

**Report to the Future Melbourne (Planning) Committee**

Agenda item 6.1

**Planning Permit Application: TP-2016-1054  
6-10 Gardiner Street, North Melbourne**

4 September 2018

**Presenter:** Evan Counsel, Practice Leader Land Use and Development

**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of a planning application seeking approval for demolition and buildings and works to construct eight, four storey dwellings and a variation of the car parking requirements associated with a ground level office at 6-10 Gardiner Street, North Melbourne (refer Attachment 2, Locality Plan).
2. The applicant is The Gardiner Street Collective, the owners are Giuseppe and Pasquale Leuzzi and the architect is Pillar + Post.
3. The site is located within the Mixed Use Zone (MUZ) and is covered by Heritage Overlay (HO3), Design and Development Overlay Schedule 32 (DDO32) and Parking Overlay Schedule 12 (PO12).
4. Public notice of the original submission and the Section 57A amended application has been given to the surrounding owners and occupiers and a total of 16 objections have been received.

**Key issues**

5. Key issues for consideration include built form, internal amenity, external amenity impacts (overlooking, overshadowing and building bulk), car parking and traffic.
6. The development does not exceed the specified 14m maximum building height and adequately responds to the immediate context and the relevant built form outcomes and decision guidelines of the Melbourne Planning Scheme.
7. The site is located within PO12 which encourages a reduced car parking rate associated with new dwellings. Up to eight car parking spaces associated with the eight dwellings may be provided without requiring planning permission. The development proposes six car parking spaces which will reduce potential impacts to nearby properties and the immediate area. A reduction of 3.5 spaces associated with the ground level office space is considered acceptable at the scale and arrangement proposed.
8. Building bulk and overshadowing impacts to nearby properties are reduced due to the adjacent streets and fall within tolerances outlined by Clause 55 for an inner city context. Potential overlooking to adjoining properties is addressed via recommended conditions of permit.
9. The internal layout of the dwellings will provide a good level of amenity for future residents of the development. The development adequately utilises the frontages of the site for daylight access with a large central courtyard providing an additional light source and separation.

**Recommendation from management**

10. That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant a Permit, subject to the conditions outlined in the Delegate Report (refer Attachment 4).

**Attachments:**

1. Supporting Attachment (page 2 of 52)
2. Locality Plan (page 3 of 52)
3. Plans (page 4 of 52)
4. Delegate Report (page 32 of 52)

## Supporting Attachment

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### Legal

1. Division 1 of Part 4 of the *Planning and Environment Act 1987 (Act)* sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which an objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

### Finance

3. There are no direct financial issues arising from the recommendations contained in this report.

### Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

### Stakeholder consultation

5. Public notice of both the original application and the Section 57A amended application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

### Relation to Council policy

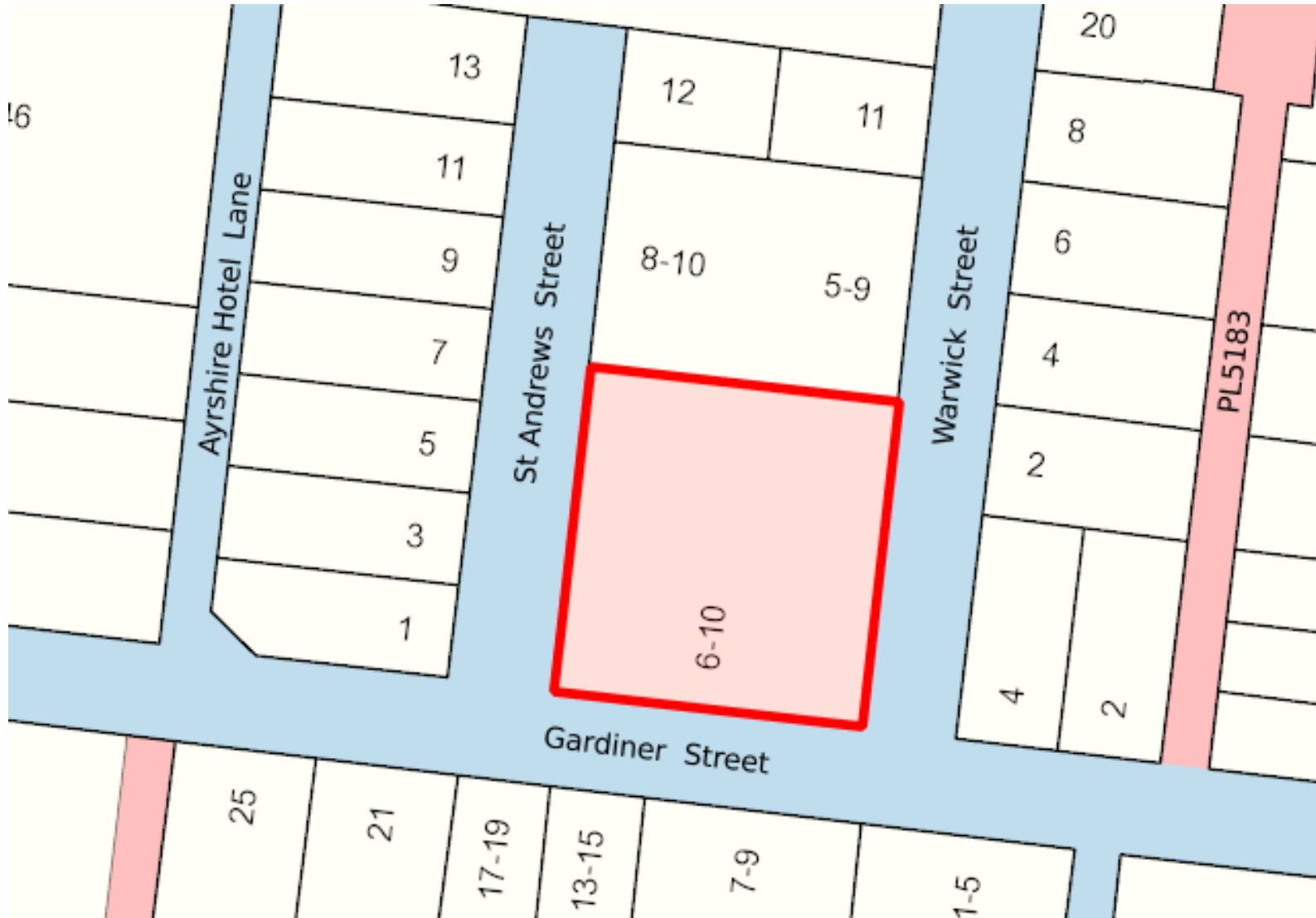
6. Relevant Council policies are discussed in the attached Delegate Report (refer Attachment 4).

### Environmental sustainability

7. Conditions requiring an environmentally sustainable design statement and a water sensitive urban design response in accordance with Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) are recommended.

# Locality Plan

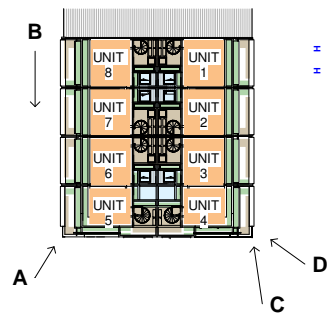
## 6-10 Gardiner Street, North Melbourne



DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED BY THE APPROVED BUILDING SURVEYOR TAKING NOTE OF ANY CONDITIONS OR REQUIREMENTS. ALL CONTRACTORS MUST CHECK ALL DIMENSIONS & LEVELS & CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. DO NOT SCALE. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & DOCUMENTATION AND OTHER CONSULTANTS DRAWINGS & INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE CURRENT NATIONAL CONSTRUCTION CODE (NCC) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

NOTES:

SHEET LIST		
NO.	NAME	REV
AP01	EXTERNAL VIEWS	H
AP02	SITE PLAN	H
AP03	GROUND FLOOR PLAN	I
AP04	FIRST FLOOR PLAN	H
AP05	SECOND FLOOR PLAN	H
AP06	THIRD FLOOR PLAN	H
AP07	ROOF TERRACE PLAN	H
AP08	ELEVATIONS NORTH SOUTH	H
AP09	ELEVATIONS EAST WEST	H
AP10	SECTIONS 1	H
AP11	SECTIONS 2	H
AP12	SECTIONS 3	H
AP13	NORTH FACING WINDOW OBJECTIVE	H
AP14	SHADOW DIAGRAMS 9AM	H
AP14 A	SHADOWS DIAGRAM 10AM	H
AP14 B	SHADOWS DIAGRAM 11AM	H
AP14 C	SHADOWS DIAGRAM 12PM	H
AP14 D	SHADOWS DIAGRAM 1PM	H
AP14 E	SHADOWS DIAGRAM 2PM	H
AP14 F	SHADOWS DIAGRAM 3PM	H
AP15	OVERLOOKING STUDY	H
AP15 A	OVERLOOKING STUDY	H
AP16	SOLAR ANALYSIS - COURTYARDS	H
AP17	TRAFFIC SWEEP PATHS	I
AP18	WASTE MANAGEMENT PLAN	H
AP19	EXISTING STREET MONTAGE	H
AP20	LIGHTWELL DIAGRAM	H
AP21	EARLIER REVISION RENDER	F



KEY PLAN - 3D VIEWS



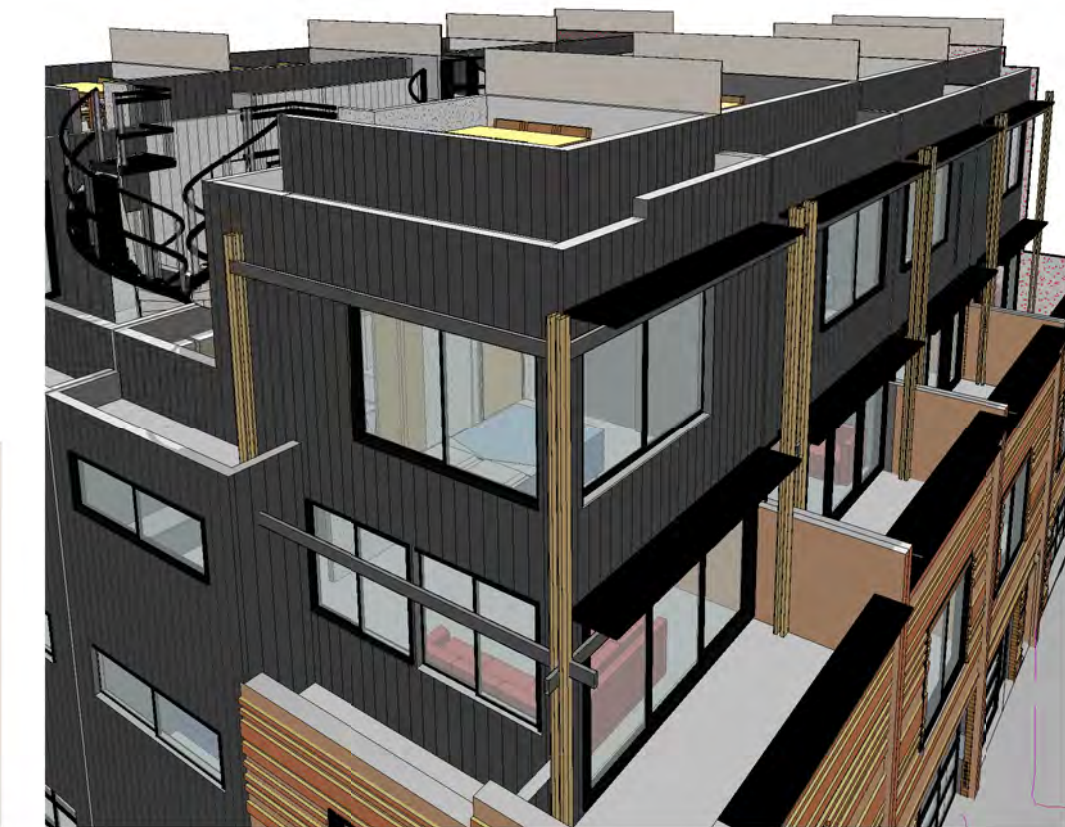
A CORNER OF GARDINER AND ST ANDREWS ST



B LOOKING SOUTH DOWN ST ANDREWS ST



C CORNER OF GARDINER AND WARWICK ST  
 LANDSCAPING HAS BEEN REMOVED FOR CLARITY



D CLOSE UP OF ROOF DECK

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F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

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 CONTRACTOR/BUILDER:  
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 DATE:

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 E: ENQUIRES@PILLARANDPOST.COM.AU  
 W: WWW.PILLARANDPOST.COM.AU



CLIENT: THE GARDINER STREET COLLECTIVE  
 ADDRESS: 6-10 GARDINER ST  
 NORTH MELBOURNE

JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**EXTERNAL VIEWS**

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	1 : 400	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:	REVISION:
<b>AP01</b>	<b>H</b>

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NOTES:

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- SPOS - SECLUDED PRIVATE OPEN SPACE
  - CAR - CAR SPACES PER UNIT
  - BEDS - BEDROOM
  - GFA - GROUND FLOOR AREA
  - GAR - GARAGE
  - CY - COURTYARD
  - RT - ROOF TERRACE
  - P.E - PORCH/ENTRY
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  - BAL - BALCONY
  - OB BR - OVER BONNET BIKE RACK
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  - GSD - GLASS SLIDING DOOR
  - F - FRIDGE
  - PR - POWDER ROOM
  - OB - OBSCURED GLASS

**DEVELOPMENT SUMMARY**

AREA	420m <sup>2</sup>	EXISTING	PROPOSED
SITE COVERAGE	420m <sup>2</sup>	100%	420m <sup>2</sup> 100%
IMPERMEABILITY	420m <sup>2</sup>	100%	420m <sup>2</sup> 100%

UNIT	GFA	SPOS	CAR	BED	GAR	RT	P.E	PB	SA	BAL
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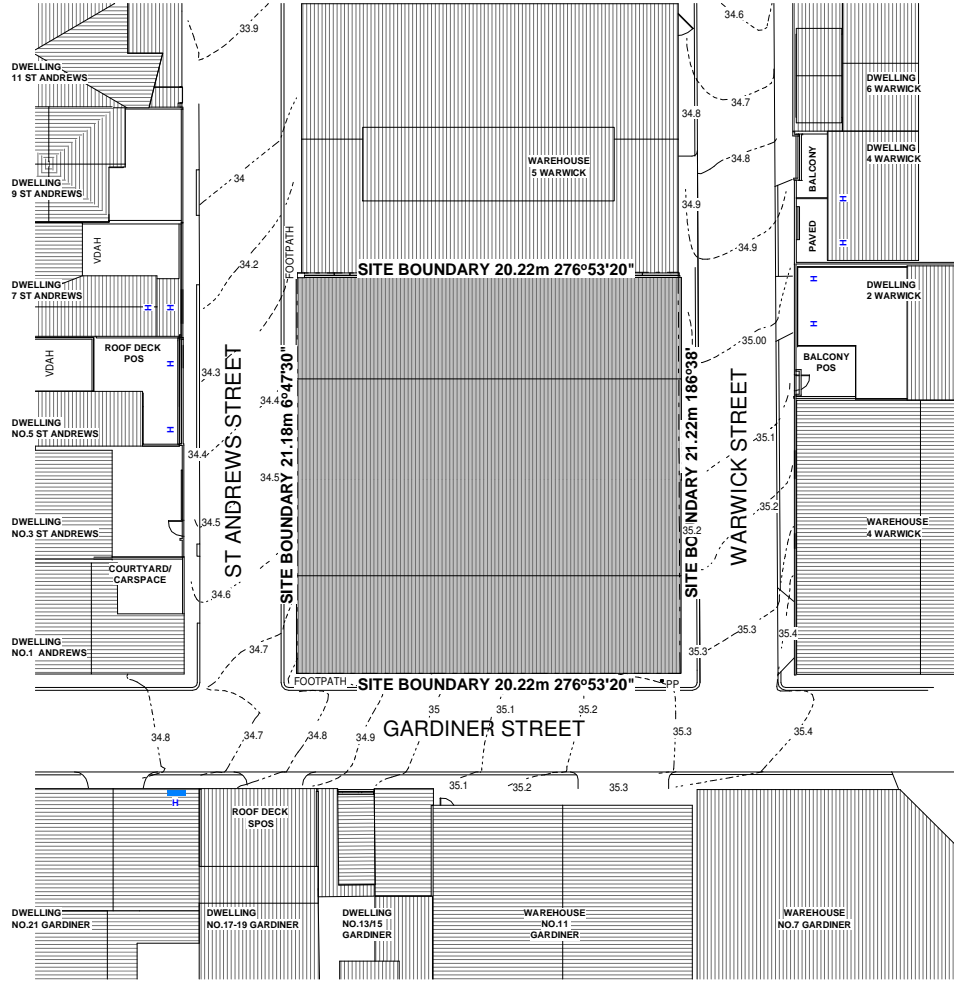
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ADDRESS:	6-10 GARDINER ST NORTH MELBOURNE

JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**SITE PLAN**

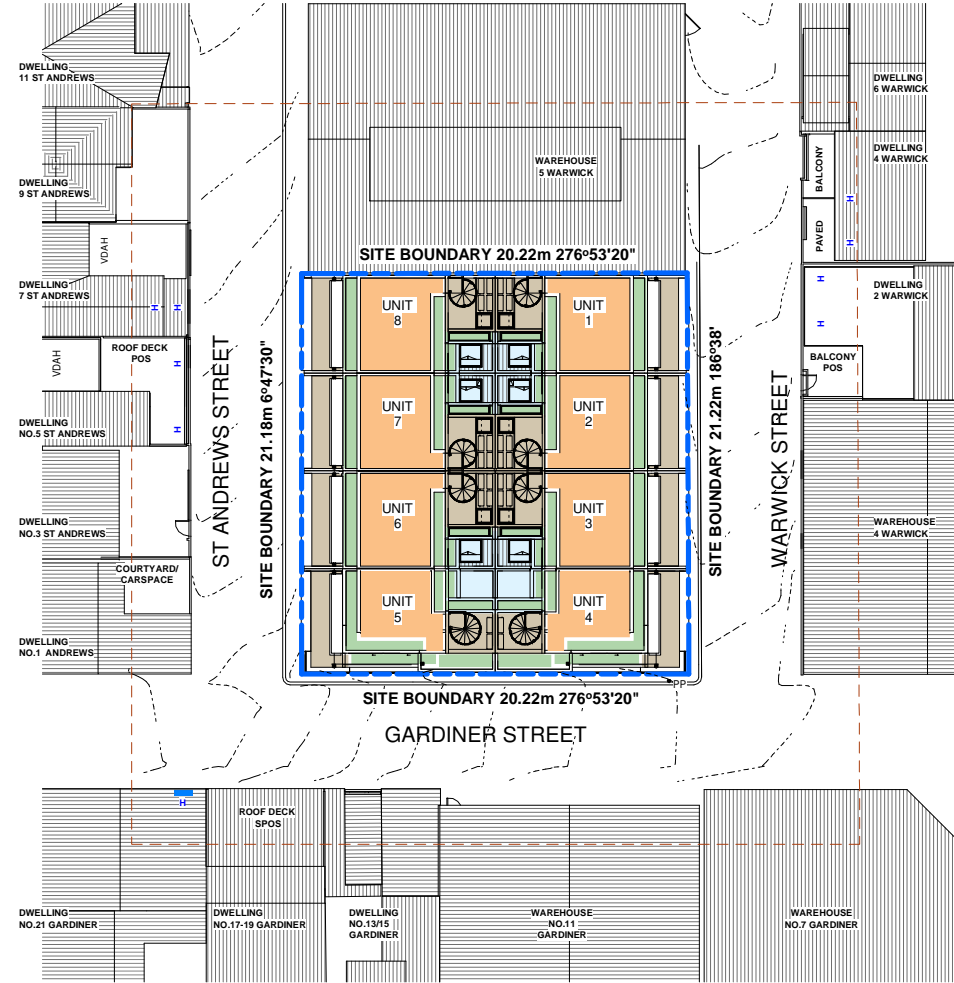
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JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

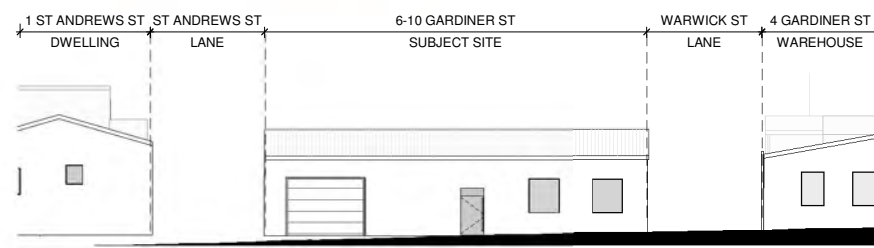
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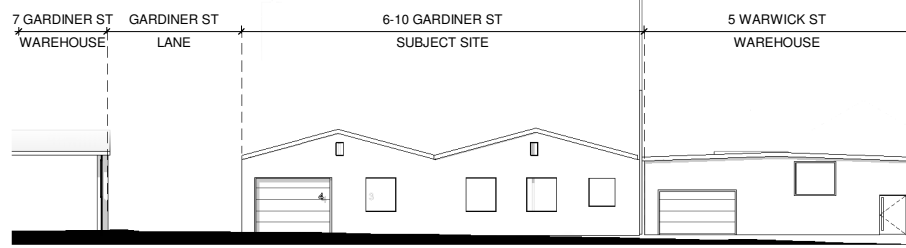
1 SITE PLAN EXISTING  
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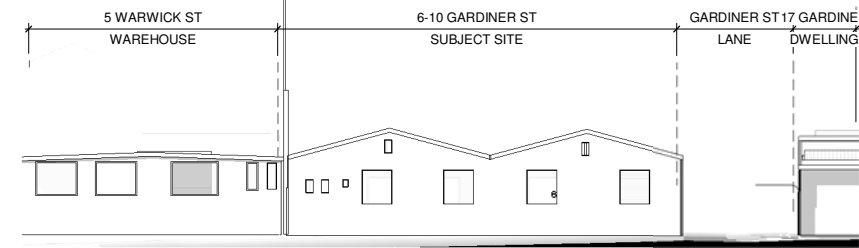
2 SITE PLAN PROPOSED  
1 : 200



3 GARDINER ST - EXISTING STREETSCAPE ELEVATION  
1 : 200



4 WARWICK ST - EXISTING STREETSCAPE ELEVATION  
1 : 200



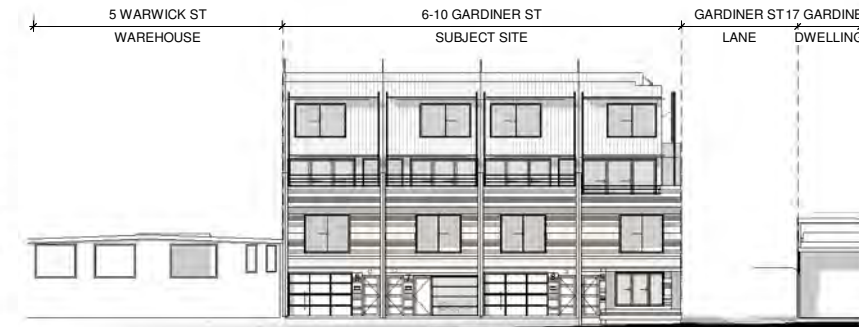
5 ST ANDREWS ST - EXISTING STREETSCAPE ELEVATION  
1 : 200



6 GARDINER ST - PROPOSED STREETSCAPE ELEVATION  
1 : 200



7 WARWICK ST - PROPOSED STREETSCAPE ELEVATION  
1 : 200



8 ST ANDREWS ST - PROPOSED STREETSCAPE ELEVATION  
1 : 200

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G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE
I	17.05.18	TRAFFIC REVISION

CLIENT SIGNATURE:  
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 CONTRACTOR/BUILDER:  
 ARCHITECT:  
 DATE:

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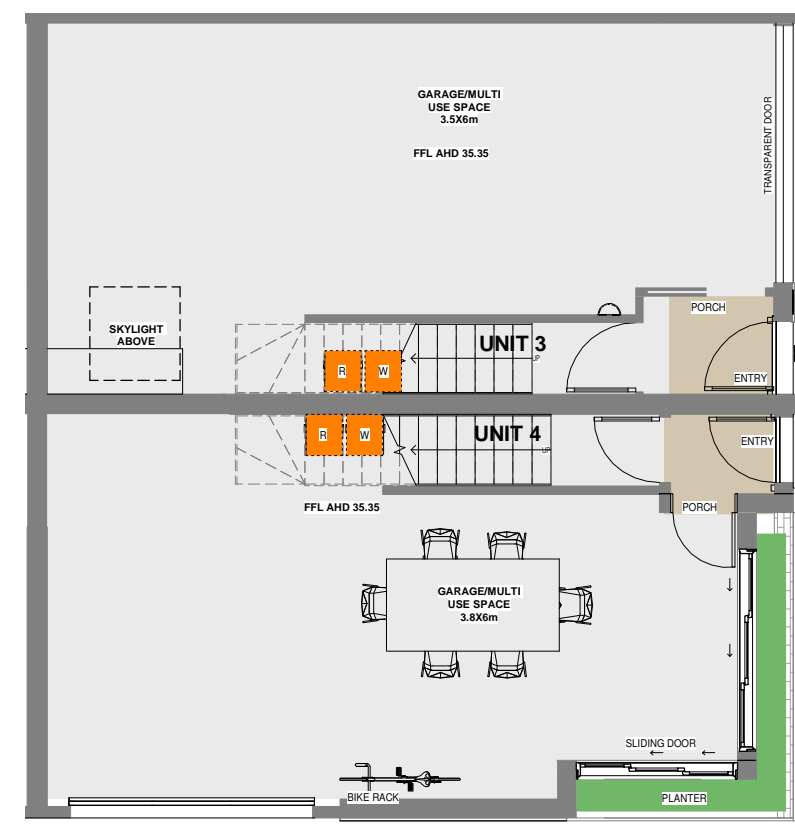
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**GARDINER6TO10**

DRAWING TITLE:  
**GROUND FLOOR PLAN**

DATE:	1.03.2017	DESIGNED:	LG
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JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

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<b>AP03</b>	<b>I</b>

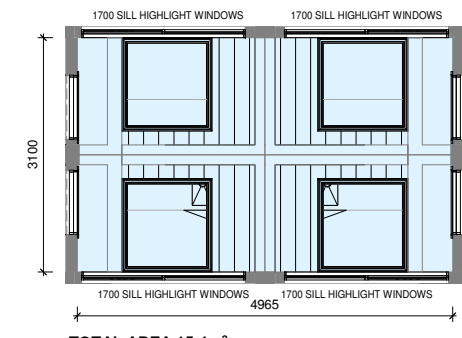


2 GARAGE/MULTI-PURPOSE SPACE - CALLOUT  
 1 : 50

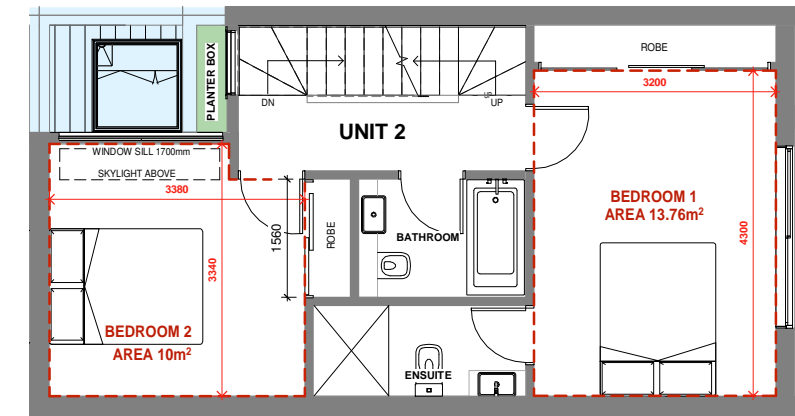
1 GROUND FLOOR  
 1 : 100

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  - OB - OBSCURED GLASS



② LIGHTWELL - DETAIL  
1 : 50



③ APARTMENT GUIDELINES - BEDROOM 1 AND 2- CALLOUT  
1 : 50

MINIMUM DIMENSIONS MAIN BEDROOM: MINIMUM WIDTH 3.4M, MINIMUM DEPTH 3M (AREA: 10.2M²)  
MINIMUM DIMENSIONS OTHER BEDROOMS: MINIMUM WIDTH 3M, MINIMUM DEPTH 3M (AREA 9M²)

**DEVELOPMENT SUMMARY**

AREA	EXISTING	PROPOSED
SITE COVERAGE	420m²	100% 420m²
IMPERMEABILITY	420m²	100% 420m²

UNIT	GFA	SPOS	POS	CAR	BED	GAR	RT	PIE	PB	SA	BAL
1	135.2	18	29	1	3	50	18	-	-	-	8
2	156	18	29	1	3	49	18	-	-	-	10.1
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NORTH MELBOURNE

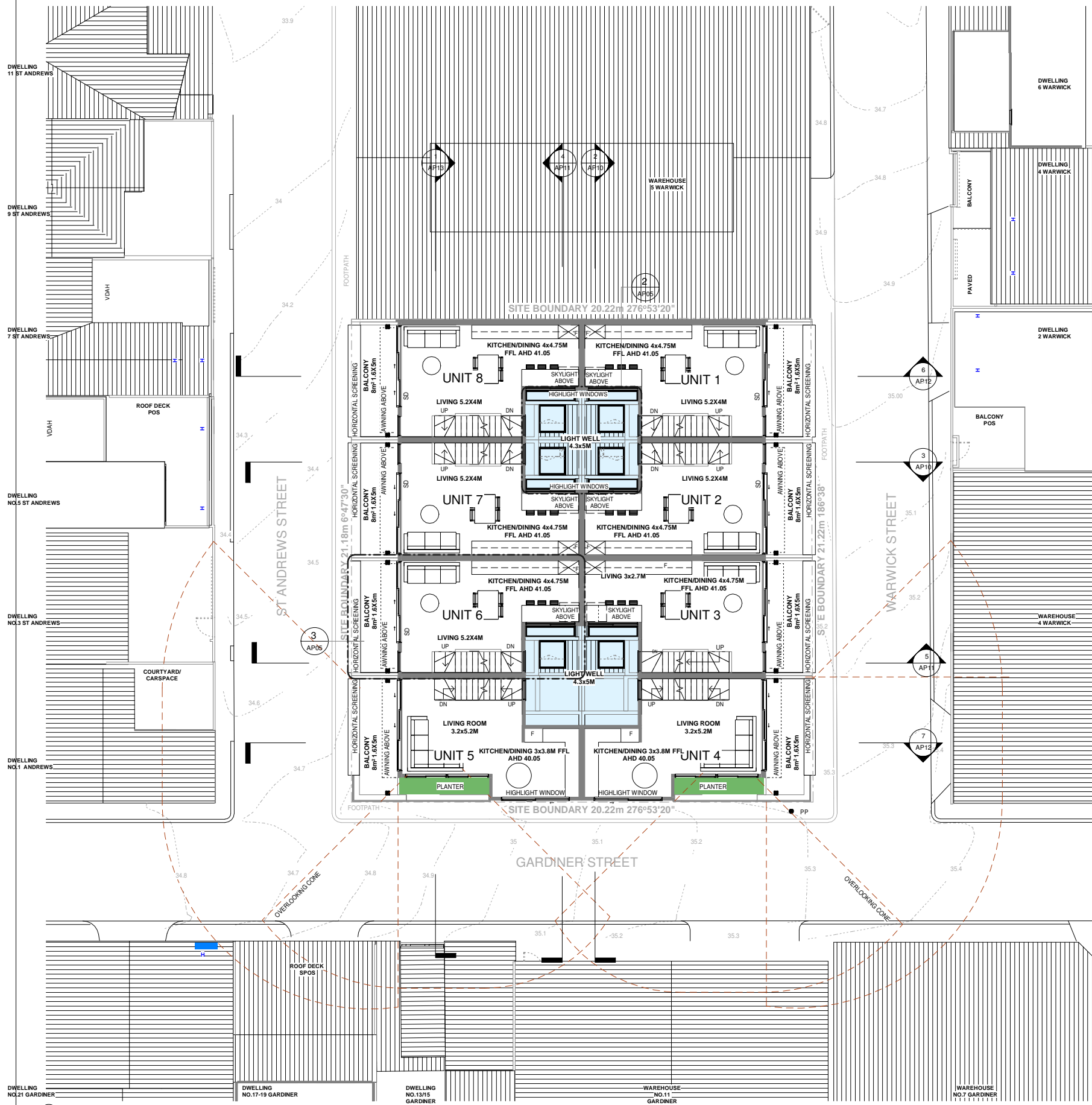
JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**FIRST FLOOR PLAN**

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	As indicated	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

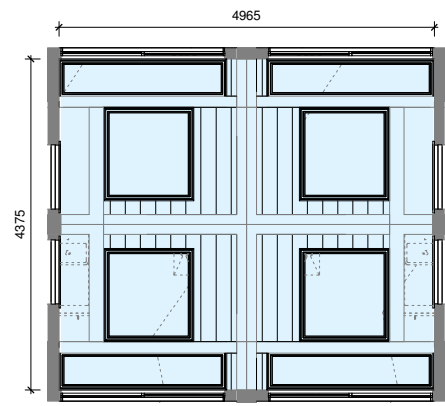
STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:	AP04	REVISION:	H
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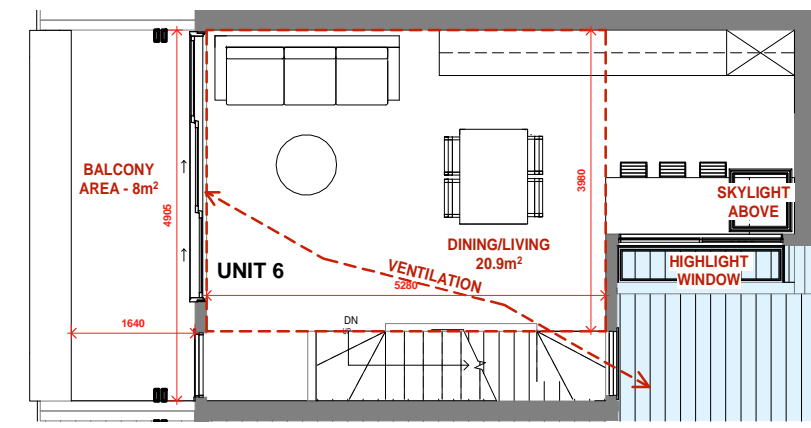
① FIRST FLOOR  
1 : 100



