

Report to the Future Melbourne Committee

Agenda item 6.2

**Planning Permit Application: TP-2021-110
95-101 Powlett Street, East Melbourne****12 April 2022****Presenter:** Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of planning permit application TP-2021-110 for land at 95-101 Powlett Street, East Melbourne (refer Attachment 2 – Locality Plan).
2. The proposal seeks use of the land as a residential hotel, partial demolition, buildings and works associated with the extension of a multi-storey residential building, external alterations, construction of a fence, and painting.
3. The applicant is Squareback Pty Ltd, the owner is Leaper Holdings Pty Ltd, and the architect is Cera Stribly Pty Ltd.
4. The land is located within the Neighbourhood Residential Zone Schedule 3 (NRZ3) and is affected by Heritage Overlay Schedule 2 (HO2).
5. The application was formally amended under Section 50A of the *Planning and Environment Act 1987* (Act) (amendments prior to notice) to respond to Council's request for further information, including the use of the land as a 'residential hotel' as a permit requirement and to remove basement car parking.
6. Public notice of the proposal was given and a total of 95 objections were received.
7. The application was formally amended under Section 57A of the Act (amendments after notice) to respond to amenity issues raised by planning officers and objectors which resulted in the reduction in the built form, patron numbers and operating hours. The amendment was again formally advertised to surrounding properties and objectors.

Key issues

8. The key issues in the consideration of this application are the appropriateness of the proposed use of the land as a 'residential hotel', the proposed demolition and built form having regard to heritage policy, Clause 55 (ResCode), engineering (traffic, car parking, waste, etc.), sustainability, and matters raised in objections.
9. Subject to conditions, the proposed use is considered to be acceptable as it makes use of a building previously used as a residential hotel and aligns with the purpose and decision guidelines of the Neighbourhood Residential Zone and broader planning policy. The use can be appropriately managed via an Operational Management Plan and planning permit conditions.
10. The application is an acceptable response to the heritage policy at Clause 22.05 of the Melbourne Planning Scheme and complies with the Objectives and Standards of Clause 55 regarding internal and external amenity considerations and design.

Recommendation from management

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

Attachments:

1. Supporting Attachment (Page 2 of 131)
2. Locality Plan (Page 3 of 131)
3. Selected Plans (Page 4 of 131)
4. Delegate Report (Page 78 of 131)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the Act sets out the requirements in relation to application 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 the objectors 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 the objectors may apply to the Victorian Civil and Administrative Tribunal (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 within 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 material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic and waste management, potential amenity impacts that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 and 57B of the Act.
7. Two rounds of formal notice were conducted as part of the application process.

Relation to Council policy

8. Relevant Council policies are discussed in the attached delegate report (refer Attachment 4).

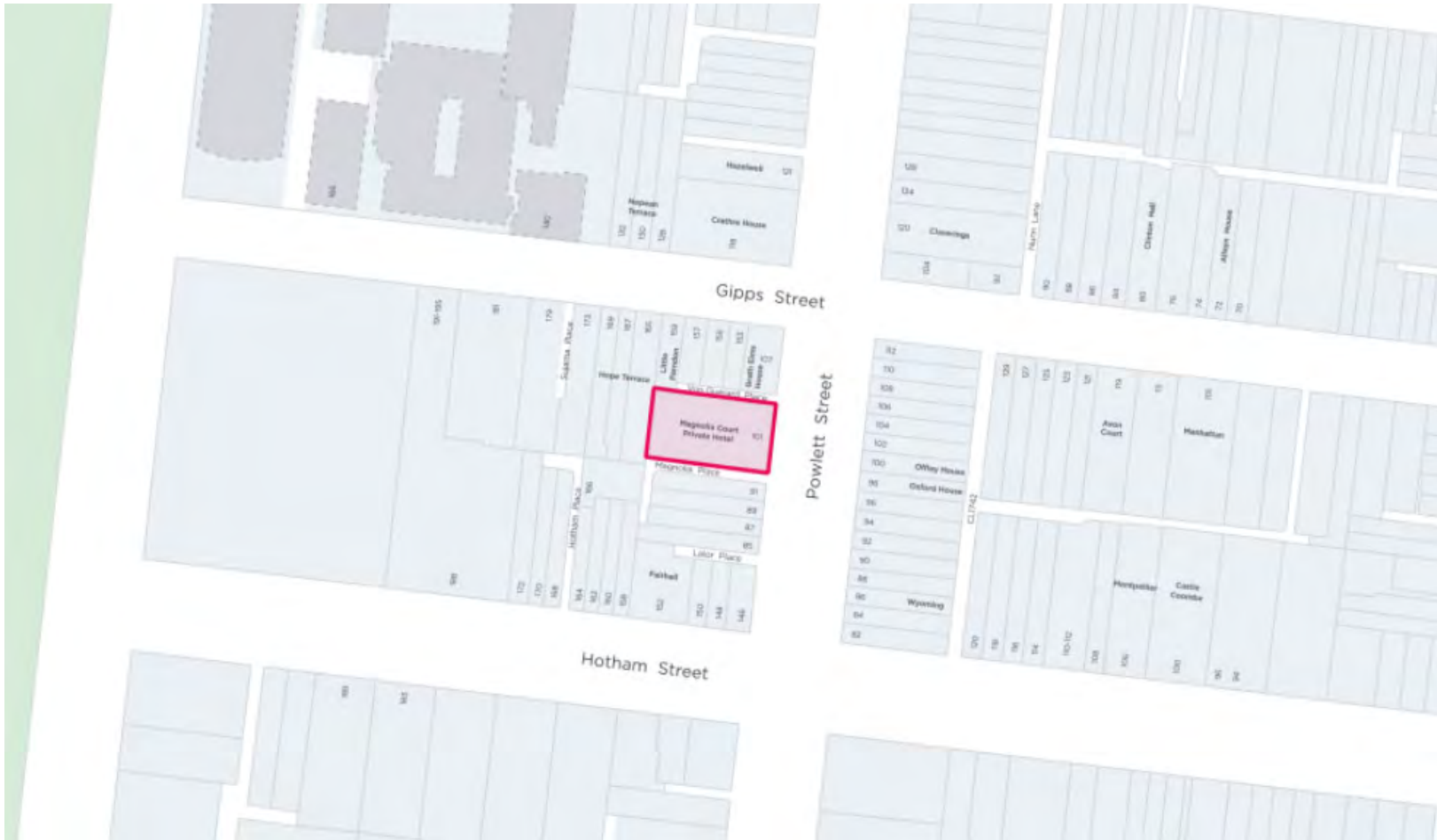
Environmental sustainability

9. The proposed use and development will appropriately manage energy, water and waste efficiency via an approved Environmentally Sustainable Design Report and Waste Management Plan to ensure compliance with the relevant performance measures set out in Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management (Water Sensitive Urban Design)) of the Melbourne Planning Scheme.

Locality Plan

Attachment 2
Agenda item 6.2
Future Melbourne Committee
12 April 2022

95-101 Powlett Street, East Melbourne



CERA STRIBBLEY



101 Powlett Street, East Melbourne Town Planning - RFI January 2022

Cera Stribley

Domenic Cerantonio
Managing Principal
dom@cs-a.com.au

Chris Stribley
Managing Principal
chris@cs-a.com.au

CERA STRIBLEY PTY. LTD.
ACN 166 374 170

Studio 5/249 Chapel St
Prahran VIC 3181

T: +613 9533 2582
E: info@cs-a.com.au
www.cs-a.com.au

Analysis

Page 4

- 1.1 Location**
 - Location Analysis
- 1.2 Context**
 - East Melbourne
- 1.3 Survey**
 - Site Survey
- 1.4 Site Analysis**
 - Street Views
 - Site Analysis
 - Heritage Context
 - Planning Controls

Design Response

Page 13

- 2.0 Concept**
 - Historical Context
 - Concept Drivers
 - Form Diagrams
 - Site Response
 - Architectural Statement
 - Artist Impression
- 2.1 Project Summary**
 - Development Summary

Drawings

Page 33

- 3.0 Existing Conditions**
 - TP.0100 Existing Site Plan
 - TP.0101 Existing Ground Floor Plan
 - TP.0102 Existing Level 01 Plan
 - TP.0103 Existing Level 02 Plan
 - TP.0110 Existing Garden Area Plan
- 3.1 Early Works**
 - TP.0150 Demolition Site Plan
 - TP.0151 Demolition Ground Floor Plan
 - TP.0152 Demolition Level 01 Plan
 - TP.0153 Demolition Level 02 Plan
 - TP.0200 Existing & Demo East Elevations
 - TP.0201 Existing & Demo South Elevations
 - TP.0202 Existing & Demo West Elevations
 - TP.0203 Existing & Demo North Elevations
- 3.2 Design Drawings**
 - TP.1000 Proposed Site Plan
 - TP.1099 Proposed Basement 01 Plan
 - TP.1100 Proposed Ground Floor Plan
 - TP.1101 Proposed Level 01 Plan
 - TP.1102 Proposed Level 02 Plan
 - TP.1110 Proposed Roof Plan
 - TP.1150 Proposed Garden Area Plan
 - TP.2000 Proposed East Elevation
 - TP.2001 Proposed South Elevation
 - TP.2002 Proposed West Elevation
 - TP.2003 Proposed North Elevation
 - TP.3000 Building Section 01
 - TP.3001 Building Section 02
 - TP.3002 Building Section 03
 - TP.3100 Overlooking Sections

Finishes, Shadows & Visualisation

Page 63

- 4.0 Finishes**
 - Finishes Schedule
- 4.1 Shadow Study**
 - TP.8000 Shadow Study - 9am
 - TP.8001 Shadow Study - 10am
 - TP.8002 Shadow Study - 11am
 - TP.8003 Shadow Study - 12pm
 - TP.8004 Shadow Study - 1pm
 - TP.8005 Shadow Study - 2pm
 - TP.8006 Shadow Study - 3pm
- 4.2 Visualisation**
 - Artist Impression

General Disclaimer

- The information contained within this document is believed to be correct at the time of preparation, however is not guaranteed. All recipients must rely on their own enquiries to satisfy themselves in all respects. Cera Stribley Pty Ltd accepts no damages, liabilities or costs, including legal costs of defence, arising from changes made by anyone other than Cera Stribley Pty Ltd or from the information contained herein without prior consent of Cera Stribley Pty Ltd.
- Cera Stribley Pty Ltd does not accept any liability to any third party for the contents of this report.
- This report is not intended for use by any other person or for any other purpose.
- All areas and dimensions included have been measured from plans (as per Property Council - Method of Measurement - Residential) produced at the feasibility stage of the design and are approximate and illustrative only.
- Further development of the design, measurement and construction tolerances and/or further client/authority/tenant requests will inevitably result in changes to these areas [which could involve significant reductions] and Cera Stribley Pty Ltd accepts no legal responsibility for any decision, commercial or otherwise, made on the basis of these areas.
- The Copyright in this report belongs to Cera Stribley Pty Ltd.

Site Analysis

Location

101 Powlett Street, East Melbourne

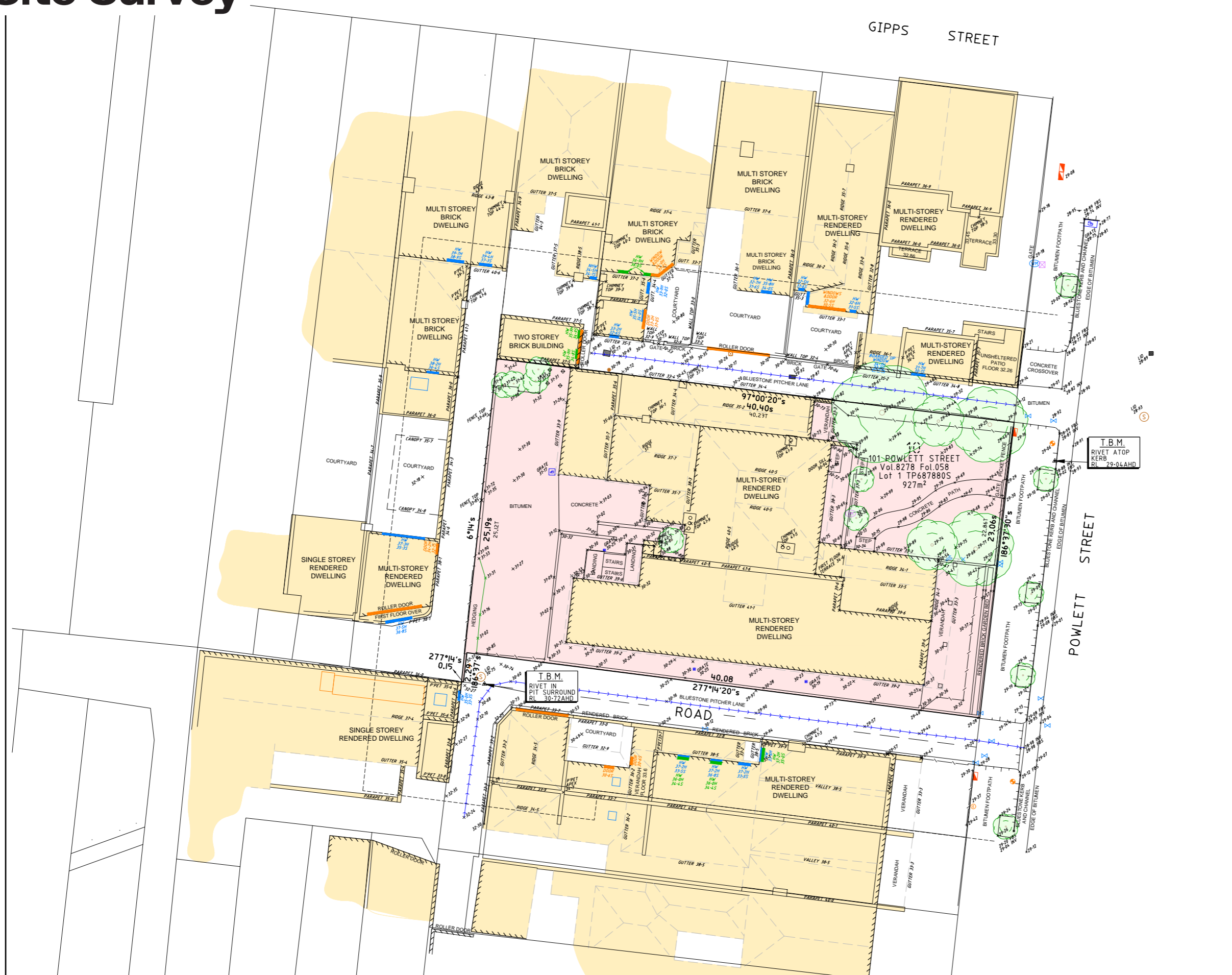
Subject Site
101 Powlett Street



Site Context



Site Survey



NOTATIONS

THE NOTES CONTAINED WITHIN THE PLAN ARE AN INTEGRAL PART OF THE INFORMATION PRESENTED, AND MUST BE INCLUDED IN ANY REPRODUCTION.
PLEASE REFER TO PLAN 12422s/1 FOR MORE SPECIFIC DETAILS RELATING TO THE TITLE BOUNDARIES, OCCUPATION & EASEMENTS.

TITLE REFERENCE & NOTES

Vol. 8278 Fol. 058
LOT 1 ON TP687880S
SECTION 13
CROWN ALLOTMENT 10 (PART)
PARISH OF MELBOURNE NORTH

SEE TITLE FOR FULL DETAILS OF ANY CAVEATS, MORTGAGES, AND/OR COVENANTS.

THE RELATIONSHIP BETWEEN OCCUPATION AND TITLE SHOWN THIS IS NOT SHOWN TO SCALE AND IS EXAGGERATED FOR CLARITY. OCCUPATION HAS BEEN LOCATED BY SURVEY AT THESE POINTS ONLY.

TITLE BOUNDARIES SHOWN BY THICK CONTINUOUS LINES HAVE BEEN RE-ESTABLISHED BY SURVEY. AS A RESULT, BOUNDARY DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY AGREE WITH TITLE. SEE REPORT FOR DETAILS.

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE SURVEYOR'S REPORT DATED 02/09/2020.

SURVEY NOTES

LEVELS ARE IN METRES TO A.H.D. SHOWN THUS x^y DATUM BEING MMB 417 WITH AN R.L. OF 28.445A.H.D. (CONFIRMED BY MELBOURNE NORTH PM119).

THIS SURVEY IS ORIENTATED TO MGA2020 ZONE 55 BEARINGS VIDE MELBOURNE NORTH PM 92 AND MELBOURNE NORTH PM 119. THE COORDINATES USED WITHIN THE CAD FILE ARE PLANE GROUND COORDINATES WITH THE ORIGIN BEING THE MGA2020 ZONE 55 COORDINATE FOR MELBOURNE NORTH PM119 (VIDE S.M.E.S.).

WINDOWS AND DOORS

HW = HABITABLE WINDOW
H = HEAD
HW = NON HABITABLE WINDOW
NHW = NON HABITABLE WINDOW
S = SILL
HEAD AND SILL LEVELS HAVE NOT BEEN DIRECTLY MEASURED AND ARE SHOWN TO 0.1m ONLY.

ROOFS

WHERE ROOF RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASHED LINES THIS INDICATES THAT THE LOCATIONS AND HEIGHTS OF SUCH INFORMATION HAVE BEEN DERIVED BY REMOTE SURVEY TECHNIQUES WITH AN ACCURACY OF +/- 0.1m.

TREES

TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF SUCH FEATURES, THEY ARE DEPICTED AS APPROXIMATIONS OF ACTUAL DIMENSIONS. AS SUCH, CRITICAL TREES SHOULD BE IDENTIFIED BY THE USER OF THIS DATA AND STEPS TAKEN FOR THEM TO BE SURVEYED IN MORE DETAIL AS REQUIRED. TREES WITH A TRUNK DIAMETER OF GREATER THAN 0.1m HAVE BEEN SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

VICMAP DATA

THIS PLAN CONTAINS DATA EXTRACTED FROM VICMAP DIGITAL DATA (VDD) DATED 22/10/2020.

THE ACCURACY OF THE VDD FOR CADASTRAL DATA IS QUOTED AS BEING GENERALLY BETWEEN 0.3 METRES AND 0.8 METRES. THEREFORE THE INFORMATION SHOWN IN THIS REGARD IS INTENDED TO BE A GUIDE ONLY TO WHERE BOUNDARIES MAY BE LOCATED AND SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES. PLEASE REFER TO TITLE DETAILS OF ANY LOT FOR PRECISE DIMENSIONS AND EASEMENT OR RESTRICTION DETAILS.

LEGEND

- 309_Drain-GP
- 503_Sign
- 711_Light_Pole
- 713_Elect_Pole_With_Light
- 715_Electricity-Unclassified
- 716_Electricity_Pit
- 721_Comms-Pit
- 731_Gas_Valve
- 733_Gas-Unclassified
- 735_Gas_Meter
- 741_Sewer-Pit
- 742_Sewer-Vent
- 743_Sewer-Inspection_Shaft
- 751_Stop_Valve
- 754_Water-Meter
- 755_Water-Unclassified
- 757_Tap
- 762_Pit-Unclassified
- 301_Drain_Concrete_Earth
- 409_Face_of_Bluestone_Kerb
- 903_Fence

Hellier McFarland
Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

SURVEY	GM, DM	12/08/2020	SCALE 1:150
DRAWN	MM	22/10/2020	1.5 0 1.5 3 4.5 6
CHECKED	RFE	AUG 2020	LENGTHS ARE IN METRES
APPROVED	MM	22/10/2020	ORIGINAL SHEET SIZE A1
CAD REF:	12422S-2A.dwg		
COMPS REF:	12422S 2020-08-12 Master.swg		

F	-	-	-
E	-	-	-
D	-	-	-
C	-	-	-
B	-	-	-
A	MM	INITIAL RELEASE	22/10/2020
REV	BY	REVISION	DATE

REF No. 12422s/2
VERSION A
DATE 22/10/2020
SHEET No. 1 of 1

PLAN OF SURVEY

101 POWLETT STREET
EAST MELBOURNE

THIS PLAN IS AN UNCONTROLLED DOCUMENT. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS PLAN IS A CURRENT COPY AND IS SUITABLE FOR THE PROPOSED PURPOSE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SERIES.

Street Views



East Melbourne



1



2



3



4

Street Views



East Melbourne



5



6



7






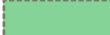


8

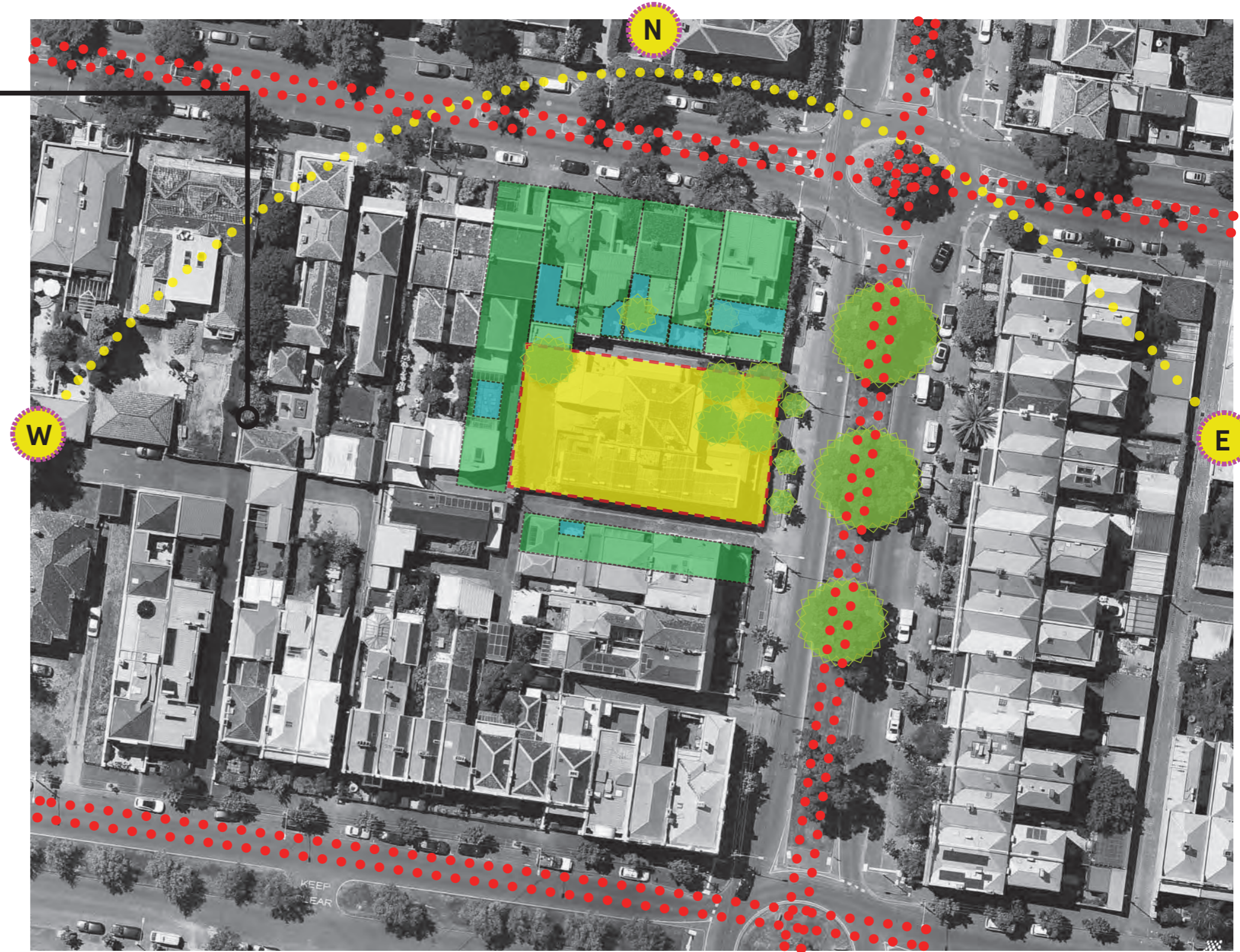
Site Analysis

Subject Site

101 Powlett Street, East Melbourne

Legend

-  Subject site
-  Major traffic flows
-  Sun path
-  Extent of adjoining properties
-  Adjacent Private Open Space
-  Surrounding trees on site, footpath and adjoining properties





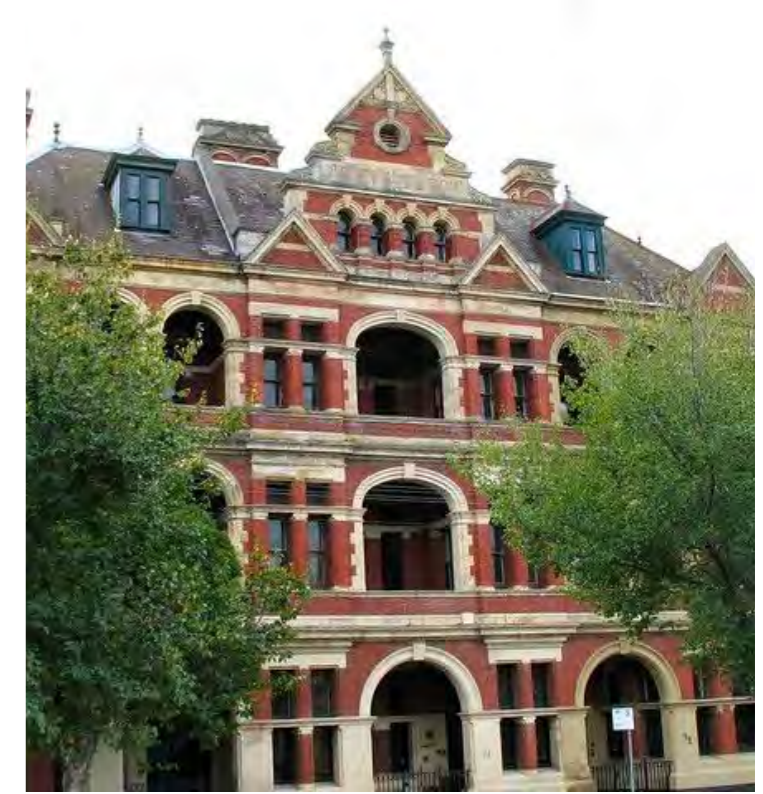
George + Powlett
28 Powlett Street, East Melbourne
4-storey contemporary apartment building.



Classic East Melbourne
22 Clarendon Street, East Melbourne
The development incorporates the restoration of the Mosspennoch House and two new buildings adjacent to this. The new built forms consists of 7-storey and 14-storey apartment buildings.



150 Clarendon Street, East Melbourne
12-storey contemporary apartment building - a redevelopment of the Mercy Hospital.



Queen Bess Row
72-76 Hotham Street, East Melbourne
3-4 storey red brick houses with sandstone dressings built in the Queen Anne Revival style.

Planning Zone

Neighbourhood Residential Zone (NRZ)
Schedule 3 (NRZ3)

Planning Overlays

Heritage Overlay (HO)
Schedule 2 (HO2)

Other Planning Overlays Not Affecting This Land

Design and Development Overlay (DDO)



Design Response

Historical Context



91 Powlett Street

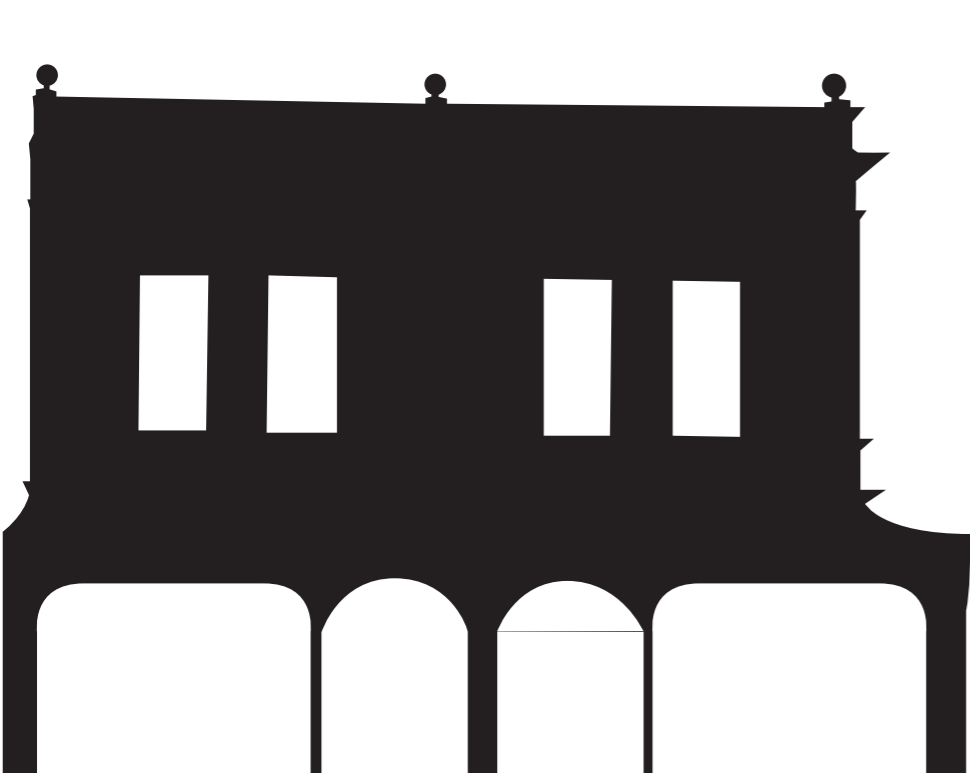


110-112 Powlett Street

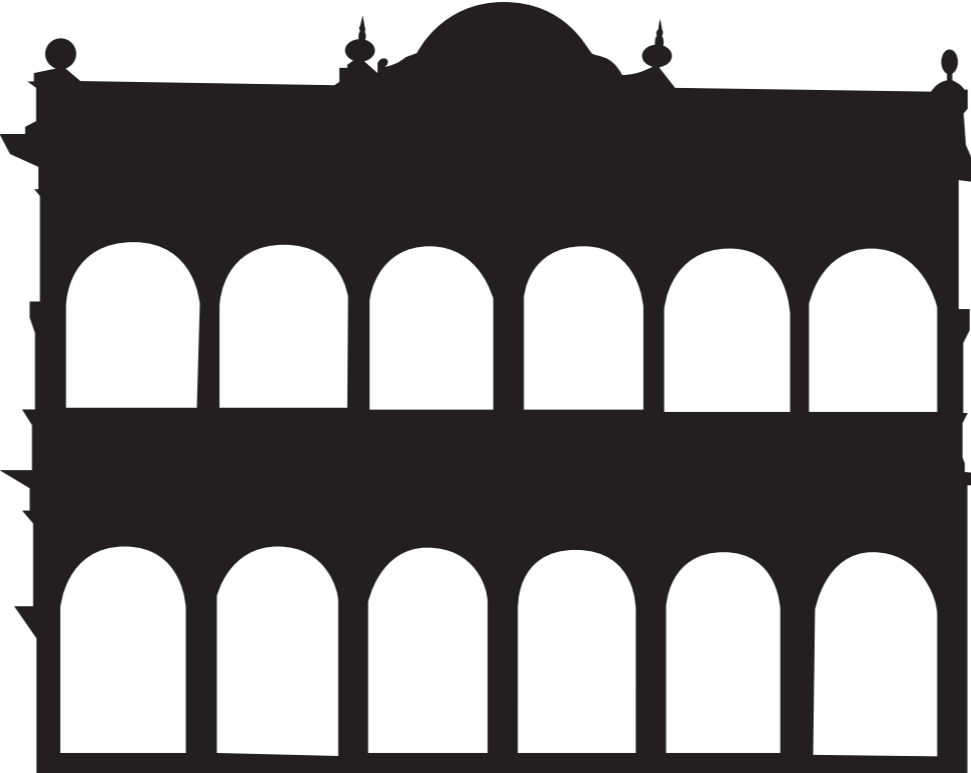


71 Powlett Street

Historical Context Analysis



91 Powlett Street



110-112 Powlett Street



71 Powlett Street



189-211 Powlett Street

Historical Context Analysis



189-211 Powlett Street

Contemporary Interpretation



Context - Materiality



91 Powlett Street
Grey render



91 Powlett Street
Grey render & bluestone



110-112 Powlett Street
Grey cement render



110-112 Powlett Street
Grey cement render



109 Powlett Street
White rendered brick



106 Powlett Street
Charcoal grey painted metalwork



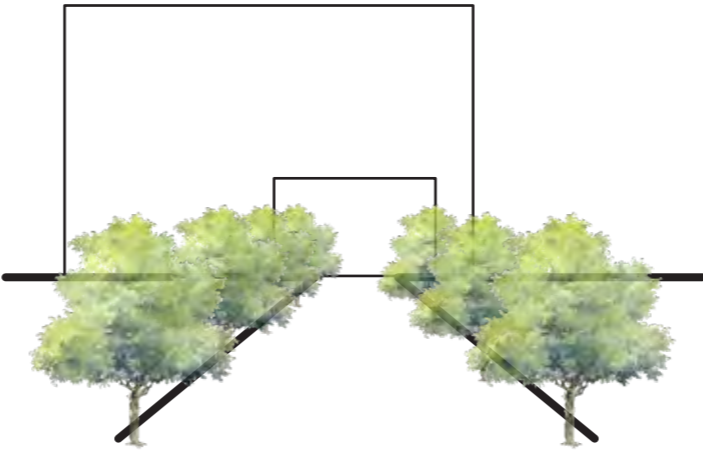
50 Gipps Street
Dark grey render & white metalwork



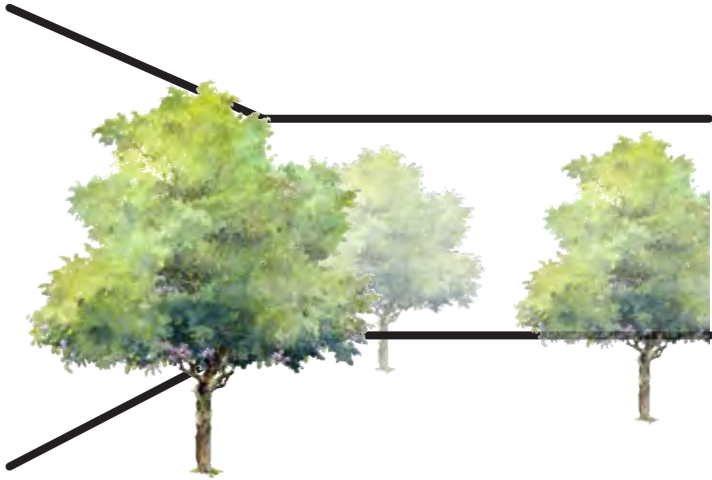
127-143 Hotham Street
Stone & glass



OLD/NEW



SENSE OF ARRIVAL



COURTYARDS



We believe that the proposal should celebrate its past and embrace its heritage, whilst clearly delineating between old and new elements. The proposed design has been designed to complement the existing Victorian era house, instead of compete with it, whilst integrating with its context much more so that the existing blank facade facing Powlett Street.

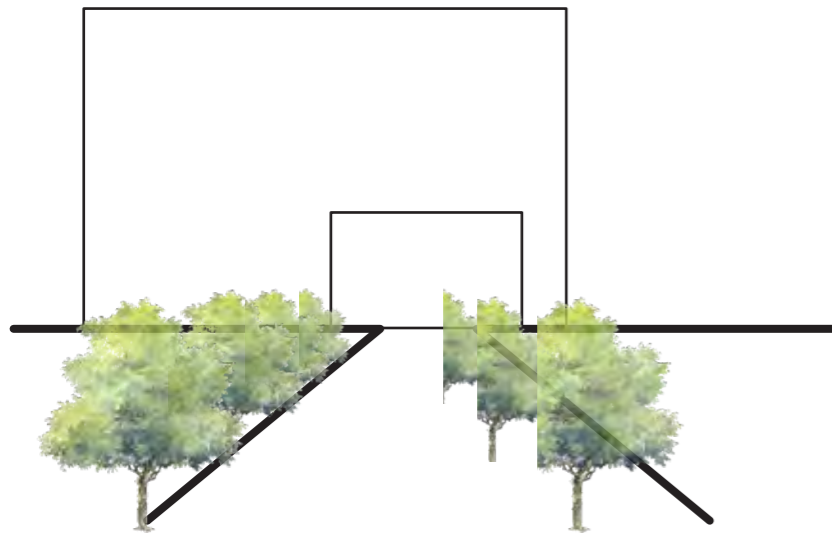
By exploring elements of the local vernacular, the new building uses a restrained architectural language whereby it references these elements in a contemporary style. The proposed design presents itself as a simple box, with proportionate openings reflective of surrounding building scale and forms - a purposeful juxtaposition between the existing heritage building and proposed building.



Sense of Arrival

Taking cues from nearby gardens and tree lined avenues, the East Melbourne context provides the perfect opportunity to create a special arrival experience.

We propose to generously landscape the street interface along Powlett Street and bring this into the entryways of the hotel and restaurant, forming an avenue accessed off Powlett Street. The inner courtyard will be further landscaped, welcoming the local and wider community to enjoy and experience this unique outdoor space, whilst integrating the hotel and restaurant into the wider community.



