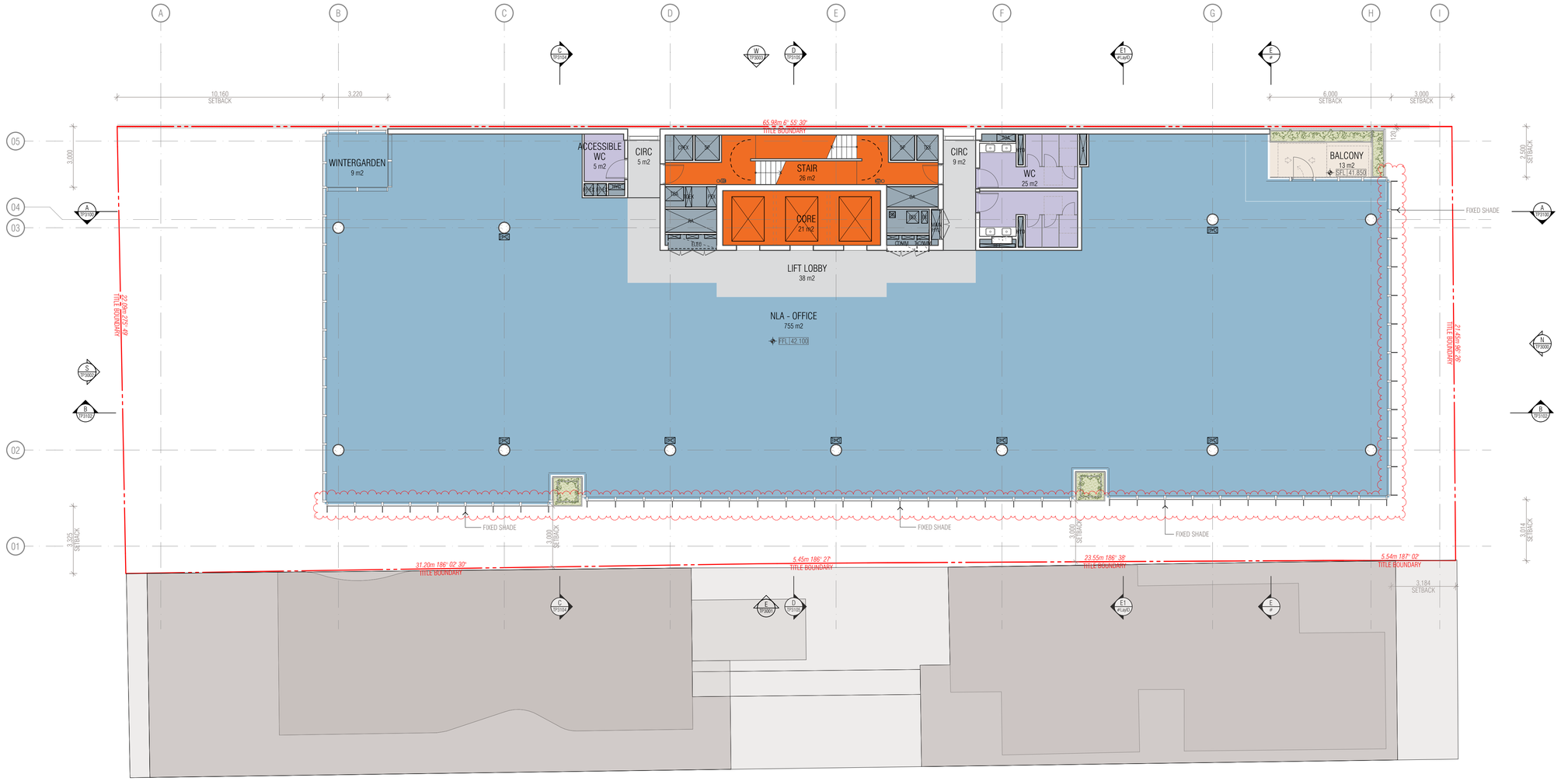
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2105

Revision
D

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B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 06 FLOOR PLAN

Date
22/07/2026

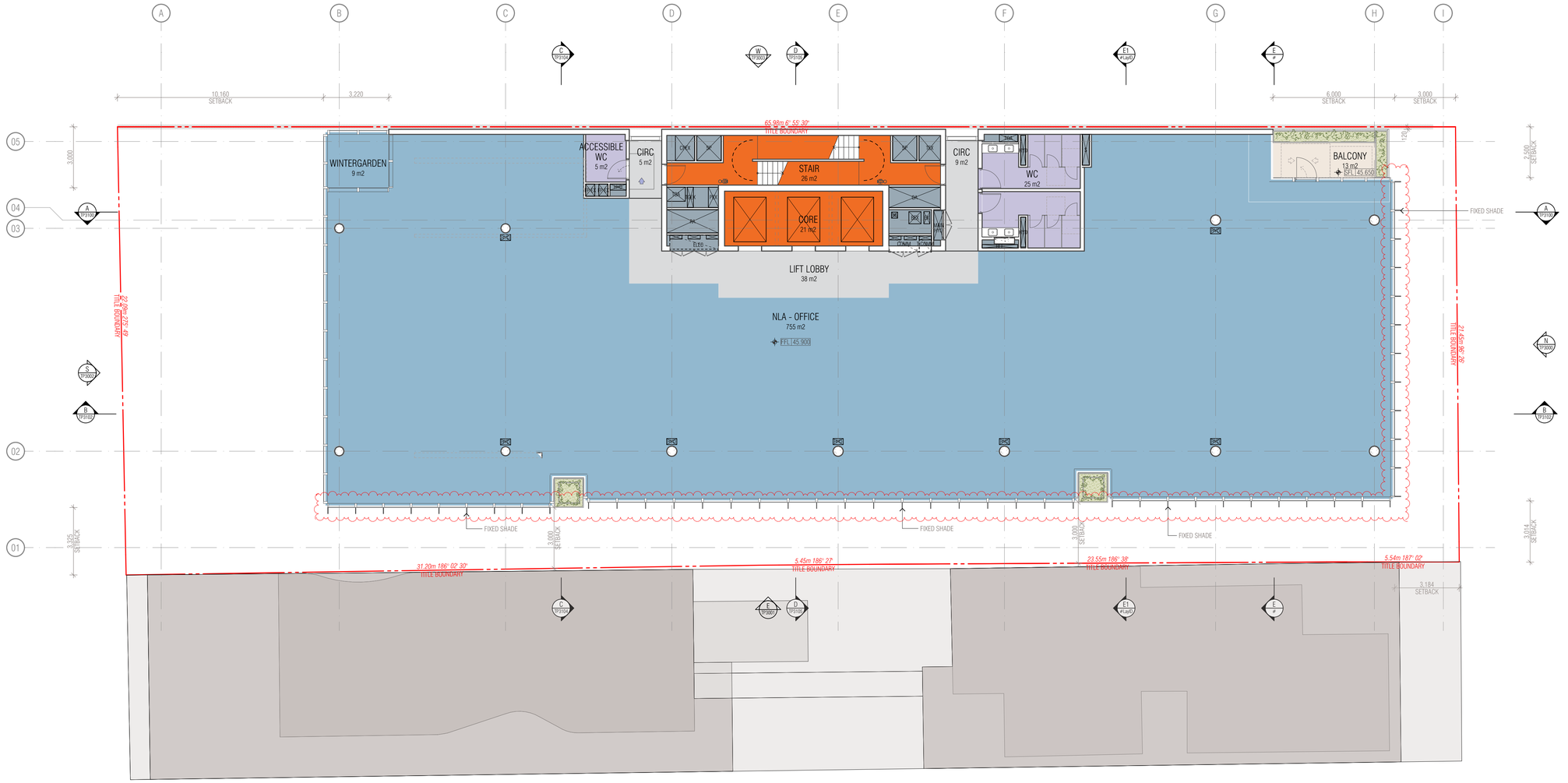
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2106

Revision
D

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REVISION		Transmittal Set Date
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D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 07 FLOOR PLAN

Date
22/07/2026

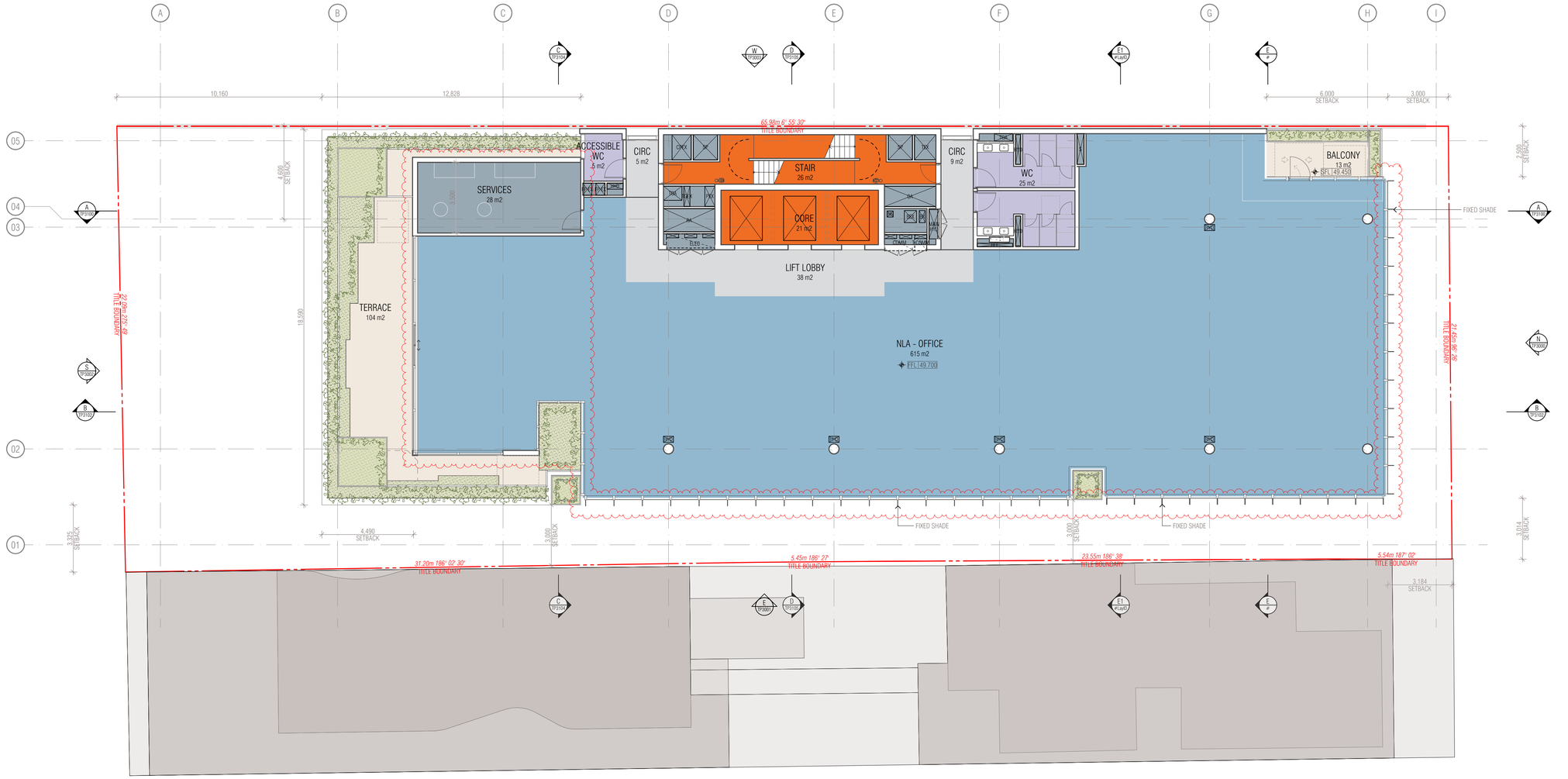
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2107

Revision
D

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REVISION		Transmittal Set Date
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P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