1 SECOND FLOOR  
1 : 100



TOTAL AREA 21.5m<sup>2</sup>  
2 LIGHTWELL - CALLOUT  
1 : 50



3 APARTMENT GUIDELINES - NATURAL VENTILATION - CALLOUT  
1 : 50  
APARTMENT GUIDELINES: MINIMUM DIMENSIONS LIVING AREA:  
MINIMUM WIDTH 3.6M, (AREA 12M<sup>2</sup>)

DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED BY THE APPROVED BUILDING SURVEYOR TAKING NOTES OF ANY CONDITIONS OR REQUIREMENTS. ALL CONTRACTORS MUST CHECK ALL DIMENSIONS & LEVELS & CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. DO NOT SCALE. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & DOCUMENTATION AND OTHER CONSULTANTS DRAWINGS & INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE CURRENT NATIONAL CONSTRUCTION CODE (NCC) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

- NOTES:
- LEGEND**
- SPOS - SECLUDED PRIVATE OPEN SPACE
  - CAR - CAR SPACES PER UNIT
  - BEDS - BEDROOM
  - GFA - GROUND FLOOR AREA
  - GAR - GARAGE
  - CY - COURTYARD
  - RT - ROOF TERRACE
  - PIE - PORCH/ENTRY
  - PB - PLANTER BOXES
  - SA - SERVICE AREAS INCLUDING SPIRAL STAIRCASE
  - BAL - BALCONY
  - OB BR - OVER BONNET BIKE RACK
  - DN - DOWN STAIRS/STEP
  - UP - UP STAIRS/STEP
  - LB - LETTERBOX
  - WHBR - WALL HUNG BIKE RACK
  - R - RECYCLING BIN
  - W - WASTE/GARBAGE BIN
  - SD - SLIDING DOOR
  - GSD - GLASS SLIDING DOOR
  - F - FRIDGE
  - PR - POWDER ROOM
  - OB - OBSCURED GLASS

**DEVELOPMENT SUMMARY**

AREA	420m <sup>2</sup>	EXISTING	420m <sup>2</sup>	PROPOSED	420m <sup>2</sup>	100%
SITE COVERAGE	420m <sup>2</sup>	100%	420m <sup>2</sup>	100%	420m <sup>2</sup>	100%
IMPERMEABILITY	420m <sup>2</sup>	100%	420m <sup>2</sup>	100%	420m <sup>2</sup>	100%

UNIT	GFA	SPOS	POS	CAR	BED	GAR	RT	PIE	PB	SA	BAL
1	135.2	18	29	1	3	50	18	-	-	-	8
2	156	18	29	1	3	49	18	-	-	-	10.1
3	135.2	18	29	1	3	49	18	-	-	-	10.1
4	133.8	13	24	1	3	48	11.5	-	-	-	8.5
5	133.8	13	24	1	3	48	11.5	-	-	-	8.5
6	135.2	18	29	1	3	49	18	-	-	-	8
7	156	18	29	1	3	49	18	-	-	-	8
8	135.2	18	29	1	3	50	18	-	-	-	8

EXCLUDES STAIR VOIDS

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REV:	DATE:	NOTE:
A	29.09.16	CLIENT REVIEW SET
B	18.11.16	TPA SET
C	13.02.17	TP RFI RESPONSE
D	31.03.17	TP RFI RESPONSE 2
E	29.06.17	TP RFI RESPONSE 3
F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

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CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

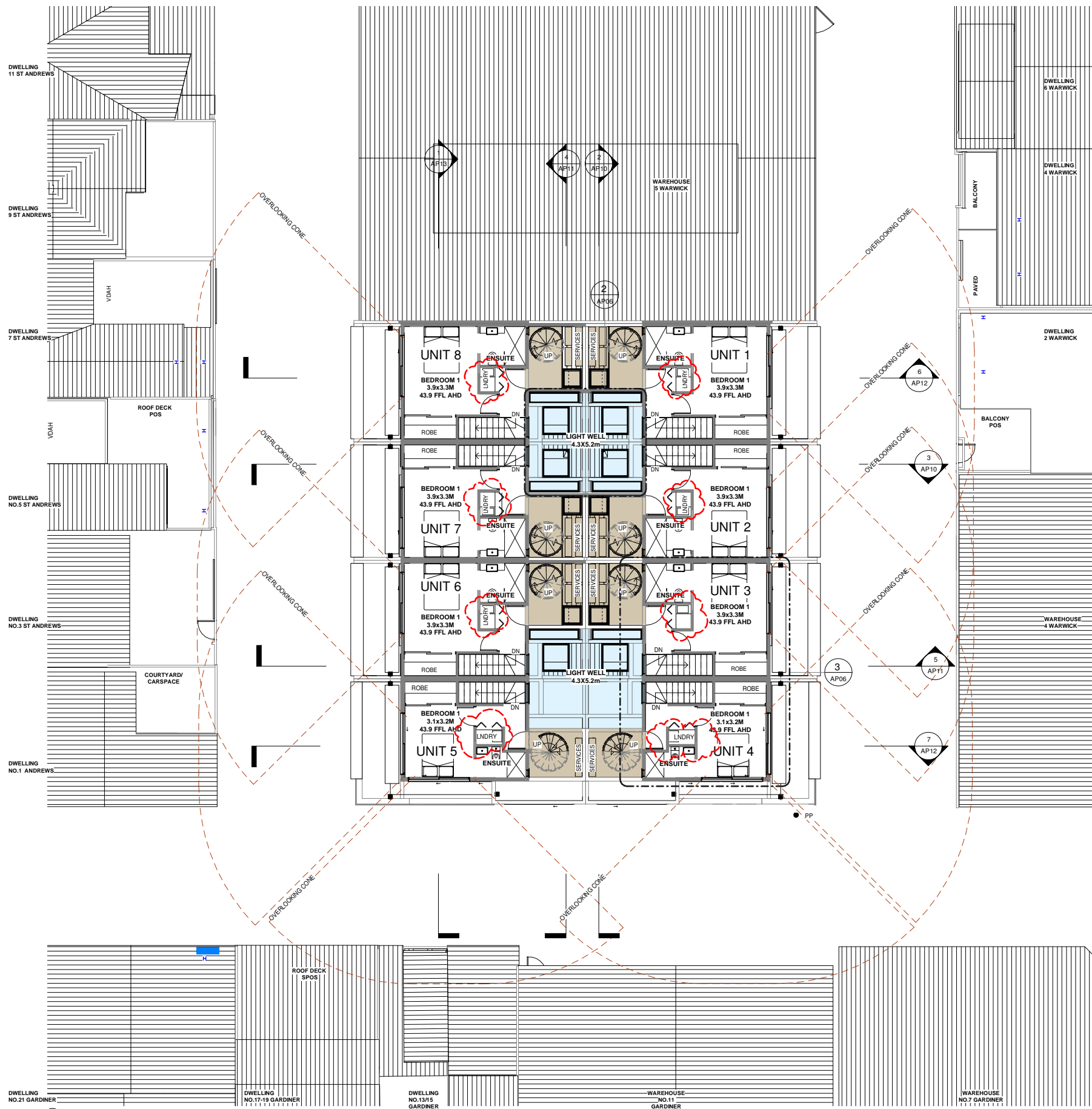
JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**SECOND FLOOR PLAN**

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	As indicated	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

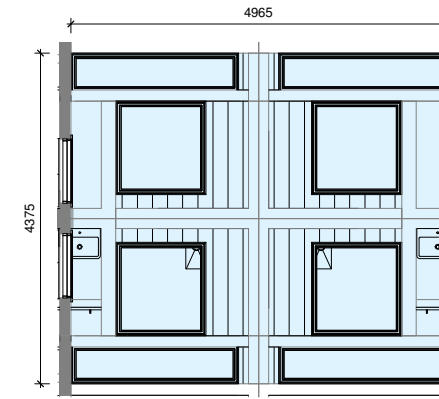
STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER: **AP05** REVISION: **H**



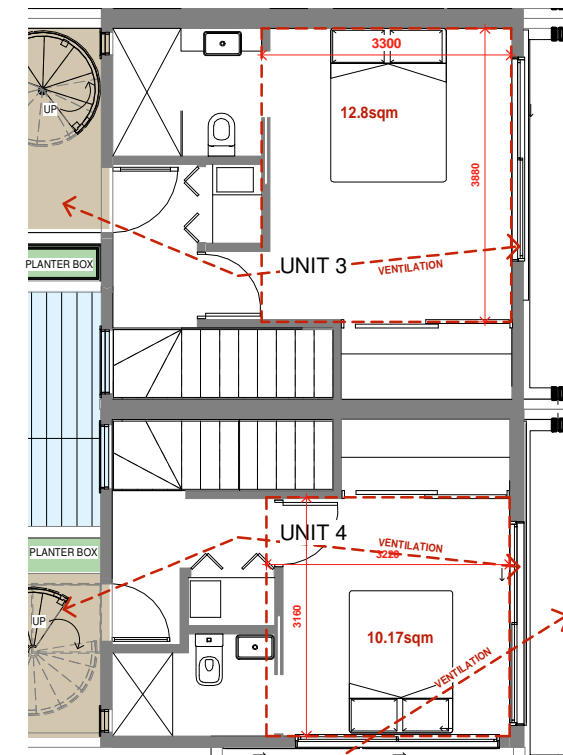


1 THIRD FLOOR  
1 : 100



TOTAL AREA 21.7m<sup>2</sup>

2 LIGHTWELL - THIRD FLOOR - CALLOUT  
1 : 50



3 APARTMENT GUIDELINES - LIVING SPACES - CALLOUT  
1 : 50

DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED BY THE APPROVED BUILDING SURVEYOR TAKING NOTE OF ANY CONDITIONS OR REQUIREMENTS. ALL CONTRACTORS MUST CHECK ALL DIMENSIONS & LEVELS & CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. DO NOT SCALE. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & DOCUMENTATION AND OTHER CONSULTANTS DRAWINGS & INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE CURRENT NATIONAL CONSTRUCTION CODE (NCC) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

NOTES:

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  - GAR - GARAGE
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  - RT - ROOF TERRACE
  - P/E - PORCH/ENTRY
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  - SD - SLIDING DOOR
  - GSD - GLASS SLIDING DOOR
  - F - FRIDGE
  - PR - POWDER ROOM
  - OB - OBSCURED GLASS

DEVELOPMENT SUMMARY

AREA	420m <sup>2</sup>	EXISTING	PROPOSED
SITE COVERAGE	420m <sup>2</sup>	100%	420m <sup>2</sup> 100%
IMPERMEABILITY	420m <sup>2</sup>	100%	420m <sup>2</sup> 100%

UNIT	GFA	SPOS	CAR	BED	CAR	RT	P/E	PB	SA	BAL
1	135.2	18	29	1	3	50	18	-	-	8
2	156	18	29	1	3	49	18	-	-	10.1
3	135.2	18	29	1	3	49	18	-	-	10.1
4	133.8	13	24	1	3	48	11.5	-	-	8.5
5	133.8	13	24	1	3	48	11.5	-	-	8.5
6	135.2	18	29	1	3	49	18	-	-	8
7	156	18	29	1	3	49	18	-	-	8
8	135.2	18	29	1	3	50	18	-	-	8

EXCLUDES STAIR VOIDS

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D	31.03.17	TP RFI RESPONSE 2
E	29.06.17	TP RFI RESPONSE 3
F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

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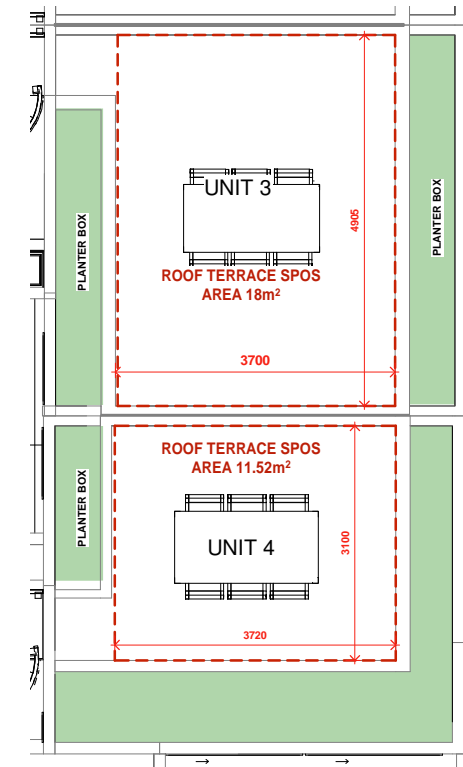
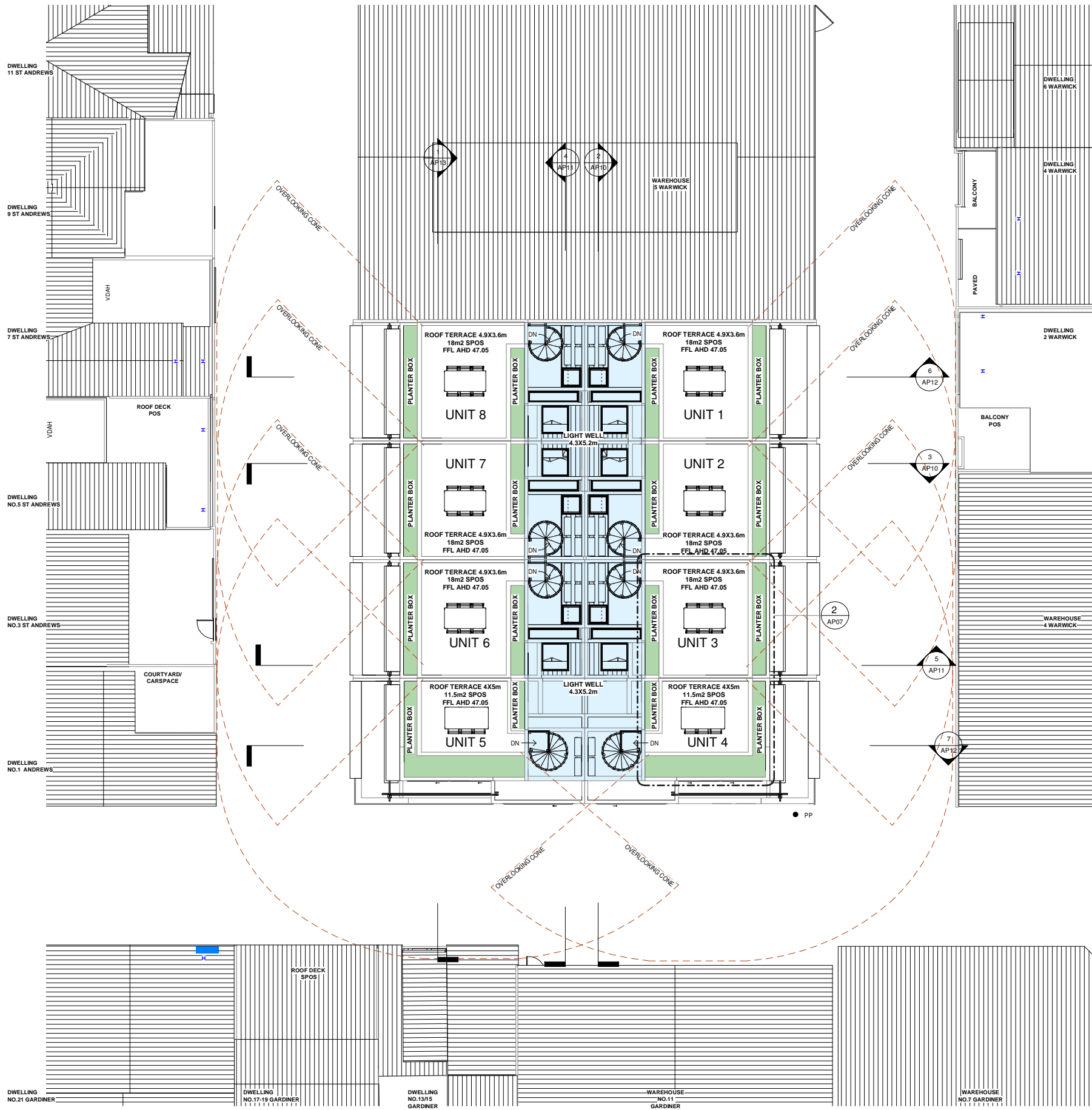
CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**THIRD FLOOR PLAN**

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	As indicated	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:	REVISION:
<b>AP06</b>	<b>H</b>



② APARTMENT GUIDELINES - ROOF TERRACE - CALLOUT  
1 : 50

APARTMENT GUIDELINE: A ROOF-TOP AREA OF 10M² WITH A MINIMUM DIMENSION OF 2M AND CONVENIENT ACCESS FROM A LIVING ROOM.

① ROOF TERRACE  
1 : 100

NOTES:  
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  - GSD - GLASS SLIDING DOOR
  - F - FRIDGE
  - PR - POWDER ROOM
  - OB - OBSCURED GLASS

DEVELOPMENT SUMMARY			
AREA	420m²	EXISTING	PROPOSED
SITE COVERAGE	420m²	100%	420m² 100%
IMPERMEABILITY	420m²	100%	420m² 100%

UNIT	GFA	SPOS	CAR	BED	GAR	RT	PIE	PB	SA	BAL
1	135.2	18	29	1	3	50	18	-	-	8
2	156	18	29	1	3	49	18	-	-	10.1
3	135.2	18	29	1	3	49	18	-	-	10.1
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5	133.8	13	24	1	3	48	11.5	-	-	8.5
6	135.2	18	29	1	3	49	18	-	-	8
7	156	18	29	1	3	49	18	-	-	8
8	135.2	18	29	1	3	50	18	-	-	8

EXCLUDES STAIR VOIDS

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E	29.06.17	TP RFI RESPONSE 3
F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

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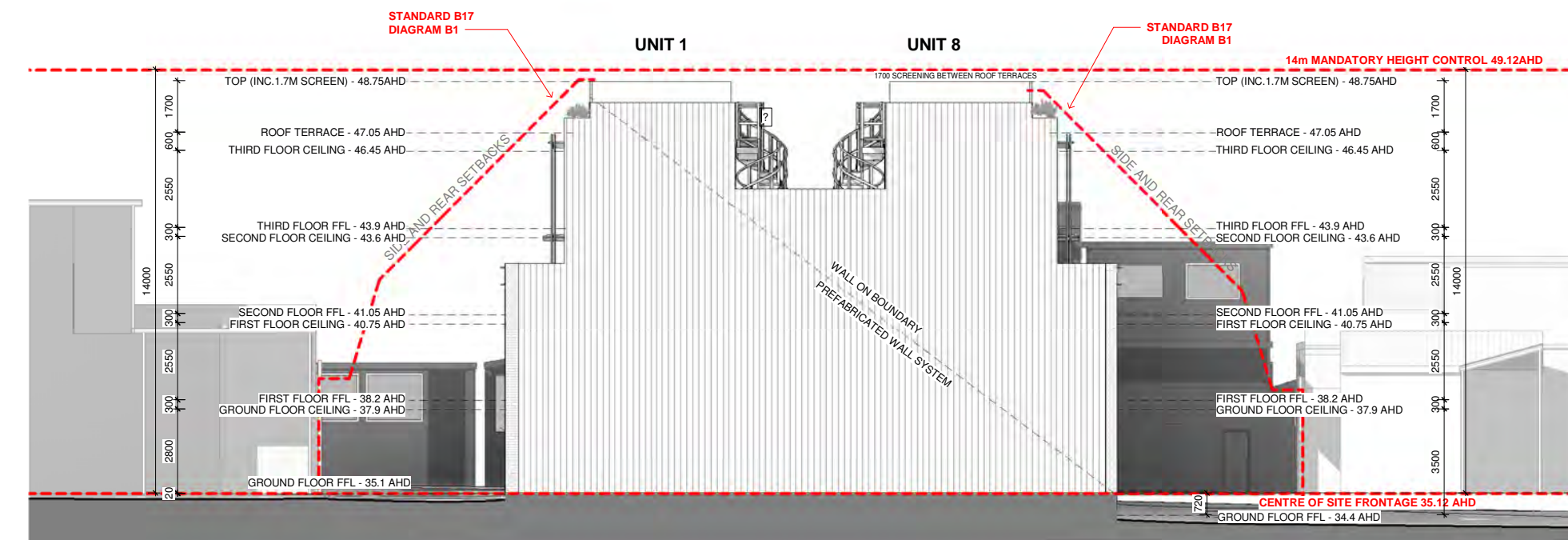
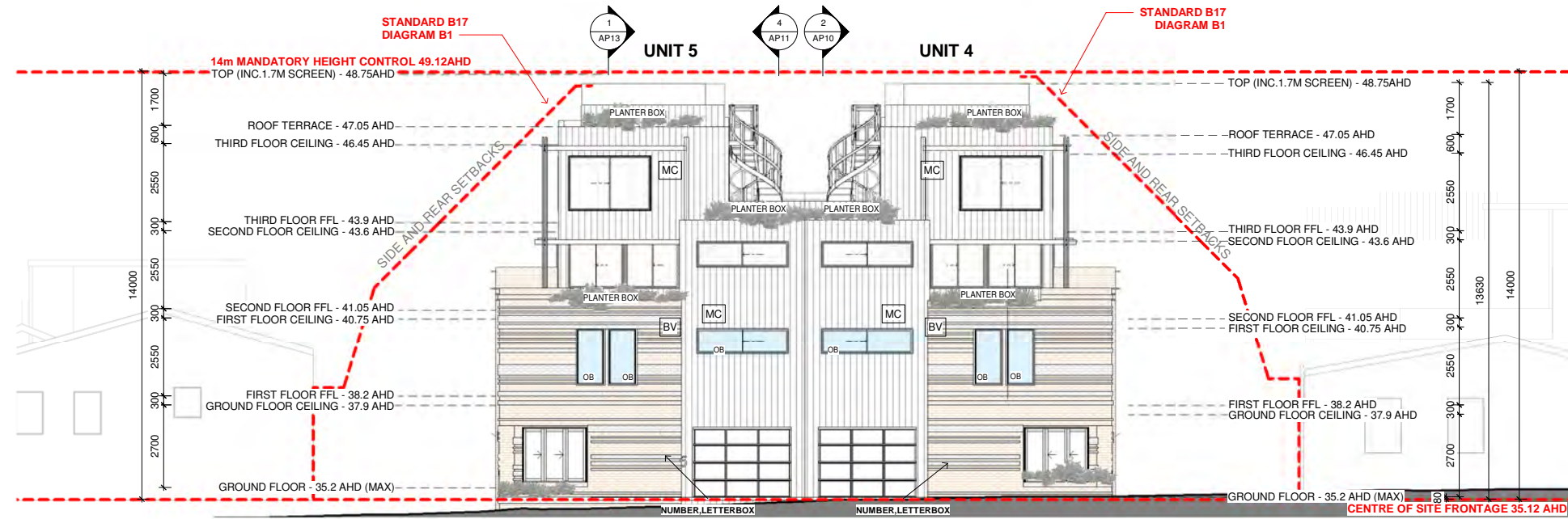
CLIENT:	THE GARDINER STREET COLLECTIVE
ADDRESS:	6-10 GARDINER ST NORTH MELBOURNE
JOB NAME:	GARDINER6TO10
DRAWING TITLE:	ROOF TERRACE PLAN
DATE:	1.03.2017
SCALE @ A1:	As indicated
JOB NO:	GARDINER6TO10
STAGE:	STEP 5: DETAIL
DRAWING NUMBER:	AP07
REVISION:	H

DATE: 1.03.2017  
SCALE @ A1: As indicated  
JOB NO: GARDINER6TO10  
STAGE: STEP 5: DETAIL  
DRAWING NUMBER: AP07

CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE  
JOB NAME: GARDINER6TO10  
DRAWING TITLE: ROOF TERRACE PLAN

DATE: 1.03.2017  
SCALE @ A1: As indicated  
JOB NO: GARDINER6TO10  
STAGE: STEP 5: DETAIL  
DRAWING NUMBER: AP07

DESIGNED: LG  
DRAWN: MO  
CHECKED: Checker  
REVISION: H



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NOTES:

**MATERIAL SCHEDULE**

RAISED BRICK PATTERN	PERFORATED METAL
METAL CLADDING - MONUMENT	TIMBER - PLY TO FRONT DOORS
METAL CLADDING - WHITE	PLANTER BOXES

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F	2.10.17	TP RE-DESIGN
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H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
 CONTRACTOR/BUILDER:  
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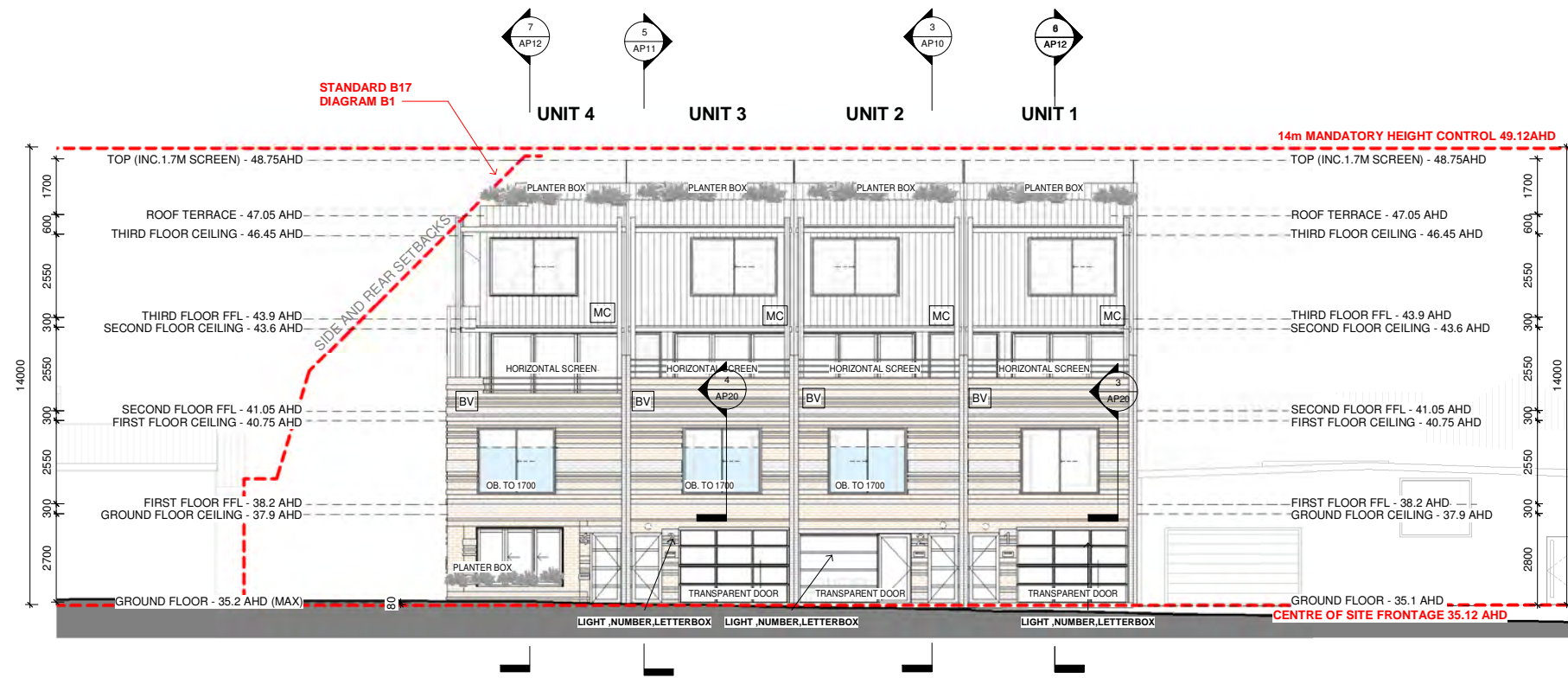


CLIENT: THE GARDINER STREET COLLECTIVE  
 ADDRESS: 6-10 GARDINER ST  
 NORTH MELBOURNE

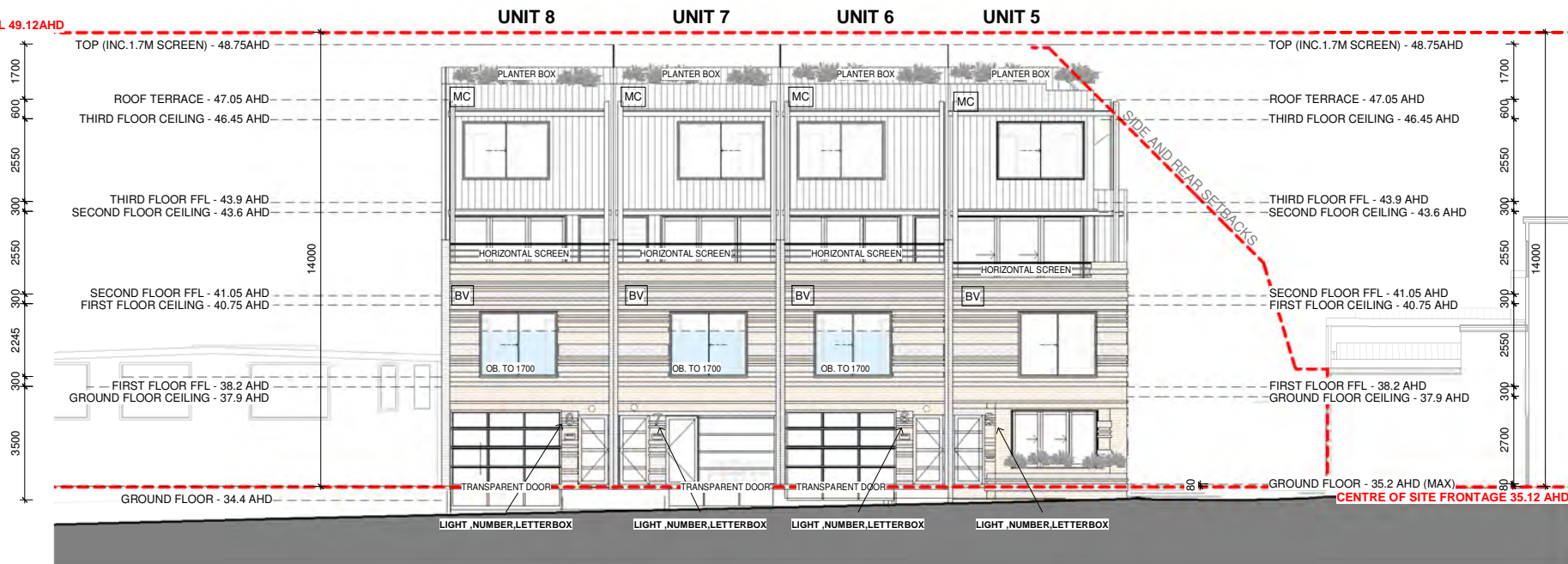
JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**ELEVATIONS NORTH SOUTH**

DATE: 1.03.2017	DESIGNED: LG
SCALE @ A1: As indicated	DRAWN: MO
JOB NO: GARDINER6TO10	CHECKED: Checker

STAGE:  
**STEP 5: DETAIL**  
 DRAWING NUMBER: **AP08**      REVISION: **H**



③ EAST ELEVATION - WARWICK ST  
1 : 100

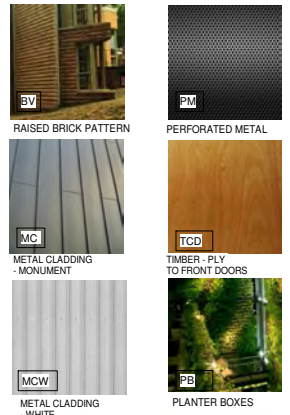


④ WEST ELEVATION - ST ANDREWS ST  
1 : 100

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NOTES:

MATERIAL SCHEDULE



TRANSPARENT GARAGE DOORS EXAMPLE FROM THE CORNER OF LOTHIAN AND LITTLE DRYSBROUGH ST, NORTH MELBOURNE.