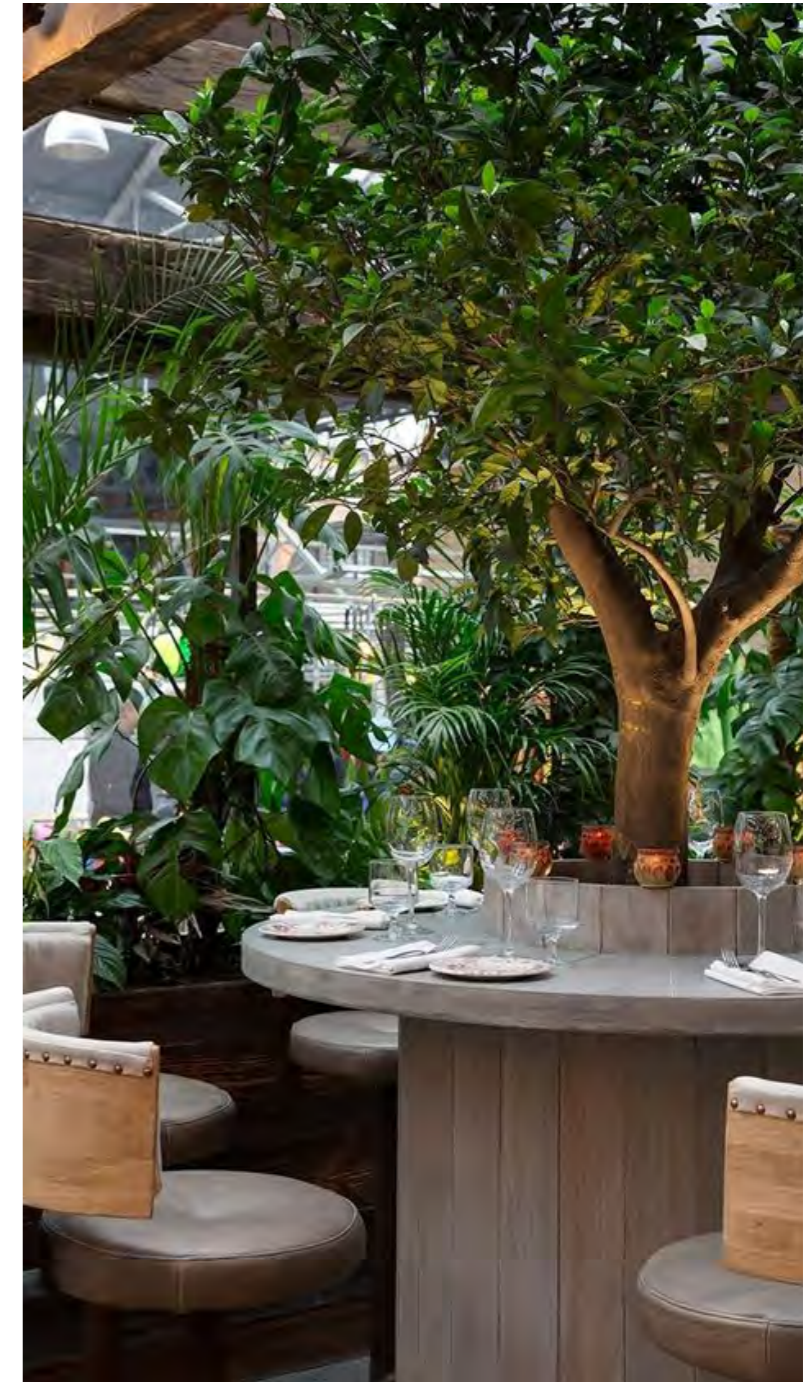
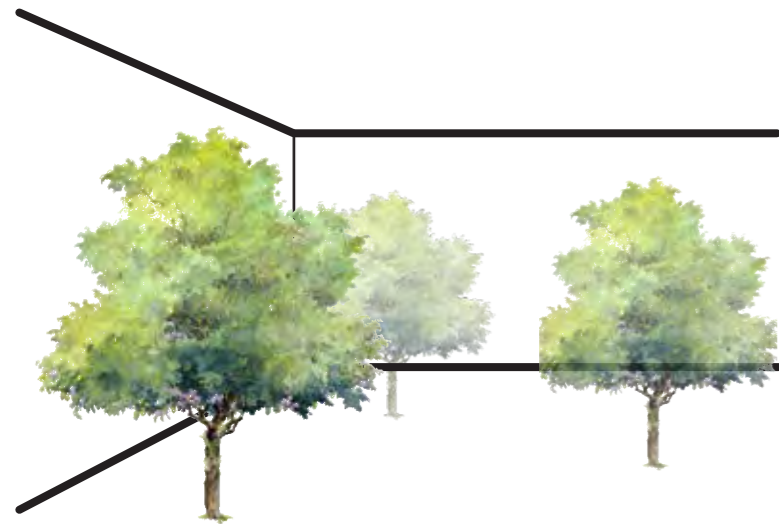
Courtyards

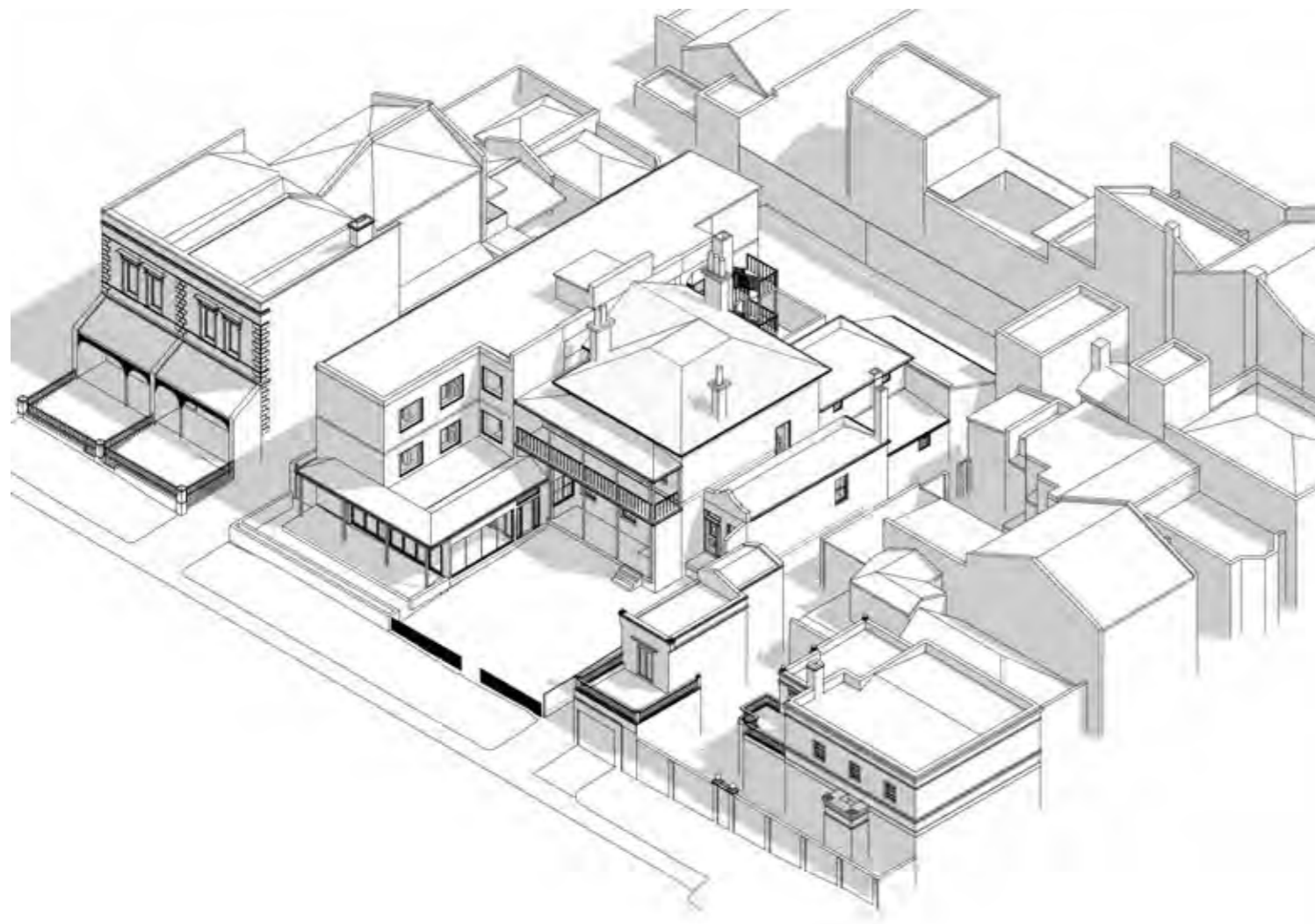
On a relatively open site, the front terrace serves as a complementary function and relief to the built forms of the city context of the site.

By providing different scales of terraces, we create various experiences within these courtyards. A large front garden connected to the restaurant aims to create social, interactive spaces and built to share unique moments with others around feature spaces.

On the other hand, a smaller inner courtyard would create a much more intimate experience, one where individuals can contemplate and reflect, or get some work done.

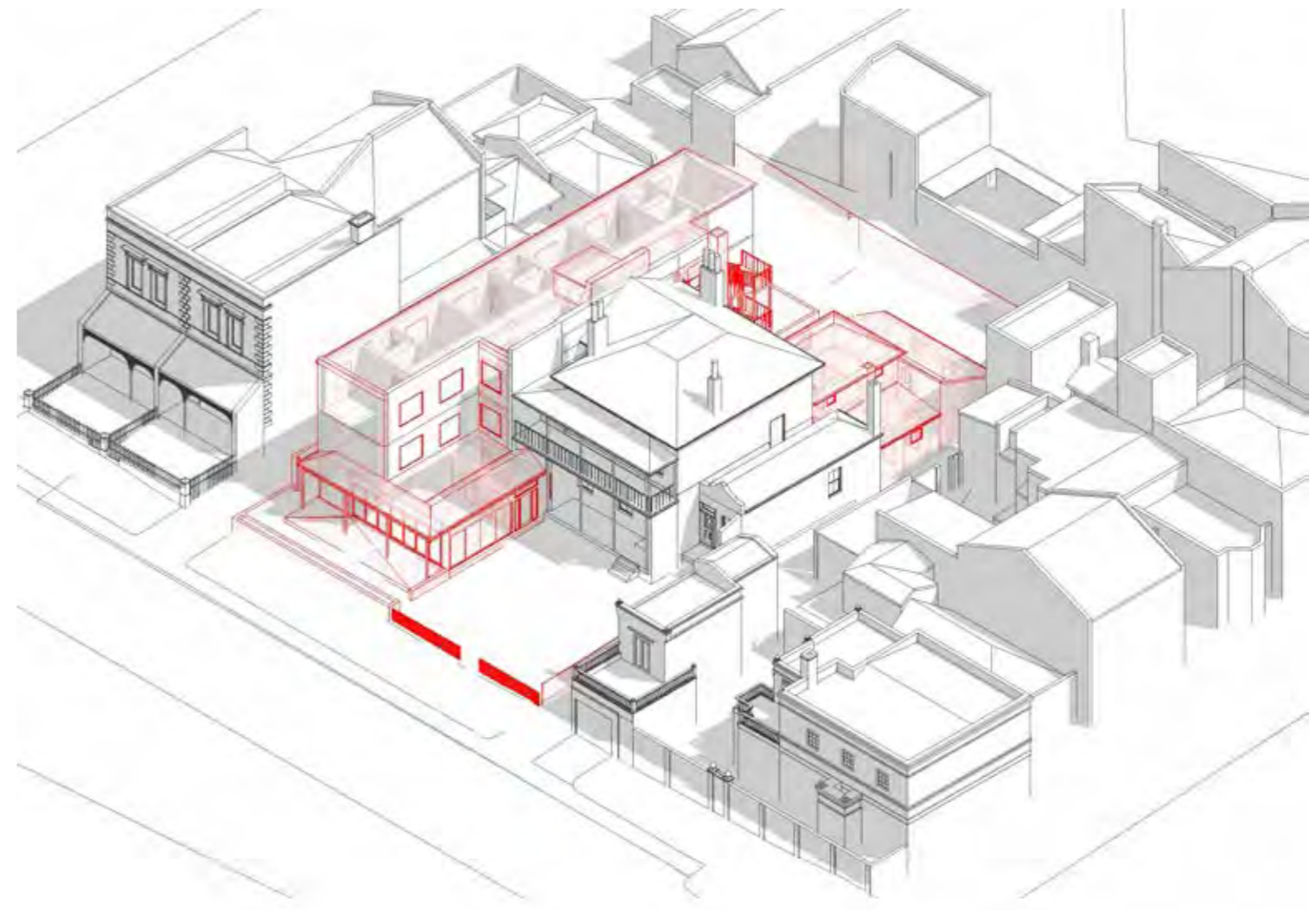
By creating internal and external experiences, the architecture and landscape create a holistic hospitality experience.





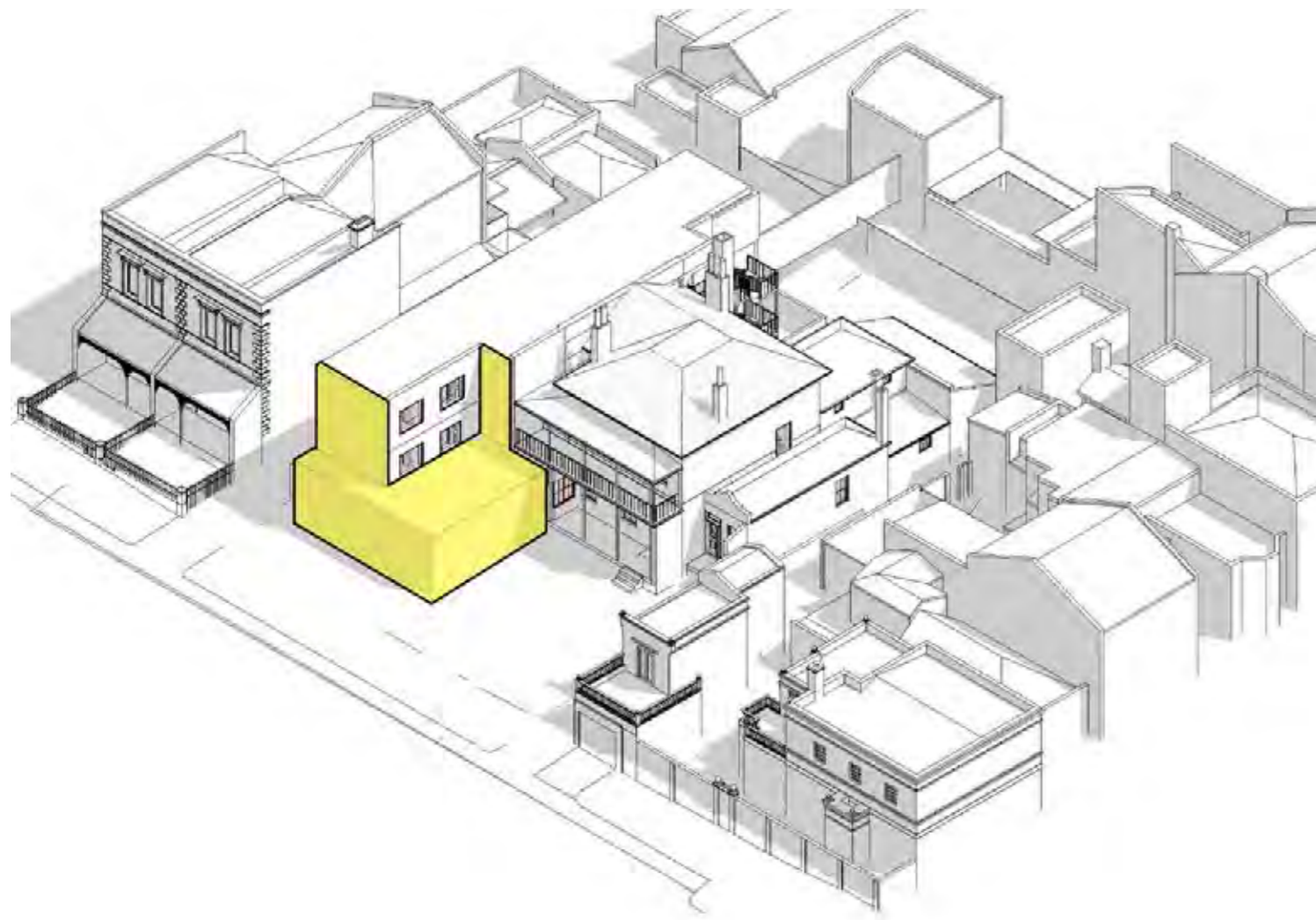
01 EXISTING CONDITIONS

The site consists of a two-storey heritage listed building and a three-storey modern extension to the south.



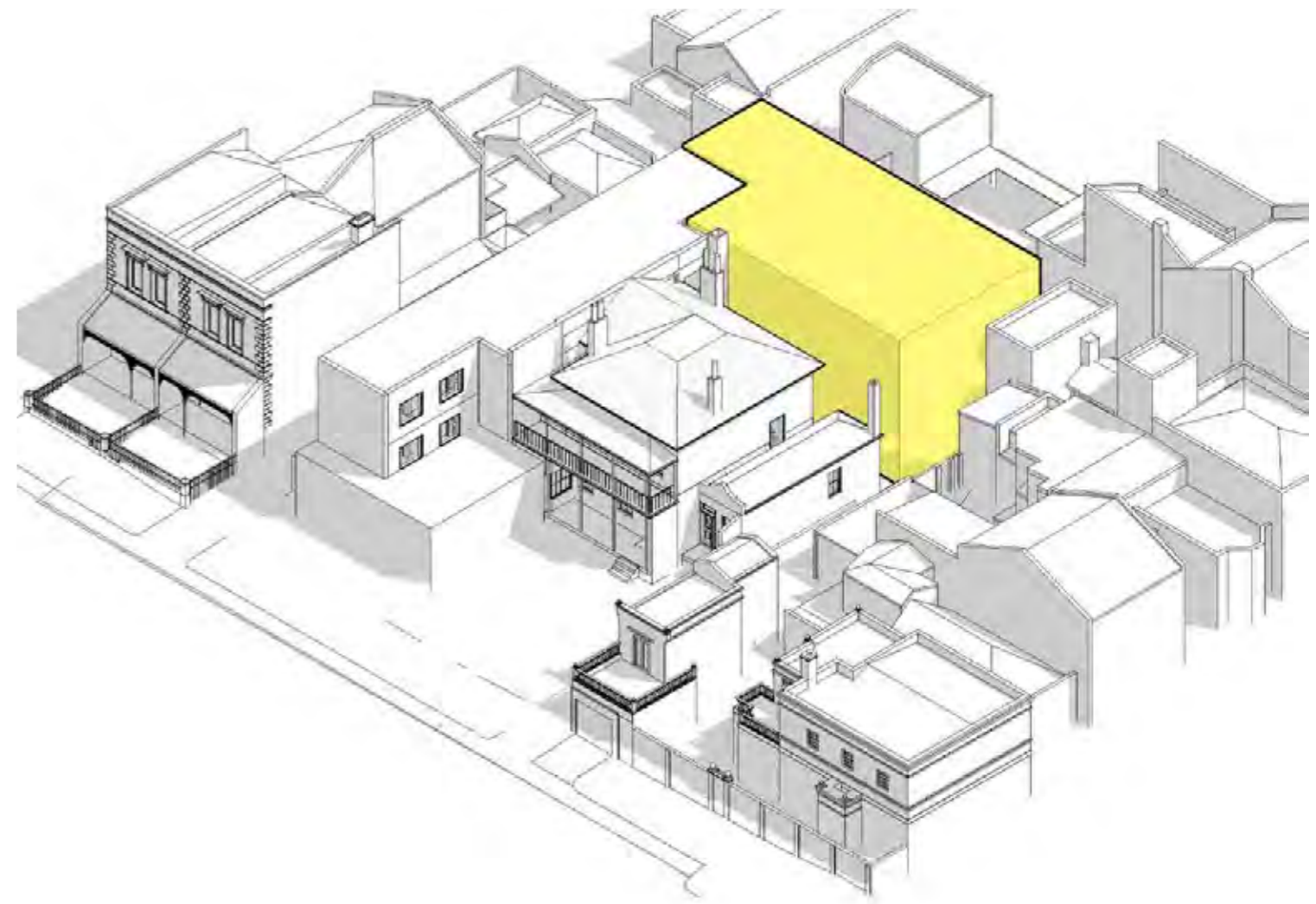
02 DEMOLITION/RETAIN

The existing heritage building is proposed to be retained. The floor structures, internal walls and side external walls of the extension to the south will also be retained. The external walls on the front elevation, verandah, fences and rear portion of the building are proposed to be demolished.



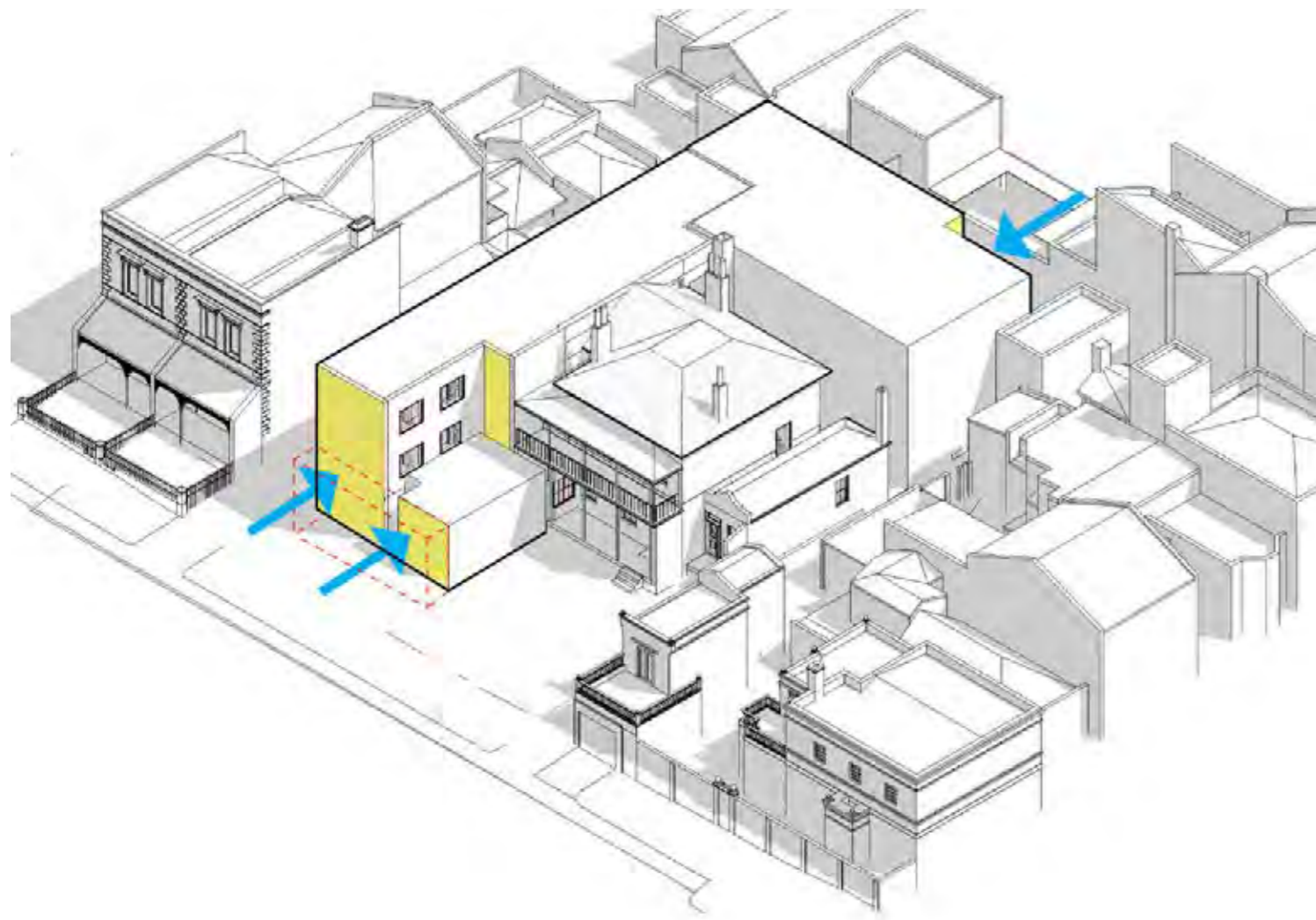
03 EXISTING MASSING

The proposal takes the footprint and volume of the existing building to maintain the characteristics of the streetscape.



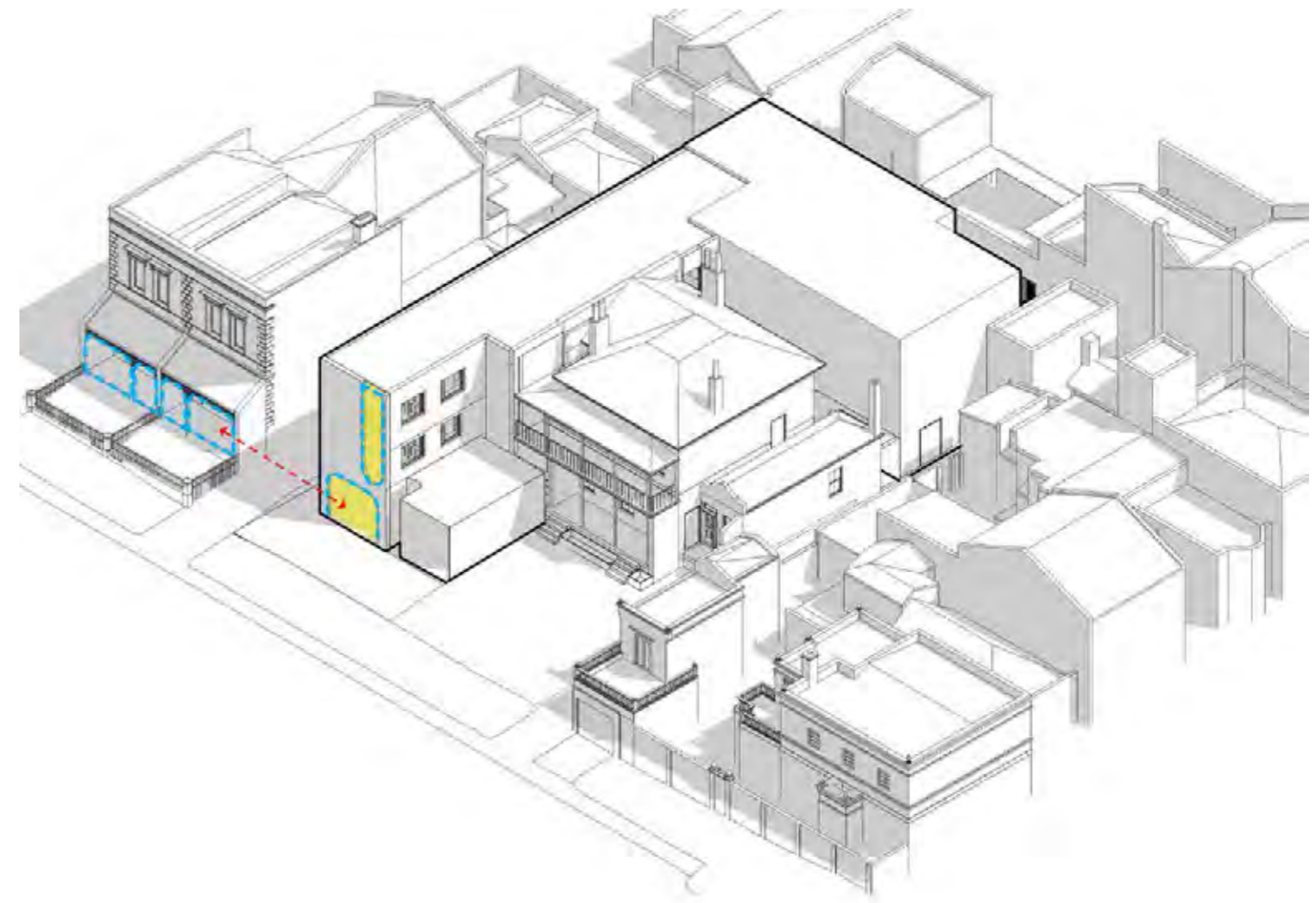
04 REAR ADDITION

A new mass is added to the rear of the site, maintaining an appropriate setback to the western boundary.



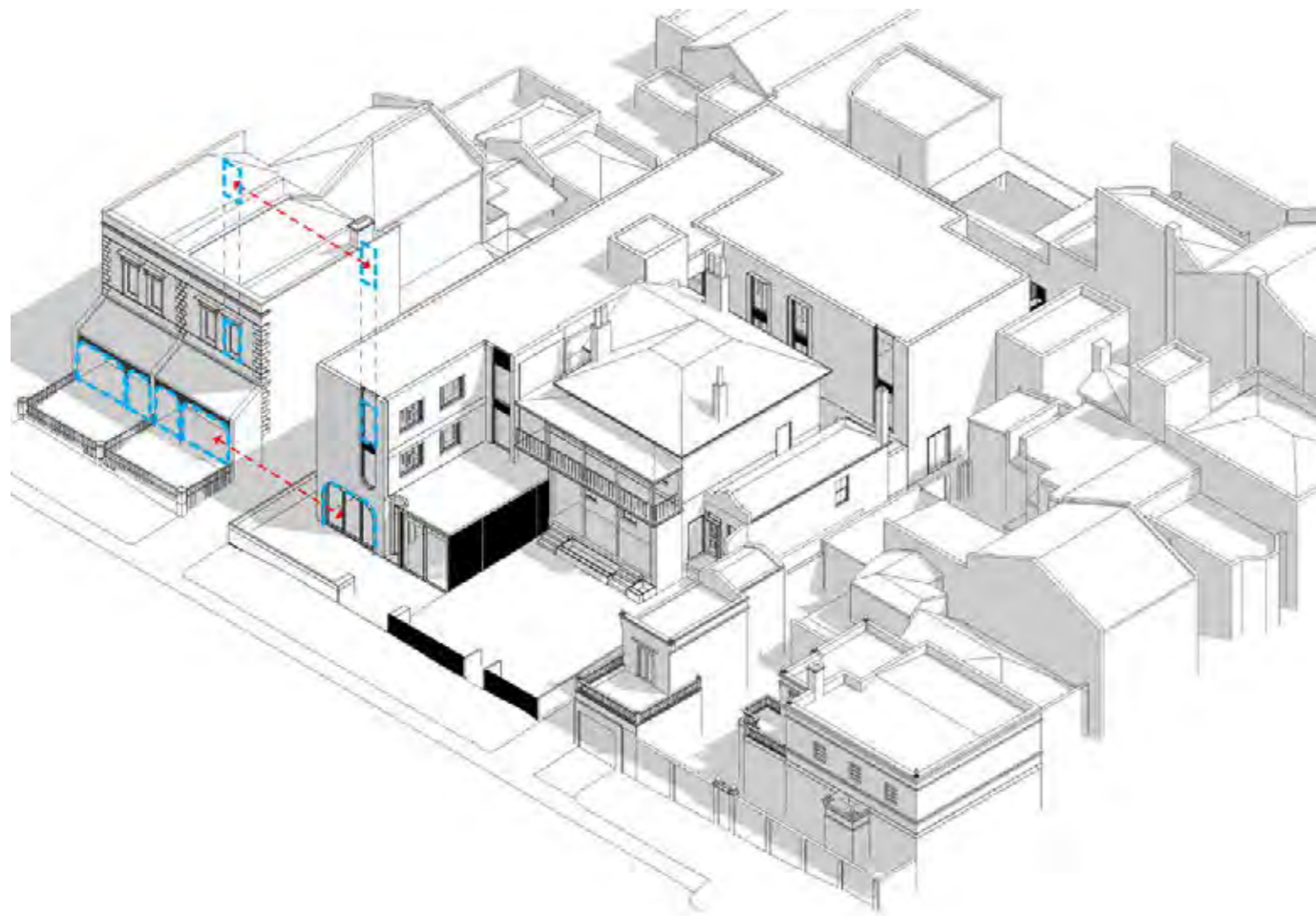
05 SETBACKS

The street-facing portion of the proposal is set back further by removing the existing Verandah structure minimising visual bulk from the street and enhancing the prominence and visibility of the heritage building. At the rear, the north western corner of the top level is set back to prevent overshadowing and visual bulk to the adjacent POS.



06 ARCHITECTURAL VERNACULAR

The street-facing facade of the proposal adopts elements of the local vernacular. The silhouette of the neighbouring arched verandahs is carried across to the ground plane of the proposal. In addition, a modern interpretation of the arched windows, which can be found along the street and in the wider context, is subtly utilised as a feature of the front facade.



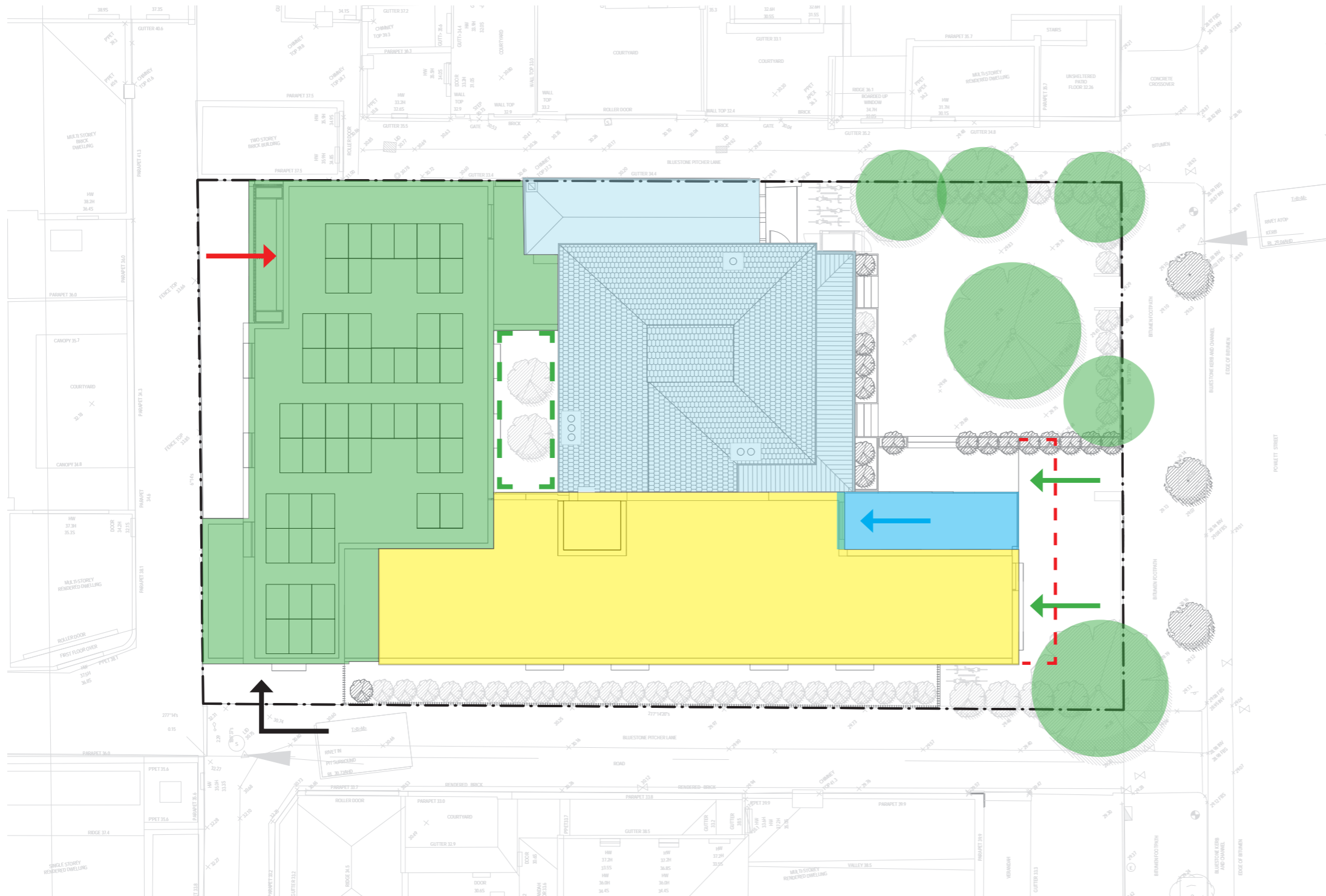
07 FACADE ARTICULATION

The rear addition has a simplistic facade that consists of rectangular openings and free of any decorative elements. This presents itself as a backdrop to the heritage building. An additional post is also proposed to the existing first floor verandah to create a symmetrical appearance to the heritage building.

08 MATERIALITY & LANDSCAPING

Dark grey brick to the street-facing facade provides a contrast to the neighbouring mid-grey rendered building, but links to the dark bluestone accents, and is complemented by bronze detailing to soften the appearance. Landscaping to the front terrace softens the streetscape and creates an inviting interface to the street.

Site Response



- Existing heritage building retained and restored
- Existing building mass retained
- Proposed rear addition
- Glazed link to delineate existing heritage building and proposed building
- Glazed link set back behind existing heritage building
- Front setbacks behind line of existing verandah
- Line of existing verandah
- Upper level rear setback to prevent overshadowing to adjacent POS
- Proposed canopy trees
- Proposed vehicle access to car stackers
- Internal courtyard

The Magnolia Court Hotel consists of a heritage listed house from the Victorian era and a modern extension to the south. The front-facing external walls of the extension are proposed to be demolished while the remaining external walls, internal walls and floor structures are to be retained.

The concept of this proposal is derived from the local vernacular in East Melbourne. Drawing from the arched verandahs and windows, the ground floor plane is defined by the shape of a verandah, carried over from the neighbouring verandah, creating a continuous pattern in the streetscape.

On the upper levels, an inverted arched window spans across two levels. This is a

modern interpretation of the architectural language that can be found in many historical buildings along Powlett Street and the wider context.

To delineate the existing house and the proposed building, a glass link is proposed. The purpose of this glazed section is to also highlight the original form of the heritage building, removing the additional wall that was built with the extension.

The integration of the local vernacular and restrained material palette allow the design to complement the existing building, rather than compete with it, whilst respecting the neighbourhood character.