REVISION	Transmittal Set Date

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 08 FLOOR PLAN

Date
22/07/2026

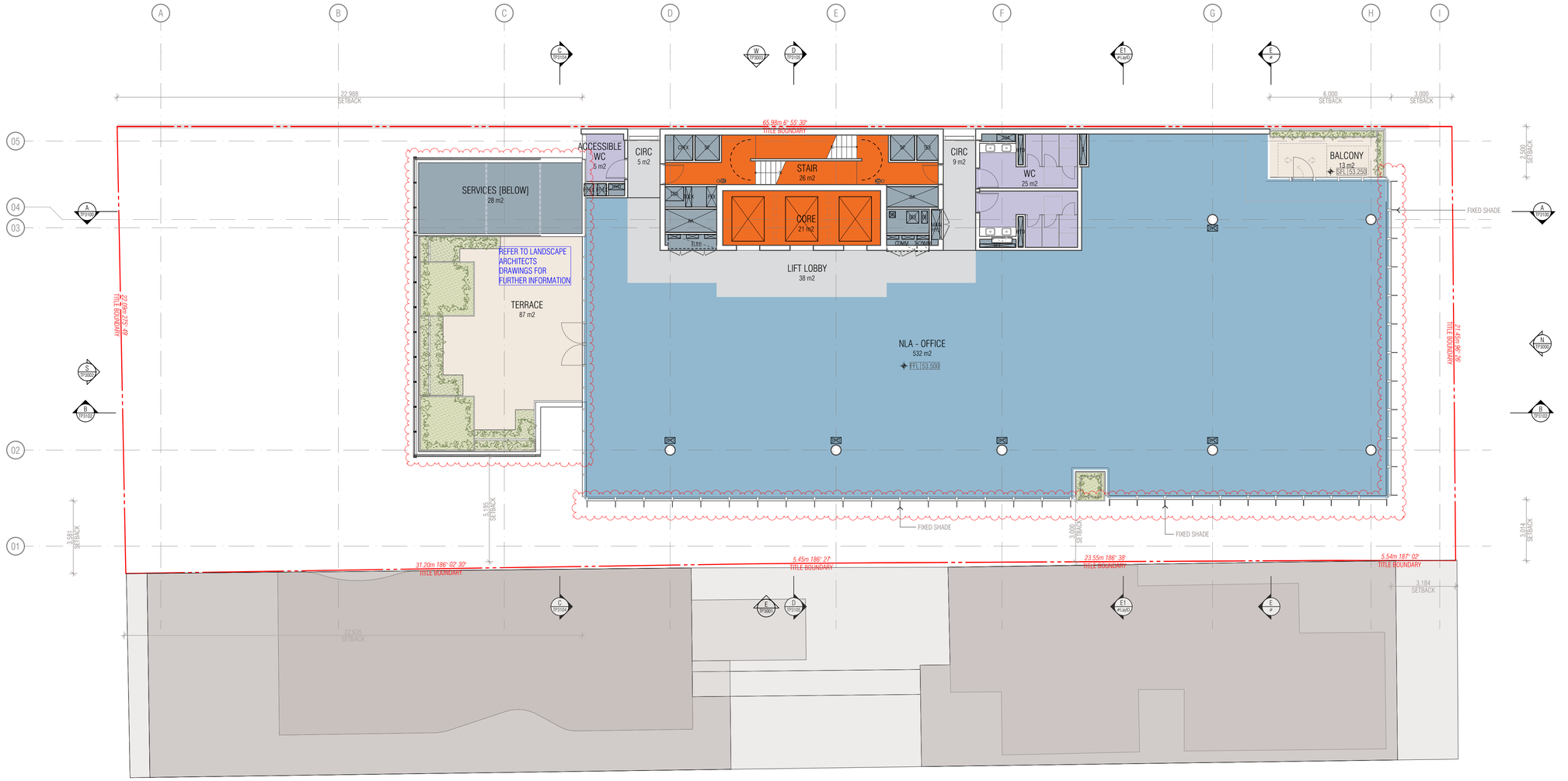
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2108

Revision
D

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REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
P01	COORDINATION ISSUE	10/09/2025		
P02	COORDINATION ISSUE	10/10/2025		
P03	COORDINATION ISSUE	5/02/2026		
A	FOR LODGEMENT	6/02/2026		
B	FOR COORDINATION	5/06/2026		
C	FOR COORDINATION	15/07/2026		
D	FOR LODGEMENT	21/07/2026		

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 09 FLOOR PLAN

Date
22/07/2026

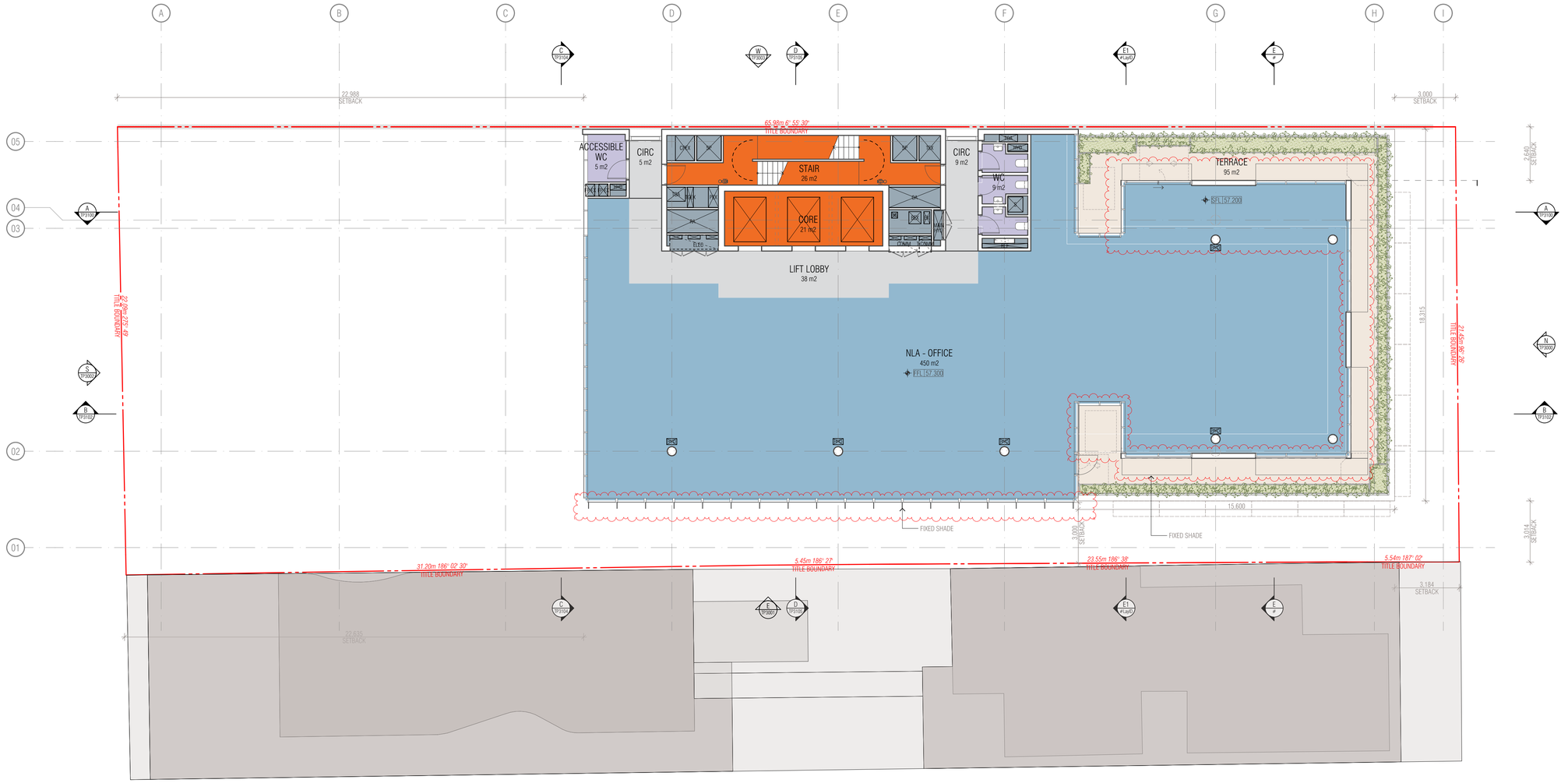
Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2109

Revision
D

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REVISION		Transmittal Set Date	REVISION	Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025		
P02	COORDINATION ISSUE	15/10/2025		
P03	COORDINATION ISSUE	5/02/2026		
A	FOR LODGEMENT	6/02/2026		
B	FOR COORDINATION	5/06/2026		
C	FOR COORDINATION	15/07/2026		
D	FOR LODGEMENT	21/07/2026		

PRELIMINARY

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 10 FLOOR PLAN

Date
22/07/2026

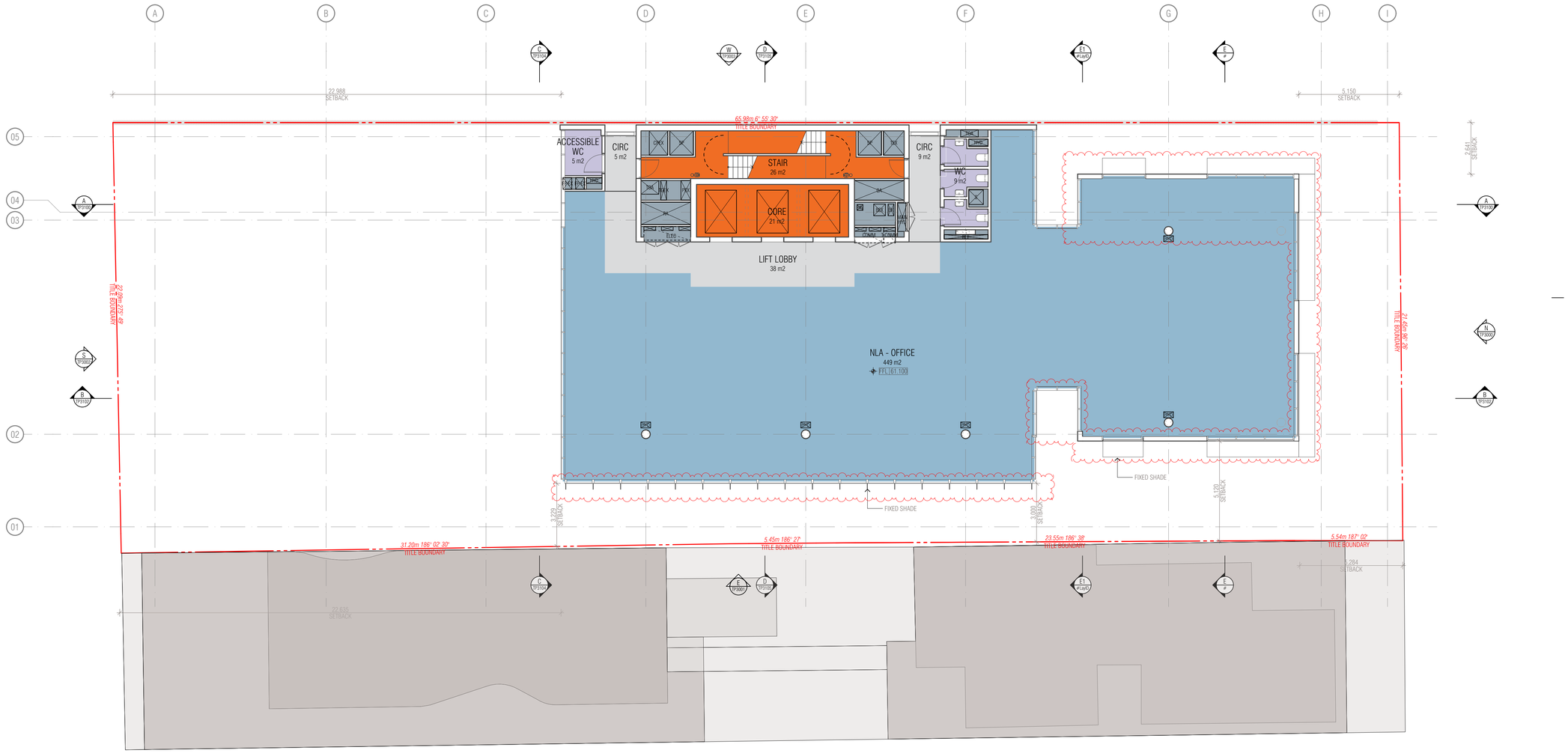
Status
TOWN PLANNING

Scale
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Drawing Number
TP2110

Revision
D

BIM cloud: FWMELAPP1\AC25\ - BIM cloud Basic for Archicad 25\230004_36-38 Gipps St Collingwood



REVISION		Transmittal Set Date	REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025			
P02	COORDINATION ISSUE	10/10/2025			
P03	COORDINATION ISSUE	5/02/2026			
A	FOR LODGEMENT	6/02/2026			
B	FOR COORDINATION	5/06/2026			
C	FOR COORDINATION	15/07/2026			
D	FOR LODGEMENT	21/07/2026			

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Project Number
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Client
RIVERLEE

Project Name
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Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
LEVEL 11 FLOOR PLAN