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REV:	DATE:	NOTE:
B	18.11.16	TPA SET
C	13.02.17	TP RFI RESPONSE
D	31.03.17	TP RFI RESPONSE 2
E	29.06.17	TP RFI RESPONSE 3
F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

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CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

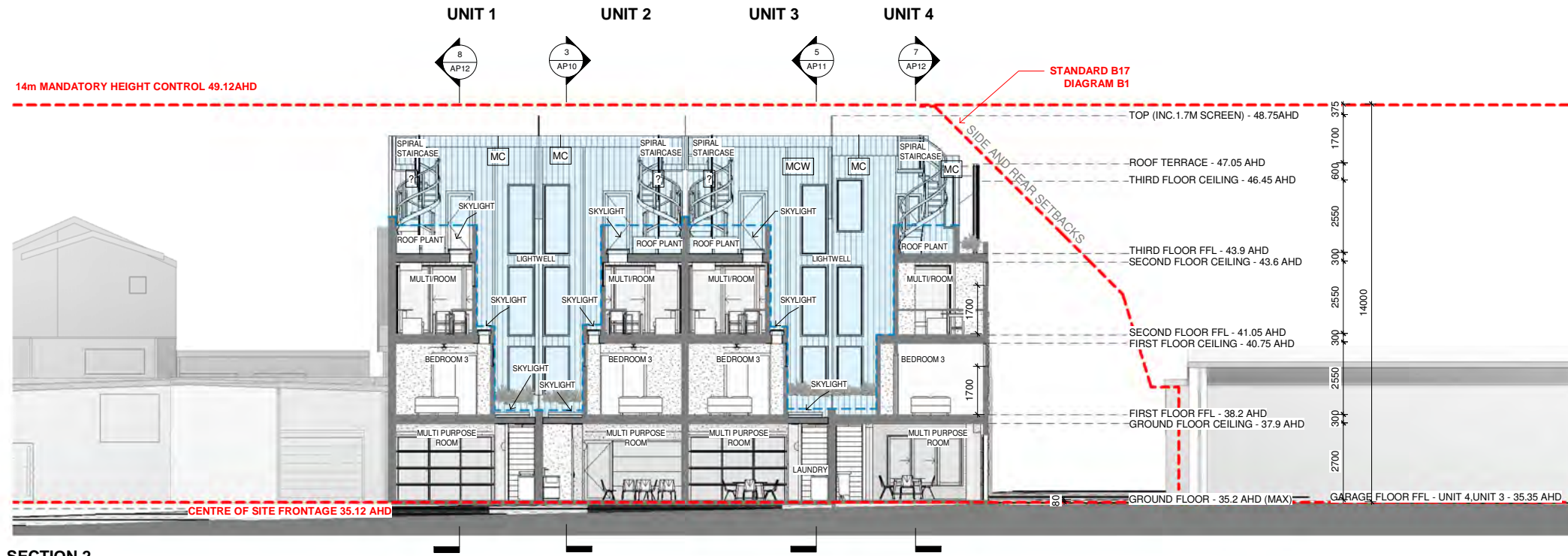
JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**ELEVATIONS EAST WEST**

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	As indicated	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

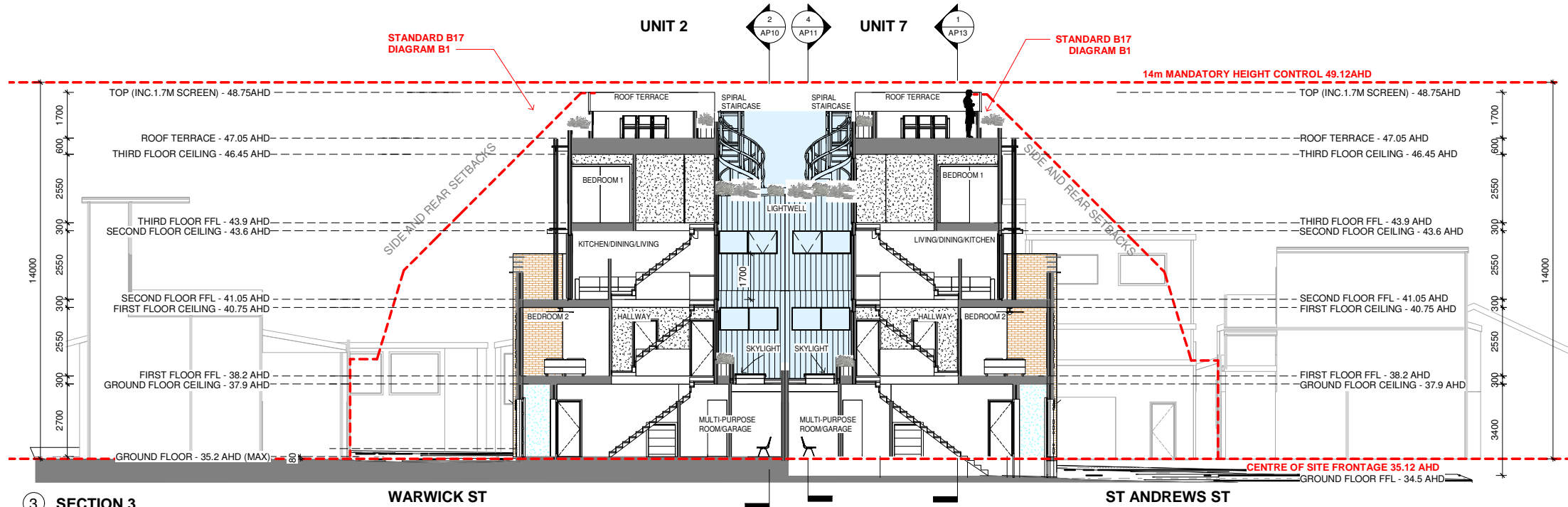
STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:  
**AP09**

REVISION:  
**H**



SECTION 2  
1 : 100

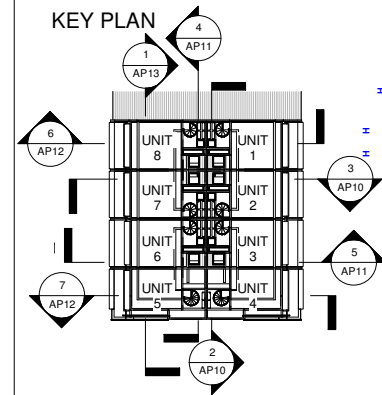
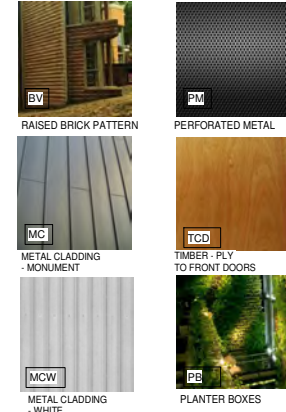


SECTION 3  
1 : 100

DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED BY THE APPROVED BUILDING SURVEYOR TAKING NOTE OF ANY CONDITIONS OR REQUIREMENTS. ALL CONTRACTORS MUST CHECK ALL DIMENSIONS & LEVELS & CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. DO NOT SCALE DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & DOCUMENTATION AND OTHER CONSULTANTS DRAWINGS & INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE CURRENT NATIONAL CONSTRUCTION CODE (NCC) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

NOTES:

MATERIAL SCHEDULE



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REV:	DATE:	NOTE:
A	29.09.16	CLIENT REVIEW SET
B	18.11.16	TPA SET
C	13.02.17	TP RFI RESPONSE
D	31.03.17	TP RFI RESPONSE 2
F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

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P: +61 3 9329 4399  
E: ENQUIRES@PILLARANDPOST.COM.AU  
W: WWW.PILLARANDPOST.COM.AU



CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

JOB NAME:  
GARDINER6TO10

DRAWING TITLE:  
SECTIONS 1

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	As indicated	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

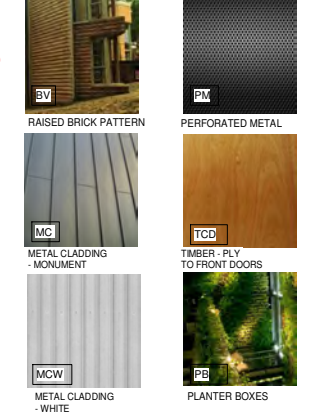
STAGE:  
STEP 5: DETAIL

DRAWING NUMBER:	AP10	REVISION:	H
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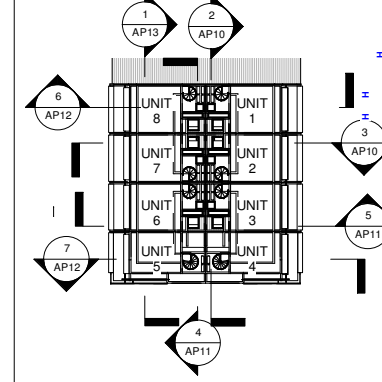
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NOTES:

MATERIAL SCHEDULE



KEY PLAN



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CLIENT SIGNATURE:  
 CONTRACTOR/BUILDER:  
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CLIENT: THE GARDINER STREET COLLECTIVE  
 ADDRESS: 6-10 GARDINER ST  
 NORTH MELBOURNE

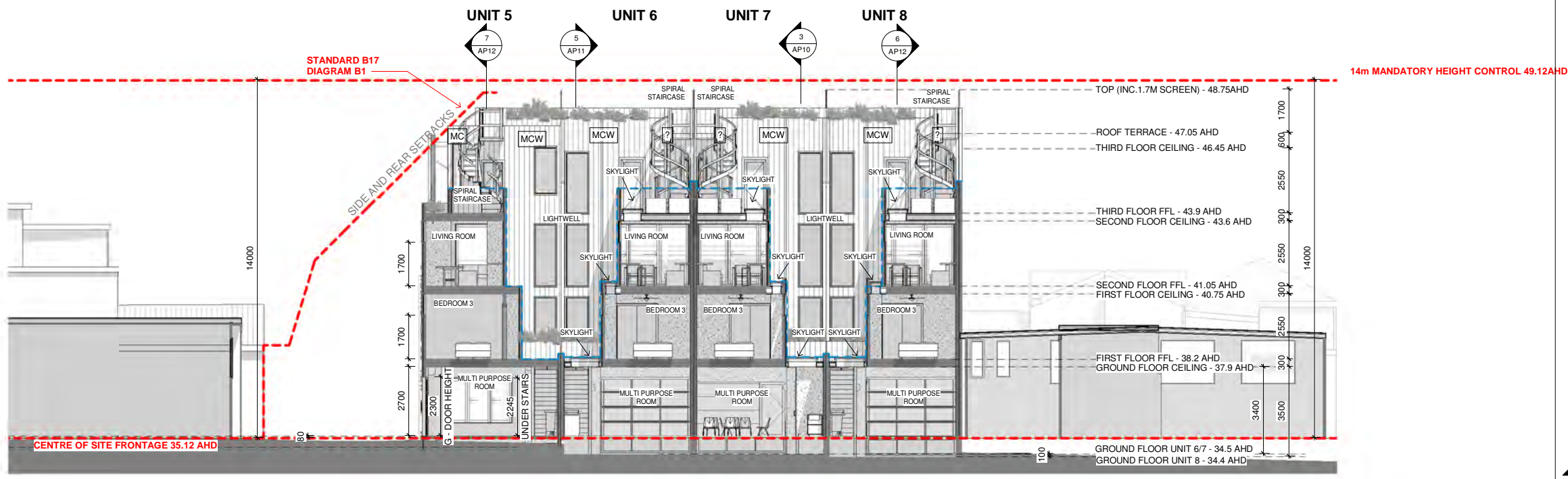
JOB NAME:  
**GARDINER6TO10**

DRAWING TITLE:  
**SECTIONS 2**

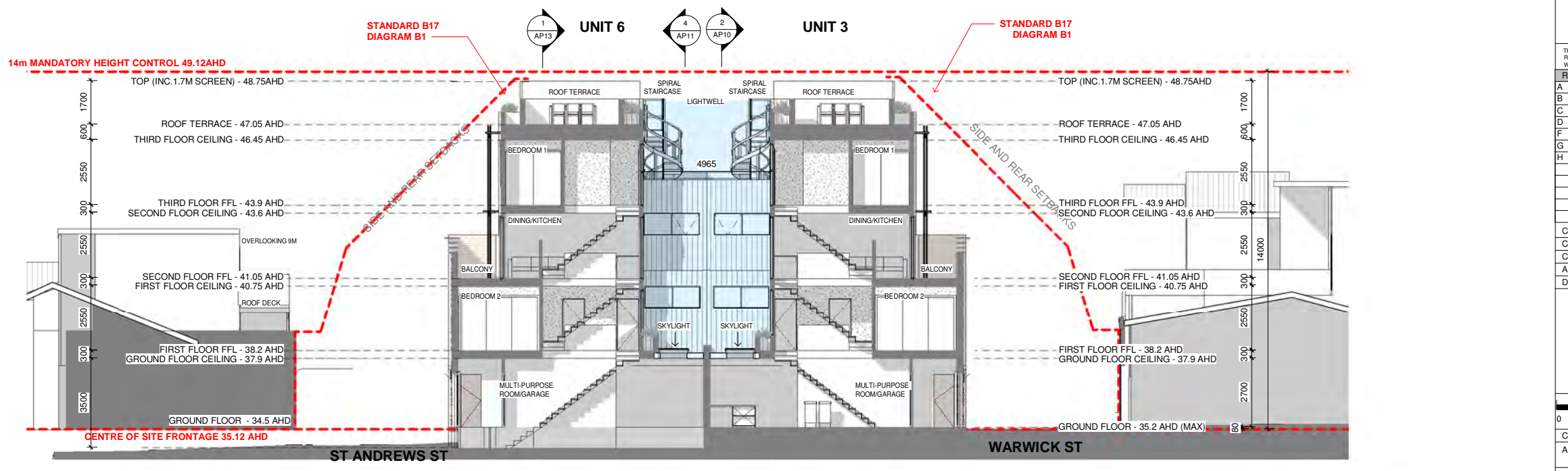
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SCALE @ A1:	As indicated	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

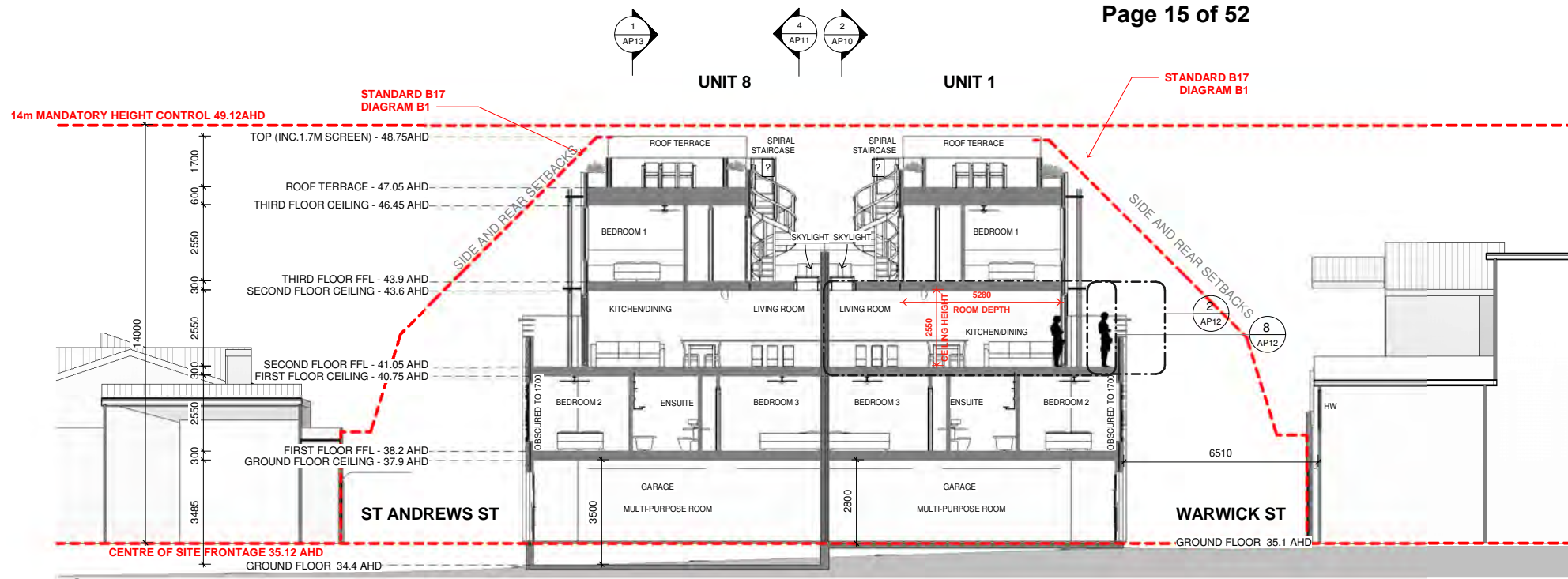
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<b>AP11</b>	<b>H</b>



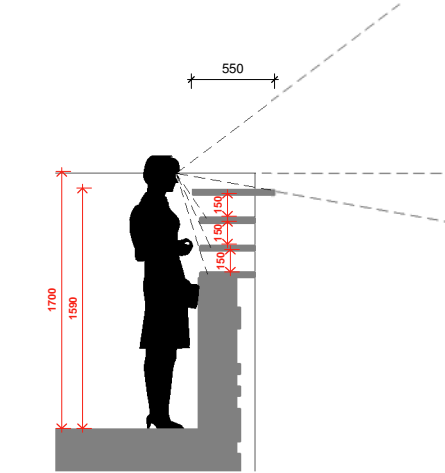
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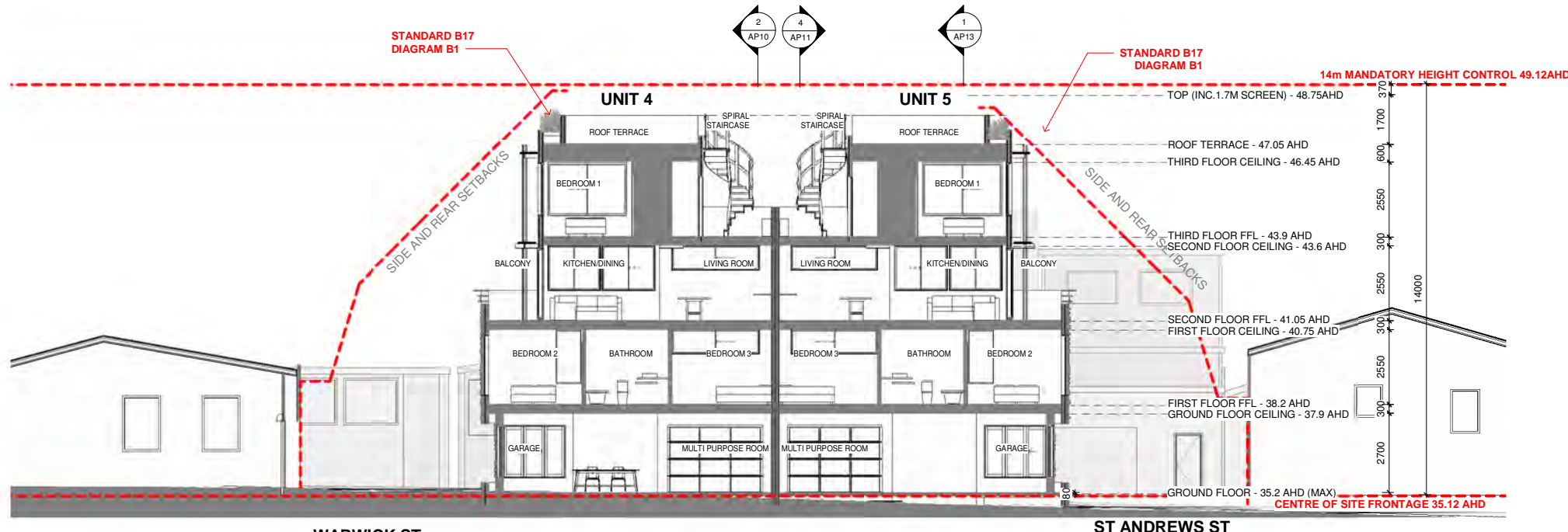
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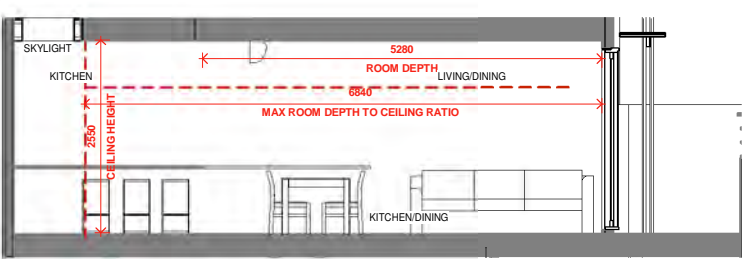
6 SECTION 6  
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2 SECTION 6 - HORIZONTAL SCREENING  
1 : 25



7 SECTION 7  
1 : 100



8 APARTMENT GUIDELINE - CEILING RATIO  
1 : 50

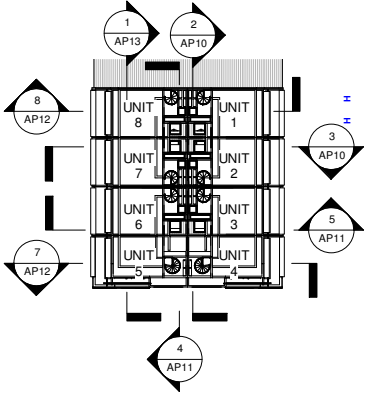
APARTMENT GUIDELINES: SINGLE ASPECT HABITABLE ROOMS SHOULD NOT EXCEED A ROOM DEPTH OF 2.5 TIMES THE CEILING HEIGHT.

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NOTES:

**MATERIAL SCHEDULE**

BV	RAISED BRICK PATTERN	PM	PERFORATED METAL
MC	METAL CLADDING - MONUMENT	TCD	TIMBER - FLY TO FRONT DOORS
MCW	METAL CLADDING - WHITE	PB	PLANTER BOXES



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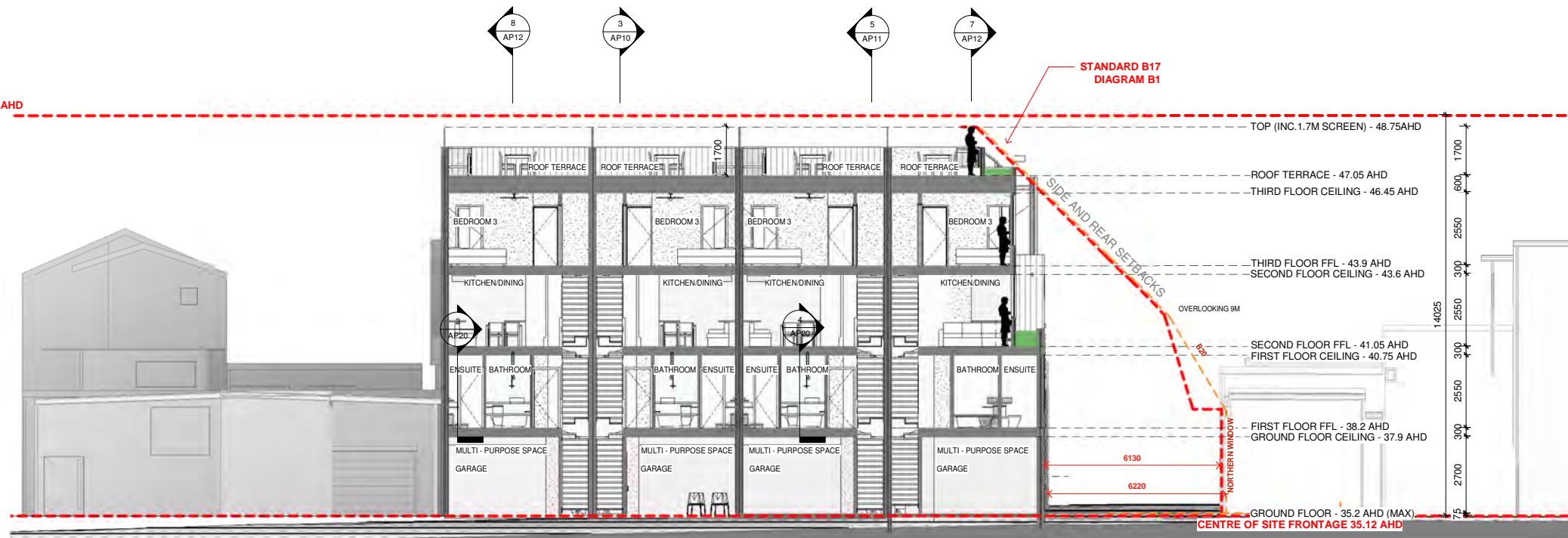
JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**SECTIONS 3**

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	As indicated	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

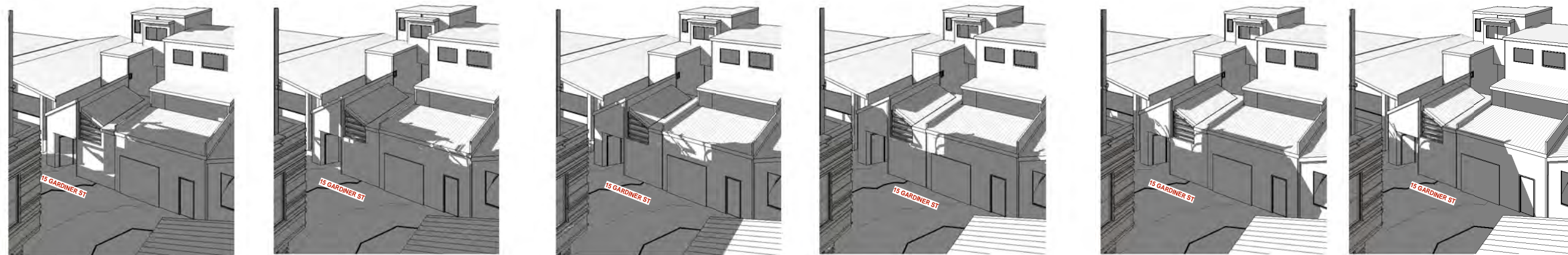
DRAWING NUMBER:	REVISION:
<b>AP12</b>	<b>H</b>

14m MANDATORY HEIGHT CONTROL 49.12AHD

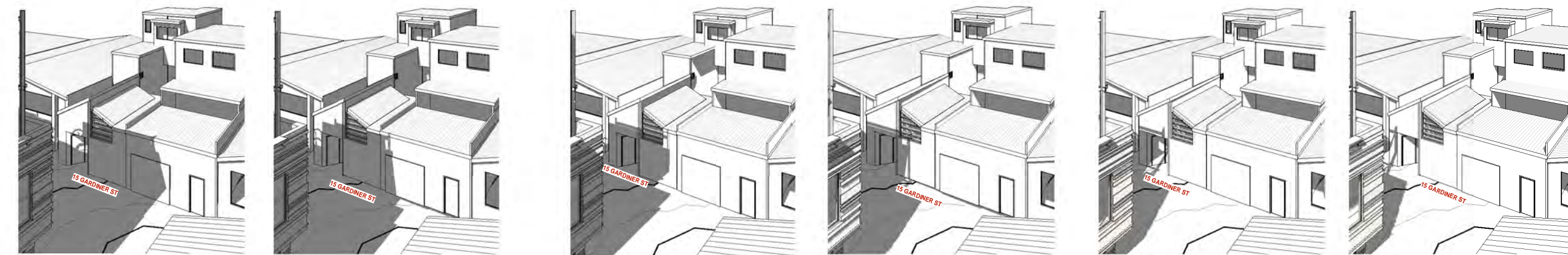


1 SECTION 1  
1 : 100

IMPACT ON NORTHERN NEIGHBOURING WINDOWS 22/09/17 - REFER TO KEY PLAN FOR LOCATION



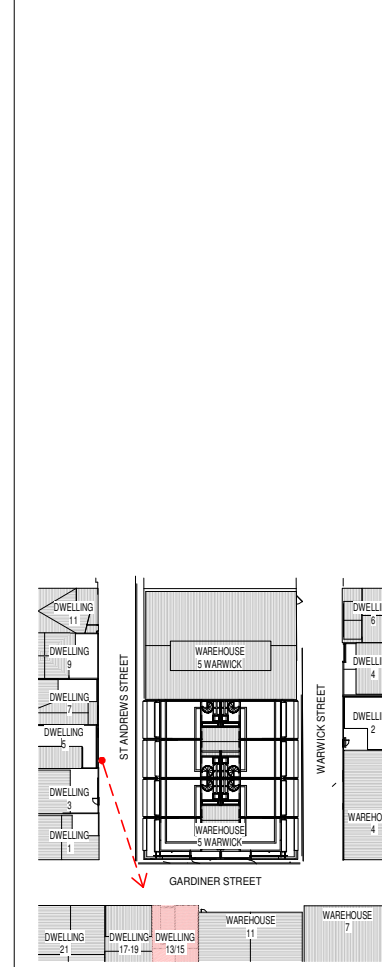
2 NORTHERN OVERSHADOWING 9AM 8 NORTHERN OVERSHADOWING 9.30AM 3 NORTHERN OVERSHADOWING 10AM 9 NORTHERN OVERSHADOWING 10.30AM 4 NORTHERN OVERSHADOWING 11AM 10 NORTHERN OVERSHADOWING 11.30AM



5 NORTHERN OVERSHADOWING 12PM 11 NORTHERN OVERSHADOWING 12.30PM 6 NORTHERN OVERSHADOWING 1PM 12 NORTHERN OVERSHADOWING 1.30PM 7 NORTHERN OVERSHADOWING 2PM 13 NORTHERN OVERSHADOWING 2.30PM

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NOTES:



14 KEY PLAN SITE LINE  
1 : 500

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CLIENT SIGNATURE:  
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CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