Area Schedule

20150_101 POWLETT STREET, EAST MELBOURNE AREA SCHEDULE

SITE AREA (m ²)	927	
BUILDING FOOTPRINT (m ²)	605	65.3%
PERMEABILITY (m ²)	254	27.4%
GARDEN AREA	311	33.5%

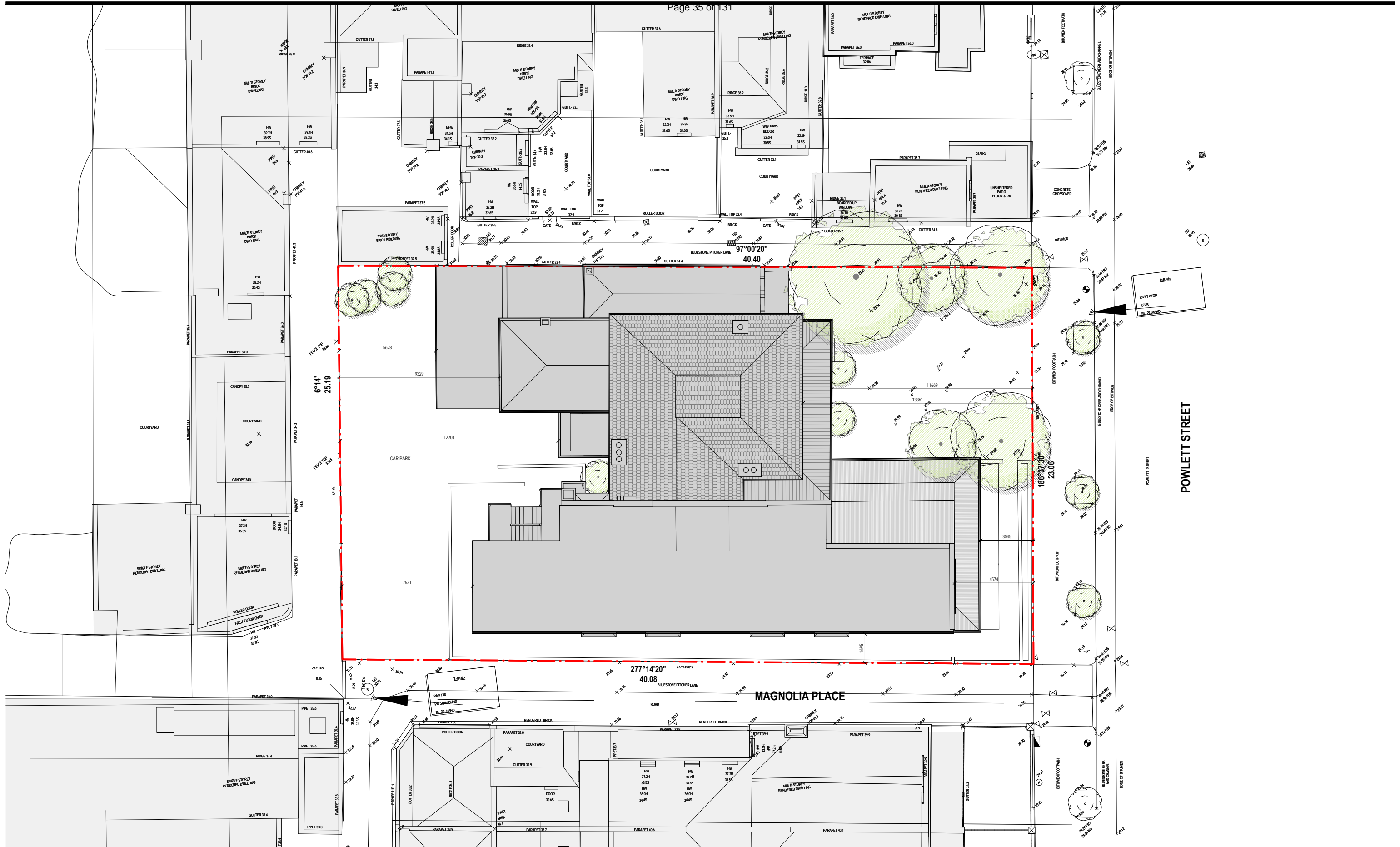
PROJECT SUMMARY - ROOMS AND PARKING

LEVEL	STANDARD ROOM	CAR PARKS
GROUND	10	4
LEVEL 01	13	
LEVEL 02	14	
TOTAL	37	4

PROJECT SUMMARY - AREAS

LEVEL	SERVICES / STAIR / CORE (m ²)	CAR PARK (m ²)	LOBBY / COMMON (m ²)	BOH (m ²)	F&B (m ²)	KITCHEN (m ²)	ROOMS (INC BATHROOM) (m ²)	GFA (m ²)
GROUND	52	51	108	14	93	51	206	575
LEVEL 01	30		57	10	107		245	449
LEVEL 02	28		58	6			270	362
TOTAL	110	51	223	30	200	51	721	1386

Existing Conditions



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahan VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient/s of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

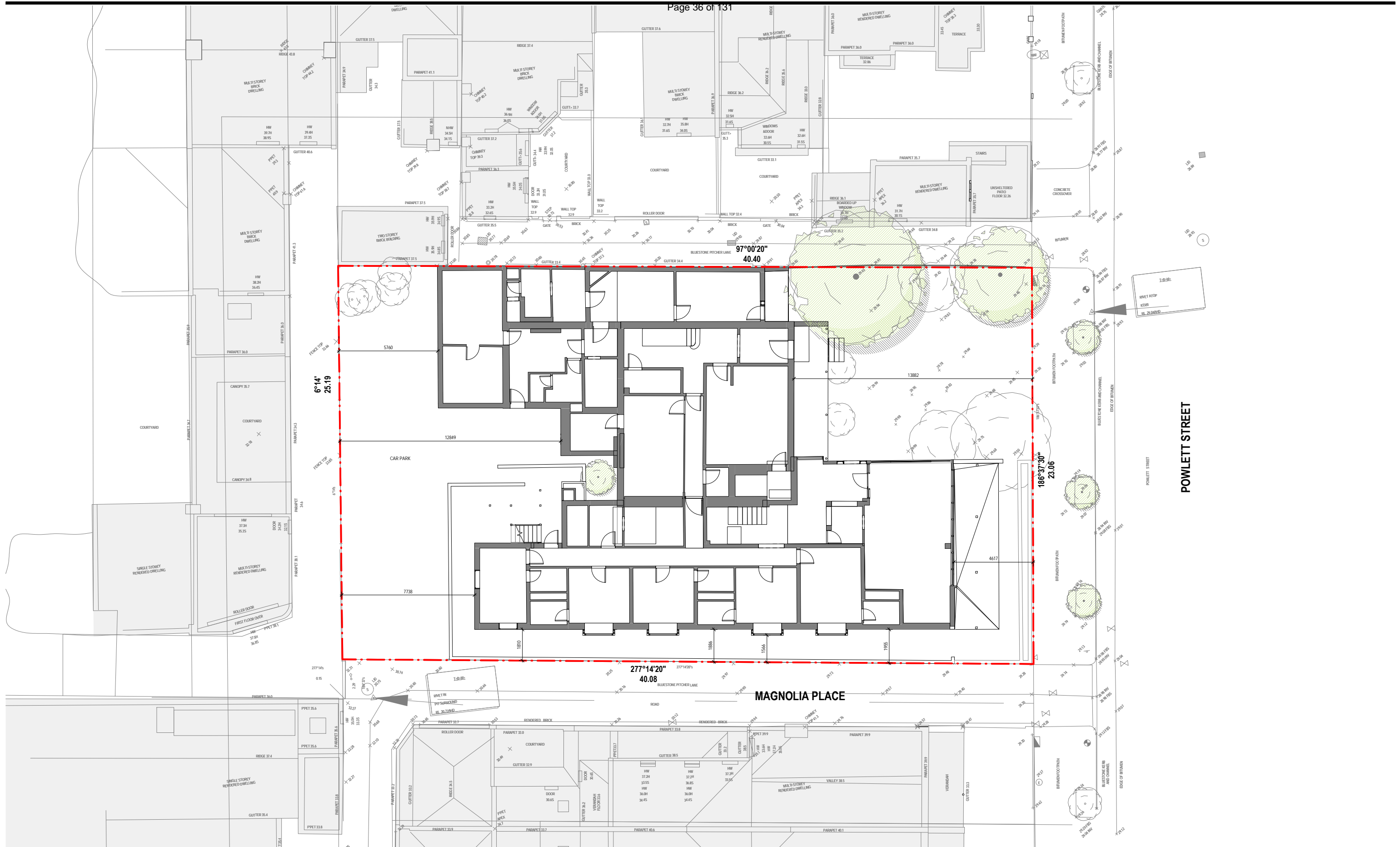
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING SITE PLAN

TP.0100



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

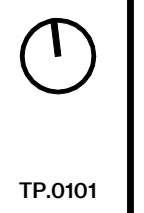
REV	DATE	REVISION	BY	CHK

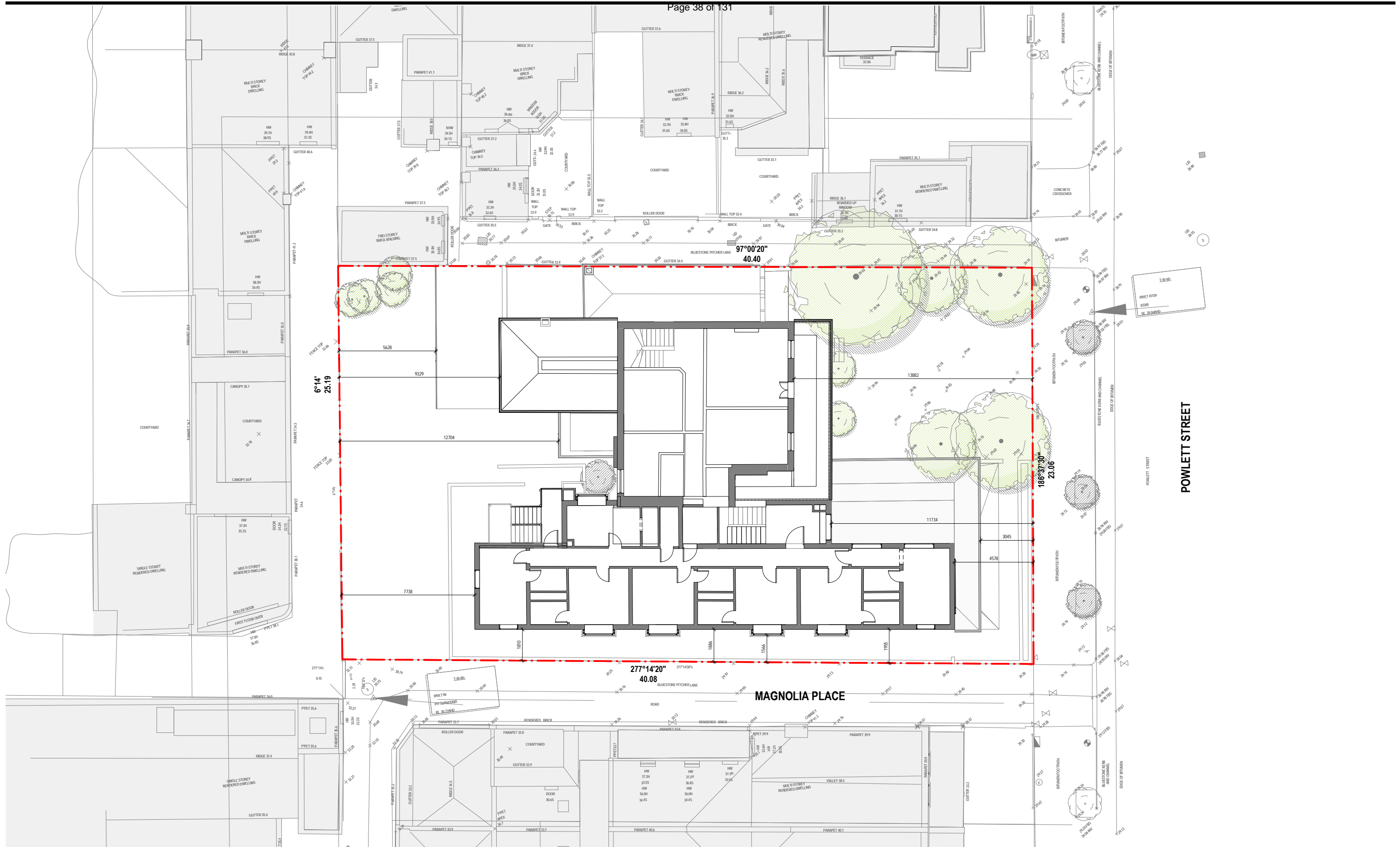
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING GROUND FLOOR PLAN





Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient/s of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

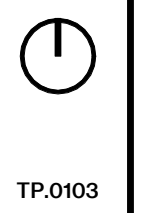
REV	DATE	REVISION	BY	CHK

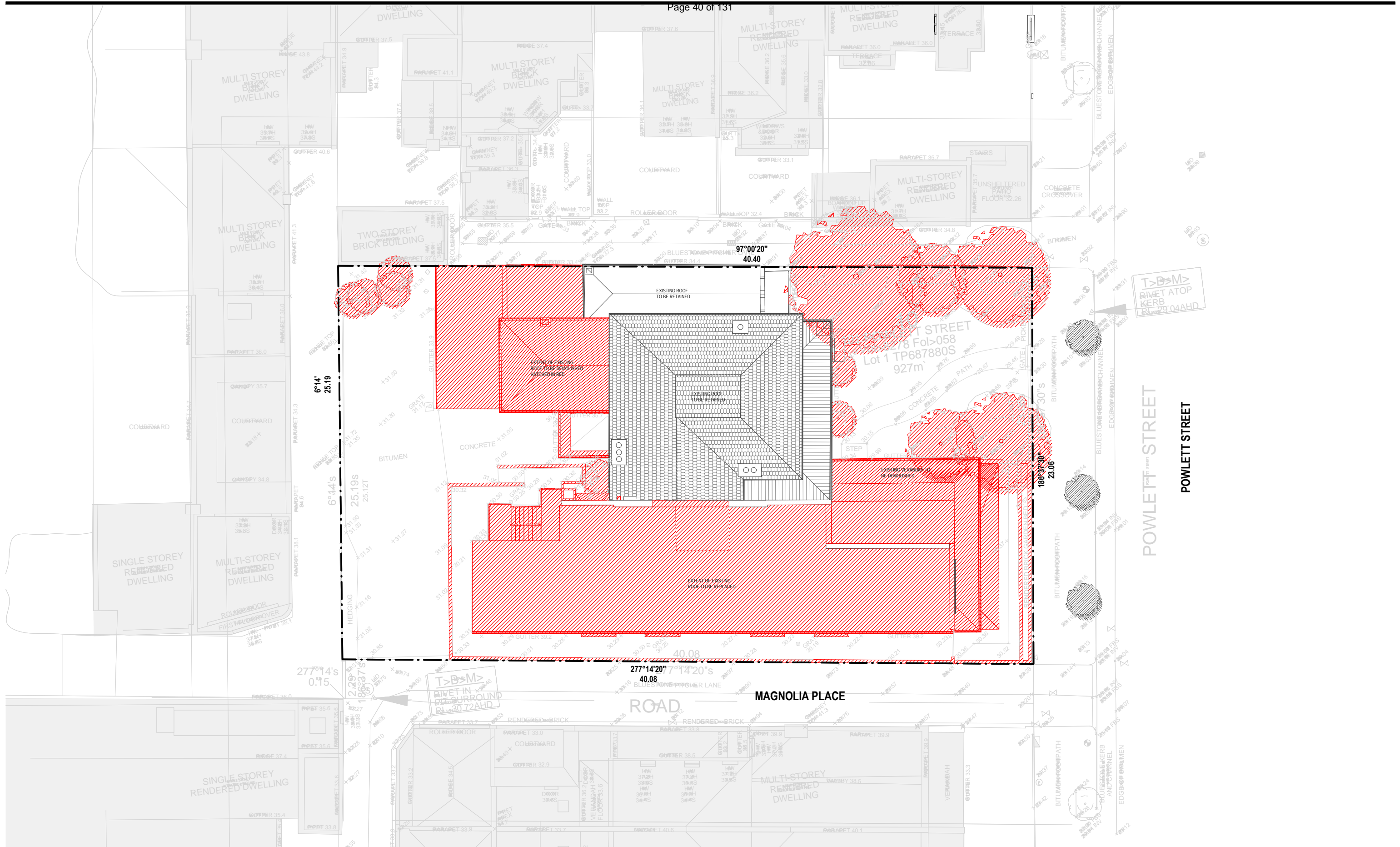
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING LEVEL 02 PLAN





Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient/s of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

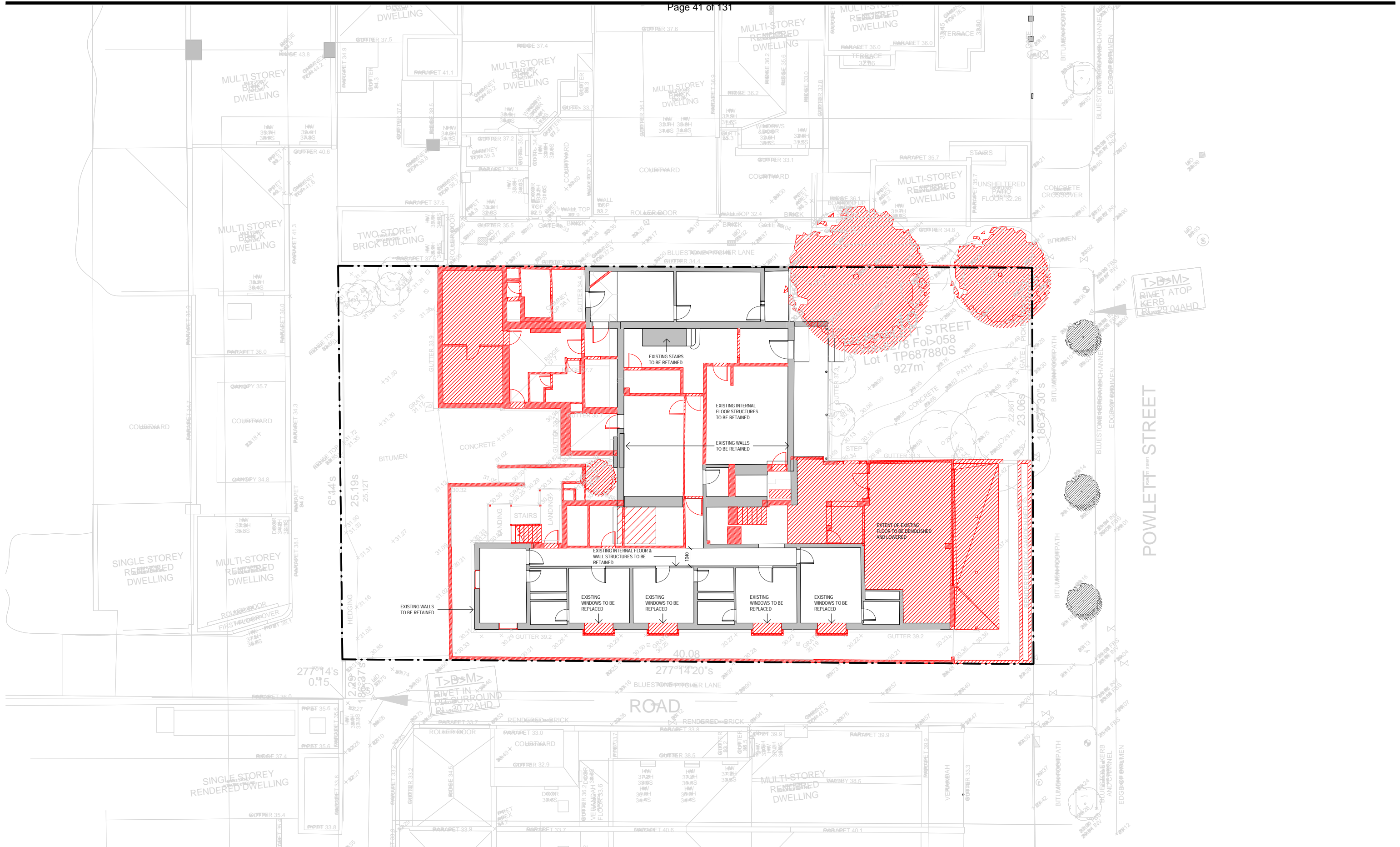
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
DEMOLITION SITE PLAN



TP.0150



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahan VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient/s of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

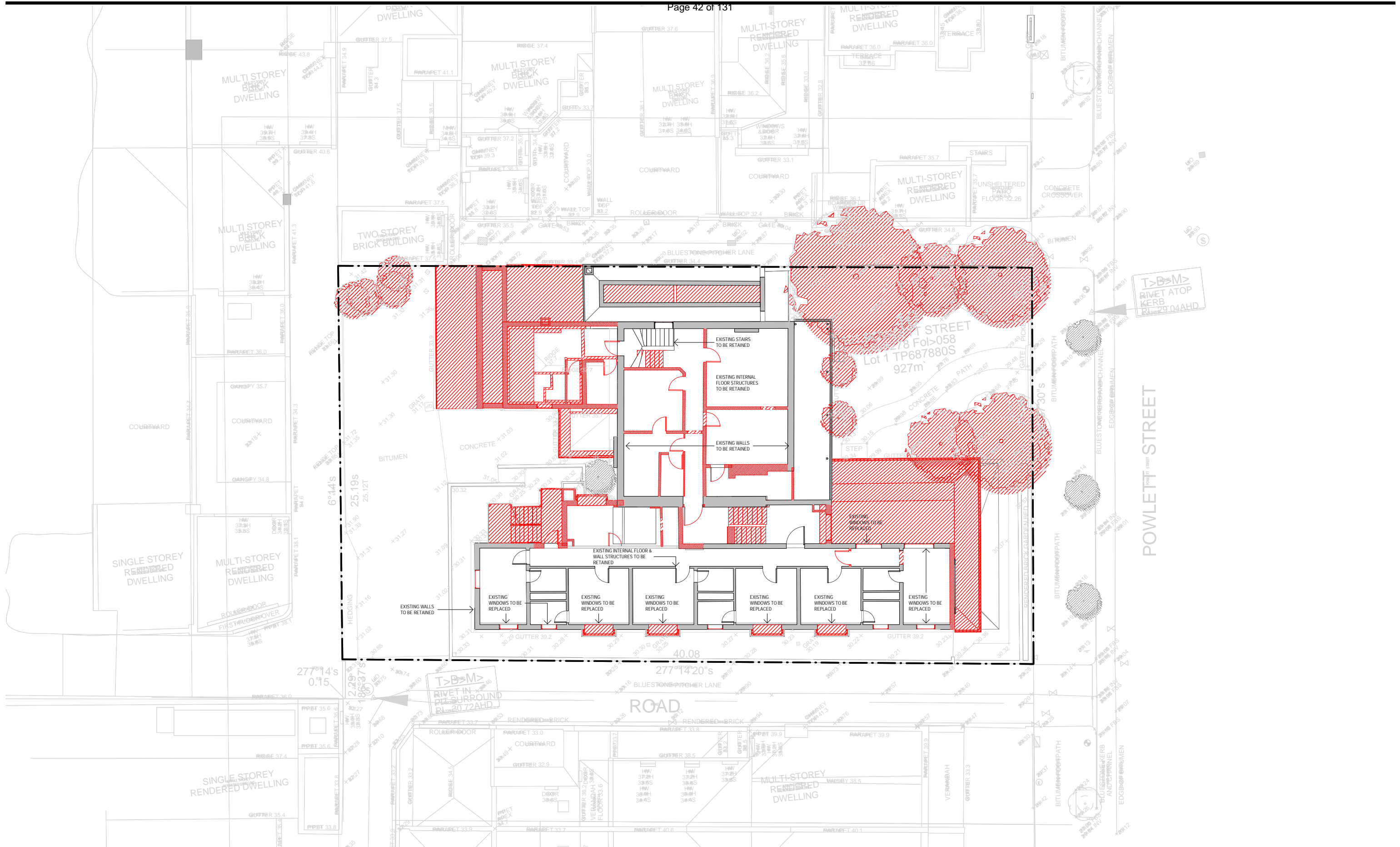
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
DEMOLITION GROUND FLOOR PLAN



TP.0151



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahan VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient/s of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

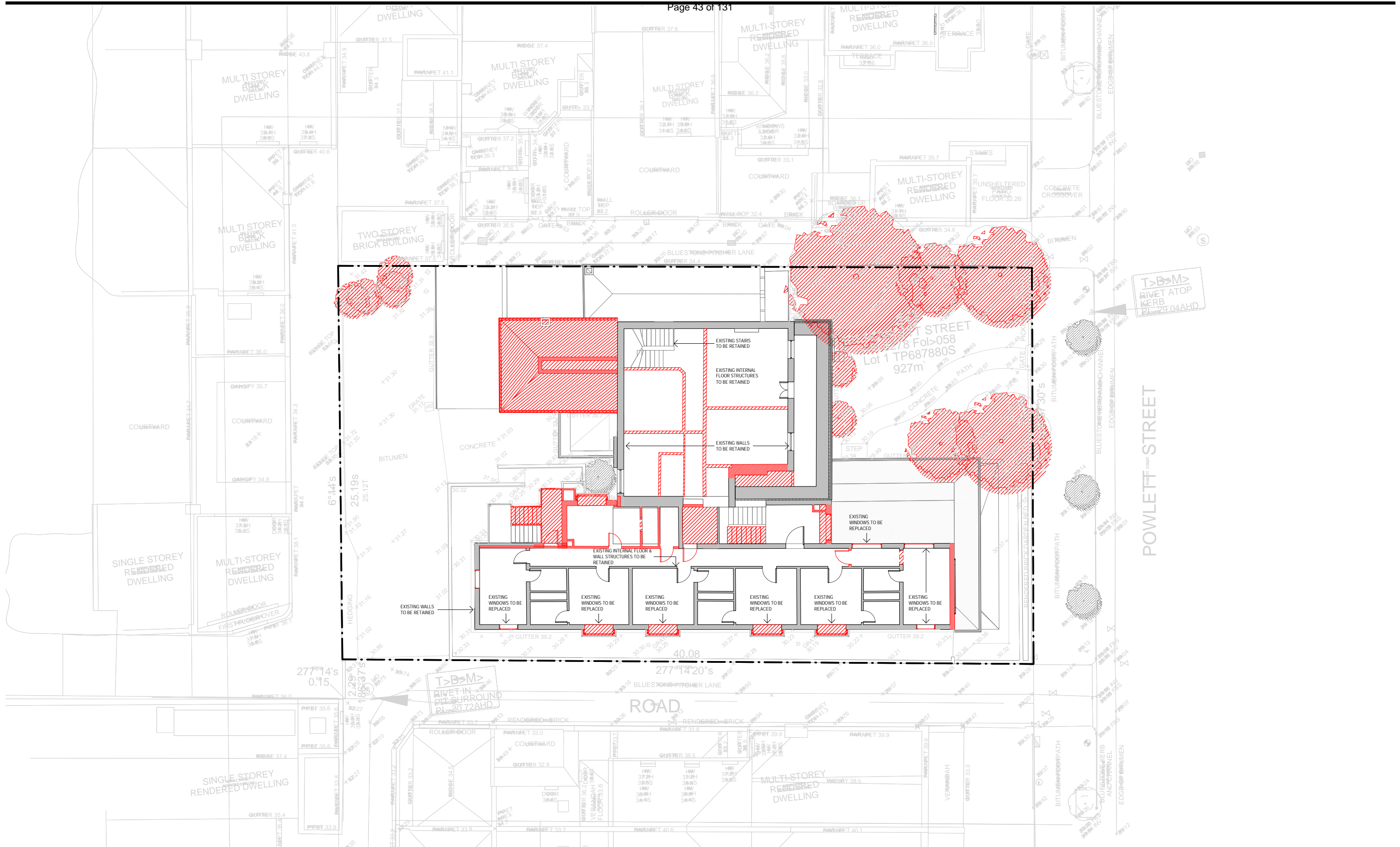
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
DEMOLITION LEVEL 01 PLAN

TP.0152



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahan VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient/s of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

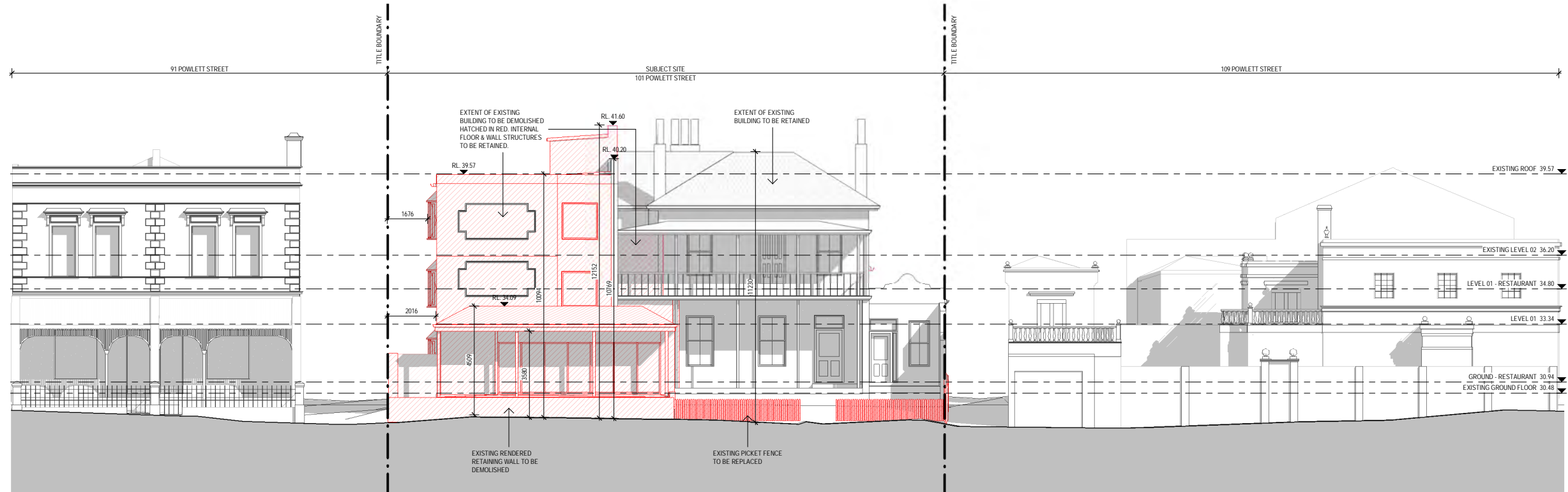
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
DEMOLITION LEVEL O2 PLAN



TP.0153



1 TP_EAST ELEVATION WITH FENCE - EXISTING & DEMO
1:100



2 TP_EAST ELEVATION - EXISTING & DEMO
1:100

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

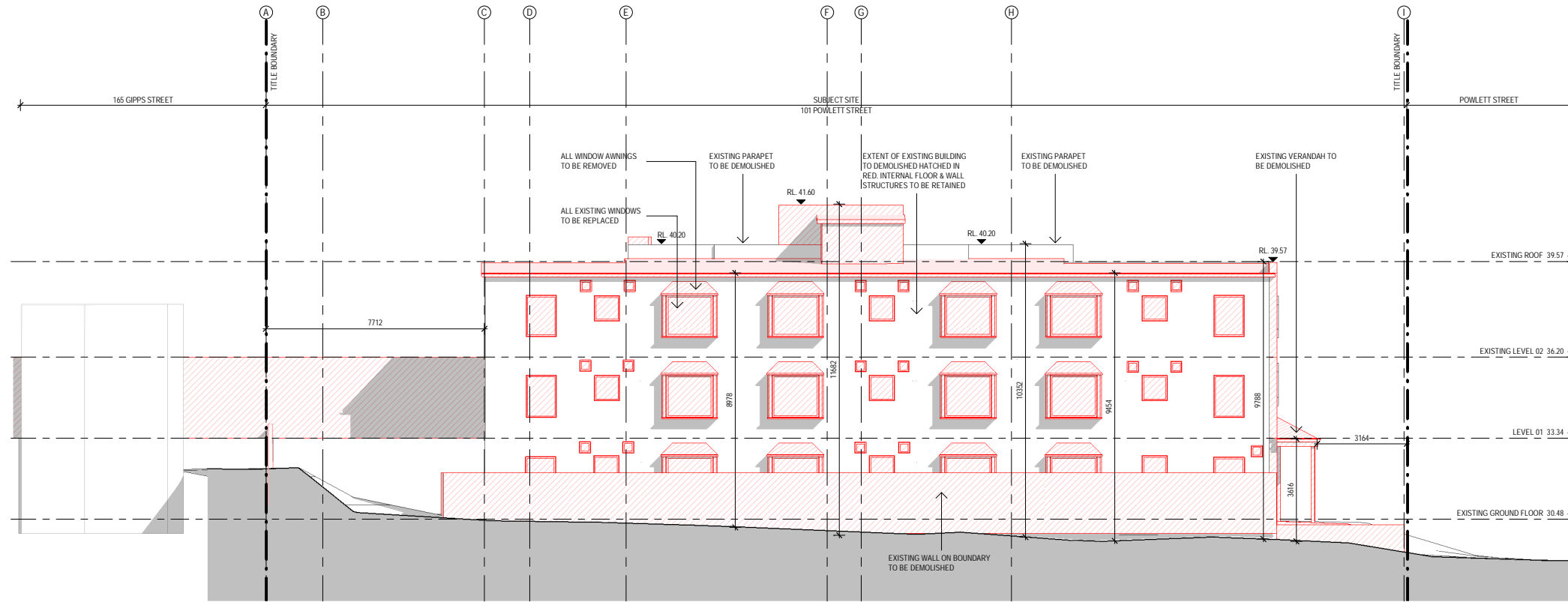
REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

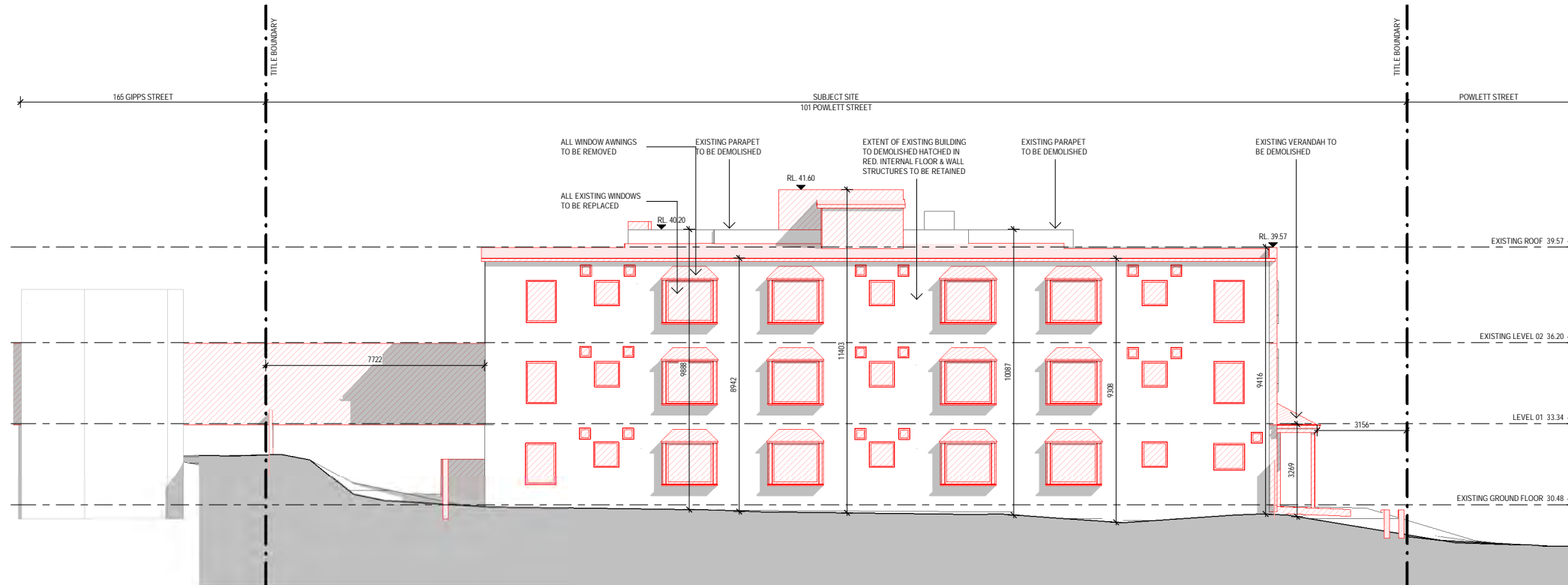
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING & DEMO EAST ELEVATIONS TP.0200



1 TP_SOUTH ELEVATION WITH FENCE - EXISTING & DEMO
1 : 100



2 TP_SOUTH ELEVATION - EXISTING & DEMO
1 : 100

CERA STRIBBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

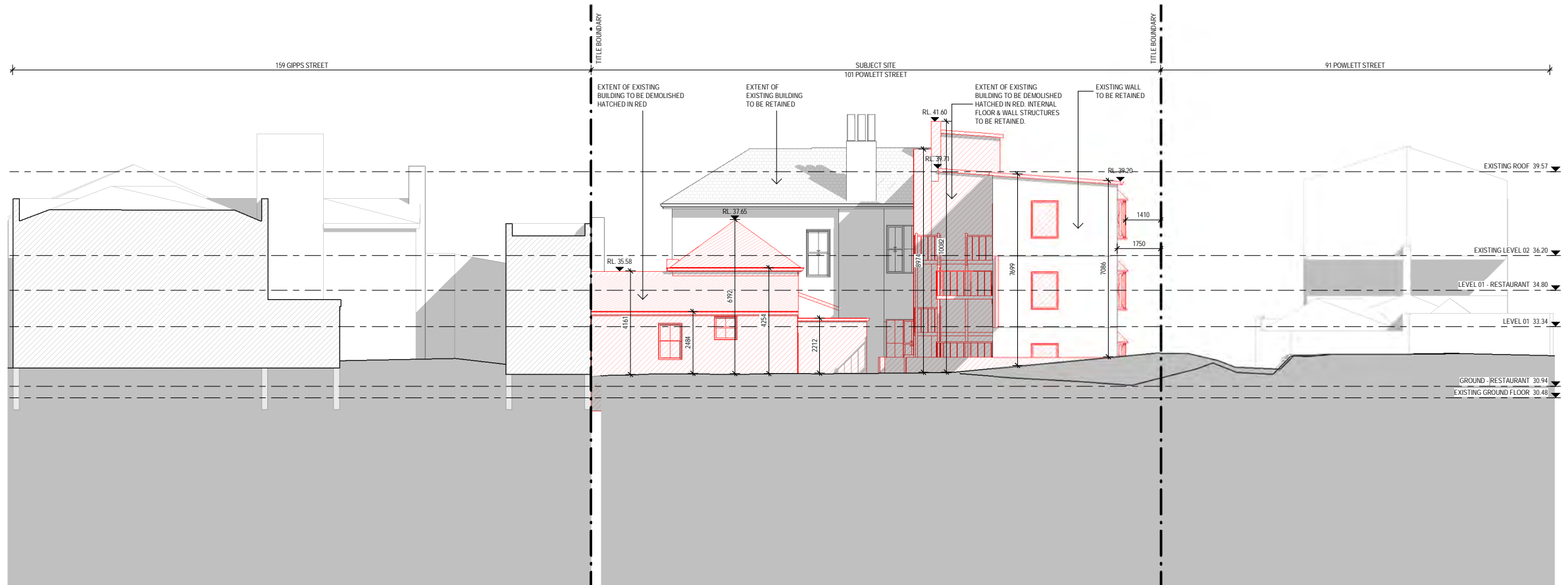
REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING & DEMO SOUTH ELEVATIONS TP.0201



1 TP_WEST ELEVATION - EXISTING & DEMO
1:100

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

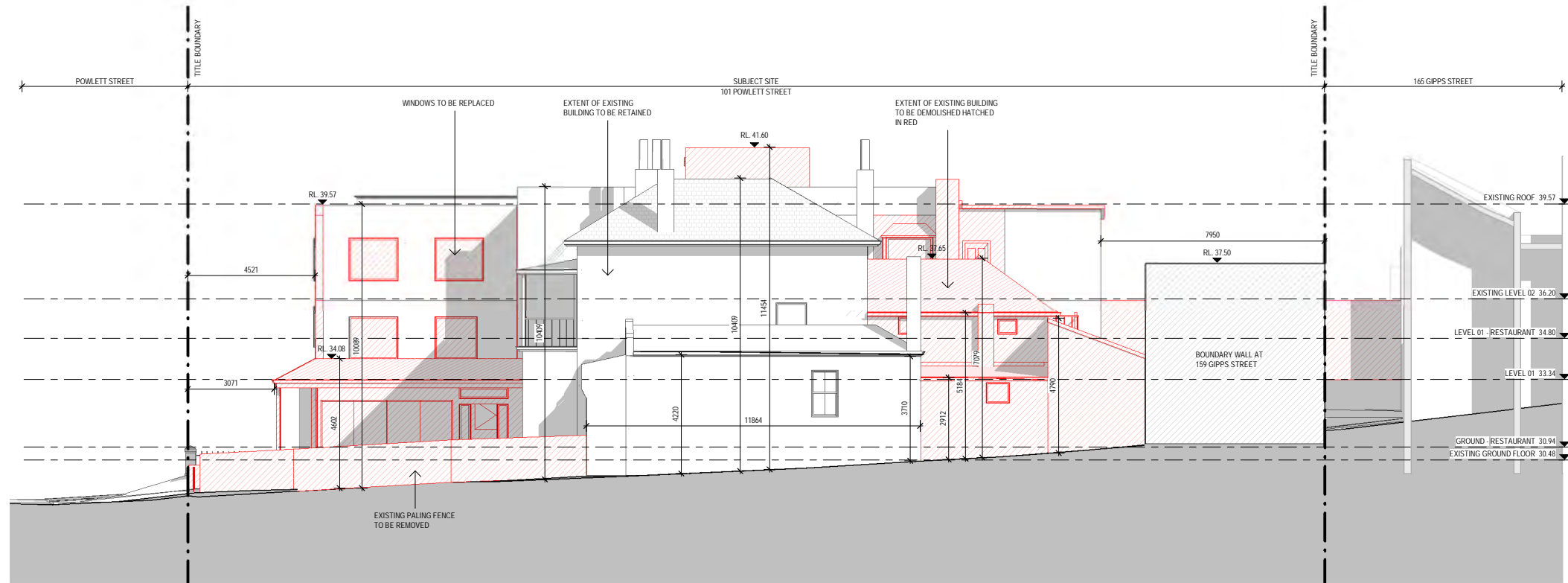
REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