Date
22/07/2026

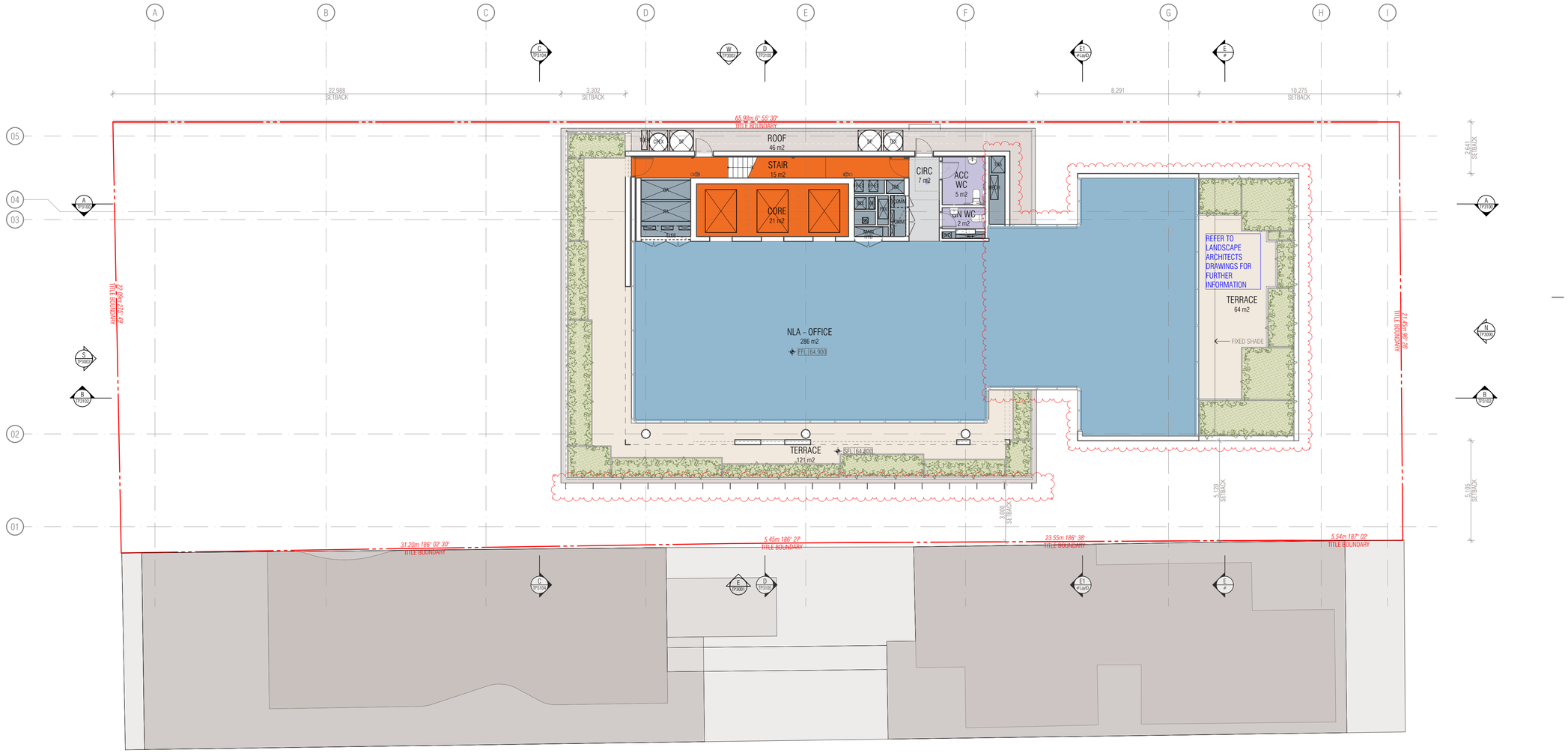
Status
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Scale
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Drawing Number
TP2110

Revision
D

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P01	COORDINATION ISSUE	10/09/2025
P02	COORDINATION ISSUE	10/10/2025
P03	COORDINATION ISSUE	5/05/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
ROOF FLOOR PLAN

Date
22/07/2026

Status
TOWN PLANNING

Scale
1:100 @ A1

Drawing Number
TP2111

Revision
D

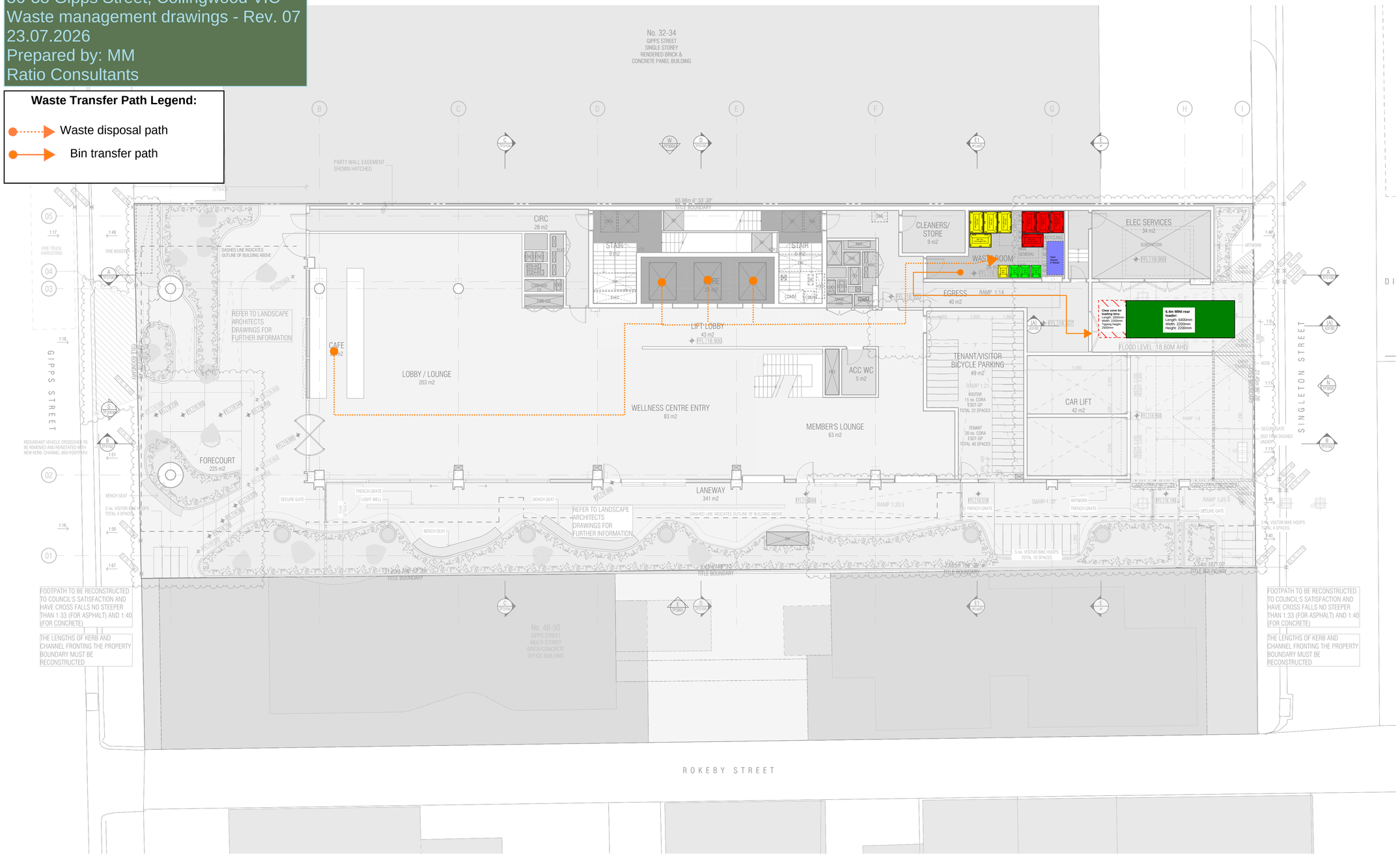
BIMcloud: FWMELAPP1\AC25\ - BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

Appendix B – Waste Management Drawings

36-38 Gipps Street, Collingwood VIC
Waste management drawings - Rev. 07
23.07.2026
Prepared by: MM
Ratio Consultants

Waste Transfer Path Legend:

- Waste disposal path
- Bin transfer path



REVISION		Transmittal Set Date
P01	COORDINATION ISSUE	12/09/2025
P02	COORDINATION ISSUE	16/10/2025
P03	COORDINATION ISSUE	5/02/2026
A	FOR LODGEMENT	6/02/2026
B	FOR COORDINATION	5/06/2026
C	FOR COORDINATION	15/07/2026
D	FOR LODGEMENT	21/07/2026

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Project Number
230004

Client
RIVERLEE

Project Name
36-38 Gipps Street, Collingwood

Site Address
36-38 GIPPS STREET COLLINGWOOD VICTORIA 3066

Drawing Name
GROUND FLOOR PLAN

Date
22/07/2026

Status
TOWN PLANNING

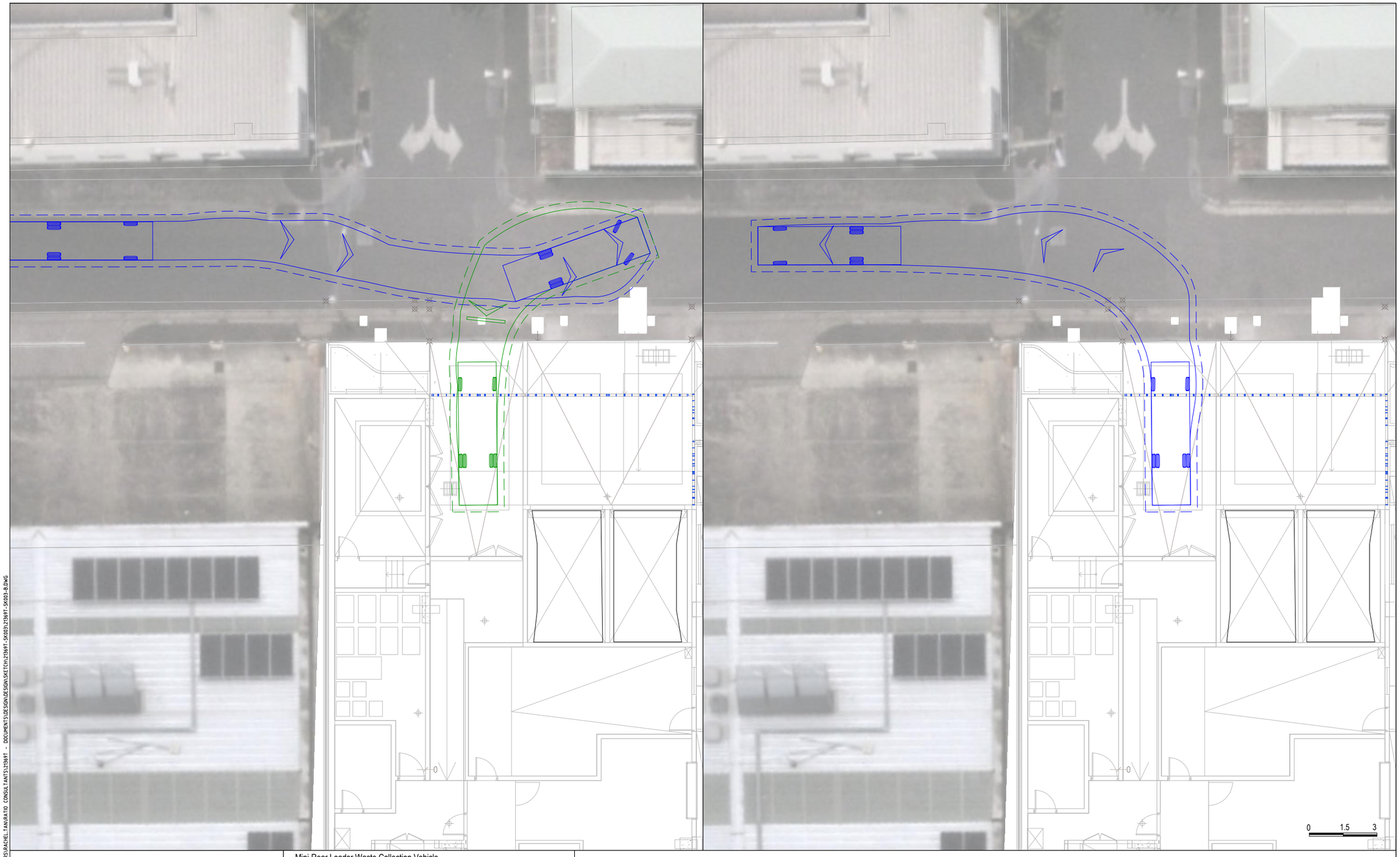
Scale
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Drawing Number
TP2100