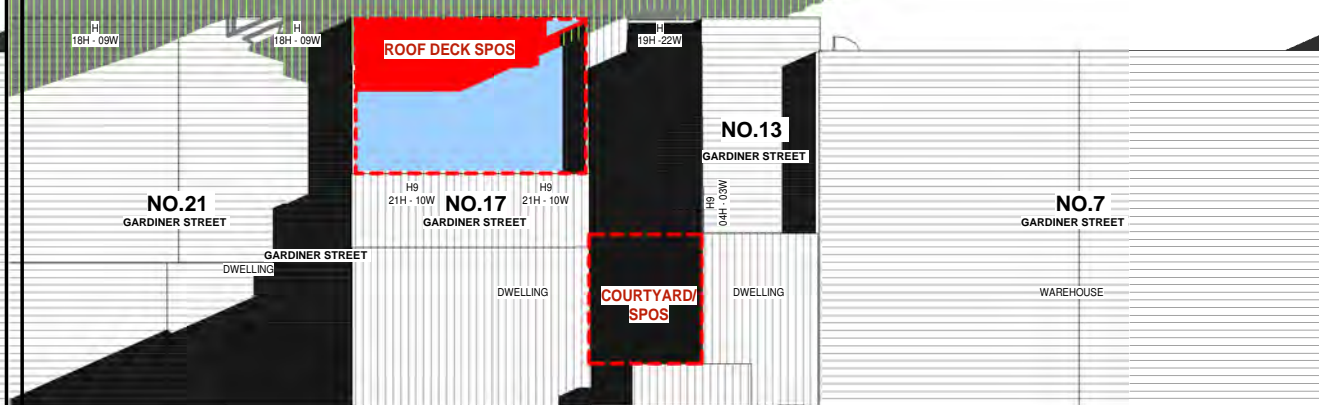
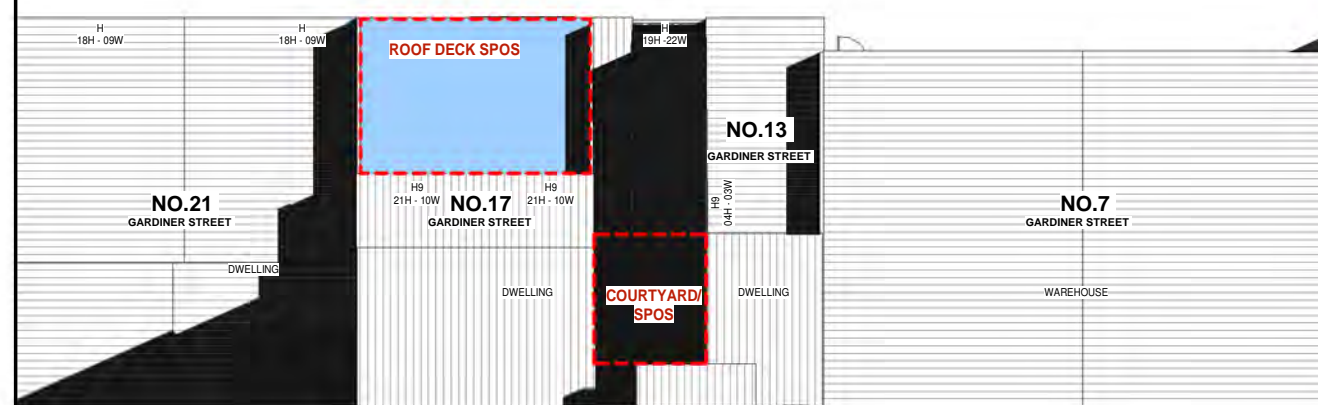
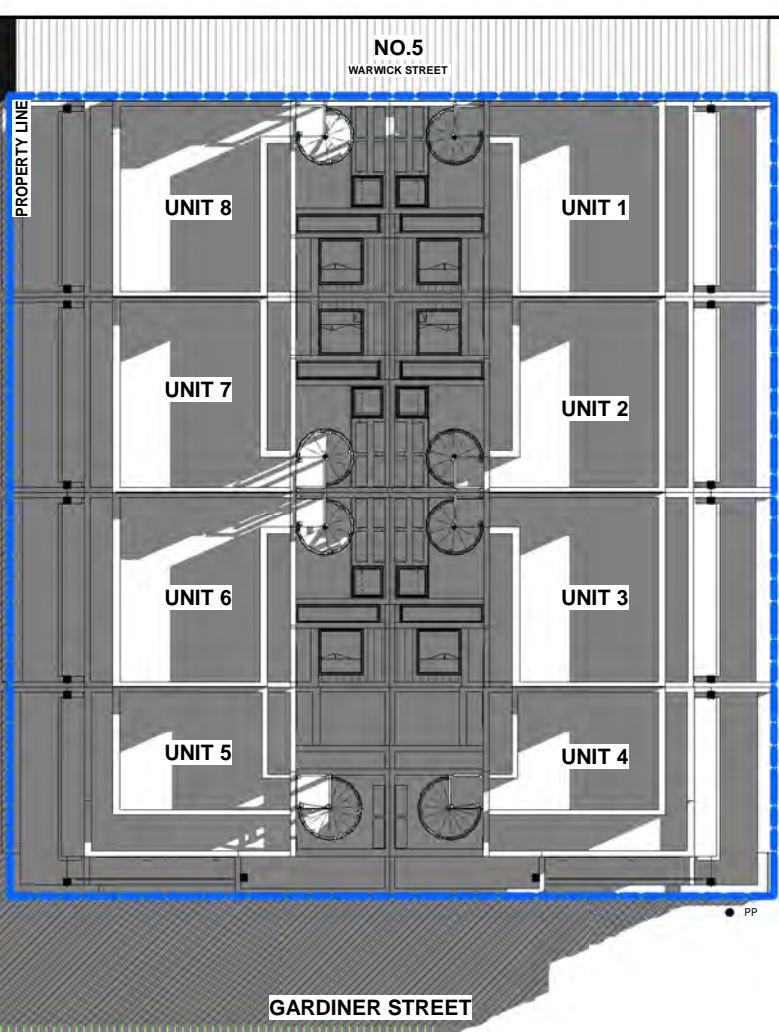
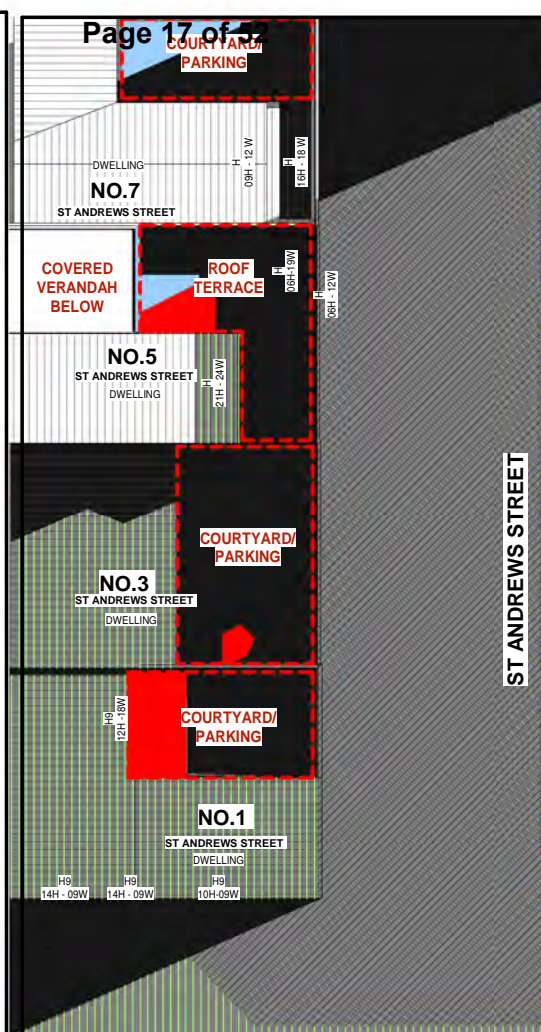
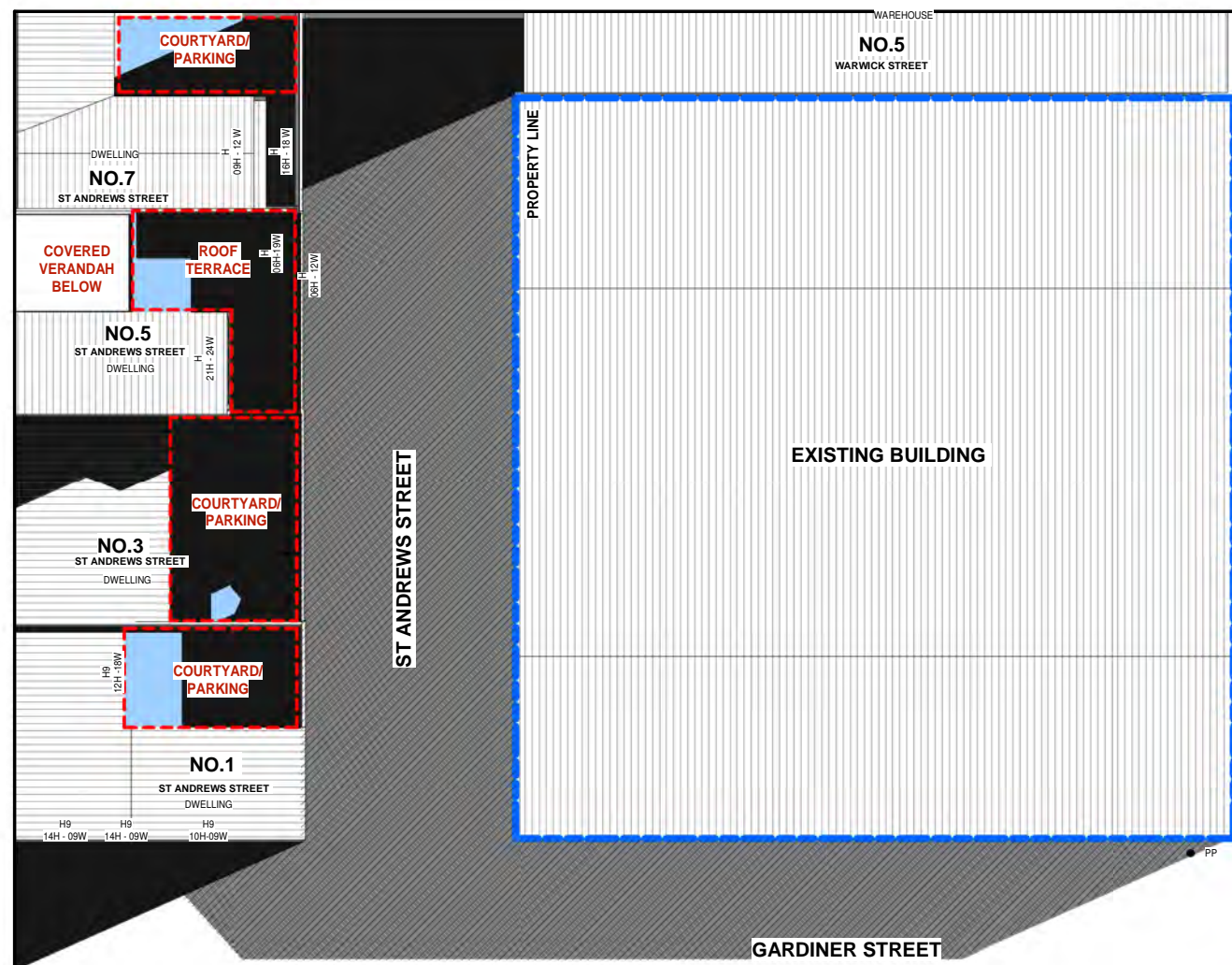
JOB NAME: GARDINER6TO10  
DRAWING TITLE: NORTH FACING WINDOW OBJECTIVE

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	As indicated	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

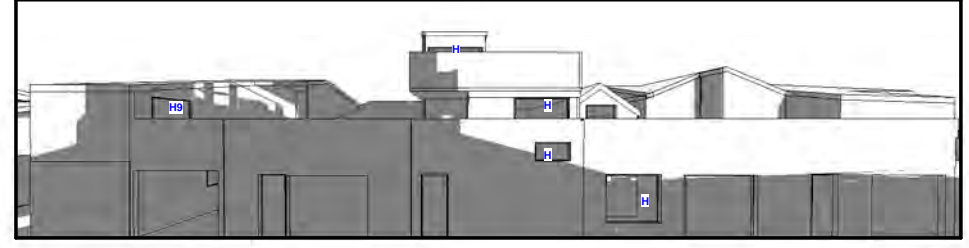
STAGE: STEP 5: DETAIL

DRAWING NUMBER:	REVISION:
AP13	H

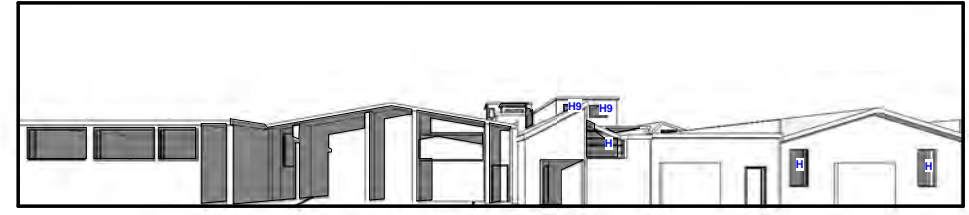




① SHADOW 9AM EXISTING  
1 : 100

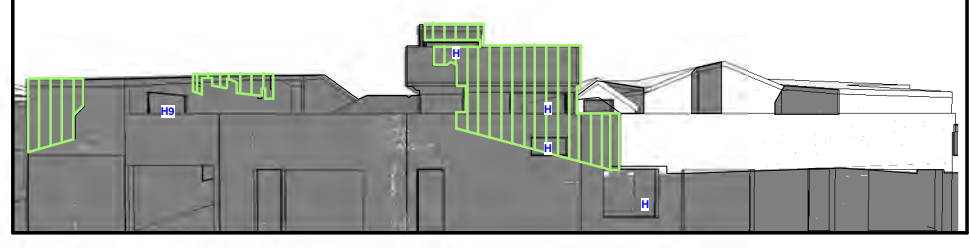


③ ST ANDREWS 9AM - EXISTING

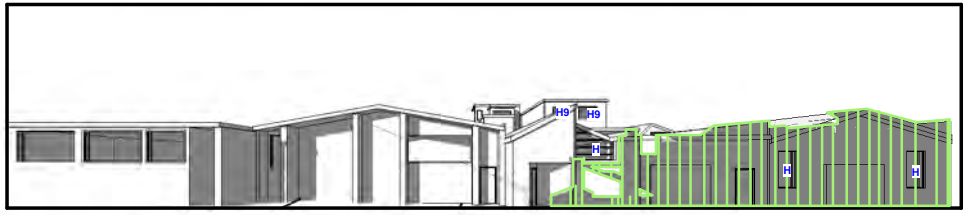


⑤ GARDINER 9AM - EXISTING

② SHADOW 9AM PROPOSED  
1 : 100



④ ST ANDREWS 9AM - PROPOSED



⑥ GARDINER 9AM - PROPOSED

ADDRESS	SPOS AREA	EXISTING	PROPOSED	IMPACT
NO.07 St Andrews	10.49m <sup>2</sup>	2.91m <sup>2</sup>	2.91m <sup>2</sup>	No Impact
NO.05 St Andrews	18.14 m <sup>2</sup>	2.63m <sup>2</sup>	1.26 m <sup>2</sup>	1.37 m <sup>2</sup> Reduction
NO.03 St Andrews	20.63 m <sup>2</sup>	0.592 m <sup>2</sup>	0 m <sup>2</sup>	0.592 m <sup>2</sup> Reduction
NO.01 St Andrews	13.68 m <sup>2</sup>	4.301 m <sup>2</sup>	0 m <sup>2</sup>	4.301 m <sup>2</sup> Reduction
NO.17 Gardiner	24.91 m <sup>2</sup>	22.392 m <sup>2</sup>	13.182 m <sup>2</sup>	9.215 m <sup>2</sup> Reduction
NO.13 Gardiner	10.11 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	No Impact

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- NOTES:
- OVER SHADOWING IN S.P.O.S
  - SOLAR ACCESS IN SPOS
  - ADDITIONAL OVERSHADOWING FROM PROPOSED BUILDING
  - EXISTING CONTEXT SHADOWS
  - OVERSHADOWING FROM EXISTING BUILDING
  - SECLUDED PRIVATE OPEN SPACE FOR SHADOW IMPACT ASSESSMENT
- H HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.
- H3 POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.
- H9 HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.

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A	29.09.16	CLIENT REVIEW SET
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H	03.05.18	RE-ADVERTISING PACKAGE

CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
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DATE:

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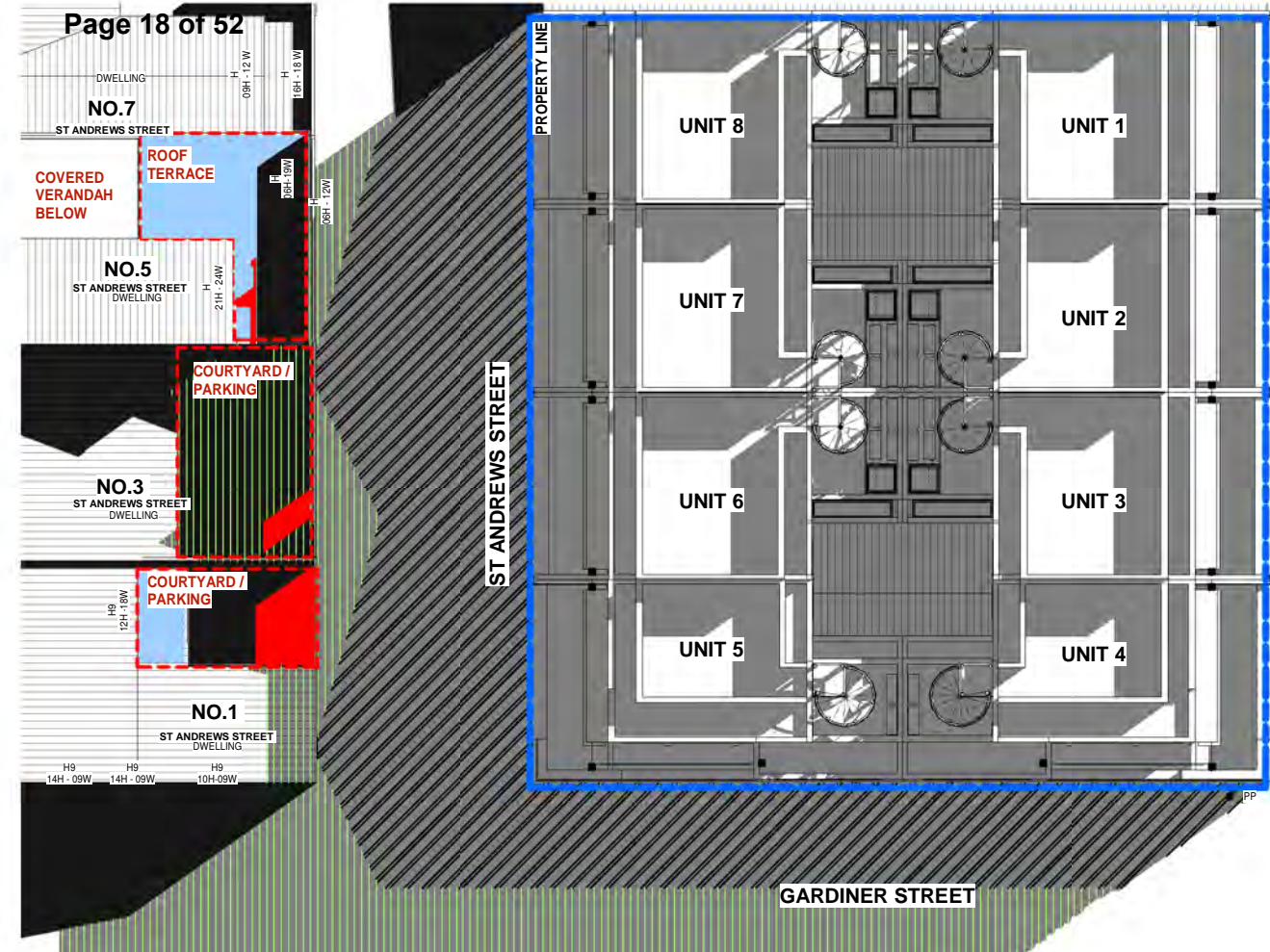
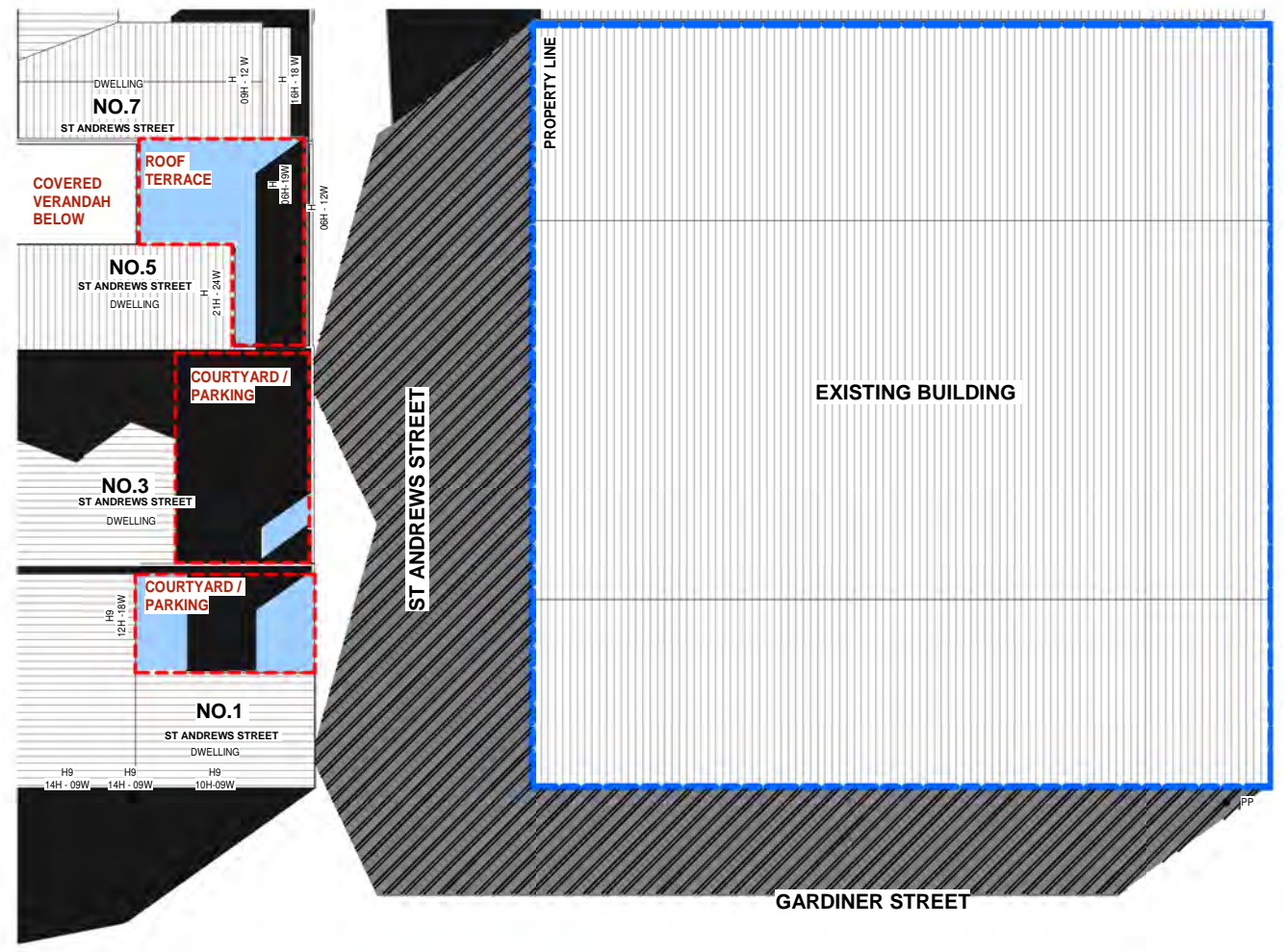
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W: WWW.PILLARANDPOST.COM.AU

CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

JOB NAME: **GARDINER6TO10**  
DRAWING TITLE: **SHADOW DIAGRAMS 9AM**

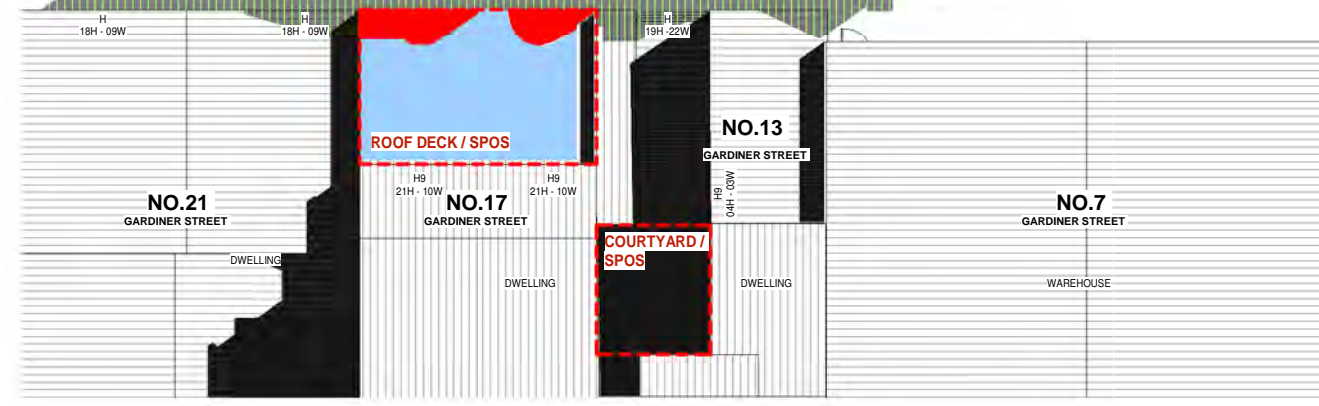
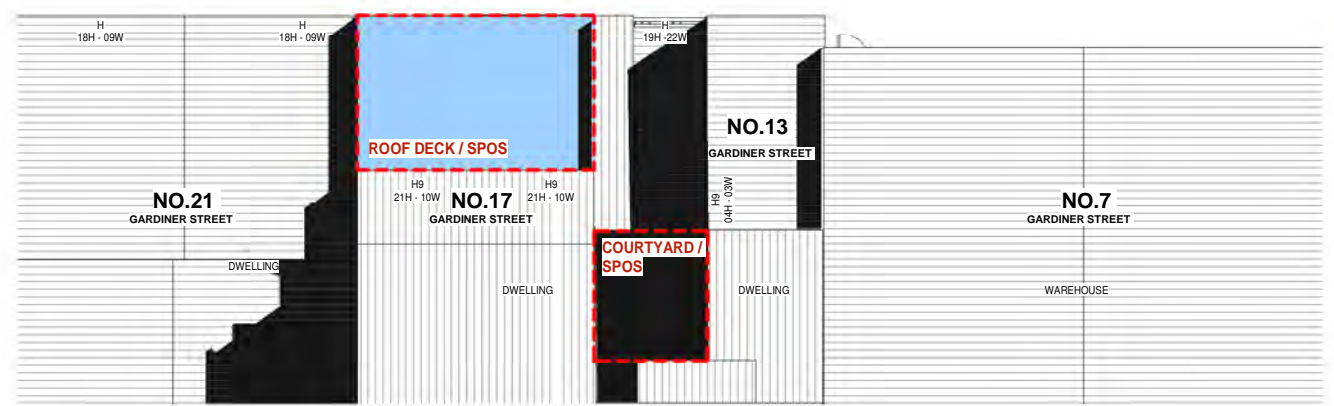
DATE: 1.03.2017 DESIGNED: LG  
SCALE @ A1: 1 : 100 DRAWN: MO  
JOB NO: GARDINER6TO10 CHECKED: Checker

STAGE: **STEP 5: DETAIL**  
DRAWING NUMBER: **AP14** REVISION: **H**



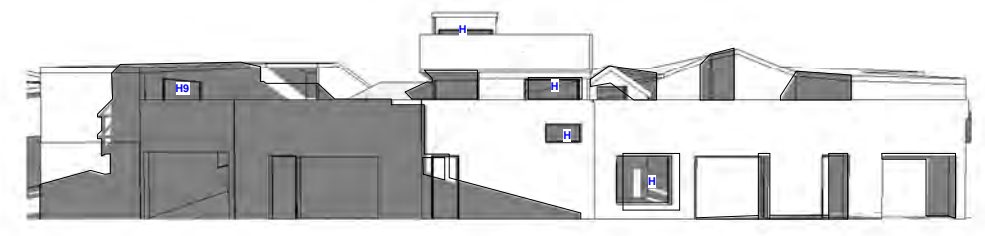
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  - ADDITIONAL OVERSHADOWING FROM PROPOSED BUILDING
  - EXISTING CONTEXT SHADOWS
  - OVERSHADOWING FROM EXISTING BUILDING
  - SECLUDED PRIVATE OPEN SPACE FOR SHADOW IMPACT ASSESSMENT
- H HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.
- H3 POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.
- H9 HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.

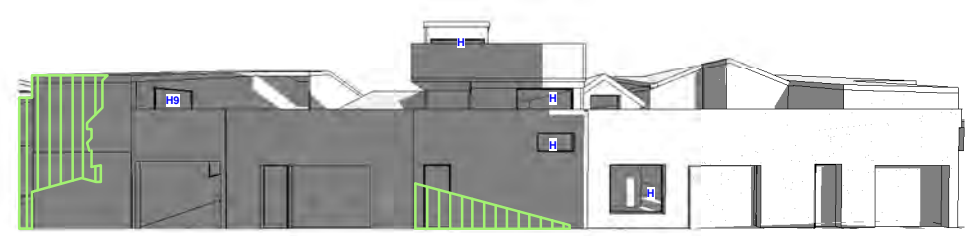


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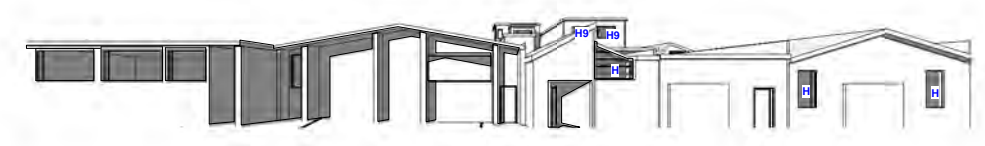
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1 : 100



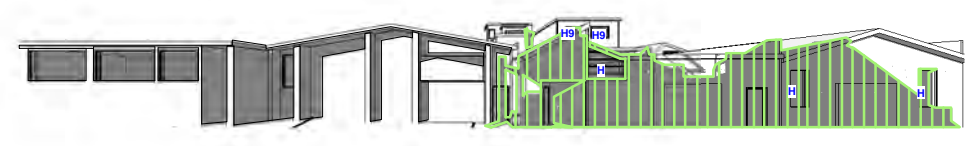
③ ST ANDREWS 10AM - EXISTING



④ ST ANDREWS 10AM - PROPOSED



⑤ GARDINER 10AM - EXISTING



⑥ GARDINER 10AM - PROPOSED

ADDRESS	SPOS AREA	EXISTING	PROPOSED	IMPACT
NO.05 St Andrews	18.14 m <sup>2</sup>	11.49 m <sup>2</sup>	10.59 m <sup>2</sup>	0.9 m <sup>2</sup> Reduction
NO.03 St Andrews	20.63 m <sup>2</sup>	1.155 m <sup>2</sup>	0 m <sup>2</sup>	1.155 m <sup>2</sup> Reduction
NO.01 St Andrews	13.68 m <sup>2</sup>	7.393 m <sup>2</sup>	3.408 m <sup>2</sup>	3.985 m <sup>2</sup> Reduction
NO.17 Gardiner	24.91 m <sup>2</sup>	23.895 m <sup>2</sup>	19.382 m <sup>2</sup>	4.51 m <sup>2</sup> Reduction
NO.13 Gardiner	10.11 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	No Impact

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G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

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CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
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W: WWW.PILLARANDPOST.COM.AU



CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

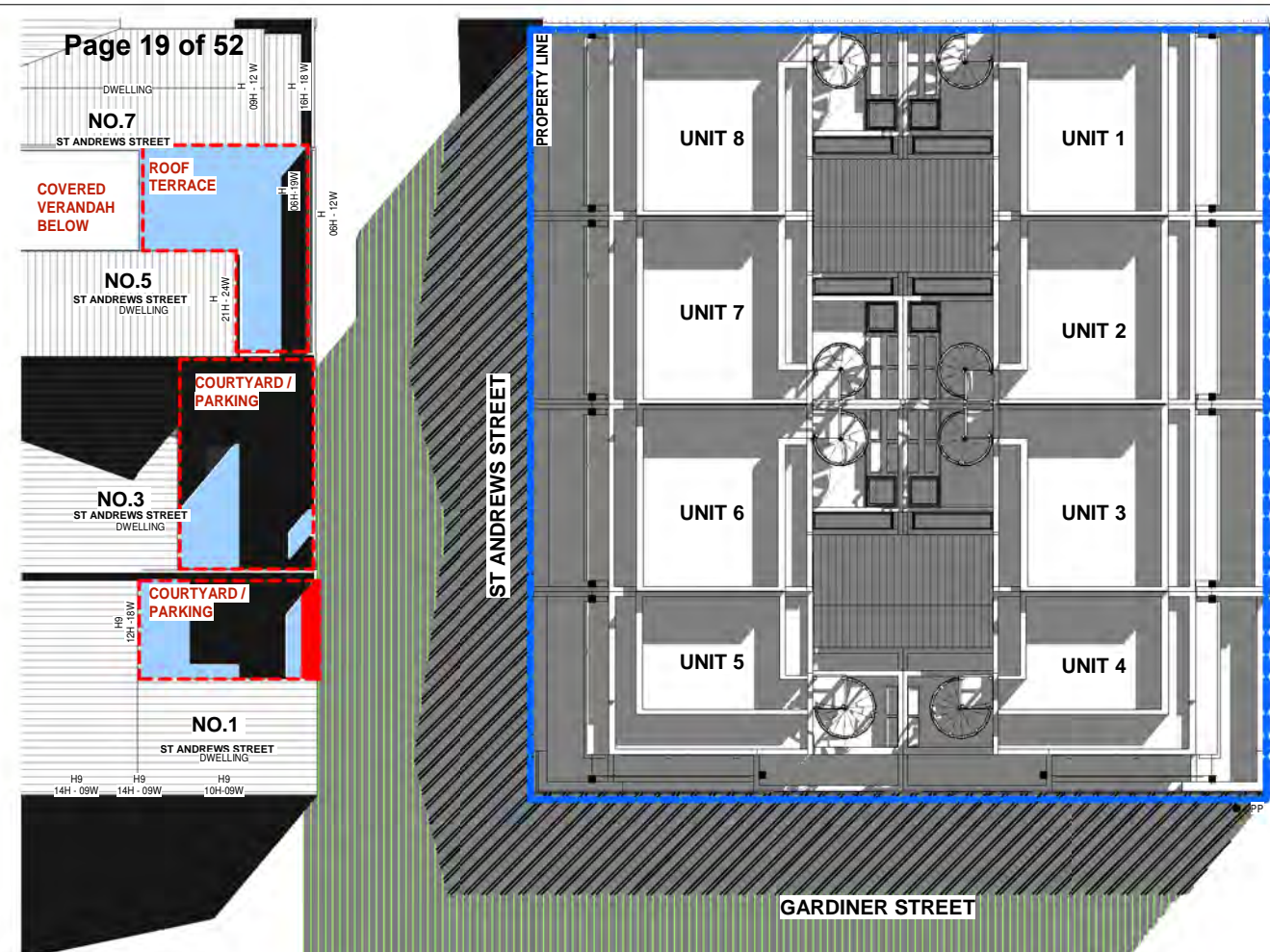
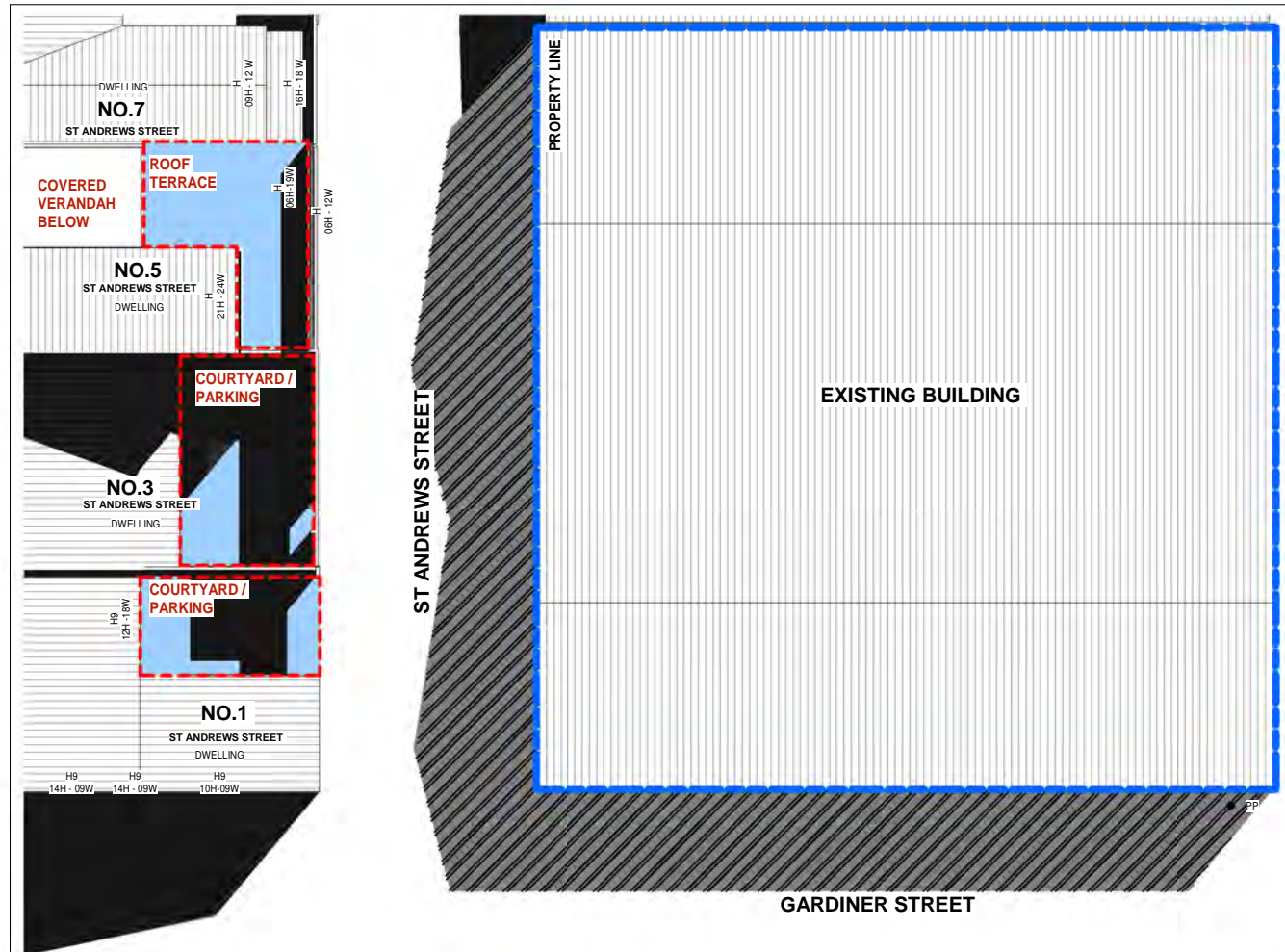
JOB NAME: GARDINER6TO10