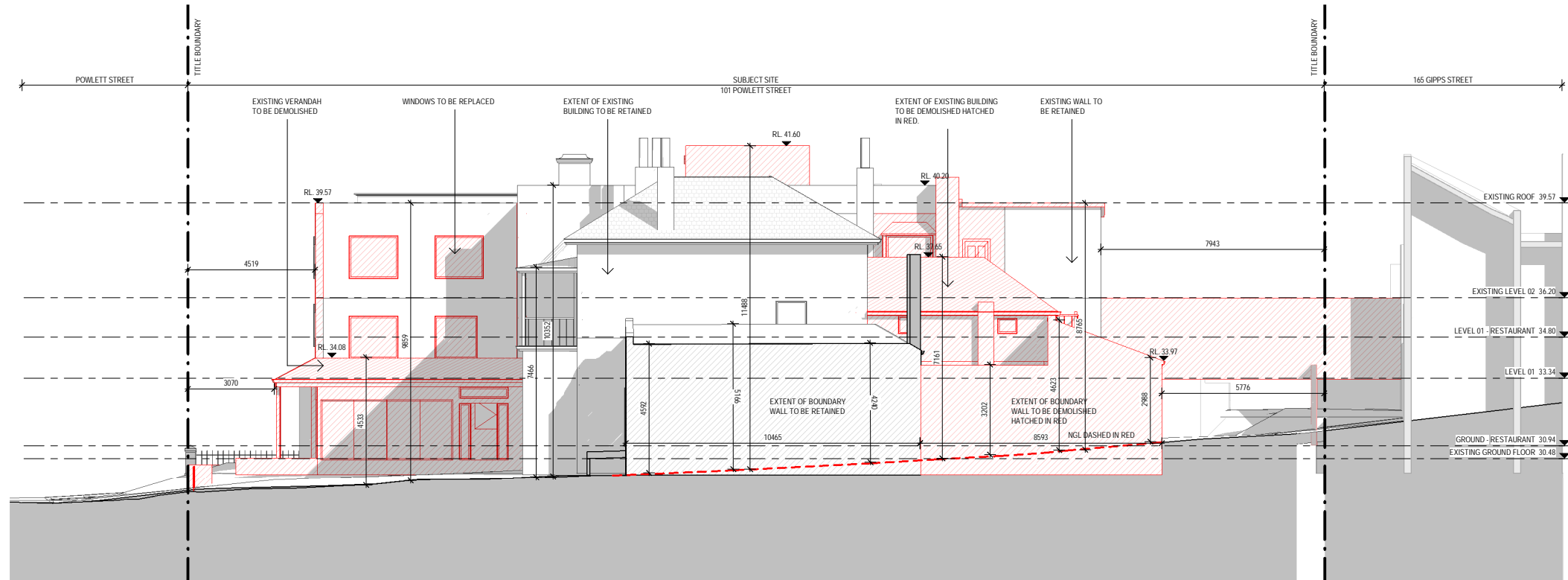
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING & DEMO WEST ELEVATIONS TP.0202



1 TP_NORTH ELEVATION WITH FENCE - EXISTING & DEMO
1:100



2 TP_NORTH ELEVATION - EXISTING & DEMO
1:100

CERA STRIBBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

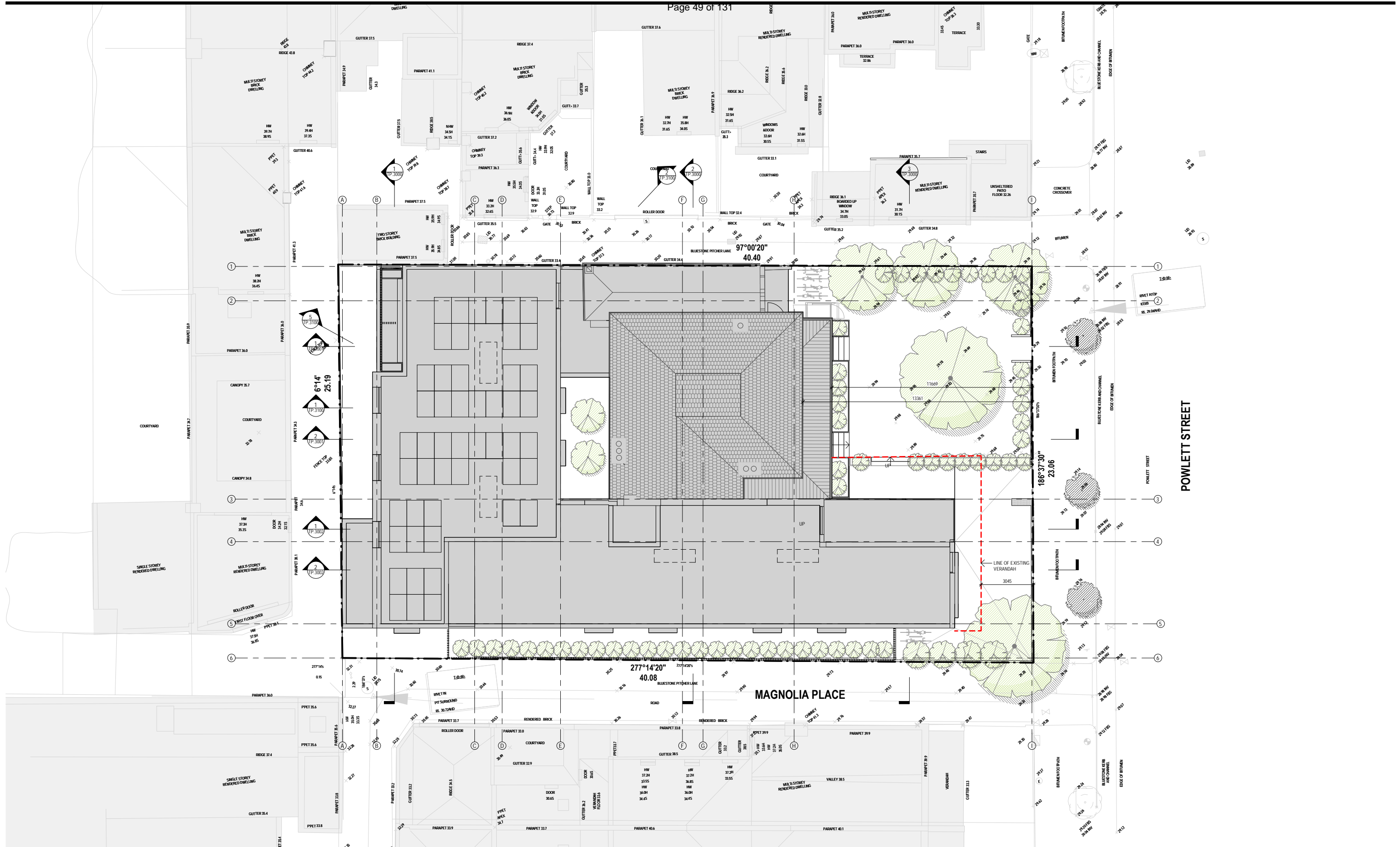
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
EXISTING & DEMO NORTH ELEVATIONS TP.0203

Design Drawings



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

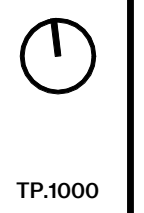
REV	DATE	REVISION	BY	CHK

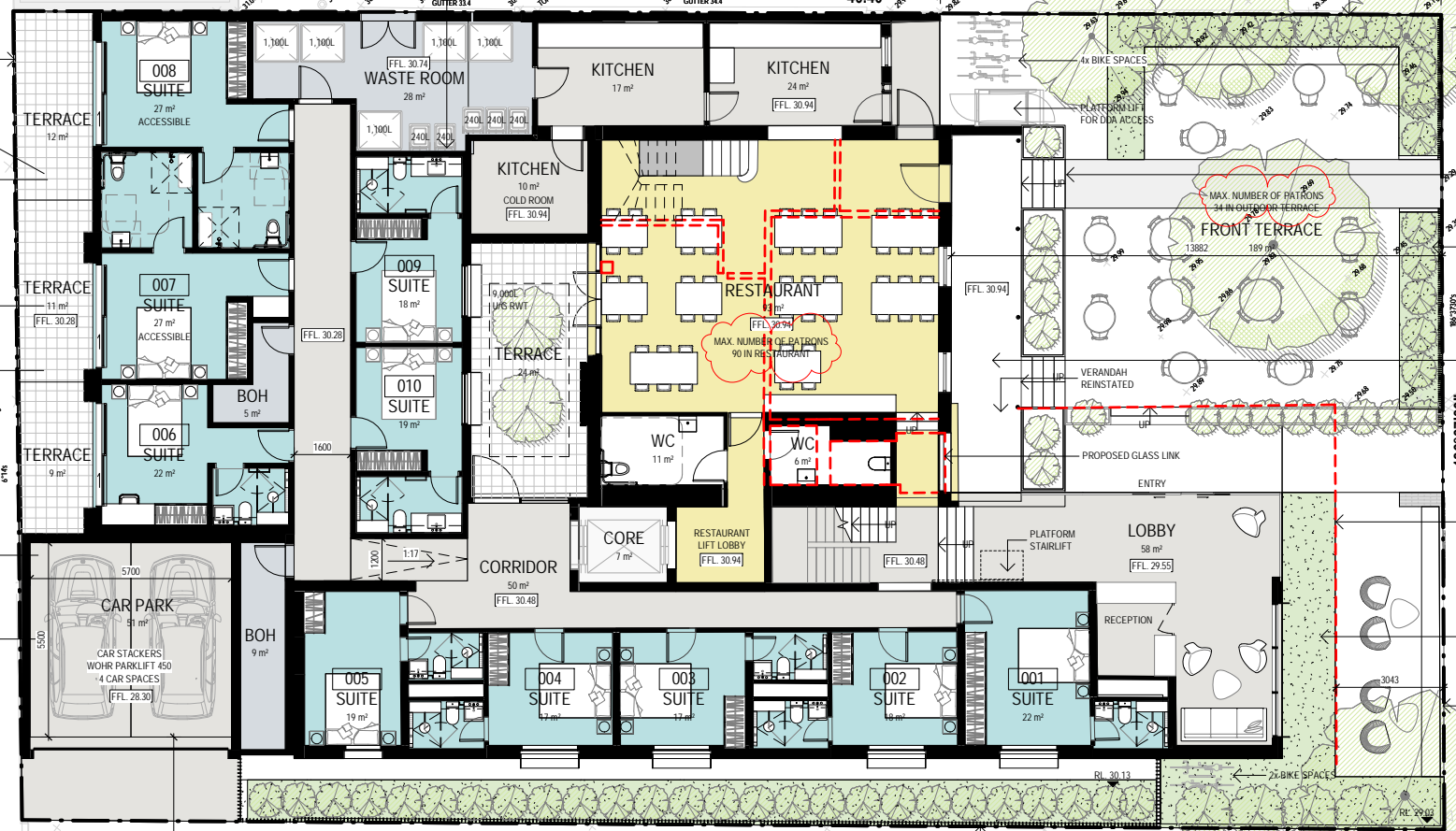
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED SITE PLAN





PROPOSED STAIRS TO ACCOMMODATE RAISED FLOOR LEVEL

LANDSCAPE SHOWN INDICATIVE ONLY. REFER TO LANDSCAPE PLAN FOR DETAILS.

DECK RAISED BY 240MM TO ALLOW STEPSLESS ACCESS FROM RESTAURANT

POWLETT STREET

LINE OF EXISTING VERANDAH DASHED IN RED

LANDSCAPE SHOWN INDICATIVE ONLY. REFER TO LANDSCAPE PLAN FOR DETAILS.

PROPOSED BRICK FRONT FENCE TO MATCH HEIGHT OF EXISTING WALL

PROPOSED BRICK FENCE TO MATCH HEIGHT OF EXISTING WALL

SURFACE OF LANEWAY TO BE UPGRADED SUITABLE FOR VEHICLE ACCESS



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

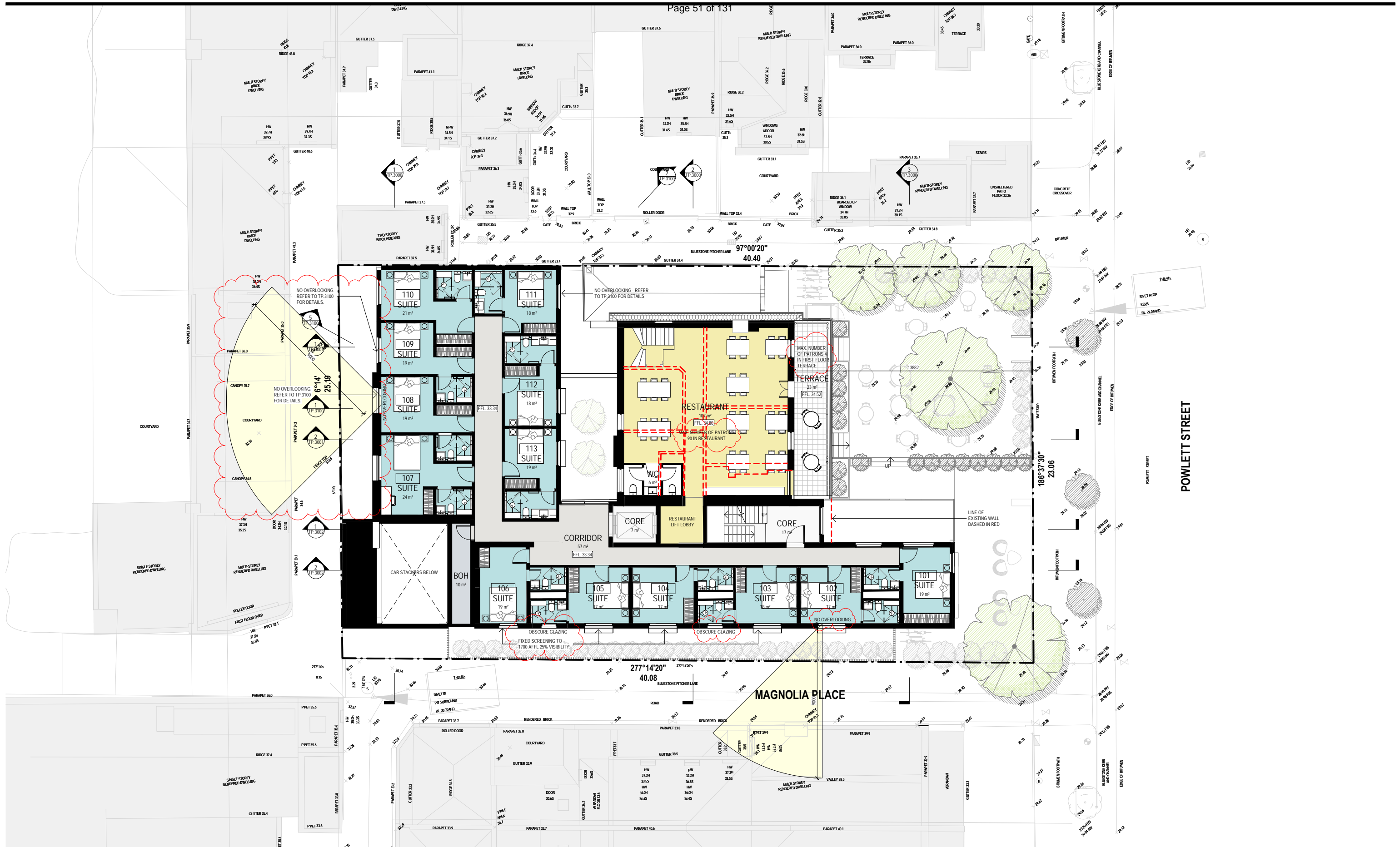
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

TP-1100



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

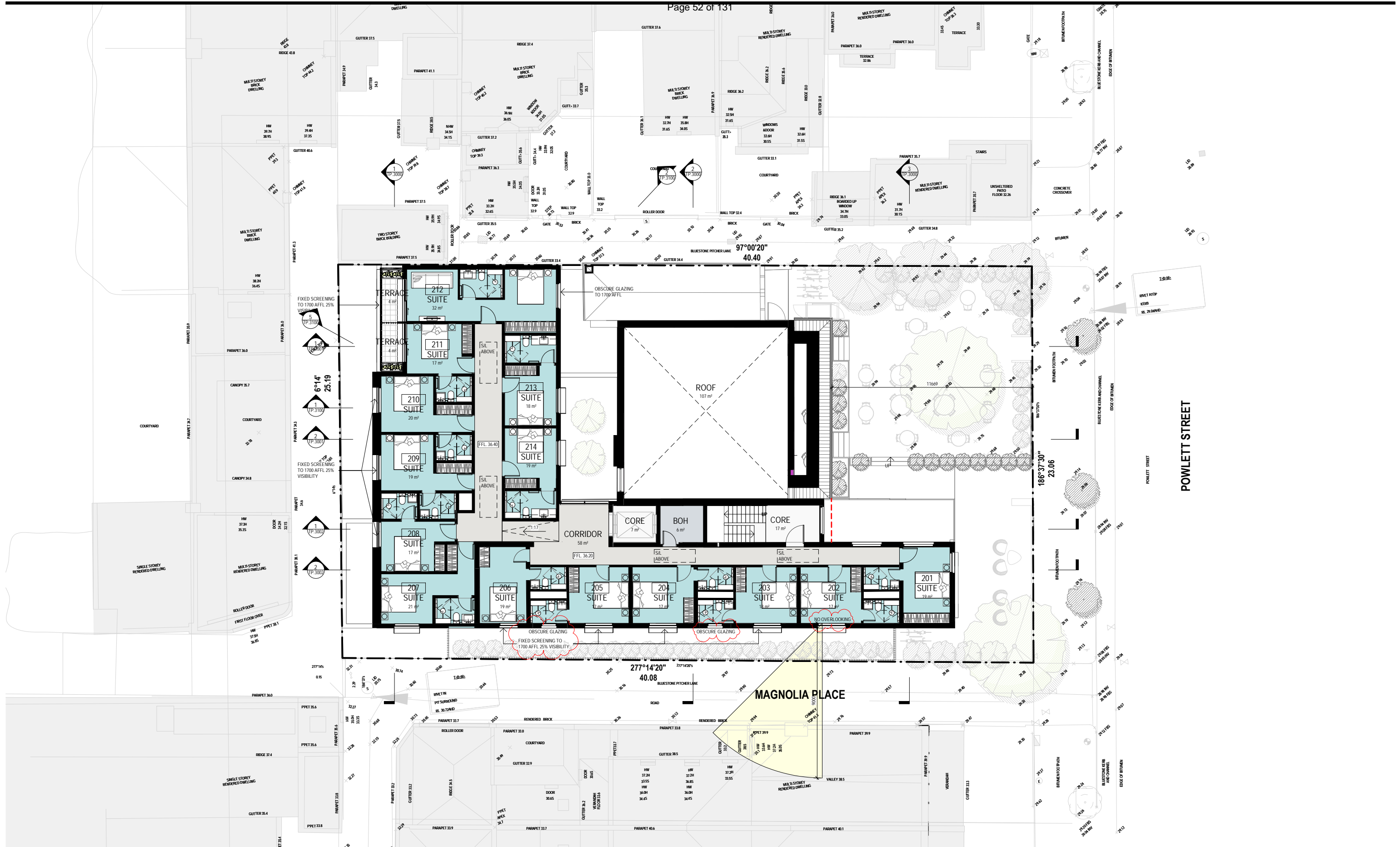
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED LEVEL 1 PLAN



TP.1101



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

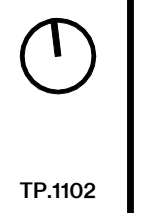
REV	DATE	REVISION	BY	CHK

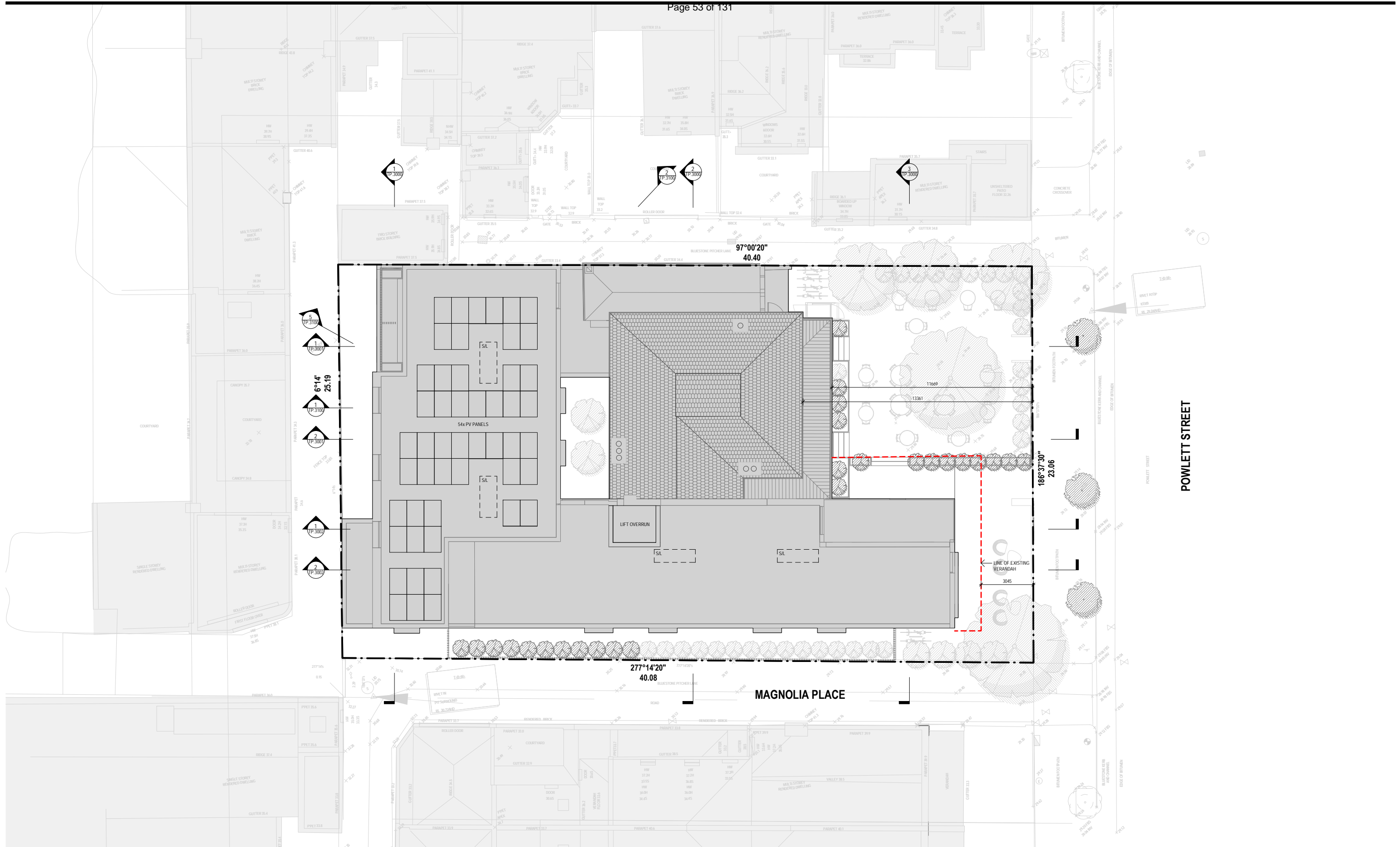
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED LEVEL 2 PLAN





Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

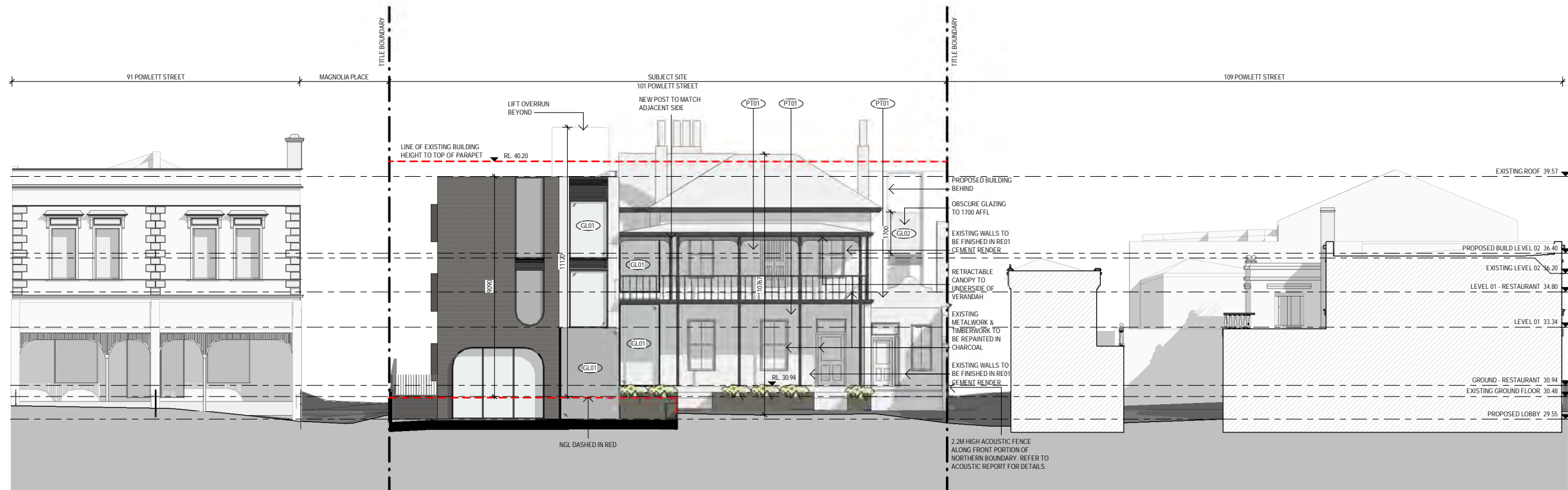
JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED ROOF PLAN





1 TP_EAST ELEVATION - PROPOSED STREETScape
1:100



2 TP_EAST ELEVATION - PROPOSED
1:100

MATERIAL LEGEND	
RE01	RENDER (EXISTING) COLOUR: WHITE
RE02	RENDER COLOUR: CEMENT
RE03	RENDER COLOUR: CHARCOAL
BR01	BRICK COLOUR: DARK GREY
MT01	METAL CLADDING COLOUR: BRONZE
MT02	FIXED PERFORATED SCREENING COLOUR: BRONZE - 25% VISIBILITY
PT01	PAINT COLOUR: CHARCOAL
GL01	GLAZING COLOUR: CLEAR
GL02	GLAZING COLOUR: OBSCURE
FO1	METAL FENCE COLOUR: CHARCOAL

CERA STRIBBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

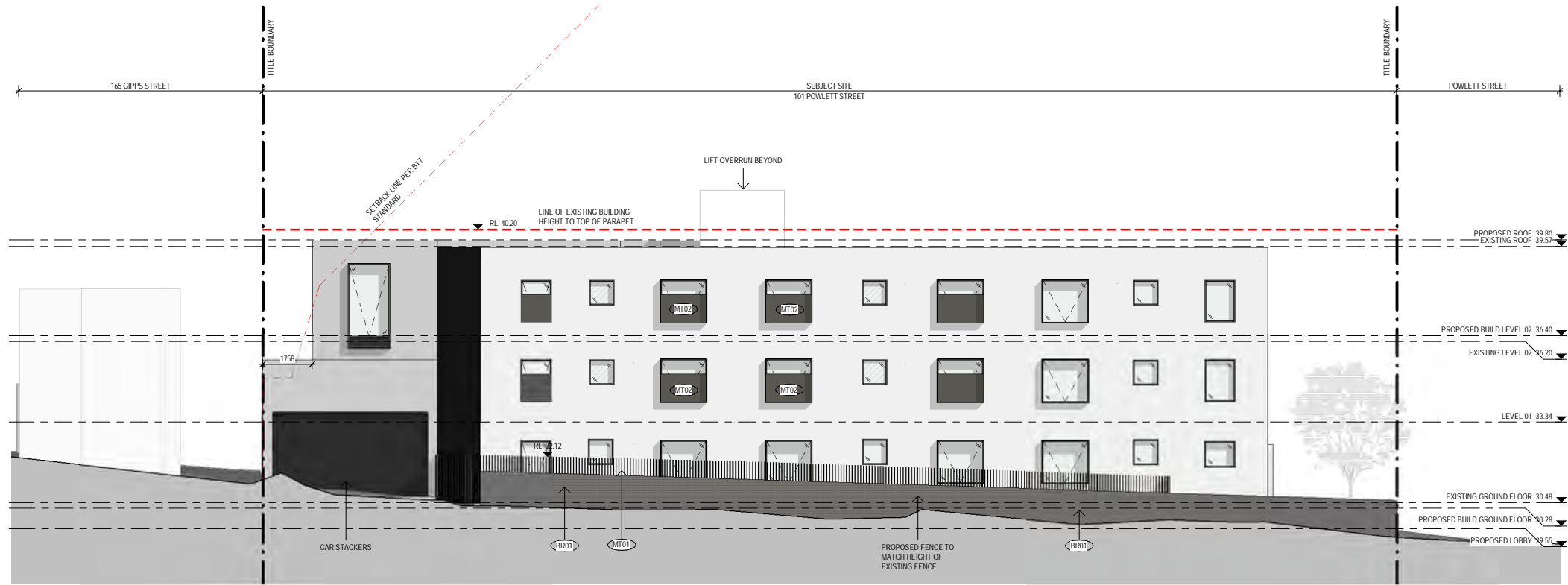
REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

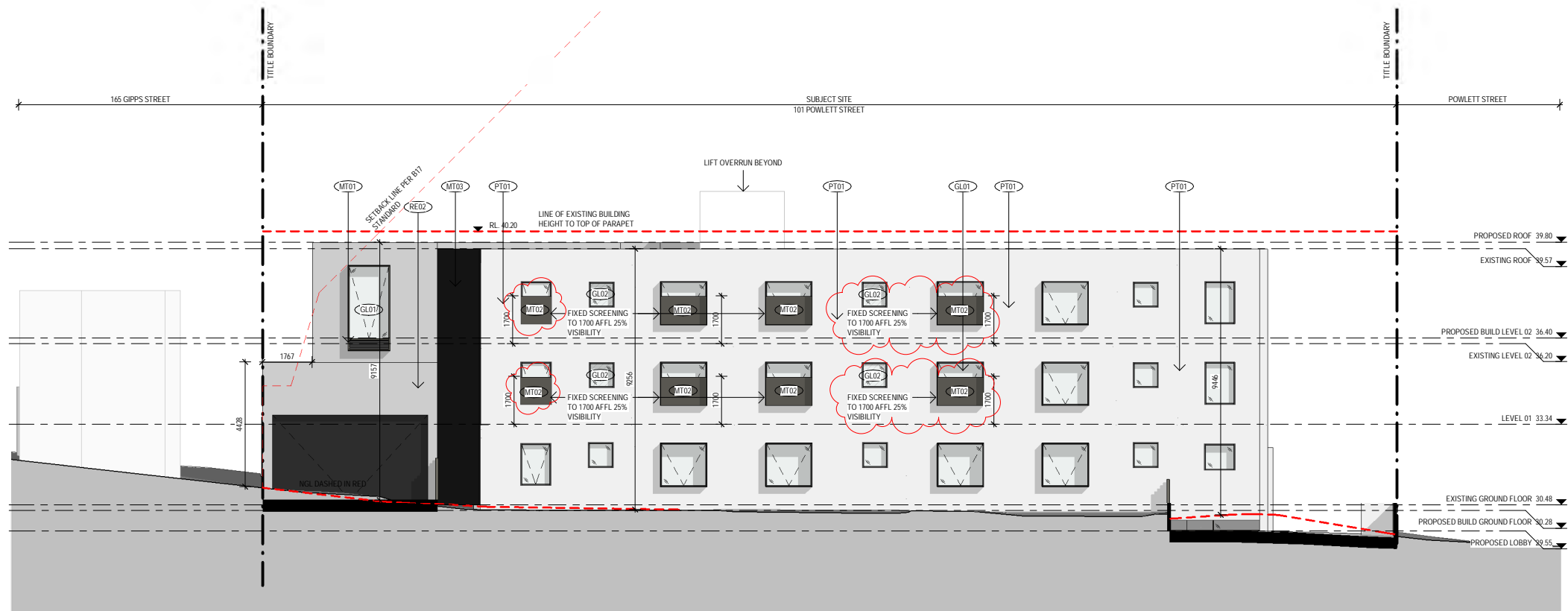
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED EAST ELEVATION TP.2000



1 TP_SOUTH ELEVATION - PROPOSED STREETSCAPE
1 : 100



2 TP_SOUTH ELEVATION - PROPOSED
1 : 100

MATERIAL LEGEND	
(RE01)	RENDER (EXISTING) COLOUR: WHITE
(RE02)	RENDER COLOUR: CEMENT
(RE03)	RENDER COLOUR: CHARCOAL
(BR01)	BRICK COLOUR: DARK GREY
(MT01)	METAL CLADDING COLOUR: BRONZE
(MT02)	FIXED PERFORATED SCREENING COLOUR: BRONZE - 25% VISIBILITY
(PT01)	PAINT COLOUR: CHARCOAL
(GL01)	GLAZING COLOUR: CLEAR
(GL02)	GLAZING COLOUR: OBSCURE
(F01)	METAL FENCE COLOUR: CHARCOAL

CERA STRIBBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

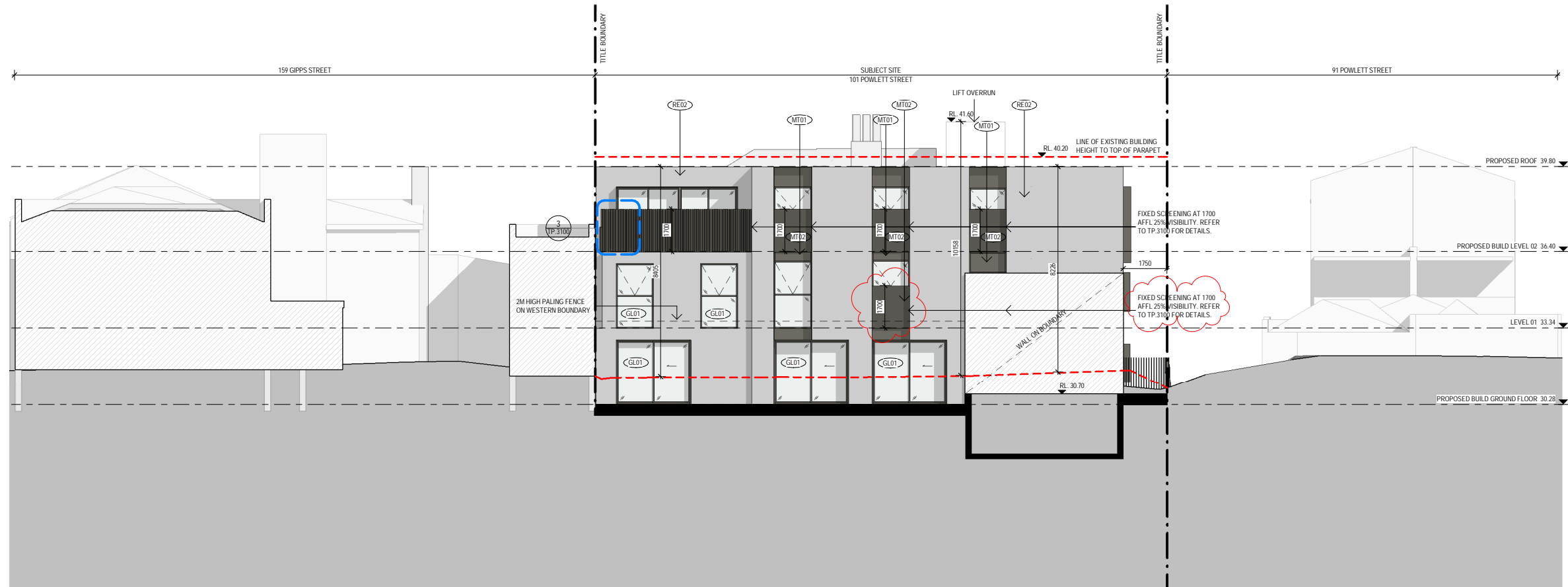
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED SOUTH ELEVATION

TP.2001



1 TP_WEST ELEVATION - PROPOSED
1 : 100

MATERIAL LEGEND	
RE01	RENDER (EXISTING) COLOUR: WHITE
RE02	RENDER COLOUR: CEMENT
RE03	RENDER COLOUR: CHARCOAL
BR01	BRICK COLOUR: DARK GREY
MT01	METAL CLADDING COLOUR: BRONZE
MT02	FIXED PERFORATED SCREENING COLOUR: BRONZE - 25% VISIBILITY
PT01	PAINT COLOUR: CHARCOAL
GL01	GLAZING COLOUR: CLEAR
GL02	GLAZING COLOUR: OBSCURE
FO1	METAL FENCE COLOUR: CHARCOAL



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

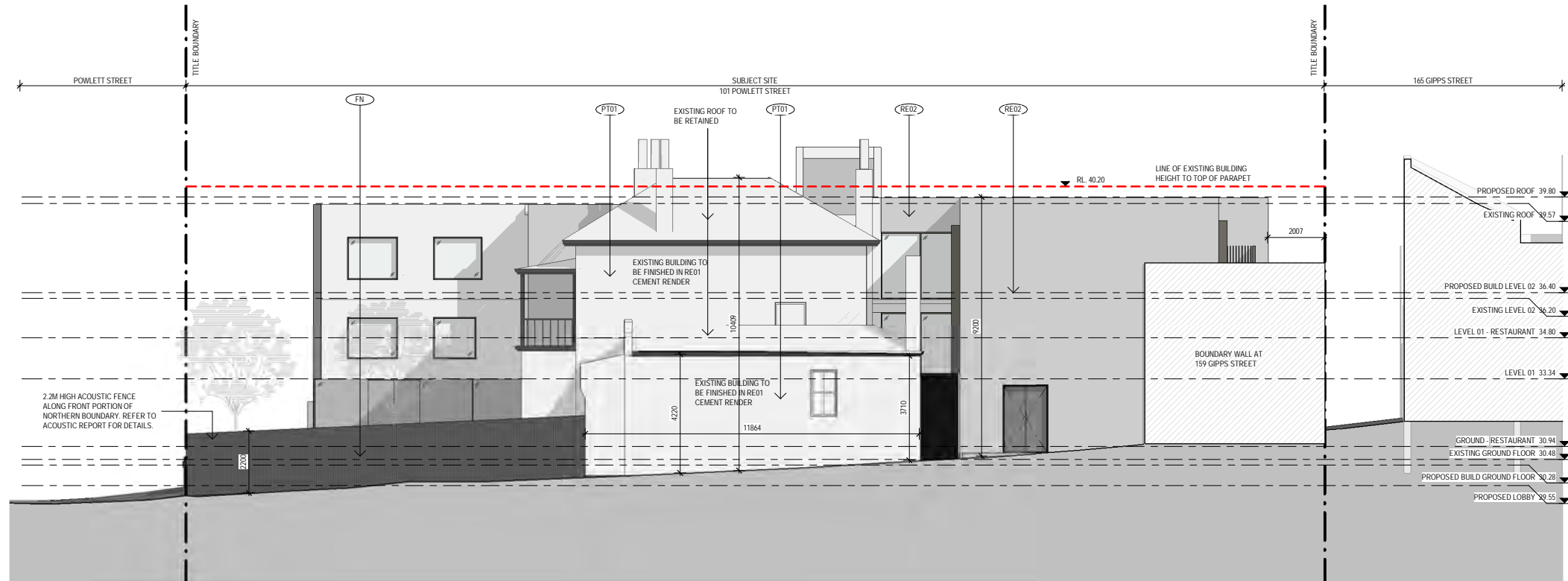
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