Revision
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BIMcloud: FWMELAPP1/ACDS1 – BIMcloud Basic for Archicad 25/230004_36-38 Gipps St Collingwood

Appendix C – Swept Path Assessment

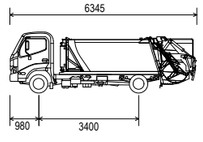


C:\USERS\RACHEL.TAN\RATIO CONSULTANTS\21T6XT - DOCUMENTS\DESIGN\DESIGN\SKETCH\21T6XT-SK003\21T6XT-SK003-B.DWG
23/07/2026 4:32:28 PM

ratio:

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ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



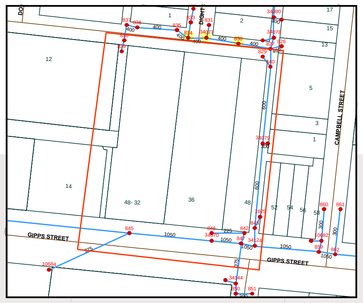
VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	6.345m
Body Width	1.700m
Overall Body Height	2.080m
Min Body Ground Clearance	0.205m
Track Width	1.670m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.450m

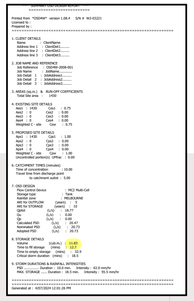
Proposed Mixed Use Development
36-38 Gipps Street, Collingwood
Swept Path Assessment - Loading (Ground Level)

NOTE:
1) Base Plan Supplied By FieldWork
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
21369T-SK003-B	7 of 11	R.T.	1:150@A3	23/07/2026



Existing Council Stormwater Drainage (DBYD)



3. On Site Detention Requirements, provide sample calculations using-

- Calculated via BOYD's method or Swinburne OSD4.
- *PSD - Restricted to 20% AEP existing development, C=0.75 (for fully impervious)
- Storage – 10% AEP post development., C = 1.
- Use 2016 IFDs values from BOM.

SCALE 1:100 AT ORIGINAL SIZE 0 1 2 3 4 5 m

Rev	Description	Sketch	Date
P4	TOWN PLANNING ISSUE	RP	23.07.26
P3	TOWN PLANNING ISSUE	RP	13.07.26
P2	TOWN PLANNING ISSUE	RP	12.06.26
P1	TOWN PLANNING ISSUE	RP	06.02.26

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Engineer
TTW
www.ttwengineers.com

Project
36-38 Gipps Street
Collingwood VIC 3066

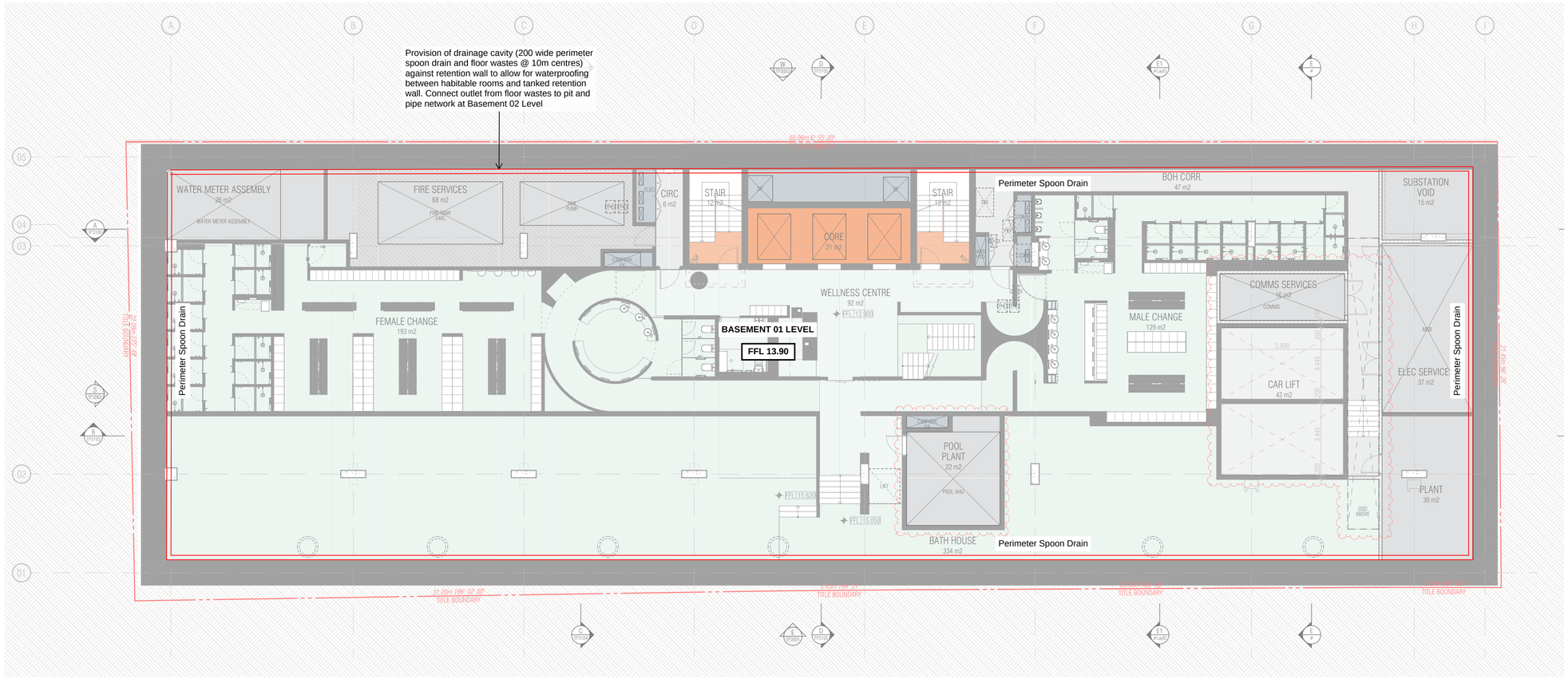
Sketch Subject
GROUND FLOOR PLAN

Scale : A1
1:100

Sketched
RP

Project No Sketch No
234358-TTW-00-SK-CI-00011

Revision
P4



SCALE 1:100 0 1 2 3 4 5 m
AT ORIGINAL SIZE

Rev	Description	Sketch	Date
P4	TOWN PLANNING ISSUE	RP	23.07.26
P3	TOWN PLANNING ISSUE	RP	13.07.26
P2	TOWN PLANNING ISSUE	RP	12.06.26
P1	TOWN PLANNING ISSUE	RP	06.02.26

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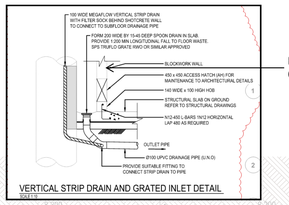
Sketch Subject
BASEMENT 01 PLAN

Scale : A1
1:100

Sketched
RP

Project No Sketch No
234358-TTW-00-SK-CI-00011

Revision
P4



Blockwork wall can be omitted for carpark areas (shotcrete exposed)

Provision of drainage cavity (200 wide perimeter spoon drain and floor wastes @ 10m centres) against retention wall to allow for waterproofing between habitable rooms and tanked retention wall. Connect outlet from floor wastes to pit and pipe network

Basement Pump Station. Pump Specifications to be confirmed. Connect Rising Main to Ground Level stormwater drainage.

Perimeter Spoon Drain

Contractor to provide temporary dewatering system (vertical strip drains behind retention wall, subfloor drainage blanket and dewatering sump pumps with discharge to sewer via trade waste agreement) to temporarily draw down groundwater table to enable construction of basement structural elements

Provide subfloor drainage system within basement to collect, convey and discharge from service tank overflows (RWHT, Fire etc.) to LPoD at Gipps Street.

BASEMENT 02 LEVEL

FFL 10.70

GWL 12.55

Perimeter Spoon Drain

Drainage for car lift pit overrun to be discharged to sewer via trade waste agreement

Perimeter Spoon Drain

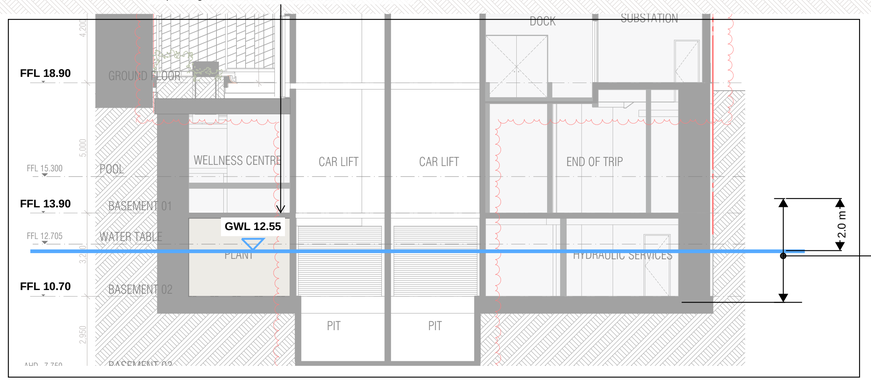
Perimeter Spoon Drain

Provide subfloor drainage system within basement to collect, convey and discharge from service tank overflows (RWHT, Fire etc.) to LPoD at Gipps Street.

GWL (Groundwater Level) based on:
- Preliminary Soil and Groundwater Investigation 'ref 23227RPT01' by Compass Environmental (Section 9 notes approx. 6.088m depth to Groundwater Level)
- Preliminary Information 'ref 11469LJEF02A' by FSG

"depth to groundwater was about 6.1m"

Rising Main (indicative)



Basement 01(partial) & 02 levels to be designed as tanked/waterproofed as per Council requirements. See notes on page 1

SCALE 1:100 0 1 2 3 4 5 m
AT ORIGINAL SIZE

Rev	Description	Sketch	Date
P4	TOWN PLANNING ISSUE	RP	23.07.26
P3	TOWN PLANNING ISSUE	RP	13.07.26
P2	TOWN PLANNING ISSUE	RP	12.06.26
P1	TOWN PLANNING ISSUE	RP	06.02.26

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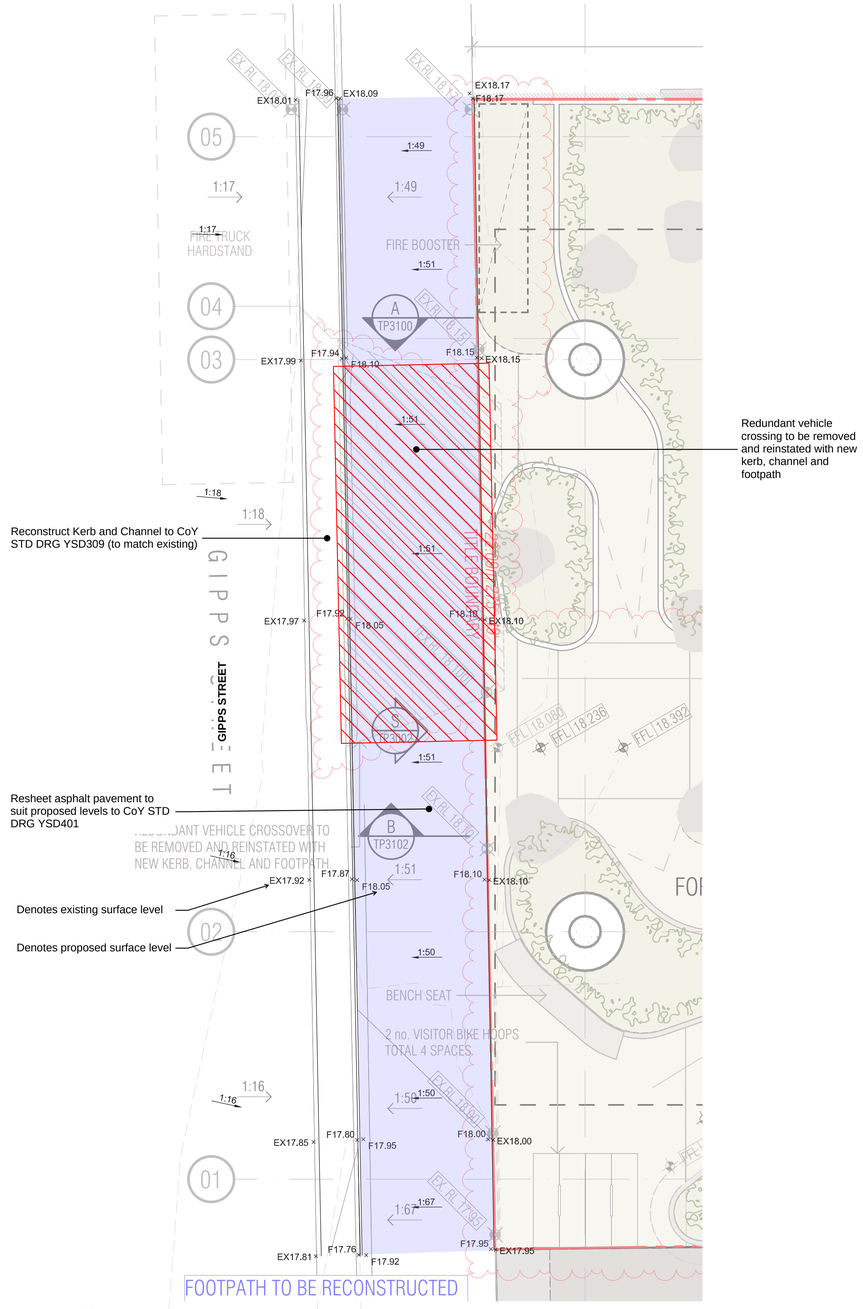
Sketch Subject
BASEMENT 02 PLAN