DRAWING TITLE: SHADOWS DIAGRAM10AM

DATE: 1.03.2017 DESIGNED: Designer  
SCALE @ A1: 1 : 100 DRAWN: Author  
JOB NO: GARDINER6TO10 CHECKED: Checker

STAGE: STEP 5: DETAIL

DRAWING NUMBER: AP14\_A REVISION: H

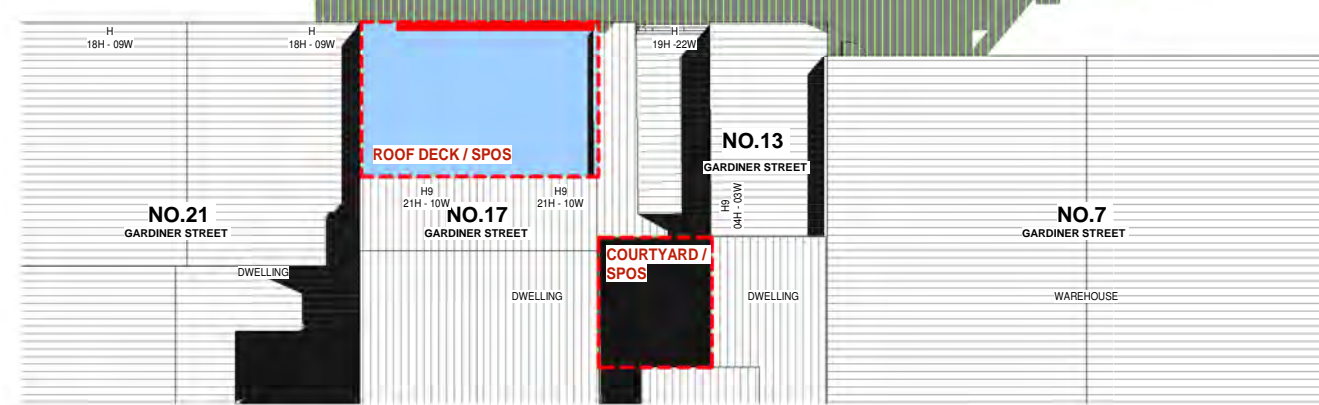
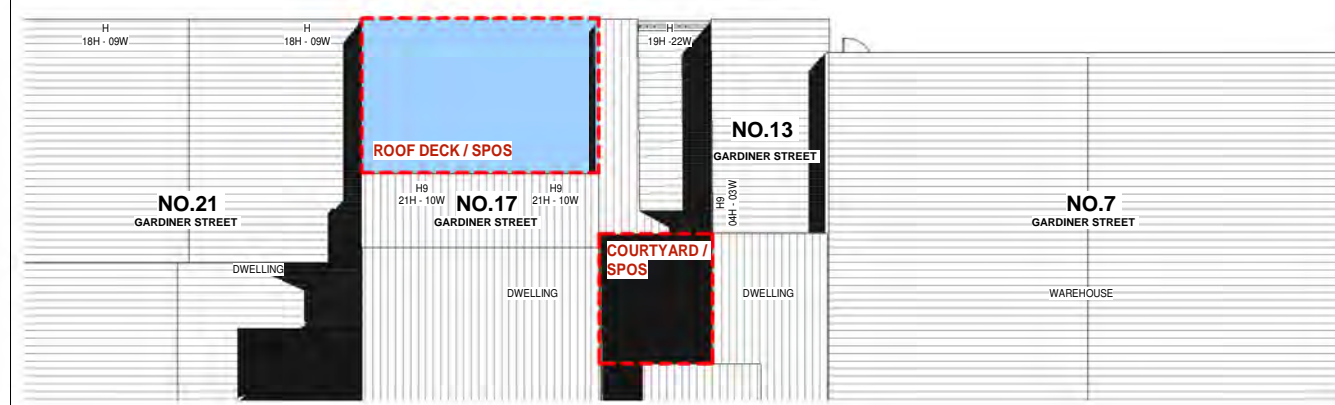


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NOTES:

- OVER SHADOWING IN S.P.O.S
- SOLAR ACCESS IN SPOS
- ADDITIONAL OVERSHADOWING FROM PROPOSED BUILDING
- EXISTING CONTEXT SHADOWS
- OVERSHADOWING FROM EXISTING BUILDING
- SECLUDED PRIVATE OPEN SPACE FOR SHADOW IMPACT ASSESSMENT

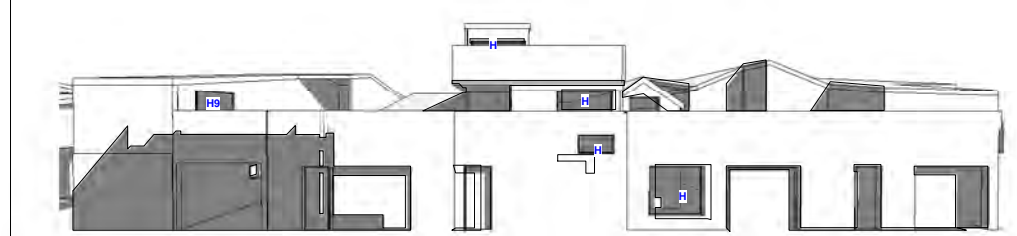
- H** HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.
- H3** POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.
- H9** HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.



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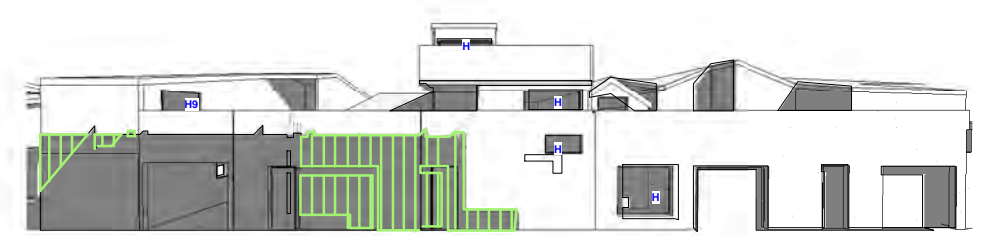
REV:	DATE:	NOTE:
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

① SHADOW 11AM EXISTING  
1 : 100

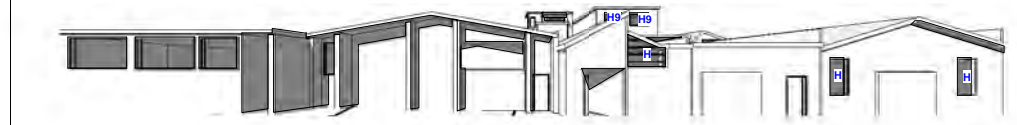


③ ST ANDREWS 11AM - EXISTING

② SHADOW 11AM PROPOSED  
1 : 100



④ ST ANDREWS 11AM - PROPOSED



⑤ GARDINER 11AM - EXISTING



⑥ GARDINER 11AM - PROPOSED

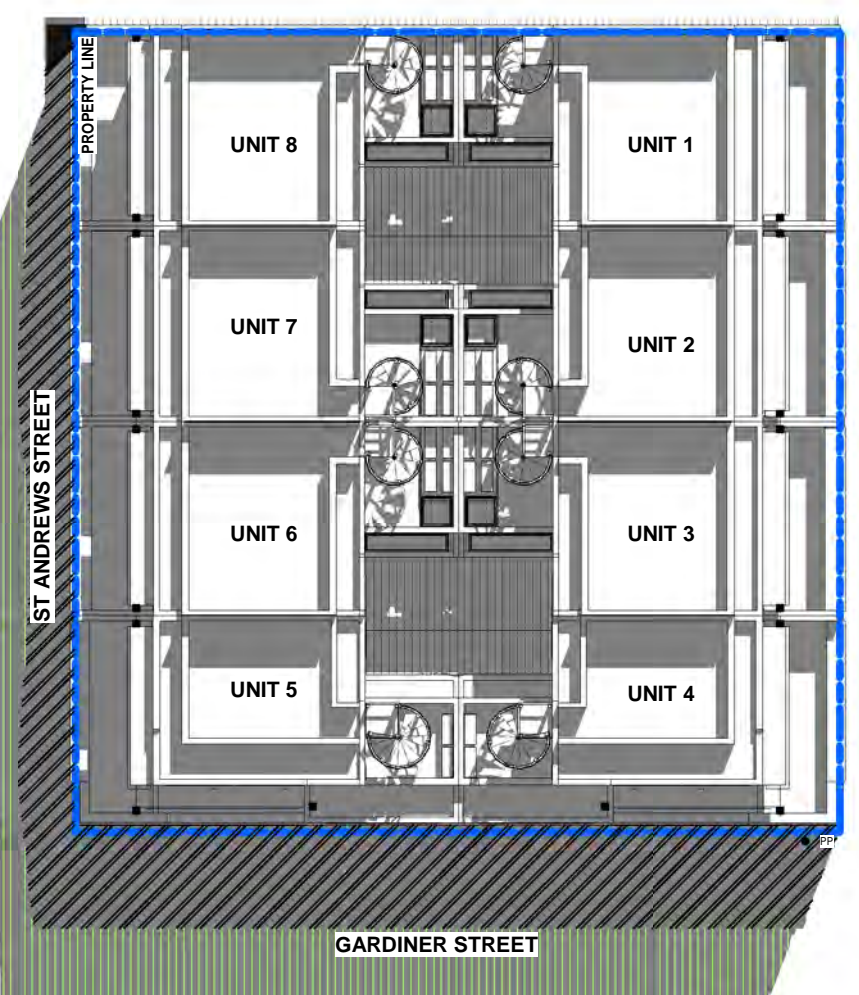
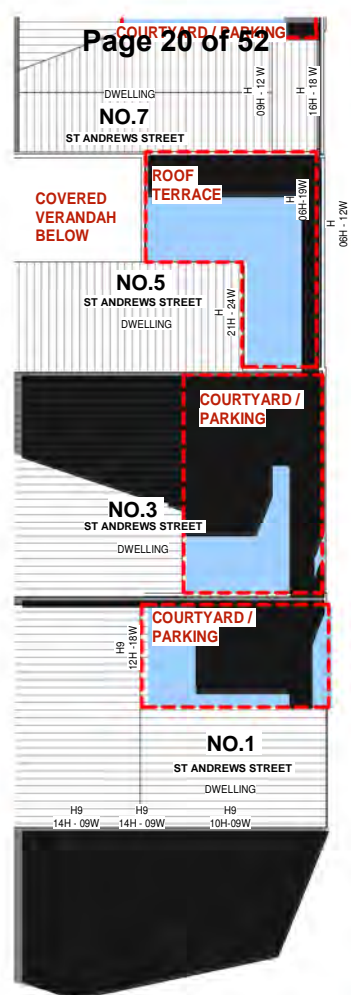
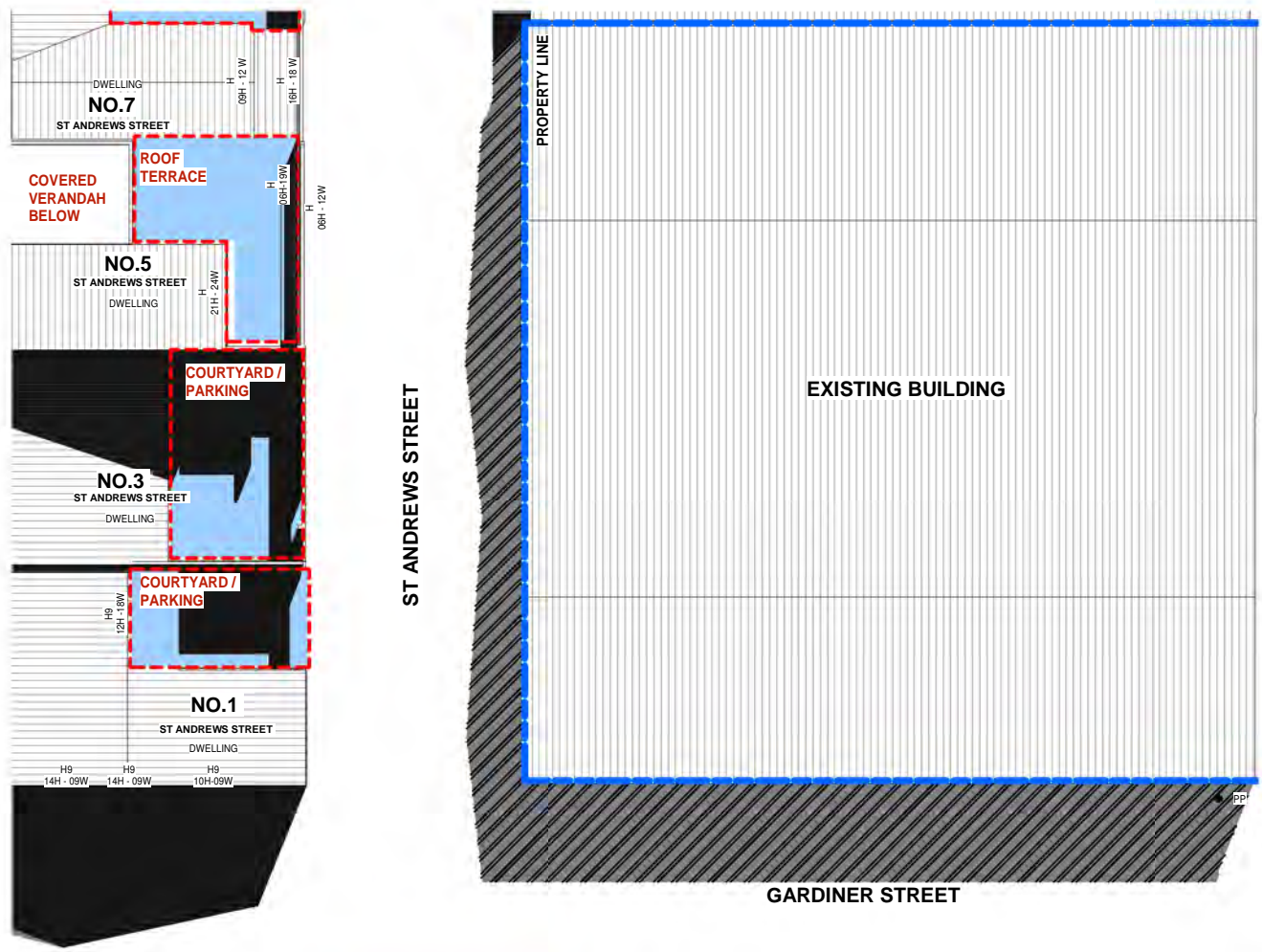
ADDRESS	SPOS AREA	EXISTING	PROPOSED	IMPACT
NO.05 St Andrews	18.14 m <sup>2</sup>	14.37 m <sup>2</sup>	14.37 m <sup>2</sup>	No Impact
NO.03 St Andrews	20.63 m <sup>2</sup>	1.155 m <sup>2</sup>	0 m <sup>2</sup>	No Impact
NO.01 St Andrews	13.68 m <sup>2</sup>	7.393 m <sup>2</sup>	6.10 m <sup>2</sup>	1.287 m <sup>2</sup> Reduction
NO.17 Gardiner	24.91 m <sup>2</sup>	23.895 m <sup>2</sup>	23.632 m <sup>2</sup>	0.263 m <sup>2</sup> Reduction
NO.13 Gardiner	10.11 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	No Impact

CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

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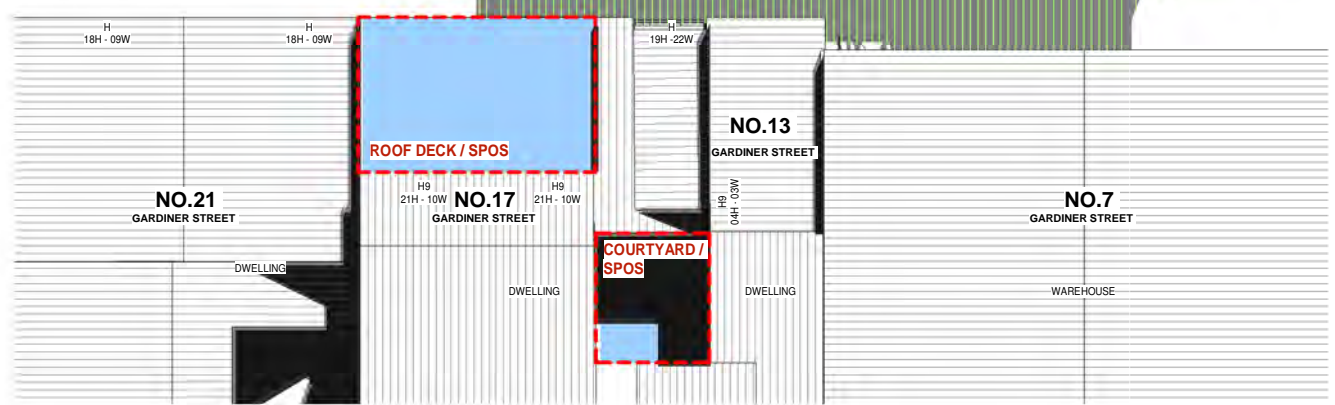
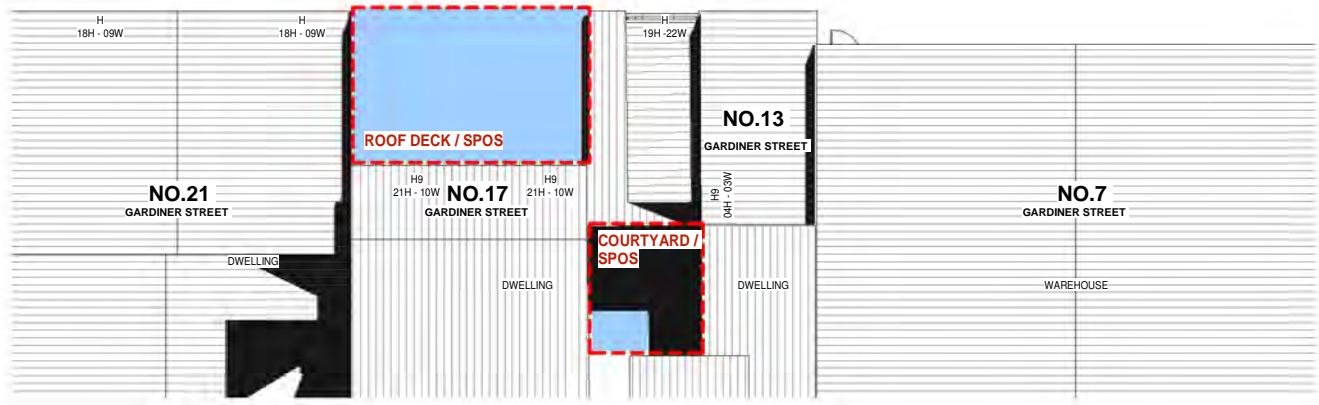
CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

JOB NAME: **GARDINER6TO10**  
DRAWING TITLE: **SHADOWS DIAGRAM 11AM**  
DATE: 1.03.2017 DESIGNED: Designer  
SCALE @ A1: 1 : 100 DRAWN: Author  
JOB NO: GARDINER6TO10 CHECKED: Checker  
STEP: 5: DETAIL  
DRAWING NUMBER: **AP14\_B** REVISION: **H**



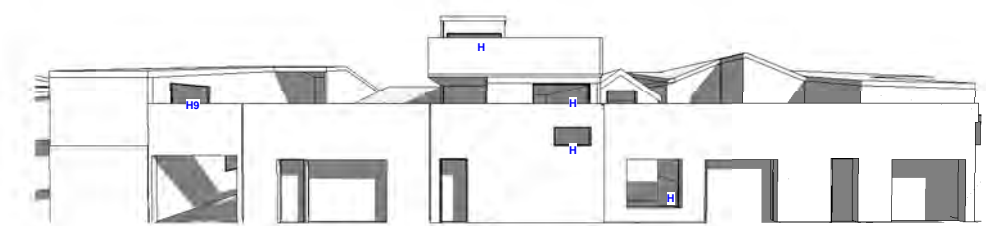
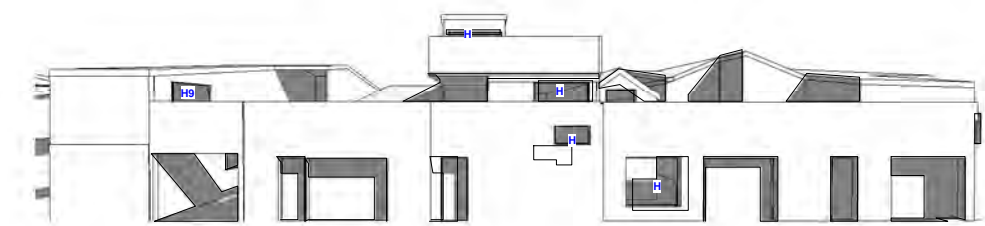
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- NOTES:
- OVER SHADOWING IN S.P.O.S
  - SOLAR ACCESS IN SPOS
  - ADDITIONAL OVERSHADOWING FROM PROPOSED BUILDING
  - EXISTING CONTEXT SHADOWS
  - OVERSHADOWING FROM EXISTING BUILDING
  - SECLUDED PRIVATE OPEN SPACE FOR SHADOW IMPACT ASSESSMENT
- H HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.
- H3 POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.
- H9 HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.



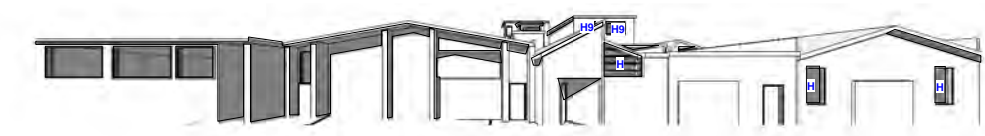
1 SHADOW 12PM EXISTING  
1 : 100

2 SHADOW 12PM PROPOSED  
1 : 100



3 ST ANDREWS 12PM - EXISTING

4 ST ANDREWS 12PM - PROPOSED



5 GARDINER 12PM - EXISTING

6 GARDINER 12PM - PROPOSED

ADDRESS	SPOS AREA	EXISTING	PROPOSED	IMPACT
NO.05 St Andrews	18.14 m <sup>2</sup>	16.06 m <sup>2</sup>	11.90 m <sup>2</sup>	No Impact
NO.03 St Andrews	20.63 m <sup>2</sup>	1.155 m <sup>2</sup>	0 m <sup>2</sup>	No Impact
NO.01 St Andrews	13.68 m <sup>2</sup>	7.393 m <sup>2</sup>	3.408 m <sup>2</sup>	No Impact
NO.17 Gardiner	24.91 m <sup>2</sup>	23.895 m <sup>2</sup>	19.382 m <sup>2</sup>	No Impact
NO.13 Gardiner	10.11 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	No Impact

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H	03.05.18	RE-ADVERTISING PACKAGE

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CLIENT SIGNATURE:  
CONTRACTOR/BUILDER:  
ARCHITECT:  
DATE:

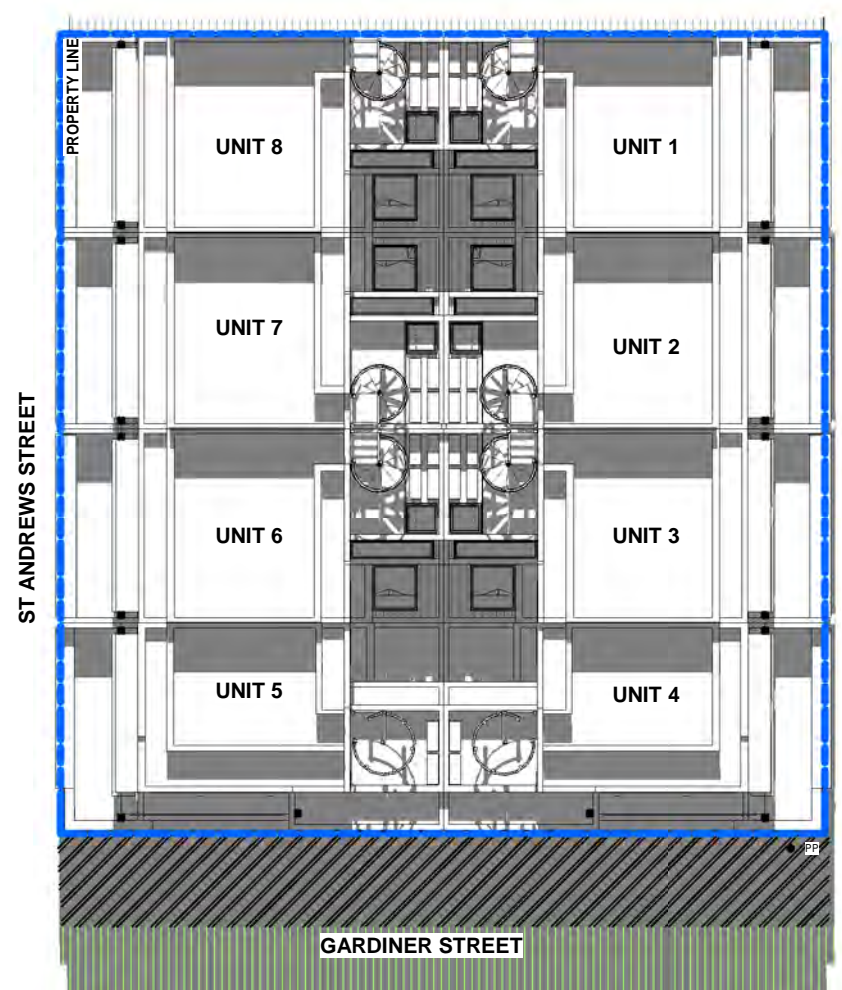
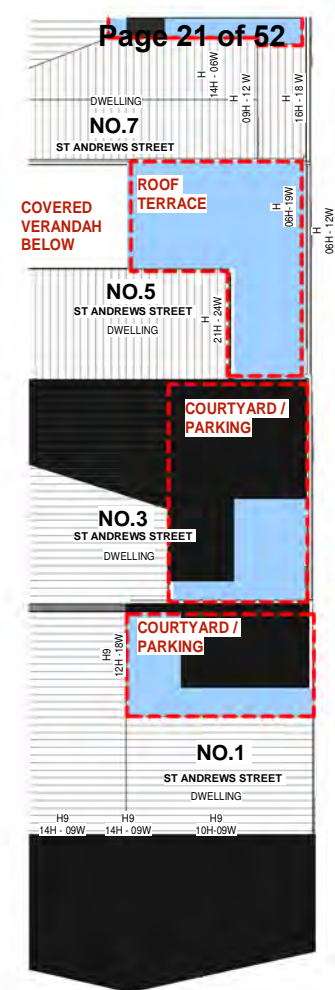
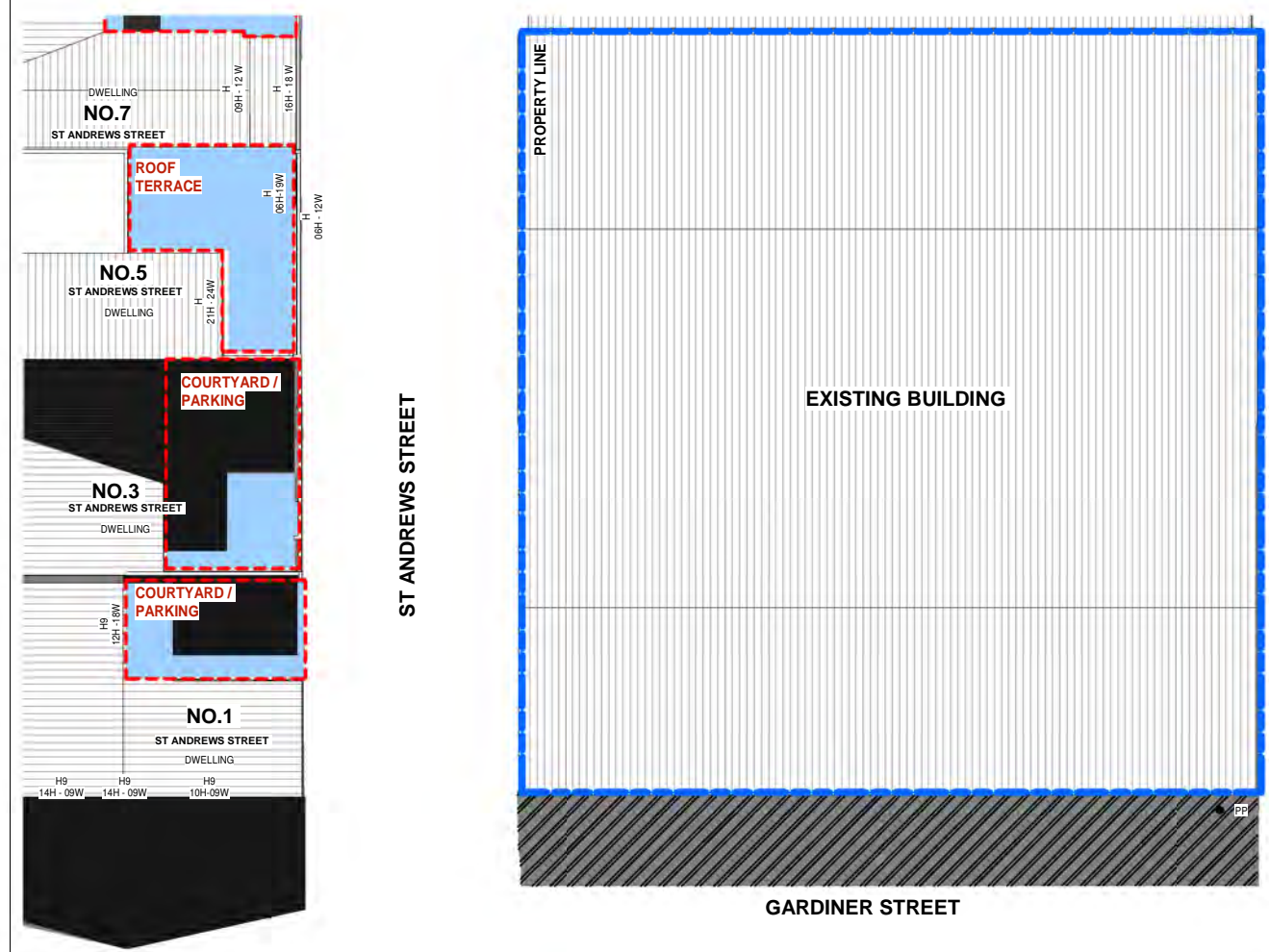
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CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

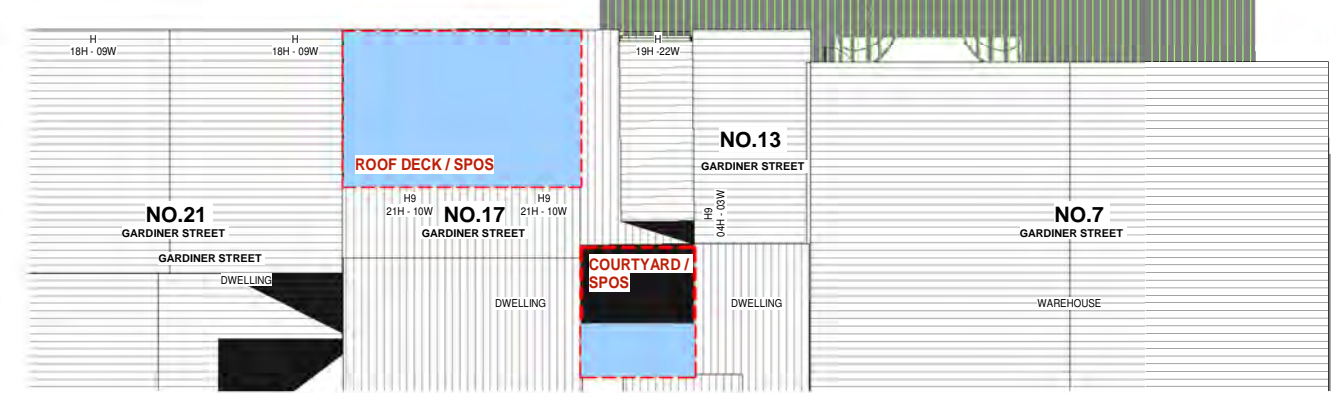
JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**SHADOWS DIAGRAM  
12PM**  
DATE: 1.03.2017 DESIGNED: Designer  
SCALE @ A1: 1 : 100 DRAWN: Author  
JOB NO: GARDINER6TO10 CHECKED: Checker  
STAGE: **STEP 5: DETAIL**

DRAWING NUMBER: **AP14\_C** REVISION: **H**



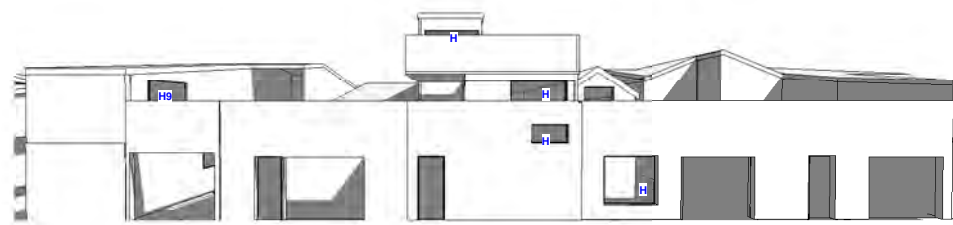
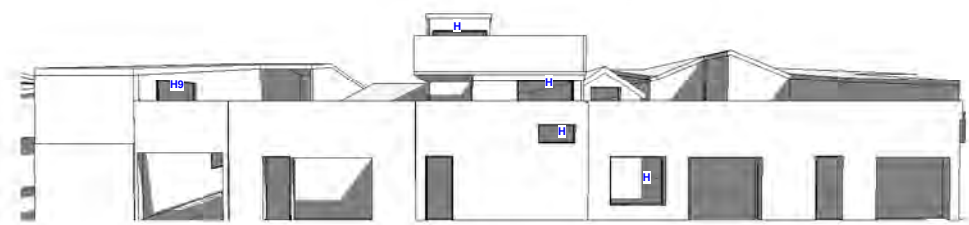
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- NOTES:
- OVER SHADOWING IN S.P.O.S
  - SOLAR ACCESS IN SPOS
  - ADDITIONAL OVERSHADOWING FROM PROPOSED BUILDING
  - EXISTING CONTEXT SHADOWS
  - OVERSHADOWING FROM EXISTING BUILDING
  - SECLUDED PRIVATE OPEN SPACE FOR SHADOW IMPACT ASSESSMENT
- H HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.
- H3 POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.
- H9 HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.