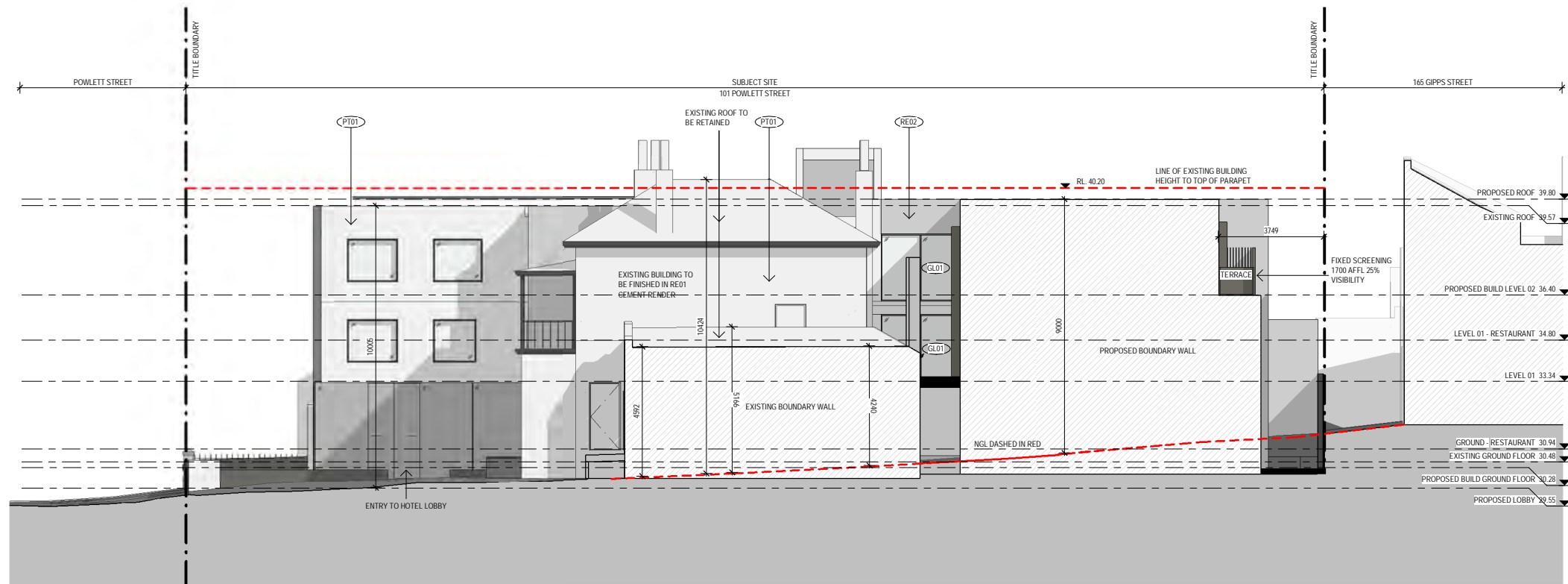
JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1 : 100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED WEST ELEVATION

TP.2002



1 TP_NORTH ELEVATION - PROPOSED STREETScape
1:100



2 TP_NORTH ELEVATION - PROPOSED
1:100

MATERIAL LEGEND	
(RE01)	RENDER (EXISTING) COLOUR: WHITE
(RE02)	RENDER COLOUR: CEMENT
(RE03)	RENDER COLOUR: CHARCOAL
(BR01)	BRICK COLOUR: DARK GREY
(MT01)	METAL CLADDING COLOUR: BRONZE
(MT02)	FIXED PERFORATED SCREENING COLOUR: BRONZE - 25% VISIBILITY
(PT01)	PAINT COLOUR: CHARCOAL
(GL01)	GLAZING COLOUR: CLEAR
(GL02)	GLAZING COLOUR: OBSCURE
(F01)	METAL FENCE COLOUR: CHARCOAL

CERA STRIBBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL
DRAWING STATUS
TOWN PLANNING

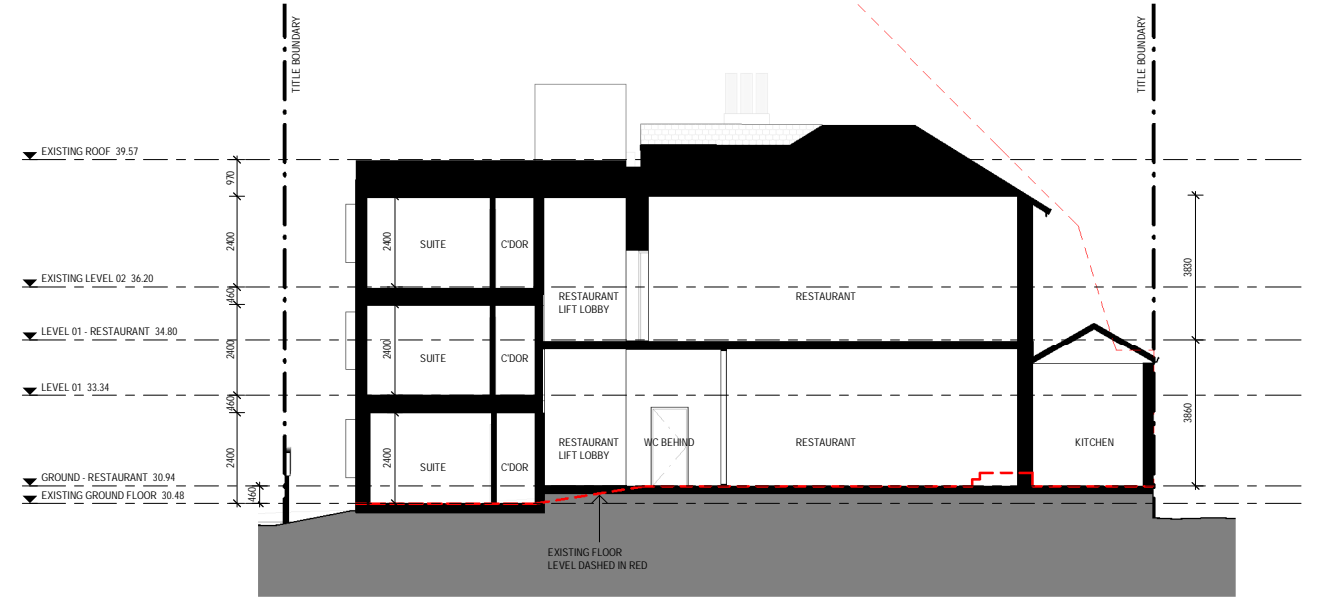
JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
PROPOSED NORTH ELEVATION

TP.2003



1 TP_SE_AA
TP.1000 1:100



2 TP_SE_BB
TP.1000 1:100



3 TP_SE_CC
TP.1000 1:100

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

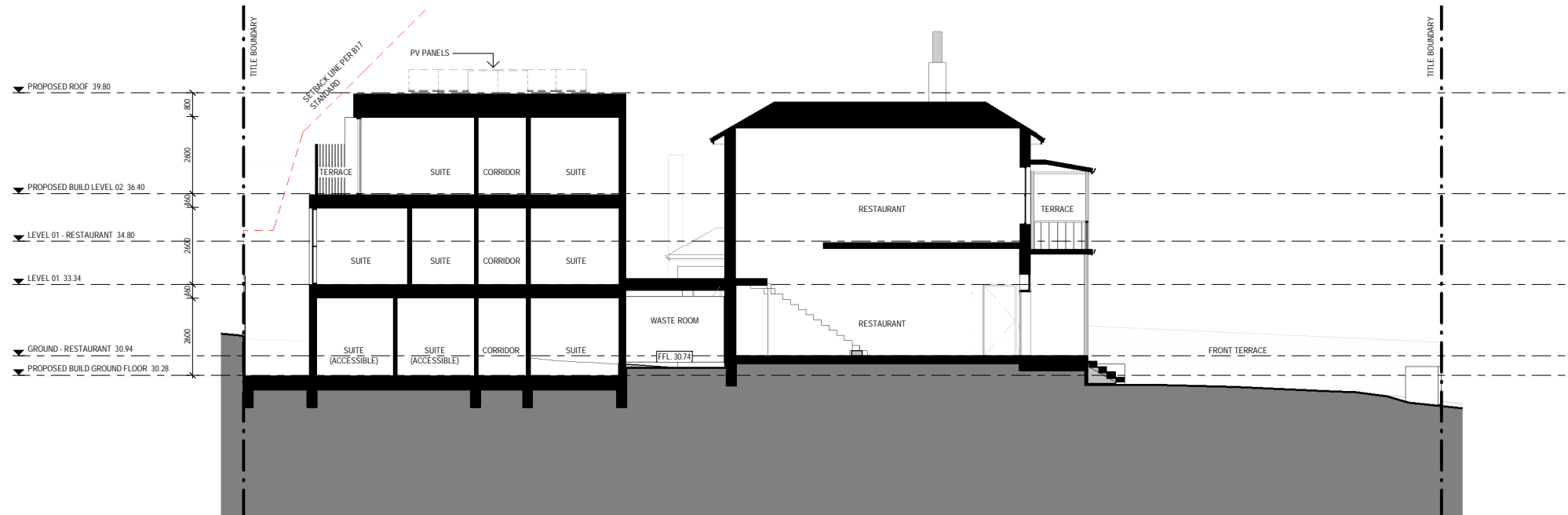
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

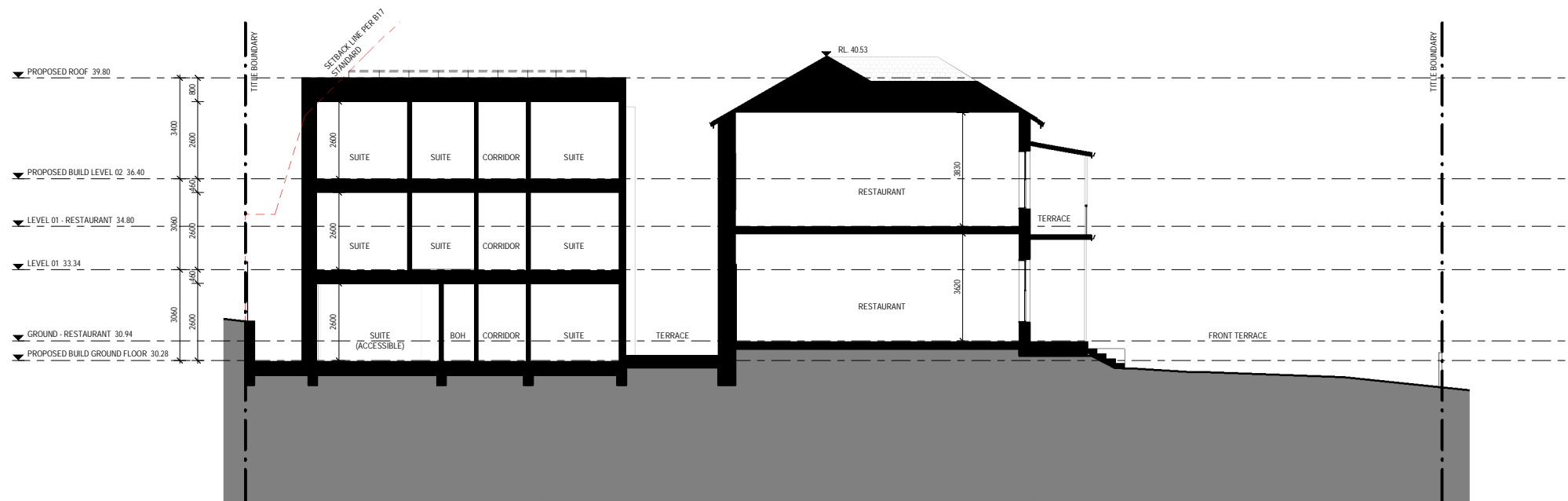
JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
BUILDING SECTION 01

TP.3000



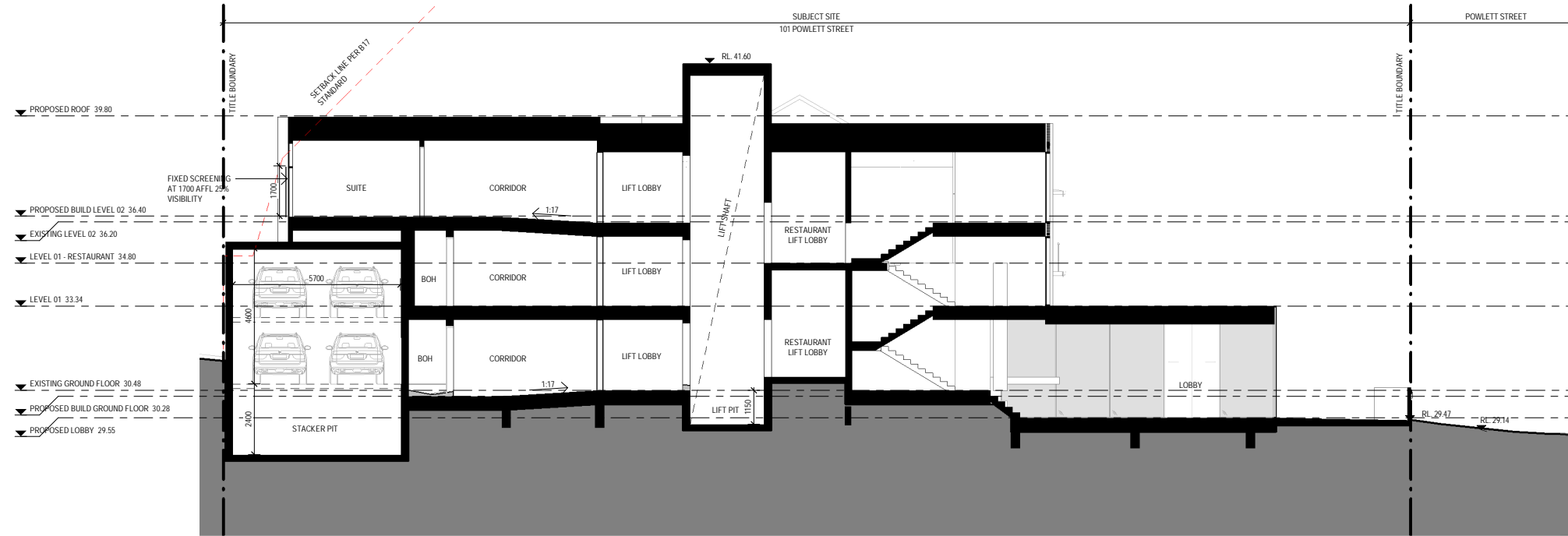
1 TP_SE_DD
TP.1000 1:100



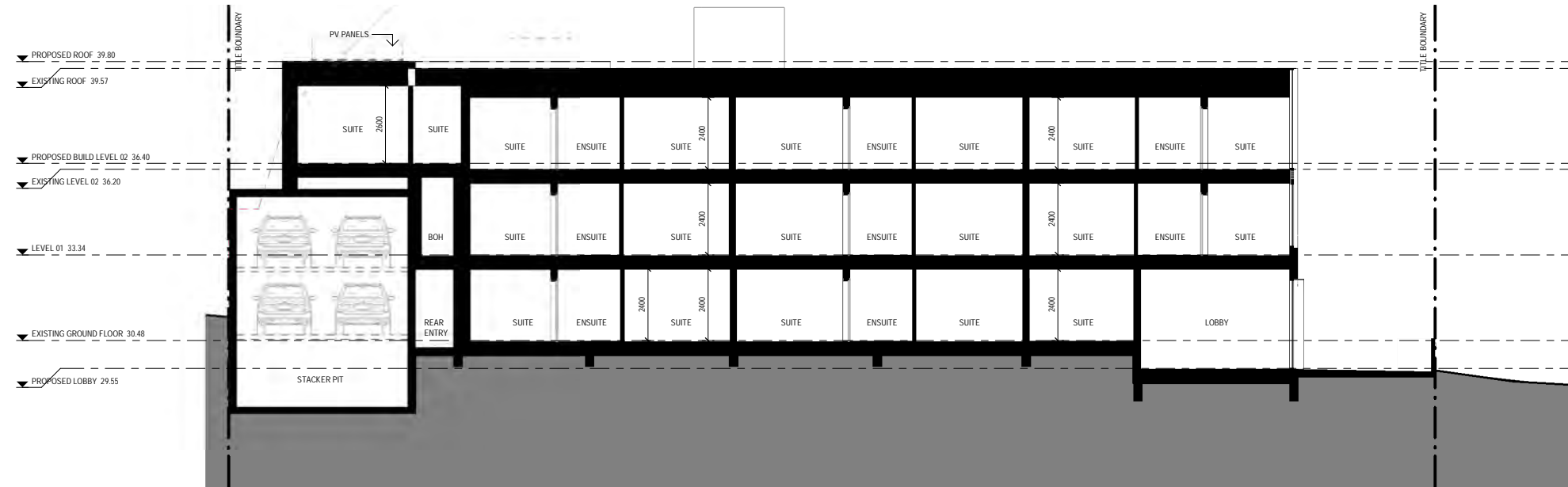
2 TP_SE_EE
TP.1000 1:100

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK



1 TP_SE_FF
TP.1000 1:100



2 TP_SE_GG
TP.1000 1:100

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

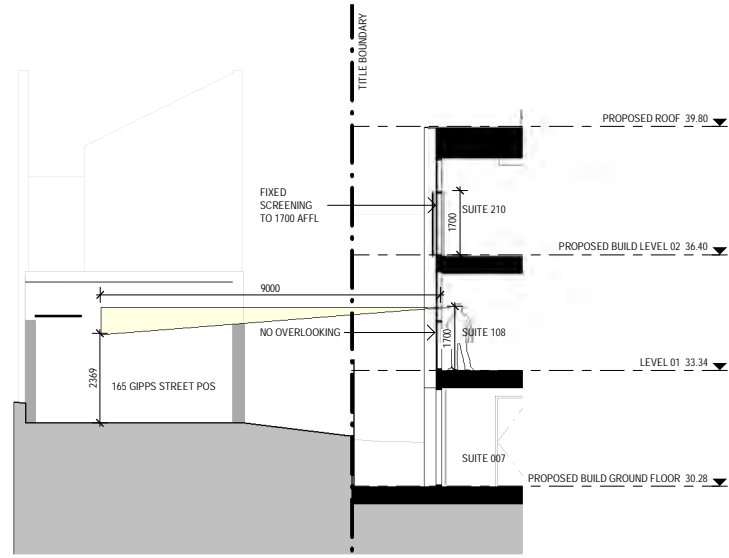
REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

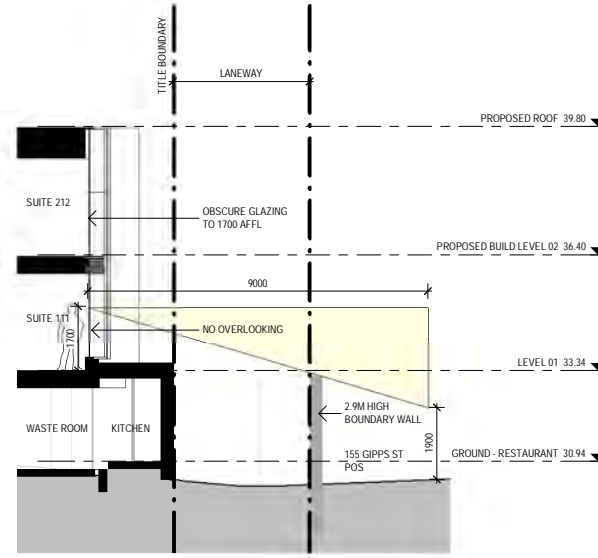
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE 1:100 @ A1
DRAWN BY FJ
CHECKED BY DC

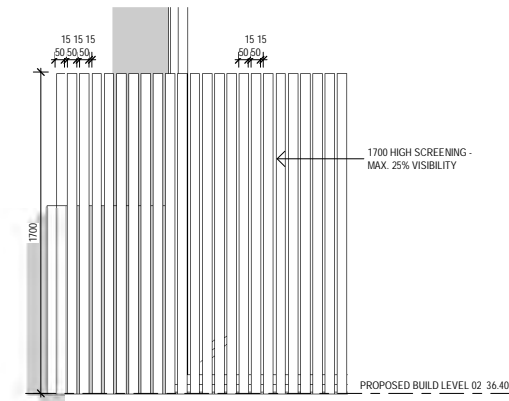
DRAWING TITLE
BUILDING SECTION 03



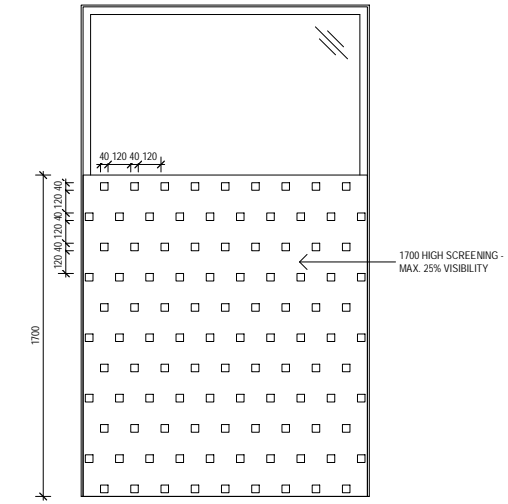
1 OVERLOOKING SECTION - WEST
TP.1000 1: 100



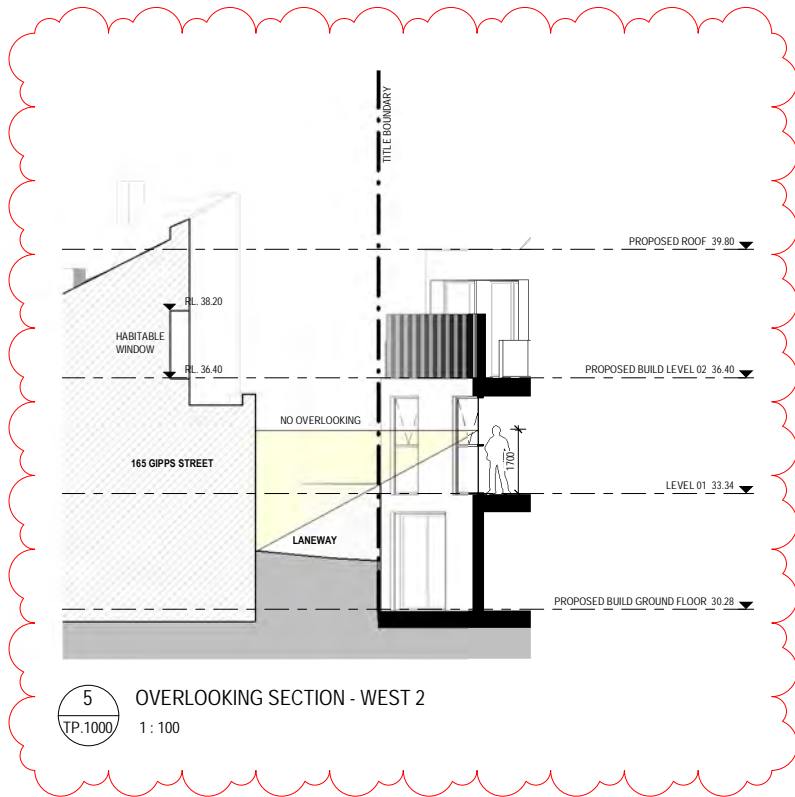
2 OVERLOOKING SECTION - NORTH
TP.1000 1: 100



3 TP_SCREENING DETAIL 1
TP.2002 1: 20



4 TP_SCREENING DETAIL 2
TP.1000 1: 20



5 OVERLOOKING SECTION - WEST 2
TP.1000 1: 100

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	22.11.2021	TOWN PLANNING - RFI	FJ	DC
D	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° D
DATE 18.01.2022
SCALE As indicated @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
OVERLOOKING SECTIONS

TP.3100

Finishes, Shadows & Visualisation

RE01
RENDER (EXISTING)
COLOUR: WHITE



RE02
RENDER
COLOUR: CEMENT



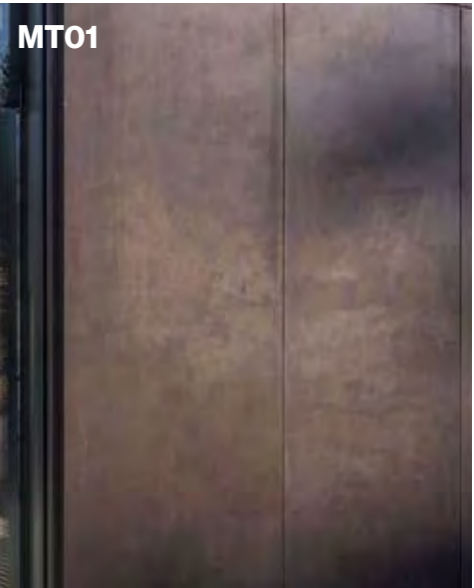
RE03
RENDER
COLOUR: CHARCOAL



BR01
PROPOSED BRICK
COLOUR: DARK GREY



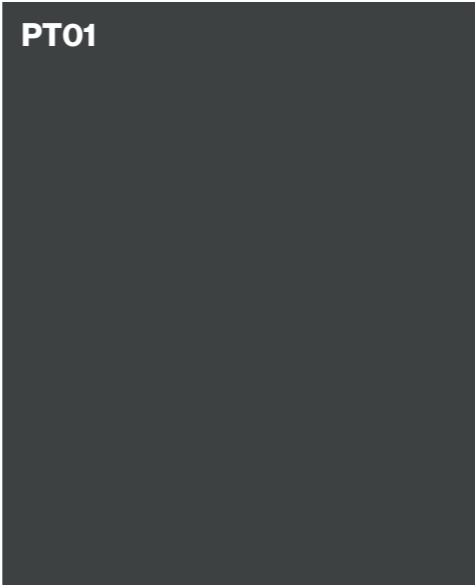
MT01
METAL CLADDING
COLOUR: BRONZE



MT02
FIXED SCREENING
COLOUR: BRONZE - 25% VISIBILITY



PT01
PAINT
COLOUR: CHARCOAL



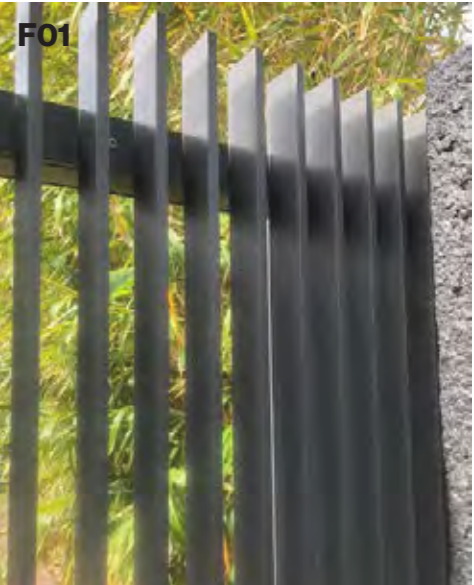
GL01
GLAZING
CLEAR GLASS

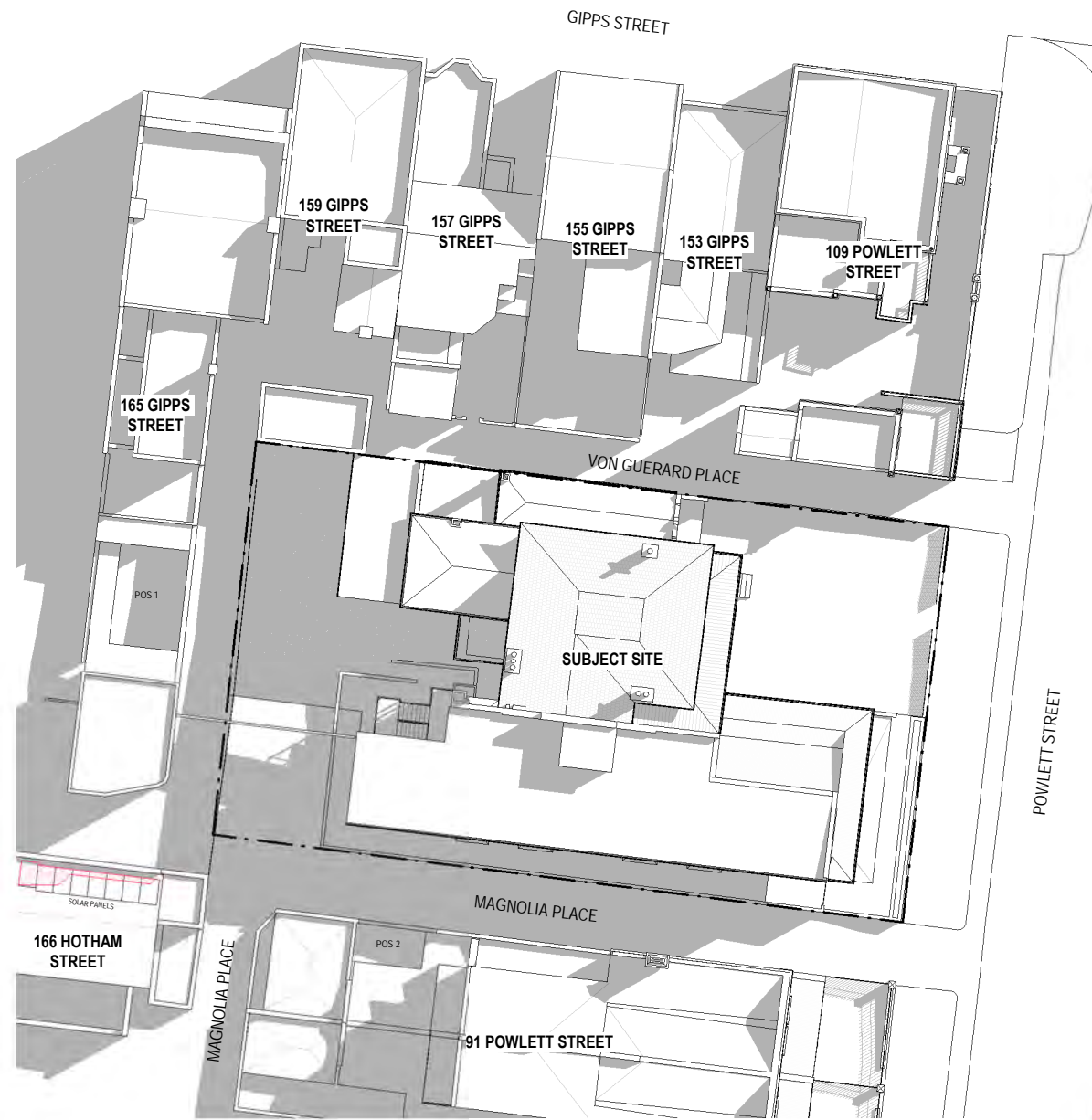


GL02
GLAZING
OBSCURE

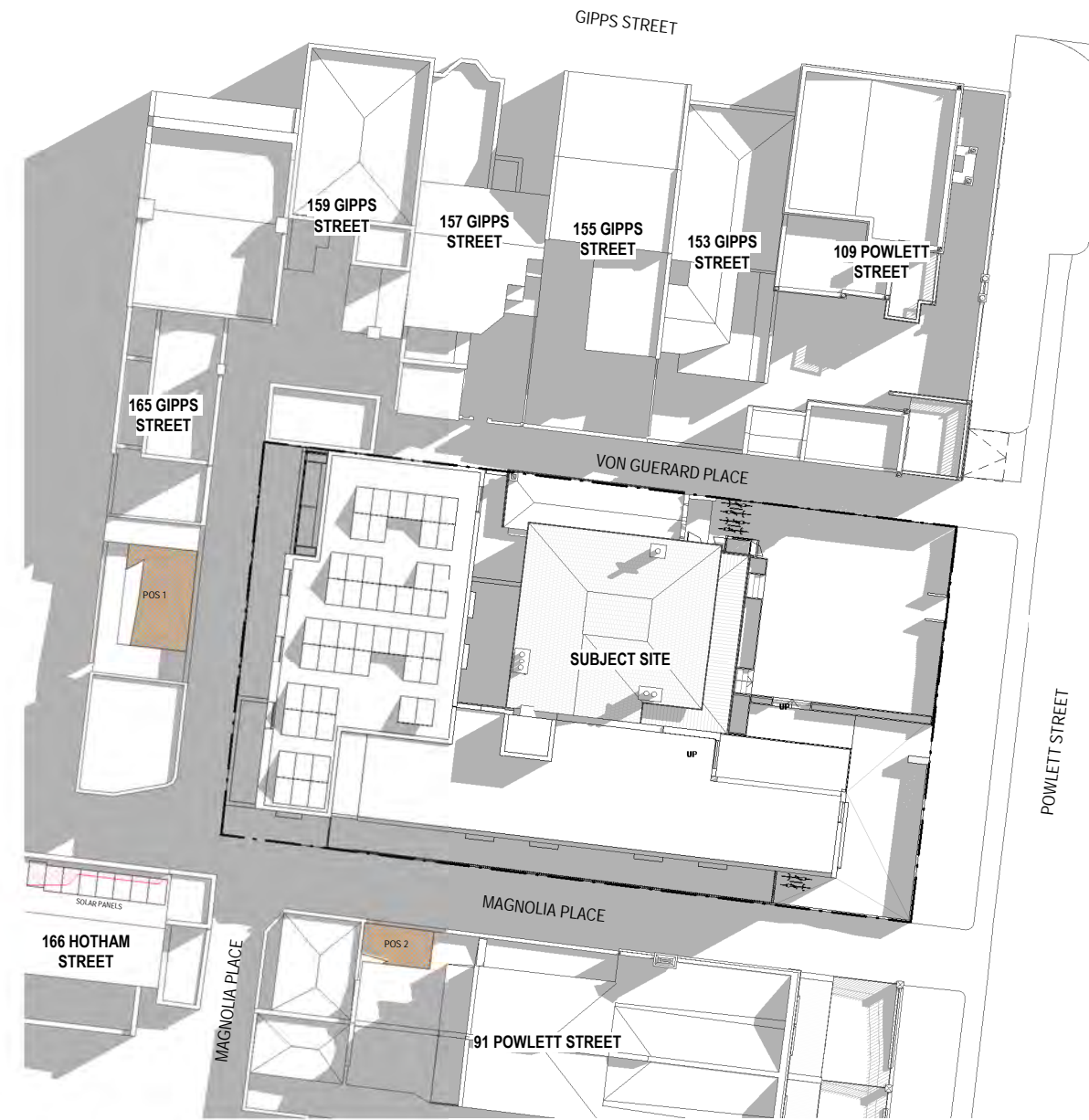


F01
FENCE
COLOUR: CHARCOAL





9AM 22 SEPTEMBER - EXISTING



9AM 22 SEPTEMBER - PROPOSED

NO ADDITIONAL SHADOWS

POS 1

	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	19m ²	82.61%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	19m ²	82.61%

POS 2

	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	8.5m ²	94.44%
ADDITIONAL SHADOWS	-0.1m ²	-1.11%
TOTAL SHADOWS	8.4m ²	93.33%

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au
Studio 5, 249 Chapel St
Prahran VIC 3181 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

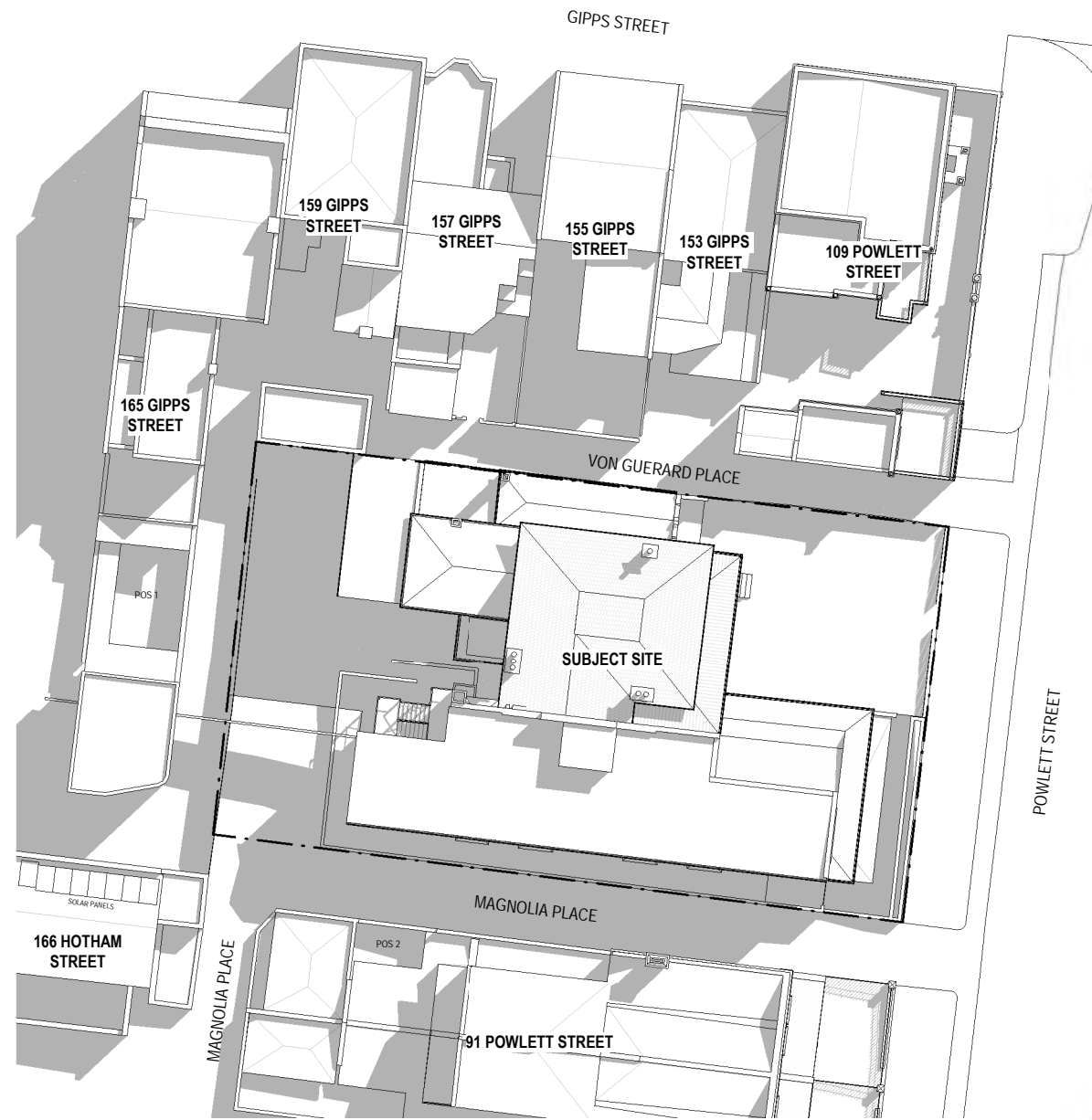
DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:200 @ A1
DRAWN BY FJ
CHECKED BY DC