Scale : A1
1:100

Sketched
RP

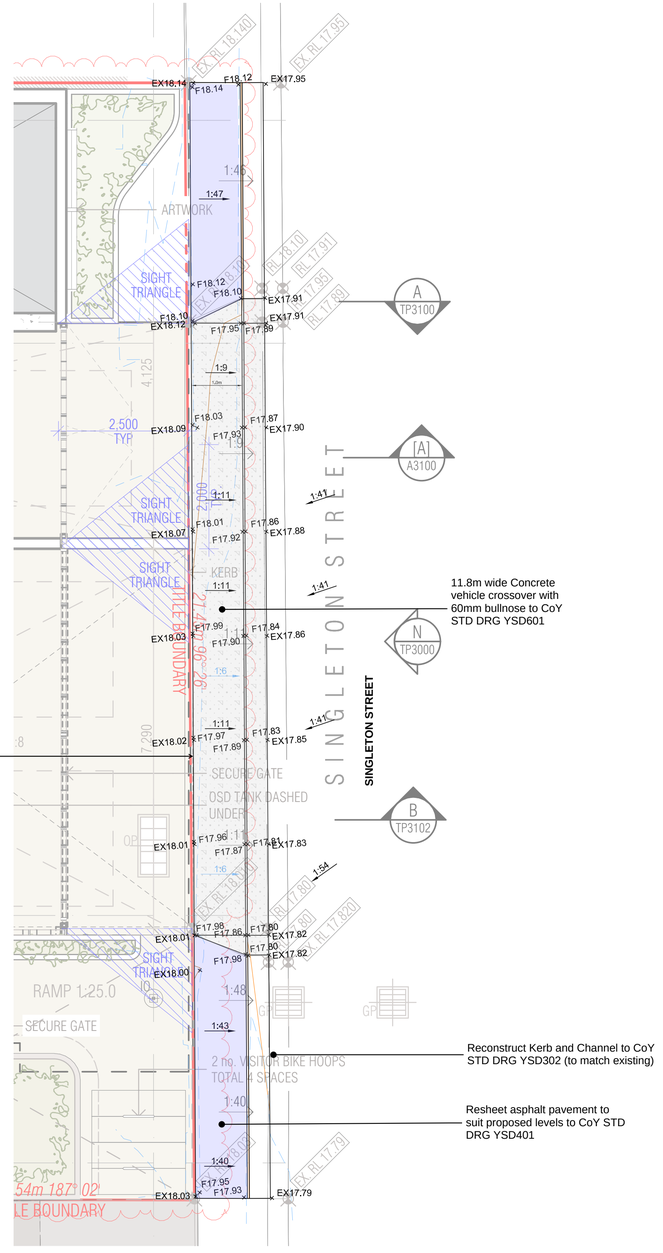
Project No Sketch No
234358-TTW-00-SK-CI-00011

Revision
P4



SCALE 1:50 0 .5 1.0 1.5 2.0 2.5 m
AT ORIGINAL SIZE

GIPPS STREET FOOTPATH LEVELS
SCALE 1:50 (A1)



SINGLETON STREET FOOTPATH LEVELS
SCALE 1:50 (A1)

Rev	Description	Sketch	Date
P2	TOWN PLANNING ISSUE	RP	23.07.26
P1	TOWN PLANNING ISSUE	RP	13.07.26

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Project
36-38 Gipps Street
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Sketch Subject
EXTERNAL WORKS PLAN

Scale : A1
1:100

Sketched
RP

Project No Sketch No
234358-TTW-00-SK-CI-00011

Revision
P2

Development Engineering Formal Referral Response

Application Information:

Referral Officer:	Madeleine Moloney / Erryn Megennis
Officer:	Mark Pisani / Nick Demosthenous
Council Reference:	PPE26/0578
Referral Number:	IREF26/01507
Address:	36-38 Gipps Street, Collingwood
Proposal:	DTP - Notice of Application for planning application PA2604617 for: *Development of the land for the purpose of a 13 storey, mixed-use building comprising of offices, wellness centre, a food and drink premises and a reduction in the statutory car parking requirement.*
Comments Sought:	Provision of parking; traffic impact; access arrangements; internal layout design; infrastructure.
Disclaimer:	Council's Development Engineering unit provides the following advice based on information provided in the referral request memo referenced above.

Engineering Referral Details

Council's Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in ***Table 1*** below.

Note: the engineering related matters highlighted in the Planning referral have been assessed and included in the response.

Table 1 - Drawings and Documents reviewed by Engineering

Author / Consultant	Drawing No. or Document	Revision	Dated
Fieldwork	Summary of Changes to Planning Application		24 July 2026
	TP0002 *Development Summary*	D	22 July 2026
	TP0003 *Development Summary*	D	22 July 2026
	TP2098 *Basement 02 Plan*	D	22 July 2026
	TP2099 *Basement 01 Plan*	D	22 July 2026
	TP2100 *Ground Floor Plan*	D	22 July 2026
	TP3000 *North Elevation*	D	22 July 2026
	TP3001 *East Elevation*	D	22 July 2026
	TP3002 *South Elevation*	D	22 July 2026
	TP3003 *West Elevation*	D	22 July 2026
	TP3100 *Section AA Part 1*	D	22 July 2026
	TP3101 *Section AA Part 2*	D	22 July 2026
	TP3102 *Section BB Part 1*	D	22 July 2026

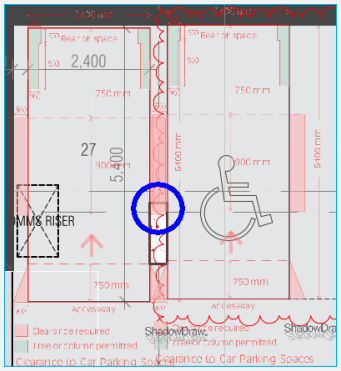
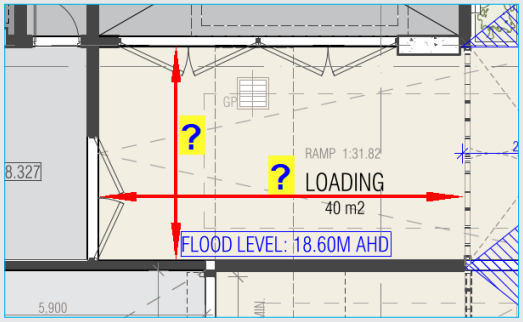
Author / Consultant	Drawing No. or Document	Revision	Dated
	TP3103 *Section BB Part 2* TP3104 *Section CC* TP3105 *Section DD* TP3106 *Section EE* TP3107 singleton St. Vehicular Crossover	D D D D B	22 July 2026 22 July 2026 22 July 2026 22 July 2026 22 July 2026
Ratio Consultants	Transport Impact Assessment	F02	23 July 2026

SECTION 1: Engineering Requirements – Issue to the Applicant

The applicant must satisfy the engineering items outlined in ***Table 2*** below. A written response must be provided for each requirement, and the action is to be completed prior to resubmission.

Any amendments to plans/drawings or updates to reports/documents must be highlighted using a *red cloud* around the relevant section. In the written response, indicate the relevant sheet/pages of each document which have been amended.

Table 2 - Engineering Requirements for Applicant

Item	Engineering Requirement	Action for Applicant
Traffic Engineering Items		
1	**Accessible Parking Space** Provide hatched line marking to the shared area of the accessible parking bay.	Update the drawings.
2	**Column Positions** For the columns in between space No. 27 and the accessible parking space, modify the design of the column to ensure the clearance envelopes of the parking spaces are clear. 	Update the drawings.
3	**Loading Dock** Dimension the internal depth and width of the loading dock. 	Update the drawings.

SECTION 2: Engineering Conditions – Planning Permit

The conditions outlined in ***Table 3*** below must be included in the Planning Permit to ensure the specific engineering requirements are complied with.

Note: further conditions may be required if any of the items in Table 2 are not fulfilled prior to the issuing of the Planning Permit.

Table 3 - Engineering conditions to be included in the Planning Permit

Condition related to…	Engineering condition
VC: *Design*	Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a vehicle crossing design must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's, *Vehicle Crossing Information Sheet*.
VC: *Construction*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.
VC: *Reinstatement*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.

Condition related to…	Engineering condition
Public Realm: *Footpath specific*	Before the building/s is/are occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Singleton Street and Gipps Street frontages must be reconstructed in asphalt: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
Public Realm: *Kerb & channel specific*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Singleton Street and Gipps Street frontages must be reconstructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).

Condition related to…	Engineering condition
Public Realm: *Functional layout plan [High level details]*	Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Responsible Authority, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following: (a) All civil works associated with the Civil Works plans; (b) Footpath reconstruction; (c) Kerb and channel reconstruction; (d) at the permit holder's cost; *and* (e) to the satisfaction of the Responsible Authority.
Public Realm: *Detailed design plans*	Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the Responsible Authority, detailed design drawings of the works approved under the Public Realm Plan (as required by Condition XX) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.
Public Realm: Construction & handover	Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition XX) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Condition related to…	Engineering condition
Reinstatement of damages caused during development works	Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated: (a) In accordance with Yarra Standard Drawings | Yarra City Council (b) at the permit holder's cost; and (c) To the satisfaction of the Responsible Authority.

Table 4 - Notes to be included in the Planning Permit

Note related to…	Engineering note
Stormwater: Site discharge	The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent pre-development levels *or* 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.
Stormwater: Onsite detention	The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.
Redundant stormwater outlets	All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.
Service infrastructure adjustment to suit finished grades, alignments, etc.	Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly: (a) at the permit holder's cost; and (b) to the satisfaction of the Responsible Authority.
Existing parking infrastructure	No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
Private utility assets	Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.
Adjusting utility infrastructure	Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
Existing parking infrastructure	Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
Parking sensors	The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

SECTION 3: Engineering Detailed Assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	6,542 m^2	Minimum 0.45 spaces per 100 m^2 of leasable floor area	29	29
Food and Drink Premises	25 m^2	Minimum 2.0 spaces per 100 m^2 of leasable floor area	0	0
Restricted Recreation Facility (Wellness Centre)	2,679 m^2	Rate Not Specified in Clause 52.06-5	To the satisfaction of the Responsible Authority	1
		Total	**29 spaces + parking for the Wellness Centre**	**30 spaces**

* The site is classified as a Category 2 as per the Car Parking Requirement maps.

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 Restricted Recreation Facility (Wellness Centre) Use	Parking for the wellness centre is to be provided to the satisfaction of the Responsible Authority. According to the applicant, the wellness centre would comprise a health club offering a number of health and wellbeing services and facilities. As with similar type uses, patrons to these services/facilities would be expected to make their own travel arrangements to and from the site or park on-street. The one space allocated to this use would likely be set aside for a supervisor/manager. The parking allocation for the wellness centre is considered reasonable.

Parking Demand Consideration	Details
Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Smith Street trams – 540 metre walk ▪ Victoria Parade trams - 700 metre walk ▪ Hoddle Street buses – 360 metre walk ▪ Collingwood railway station – 500 metre walk
Multi-purpose Trips within the Area	Customers and clients to the development could combine their visit by engaging in other activities or business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes, shops 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 various uses is considered appropriate in the context of the development and the surrounding area.

The operation of the development should not adversely impact on the existing on-street parking conditions in the area.