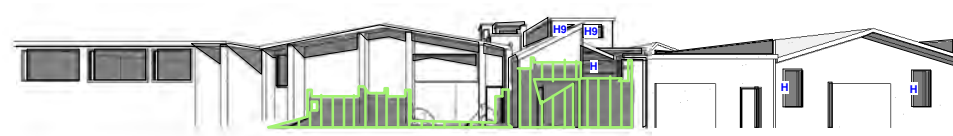
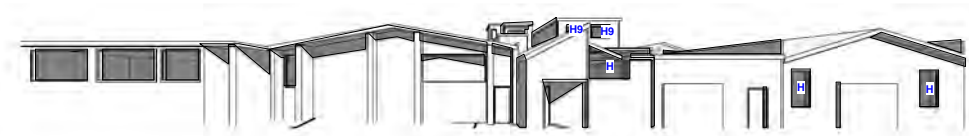
① SHADOW 1PM EXISTING  
1 : 100

② SHADOW 1PM PROPOSED  
1 : 100



③ ST ANDREWS 1PM - EXISTING

④ ST ANDREWS 1PM - PROPOSED



⑤ GARDINER 1PM - EXISTING

⑥ GARDINER 1PM - PROPOSED

ADDRESS	SPOS AREA	EXISTING	PROPOSED	IMPACT
NO.05 St Andrews	18.14 m <sup>2</sup>	18.37 m <sup>2</sup>	18.37 m <sup>2</sup>	No Impact
NO.03 St Andrews	20.63 m <sup>2</sup>	4.173 m <sup>2</sup>	4.173 m <sup>2</sup>	No Impact
NO.01 St Andrews	13.68 m <sup>2</sup>	5.480 m <sup>2</sup>	5.480 m <sup>2</sup>	No Impact
NO.17 Gardiner	24.91 m <sup>2</sup>	25.895 m <sup>2</sup>	25.895 m <sup>2</sup>	No Impact
NO.13 Gardiner	10.11 m <sup>2</sup>	3.868 m <sup>2</sup>	3.868 m <sup>2</sup>	No Impact

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W: WWW.PILLARANDPOST.COM.AU



CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

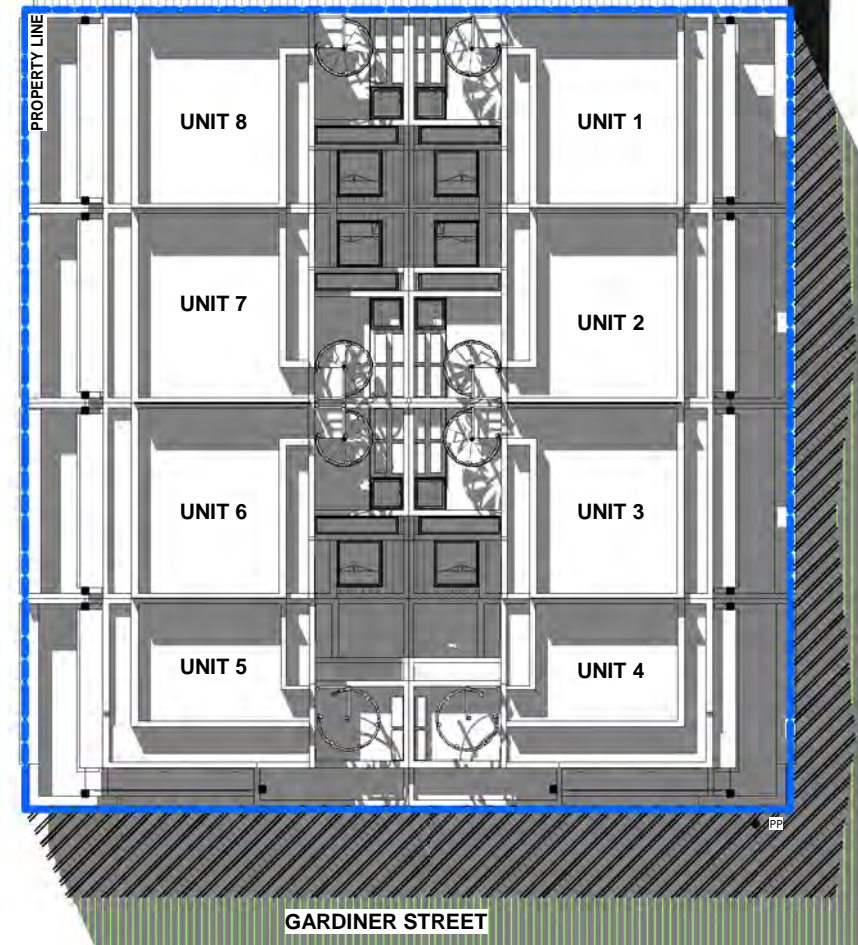
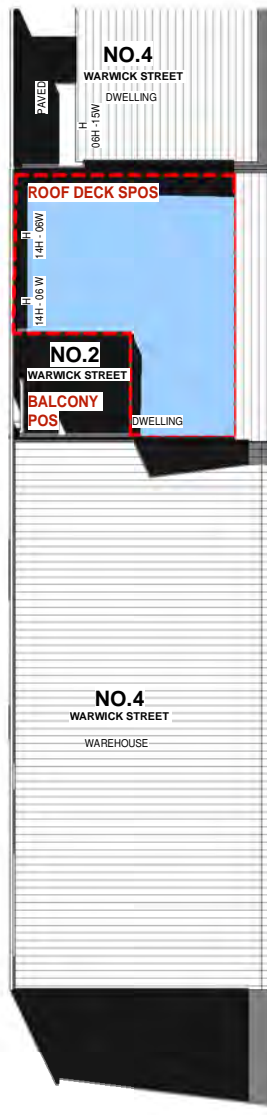
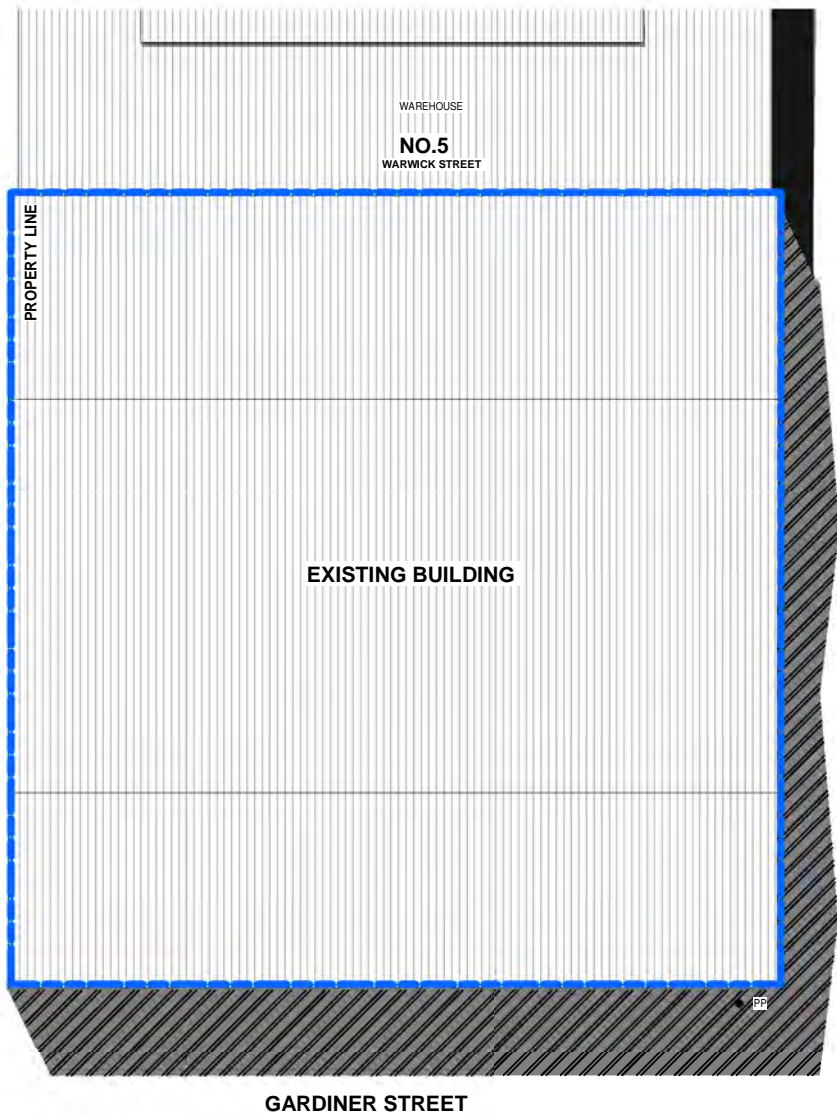
JOB NAME: GARDINER6TO10

DRAWING TITLE: SHADOWS DIAGRAM 1PM

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	1 : 100	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE: STEP 5: DETAIL

DRAWING NUMBER: AP14\_D  
REVISION: H



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NOTES:

- OVER SHADOWING IN S.P.O.S
- SOLAR ACCESS IN SPOS
- ADDITIONAL OVERSHADOWING FROM PROPOSED BUILDING
- EXISTING CONTEXT SHADOWS
- OVERSHADOWING FROM EXISTING BUILDING
- SECLUDED PRIVATE OPEN SPACE FOR SHADOW IMPACT ASSESSMENT

H HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.

H3 POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.

H9 HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.

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REV:	DATE:	NOTE:
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CLIENT SIGNATURE:  
CLIENT SIGNATURE:  
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SCALE BAR

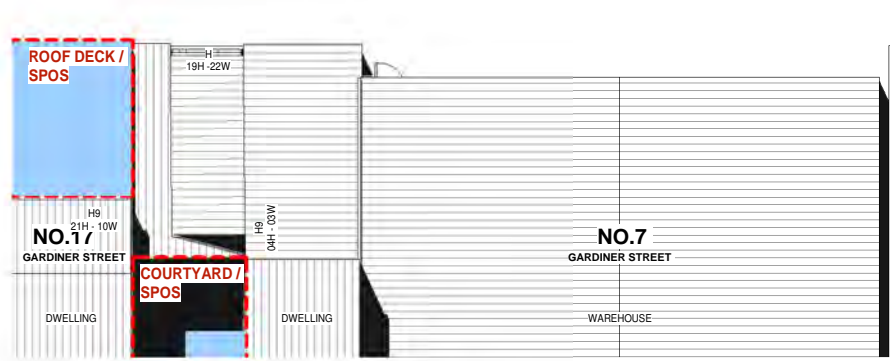
CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**SHADOWS DIAGRAM 2PM**

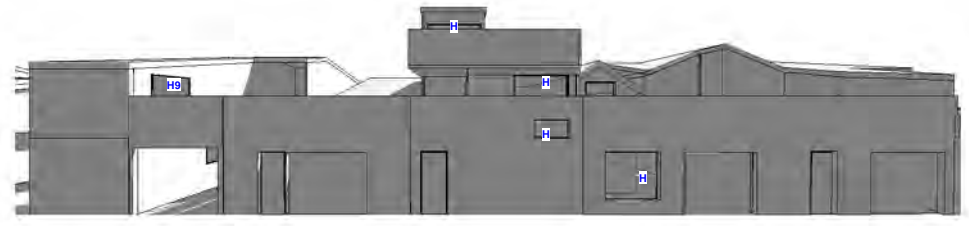
DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	1 : 100	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STEP 5: DETAIL

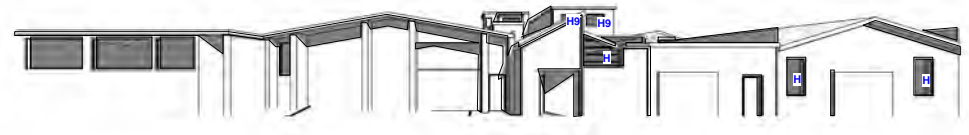
DRAWING NUMBER: AP14\_E  
REVISION: H



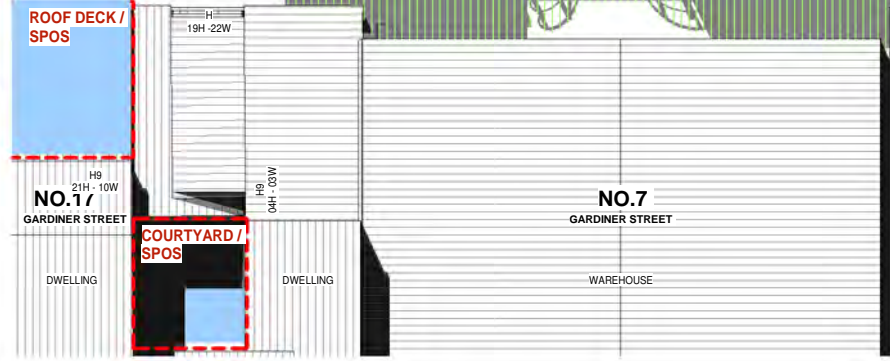
1 SHADOW 2PM EXISTING  
1 : 100



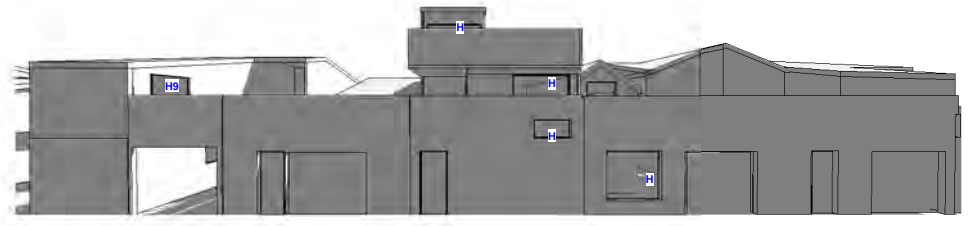
3 ST ANDREWS 2PM - EXISTING



5 GARDINER 2PM - EXISTING



2 SHADOW 2PM PROPOSED  
1 : 100



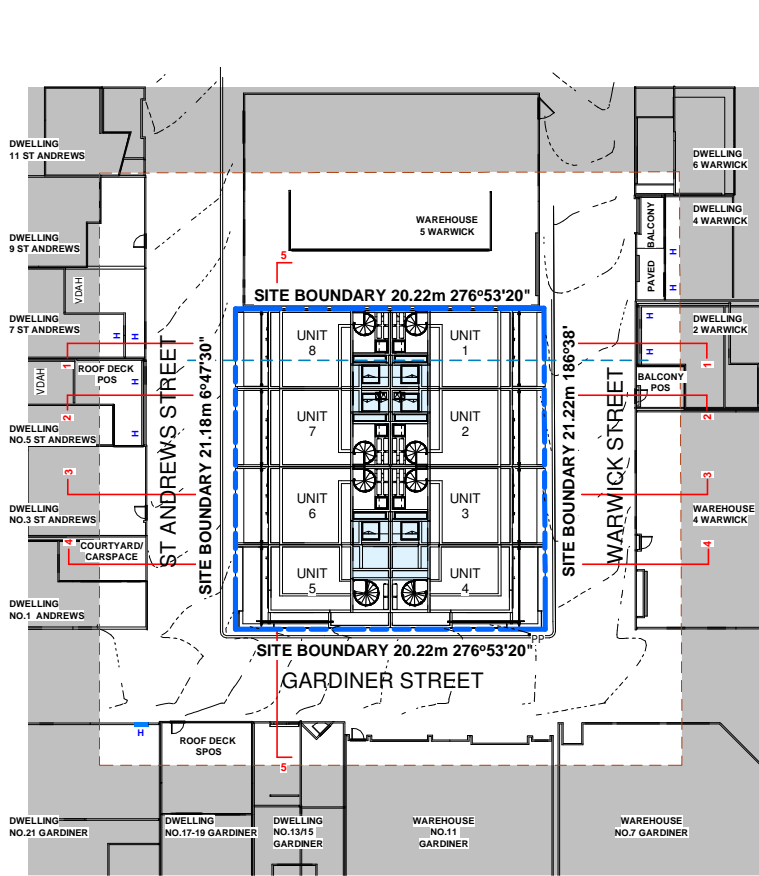
4 ST ANDREWS 2PM - PROPOSED



6 GARDINER 2PM - PROPOSED

ADDRESS	SPOS AREA	EXISTING	PROPOSED	IMPACT
NO.013 Gardiner	10.11 m <sup>2</sup>	2.287 m <sup>2</sup>	2.287 m <sup>2</sup>	No Impact
NO.02 Warwick St	31.98 m <sup>2</sup>	30.998 m <sup>2</sup>	30.998 m <sup>2</sup>	No Impact

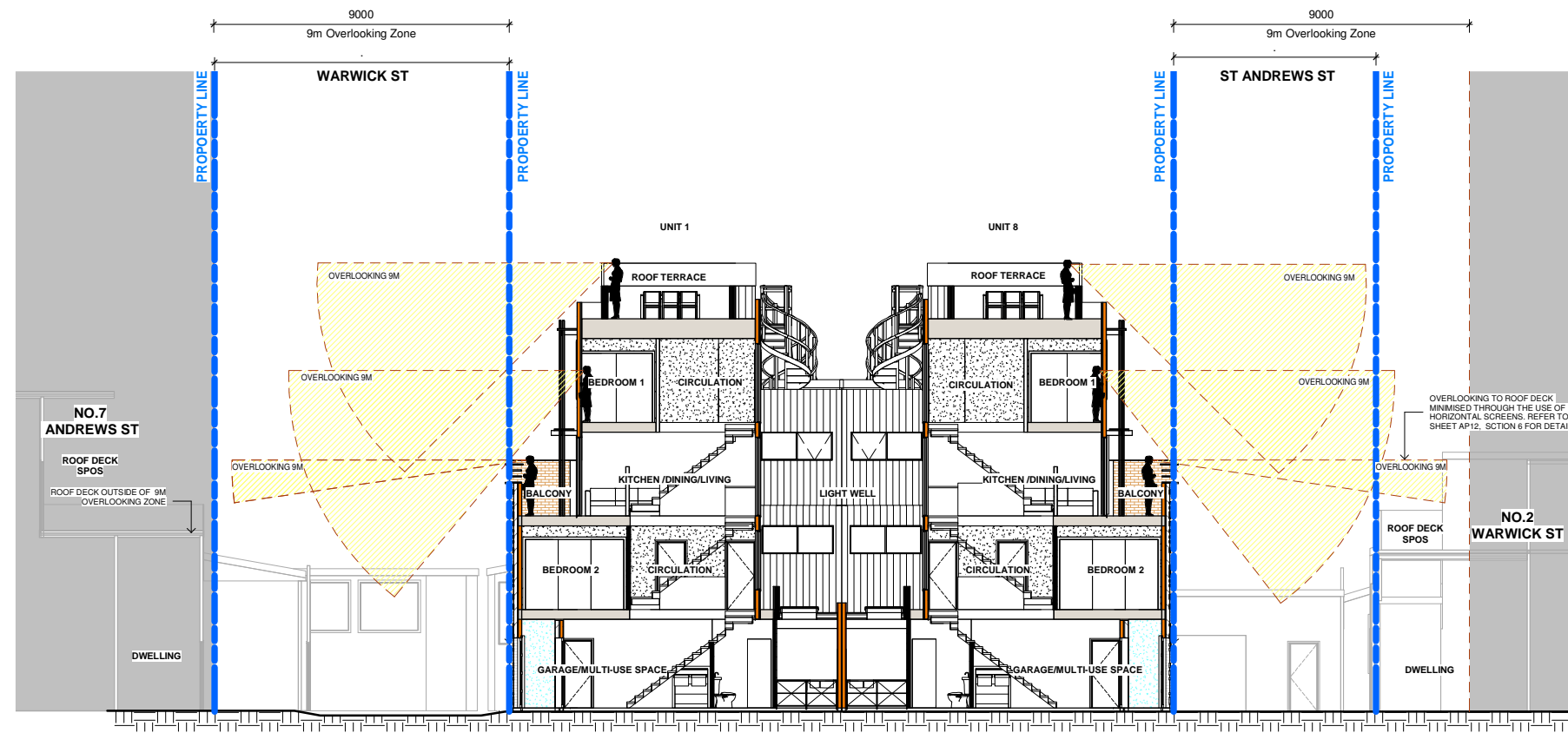




AREA SHADED IN GREY FALLS OUTSIDE OF THE 9M RADIUS FOR OVERLOOKING CONSIDERATION AS PER RESCODE GUIDELINES

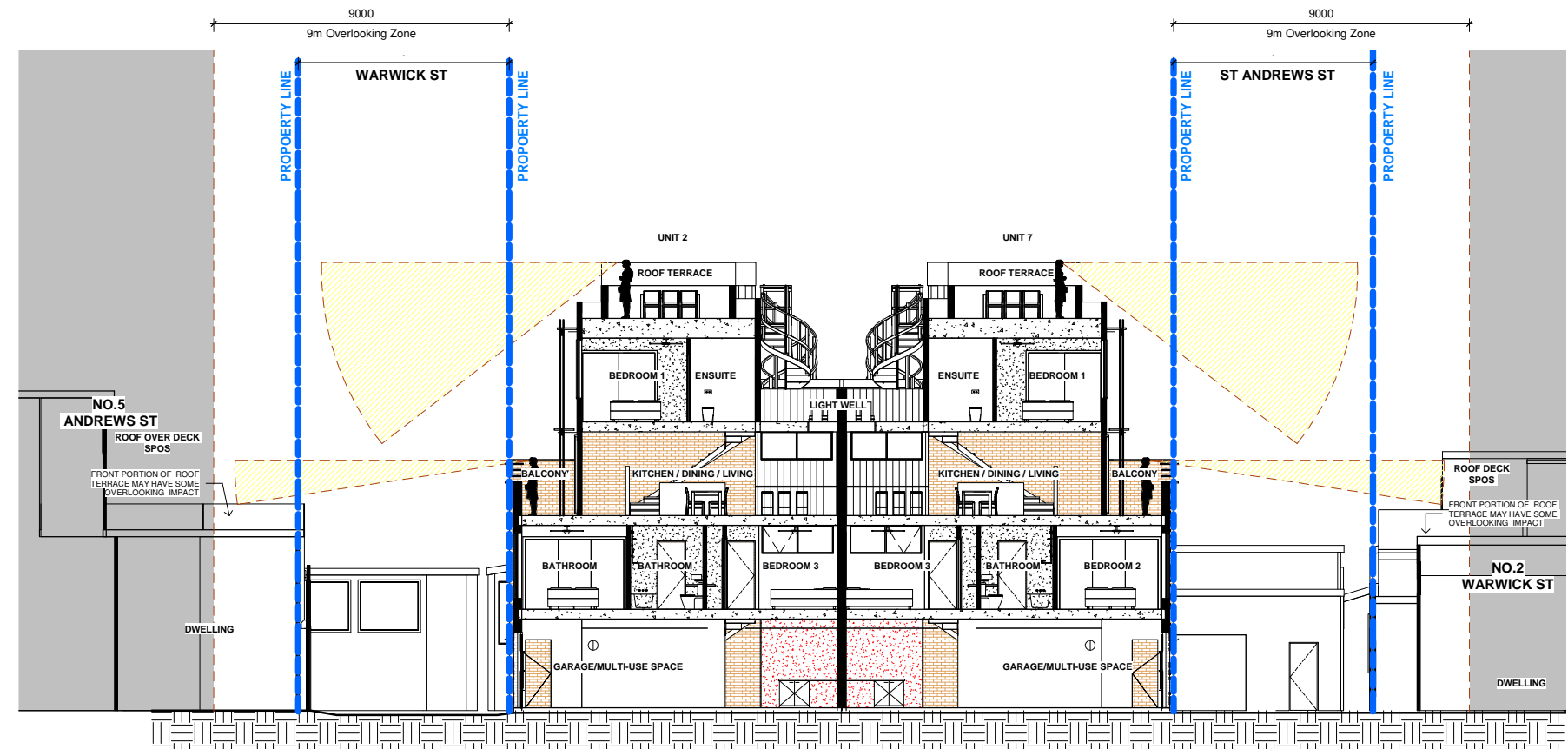
0 KEYPLAN\_OVERLOOKING

1 : 250



1 UNIT 8 & 1 - OVERLOOKING - PROPOSED

1 : 100



2 UNIT 7 & 2 - OVERLOOKING - PROPOSED

1 : 100

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NOTES:

- H HABITABLE ROOM WINDOWS WITHIN 9M AND FACING SUBJECT PROPERTY.
- H3 POSSIBLE NORTH FACING HABITABLE ROOM WINDOWS WHERE WALLS WITHIN 3M AND FACING SUBJECT PROPERTY.
- H9 HABITABLE ROOM WINDOWS IN EXCESS OF 9M AND FACING SUBJECT PROPERTY.

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H	03.05.18	RE-ADVERTISING PACKAGE

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CLIENT: THE GARDINER STREET COLLECTIVE  
 ADDRESS: 6-10 GARDINER ST  
 NORTH MELBOURNE

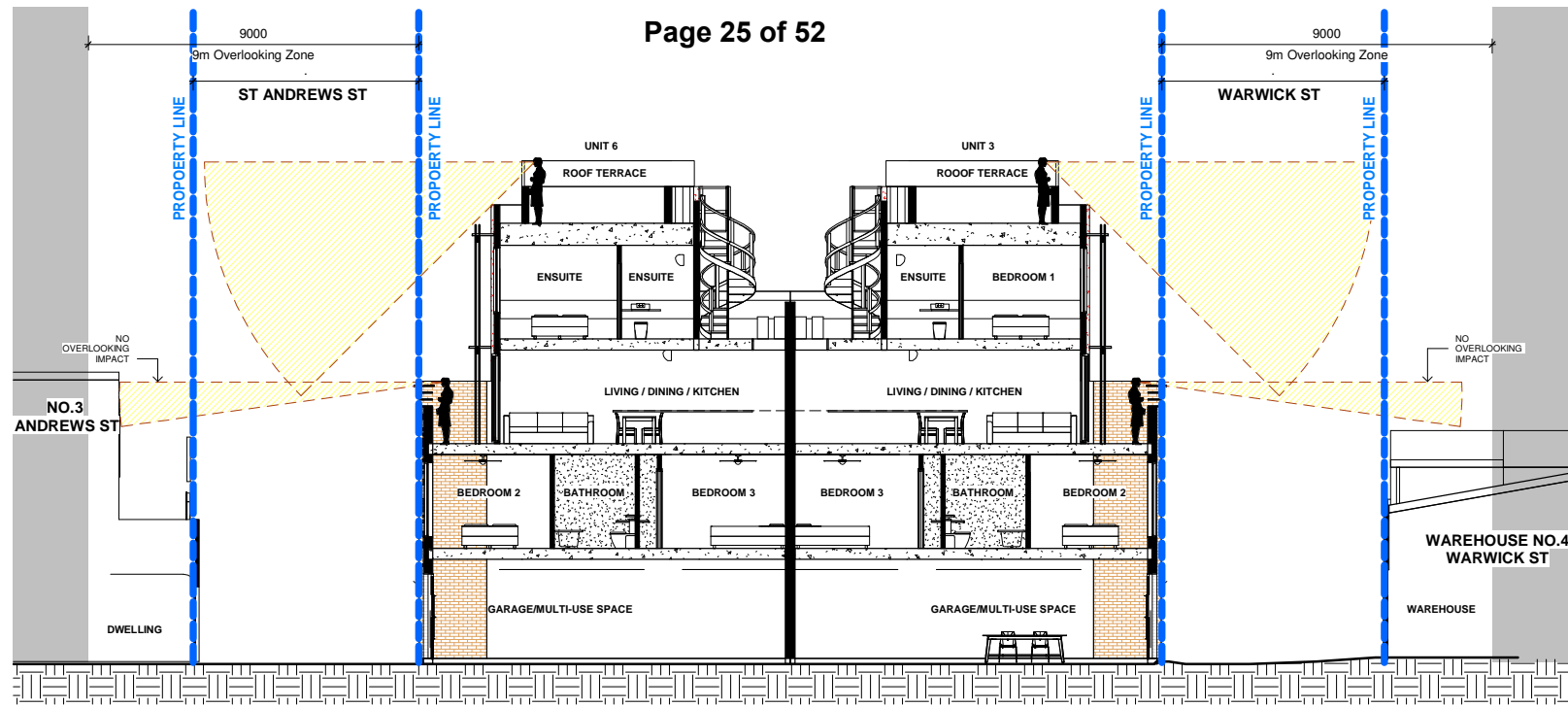
JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**OVERLOOKING STUDY**

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	As indicated	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

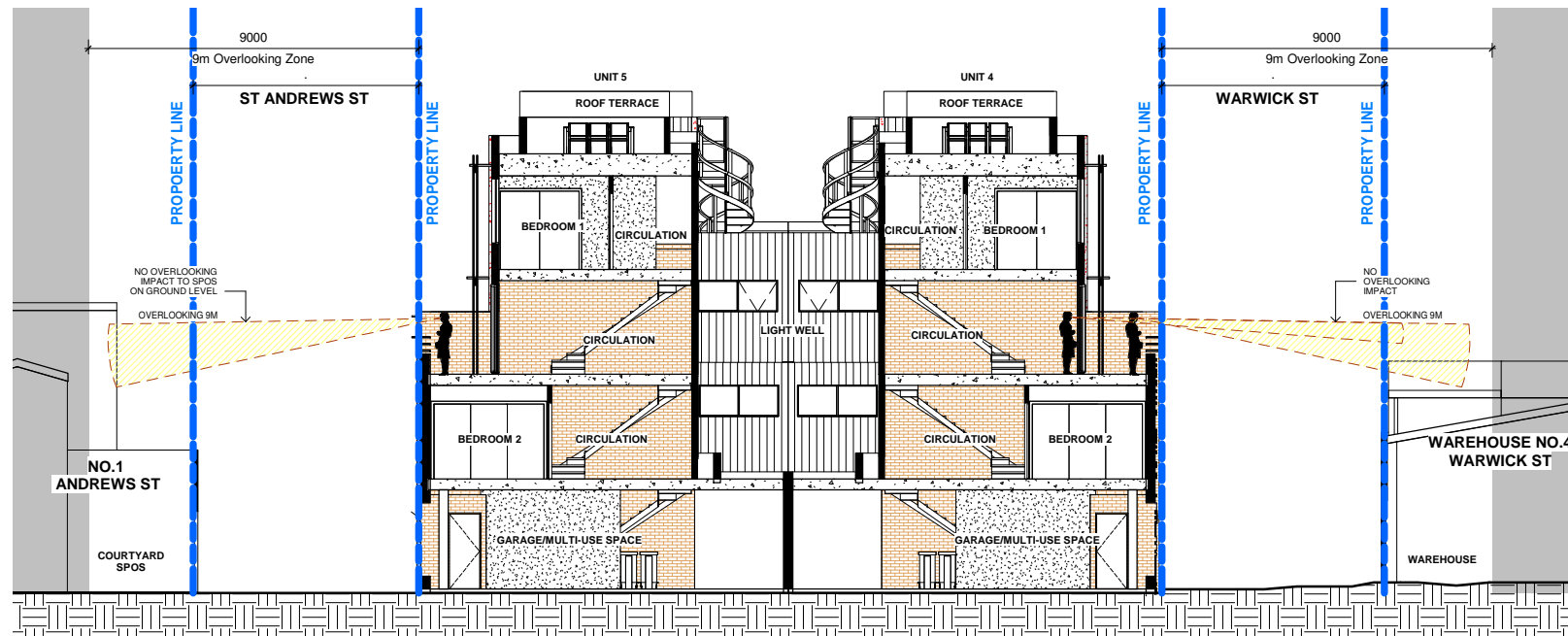
STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:	REVISION:
<b>AP15</b>	<b>H</b>