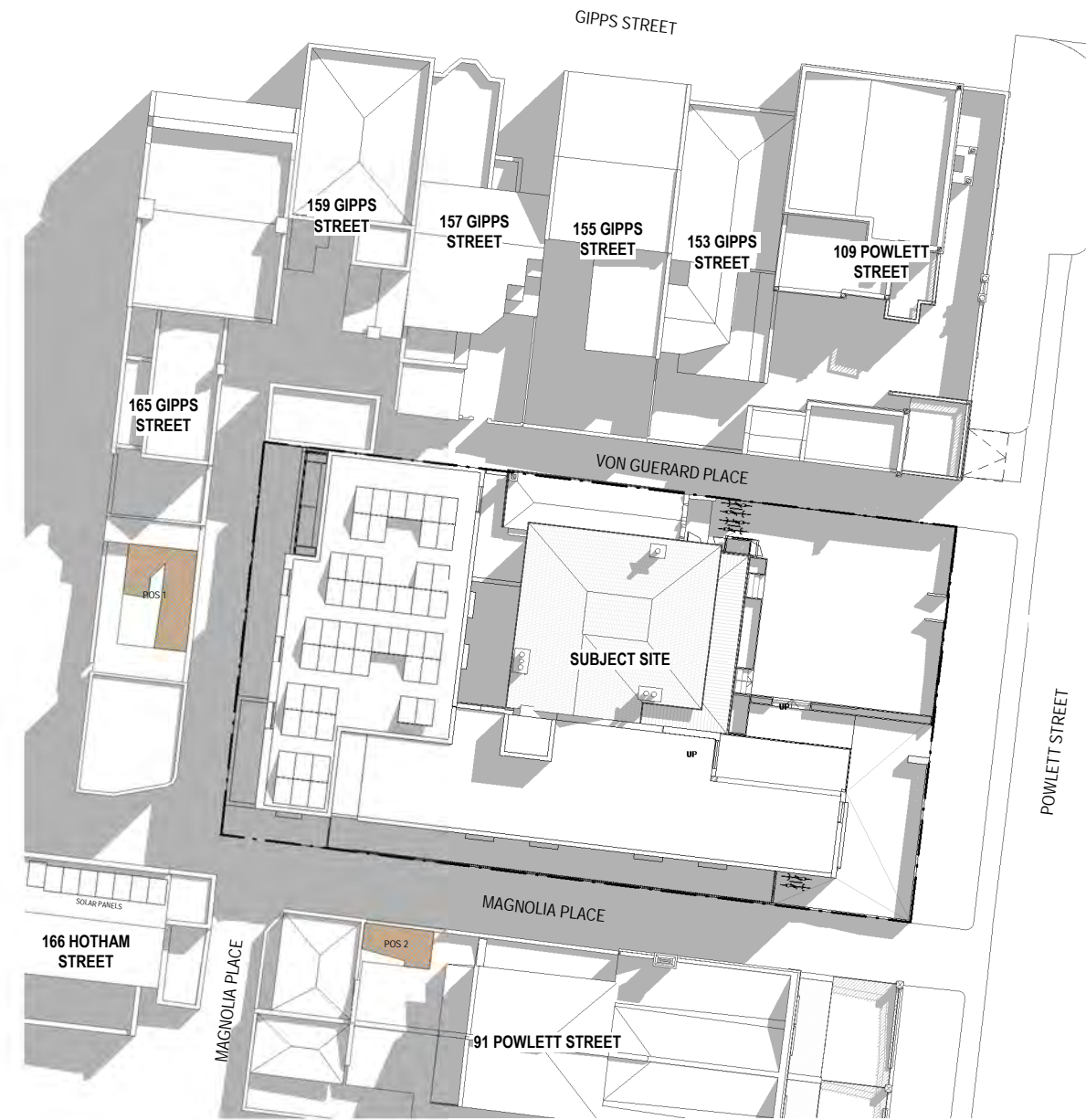
DRAWING TITLE
SHADOW STUDY - 9AM



TP.8000



10AM 22 SEPTEMBER - EXISTING



10AM 22 SEPTEMBER - PROPOSED

POS 1

	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	16m ²	69.57%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	16m²	69.57%

POS 2

	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	7.5m ²	83.33%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	7.5m²	83.33%

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

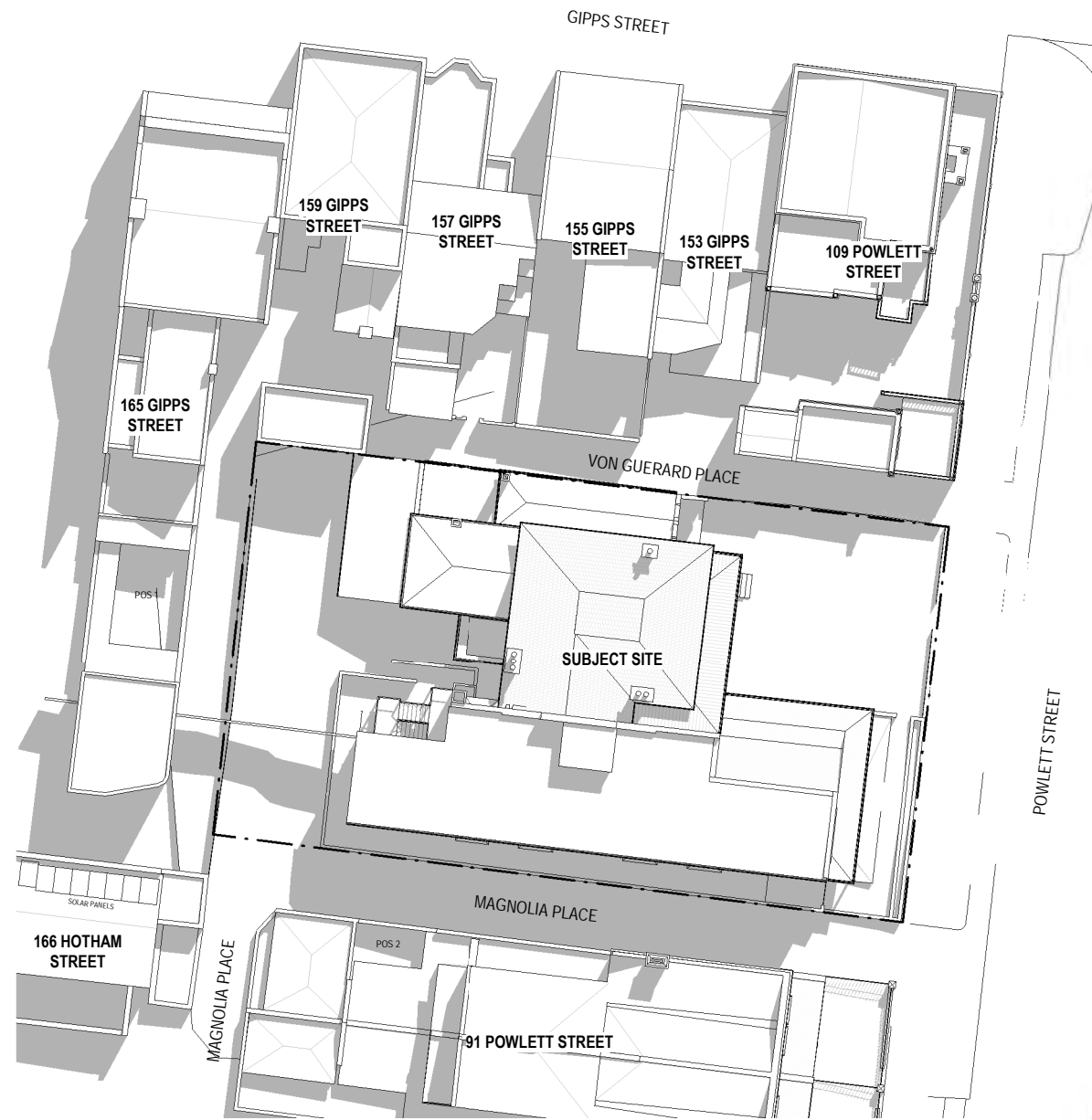
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

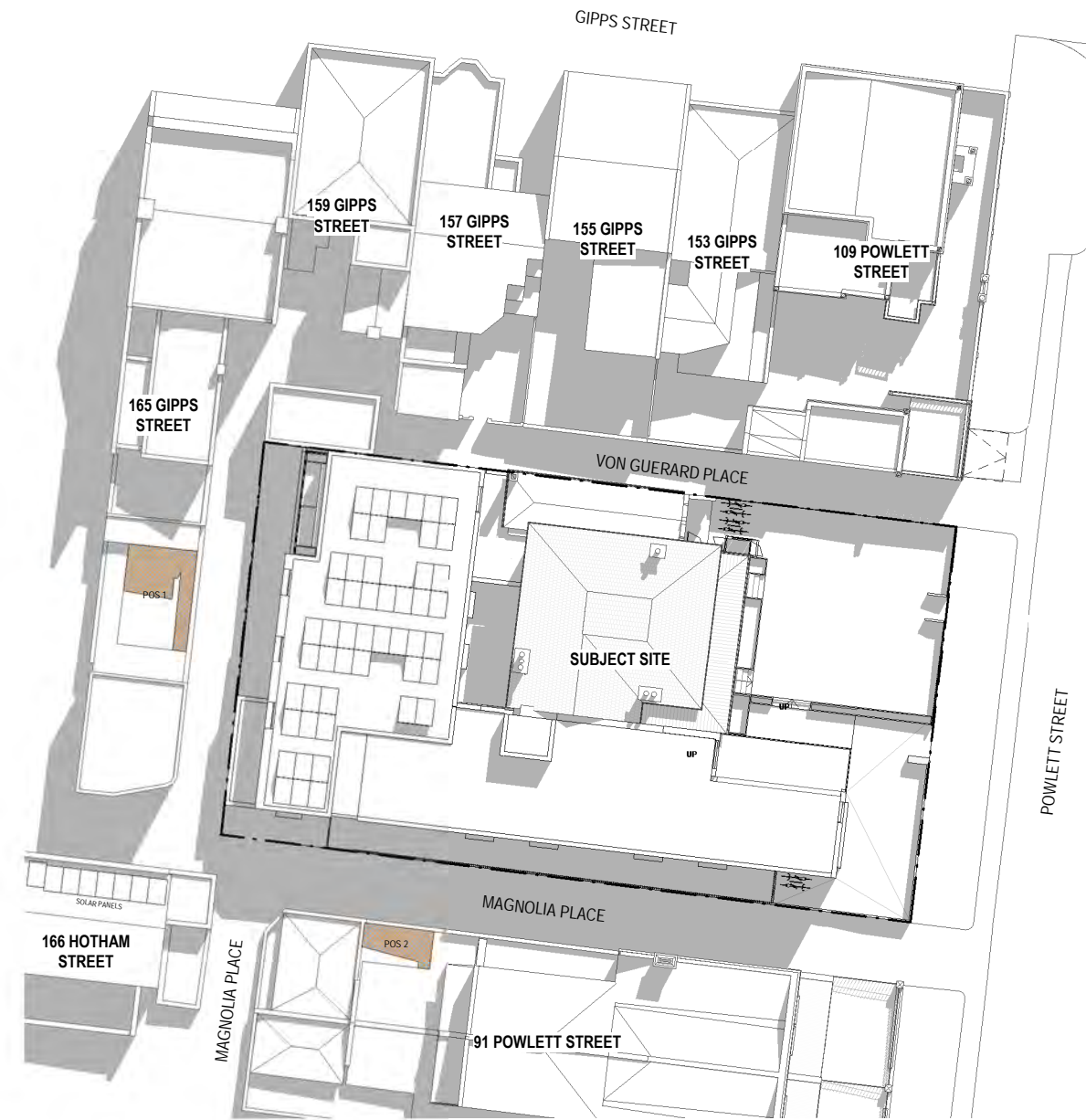
JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:200 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
SHADOW STUDY - 10AM





11AM 22 SEPTEMBER - EXISTING



11AM 22 SEPTEMBER - PROPOSED

POS 1

	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	13m ²	56.52%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	13m²	56.52%

POS 2

	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	7m ²	77.78%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	7m²	77.78%

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:200 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
SHADOW STUDY - 11AM





12PM 22 SEPTEMBER - EXISTING



12PM 22 SEPTEMBER - PROPOSED

POS 1

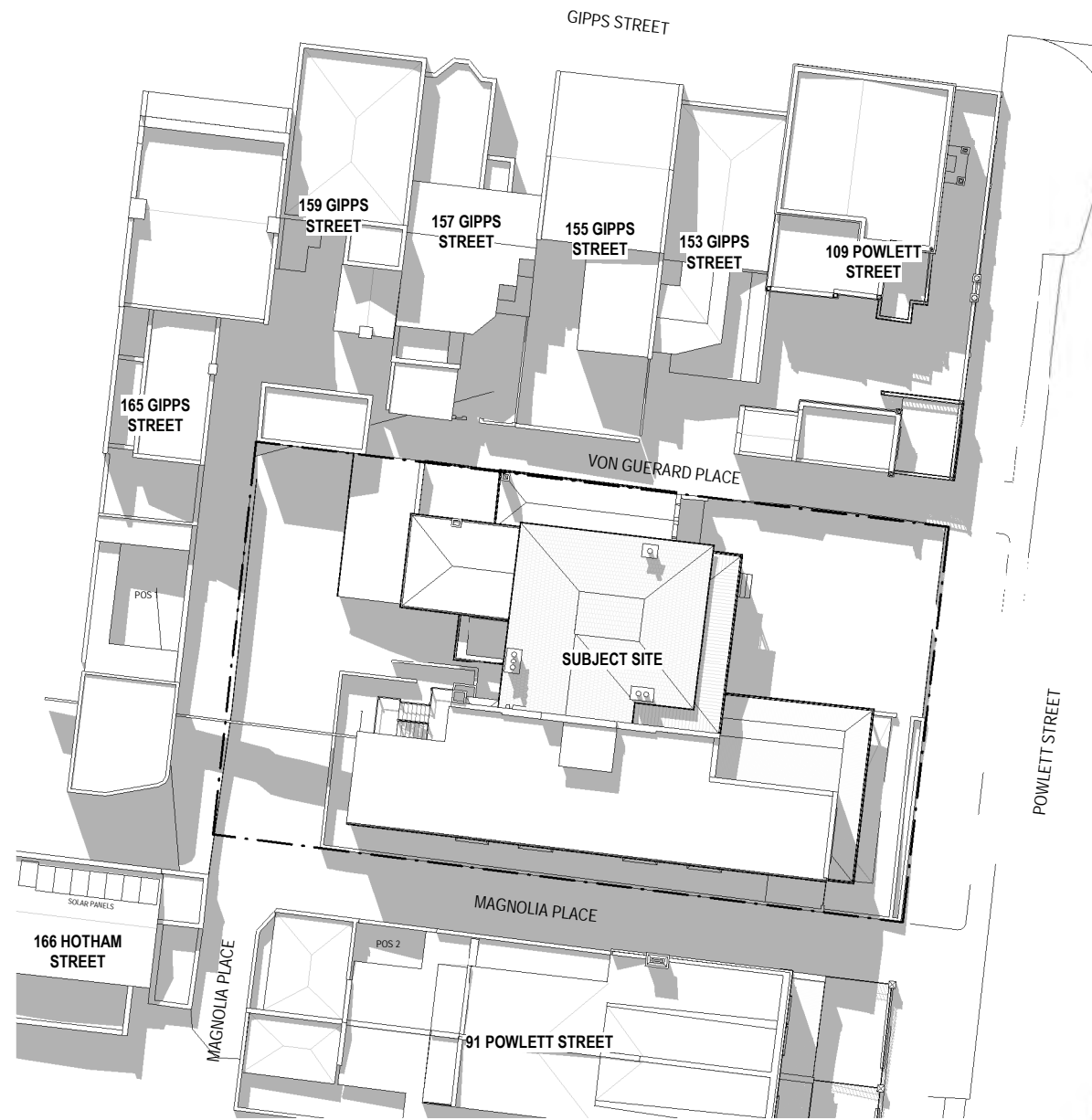
	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	11m ²	47.83%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	11m²	47.83%

POS 2

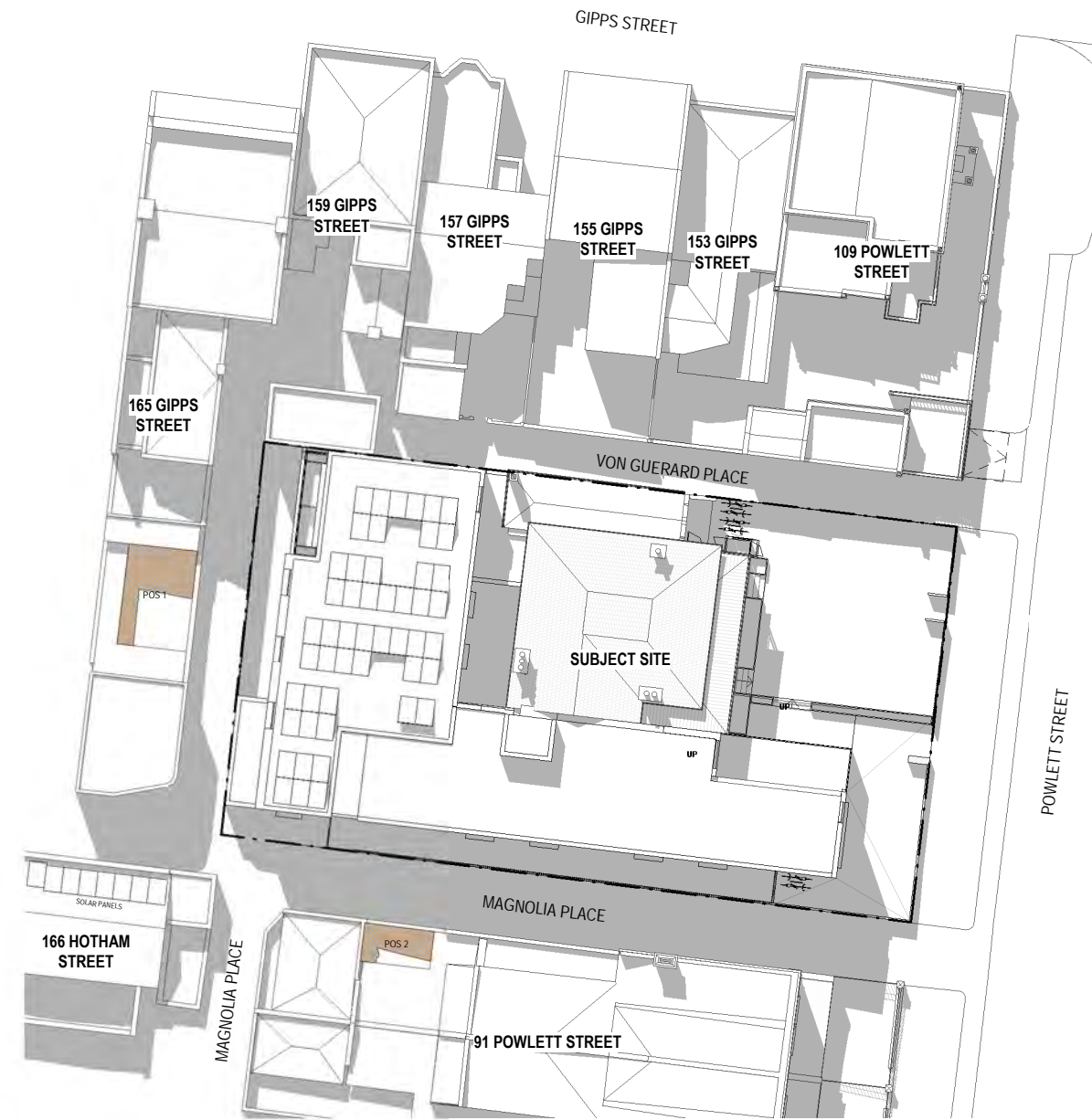
	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	6.5m ²	72.22%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	6.5m²	72.22%

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK



1PM 22 SEPTEMBER - EXISTING



1PM 22 SEPTEMBER - PROPOSED

NO ADDITIONAL SHADOWS

POS 1

	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	13.5m ²	58.70%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	13.5m ²	58.70%

POS 2

	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	7m ²	77.78%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	7m ²	77.78%

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

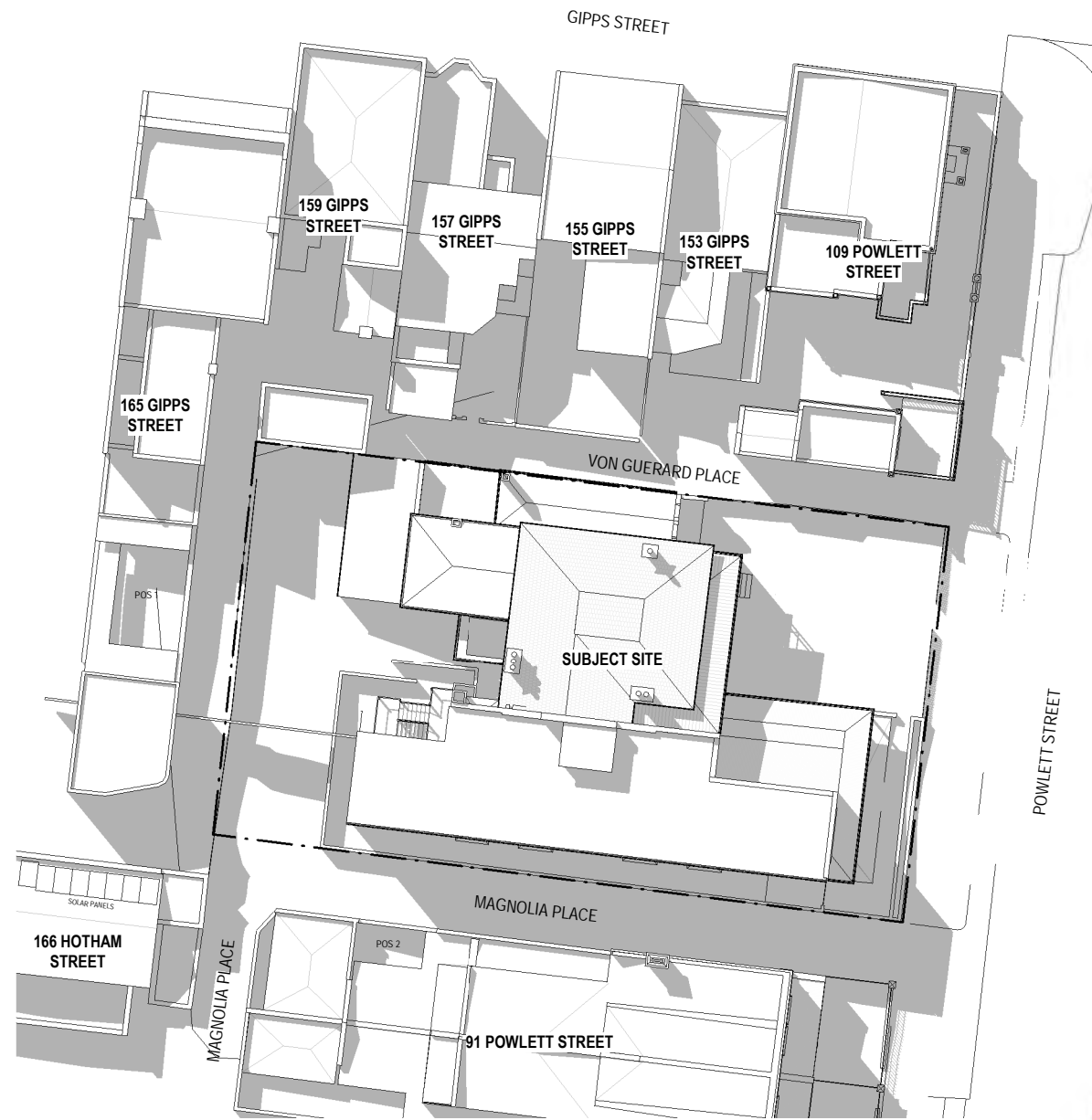
COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

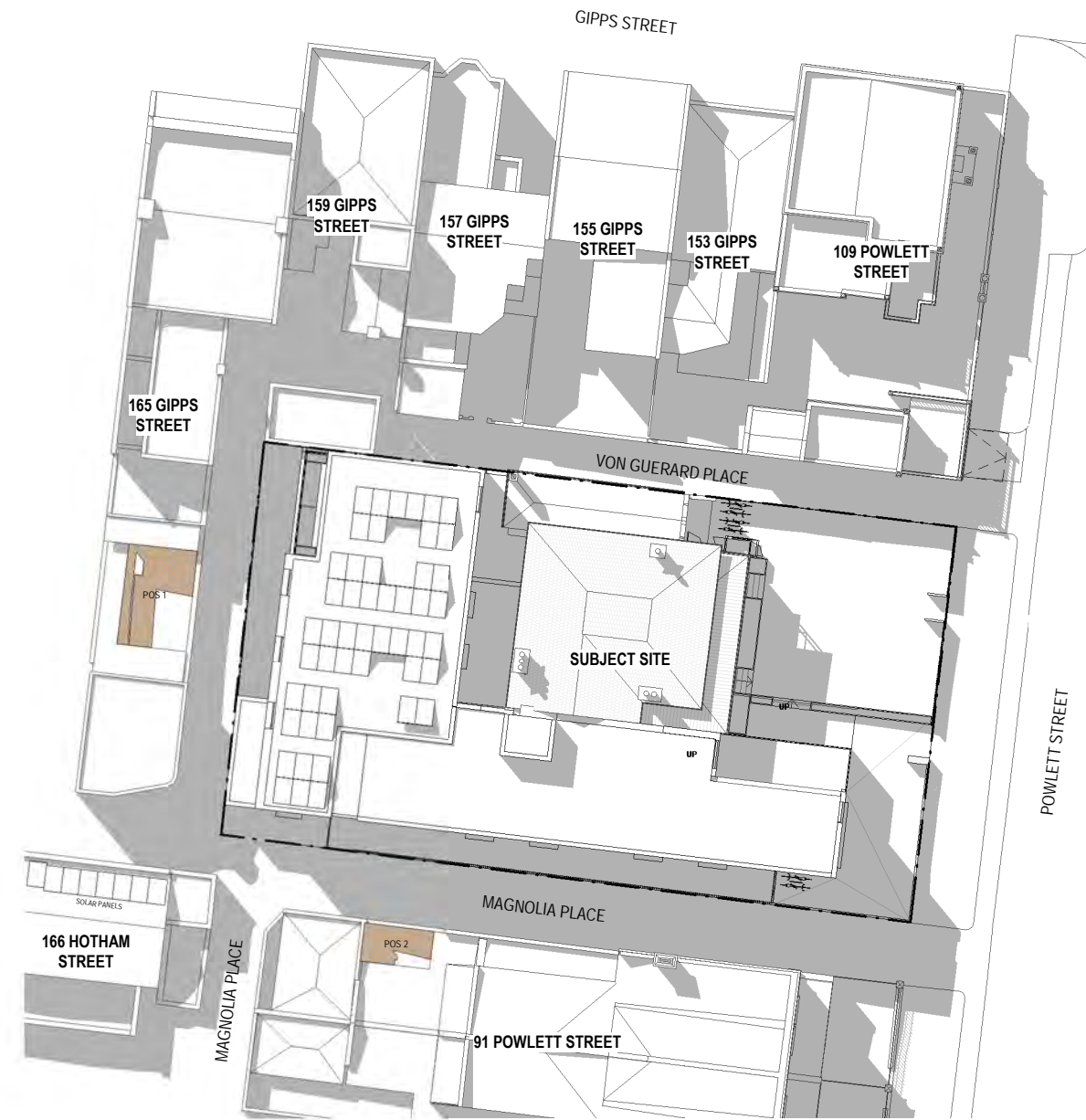
REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK





2PM 22 SEPTEMBER - EXISTING



2PM 22 SEPTEMBER - PROPOSED

NO ADDITIONAL SHADOWS

POS 1

	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	16m ²	69.57%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	16m ²	69.57%

POS 2

	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	7.5m ²	83.33%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	7.5m ²	83.33%

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

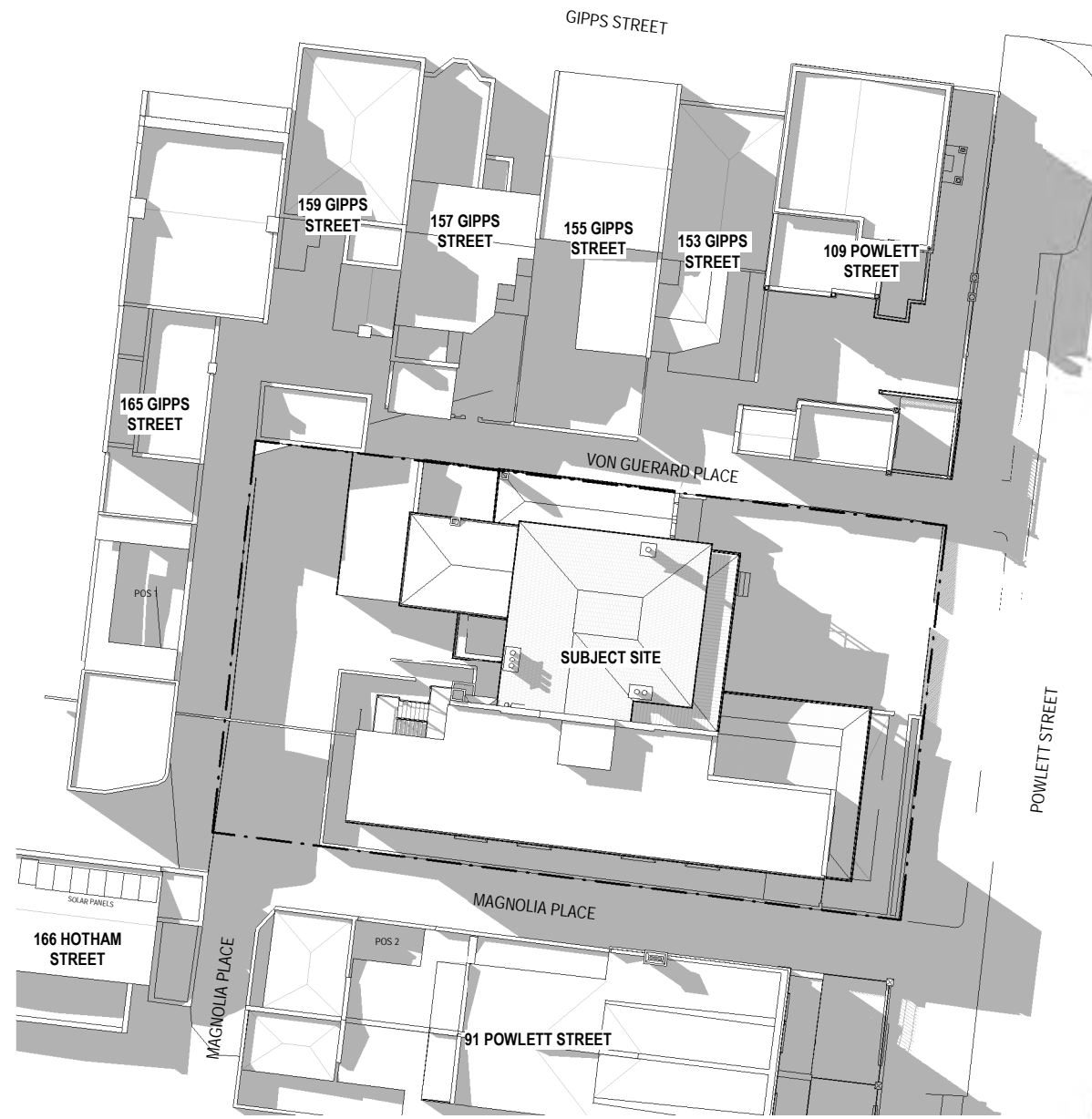
PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

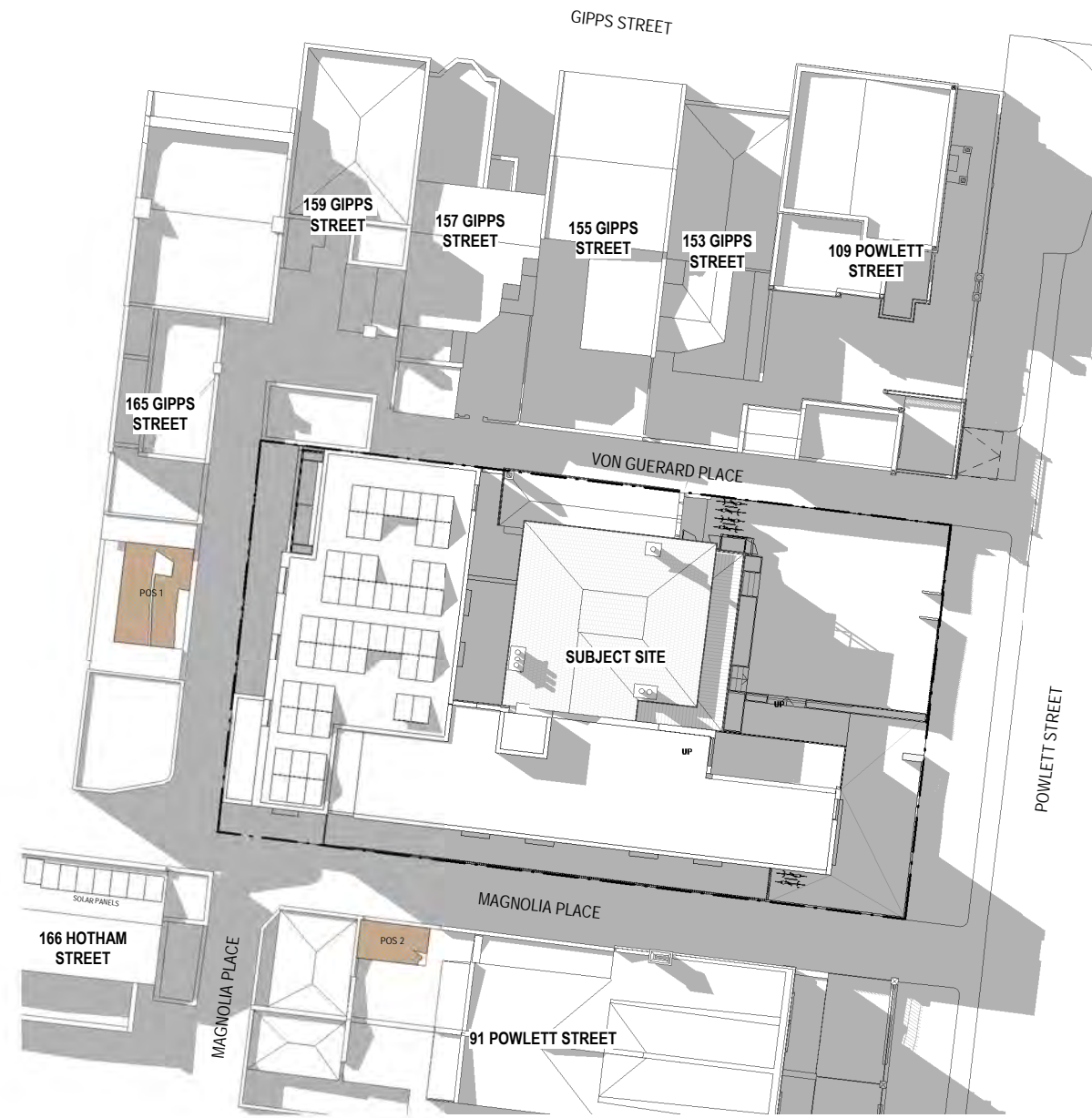
JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:200 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
SHADOW STUDY - 2PM





3PM 22 SEPTEMBER - EXISTING



3PM 22 SEPTEMBER - PROPOSED

NO ADDITIONAL SHADOWS

POS 1

	(m ²)	(%)
P.O.S. AREA	23m ²	
EXISTING SHADOWS	19m ²	82.61%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	19m ²	82.61%

POS 2

	(m ²)	(%)
P.O.S. AREA	9m ²	
EXISTING SHADOWS	8.6m ²	95.56%
ADDITIONAL SHADOWS	0m ²	0.00%
TOTAL SHADOWS	8.6m ²	95.56%

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	01.03.2021	TOWN PLANNING	FJ	DC
B	13.08.2021	TOWN PLANNING - RFI	FJ	DC
C	18.01.2022	TOWN PLANNING - RFI	FJ	DC

REV	DATE	REVISION	BY	CHK

PROJECT
MAGNOLIA COURT
95-101 POWLETT STREET, EAST MELBOURNE 3002
HOTEL

DRAWING STATUS
TOWN PLANNING

JOB N° 21050
REVISION N° C
DATE 18.01.2022
SCALE 1:200 @ A1
DRAWN BY FJ
CHECKED BY DC

DRAWING TITLE
SHADOW STUDY - 3PM





Proposal
Powlett Street



Rear Laneway



Rear Laneway



View from 165 Gipps St courtyard

CERA STRIBLEY

Cera Stribley

Domenic Cerantonio
Managing Principal
dom@cs-a.com.au

Chris Stribley
Managing Principal
chris@cs-a.com.au

CERA STRIBLEY PTY. LTD.
ACN 166 374 170

Studio 5/249 Chapel St
Pahran VIC 3181

T: +61 3 9533 2582
E: info@cs-a.com.au
www.cs-a.com.au

DELEGATED REPORT PLANNING PERMIT APPLICATION

Application number:	TP-2021-110
Applicant:	Squareback Pty Ltd
Owner:	Leaper Holdings Pty Ltd
Architect:	Cera Stribly Pty Ltd
Address:	95-101 Powlett Street, East Melbourne VIC 3002
Proposal:	Use of the land as a residential hotel, partial demolition, buildings and works associated with the extension of a multi-storey residential building, external alterations, construction of a fence, and painting.
Cost of works:	\$4.5 million
Date of application:	4 March 2021
Responsible officer:	Matthew Mukhtar, Senior Urban Planner

1 SITE AND SURROUNDS

1.1 Site

Planning permit application TP-2021-110 (**Application**) concerns the land at 95-101 Powlett St, East Melbourne (**Site**) which is formally identified as Lot 1 on Title Plan 687880S.

The key features of the Site are as follows:

Table 1: Key Features of the Site and Surrounds	
Size / shape	Generally rectangular in shape with a total area of approximately 927 m ² , with the following dimensions: <ul style="list-style-type: none"> • East boundary to Powlett St (frontage): 23.05 m. • North boundary to Von Guerard PI and 159 Gipps St (side): 40.4 m. • South boundary to Magnolia PI (side): 40.08 m. • West boundary to 165 Gipps St (rear): 25.19 m.
Existing conditions	Contains an existing part two, part three storey residential building known as 'Magnolia Court Boutique Hotel'. It has been previously used as a residential hotel consisting of 26 rooms (with an associated food and drink offering) contained within

	an original two storey Victorian era dwelling and adjoining three storey contemporary addition (constructed around 1960).
Vehicle access	Magnolia PI (via vehicle crossover to Powlett St) leading to the rear (west) of the Site which contains an open air car park area which accommodates approximately eight cars. Magnolia PI provides access to a number of nearby abutting properties.
On-street traffic conditions	Kerbside parking is provided on both sides of Powlett St, generally restricted to 1 hour between 7.30am and 10pm, with the kerb along the frontage of the Site subject to 15-minute parking between 7.30am and 6.30pm.