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

TRAFFIC IMPACT

Trip Generation

The trip generation for the site adopted by Ratio Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Commercial (Office and Wellness Centre)	0.5 trips per space in each peak hour	15 trips	15 trips

The peak hour traffic volumes generated by the development are not unduly high and are not expected to adversely impact the traffic operation of Singleton Street or any of the surrounding roads.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The 3.2 metre wide single doorways servicing the two car lifts satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	The development entrance has been provided with pedestrian sigh triangles (each 2.0 metres by 2.5 metres), which satisfy *Design standard 1 - Accessways* of Clause 52.06-9.
Headroom Clearance	The minimum headroom clearances of the single doorways (2.25 metres) satisfy AS/NZS 2890.1:2004.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the parking spaces (2.4 to 2.6 metres by 4.9 to 5.4 metres) satisfy *Design standard 2: Car parking spaces* of Clause 52.06-9 and the AS/NZS 2890.1:2004 (where applicable).
Accessible Parking Space	The dimensions of the accessible parking space and shared area (each 2.4 metres by 5.4 metres) satisfy the Australian/New Zealand Standard AS/NZS 2890.6:2009. The shared area must be hatched line marked in accordance with the Standard.
Aisles	The aisle in front of spaces 12 to 23 (width: 6.435 metres) and the aisle in front of spaces 01 to 03 (width: 6.4 metres) satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9. The aisle in front of spaces 09 to 11 falls short of the minimum requirement for aisle width and space combination in Clause 52.06-9. However, we are satisfied that these spaces will work.

Item	Assessment
	Vehicles can either enter the spaces by undertaking a reverse-in movement or by undertaking a correction movement if accessing in a forward direction.
Column Depths and Setbacks	Columns have depths of 1000 mm and are set back 250 mm from the aisles and are positioned outside of parking space clearance envelopes as required by *Diagram 1 Clearance to car parking spaces* in Clause 52.06-9. The only exception is the columns located in between parking space 27 and the accessible parking space. This column encroaches into the parking space clearance envelopes and would impact on car door opening.
Clearances to Walls	Spaces adjacent to walls have been provided with 300 mm clearances, which satisfy *Design standard 2.*
Mechanical Parking - Car Lift	
Car Lift Devices	The development would be provided with two mechanical car lifts to convey vehicles to the basement car park. These car lifts can comfortably accommodate the B85 design vehicle.
Performance of Car Lift	The car lifts to be provided for this development would convey cars from the ground floor to the basement car park, and vice versa. To determine the storage queue of the car lifts, guidance is sought from the Australian/New Zealand Standard AS/NZS 2890.1:2004. The mechanical devices such as these car lifts should have sufficient vehicle storage to accommodate the 98th percentile queue (the queue that will be exceeded on 2% of occasions). Since there would be two car lifts in the system for the development, queue lengths of the car park would involve multi-channel queuing analysis, which involves the use complex mathematical calculations. For an office development, the AM peak hour would be the critical time for the operation of the car lift. According to the analysis undertaken by Ratio Consultants, the queue length for the combined car lift system is three vehicles. Cars inside the lifts are also included as part of the queue length. Therefore, the queue would be entirely contained within the site. In the rare event that queueing takes place in Singleton Street, queue length that is external to the site needs to be reviewed in context. If a vehicle were to queue in Singleton Street, moving traffic would not be obstructed. In summary, we are satisfied with the queuing analysis undertaken by Ratio Consultants.
Gradients	
Ramp Grade for the first 5.0 metres inside the Property	From the property line, the ramp profile for the first 5.0 metres inside the development comprises a 1 in 8 upward grade for 4.8 metres followed by a short flat section leading up to the car lift entries. The ramp grade for the first 5.0 metres inside the development satisfy AS/NZS 2890.1:2004.

Item	Assessment
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Swept Path Assessment	
Vehicle Entry Movements Development Entrance via Singleton Street 21369T-SK003-B* Sheet 1 on 11	The swept path diagrams for two B99 design vehicles entering the development entrance and car lifts via singleton Street, are considered satisfactory.
Vehicle Exit Movements Development Entrance onto Singleton Street 21369T-SK003-B Sheet 2 of 11	The swept path diagrams for two B99 design vehicles exiting car lifts and the development entrance onto singleton Street, are considered satisfactory.
Access and Egress Movements Parking Space No. 29 21369T-SK003-B Sheet 3 of 11	The swept path diagrams for a B85 design vehicle entering and exiting parking space No. 29 are considered satisfactory.
Access and Egress Movements Parking Space No. 30 (Small Car Space) 21369T-SK003-B Sheet 4 of 11	The swept path diagrams for a B35 design vehicle (light vehicle) entering and exiting parking space No. 30 are considered satisfactory.
Access and Egress Movements Parking Space No. 03 21369T-SK003-B Sheet 5 of 11	The swept path diagrams for a B85 design vehicle entering and exiting parking space No. 30 are considered satisfactory.
Access and Egress Movements Parking Space No. 17 21369T-SK003-B Sheet 6 of 11	The swept path diagrams for a B85 design vehicle entering and exiting parking space No. 17 are considered satisfactory.
Waste Collection Vehicle Movements Loading Dock via Singleton Street 21369T-SK003-B Sheet 7 of 11	The swept path diagrams for a 6.345 metre long waste collection vehicle entering and exiting the loading dock via Singleton Street are considered satisfactory.
Vehicle Crossing Ground Clearance 21369T-SK003-B Sheet 8 of 11 21369T-SK003-B Sheet 9 of 11 21369T-SK003-B Sheet 10 of 11 21369T-SK003-B Sheet 11 of 11	Please see section ‘Civil Infrastructure’.
Other Items	
Loading Arrangements	Loading dock internal dimensions not provided.

CIVIL INFRASTRUCTURE

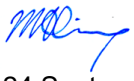
Civil Engineering Items	
The following civil engineering comments have been prepared by Nick Demosthenous, Senior Project Engineer:	
1. Stormwater Property Drains	The Stormwater management plan notes that there are two existing stormwater property drains under the footpath in Singleton St and another two under the footpath in Gipps St. These will become redundant and should be removed as part of proposed footpath reconstruction works. These property drains are not shown in the Civil works plans. **Action for the Applicant -** Amend the civil works to include the existing property drains with notes that they are to be removed and the footpath and kerb reinstated to the satisfaction of Council.
2. Fire Truck Hardstand	The civil works plan Cl-00011 shows an area on the Gipps st road pavement adjacent to the fire boosters labelled as “fire truck hardstand”. Council does not designate /reserve road pavement for this purpose, the note should be removed from the plan. **Action for the Applicant -** Clarify why the section of road pavement is identified as fire truck hardstand. Remove the Fire Truck Hardstand note from the plan.
3. Parking Restriction Signs - Gipps Street	. On street parking will be affected by the removal of the existing vehicle crossing in Gipps Street. Parking signs will need to be updated in consultation with Council’s Parking Management Unit. **Action for the Applicant -** Consult with Council’s Parking Management unit and include parking sign modifications in the Civil Works Plans.
4. Existing Street Tree - Gipps Street	The civil works plans and the architectural plans do not show the existing street tree in the Gipps Street Road pavement. The tree will need to be protected during construction works. **Action for the Applicant -** Amend the civil works plans and the architectural plans to show the street tree and add a note to the plans,” The tree is to be protected during construction works in accordance with Council requirements.”
5. Drainage Infrastructure - Singleton Street	The civil works Ground floor Plan proposes the construction of a new stormwater pit at the channel in Singleton St and a new stormwater junction pit on the existing Council drain on the north side of Singleton St. A 225mm diameter drain connects the two new pits. The 225mm diameter pipe is shown going through a grate in the road pavement which is not visible in Google street view or aerial photos. **Action for the Applicant -** Confirm the grated pit shown in the Civil Works Plans exists and identify the service on the plan. Amend the drainage design if required.
6. Existing 450 mm Diameter Main Drain	The main drain size (450mm diameter) shown on the civil works plan, does not correspond to Council’s GIS which indicates the drain is 600mm diameter. The depth of the

Civil Engineering Items	
	existing main drain on the civil works plan also does not correspond to Council's GIS. **Action for the Applicant -** Confirm the size and depth of the main drain. Amend the Civil works Plan.
7. Underground Services and Main Drain in Singleton Street	The Civil works plans do not show underground services shown in Singleton Street, and does not show the Council main drain is on the north side of Singleton Street. A section view of the proposed drain from the development to the proposed junction pit on the main drain is required. The section must show surface levels, pit and pipe invert levels, pipe size, pipe grade, pipe capacity, actual flow, flow velocity, hydraulic grade lines for 1 in 10 year and 1 in 100 year ARI and any underground services crossing the proposed drain alignment. **Action for the Applicant -** Show all underground services in the vicinity of the proposed drainage on the Civil Works Plans. Provide a section of the proposed drainage showing: surface levels, pit and pipe invert levels, pipe size, pipe grade, pipe capacity, actual flow, flow velocity, hydraulic grade lines for 1 in 10 year and 1 in 100 year ARI and any underground services crossing the proposed drain alignment.
8. Vehicle Crossing - Singleton Street	The car vehicle crossing and the loading bay vehicle crossing in Gipps in Singleton St adjoin each other, creating a 12m long vehicle crossing. The footpath is only 1m wide resulting in a vehicle crossing grade of 9-11% from building line to top of bull nose at the invert of channel. This does not provide a DDA compliant pedestrian footpath across the vehicle crossings. **Action for the Applicant -** The vehicle crossings should be made as DDA compliant as possible. Vehicle crossings profiles should be approved as part of Council's Vehicle Crossing Permit approval system.
9. Inconsistencies between Vehicle Crossing Cross Sections (in Transport Impact Assessment) and the Civil Works Plan	Vehicle crossing cross-sections have not been provided in the civil works plans. They are provided in the Transport Impact Assessment. The vehicle crossing cross-sections grades in the Transport Impact Assessment and the vehicle crossing crossfall grades are not consistent. shown in the civil works plans. **Action for the Applicant -** Ensure the vehicle crossing crossfalls and surface levels are consistent between the plans. Ensure the vehicle crossing crossfalls and surface levels are consistent between the plans.
10. Existing Power Pole in Singleton Street	Both the Architectural Ground Floor Plan and the Civil Works Plans do not show the existing power pole in the footpath in Singleton St. The power pole is located approximately 1.2m east of the west boundary approximately 1.2m east of the west boundary. **Action for the Applicant -** Show the power pole on both the civil works plans and the architectural plans.

Civil Engineering Items	
11. Electrical Substation - North West Corner of Site	The architectural ground floor plan shows an electrical substation at the north-west corner of the development. The substation is shown abutting both the north and west property boundary. The Civil Works-External Works plan shows the substation set back from the north boundary approximately 2.2m with a garden bed between the substation and the footpath. It appears there is inadequate distance for a wheel chair to pass the power pole if the substation is up to the boundary. **Action for the Applicant -** Ensure both plans are consistent. Provide DDA clearance past the power pole if possible.

SECTION 4: Acknowledgement

Engineer: Mark Pisani

Signature: 

Date: 24 September 2026 (Updated 30 September 2026)

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	Madeleine Moloney
Council Reference:	PPE26/0578
Address:	36-38 Gipps St, Collingwood VIC 3066
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/354538: IREF26/01511 - Internal Referral Request
Disclaimer:	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

ESD comments were requested on the following:

- Response to previous comments

In assessing this application, the following documents were reviewed:

- SMP prepared by HipvHype dated
- Architectural drawings prepared by Fieldwork dated 22/07/2026

Comments

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

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.

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
    - Water efficient taps fixtures and fittings.
    - A minimum 947m2 of catchment draining to 20kL rainwater tank connected to toilets for flushing.
    - Water efficient landscaping.
    - Energy efficient heating/cooling, lighting and hot water systems.
    - All electric development (no gas).
    - Carbon monoxide monitoring controlled carpark ventilation.
    - A 30 kW solar array.
    - Daylight?
    - Good daylight levels to office areas. Low level of daylight access to wellness centre which is suitable for the use.

- Mechanical ventilation to deliver fresh rates that are 50% increase on AS1668 minimum rates.
- Shading to 50% of east, west and north facing glazing.
- Low VOC paints, sealants, carpets and low formaldehyde engineered timber.
- 40 bicycle parking spaces for staff and an additional 40 for visitors.
- A least 1 EV charge point in the basement.
- A minimum 90% recycling target for construction and demolition waste.
- Organic waste stream management.
- Approx 749m^2 of communal spaces
- Approximately 305 of site area is vegetated.
- 10% reduction in embodied carbon of building materials.
- Materials and design response to urban heat effect.

2. Application ESD Deficiencies

No ESD deficiencies have been identified at this time.