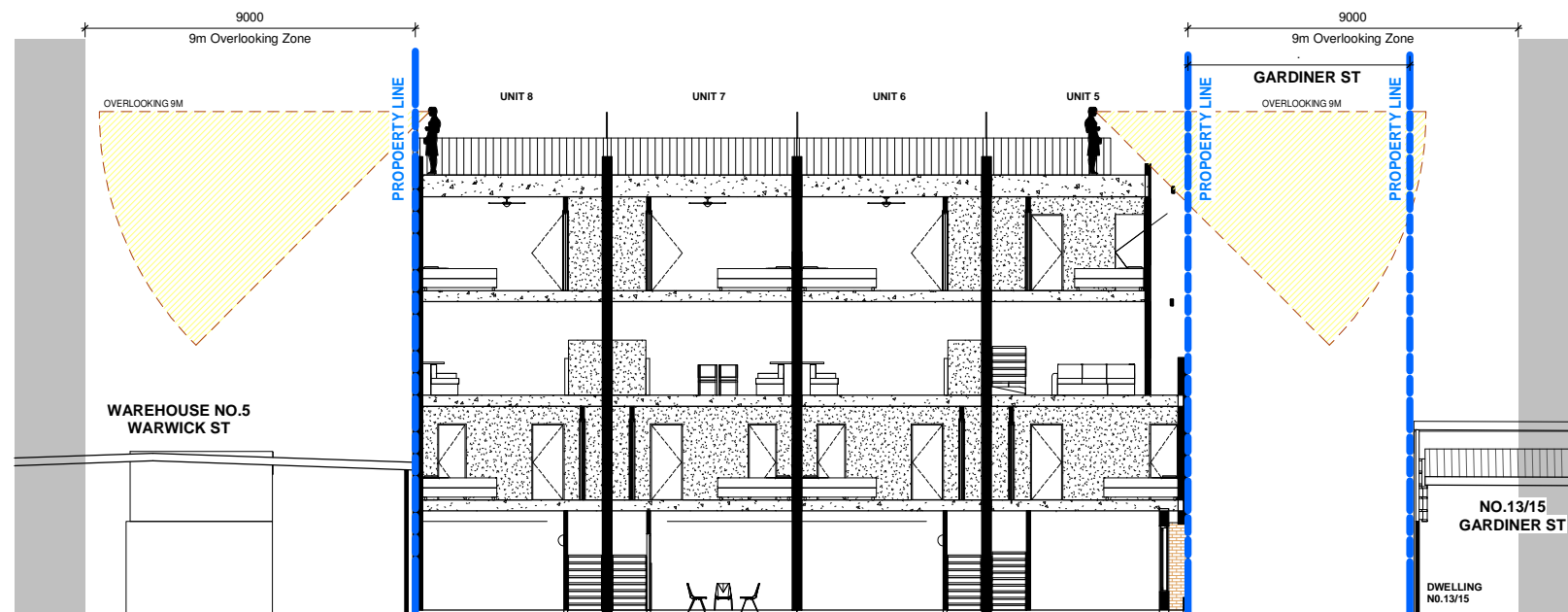




① UNIT 3 & 6- OVELOOKING - PROPOSED  
1 : 100



② UNIT 4 & 5 - OVERLOOKING - PROPOSED  
1 : 100



③ UNIT 8,7,6,5 - OVERLOOKING - PROPOSED  
1 : 100

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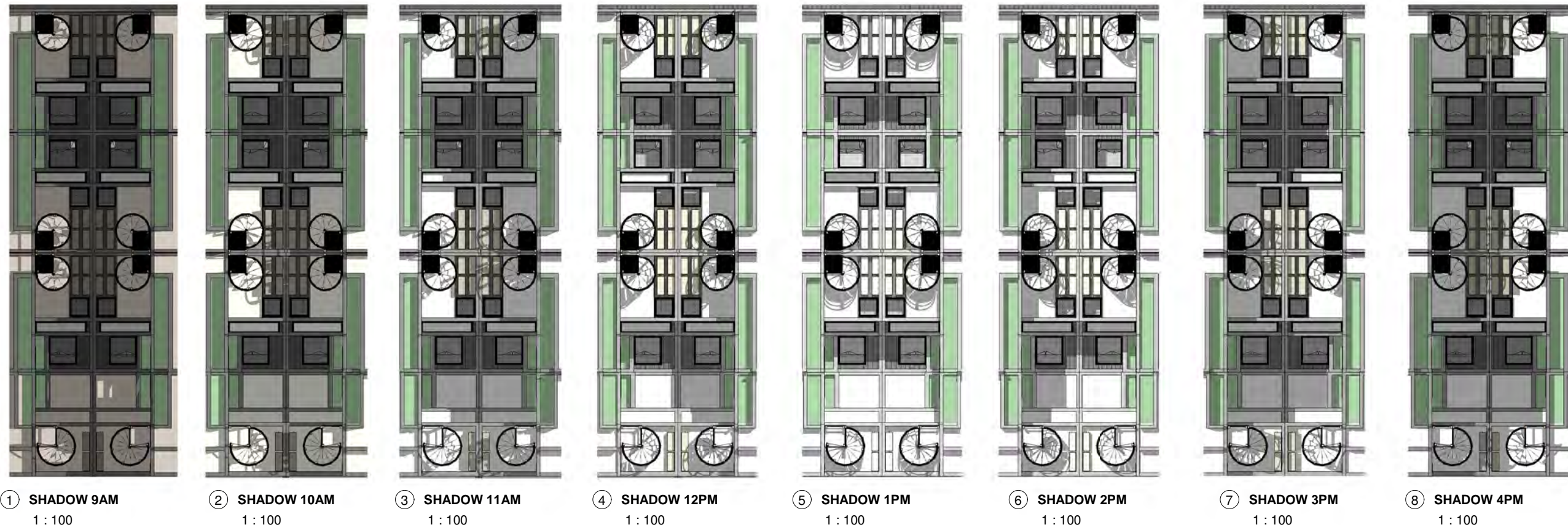
JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**OVERLOOKING STUDY**

DATE:	1.03.2017	DESIGNED:	Designer
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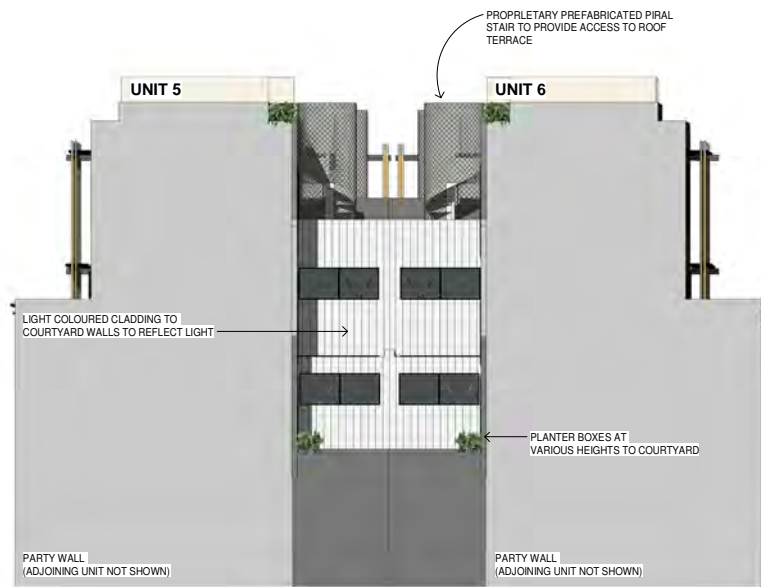
STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER: **AP15\_A** REVISION: **H**

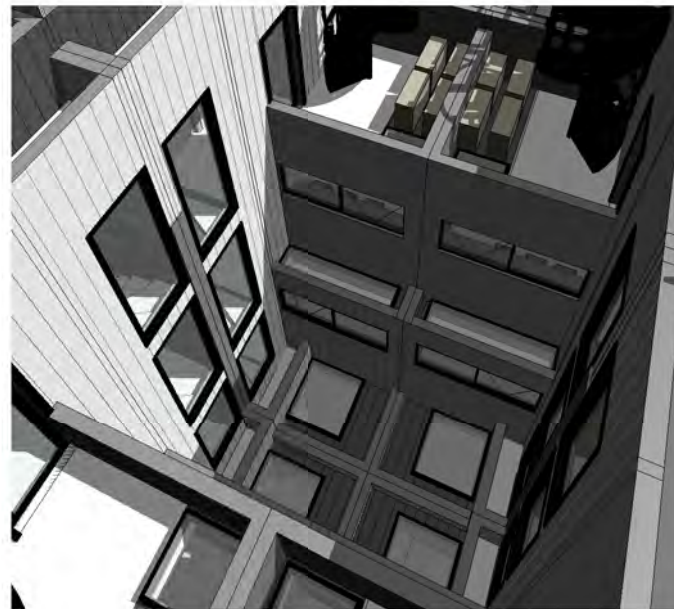
COURTYARD SOLAR ANALYSIS - SUMMER SOLSTICE



ORIGINAL CONCEPT FOR COURTYARD AND PLANTER BOXES



SECTION THROUGH COURTYARD



9 LIGHTWELL - WITHOUT PLANTING



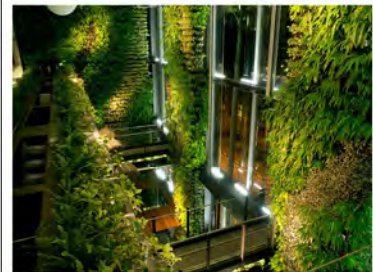
11 SUMMER SOLSTICE 1PM



AERIAL OF LIGHTWELL

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NOTES:



INSPIRATION IMAGE

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F	2.10.17	TP RE-DESIGN
G	20.12.17	RESPONSE TO COUNCILS CONCERNS
H	03.05.18	RE-ADVERTISING PACKAGE

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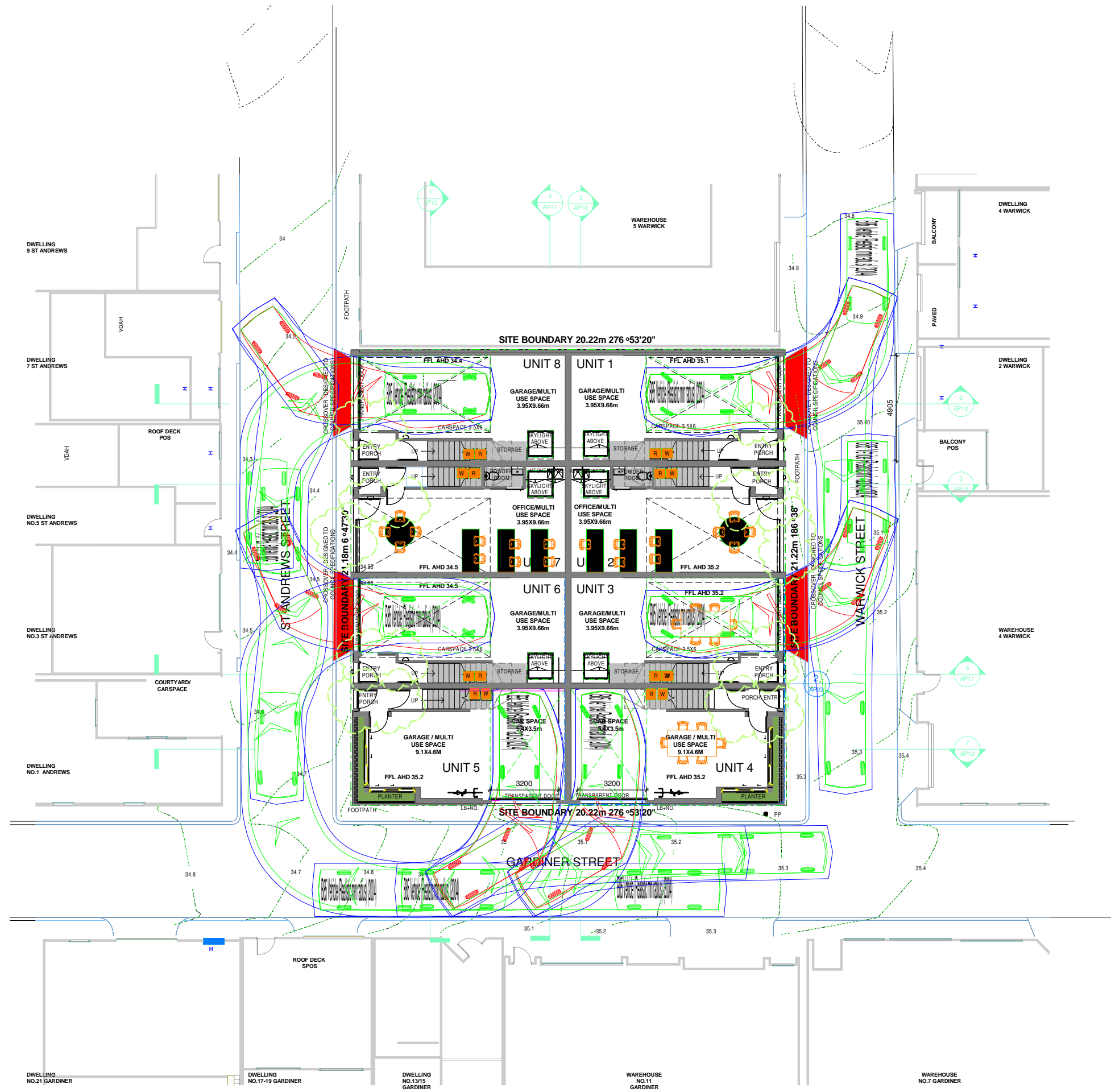
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JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**SOLAR ANALYSIS -  
 COURTYARDS**

DATE: 1.03.2017 DESIGNED: LG  
 SCALE @ A1: 1.200 DRAWN: MO  
 JOB NO: GARDINER6TO10 CHECKED: Checker

STAGE: 1.400  
**STEP 5: DETAIL**

DRAWING NUMBER: AP16 REVISION: H



1 TRAFFIC SWEEP PATH  
1 : 100

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JOB NAME:  
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 DRAWING TITLE:  
**TRAFFIC SWEEP PATHS**

DATE:	1.03.2017	DESIGNED:	LG
SCALE @ A1:	1 : 100	DRAWN:	MO
JOB NO:	GARDINER6TO10	CHECKED:	Checker

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**STEP 5: DETAIL**

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**AP17**

REVISION:  
**I**

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NOTES:

- LEGEND**
- SPOS - SECLUDED PRIVATE OPEN SPACE
  - CAR - CAR SPACES PER UNIT
  - BEDS - BEDROOM
  - GFA - GROUND FLOOR AREA
  - GAR - GARAGE
  - CY - COURTYARD
  - RT - ROOF TERRACE
  - P/E - PORCH/ENTRY
  - PB - PLANTER BOXES
  - SA - SERVICE AREAS INCLUDING SPIRAL STAIRCASE
  - BAL - BALCONY
  - OB BR - OVER BONNET BIKE RACK
  - DN - DOWN STAIRS/STEP
  - UP - UP STAIRS/STEP
  - LB - LETTERBOX
  - WHBR - WALL HUNG BIKE RACK
  - R - RECYCLING BIN
  - W - WASTE/GARBAGE BIN
  - SD - SLIDING DOOR
  - GSD - GLASS SLIDING DOOR
  - F - FRIDGE
  - PR - POWDER ROOM
  - OB - OBSCURED GLASS

- WASTE MANAGEMENT LEGEND**
- R RECYCLING BIN
  - W WASTE BIN
  - PATH OF TRAVEL FOR COLLECTION

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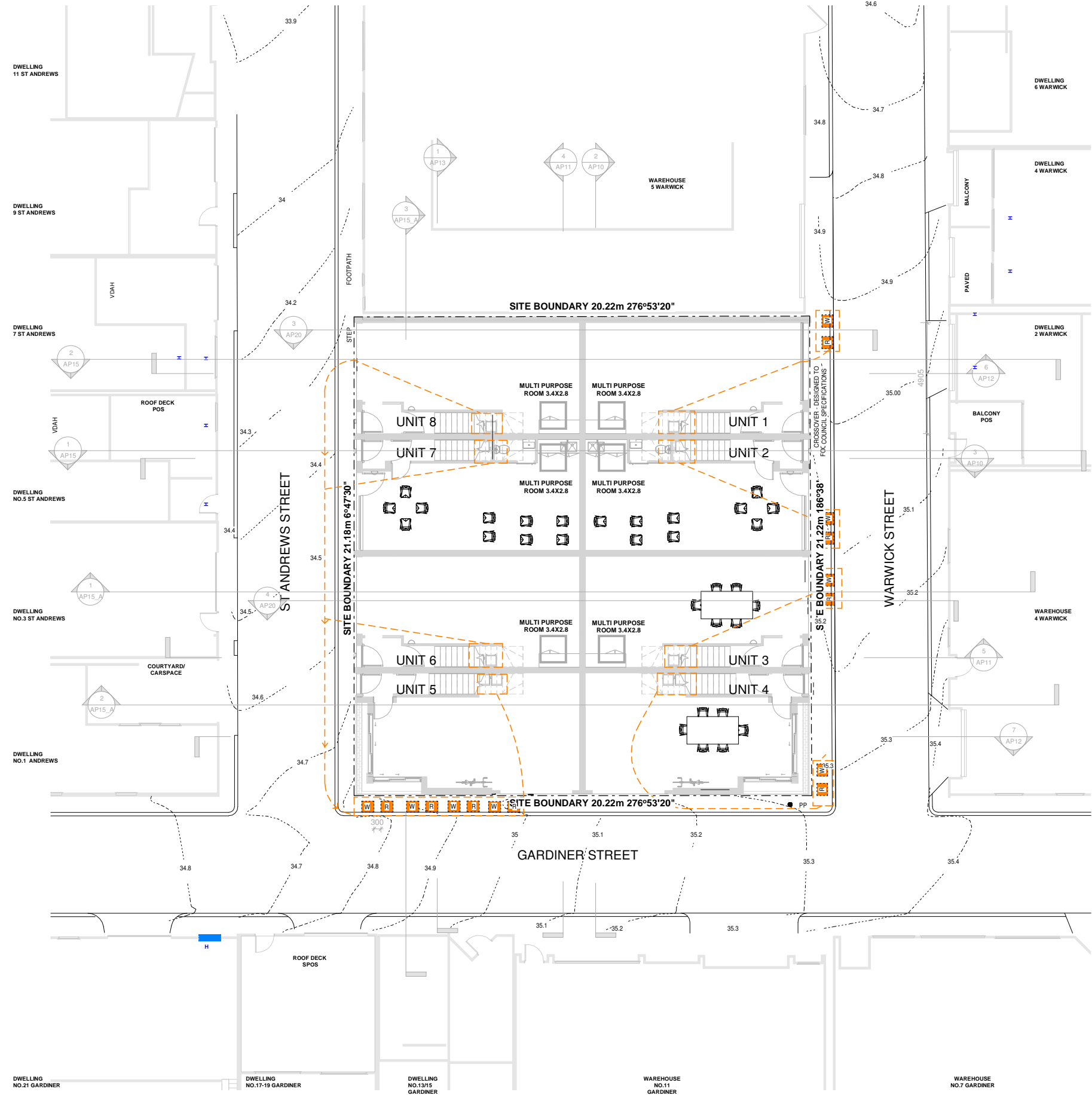
JOB NAME:  
**GARDINER6TO10**

DRAWING TITLE:  
**WASTE MANAGEMENT PLAN**

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	As indicated	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

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--------------------------------	-----------------------



**1 WASTE MANAGEMENT PLAN**  
 1 : 100

GARDINER ST - NORTH SIDE



103 HOWARD ST      7 GARDINER ST - WAREHOUSE      11 GARDINER ST - WAREHOUSE      15 GARDINER ST      17-19 GARDINER ST - DWELLINGS      21 GARDINER ST - DWELLINGS      25 GARDINER ST - DWELLING      138 CHETWYND ST - COMMERCIAL

GARDINER ST - SOUTH SIDE



140 CHETWYND ST - DWELLINGS      1 ST ANDREWS ST - DWELLING      6 TO 10 GARDINER ST - SUBJECT SITE      4 & 2 GARDINER ST - WAREHOUSE      107 HOWARD ST - DWELLINGS

WARWICK ST - WEST SIDE



419 QUEENSBURY ST - DWELLINGS      24 WARWICK ST - WAREHOUSE      22 WARWICK ST - DWELLING      18 WARWICK ST - DWELLING      8 WARWICK ST DWELLING      6 WARWICK ST - DWELLING      4 WARWICK ST - DWELLING      2 WARWICK ST - DWELLING      4 GARDINER ST - WAREHOUSE

WARWICK ST - EAST SIDE



6-10 GARDINER ST - SUBJECT SITE      5 WARWICK ST - WAREHOUSE      11 WARWICK ST - DWELLING      WAREHOUSE - TELSTRA      WAREHOUSE - TELSTRA      WAREHOUSE - TELSTRA      425 - 427 QUEENSBURY ST - DWELLING

ST ANDREWS ST - WEST SIDE



12 ST ANDREWS ST - DWELLING      5 WARWICK ST - REAR - WAREHOUSE      6-10 GARDINER ST - SUBJECT SITE

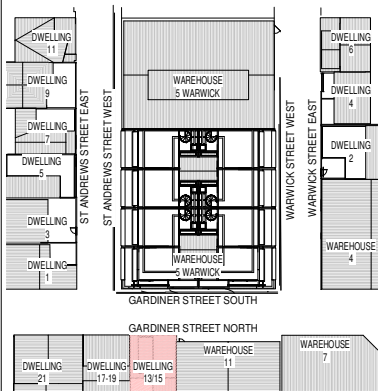
ST ANDREWS ST - EAST SIDE



1 ST ANDREWS ST - DWELLING      3 ST ANDREWS ST - DWELLING      5 ST ANDREWS ST - DWELLING      7 ST ANDREWS ST - DWELLING      9 ST ANDREWS ST - DWELLING      11 ST ANDREWS ST - DWELLING      13 ST ANDREWS ST - DWELLING

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NOTES:



1 KEY PLAN STREETS

1 : 500

21 OF THE 23 RESIDENTIAL DWELLING IN THE AREA HAVE CROSSOVERS AND GARAGES/CARSPACES ONTO ST ANDREWS WARWICK AND GARDINER ST.

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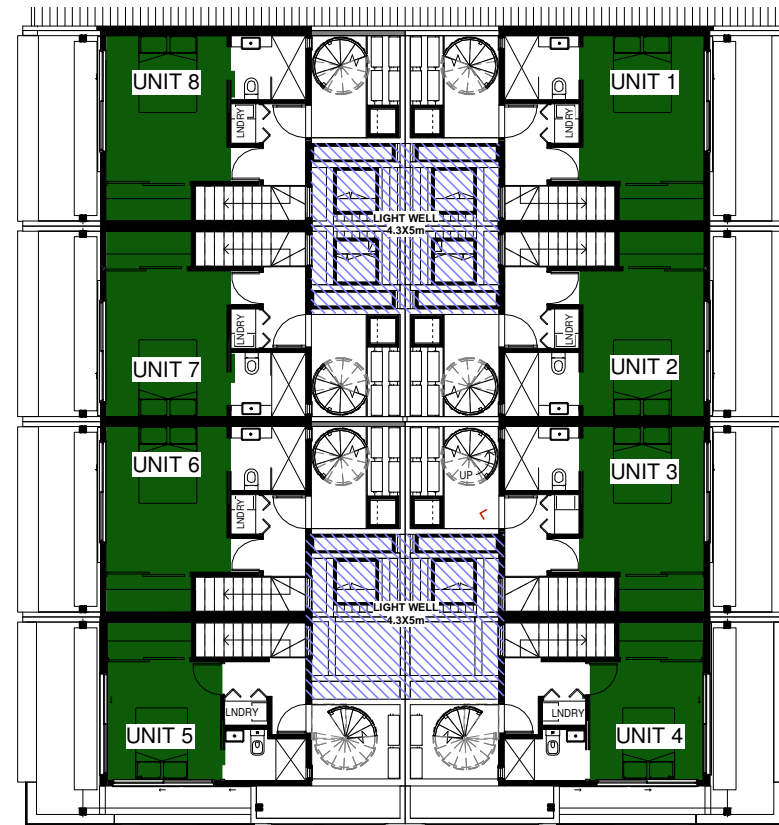
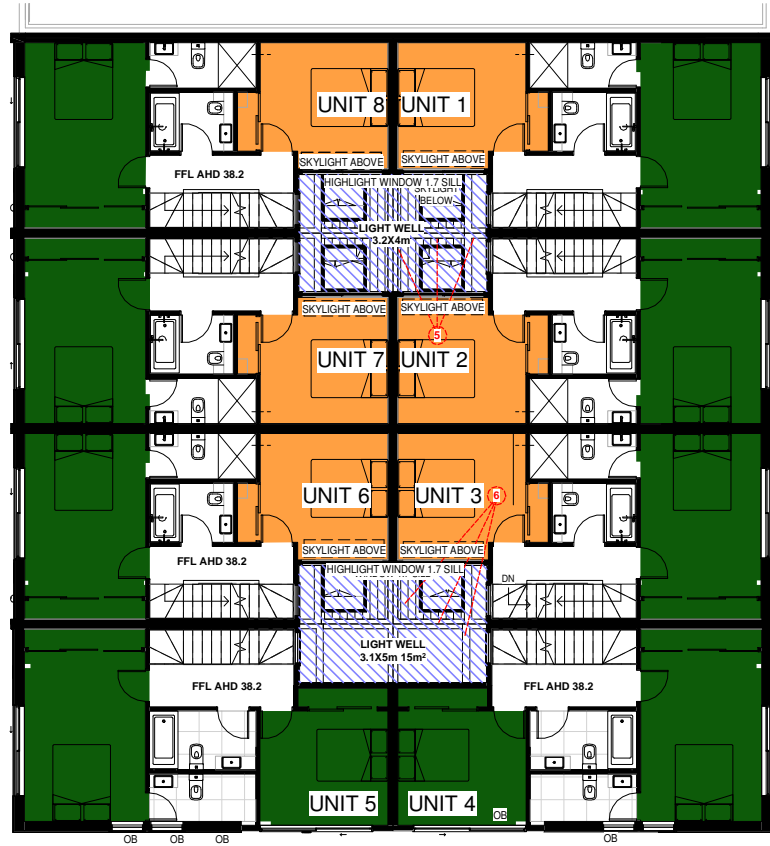
JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**EXISTING STREET MONTAGE**

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	1 : 500	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:	REVISION:
<b>AP19</b>	<b>H</b>

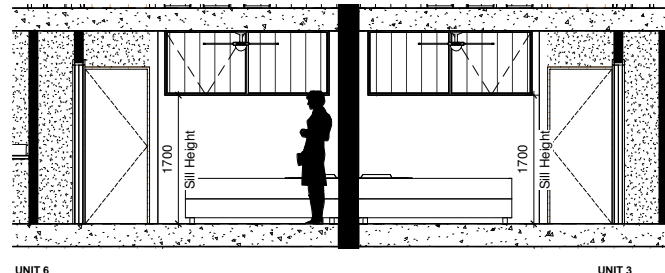
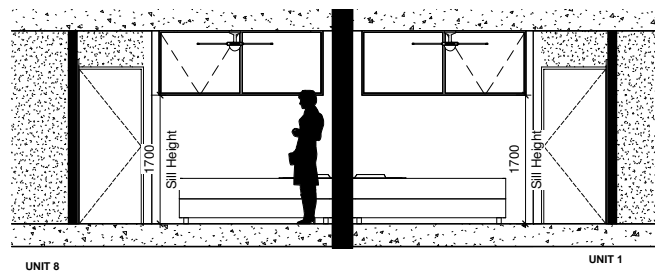
BEDROOMS NATURAL LIGHTING DIAGRAM.



① LIGHTWELL DIAGRAM - FIRST FLOOR  
1 : 100

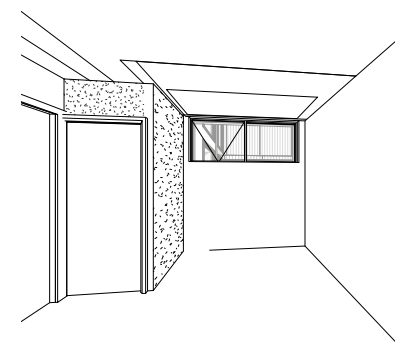
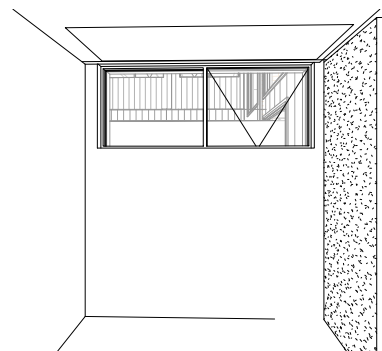
② LIGHTWELL DIAGRAM - THIRD FLOOR  
1 : 100

Total Bedrooms: 24  
Bedrooms off the lightwell: 6  
Bedrooms with windows to the street :18



③ OVERLOOKING BETWEEN UNITS  
1 : 50

④ OVERLOOKING BETWEEN UNITS UNIT 3 AND 6  
1 : 50



⑤ UNIT 2 LOOKING TOWARDS UNIT 1

⑥ UNIT 3 LOOKING TOWARDS UNIT 4

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NOTES:

LIGHTWELL DIAGRAM KEY:

- BEDROOM'S NATURAL LIGHTING NOT DEPENDANT ON LIGHTWELL
- BEDROOM'S NATURAL LIGHTING DEPENDANT ON LIGHTWELL
- LIGHTWELL

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H	03.05.18	RE-ADVERTISING PACKAGE

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SCALE BAR

CLIENT: THE GARDINER STREET COLLECTIVE  
ADDRESS: 6-10 GARDINER ST  
NORTH MELBOURNE

JOB NAME:  
**GARDINER6TO10**  
DRAWING TITLE:  
**LIGHTWELL DIAGRAM**

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:	As indicated	DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER: **AP20** REVISION: **H**



**EARLIER REVISION RENDER - RENDER TO BE UPDATED TO REFLECT THE CURRENT DESIGN**

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REV:	DATE:	NOTE:
C	13.02.17	TP RFI RESPONSE
D	31.03.17	TP RFI RESPONSE 2
F	2.10.17	TP RE-DESIGN

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CLIENT: THE GARDINER STREET COLLECTIVE  
 ADDRESS: 6-10 GARDINER ST  
 NORTH MELBOURNE

JOB NAME:  
**GARDINER6TO10**  
 DRAWING TITLE:  
**EARLIER REVISION  
 RENDER**

DATE:	1.03.2017	DESIGNED:	Designer
SCALE @ A1:		DRAWN:	Author
JOB NO:	GARDINER6TO10	CHECKED:	Checker

STAGE:  
**STEP 5: DETAIL**

DRAWING NUMBER:	REVISION:
<b>AP21</b>	<b>F</b>

## DELEGATED PLANNING APPLICATION REPORT

<b>Application number:</b>	TP-2016-1054
<b>Applicant:</b>	The Gardiner Street Collective
<b>Address:</b>	6-10 Gardiner Street, NORTH MELBOURNE VIC 3051
<b>Proposal:</b>	Demolition and buildings and works to construct eight, four storey dwellings and a variation of the parking requirements of Clause 52.06 (associated with ground level office)
<b>Date of application:</b>	5 December 2016
<b>Responsible officer:</b>	Brendan Cousins

### 1 SUBJECT SITE AND SURROUNDS

The subject site is located at 6-10 Gardiner Street, North Melbourne. The total site area is approximately 718 sq.m and has a street frontage to Gardiner Street of 20.22 metres, St Andrews Street of 21.18 metres and Warwick Street of approximately 21.22 metres.

A single storey warehouse style building is constructed on the site with existing crossovers to Warwick Street and Gardiner Street. The building is not graded and there are no existing crossovers to St Andrews Street.

#### Aerial Photo / Locality Plan





The surrounding neighbourhood contains a mixture of residential and commercial uses, with the site located within Mixed Use Zone. Built form within the vicinity is therefore mixed in scale and design.

**North**

North of the site is an existing single storey warehouse. Further to the north are single storey industrial/warehouse buildings.

**South**

South of the site is Gardiner Street, which is 6 metres wide and accommodates vehicles travelling in both directions. Vehicles often park for delivery of goods to surrounding commercial land uses. To the south west are a number of dwellings (13 - 29 Gardiner Street). The dwellings are generally converted warehouses and are one to two storeys in height.

**East**

East of the site is Warwick Street, which is 6 metres wide and accommodates vehicles travelling in both directions. Vehicles also often stop in this street for delivery of goods to the surrounding commercial land uses.

Across Warwick Street are two-three storey dwellings at 2, 4 and 6 Warwick Street (warehouse conversions) and a single storey warehouse at 4 Gardiner Street. The dwellings have balconies/rooftop decks at 1st floor level as their private open space. This open space has not been screened to the street and therefore is not secluded.

**West**

West of the site is St Andrews Street, which is 6 metres wide, ending in a dead end to the north. At the time of original lodgement St Andrews Street was a private laneway and the subject site had rights of access to use the road on title. Through a separate process, St Andrews Street was declared a public highway which would allow the construction of buildings and works within St Andrews Street, such as crossovers. Across St Andrews Street are residential dwellings between one and three storeys, at 1, 3, 5, 7, 9 and 11 St Andrews Street.

These dwellings have private open space at ground and first floor level orientated to the street.

The occupiers of these dwellings park their cars on the east side of the street adjacent to their dwelling.

**2 BACKGROUND AND HISTORY**

**2.1 Planning Application History**

The following applications, listed as considered relevant to the current proposal, have previously been considered for the subject site and/or adjoining sites:

TP number	Description of Proposal	Decision & Date of Decision
TP-2000-55 6-10 Gardiner Street and 5-7 Warwick North Melbourne	Conversion of buildings to eight dwellings, reduction of carparking requirements and external alterations	<b>Permit 18/1/2001</b> <b>Notice of Decision to Grant Permit 28/6/2000</b>

<p>TP-2009-711 6-10 Gardiner Street and 5-7 Warwick North Melbourne</p>	<p>Partial demolition to the existing warehouse, and alterations and additions to construct a 4 storey residential building comprising 14 apartments, and a dispensation of car parking.</p>	<p><b>Permit 15/11/2010</b> <b>Permit 15/3/2010</b> Notice of Decision to Grant Permit 11/2/2010</p>
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TP-2009-711 was issued at the direction of VCAT order dated 8 October 2010. The development also included land at 5-7 Warwick Street and was constructed to a height of 13.25 metres. Of note Member Fong concluded:

*The proposal is to develop the site for a four storey residential development within the existing single storey outer perimeter wall of the existing building. Subject to some fine tuning of the design, specifically to provide further recesses on both the St. Andrews and Warwick Street elevations, the height and scale of the development is an appropriate response to the statutory planning controls and provisions of the Scheme.*

### 3 PROPOSAL

The original application proposed to demolish the existing buildings on site and construct a four storey residential building for eight townhouses. The townhouses are constructed over four levels and generally comprise of the following:

#### Ground floor

- Entry for each dwelling
- Laundry for each dwelling
- Multipurpose room for each dwelling
- Courtyard/light well for each dwelling
- Storage space (6m<sup>3</sup>) for each dwelling
- Garage with individual crossover

#### First floor

- Bedrooms 1 & 2 for each dwelling
- Bathroom and ensuite for each dwelling
- Light well for each dwelling

#### Second floor

- Dining and kitchen area for each dwelling
- Bedroom/study for each dwelling
- Light well and balcony for each dwelling

#### Third floor

- Living area and powder room for each dwelling
- Light well and roof plant for each dwelling

### Roof terrace

- Roof terrace and light well for each dwelling

On the 9 November 2017 the application was formally amended (revision F).