A formal site visit was undertaken on 18 March 2021. Other site visits were undertaken throughout 2021 and 2022 in the day and at night. The latest site visit was undertaken in the evening of 9 March 2022.

See **Figures 1 – 9** below.



Figure 1 – aerial image of the Site (Source: CoMPass, image taken 4 April 2021)



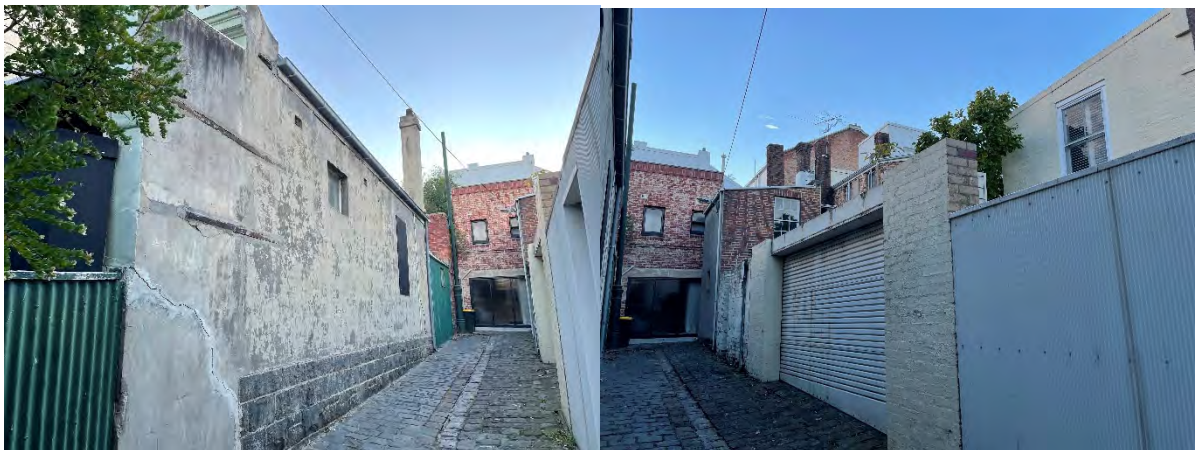
Figures 2 and 3 – view of the Site from Powlett St (Source: Council)



Figures 4 and 5 – view of the Site from Magnolia PI (left) and view of the rear of 91 Powlett St (right) (Source: Council)



Figures 6 and 7 – view to the rear of the Site from Magnolia PI (left) and view up the private laneway of 165 Gipps St toward the Site (right) (Source: Council)



Figures 8 and 9 – view of the Site from Von Guerard PI (left) and view of the rear of 155-159 Gipps St (right) (Source: Council)

1.2 Certificate of Title

The registered search statement for the Site identifies that the land is not burdened by Section 173 Agreements, easements, or restrictive covenants. The applicant has confirmed that no such encumbrances apply and therefore are not applicable to the Application.

1.3 Aboriginal Cultural Heritage

The Site is not included in an area of legislated cultural heritage sensitivity.

1.4 Surrounds

The surrounding neighbourhood is characterised by a mix of building styles and heights predominantly including heritage buildings with some modern infill buildings and extensions, within a residential context. There are examples of medical clinics and small commercial businesses in the vicinity.

See **Figure 10** below.

Clause 21.16-2 of the Melbourne Planning Scheme (**Scheme**) identifies that the Site is within the 'East Melbourne Residential Area' with East Melbourne and Jolimont having '*...an important role in providing hospital and medical services and supporting Central City edge business uses while maintaining residential amenity through limited development of residential areas.*'

See **Figure 11** below.

Powlett St is a largely residential street with a grassed central median strip and street trees. It contains restricted parallel parking on each side. The adjacent streetscape to the south and along the opposite east side of Powlett St in front of the Site is an intact environment of double-storey Victorian terraces set back behind front gardens. To the south at 85-91 Powlett St is a row of four double-storey terraces with rendered decorative facades. To the north across Von Guerard Pl is the rear of the adjacent site at the corner of Powlett and Gipps Sts, which contains a double storey heritage dwelling.

The *Heritage Places Inventory February 2020 Part A (Amended May 2021)* (**Heritage Inventory**) provides a three tiered grading system for heritage buildings, being 'significant', 'contributory' and 'non-contributory' (as well as a 'significant' grading for some streetscapes). The terraces to the south along Powlett St are graded 'contributory' while the building to the north at the corner with Gipps St is ungraded. The adjacent west side of Powlett St is an ungraded streetscape. The terraces along the opposite east side of Powlett St between numbers 82 to 112 are graded 'significant' within a 'significant' streetscape.

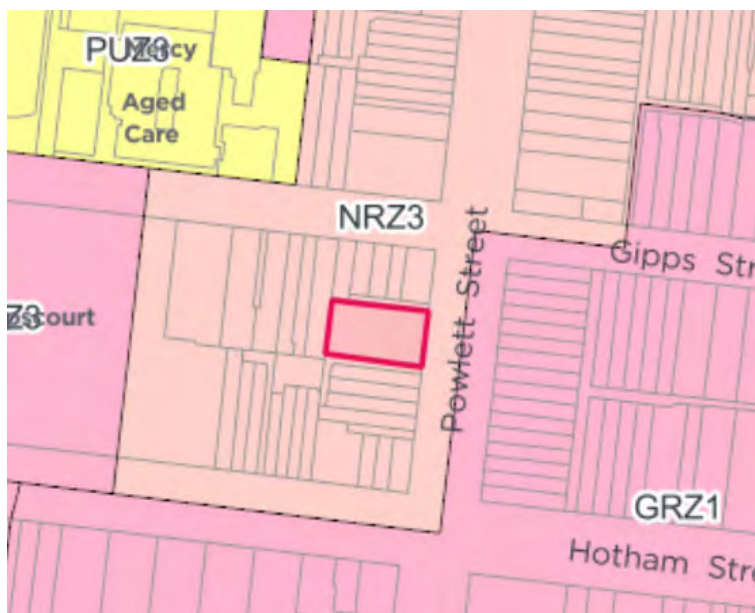


Figure 10 – zone plan (Source: CoMPass)

Figure 17: East Melbourne and Jolimont



Figure 11 – extract of figure 17 at Clause 21.16-2 of the Scheme (Site label added by Council)

1.5 History of the Site

The Heritage Impact Statement (**HIS**) prepared by Bryce Raworth contains a historical summary of the Site and the surrounds. The Site contains two heritage graded buildings, being identified as:

- 95-101 Powlett St: a two storey Victorian building (with a modern three storey addition) to the middle and south of the Site.
- 105 Powlett St: a single storey Victorian building to the north of the Site.

These are addressed in turn below.

1.5.1 95-101 Powlett Street

Graded as ‘contributory’ within an ungraded streetscape.

A part two, part three storey residential building consisting of an agglomeration of built form dating from the mid-Victorian period to the late twentieth century. The Building Identification Sheet (**BIF**) for the Site identifies the building in ‘fair’ condition, being a ‘...simple two storey terraced dwelling with slate hipped roof and two storey cast iron verandah’ but identifies that ‘the [verandah] balustrade has been removed’. The BIF sheet also identifies that the contemporary addition has been added and does not note that it is of some historical significance.

As evidenced by the HIS, the buildings have been used as a residential hotel in the past.

See **Figure 12** below.



Figure 4 Part of a 1988 advertisement for Magnolia Court showing the character of the Powlett Street frontage of the hotel at this time.. Source: Canberra Times, 27 June 1988, p. 15.

Figure 12 – extract of an image within the HIS (Source: Bryce Raworth)

1.5.2 105 Powlett Street

A single-storey bay on the north side of the Site, which is identified by the BIF as ‘possibly the narrowest dwelling in East Melbourne’. As discussed further below, Council proposes to include this property as a ‘contributory’ place in the Heritage Inventory as part of Amendment C396 to the Scheme.

See **Figure 13** below.



Figure 13 – extract of the BIF sheet (Source: Council, dated 1983)

2 BACKGROUND AND HISTORY

2.1 Planning Permit Application History

2.1.1 Pre-application Meeting

No pre-application meeting was held prior to the lodgement of the Application.

2.1.2 S.50 Amendment

In response to the Request for Information (**RFI**) letter dated 29 March 2021 and of its own volition to introduce other changes, the Application was amended pursuant to Section 50 of the *Planning and Environment Act 1987 (Vic)* (**Act**) on 16 September 2021 to make modifications to the proposal, being (in summary):

- Provide additional details of the proposal as requested by Council officer.
- Including use of the Site as a 'residential hotel' as a permit trigger.
 - Whilst the applicant was of the view that the Site benefitted from existing use rights (no evidence was provided for this), the applicant decided to include a permit trigger for the use of the land for a residential hotel to ensure no issues arose from this question of existing use rights. This allows Council to control the use with conditions should a permit issue, something that may not be possible if existing use rights had been established.
- Removal of the proposed basement level with an associated reduction in two car parking spaces (four car spaces proposed, a reduction of two from the original Application).

2.1.3 S.57A Amendment

In response to feedback from officers and objectors the applicant further amended the Application pursuant to Section 57A of the Act on 22 December 2021 to make modifications to the proposal, being (in summary):

- Redesign and reduction to the entry lobby (including removal of the hospitality offering).
- The outdoor seating area at ground floor level reduced to 34 patrons, from 48.
- The outdoor seating at first floor level reduced to 4 patrons, from 10 seats.
- Reduction to the hours of operation of the internal restaurant of the residential hotel to 11pm, from 11.30pm.
- Reduction to the hours of operation of the outdoor seating areas to 8pm, from 10pm.
- A revised car parking stacker system.
- Providing six bicycle spaces.
- Enlargement of the waste room.
- Amendments to the Waste Management Plan and Transport Impact Assessment.

The Section 57A plans (as revised) are prepared by Cera Stribley Pty Ltd, dated 18 January 2022.

2.2 Relevant Permit History

There are no planning permits of relevance to the assessment of the Application.

2.3 Planning Scheme Amendments

In the intervening period between when the Application was first received by Council and the date of this report, the following amendments to the Scheme are considered to be relevant as bearing on the Application.

2.3.1 Amendment C396: Finalisation of the Heritage Places Inventory

Amendment C396 has been prepared by Council to convert the gradings of the remaining heritage properties across Carlton, Carlton North, East Melbourne, Kensington, Melbourne, North Melbourne, Parkville, and South Yarra. The properties comprise:

- C-graded buildings in Heritage Overlay precincts in City North.
- D-graded buildings in individual Heritage Overlays.
- Properties requiring conversion that were not identified or were listed incorrectly in the Amendment C258 Heritage Places Inventory.

The Amendment proposes to convert 105 Powlett St from a C grading in a level 2 streetscape to having a 'Contributory' building category (streetscape category 'Non-contributory').

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category	Significant Streetscape
Powlett Street	95-101, includes:		
	<ul style="list-style-type: none"> • 101 Powlett Street (Magnolia Court) 	Contributory	-
	<ul style="list-style-type: none"> • Single storey building 	Contributory	-

Figure 14 – extract of the exhibited Heritage Places Inventory March 2021 document

At the time of this report, C396 has been publicly advertised and a review of the amendment by a Planning Panel has concluded. There is no discussion within the Planning Panel report specific to the Site. C396 has not been adopted by the Council and as such it is not 'seriously entertained'. Notwithstanding this, as discussed further below, the Application seeks to retain this dwelling.

2.3.2 Amendment VC174

On 20 December 2021, VC174 was gazetted which implemented the revised Better Apartment Design Standards which aims to deliver improved external amenity and design outcomes for apartment developments. As it relates to Clause 55 (Two or more dwellings on a lot), amendment VC174 amends Clause 55 to (amongst other things):

- Exclude apartments from the existing landscaping application requirement of Clause 58.03-2 at Clause 55.
- Include additional requirements for apartment developments at Clause 55.01 (Neighbourhood and Site Description and Design Response).
- Make consequential changes to existing provision, standard and table numbers.

VC174 included transitional provisions for applications lodged before the gazettal date. This includes the following provision at Clause 32.09-6 (Neighbourhood Residential Zone) of the Scheme, which states:

Clauses 55 and 58 of this scheme, as in force immediately before the approval date of Amendment VC174, continue to apply to:

- *An application for a planning permit lodged before that date.*
- *An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.*

The Application was lodged prior to the gazettal date and as such the above transitional provisions apply. The Application will therefore be assessed under the previous Objectives and Standards of Clause 55.

2.3.3 Amendment VC205

On 20 January 2022, VC205 was gazetted into the Scheme which introduced a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4. The amendment also makes consequential changes, including terminology changes to Clause 55. As above, the transitional provisions of Clause 32.09-6 apply so the Application will be assessed under the previous Objectives and Standards of Clause 55. Given the Site does not abut a Road Zone / Transport Zone, VC205 has no bearing on the Application.

3 PROPOSAL

3.1 Documents considered in assessment

The documents which have been considered in this assessment are identified in Table 2 below:

Table 2: Documents Considered in Assessment		
Document	Author	Date
Certificate of Title	Land data	17 February 2021
Town Planning Report	Squareback	December 2021
Architectural Plans	Cera Stribley Pty Ltd	18 January 2022
Waste Management Plan	Onemilegrid	20 December 2021
Transport Impact Assessment	Onemilegrid	20 December 2021
ESD Report	Sustainable Design Consultants	August 2021
Landscape Plan	Florian Wild	March 2021
Heritage Impact Statement	Bryce Raworth	June 2021
Acoustic Assessment	Clarity Acoustics	21 August 2021

3.2 Summary of the Proposal

3.2.1 Land Use

The proposed land use details are identified in Table 3 below:

Table 3: Proposed Land Use Details	
Floor area	Approximately 1335 m ² internal (not including car parking)
Use	Residential hotel (with an ancillary 'restaurant')
Rooms	37 - each with a bed, bathroom and wardrobe (some with lounges)
Liquor Licence	Not sought as part of the Application
Operating hours of the areas shown as restaurant and	Monday to Sunday (indoor): 8am to 11pm Monday to Sunday (outdoor ground and second storey terrace): 8am to 8pm

associated outdoor terrace areas	
Patronage of the 'restaurant' and associated outdoor terrace areas	Indoor: 90 patrons Outdoor (second storey terrace): 4 patrons Outdoor (ground floor): 34 patrons
Car parking spaces	4 spaces
Bicycle parking spaces	6 spaces
Outdoor areas	Yes, to the ground floor front of the site and a second storey terrace.
Music	Background music only No live music As per the relevant EPA guidelines noise generated by the premises must at all times comply with the requirements of the EPA Publication 1826.4: <i>Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues</i> , or a subsequently updated publication.
Waste	Waste will be stored within an enclosed internal waste room. A Waste Management Plan has been provided and assessed by Council's waste engineering department.
Access	Access for patrons via Powlett St Access of vehicles from Mangolia PI from an existing crossover to Powlett St
Security	Security is not proposed nor required for the type of proposal. The management staff will manage patrons and security in accordance with an Operational Management Plan (discussed later in this report).

3.2.2 Demolition and Buildings and Works

The existing building on the Site consists of (amongst other things), a 26 lodging room residential building (residential hotel) and an associated restaurant. It is understood that the building has been unused for some time.

The proposal seeks to alter and extend the existing building. This will include part demolition of the buildings on the Site including demolition of the contemporary three storey addition to the south (with the internal structure remaining), but retaining the existing two storey Victorian Era building and the associated one storey building to the north. The proposal will also increase the number of lodging rooms to 37 rooms (an increase of 11 rooms), relocate the restaurant, provide an outdoor offering, provide modern amenities, and a car parking stacker system.

Demolition

The proposal includes the following demolition works:

- Demolition of the one and two storey additions located to the rear.
- Demolition of the wall cladding, windows, and front verandah associated with the three storey building.
- Demolition of a section of the first floor wall which extends across the façade connecting the original two storey building and the three storey building.
- Demolition of the external staircase and retaining wall associated with the three storey building.
- Demolition of the roof associated with the three storey building.
- Demolition of the front and side fences.
- Demolition of the landscaping, including trees, shrubs, stairs and paving.
- Internal demolition (no permit required).

See **Figure 15** below which summarises the proposed demolition.



Figure 15 – render of the proposed demolition (Source: applicant)

Buildings and Works

The proposal includes the following construction works:

- Construction of a three storey addition (with a lobby entrance) to the side and rear of the existing building, including car parking in a stacker system.
- Construction of a glazed link between the original two storey Victorian Era building and the three storey addition.
- Construction of a new front and side fence (including an acoustic fence).
- Cleaning and reinstatement of the original face render finish to the original two storey Victorian Era building.
- External painting.
- New screened services area, lift overrun, and solar panels on the roof.
- Landscaping.

See **Figures 16 – 20** below.

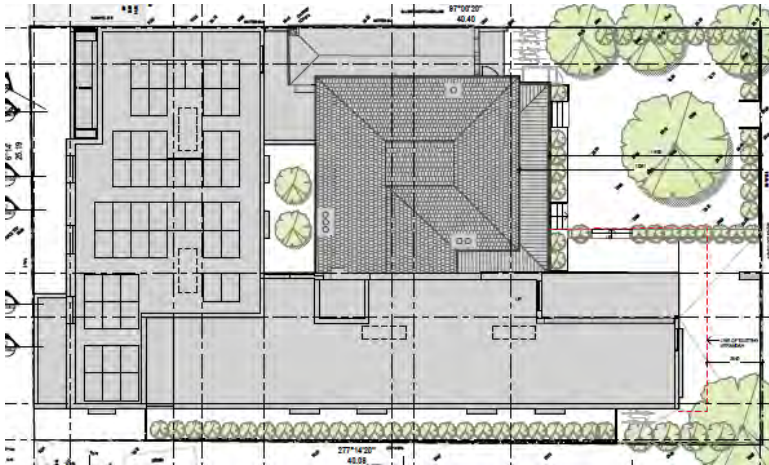


Figure 16 – proposed site plan (Source: applicant)

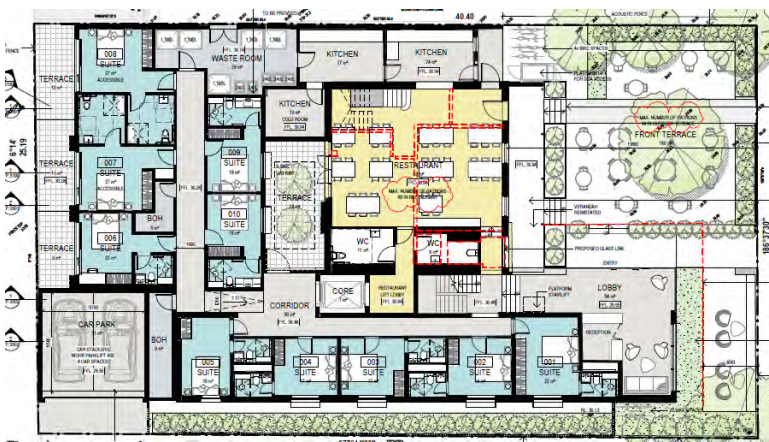


Figure 17 – proposed first floor plan (Source: applicant)

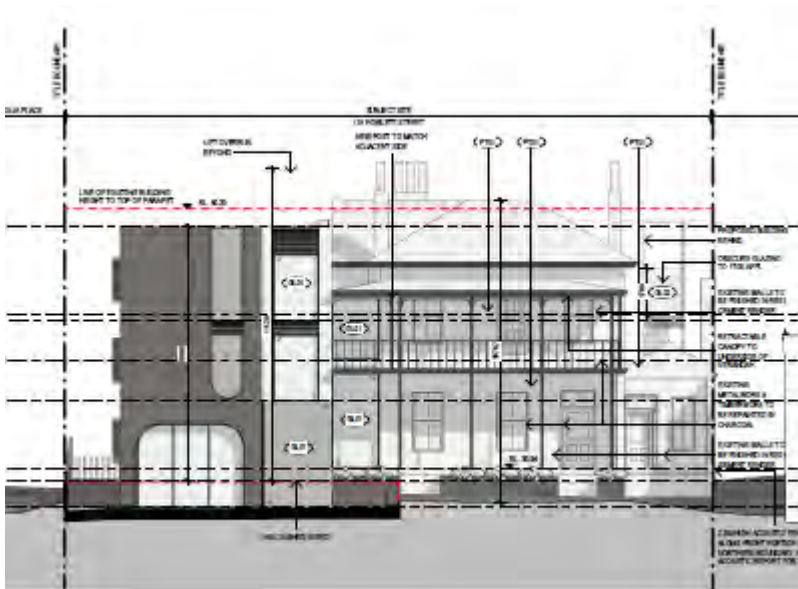


Figure 18 – proposed east elevation (Source: applicant)

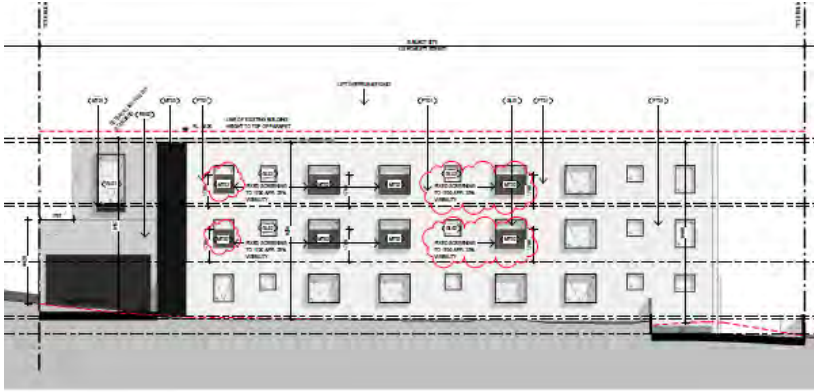


Figure 19 – proposed south elevation (Source: applicant)



Figure 20 – render of the proposal as viewed from Powlett St (Source: applicant)

4 PLANNING CONTROLS

Table 4 summarises the planning controls and requirements of the Scheme applying to the Site and proposed development:

Table 4: Planning Controls	
Clause	Permit Trigger
Clause 32.09 Neighbourhood Residential Zone Schedule 3 (Neighbourhood Residential Areas) (NRZ3)	<p><u>Permit required – use of the land for a ‘residential hotel’, the extension of a residential building, buildings and works associated with a Section 2 use, and to construct a fence.</u></p> <p><u>Permit Triggers</u></p> <p>Pursuant to Clause 32.09 a permit is required for:</p> <ul style="list-style-type: none"> • Use of the land as a ‘residential hotel’. • To construct a building or construct or carry out works for a use in Section 2 (a use which requires a planning permit) of Clause 32.09-2. • The fence exceeds the maximum height specified in Clause 54.06-2. • Construct or extend a residential building. <p><u>Garden Area</u></p>

	<p>An application to construct or extend a dwelling or residential building on a lot above 650 m² must provide a minimum garden area of 35%. This does not apply to (inter alia):</p> <ul style="list-style-type: none"> • <i>'An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.09-4 on the approval date of Amendment VC110.'</i> <p>See Garden Area discussed in detail at Section 12.3.</p> <p><u>Clause 55 (ResCode)</u></p> <p>A 'residential hotel' is a residential building and as such the proposal must meet the requirements of Clause 55.</p> <p>The NRZ3 does not alter any of the requirements of Clause 55.</p> <p><u>Maximum Building Height</u></p> <p>If no maximum building height or maximum number of storeys is specified in a schedule to this zone:</p> <ul style="list-style-type: none"> • the building height must not exceed 9 metres; and • the building must contain no more than 2 storeys at any point. <p>No maximum is specified in the NRZ3, as such the above applies.</p> <p>A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if (inter alia):</p> <ul style="list-style-type: none"> • <i>'It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.'</i>
<p>Clause 43.01 Heritage Overlay, Schedule 2 (East Melbourne and Jolimont Precinct) (HO2)</p>	<p><u>Permit required – partial demolition, buildings and works, construct a fence, external alterations, and painting.</u></p> <p><u>Permit Triggers</u></p> <p>Pursuant to Clause 43.01-1 a permit is required for:</p> <ul style="list-style-type: none"> • Partial demolition. • Construct a building or construct or carry out works. • Construct a fence. • External alterations. • Painting. <p>The Site is not included in the Victorian Heritage Register.</p>
Particular Provisions	
<p>Clause 52.06 Car Parking</p>	<p><u>To the satisfaction of the responsible authority.</u></p> <p>A permit is required to (inter alia):</p> <ul style="list-style-type: none"> • Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay. • Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site. <p>Table 1 of this Clause 52.06 sets out the car parking requirement that applies to a use listed in the Table. Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision</p>

	<p>of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the <i>satisfaction of the responsible authority</i>.</p> <p>The proposal is for a new use (as discussed above) as such the above applies.</p> <p>Pursuant to Clause 73.03, a 'residential hotel' is included in a 'residential building' which in turn is included in 'accommodation'. These land uses do not appear in Table 1 of Clause 52.06. As such, car parking must be <i>to the satisfaction of the responsible authority</i>.</p>						
<p>Clause 52.34 Bicycle Facilities</p>	<p>No permit required.</p> <p>Pursuant to Clause 52.34-1, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage have been provided on the land. Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.</p> <p>Pursuant to Clause 73.03, a 'residential hotel' is included in a 'residential building', as such the below rate is applicable. It is noted that Clause 52.34 operates differently to Clause 52.06 (discussed above) in this regard.</p> <p>Table 1 to Clause 52.34-5 Bicycle spaces</p> <table border="1" data-bbox="454 891 1157 985"> <thead> <tr> <th data-bbox="454 891 651 936">Use</th> <th data-bbox="651 891 906 936">Employee/Resident</th> <th data-bbox="906 891 1157 936">Visitor/Shopper/Student</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 943 651 985">Residential building other than specified in this table</td> <td data-bbox="651 943 906 985">In developments of four or more stores, 1 to each 10 lodging rooms</td> <td data-bbox="906 943 1157 985">In developments of four or more stores, 1 to each 10 lodging rooms</td> </tr> </tbody> </table> <p>The proposal includes 37 rooms.</p> <p>As such, six bicycle space are required.</p> <p>The Application provides for six bicycle parking spaces as such the statutory requirement is met and no permit is required.</p>	Use	Employee/Resident	Visitor/Shopper/Student	Residential building other than specified in this table	In developments of four or more stores, 1 to each 10 lodging rooms	In developments of four or more stores, 1 to each 10 lodging rooms
Use	Employee/Resident	Visitor/Shopper/Student					
Residential building other than specified in this table	In developments of four or more stores, 1 to each 10 lodging rooms	In developments of four or more stores, 1 to each 10 lodging rooms					
<p>Clause 53.18 Stormwater Management in Urban Development</p>	<p>An application to construct a building or construct or carry out works:</p> <ul style="list-style-type: none"> • Must meet all of the objectives of Clauses 53.18-5 and 53.18-6. • Should meet all of the standards of Clauses 53.18-5 and 53.18-6. <p>The Application is accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.</p>						

5 STRATEGIC FRAMEWORK

5.1 Planning Policy Framework (PPF)

The relevant provisions of the PPF are summarised as follows:

- Clause 13 – Environmental Risks and Amenity
 - Clause 13.05 – Noise
 - Clause 13.05-1S – Noise Abatement
 - Clause 13.01 – Amenity and Safety
 - Clause 13.07-1S – Land Use Compatibility
- Clause 15 – Built Environment and Heritage
 - Clause 15.01 – Built Environment

- Clause 15.01-1S – Urban Design
 - Clause 15.01-1R – Urban Design – Metropolitan Melbourne
 - Clause 15.01-2S – Building Design
 - Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne
 - Clause 15.01-5S – Neighbourhood Character
- Clause 15.03 – Heritage
 - Clause 15.03-1S – Heritage conservation
- Clause 17 – Economic Development
 - Clause 17.02 – Commercial
 - Clause 17.02-1S – Business
 - Clause 17.04 – Tourism
 - Clause 17.04-1S – Facilitating Tourism
- Clause 18 – Transport
 - Clause 18.01 – Land Use and Transport
 - Clause 18.01-1S – Land Use and Transport Integration
 - Clause 18.01-3R – Sustainable and Safe Transport – Metropolitan Melbourne
 - Clause 18.02 – Movement Networks
 - Clause 18.02-3S – Principal Public Transport Network

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 21.01 – Introduction
- Clause 21.02 – Municipal Profile
- Clause 21.03 – Vision
- Clause 21.06 – Built Environment and Heritage
- Clause 21.08 – Economic Development
- Clause 21.09 – Transport
- Clause 21.11 – Local Areas
- Clause 21.16-2 – East Melbourne and Jolimont

5.2.2 Local Policies

The relevant local policies are summarised as follows:

- Clause 22.05 – Heritage Places Outside the Capital City Zone
- Clause 22.14 – Discretionary Uses in the Neighbourhood and General Residential 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 GENERAL PROVISIONS

The following general provisions apply to the Application:

- Clause 64.01 (Land Used for More Than One Use) states that *'If land is used for more than one use and one is not ancillary to the other, each use must comply with this scheme'*.
- Clause 65 – Decision Guidelines, which includes the matters set out in; and
- Section 60 of the Act.

7 OPERATIONAL PROVISIONS

The following operational provisions are relevant to the assessment of the Application:

- Clause 73.03 – (Land Use Terms) defines the following relevant land use terms:
 - Residential hotel:
 - *'Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.'*

8 PUBLIC NOTICE

8.1 First Round

On 27 September 2021, notice of the Application was given by sending letters to the owners and occupiers of adjoining and surrounding properties (undertaken by Council) and by instructing the permit applicant to erect three public notices – one to each street interface – on the site for a 14 day period in accordance with Section 52 of the Act.

On 13 October 2021, a signed statutory declaration confirming that the permit applicant had erected the public notice signs in accordance with Council's requirements was returned.

8.2 Notice of the S.57A Amended Application

On 9 February 2022, public notice of the s.57A Application was given under s.57B of the Act by sending letters to the owners and occupiers of adjoining properties as well as objectors. In addition to this, for convenience, on 9 February 2022, objectors were also sent an email with the amended documents attached.

9 OBJECTIONS

A total of ninety five (95) objections and one (1) letter of support have been received as of the date of this report. The matters raised are summarised below. Issues raised have informed consideration of the Application in the assessment section of this report.

9.1 Objector Concerns

9.1.1 Use

- Operation of a commercial business within a residential area.
- Applicant relying on existing use rights.
- Hospitality offerings not being ancillary uses as they are open to the public.
- Operating hours.

- Patron numbers (indoors and outdoors).
- Behaviour of patrons.
- Noise (including from mechanical equipment and car stacker).
- Odour.
- Impacts on waste disposal on Von Guerard's Lane and the surrounding dwellings.
- Operating arrangements for the proposed use are not provided.
- Liquor licencing.

9.1.2 Heritage

- Extent of demolition.
- Inappropriate / unsympathetic built form response.
- The proposal should better enhance the heritage place through reinstating / repairing original elements of the heritage form.

9.1.3 Amenity / Built Form

- Inappropriate amenity impacts caused by the proposal, in particular the relationship to the dwellings to the south, north, and west, in terms of visual bulk, overshadowing, and lack of setbacks.
- Various non-compliances with the Objectives and Standards of ResCode (Clause 55), including:
 - B1 (Neighbourhood Character)
 - B5 (Integration with the Street)
 - B7 (Building Height)
 - B15 (Parking Location)
 - B17 (Side and Rear Setbacks)
 - B18 (Walls on Boundary)
 - B22 (Overlooking)
 - B24 (Noise)

9.1.4 Acoustics

- Effectiveness of the proposed acoustic treatments.

9.1.5 Traffic / Car Parking

- Insufficient car parking spaces.
- Stress on on-street car parking.
- Increased traffic and other impacts on the road network.
- Use of the abutting laneways.
- Removal of the proposed underground car park.
- Insufficient bicycle parking spaces.
- Impacts of deliveries and drop off.

9.1.6 Landscaping

- Inappropriate choice of landscaping.

9.1.7 Other Matters

- Impacts of the construction.
- The notice period did not leave enough time to object.
- Lack of consultation.
- Not rejecting the proposal outright prior to notice.
- Poor enforcement of on-street car parking restrictions.
- Negative effect on property values.

9.2 Support

- Benefits of a new restaurant offering in the area.

10 CONSULTATION

Two rounds of formal advertising were conducted as outlined above.

In addition to individual consultation with property owners and occupiers being undertaken by telephone, email, and online (via Microsoft Teams), a copy of the objections received were provided to the applicant for their consideration and response.

The applicant did not provide a formal written response to the objections, however did amend the Application under s.57A of the Act following the first notice period as outlined above.

11 REFERRALS

11.1 Internal

11.1.1 Heritage

Council's heritage advisor provided overall support for the Application, subject to conditions.

In support of the proposal the heritage advisor is of the opinion that the extent of demolition is commensurate with heritage policy and supports the opportunity presented by the proposal to remedy the aesthetically failing late 1950s addition. As discussed above, the 57A amendments reduced the size of the lobby which allowed the reinstatement of the double-height return verandah of the heritage place. Further, the proposed glazed link improves pedestrian interaction with the heritage façade which was supported by the heritage advisor.

However, notwithstanding the above, Council's heritage advisor is of the opinion that more can be done to improve the intersection of the proposed addition and the existing heritage building for an improved heritage outcome. Detailed architectural drawings assisted by a suitably qualified heritage expert would improve the connection between the heritage form and the contemporary rather than continue the current circumstances in which the side volume presents as simply abutting. This would be achieved by detailed drawings within a Conservation Management Plan.

Planner's Comments:

- In response to the above, a Conservation Management Plan will form a condition on a planning permit should one issue. In addition to conservation works the document will require the detailed drawings as described above.

Subject to the above changes, it is considered that the proposal will suitably respond to Council's heritage feedback, and will achieve compliance with Clause 22.05.

11.1.2 Urban Design

Council's urban design department provided the following comments on the Application (summarised):

- Noted some non-compliances with ResCode Standards.
- More clearly delineating the heritage and contemporary forms by reducing the size of the lobby.
- General support for the proposed finishes and architectural design.
- Request the inclusion of RE02 in the table of finishes.
- Suggested changing the material of the new addition from RE02 to the folded concrete treatment (CON01) to improve the quality of the laneway interface.

Planner's Comments:

- An assessment against the Objectives and Standards of ResCode is included within the assessment section of this report.
- See above comments in regard to the lobby under 'Heritage'.
- As depicted on TP.0201 the south elevation (laneway elevation) the painted brick wall is being largely retained. The retained wall is proposed to be rendered and painted charcoal (PT01). Based on the comments from the heritage advisor, the laneway character does not have heritage significance so the rendering of the south elevation is seen as appropriate. This was discussed with the Urban Design department who confirmed that rendering is appropriate.
- A condition for a detailed material schedule will form part of any planning permit to issue as well as including a material tag of BR01 on the three story addition.

Subject to the above changes, it is considered that the proposal will suitably respond to Council's urban design feedback, and will achieve compliance with Clause 22.17.

11.1.3 Environmental Sustainable Design

Council's ESD Officer reviewed the ESD statement and advised that it contains appropriate initiatives to meet the requirements of Clauses 22.19 and 22.23 of the Scheme, however recommended a number of conditions to be included on any planning permit to issue. This includes:

- Design commitments in the ESD report to be shown on the plans.
- A Landscape Management Plan.

Subject to the above changes, it is considered that the proposal will suitably respond to Council's ESD feedback, and will achieve compliance with Clause 22.19 and 22.23.

11.1.4 Land Survey

No objection to the proposal.

Noted that both Von Guerard PI and Magnolia PI are public roads under the care and management of the Council.

11.1.5 Civil Infrastructure

Council's Principal Engineer (Infrastructure) recommended that a number of conditions be included on any permit being granted to protect Council's road-based assets and integrate the development with Council's stormwater drainage system.

11.1.6 Traffic

Council's Traffic Engineering Department provided the below comments (summarised):

- No objection to the amount of car parking provided or the design of the stackers.
- Existing parking restrictions will not be changed to suit the requirements of the proposal.
- No objection to the expected traffic movements.

Planner's Comments:

- See discussion in assessment below.

11.1.7 Waste

Council's Waste Engineer recommended that conditions be included on any permit being granted to ensure waste is appropriately managed within the Site.

11.1.8 Urban Forestry and Ecology

Council's arboricultural officer provided the following comments:

- A condition for the submission of landscape plans should be included on a planning permit, should one issue.
- A condition requiring a Tree Protection Plan (for public tree assets) should be included on a planning permit, should one issue.

12 ASSESSMENT

The key issues for consideration in the assessment of the Application include the following:

- Use
- Heritage
- Built Form and Urban design
- ResCode
- Engineering
- Sustainability
- Matters Raised by the Objectors.

12.1 Use

A permit is required for use of the site for a 'residential hotel' in the NRZ.

Officers are satisfied that the lobby and hospitality areas (open to members of the public as well as guests) will be ancillary and operate in conjunction with the primary 'residential hotel' land use definition in the Scheme.

The proposed land use is an acceptable response of the NRZ for the following reasons:

- The use aligns with the purpose and decision guidelines of the NRZ and planning policy (refer to section 12 of this report).
- The use can be appropriately managed via an Operational Management Plan (**OMP**) and planning permit conditions.

12.1.1 Policy Assessment

MSS, PPF, and Zoning

The purpose of the NRZ is:

- *'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.'*

There is no specific neighbourhood character objective in the NRZ3.

The proposal is an acceptable response to the purpose and decision guidelines of the NRZ and the relevant policies of the MSS, PPF for the following reasons:

- The Site conditions present a unique circumstance from a policy perspective. As described above, the Site contains an existing part two, part three storey residential building that has been used as a residential hotel in the past. The proposed use is therefore not an entirely new proposition. Although it is noted that the proposed use is greater (in terms of size and operation) than the historical use. However, the proposal still needs to be assessed on its individual merits.

The proposal is considered to reasonably respond to the purpose of the NRZ which seeks to provide for limited non-residential uses in *'...appropriate locations.'* by utilising a unique existing commercial building. Several of the objections stated that there would be no objection to a small commercial offering on the outskirts of the residential areas of East Melbourne. As above, the existing buildings on the Site and the previous commercial use make this a unique circumstance.

This is further discussed with reference to Clause 22.14 (Discretionary Uses in the Neighbourhood and General Residential Zone) below.

- The proposal provides additions to a building previously used as a residential hotel. This will create employment opportunities and attract guests which will ensure the ongoing viability of the commercial building and support the tourism industry which is consistent with the objectives, policy and strategies of Clause 17.02-1S (Business), Clause 17.04-1S (Facilitating Tourism), Clause 21.03 (Vision) and Clause 21.08-2 (Business).
- Noting the site conditions discussed above, the proposal provides an acceptable built form and landscape outcome which will improve pedestrian interest and engagement with the building. The proposal is an improvement on the existing conditions, particularly in relation to the three storey addition to the south of the Site. This is consistent with the built environment and public realm objectives in Clause 15.01-1S (Urban Design), Clause 21.03 (Vision), Clause 21.06 (Built Environment and Heritage), Clause 21.16-2 (East Melbourne and Jolimont) and Clause 22.17 (Urban Design Outside the Capital City Zone).
- The proposed building additions are appropriately designed and sited to ensure they do not cause any unreasonable offsite amenity impacts. The height and scale of the built form is comparable to buildings within East Melbourne and this is consistent with the objectives of Clause 22.17 (Urban Design Outside the Capital City Zone) and is further demonstrated in the response to Clause 55 in Section 12.4 of this Report.
- The provision of traffic (including loading and refuse collection), car parking, bicycle parking, and waste management practices are appropriate and responsive to the purpose and design standards of Clause 52.06 as discussed in Section 12.5 and 12.6.
- The proposal includes a range of ESD and WSUD measures that address the objectives and requirements of Clause 21.06-3 (Sustainable Development), Clause 22.19 (Energy, Water and

Waste Efficiency), Clause 22.23 (Stormwater Management (Water Sensitive Urban Design)) and Clause 53.18 (Stormwater Management in Urban Development) as discussed in Section 12.5 and 12.6.