3. Outstanding Information

- Update plans with notation to rainwater tanks, noting size and connections, consistent with the SMP and Blue Factor report.
- The BESS report includes a 15kW solar array, but the SMP states a 30kW capacity. The plans do not have the kW capacity noted. Update plans and SMP to include the solar kW capacity consistently across all documents.
- Bicycle parking figures in the BESS report are not consistent with the plans or SMP. Update figures to be consistent across all documents.

Recommendations

The applicant is encouraged to address the outstanding Information items noted above and update documentation.

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

Euan.

ESD Advisor: Euan Williamson
Date: 15 September 2026

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Tomas Lightbody
Officer:	Erryn Megennis
Council Reference:	PPE26/0578
Address:	36-38 Gipps St, Collingwood VIC 3066
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/354548: IREF26/01514 - Referral Request
Disclaimer:	Council's Strategic Transport unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments

Access and Safety

The following safety and access concerns should be addressed:

Issue One

- Access to visitor bicycle parking is provided either inside the locked employee bicycle parking (not acceptable) or it is within the 'pedestrian alleyway' which is proposed to have lockable gates.
- We do not support the use of lockable gates for this alleyway and reiterate the position that pedestrian thoroughfares should be open to the public.
- Employee bicycle parking should be secured from visitor bicycle parking.

Issue Two

- Access to EOT facilities either should be provided for separate to the wellness centre or the permit should require that those facilities be made available to users of the office spaces. Being noted within the traffic impact assessment is not enough to satisfy the requirement within the planning scheme for employees and workers to have access to EOT facilities.

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)	6542 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	22 employee spaces	

		1visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	7 visitor spaces.	
Retail premises (other than specified in this table)	25 sqm	1 employee space to each 300 sqm of leasable floor area	0 employee spaces	
		1visitor space to each 500 sqm of leasable floor area	0 visitor spaces.	
Minor Sports and Recreation Facility (includes Gym)	2679 sqm	1 employee space to each 4 employees	?? Employees not provided. employee spaces	
		1 visitor space to each 200 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	13 visitor spaces.	
Bicycle Parking Spaces Total			**26 resident / employee spaces**	**40 (?) not all information provided resident / employee spaces**
			20 visitor spaces	**40 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**3 showers / change rooms**	**? (3) noted in TIA that they are shared with the wellness centre showers / change rooms**

The development provides a unknown number of additional employee spaces and 20 additional visitor spaces above the requirements of the Scheme.

Adequacy of visitor spaces
40 spaces are noted as visitor bicycle parking spaces.

The provision of the visitor spaces adequate:

- Whilst 40 spaces meets the statutory requirement, the quantity is acceptable for the use of the building and wellness centre in the context of Collingwood, including the easy access to Gipps Street bike lanes.
- Access to some of the bicycle parking is provide within the employee bicycle compound, meaning it is not easily accessible to the public.
- Another 10 spaces are provided within the pedestrian alleyway provided within the development, the plans indicate this will have lockable gates at either end and from both a pedestrian and cyclist perspective, we do not support the use of gates which will prevent access to the space. Pedestrian alleyways such as this should be kept open to the public for easy visitor access and use as a public thoroughfare.

Adequacy of employee spaces
Number of spaces

Whilst the proposal includes a potential (based on the unknown number of expected employees of the wellness centre) unknown surplus of employee spaces above the requirements of the planning scheme, it is noted:

- A reduction of 52 car parking spaces is sought.
- the subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and
- both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Given the above, best practice (BESS) requires a rate of 70 bicycle parking spaces. Therefore, it is recommended a minimum of 70 employee spaces be provided in lieu of the required car parking.
- **It is noted in the traffic impact assessment and green travel plan that the required 3 EOT facilities are provided for in the wellness centre, while this is acceptable for the provision, we should require this in the permit conditions so that in the future there are no issues between any office users of the building and a wellness centre operator.**

Design and location of employee spaces and facilities

Employee and resident spaces are additional located and designed for the following reasons:

- Employee bicycle parking is provided at Ground Level.
- 40 spaces are not located within a secure facility. Pursuant to Clause 52.34-3 & Australian Standard AS2890.3 bicycle spaces for employees must be provided in a bicycle locker, or in a lockable compound. A bicycle parking compound that also requires access for visitors to the building does not constitute a lockable compound. This either allows for a secure facility for employee parking, excluding easy access for visitors, or an unsecure employee parking facility with easy access for visitors.

Electric vehicles / share cars / other relevant topics?

Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future expanded provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

At least 4 electric bicycle charging point should be provided in the bicycle parking spaces (5% of the total number) adjacent to spaces suitable for electric bicycles to use (i.e horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8).

At least 4 bicycle parking spaces should be able to larger bicycle such as AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8.

Green Travel Plan

The application includes a Green Travel Plan (GTP). The GTP should be modified to include the following:

- Removal of section 6.3 as Yarra Council nolonger has e-scooter or e-bike contracts with any providers. This section could be modified to encourage the use of privately owned e-scooters or e-bikes and include information about charging an e-bike onsite as per our other recommendations.

This information is required to be shown in the GTP before it can be approved.

Yarra's key bicycle corridors

The site is located adjacent to a key bicycle corridor.

Gipps Street bicycle lanes which connects the site to the Wellington Street corridor as well as Hoddle St shared path and the Main Yarra Trail.

Yarra's Bicycle Lanes

During construction we require that there is no impact to the functionality of the Gipps Street bike lanes.

City Works

Gipps Street is planned for a whole of road re-construction in the coming years with initial engagement to begin shortly, followed by design.

Recommendations

The following should be shown on the plans before endorsement:

1. A minimum of 70 employee bicycle parking spaces in total be provided in lieu of the required carparking spaces of which a reduction of 52 spaces is requested.
2. Maintain a minimum of 40 visitor bicycle parking spaces in total be provided. **(met)**
3. All visitor bicycle parking facilities to be ground level (horizontal) hoops and comply with Clause 52.34 and AS2890.3.
4. Employee bicycle parking should be secured separately to any visitor bicycle parking.
5. Dimensions of all bicycle storage spaces, lifts, corridors and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority.
6. At least 4 electric bicycle charging point should be provided in the bicycle parking spaces (5% of the total number) adjacent to spaces suitable for electric bicycles to use (i.e horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8).
7. Access to the wellness centre change facilities for office employees should be included in the permit to satisfy the planning schemes requirement for 3 EOT showers to be provided for the office users. *This is to ensure that there are not any future disagreements between operators about access.*
8. An Amended Green Travel Plan should be provided with the information outlined previously.
9. Green Travel Plan should be amended to remove any reference to Yarra Councils now ended partnership with e-scooter and e-bike hire businesses.

Strategic Transport Planner: Tomas Lightbody

Date: 28 September 2026

Informal Referral Meeting

City Works - Projects Park & Open Space

Application Information for Referral IREF26/01513

Officer:	Erryn Megennis
Council Reference:	PPE26/0578
Address:	36-38 Gipps St, Collingwood VIC 3066
Proposal:	DTP - Notice of Application
Zone:	Commercial 2 Zone
Overlay(s):	Design and Development Overlay – Schedule 11 Development Contributions Plan Overlay – Schedule 1

Meeting Details

Date:	28 September 2026
Referral Officer	Hayley McNicol
Relevant Information:	Plans Urban Context Report

Advice Provided at Meeting

Advice on the double height undercroft to Gipps Street

1. The double height undercroft space is not a typology Council encourages in this area. This is more typical of a CBD office building.
2. The undercroft does not provide a true public realm contribution – it reads more as a private space rather than an extension of the footpath.
3. Recommend to reduce the setback to line up with front wall of the T2 building to the west, this would allow the setback to read more as a widened footpath. The setback should incorporate seating.
4. A more robust treatment to the frontage is required to reinforce the character of Collingwood whilst still enhancing public realm .
5. The secure gate to be brought forward towards Gipps Street as well, to line up with the reduced front setback.

Advice on the need for public access to the north-south laneway

1. Bring secure gate at rear further to the north boundary whilst remaining clear of sightlines (e.g. in line with basement door) to improve safety outcomes and reduce likelihood of this becoming a loitering space.
2. The pedestrian connection to Singleton Street is not considered a public realm contribution given the existence of the link to the east of No. 48-50 Gipps Street.
3. To improve the amenity of the north-south laneway, the setback of the building at ground and first floor should be continued to all upper levels. An awning for weather protection would be acceptable. This would also allow improved greenery and opportunities for deep soil planting at ground level

4. Include deep soil areas along laneway in combination with increased upper level setback to eastern boundary.

Planner Name: Erryn Megennis
Date: 28 September 2026

Strategic Projects, Parks and Open Spaces Formal Referral Response

Application Information

Referral Officer:	Madeleine Moloney
Officer:	Tara Jolfaei
Council Reference:	PPE26/0578
Address:	36-38 Gipps St, Collingwood VIC 3066
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/354549: IREF26/01513 - Referral Request
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:	

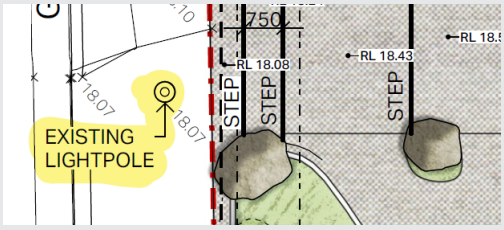
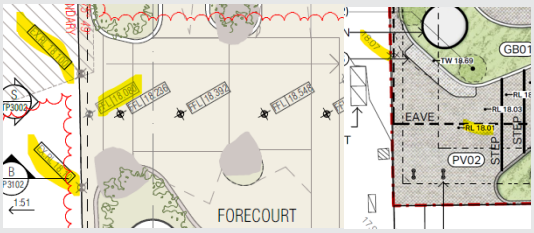
Summary

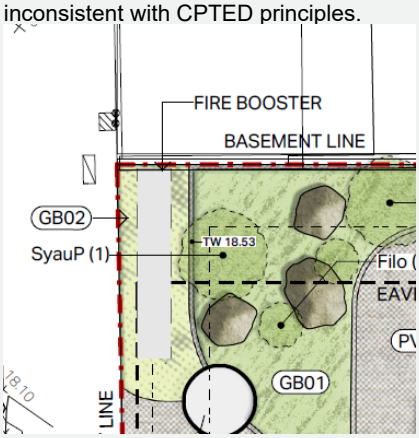
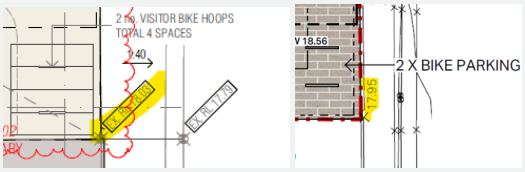
Comments requested	Comments on the application are requested on the following: **Public Realm** • The public realm interface • Public Realm Improvement Opportunities such as kerb outstands and new street trees **Landscape Plan** • Landscaping Plan. Note: Please advise if the "Landscape Report" captures any additional information that would need to be included in any endorsed documentation in the event that the development is approved by DTP. **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.
Recommendation	Detailed comments are provided overleaf. In summary: • **The proposal is supported in principle, subject to changes.** • Changes are required to make the proposal acceptable from a public realm and landscape perspective. The following changes are recommended: **Public Realm** • Revise the landscape plans for consistency with Architectural plans • Ground floor including entrances with public realm • Pedestrian link/laneway • Singleton Street frontage • Pavements – Crossover removal • Furniture and fixtures • New Street Tree Opportunity • Street Tree Developer Contribution **Landscape Plan (within site boundary)** • Soil volume • Landscape details including but not limited to planter boxes • Landscape materials including but not limited to mulch • Plant Species and plant schedule • Irrigation and drainage (planted areas only) • Landscape maintenance
Links to relevant documents reviewed	D26/348677 - PPE26/0578 - 36-38 Gipps Street Collingwood - Architectural Plans D26/348701 - PPE26/0578 - 36-38 Gipps Street Collingwood - Landscape Plan

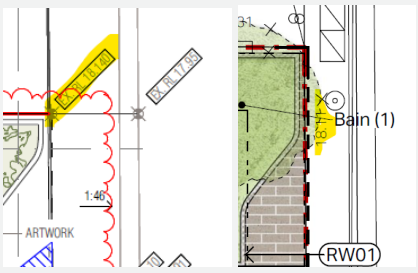
	D26/348706 - PPE26/0578 - 36-38 Gipps Street Collingwood - Landscape Report D26/348721 - PPE26/0578 - 36-38 Gipps Street Collingwood - Town Planning Report D26/348674 - PPE26/0578 - 36-38 Gipps Street Collingwood - Design Report D26/348717 - PPE26/0578 - 36-38 Gipps Street Collingwood - Response to Referral Comments D26/348675 - PPE26/0578 - 36-38 Gipps Street Collingwood - Summary of Changes to Architectural Drawings