The significant changes included:

- Alterations to the ground floor of all units, including removal of lightcourts, additional glazing to front doors and garage openings, in addition to proposed skylights from light wells to provide for natural light.
- Relocation of crossovers for Units 4 and 5 to Gardiner Street.
- Second floor of all units amended from bedrooms to living space with direct access to POS balcony areas.
- Third floor of all units amended from living space to bedrooms.
- Windows for bedroom three in Units 1-3 and 6-8 have been amended to be highlight (1.7m above finished floor level) with skylights from the light wells.

The application was again formally amended on 17 April 2018 (revision H plans).

The significant changes included:

- Deletion of a crossover to St Andrews Street
- Deletion of a crossover to Warwick Street
- Introduction of office at ground level to two of the townhouses
- Updated shadow diagrams
- Updated overlooking diagrams
- Internal layout changes to reduce reliance on light wells
- Additional details on light wells



Figure 1 - perspective from corner of Gardiner Street and Warwick Street

#### 4 STATUTORY CONTROLS

The following clauses in the Melbourne Planning Scheme require a planning permit for this proposal:

Clause	Permit Trigger
Clause 32.04 Mixed Use Zone (MUZ)	<p>Pursuant to Clause 32.04-6, a permit is required to construct two or more dwellings on a lot.</p> <p>A planning permit is not required for the use of the ground level offices (2) as the combined total 75sqm does not exceed the requirement under the zone (250sqm)</p> <p>In addition, this clause states that a development must meet the requirements of Clause 55.</p>
Clause 43.01 Heritage Overlay Schedule 3 (HO3)	<p>Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and construct a building or construct and carry out works.</p>
Clause 43.02 Design and Development Overlay Schedule 32 (DDO32)	<p>Pursuant to Clause 43.02-2 a permit is required to construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.</p> <p>Schedule 32 does not exempt the buildings and works from requiring a permit.</p> <p>Schedule 32 specifies that a permit cannot be granted to vary the maximum building height specified as 14 metres in the table to the schedule.</p>
Clause 45.09 Parking Overlay Schedule 12 (PO12)	<p>Clause 45.09 operates in conjunction with Clause 52.06.</p> <p>Pursuant to Clause 52.06-2, 'before a new use commences, the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority'.</p> <p>2.0, Permit requirements, of PO12 states that a permit is required to provide car parking spaces in excess of the car parking rates in Clause 3.0.</p> <p>3.0, Number of car spaces required, of PO12 states that the maximum car parking spaces for a dwelling is 1.</p> <p>The proposal does not seek to vary the requirements of PO12 as it proposes 6 spaces for 8 dwellings.</p>
Clause 52.06 Car parking	<p>Pursuant to Clause 52.06-2, 'before a new use commences, the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority'.</p> <p>The column A of table 1 of Clause 52.06-5 specifies that for each 100sqm of net floor area 3.5 spaces should be provided. As such a variation of 3.5 spaces is sought.</p>
Clause 52.34 Bicycle Facilities	<p>Pursuant to Clause 52.34-2, a permit is required to reduce or waive any requirement of Clause 52.34-3 and 52.34-4.</p> <p>Table 1 of Clause 52.34-3 specifies the following relevant rates:</p> <ul style="list-style-type: none"> <li>Dwelling (in developments of 4 or more storeys) - 1 resident space to each 5 dwellings and 1 visitor space to each 10</li> </ul>

	<p> dwellings</p> <ul style="list-style-type: none"> <li>• No rate required for office as the office net floor area does not exceed 1000sqm</li> </ul> <p>Based on the above rates, the proposal requires 1 resident space for the dwelling.</p> <p>The proposal includes room for more than the required bicycle spaces in the garages.</p>
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## 5 STRATEGIC FRAMEWORK

### 5.1 State Planning Policy Framework (SPPF)

The relevant provisions of the SPPF are summarised as follows:

- Clause 13 Environmental Risks and Amenity
- Clause 15.01 Built Environment
- Clause 16.01 Residential Development
- Clause 18.02 Movement Networks
- Clause 19.03 Development Infrastructure

### 5.2 Local Planning Policy Framework (LPPF)

#### 5.2.1 Municipal Strategic Statement (MSS)

The relevant provisions of the MSS are summarised as follows:

- Clause 21.06 Built environment and heritage
- Clause 21.07 Housing
- Clause 21.09 Transport
- Clause 21.10 Infrastructure
- Clause 21.16 -5 North and West Melbourne

‘North and West Melbourne should provide a balance of residential and commercial uses that maintains an emphasis on local community and liveability. There should be a clear distinction in scale from the Central City with higher scales of development expected located at the Central City fringe, around the North Melbourne railway station and along Flemington Road. In all other areas, a lower scale of development should be maintained.’

The following statements are relevant in terms of built environment and heritage:

- ‘Maintain the predominantly low scale of residential areas and the Mixed Use Zone in North Melbourne.
- Encourage the re-use of existing warehouse and industrial buildings with efficient recycling potential where these contribute to the traditional mixed use character of the area.

- Ensure infill redevelopment and extensions complement the architecture, scale and heritage values of the residential area, especially where it is in a Heritage Overlay.'

### **5.2.2 Local Policies**

The relevant local policies are summarised as follows:

- Clause 22.05, Heritage Places outside the Capital City Zone
- Clause 22.17, Urban Design outside the Capital City Zone
- Clause 22.19, Energy, Water and Waste Efficiency,
- Clause 22.23, Stormwater Management (Water Sensitive Urban Design),

## **6 PARTICULAR PROVISIONS**

The following particular provisions apply to the application:

- Clause 52.06, Car Parking
- Clause 52.34, Bicycle Facilities
- Clause 55, Two or More Dwellings on a Lot

## **7 GENERAL PROVISIONS**

The following general provision(s) apply to the application:

Clause 65, Decision Guidelines, which includes the matters set out in Section 60 of the Planning and Environment Act 1987.

Clause 66, Referral and Notice Provisions

## **8 PUBLIC NOTIFICATION**

On 18 April 2017 it was determined that the proposal may result in material detriment. Notice of the proposal was given by ordinary mail to the owners and occupiers of surrounding properties and by posting three notices on the site for a 14 day period, in accordance with Section 52 of the *Planning and Environment Act 1987*.

Notice of the amended proposal was given on the 21 November 2017 and 21 May 2018 in the manner described above.

## **9 OBJECTIONS**

A total of 13 objections were received in relation to the original application which raised the following concerns (summarised):

- Insufficient setbacks and excessive built form
- Too numerous crossovers and roller doors
- Poor internal amenity
- Overdevelopment of site
- Insufficient housing diversity
- Detrimental impact up on North and West Melbourne heritage precinct
- Does not respect the generally low scale nature of the area

- Does not meet key objectives of ResCode (Clause 55)
- Shadow diagrams do not accurately show impacts
- Car parking access from St Andrews Street will not function given existing residents parking on the west side and will impact upon swept paths as it is a narrow street.
- Additional eight cars will increase traffic and noise
- Existing façade should be maintained
- Additional bins will be an eyesore
- Overshadowing impacts and impact on existing daylight to terrace and bedrooms/living spaces
- High level of soil contamination
- Construction related impacts
- Loss of view and outlook

Following the giving of notice of amended plans dated 21 November 2018 and 21 May 2018 an additional three objections were received which brought the total number of objections to 16. Further comments have also been received raising the following additional concerns (summarised):

- Impact upon energy efficiency of house. Solar panels on easterly facing roof will be overshadowed during the morning periods. Impact upon existing skylight.
- No new parking associated with the development.
- Crossovers to St Andrews Street should be removed to avoid potential vehicle conflict particularly with motorcycles/scooters parking within St Andrews Street.
- Will impact upon any potential installation of solar panels.
- Impact of development on quality of life.

## **10 CONSULTATION**

Given the receipt of the above objections, the following consultation was undertaken:

- Meetings with applicant
- Phone calls and email discussions with objector
- Circulation of updated plans and documentation

## **11 REFERRALS**

### **11.1 Internal**

The application was referred internally to the following departments:

#### **11.1.1 Urban Design**

Comments 13 January 17 (drawings prepared by Pillar + Post dated 18 November 2016)

### **Response to Context**

- Whilst the subject site is located within a tight laneway environment characterised by back of house areas, parking, loading and services, it is important that through densification that activation is improved. Accordingly, the arrangement of parking, ground level frontages and entry points require careful consideration to achieve a suitable streetscape and public safety outcome. This is currently compromised by the dominance of parking facilities.
- The challenging context and laneway surrounds requires any new development to secure its own amenity internally to the site, rather than relying on outlook over the roofs of neighbouring built form. When planning for outlook and daylight it should be assumed that surrounding undeveloped sites will reach a height of 3-4 levels in the near to medium term.

### **Massing, Height and Setbacks**

- The proposal at around 12.5m in height is within the DDO32 limitation of 14m. However, the decision to step the form above a 2 storey masonry base is an appropriate response to the laneway environment to the east and west. The compositional step at the south elevation using the thickness of the brickwork to transition from base to upper levels is similarly considered appropriate. In this former industrial context, we do not feel that ResCode is the relevant tool to shape the envelope.
- The construction of the lower levels to boundary is supported, which defines the property boundary and avoids the creation of entrapment space.
- The number of steps employed in the massing of the form presents some concern from a massing and design quality perspective. The form steps at the 3<sup>rd</sup>, 4<sup>th</sup> and roof terrace levels resulting in a wedding cake profile which increases the bulk of the form by increasing the number of massing elements perceived from within the street. Whilst we support the step from the brick base to the upper levels, we encourage the unification of the upper two levels.
- The massing profile is halfway between the presentation of a singular consolidated form, and a series of terraced dwellings with individual identities. We encourage the simplification of the stepping between townhouses on the west elevation to mirror the east, comprising two steps of two dwellings each. Further elevational rhythm should be integrated through the treatment of openings or any blade wall, framing or party-wall elements.
- The roof terrace should be resolved as an integrated component of the upper level parapet, and no additional built elements should be visible above this datum.

### **Building Program**

- The Mixed Use Zone context warrants careful consideration of the ground floor use and resultant street interface. It is imperative that ground floors are designed to allow for adaptation. Accordingly the garages should be reconfigured to integrate with the multi-purpose room as a larger multi-functional space with load bearing walls minimised. Further, garage doors



should adopt a finish which encourages this transition, as demonstrated successfully in 32 Kerr Street Fitzroy or 59 Lothian Street North Melbourne.

- The amenity of the townhouses suffers from the compressed light-court configuration and tight spatial planning. Bedrooms on the ground, first and second floor rely on the light court for their sole outlook in the majority of the dwellings, and will likely have to be screened to manage overlooking. Further, the opportunity for ventilation is limited in such a compressed space of tall proportions. We encourage any opportunity to expand the lightcourt proportion, maximise daylight and ventilation and minimise screening.
- It is unclear how the internal partitions between the quadrants of each lightcourt are to be resolved. Further detail should be provided of the barrier between these spaces and its impact on daylight access. The quality of any internal light well should be carefully considered with regard to opportunities for vegetation, permeability, acoustics and reflectivity.
- The sense of frontage and address for dwellings is notably poor, as a result of the dominance of parking facilities. Further work is required to the ground floor elevations to resolve this to the east and west. Further, the southern elevation positions service uses adjacent to the street address, and residential entries are small and lack surveillance.
- The setback porches should be secured to the building line to avoid entrapment space. A secondary screen door could be implemented to allow ventilation of the constrained ground floor plan.

### **Building Design**

- As per the massing comments, we encourage further development of the architectural presentation, both in the base and upper levels. This should address the unification of the upper two levels, the placement and detailing of openings on the ground and first floor, and the resolution of the pedestrian and vehicle entry points.
- The introduction of breaks and timber infill panelling in the lower levels of the south elevation should be reconsidered, as this reduces the effectiveness of the heavy building base, in contrast to the upper levels. We encourage the continuity of brickwork around this elevation with more careful consideration of openings cut within the brickwork. The opportunity to address the corner positively should also be considered, both through openings, and or the parapet or overall roof profile.
- Generally the material palette of brickwork to the lower levels and lightweight materials to upper levels is supported, as a positive response to the HO3 context which comprises robust low level brick warehouse forms. The use of hit and miss brickwork is positive at the 3<sup>rd</sup> floor balustrade, and opportunity for this to add to the texture and interest to the south elevation should be considered. Further detail should be provided for the 'metal cladding' proposed to ensure this achieves the desired / required effect.

Further comments were provided in relation to plans received 11 November 2017 (Revision F):

- Strong preference for the consolidated parking proposition

- Ensure a strong sense of frontage, address and surveillance to Gardiner Street, with secondary interaction, openings and careful material resolution of parking or service areas fronting the side lanes
- Ensure a strong industrial 2 storey base in brick or similar, with a lighter weight profile above, with both a change in surface, and volumetric shift (setback). The setback metric to the east and west should be determined by tests of neighbouring properties
- Ensure windows to the street are well managed to provide defensible space, through a thickened opening and integrated planter at either 450mm or 700mm
- Ensure the garage entry is well designed with regard to materiality, and consider adaptability for future residents.
- Distinguish the language of the east and west blocks to provide grain and identity, using the central break (brick tone / material palette could be sufficient)
- Encourage individual access to townhouses from street level where possible
- Ensure the massing transition to the south appears purposeful as part of the composition of the two halves of the block, rather than a wedding cake presentation (acknowledging sensitivity of southern neighbours)
- Happy to consider reduction in barrier height on the rooftop down to balustrade height, if balcony is provided elsewhere

## **11.2 Engineering**

### **11.2.1 Traffic**

Generally supportive of the application however the following matters were noted:

- Swept path diagrams showing vehicular ingress and egress from the single garages indicate the limited manoeuvring space may restrict the size of vehicles able to access the garages.
- Residents living in this development will not be eligible for Council's on street resident parking scheme.

#### **11.2.1.1 Civil**

No objections subject to recommended conditions of permit.

### **11.2.2 Waste**

Individual bin collection from Gardiner Street and Warwick Street is supported by Council's Waste Engineers. An amended WMP will be required via condition of permit.

## **11.3 External**

The application was not required to be referred externally.

## **12 ASSESSMENT**

The application seeks approval for demolition of the existing buildings and the construction of a four-storey building with eight residential apartments and two office

tenancies at ground level. The key issues for consideration in the assessment of this application are:

- Built form
- ResCode (Clause 55) including considerations relating to neighbourhood character, site layout and building massing, off-site and on-site amenity and detailed design
- Traffic
- Objector concerns
- Other matters

The following assessment is based on formally amended plans prepared by Pillar + Post Revision H (received by 17 April 2018)

### **12.1 Built form**

The subject site is located with Design Development Overlay Schedule 32 (DDO32) and the following local policies are relevant:

- Clause 22.05, Heritage Places outside the Capital City Zone, which includes objectives and performance standards to ensure that new development makes a positive contribution and is respectful to the architectural, social or historical character and appearance of the streetscape and the area.
- Clause 22.17, Urban Design outside the Capital City Zone, which includes objectives and policy relating to scale, height, bulk and pedestrian interest and engagement at street level frontages.

DDO32 sets out the following relevant built form outcomes:

- 'New development respects existing built form especially low scale of the existing older building stock in the street.
- Development in streets with higher typical built form provides a transition in scale to the lower building forms.'

The subject site is within the North and West Melbourne Heritage precinct. The scale and form of buildings surrounding the subject site reflects the original commercial nature of this area with factories and workshops constructed to all sites boundaries at one or two storeys, primarily in red brick.

The existing building does not have a heritage grading and as such the removal of the building does not raise significant heritage concerns provided a contextually responsive replacement building is proposed.

At 13.65 metres (to the top of the roof terrace screen) the development does not exceed a height of 14 metres and complies with the mandatory Maximum Building Height set out at DDO32. The main bulk of the development is constructed to a maximum height of 12.85 metres with the upper two levels recessed 1.65 metres from Warwick Street and St Andrews Street, and a setback of 1 metre from Gardiner Street (with the mid section of the third level built to the boundary for part of its length).

The development is constructed primarily in brickwork to the two lower floors which reflects the scale of surrounding street frontages, while dark vertical metal cladding to upper levels gives the proposal a contemporary look and clearly separates it from surrounding development. The upper levels are further articulated with light weight structures such as shading devices, planter boxes and exo-structure. As such, it is

considered that the lower levels will be visually delineated from the upper levels through the use of these setbacks as well as varied material palette.

This is a common approach to constructing in heritage overlays and one that is encouraged by Clause 22.05 and 22.017 of the Melbourne Planning Scheme. Although not supportive of the original design response, Council's Urban Design team are now supportive of the refined design approach, and in particular the reduction to car parking/garages, the revised lower level design/layout, the increased upper level setbacks, revised light courts and the unification of the upper levels.

The removal of two of the eight proposed crossovers and the relocation of two of the crossovers and subsequent reorientation and redesign of the ground floor level is considered to make a positive contribution to the public realm. The increase in glazing, articulation and activation of the ground level through the use of office and multi use space helps ensure a strong sense of frontage, address and surveillance and will reduce the impact of continuous crossovers and solid garage doors.

Although clearly a higher built form than the existing context, it is not considered to be out of character or not keep in line with the preferred built form that is encouraged by DDO32, Clause 22.05 and Clause 22.17.

Amenity impacts associated with the proposed built form will be addressed in further detail at section 12.2

## **12.2 ResCode (Clause 55)**

Clause 55 sets out objectives and standards relating to neighbourhood character, site layout and building massing, off-site and on-site amenity and detailed design. The provisions concerning built form are reflected in Clause 22.17, Urban Design outside the Capital City Zone.

The proposal generally satisfies the objectives and standards of Clause 55. The key areas of contention are detailed below:

### **12.2.1 Street setback**

The proposal is built to the frontages of Gardiner Street, Warwick Street and St Andrews Street. The adjoining properties are built to the street frontages. As such it is considered that the lack of front setback complies with the standard and is consistent with the existing built form on the subject site and other existing development given the former-industrial character of the neighbourhood.

The revised plan provides for good activation and articulation of the lower ground levels and a recessive upper two levels which compliments the brick materiality of the lower ground levels

### **12.2.2 Building height**

The proposed maximum building height is 13.65 metres which complies with the requirements of DDO32.

On the basis of this assessment detailed above, it is considered that the overall building height respects the existing neighbourhood character and provides an appropriate transition to the existing older building stock in the immediate area.

### **12.2.3 Site coverage and permeability**

A variation from Standard B8 and Standard B9 is sought as the proposed site coverage is 100 per cent and there is no permeable surface coverage. The proposal is considered acceptable given that it is consistent with this inner-city and former-industrial neighbourhood when a higher site coverage (and therefore lower permeability) is not uncommon.

#### **12.2.4 Walls on boundary**

The proposal is built to all boundaries with lengths and heights exceeding the requirements of Standard B21. On the basis of the separation from immediately surrounding buildings due to the adjoining streets, the proposed walls are considered to be acceptable as they will have limited amenity impact in terms of visual bulk. In addition, walls on boundaries are common in this inner-city location. The issue of overshadowing is addressed under Standard B21 in the attached assessment against Clause 55.

#### **12.2.5 North facing windows**

There are no affected north facing windows within 3 metres of a boundary as Gardiner Street effectively setbacks the development approximately 6 metres from any nearby north facing windows. The standard requires a building to be setback (in accordance with the requirements of B20) if the window is within 3 metres).

#### **12.2.6 Overshadowing**

The development complies with the standard with adjoining properties receiving a minimum of 5 hours of existing sunlight between 9am and 3pm.

It is noted that at 9am and 10am the smaller areas of private open space to the west will be impacted by the development, particularly at 1 and 3 St Andrews Street. However as noted above the shadow impact of the development subsides by 11am.

The adjoining streets absorb the majority of the shadowing caused by the additional building height.

Shadow does stretch to the face of some north facing habitable room windows, however Standard B21 does not assess the impact of shadow to habitable room windows. This aspect is assessed under Standard B20 and the development clearly meets the standard and objective of Standard B20.

#### **12.2.7 Overlooking**

Gardiner Street, Warwick Street and St Andrews Street encourages the use of windows to activate promoting surveillance and safety.

Overlooking to adjoining properties has been generally mitigated through the use of obscure glazing, highlight windows, the location of windows and balconies/roof terraces and horizontal screening (from balconies).

However the use of obscure glazing at first level (to 1700mm) is discouraged in lieu of a more site and design responsive option such a louvers which prevent downward view but while allowing good daylight penetration and better design response.

Furthermore, the overlooking diagrams provided by the applicant indicate that there is a chance of overlooking to existing raised terraces/decks of nearby properties, namely at 5 St Andrews Street.

A condition of permit will be included to address the above matters.

### **12.3 Traffic**

The parking access arrangements are generally supported. Council's Traffic engineers note that ingress and egress from the single garages is limited and may restrict the size of vehicles able to access the garages. The site is located within an area that discourages residential car parking. Furthermore the residents of the development will not be eligible for on street car parking permits. As such the use of smaller or no cars is encouraged for the development.

It is acknowledged that two of the car spaces within the garages that face Gardiner Street are undersized but for the reasons detailed above, this is not considered to be an issue with the use of smaller vehicles or no vehicles a positive benefit to the area.

The reduction in the number of crossovers from eight to six and for a maximum of two crossovers/garages per frontage is supported. Although the adjoining streets are narrow, and access is tight, given the context it is considered that this arrangement is acceptable. Traffic generated by the development will be low with only six car spaces proposed. It is noted that residents will not be eligible for resident parking permits.

The variation of 3.5 spaces associated with the proposed ground level office space is considered reasonable. The office spaces are only 35sqm in area, are encouraged within the MUZ and are expected to be used in conjunction with the dwellings. However if they are used separately it is not considered that the variation will cause there to be any additional pressure on the local traffic network.

### **12.3.1 Objector concerns**

The majority of the issues raised by the objectors have been addressed in the above sections or the attached assessment - Clause 55. The following responses are provided in terms of the remaining issues:

#### **Impact on existing on street parking**

Concerns have been raised from residents who utilise St Andrews Street for on street parking. St Andrews Street is a declared public highway.

Advice has been received stating that the Road Safety Road Rules 2009 apply to St Andrews Street and, given the narrow width of the street, it is not possible for a vehicle to park and still allow sufficient width (3 metres) for a vehicle to pass.

The current plans show the removal of a crossover to Warwick and St Andrews Streets (two per frontage), and an associated increase in the footpath distance between the crossovers.

#### **Detrimental impact upon North and West Melbourne heritage precinct**

As previously discussed the existing building is not graded and the demolition is not a concern provided a suitably respectful building is proposed.

The development is constructed primarily in brickwork to the two lower floors which reflect the scale of surrounding street frontages. The upper level is constructed in dark vertical metal cladding, a contemporary response which clearly delineates it from surrounding development. This is not an uncommon approach to constructing in heritage overlays and is considered to be acceptable in this context.

#### **Overdevelopment of the site**

State and Local policy encourages more intensive density development on sites well located to services and facilities. The DDO32 seeks development that has due respect for the existing built form and encourages an appropriate transition in scale. The scale of the revised development is considered acceptable in that it is within the height controls of the DDO and provides transition between existing built form and the higher proposed built form. The use of setbacks to the upper two levels and a variety of materials common to the immediate area demonstrates that the development is keeping with the character of the area.

#### **Safety due to increased traffic on narrow streets and numerous crossovers**

Council's traffic engineers have confirmed the surrounding street network is able to accommodate the additional traffic created by eight cars. The development has been since revised to reduce the number and width of crossovers and to have a maximum of two crossovers per frontage.

### **Loss of views and outlook**

Loss of views is not considered to be an impact which can be considered as part of a planning assessment. The impact of the bulk of the development on neighbouring properties has been discussed above. It is considered that the proposal is adequately setback so as not to impose an unreasonable amount of bulk on neighbouring properties.

### **Construction matters**

A construction management plan (CMP) will be required to appropriately manage any potential impacts of future construction activity. It is noted that construction matters cannot be considered directly within the planning assessment and are dealt with through the CMP process.

### **Insufficient housing diversity**

As the development does not propose 10 or more dwellings, the housing diversity requirements of Clause 55 are not relevant. However it is noted that the proposed dwellings have three bedrooms and access to a ground level garage/office/multi use area which allows the dwelling to be flexible to differing typologies. The provision of individual townhouses with adaptable ground floor spaces is considered an appropriate and welcome addition to the diverse housing typology within this mixed use area.

### **Solar panels**

The overshadowing diagrams show that shadow impact to the buildings directly south of the development will fall primarily on the northern facades and the edge of the roof and terraces. It is considered that the impact is minimal and will not unreasonably impact upon any nearby solar panels (to the south) as shown on recent aerial photography

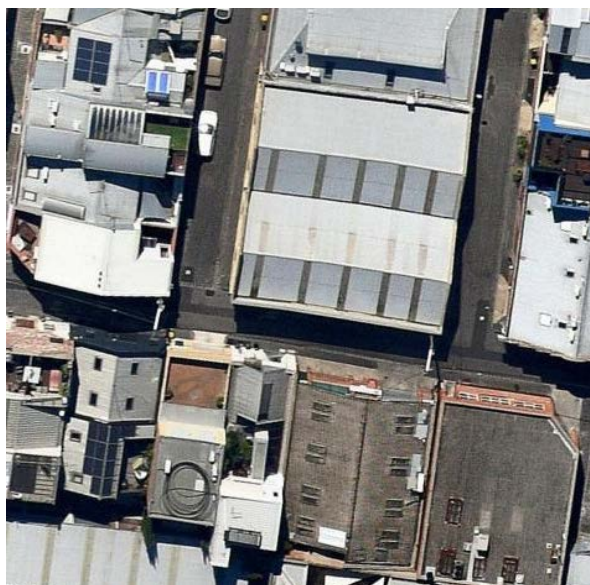


Figure 2 – location of nearby solar panels. Source: NearMap 4 April 2018

Impact upon the location of potential/future solar panels cannot be considered, however it is noted that the shadow cast to adjoining properties is within planning scheme requirements. This is not expected to unreasonably reduce the efficiency of any solar panel system or the viability of any future solar panel installation for surrounding properties.

## **12.4 Other matters**

### **12.4.1 Potentially Contaminated Land**

An environmental audit report prepared by JBS&G dated 15 November 2016 was submitted with the application. The report states that the site is suitable for the proposed use (sensitive use) subject to 5 conditions as detailed in the report. All terms and conditions must be complied with before a certificate of environmental audit can be issued. The accompanying Environmental Management Plan prepared by JBS&G dated 11 November 2016 identifies the environmental issues and provides measures to be implemented to address the environmental issues.

Conditions of permit are recommended that ensure the recommendations and measures as outlined by JBS&G are implemented.

### **12.4.2 Environmentally Sustainable Design (ESD)**

Clause 22.19, Energy, Water and Waste, is relevant and includes policy objectives at Clause 22.19-2 and policy requirements at Clause 22.19-3. In addition, Clause 22.19-4 requires all applications to include a WMP and an Environmentally Sustainable Design (ESD) Statement. In terms of the ESD Statement, Clause 22.19-4 states that:

‘Applications for buildings under 2,000 square metres in gross floor area must provide a statement demonstrating that the building has the preliminary design potential to achieve the relevant required Performance Measures set out in clause 22.19-5.’

The relevant performance measure is:

- For accommodation up to 5000 square metres gross floor area - 1 point for Wat-1 credit under a current version of the Green Building Council of Australia’s Green Star – Multi Unit Residential rating tool or equivalent.

The ESD report submitted by Pillar +Post with the original application sought a number of aspirational outcomes. An updated report has not been submitted with the revised application. A revised report will be required as a condition of permit. Compliance with the *Sustainability Report* can be required via a permit condition.

## **13 RECOMMENDATION**

That a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Prior to the commencement of any demolition, bulk excavation, construction or carrying out of works on the land, the applicant must submit to the Responsible Authority three copies of plans drawn to scale generally in accordance with the plans prepared by Pillar + Post revision H received 10 May 2018 but amended to show:
  - a) Design details of the blank north wall. The wall must be appropriately articulated to minimise the impact of the blank boundary wall.



- b) Location and dimensions of a minimum of at least 6 cubic metres of accessible, secure storage space associated with each dwelling.
- c) Further design detail of the 1700mm screening to the roof decks. Additional detail should show a more integrated design response to minimise built form impacts.
- d) Replacement of obscure glazing treatment up to 1700mm on windows at level one with a suitable screening alternative that meets the overlooking standard of B22 (Clause 55.04-6) of the Melbourne Planning Scheme.
- e) Appropriate screening to prevent overlooking of secluded private open space of 5 St Andrews Street compliant with standard B22 (Clause 55.04-6) of the Melbourne Planning Scheme.
- f) Any changes as required by the amended Waste Management Plan as required by this permit.
- g) Any changes as required by the amended Environmentally Sustainable Design report as required by this permit.
- h) Any changes as required by the Landscape Plan as required by this permit.

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

- 2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 3. Prior to the commencement of the development, an amended Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne - Engineering Services. The WMP should detail waste storage and collection arrangements and be prepared with reference to the City of Melbourne Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the City of Melbourne - Engineering Services.
- 4. Prior to the commencement of the development, including demolition and bulk excavation, a schedule and samples of all external materials, colours and finishes including a colour render and notated plan/elevation must be submitted to and approved by the Responsible Authority.
- 5. Prior to the commencement of the development a detailed landscape plan prepared by a suitably qualified landscape architect must be submitted and approved by the Responsible Authority. This plan must include (where applicable):
  - a. A schedule of all soft and hard landscaping and treatments.
  - b. Urban design elements including, but not limited to, paving, lighting, seating and public art, and clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.

- c. How the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.
- d. Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- e. Details of surface finishes of retaining walls, pathways and driveways.

This landscape plan must be to the satisfaction of the Responsible Authority and when approved shall form a part of the endorsed plans of this permit.

6. Prior to the commencement of the development, including demolition and bulk excavation, an Environmentally Sustainable Design (ESD) Statement shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Responsible Authority. The ESD Statement must demonstrate that the building has the preliminary design potential to achieve the following:
  - a. 1 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Multi Unit Residential rating tool or equivalent.

Within six months of occupation of the development, a report must be provided to the satisfaction of the Responsible Authority, which details the designed initiatives implemented within the completed development that achieve the performance outcomes specified in the endorsed ESD Statement.

7. Prior to the commencement of the development (excluding demolition and any works necessary to undertake the assessment) the owner of the site must provide either:
  - a. A Certificate of Environmental Audit in accordance with Section 53Y of the *Environment Protection Act 1970*; or
  - b. A Statement of Environmental Audit under Section 53Z of the *Environment Protection Act 1970*. This Statement must specifically state that the site is suitable for the intended use(s) hereby permitted.
8. Where a Statement of Environmental Audit is provided, all the conditions of this Statement must be complied with to the satisfaction of the Responsible Authority and prior to the occupation of the building. Written confirmation of compliance must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person acceptable to the Responsible Authority. In addition, the signing off of the Statement must be in accordance with any requirements in it regarding the verification of works.

If there are conditions on the Statement that the Responsible Authority consider requires significant ongoing maintenance and/or monitoring, the applicant must enter into a legal agreement in accordance with Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. This Agreement must be executed on title prior to the occupation of the building.

The owner must meet all costs associated with the drafting and execution of this agreement including those incurred by the Responsible Authority.

9. Prior to the commencement of the development, including demolition or bulk excavation, a detailed Construction and Demolition Management Plan must be submitted to and be approved by the Responsible Authority. This construction management plan is to be prepared in accordance with the *City of Melbourne - Construction Management Plan Guidelines* and is to consider the following:
  - a) public safety, amenity and site security;
  - b) operating hours, noise and vibration controls;
  - c) air and dust management;
  - d) stormwater and sediment control;
  - e) waste and materials reuse; and
  - f) traffic management.
10. All building plant and equipment on the roofs are to be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment, shall be to the satisfaction of the Responsible Authority.
11. Any satellite dishes, antennae or similar structures associated with the development must be designed and located at a single point in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.
12. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.
13. The waste storage and collection arrangements must not be altered or modified without the prior consent of the Responsible Authority – Engineering Services.
14. Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the Responsible Authority – Engineering Services. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system.
15. The title boundaries for the property may not exactly agree with the road alignments of the abutting Council lane. The approved works must not result in structures that encroach onto any Council lane.
16. Prior to the commencement of the development, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by the Responsible Authority - Engineering Services. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's stormwater drainage system.

17. Prior to the commencement of the use/occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
18. All portions of roads affected by the construction activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
19. The footpath(s) adjoining the site along Gardiner Street, St Andrews Street and Warwick Street must be reconstructed together with associated works including the reconstruction or relocation of kerb and channel and/or services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
20. Existing street levels in Gardiner Street, St Andrews Street and Warwick Street must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority – Engineering Services.
21. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Engineering Services.
22. This permit will expire if one or more of the following circumstances apply:
  - a) The development is not started within two years of the date of this permit
  - b) The development is not completed within four years of the date of this permit

The Responsible Authority may extend the date upon which the permit expires. A request for an extension of time must be in writing and be received before the permit expires, or within three months afterwards.

## Notes

- All necessary approvals and permits are to be first obtained from the City of Melbourne – Manager Engineering Services Branch and the works performed to the satisfaction of the City of Melbourne – Manager Engineering Services Branch.
- All projections over the street alignment must conform to Building Regulations 2006, Part 5, Sections 505 to 514 as appropriate. Reference may be made to the City of Melbourne’s Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.
- Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Engineering Services.