Referral Comments – Stage

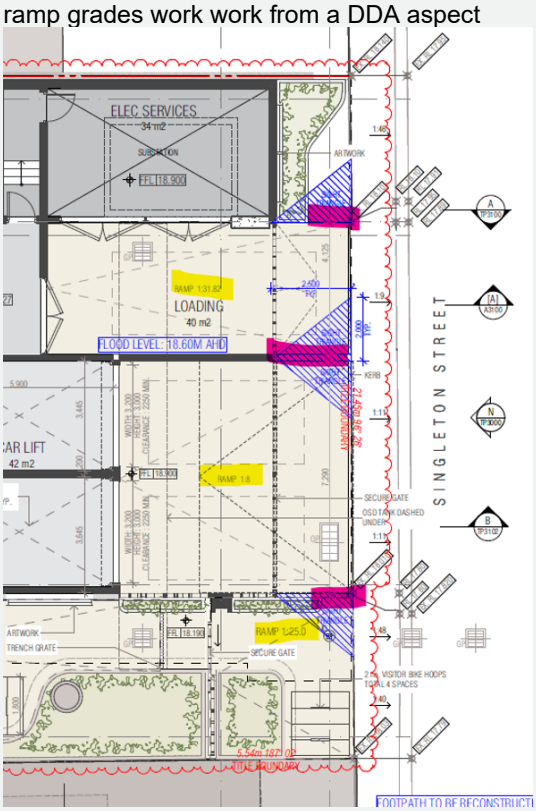
Public Realm feedback

No.	Topic	Feedback and recommendations
1.	**Public Realm Interface**	
1.1.	Public realm interface - General comment	• Ensure the Landscape Plan prepared by Emergent Studios, are consistent with the architectural plans and accurately show all existing services and infrastructure. Remove the reference to the non-existent light pole adjacent to the proposed steps.  • Levels shown in some instances are lower than the footpath, reverse fall into site and may require adjustment to footpath levels which is not acceptable. Any level modifications to achieve DDA compliance must be accommodated within the title, existing footpath levels must not be altered  • **Revise the landscape plans to align with the architectural plans and accurately show all existing services and infrastructure.**
1.2.	Ground floor including entrances with public realm	• The ground floor incorporates a cafe and lobby with planting to improve the interface. This approach is supported. • The fire booster cabinet should be better integrated into the landscape design. Its current location may create an area of concealment, compromise passive surveillance and be

		inconsistent with CPTED principles.  • The columns could be softened by introducing climbing plants or other suitable greenery to soften the appearance of the columns at the entrance. • Consider setback of rocks in the Gipps St frontage to create clear sightlines • **Integrate the fire booster cabinet into the landscape design to minimise concealment and ensure consistency with CPTED principles.** • **Introduce climbing plants or other suitable greenery to soften the columns and improve the appearance of the entrance.** • **Consider setback of the two rocks closest to the footpath on Gipps St to create clearer sightlines.**
1.3.	Pedestrian link/laneway	• The proposed pedestrian link/laneway from Gipps Street to Dight Street is supported. • **Recommended to include armrest where feasible for ensure seats are DDA accessible** • **Introduce climbing plants or other suitable greenery to soften the columns.**
1.4.	Singleton Street frontage	• The Singleton Street frontage is dominated by vehicle access, including the loading bay, car lift, crossovers and security gates. This provides limited street activation and creates a visually hard interface • Level discrepancies noted, refer comment above 

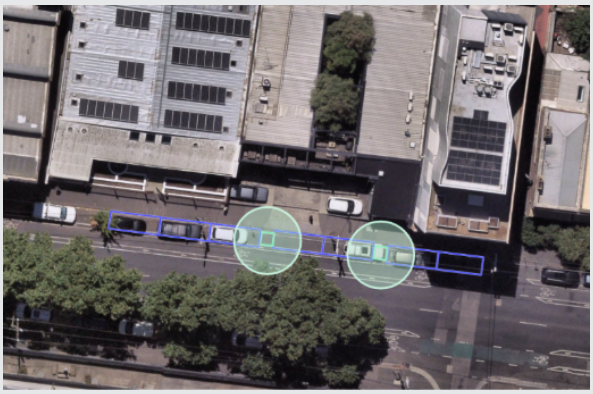


- It is unclear will the transition RED between the different ramp grades work work from a DDA aspect



- **Clearly defining pedestrian and bicycle routes across the vehicle access points.**
- **Confirm power authority acceptance of access configuration to the substation along the loading bay ramp**
- **Ensure footpaths are all DDA compliant**

2.	**Public Realm Pavement, Furniture and Fixtures**	
2.1.	Pavements – Crossover removal	• It is indicated in the architectural plans and the response to referral documents that the applicant “will be required to underground powerlines” in front of the site. Given this, it is recommended to remove the existing crossover • **Removal of existing crossover on Gipps Street frontage**

		• **Provide a clear paving delineation between public and private land** • **Pavements must meet Council and all relevant Australian standards including for slip resistance**
2.2.	Furniture and fixtures	• The ground floor setback proposes integrated concrete benches which is encourage and be highly utilised give the location of proposed café, where possible further DDA accessible seating should be integrated in the forecourt • Opportunity for DDA accessible seating near the entrance to the café where feasible • **Ensure the plans show all ramp grades.** • **Bench seat with back and arm rest is recommended to be integrated along the subject site street frontage.** • **Consider including a bin within the subject site** • **Anti-skate measures must be incorporated into the design of relevant elements, ensuring they are discreetly integrated and do not contribute to material damage or increased maintenance requirements.**
3.	**Street trees**	
3.1.	New Street Tree Opportunity	Street trees • Possible opportunity has been identified to integrate two (2) new street trees along the subject site street frontage.  • Final street tree number is depending on detailed feasibility investigations by the applicant and approval from Citi Power • Council is requesting developer contribution for street tree planting and tree maintenance as outlined under item 3.2. • Street trees are not recommended in the following locations: - directly in front of pedestrian access to properties; and - where the planting will interfere with the flow of pedestrian, bicycle or motor vehicles. • Footpath trees require a minimum clearance of 1.5m for pedestrian and disabled access from the edge of the tree cut out to building line, note preference for a minimum clearance of 1800mm.

3.2.	Street Tree Developer Contribution	Street tree planting and maintenance developer contribution. • The applicant is requested to contribute $4,470 including GST for this planting, to cover tree sourcing, planting and two year's establishment maintenance. • The above figure includes supply, planting, and 2 year's establishment maintenance. Council will determine an appropriate tree species and undertake planting once the development is complete. The developer is to notify Council as the development is nearing completion so that Council can program the tree planting.
4.	**Public Realm Functional Layout Plan**	
4.1.	Public Realm Functional Layout Plan	Public Realm Functional Layout Plan • Concurrent with the submission of Condition 1 plans, a Public Realm Functional Layout Plan must be prepared to the satisfaction of the Responsible Authority (Council). The Public Realm Plan must be submitted for approval by the Responsible Authority (Council). When approved, the Public Realm Plan will be endorsed and will form part of this permit. The Public Realm Plan must include, but not limited to: - 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 and street signs; - Proposed bicycle spaces along site frontage, which bicycle image superimposed upon the proposed; - Clearly dimensioned elements including pedestrian paths and parking bays; - All existing and proposed levels and surface grades; - Demonstrate a seamless / DDA compliant levels transition across all proposed footpaths pavements; - Demonstrate a seamless / DDA accessible transition from the public realm into the principal entrance to the proposed building at ground floor level including any proposed setback; - All existing and proposed drainage infrastructure including any existing or proposed drainage pits and trench grates; and - 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 - Any proposed tree and low cover planting.

Landscape Plan (within site boundary) feedback

No.	Topic	Feedback and recommendations
1.	Landscape plan – General comments	• **Additional Landscape Plan Requirements are requested – see comments below requesting for additional information on the landscape plan.** https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/how-to-apply-for-a-planning-permit/landscape-plan-requirements
2.	Clause 12.06-1S Landscaping Objectives & Canopy tree provision	• 12.06-1S - Urban forests objective is to - *To protect and enhance tree canopy in urban areas* *Contribute to achieving an overall 30 per cent tree canopy target for urban areas by:* • *Encouraging the retention of existing canopy trees.* • *Promoting the planting of new canopy trees:* - *Within the public realm and open space (excluding areas dedicated to biodiversity or native vegetation conservation).* - *On private land.* • The applicant has proposed planting of 31 trees on the ground floor. This is supported • **There are no opportunities on Singleton Street, though it would be good to try to achieve some private canopy trees along the northern boundary of the site, even if they are in irrigated planters.**
3.	Soil volume	• **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.** • **Tree planter details – including materials, dimensions, drainage and lining materials, and tree anchors where required. Trees should be planted in a minimum soil depth of 700mm, with sufficient soil volume to support long term growth. A reputable industry source should be used to calculate the soil volume required, such as: Elke Soil Volume Simulator https://www.elkeh.com.au/soils/ or similar.** • **Load bearing weights for the building structure is to be checked and confirmed by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed.**
4.	Landscape details including but not limited to planter boxes	• Provide detail drawings for built elements such as furniture and planters, including: - **Cross sections showing the width and depth of planter boxes and planting, including growing media, irrigation, drainage, water proofing and tree anchors.** - **Dimensions (particularly soil depth and width for planted area and planters).** - **Proposed materials, including drainage method and lining.** - **For above ground planted areas (particularly rooftop terraces and green roofs), wind-resistant mulch is to be used.** - **Provide information on any proposed vertical growing structures including detail drawings, mounting technique etc.**

		• **Details of any proposed Water Sensitive Urban Design [WSUD] features such as raingardens including (but not limited to) dimensions, mulch, soil layers and filtration media, water supply method (from rooftop or otherwise), overflow measures.**
5.	Landscape materials including but not limited to mulch	• **For planting above ground level, wind-proof mulch (such as screened rock) is to be used.**
6.	Plant Species and plant schedule	• **Confirm that none of the proposed species listed as environmental weeds in the DELWP Advisory List of Environmental Weeds 2022,** • **Plant species selection needs to consider the relevant overlays (SLO or ESO), the 'Advisory list of environmental weeds in Victoria' and the provision of native species to foster local fauna and biodiversity.** • **Provide a plant schedule listing the proposed plant species (botanical and common name), installation size, width x height at maturity, and plant quantities.** • **Provide plant species and quantities for each planted area including plant species and quantities, as well as a legend containing key features, materials, and surfaces. Proposed plants are to be:** - **Drawn at their mature size on the plan.** - **Labelled or coded to correspond with the proposed plant schedule.** - **Appropriately selected for suitability to site conditions such as light, shade, microclimate, etc.** - **The inclusion of some native/indigenous plantings is encouraged to help foster local biodiversity within the site.**
7.	Irrigation and drainage (planted areas only)	• **Provide information on proposed irrigation including proposed water supply (potable or other), and type of irrigation (pop-ups or drip irrigation). Note: the submitted Sustainable Management Plan states that landscape irrigation is to be connected to the proposed rainwater tank. This should be clearly noted on the landscape plans.** • **Drainage information demonstrating that all raised planters are to be connected to stormwater. (planters are not allowed to drain onto the footpath)**
8.	Landscape maintenance	• **Provide a maintenance schedule, including task details and frequency.** • **Provide details to demonstrate how balcony garden beds located outside of balustrades are to be safely accessed for maintenance purposes (such as anchor points for rope access, which would need to be integrated into the building design).** • **Provide a maintenance schedule, including task details and frequency ongoing operations (pruning, irrigation maintenance, regular watering for standalone pots, upkeep, pest management, replacement of dead/diseased plants etc), Record keeping practices, and level of qualification required for ongoing maintenance contractor.**

Capital Works:

There are no known planned / approved capital works around the site being led by the Strategic Projects Parks and Open Spaces Team.

Strategic Projects Parks and Open Spaces Officer: Madeleine Moloney
Date: 14 September 2026

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Erryn Megennis
Council Reference:	PPE26/0578
Address:	36-38 Gipps St, Collingwood VIC 3066
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D26/354522: IREF26/01508 - 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 36-38 Gipps Street, Collingwood authored by Ratio Consultants and dated 23/7/26 is satisfactory from a City Works Branch's perspective

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:22/09/2026

6.3. – PPE26/0602 - 70 - 80 Gweynne Street & 97 Cubitt Street Cremorne - LATE REPORT

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

Executive Summary

Officer Recommendation

The report and attachment will be uploaded once it is complete.

Report Attachments

Nil

7. Confidential Planning Decisions Committee Reports

Nil.