Clause 22.14 (Discretionary Uses in the Neighbourhood and General Residential Zone)

Clause 22.14 is the policy for assessing an Application that seeks permission for a discretionary use (a use that requires a planning permit) within the Neighbourhood or General Residential Zone.

The policy seeks to balance the encroachment of uses that are non-compatible with residential amenity whilst also acknowledging that there are existing non-residential uses in residential areas which make important contributions to local neighbourhoods.

The Proposal is acceptable, having regard to these, noting the following:

Table 5: Clause 22.14 Assessment	
Policy	Assessment
Discourage new non-residential uses in the Residential Zones unless there is a net benefit to local residents and the local community.	<p>As outlined above, whilst the Site is located within a residential area of East Melbourne, the Site has historically been used as a residential hotel.</p> <p>The net community benefit of the proposed project can be understood in broad economic and conservation terms. In particular, the economic benefits of re-establishing the historic use, tourism, and the prospect of establishing a heritage conservation regime for the Site (with appropriate conditions on permit).</p> <p>Notwithstanding the above, the proposal must still be compatible in terms of amenity impacts with the surrounds. This is discussed further below.</p>
Ensure the intensity of non-residential uses are appropriate to a residential context.	<p>Compared to the historical use, the proposal includes 11 additional rooms and an external hospitality offering. In terms of rooms and external offering, this represents a 42% increase in addition to the hospitality patrons. It is understood that the previous use had a 'bed and breakfast' style hospitality offering, but details are unclear.</p> <p>It is considered that the style and quantity of rooms and the location and operating hours of the ancillary hospitality offerings are appropriate for the context. Officers are satisfied that the proposal on land previously used for commercial purposes adjacent to residential uses is acceptable. The residential hotel, provides an appropriate accommodation focus adjacent to residential uses subject to noise and management plan conditions being included on any permit to issue.</p>
Minimise the effects of non-residential uses on residential amenity (by controlling numbers of operators, practitioners, staff levels, hours of operation, traffic and parking movements, light, noise and air emissions).	<p>As above, an enforceable OMP and permit conditions controlling the use will form a condition on any permit to issue.</p>

<p>Encourage non-residential uses to locate:</p> <ul style="list-style-type: none"> • In buildings that were purpose-built for predominantly non-residential purposes. • On corner sites that have direct access to a road in a Road Zone. • On sites that are located adjacent to the boundary of a non-residential zone. 	<p>As above, the proposal seeks to utilise an existing building that was purpose-built for a commercial purpose.</p>
<p>Ensure that responsibility for management of operational impacts such as traffic, parking, odour, light spill, signage and noise falls upon the agent of change to minimise impacts on the neighbourhood.</p>	<p>As above, an enforceable OMP and permit conditions controlling the use will form a condition on any permit to issue.</p>
<p>Ensure that responsibility for management of operational impacts such as traffic, parking, odour, light spill, signage and noise falls upon the agent of change to minimise impacts on the neighbourhood.</p>	<p>As above, an enforceable OMP and permit conditions controlling the use will form a condition on any permit to issue.</p> <p>See the traffic and car parking discussion below.</p> <p>No signage is proposed.</p>
<p>Non-residential uses should have a clear and workable management plan for their operation.</p>	<p>As above, an enforceable OMP and permit conditions controlling the use will form a condition on any permit to issue.</p>
<p>Non-residential uses should not result in significant changes to traffic conditions in local streets or significantly increase demand for on-street car parking.</p>	<p>See the traffic and car parking discussion below.</p>
<p>The times of loading or unloading of deliveries should not adversely affect the amenity or traffic function of the area.</p>	<p>As above.</p>
<p>Noise associated with deliveries should not cause disturbance to nearby residents.</p>	<p>As above.</p>
<p>Non-residential uses should not subject neighbouring residential properties to unreasonable levels of noise or vibration (associated with the operation of the use, the hours of operation, music and</p>	<p>The proposed use is not considered to be one that is associated with vibration.</p> <p>In regard to noise, the proposal is considered acceptable by way of permit conditions controlling:</p>

entertainment, air conditioning and other plant equipment).	<ul style="list-style-type: none"> • The use must comply with the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N-2) during the day, evening and night time periods. It is noted that the relevant noise protocol has been recently updated to the EPA's Victoria Publication Noise Limit and Assessment Protocol 1826.4, or result in unreasonable and aggravated noise as defined by Part 5.3 of the Environment Protection Regulation 2021, or other equivalent policy. • Waste and delivery times will be limited. All truck deliveries shall only be permitted between the hours 7am-8pm Monday to Saturday and 9am-8pm Sundays and public holidays. • All waste collection shall only be permitted between the hours 7am-8pm Monday to Saturday and 9am-8pm Sundays and public holidays. • Any external music amplification be limited to the locations outlined in the Acoustic Report and must be restricted to background music levels only (as defined by the EPA). • No live entertainment / music.
Provision should be made on site for appropriate waste storage and collection facilities, including provision for specialised wastes. Waste facilities should be screened from neighbouring properties, streets and laneways.	Council's waste engineer has reviewed the WMP and found it acceptable, subject to conditions. The WMP controls such matters and is an enforceable document under a permit.
Rubbish and waste collection, particularly the collection of bottles and other recyclable materials, should not disturb residential amenity.	As above.
Signage and its illumination must not detrimentally impact the residential amenity of the area.	No signage is proposed as part of the Application.
Non-residential uses should prevent light spillage onto residential properties.	The area of the proposal considered to potentially lead to light spill are the outdoor areas. This will be controlled by the OMP which will need to clearly outline when light will be turned off outside, following the closure of the area at 8pm.
Residential properties should not be subjected to dust, or offensive air emissions.	The proposed use is not expected to subject others to dust, or offensive air emissions.
Residents should not be disturbed by the operation of the activity during the night.	As above, an enforceable OMP and permit conditions controlling the use will form a condition on any permit to issue.
Non-residential uses should not cause electrical interference to neighbouring properties.	The proposed use is not expected to cause electrical interference to neighbouring properties. There is no evidence to suggest that the electrical infrastructure needs upgrading.

12.1.2 Internal Amenity

It has been well established by VCAT that residential hotels and serviced apartments do not require the same standard of internal amenity as a dwelling given the short-term, temporary nature of the accommodation type. However, whilst these land uses are not expected to provide the same level of internal amenity as permanent accommodation, a level of amenity commensurate with the expectations of temporary accommodation still needs to be considered.

In this Application, the proposed lodging rooms are one-bedroom and designed in a studio arrangement with wardrobes and enough space for seating and bed side tables space provided. Whilst it is acknowledged that the width of a standard room is relatively limited, it is considered that the depth is acceptable, and given these rooms are not for permanent residential accommodation, it is not necessary for additional furniture (i.e. desks) to be provided. These rooms will comfortably accommodate a double bed, seating and wardrobe facilities.

Council's ESD officer has provided advice that some of the window openings to bedrooms and corridors are not shown on the plans. Conditions on any permit to issue will ensure these details are shown on plans to ensure appropriate natural ventilation.

12.1.3 Noise

The Site is within a residential area with several concerns from surrounding owners and occupiers with regard to noise generated by various components of the proposal being raised as a major issue. It is the officer's position that the proposed intensity of the use (that is, hours of operation, patron numbers, etc.) coupled with appropriately worded conditions on any permit to issue, will ensure community amenity is not unreasonably reduced by noise emissions.

The applicant has provided an Acoustic Report which (amongst other things) provides a review of the proposal against the new environment protection framework of the *Environment Protection Act 2017*.

The Acoustic Report was prepared for the originally advertised plans, which proposed the following (amongst other things):

- Restaurant operating between 8am and 11.30pm, 7 days a week
- The outdoor areas operating until 10pm, 7 days a week.
- Seating for up to 48 patrons in the ground floor outdoor terrace, up to 10 patrons in the first-floor terrace and up to 90 patrons within the restaurant.

It is noted that the above patron numbers and hours of operation were reduced by the s.57A application.

The Acoustic report recommended that the following noise controls are implemented into the design of the building and the management of the venue:

- A 2.2 m high acoustic fence to the ground floor northern boundary.
- New first floor windows to the western facade of the restaurant must be constructed of a minimum of 6 mm thick float glass or the acoustic equivalent.
- Background music only.
- No music should be played in the outdoor areas after they close.
- First floor windows associated with the restaurant should remain closed at all times.
- All external doors associated with the restaurant should be fitted with automatic closing mechanisms and should remain closed at all times (except for patron ingress and egress).
- Patrons in the ground floor terrace area will need to be limited to a maximum of 38 patrons during the evening period (i.e. between 6pm and 10pm).

Clause 32.09-19 (NRZ) provides a decision guideline for Council to consider *‘the scale and intensity of the use and development.’* Clause 13.05-1S (Noise Abatement) seeks to assist the control of noise effects on sensitive land uses. To achieve this objective, the following relevant strategy is employed:

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

The provision of the acoustic screen, the conditions above and those contained within this report with regard to operating hours, patrons, and background music (etc.) will ensure that unreasonable noise impacts from the proposed restaurant will be appropriately managed. Given the majority of the building would be used for lodging rooms, with the windows closable, adjacent residential sites will not be unduly affected from noise emanating from hotel rooms. Notwithstanding this, an updated Acoustic Report will be required to confirm the building materials to comply with the relevant standards.

With respect to noise, the following is noted:

Table 6: Noise Assessment	
Policy	Assessment
Amplified Music	<p>No live music is proposed.</p> <p>Music must be no louder than a background level (defined by the EPA) which will form a condition on any permit.</p> <p>Any permit to issue will include the requirement to provide an updated Acoustic Report to set out the measures required to ensure compliance with the relevant noise limits, including implementation of any recommendations in the OMP.</p>
Patron noise	<p>Officers specifically required the applicant to acoustically assess the proposed use to ensure the surrounding dwellings are not impacted.</p> <p><u>Outdoors</u></p> <p>There is no EPA regulations on patron noise. Patron noise is managed by restricting patron numbers, hours of operation (etc.). As discussed above, the Acoustic Report confirms that subject to conditions, the originally lodged proposal achieved the EPA noise limits. As such, the 57A amendments are expected to further reduce the noise impact.</p> <p><u>Indoors</u></p> <p>90 internal restaurant patrons are proposed. Under the Building Code “the deemed to satisfy provisions” for the maximum number of patrons for a resultant is one patron per 1 m² (with the exception of lifts, stairways, corridors, and the like). The internal area for the restaurant (minus the exceptions) is approximately 150 m². As such, the 90 patrons are understood to be below the Building Code maximum. Further, the indoor operation is setback from Powlett St. Combined with the OMP and the recommendations in the Acoustic Report it is expected to manage acceptable patron noise.</p>
Mechanical plant and equipment noise	<p>The proposal includes mechanical plant and a car stacker.</p> <p>Conditions on any permit to issue will include the requirement for the services to comply with the relevant guidelines.</p>

Noise from traffic and waste collection / deliveries	Concern about noise from increased traffic generated by the proposal in addition to noise impacts from deliveries and waste collection vehicles has been raised by objectors. The noise from traffic will be limited due to the limited car parking to the rear of the Site and the single point of vehicle access. The nature of the use will result in limited traffic movements as advised by the traffic department. Conditions on any permit to issue will impose the limited hours for deliveries and waste collection.
--	---

Based on the above it is considered the proposal will not result in any unreasonable noise impacts to the adjacent residential sites.

12.1.4 Licensed Premises

Pursuant to Clause 52.27 of the Scheme, a planning permit is required for (amongst other things) a licence under the *Liquor Control Reform Act 1998*.

The Application does not seek planning permission for a liquor licence. This was directly addressed with the applicant who confirmed the same. As such Clause 22.22 (Licenced Premises) is not applicable.

Should a future liquor licence application be lodged, this will require a planning permit and will be assessed on its merits at the time (by both the City of Melbourne and the VGCCC – formerly VCGLR).

12.1.5 Management of the Use

A key concern raised by objectors relates to management of the proposed residential hotel.

This is a relevant consideration and whilst officers conclude that the proposed use responds appropriately to the purpose and decision guidelines of the NRZ, to ensure this type of use is managed appropriately the most effective approach is to require an OMP.

The following detail is recommended to be required in the OMP through permit conditions should one issue:

- Management of patrons on site, including customers to the lodging rooms arriving late at night.
- The maximum number of patrons on the land.
- With respect to noise:
 - Compliance with the Acoustic Report.
 - Details of the provision of music.
 - Noise impacts outside operating hours due to event preparation, pack down operations and the like.
 - Noise attenuation measures including the use of noise limiters.
- A definition of all outdoor areas and management of patrons within the outdoor areas, as well as ensuring patrons do not spread out onto nearby streets.
- Control of vehicles.
- Measures to notify guest of their obligations to respect the amenity of adjoining neighbours.
- The prohibition of guests within the outdoor areas after 8pm.
- Emergency Management.
- Details of measures to deal with unsocial patrons.

- A procedure for recording and reporting incidents, complaints and associated responses, regarding matters with potential to cause off-site impacts (such as odour, noise, pollution) including notice to the Responsible Authority.
- Shutting down of lights to external areas.
- Waste and odour control.
- Management of noise associated with deliveries.

12.2 Heritage

12.2.1 Demolition

Clause 22.05 provides policies for assessing an application that seeks permission for demolition of a graded building. The extent of demolition sought by the Application is considered acceptable, having regard to the policies under Clause 22.05, noting the following:

- The Application has been referred to Council's heritage advisor who advised that the extent of demolition is commensurate with heritage policy and would not prejudice the legibility or the heritage significance of the subject building. The proposed demolition relates to non-significant built form in areas that will not detract from the significance of the two storey Victorian Era building or the single storey dwelling to the north. As depicted on TP.0150, the proposed demolition is setback approximately 12.95 m behind the principal part of the two storey heritage building which exceeds the demolition policies of Clause 22.05.
- The proposal retains the single storey Victorian dwelling to the north of the Site, which is sought to be protected under amendment C396 to the Scheme.
- Whilst retaining the structure of the three storey addition, the Application largely proposes the demolition of this addition. The addition is not recognised of being of historical significance and therefore the complete removal of it is acceptable, subject to the acceptability of the proposed replacement building (discussed below).

12.2.2 Buildings and Works

Clause 22.05 provides policies for assessing an application that seeks permission for buildings and works to a graded building. The buildings and works sought by the Application is considered acceptable, having regard to the policies under Clause 22.05, noting the following:

- Council's heritage advisor initially expressed concern that the proposed lobby space dominated the heritage façade. Clause 22.05 requires that development applications improve the significance of heritage buildings. As depicted in **Figure 21** below the Application was amended to reduce the mass of the lobby and utilise more lightweight materials, as well as removing an infill wall to the southern end of the Victorian verandah. This wall is proposed to be replaced with a glass link to provide for visual relief and definition between the two buildings and to allow an appreciation of the internal workings of the heritage building. As above, Council's heritage advisor reviewed the amended proposition and found it acceptable subject to a Conservation Management Plan with particular focus on the intersection between the heritage form and the contemporary form to ensure a sympathetic connection between forms.



Figure 21 – comparison between the s.50 plans (left) and the s.57A plans (right) (source: applicant)

- The existing three storey contemporary addition is not recognised as having heritage significance. As such, the removal and replacement of the form with a contemporary form is seen as acceptable. A key policy within Clause 22.05 is to ensure that contemporary forms are readily distinguishable from the original fabric. The height, materials, simplicity in the form, and windows of the proposed addition provide an interpretive and contemporary form which is appropriate. The addition utilises dark grey bricks (BRO1) and painted render to create a distinguishable form with the design of window openings taking cue from surrounding heritage windows openings. See **Figure 22** below. The extension to the contemporary addition to the rear of the Site will be concealed from Powlett St. For the above reasons, the proposal is an acceptable design.



Figure 22 – architectural analysis of nearby residential dwellings (source: applicant)

- The proposal includes cleaning and reinstatement of the original face render finish to the heritage buildings. This change, along with the external painting of trims and installation of a new verandah post to match the original posts are considered to be improvements that seek to reinstate and highlight the significance of the heritage building.
- The car stacker is located to the rear of the site consistent with policy.
- The new front fencing is permeable, does not exceed a height of 1.5 metres, and does not conceal views of the heritage building consistent with policy.
- Building services are to be located internally or concealed from view on the roof.

12.3 Built Form and Urban Design

12.3.1 Neighbourhood Residential Zone, Schedule 3

Building Height

The Site is affected by the NRZ which includes the following mandatory height control:

- *the building height must not exceed 9 metres; and*
- *the building must contain no more than 2 storeys at any point.*

Schedule 3 to the NRZ does not specify a different height limit, as such the above applies.

However, the NRZ goes onto say that ‘An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.’

Clause 73.01 of the Scheme defines the following relevant terms:

- ‘Building height’ - The vertical distance from natural ground level to the roof or parapet at any point.
- ‘Storey’ - That part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.

The above exemption applies for this application to extend the existing building which has a height of three storeys and a maximum height over 9 m (RL 39.57 / 9.78 m) to the roof parapet. There are building services above the parapet which are not included in the calculation of the maximum height. As depicted in drawings TP.2000 and TP.2001 the maximum height of the proposal is 9.45 m which is less than the maximum height of the existing building at the Site.

As such, the proposal complies with the mandatory maximum height provisions of the NRZ3.

Garden Area

Clause 32.09-4 (NRZ) specifies that an application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

Figure 23 – extract of Clause 32.09-4 9 (Source: Scheme)

This does not apply to:

- An application to construct or extend a dwelling or residential building on a lot if:
 - The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;
 - The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or
 - An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.09-4 on the approval date of Amendment VC110.

The above exemption applies to this application to extend the existing building that did not comply with the minimum garden area requirement of Clause 32.09-4 on the approval date of Amendment VC110 (27 March 2017). This is demonstrated on TP.0110 of the development plans prepared by Cera Stribley Architecture whereby the existing Minimum Garden Area is calculated at 28% and is therefore less than 35% normally required for sites over 650 m².

As shown in the originally advertised plans, the Garden Area is 32% which, whilst falling short of the requirement, benefits from the above exemption and is acceptable as it is an improvement on the existing conditions. Although the Application proposes a greater extent of built form on the site, the increased garden area is by virtue of the internal courtyard, the rear garden spaces for the lodging rooms, and that the existing conditions include a large car park to the rear which is not included in the definition of garden area.

An updated Garden Area plan did not form a part of the decision plans (the 57A plans). The applicant acknowledged this and provided an updated Garden Area plan at officers' request (dated 15 March 2022) which confirms that the reduction of the lobby has increased the amount of garden area by 2% (to 34%).

12.3.2 Urban Design

The Scheme's urban design policies at Clause 22.17 seek to achieve high quality urban design and architecture that responds positively to local urban character. In particular, the clause outlines the following objectives as relevant:

- *To ensure that the scale, siting, massing and bulk of development complements the scale, siting, massing and bulk of adjoining and nearby built form.*
- *To ensure that the height of buildings relates to the prevailing patterns of height and scale of existing development in the surrounding area.*
- *To reduce unacceptable bulk in new development.*
- *To ensure that building design including the use of materials and activities at the ground floor frontages of buildings creates and improves pedestrian interest and engagement.*
- *To ensure that development maintains and enhances traditional street patterns of projecting cornices, and allows projecting balconies and canopies where they follow an existing pattern and / or contribute positively to the public realm.*

As discussed above, the proposal has been reviewed by the urban design department who have confirmed that the proposed achieves the objectives of Clause 22.17. As also discussed above, in terms of built form, the proposal retains the existing built form envelope save for the addition to the rear of the property. Combined with the reduced lobby entrance and the further detail required on the relationship between the heritage form and the proposed addition, the proposal is an acceptable urban design response.

12.4 ResCode

A complete assessment of the proposed development against the requirements of Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) has been undertaken.

The proposal is to extend a residential building and as such, all of Clause 55 with the exception of Clause 55.07-1 to 55.07-15 (inclusive) is applicable.

Consideration of the proposed development against a requirement of Clause 55 is provided in this report in the following instances:

- Clause 55.03-5 (Energy Efficiency) as the matter was specifically raised in objections.
- Where the requirement is nested under Clause 55.04-1 to 55.04-6 (Amenity Impacts).

12.4.1 Clause 55.03-5 – Energy Efficiency Objective

As discussed, the proposal includes an ESD Statement prepared by Sustainable Design Consultants which subject to conditions is acceptable to Council's ESD department. The proposal is also considered by the planning department to make appropriate use of solar energy and is well orientated to achieve the Objective of Clause 55.03-5.

Clause 55.03-5 also includes the following objective, which the proposed development must meet:

To achieve and protect energy efficient dwellings and residential buildings.

The corresponding Standard B10 states (inter alia):

Buildings should be:

- *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.*
- *Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.*

Before deciding on an application, the responsible authority must consider (inter alia):

- *The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.*
- *Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.*
- *The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.*

Solar panels are located on the roof of 166 Hotham St, East Melbourne. This property is within the Neighbourhood Residential Zone. Aerial imagery suggests that the solar panels were installed somewhere between 6 March 2013 and 29 November 2014.

See **Figure 24** below.



Figure 24 – aerial image of 166 Hotham St (in red) (Source: CoMPass, image taken 4 April 2021)

The decision plans depict some overshadowing of the solar panels at 9am on 22 September.

See **Figure 25** below.

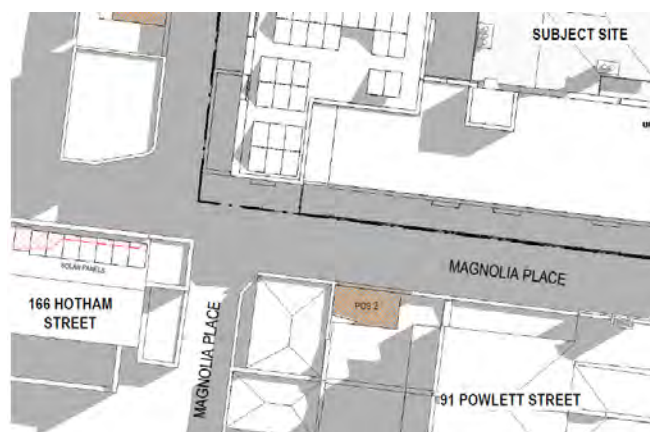


Figure 25 – extract of the shadow diagrams showing the shadow impact on the rooftop solar facilities of 166 Hotham St (in red) (Source: applicant)

Officers raised concern with this matter and required the applicant to provide a submission on the acceptability of the proposal based on the guidance within Planning Practice Note 88 (Planning

considerations for existing residential rooftop solar energy facilities). Following a review, the applicant confirmed that:

The diagrams are produced in 3D with existing and proposed shadows provided and we confirm that there is no impact on solar panels associated with 166 Hotham Street. At 9am there is some hatching in that area on the plans submitted, however that is a documenting error, not a shadow on the roof of this adjacent property. An updated 9am shadow diagram is attached.

See **Figure 26** below for the ‘attached’ plan.

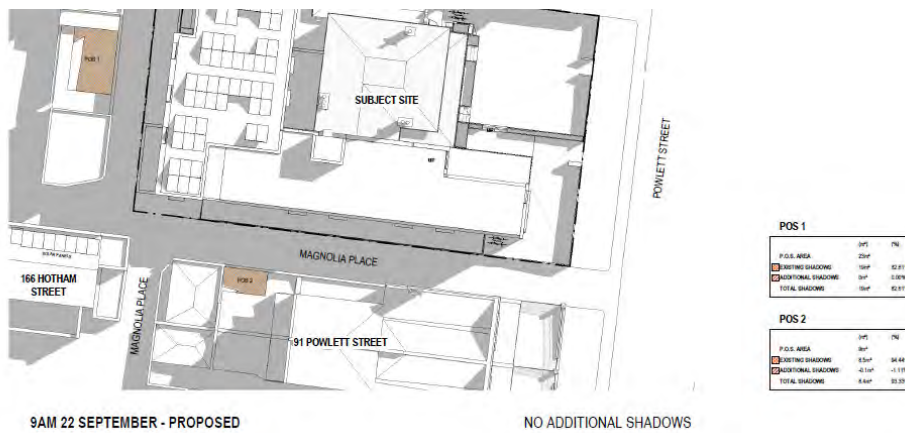


Figure 26 – extract of the amended 9am shadow diagram (Source: applicant)

Based on the above, Standard B10 is achieved.

12.4.2 Side and Rear Setbacks

Clause 55.04-1 provides the following objective, which the proposed development must meet:

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

The site has the following side and rear interfaces:

- North: side boundary.
 - The proposal provides for boundary walls to this interface, as such Clause 55.04-1 is not applicable (see Walls on Boundary below).
- South: side boundary.
- West: rear boundary.

The applicant provided the following table which confirms the second floor (third storey) setbacks from the southern and western property boundaries require a variation to the standard.

Orientation	Level	Standard	Proposed
North	Ground	Not Applicable.	On Boundary. Refer to Standard B18.
	First	Not Applicable.	On Boundary. Refer to Standard B18.
	Second	Not Applicable.	On Boundary. Refer to Standard B18.
South	Ground	1.0m	1.78m
	First	1.61m – 1.66m	1.78m
	Second	4.12m – 4.31m	1.78m
West	Ground	1.0m	2.22m – 4.78m
	First	1.37m – 1.43m	2.04m – 2.22m
	Second	3.33m – 3.51m	2.04m – 3.82m

Figure 27 – applicant’s assessment of Clause 55.04-1 (Source: applicant)

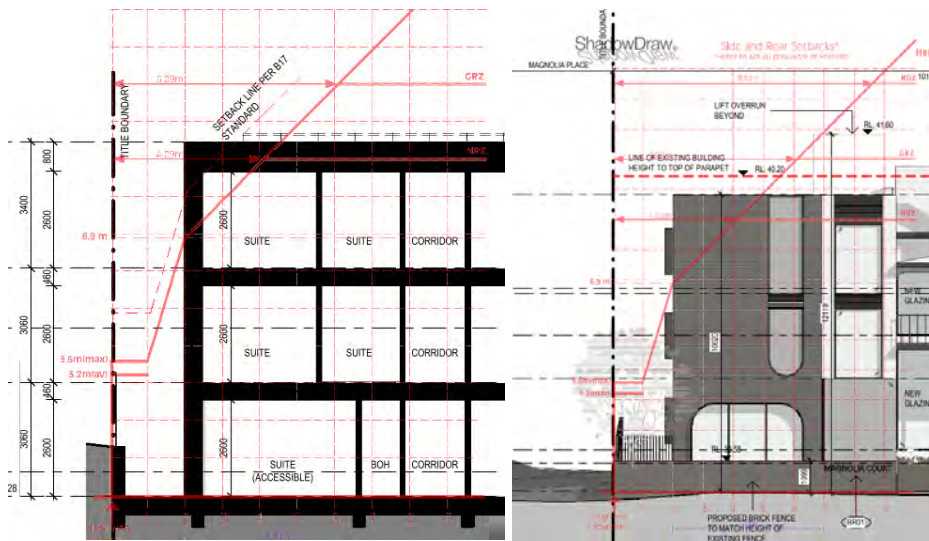


Figure 28 – west interface (left) and south interface (right) with Standard B17 illustrated (Source: applicant with B17 setback lines added by Council)

The variation sought to Standard B17 with respect to the proposed development’s side and rear setbacks is acceptable, having regard to the decision guidelines of Clause 55.04-1, noting the following:

- The proposed setbacks to the south are consistent with the existing three storey contemporary addition. See **Figure 29** below. The built form remains suitably separated from sensitive interfaces including courtyards and habitable windows of surrounding properties by virtue of Magnolia PI. The proposal is respectful of the amenity of buildings to the south and it does not cause any unacceptable impacts on daylight access or sunlight into open space as discussed below. Should the B17 setback calculations be taken from the centreline of private and public laneways (not the south boundary), the B17 encroachment would be greatly reduced.



Figure 29 – existing east elevation (left) compared to the proposed east elevation (right) (Source: applicant)

- The proposed setbacks to the west are suitably separated from sensitive interfaces including courtyards and habitable windows of surrounding properties by virtue of the surrounding laneways and the private laneway to the west of the Site. As above, it does not cause any unacceptable impacts on daylight access or sunlight into open space as discussed below. Should the B17 setback calculations be taken from the centreline of private and public laneways (not the south boundary), the B17 encroachment would be greatly reduced.
- The proposed setbacks are considered to be appropriate in the context of East Melbourne which is an inner urban area where two and three storey walls located on or close to boundaries are characteristic.

Notwithstanding the above, officers are concerned that the plans currently lack dimensions from the proposed built form to the title boundaries. As such, subject to conditions on any permit that may issue requiring the inclusion of key dimensions from the built form to the title boundaries, the proposal is considered to meet the objective of Clause 55.04-1 (Side and Rear Setbacks Objective).

12.4.3 Walls on Boundaries

Clause 55.04-2 provides the following objective, which the proposed development must meet:

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

The Site has two walls on boundary, with the following details:

Table 7: Standard B18 Assessment				
Orientation	Standard Height (B18)	Proposed Height	Standard Length (B18)	Proposed Length
North	3.2 m ave. 3.6 m max.	9.3 m max	17.6 m	22.4 m
West	3.2 m ave. 3.6 m max.	4.09 m max	13.3 m	6.38 m

The variation sought to Standard B18 is acceptable, having regard to the decision guidelines of Clause 55.04-2, noting the following:

- The new portion of the north elevation wall is located towards the end (west) of Von Guerard PI (which is approx. 27.5 m from the intersection with Powlett St), is part adjoining a two storey wall

at 159 Gipps St, and is separated from the properties fronting Gipps St by Von Guerard PI (and is to the south of these properties). The proposed wall is therefore largely concealed from Powlett St and surrounding properties and it does not cause any unacceptable impacts on daylight access or sunlight into open space as discussed below.

- The new portion of the west elevation wall meets the Standard for wall length. With regard to its height it is acceptable being located adjacent to a private laneway and nearby to existing like structures.

The proposed development is considered to meet the objective of Clause 55.04-2 (Walls on Boundaries Objective).

12.4.4 Daylight to Existing Windows

Clause 55.04-3 provides the following objective, which the proposed development must meet:

To allow adequate daylight into existing habitable room windows.

There are existing habitable room windows to the north, west, and south.

In regard to the west and south interfaces the proposal achieves Standard B19 which is demonstrated by noting that the standard seeks a minimum separation distance of 4.7 m (50% of the maximum wall height) and this is accounted for by the setbacks from the boundaries on the southern and western elevations and the laneways which extend along these interfaces.

In regard to the north interface, there is an existing habitable room window to 157 Gipps St opposite the proposed wall on boundary. See **Figure 9** above and **Figure 30** below. A minimum separation distance of 4.6 m is not achieved as such a variation to Standard B19 is required.



Figure 30 – extract of the site plan showing the subject habitable room window and the setback to the proposal across Von Guerard Place (Source: applicant, dimension by Council)

The variation sought to Standard B19 is acceptable, having regard to the decision guidelines of Clause 55.04-3, noting the following:

- The subject window is limited in size and provides for secondary light access to a rear habitable room of 157 Gipps St. The window is south facing and is separated 2.75 m from the proposed wall on boundary. As such, the impact of the wall on boundary is acceptable.

12.4.5 North-facing Windows

Clause 55.04-4 provides the following objective, which the proposed development must meet:

To allow adequate solar access to existing north-facing habitable room windows.

91 Powlett St includes five north-facing windows within 3 metres of the boundary.

See **Figure 31** below.



Figure 31 – extract of the north facing windows at 91 Powlett St (Source: Google, image taken November 2018)

As depicted by **Figure 32** below, the proposal requires a variation sought Standard B20.

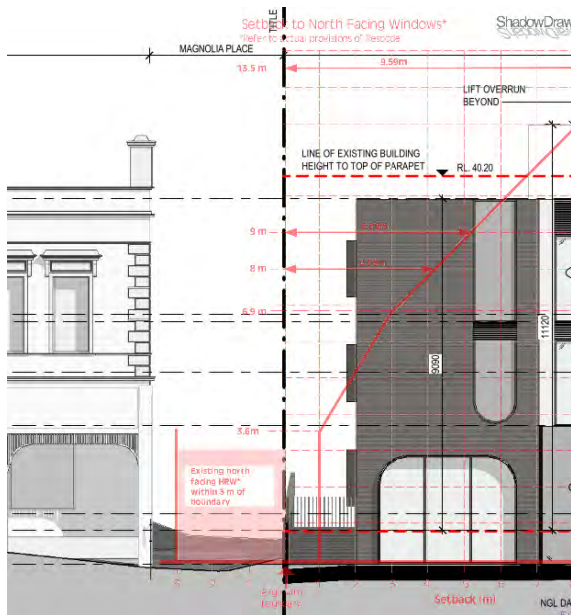


Figure 32 – extract of the north elevation with Standard B20 setback line shown (Source: applicant, setback by Council)

The variation sought to Standard B20 is considered acceptable, having regard to the decision guidelines of Clause 55.04-4, noting the following:

- The proposed south boundary wall of the addition matches the citing and height of the existing three storey addition at this interface. As such, there are no additional amenity impacts arising from the proposal. Further, noting the inner city context of tight subdivision patterns, if the Standard B20 setback is taken from the subject windows' faces (or 1 m from the face of a window) which are setback appropriately 2.26 m from the boundary, as depicted in **Figure 33** below Standard B20 is achieved.

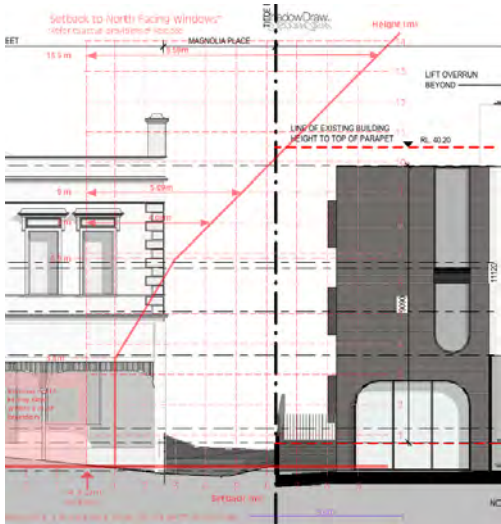


Figure 33 – extract of the north elevation with Standard B20 setback line shown from the subject windows' faces (Source: applicant, setback by Council)

12.4.6 Overshadowing

Clause 55.04-5 provides the following objective, which the proposed development must meet:

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

Standard B21 provides:

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Given the site context noting the abutting laneways (private and public), height of fences, and the location of SPOS, there are two areas of SPOS potentially impacted by the proposal being:

- The rear SPOS of 165 Gipps St.
- The side (north) SPOS of 91 Powlett St.

The extent of additional overshadowing cast by the development over the rear secluded private open space of the neighbouring properties to the south has been modelled by the permit applicant for 9am to 3pm (inclusive) during the September Equinox, and has been considered against the requirements of Standard B21.

The shadow modelling carried out by the permit applicant for the proposed development confirms that there is not an increase in overshadowing to the above areas of SPOS.

As such, the proposal meets Standard B21.

12.4.7 Overlooking

Clause 55.04-6 provides the following objective, which the proposed development must meet:

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

The architectural plans illustrate a range of screening measures to be applied to some of the south, west, and north windows of the lodging rooms. The windows to the lodging rooms require assessment given they meet the definition of a 'habitable room' under Standard B22.

Screening measures include obscure glazing to 1.7 m above FFL (GL02), and perforated screening (MT02) and battens (shown in detail on TP.3100) with a maximum 25% aperture 1.7 m above FFL.

Whilst the plans note that the proposed screening measures are consistent with Standard B22, the detailed design of the battens and screening is required. It is preferred that battens and obscured window glazing are used given the varying results from perforated screening. This was discussed with the applicant who agreed that if a permit were to issue, a suitable permit condition would ensure Standard B22 is achieved.

There are also a number of windows to the south, west, and north which are not screened. A permit condition will be added to any permit to issue requiring an overlooking analysis to confirm no views are available from unscreened windows to areas of SPOS or habitable room windows in accordance with Standard B22. Should the analysis identify windows that do have potential for overlooking then these will be required to be screened appropriately. Subject to conditions, the proposed development meets the objective of Clause 55.04-6 (Overlooking Objective).

12.5 Engineering

12.5.1 Car Parking, Traffic and Bicycle Parking

Car Parking

The Site is surrounded by local roads which provide kerbside parking subject to a variety of restrictions. Kerbside parking in the vicinity is limited to 15 minute parking along the site frontage, and 1 hour parking between 7.30am and 10pm elsewhere. Therefore there is little on-street parking available to support the proposal.

The Traffic Impact Assessment prepared by Onemilegrid indicates that with the exception of commercial car parking areas, there is limited opportunity for long term parking in the area. As a result, staff and visitors to the proposed development will be discouraged from driving to the area, instead relying on other alternate transport means.

Under Clause 52.06, there is no statutory car parking rate for a 'residential hotel' as such the provision must be to the satisfaction of Council.

Government policies and the Scheme generally aim to reduce dependence on motor vehicles by, amongst other things, encouraging new development in areas already well served by public transport. Allowing new development on sites such as this, located close to public transport and in areas where people can readily access jobs, education institutions and other facilities, may eventually encourage a slowdown in the growth of traffic volumes.

There is clear support for changes to private motor vehicle reliance demonstrated in a Red Dot VCAT decision *Ronge v Moreland CC [2017] VCAT 550*. In this decision, the Member advocated for a reduction in the statutory car parking provision in inner-city sites such as this. Whilst this decision pertains to a site in Brunswick, the context is similar, being located in an inner-city suburb within proximity to public transport opportunities. Relevant statements within the summary of this decision are applicable to this application, as follows:

State and local planning policies are already acknowledging the change that is required in the way in which people travel with Plan Melbourne 2017-2050 and State policies referring to 20-minute neighbourhoods and greater reliance on walking and cycling.

Our roads are already congested and will be unimaginably so if a 'business-as-usual' approach is accepted through until 2050. The stark reality is that the way people move around Melbourne will have to radically change, particularly in suburbs so well served by different

modes of public transport and where cycling and walking are practical alternatives to car-based travel.

A car parking demand assessment is called for by Clause 52.06-6 when there is an intention to provide less car parking than that required by Clause 52.06-5.

However, discussion around existing patterns of car parking is considered to be of marginal value given the strong policy imperatives about relying less on motor vehicles and more on public transport, walking and cycling. Census data from 2011 or 2016 is simply a snapshot in time, a base point, but such data should not be given much weight in determining what number of car spaces should be provided in future, for dwellings with different bedroom numbers.

Policy tells us the future must be different.

Oversupplying parking, whether or not to comply with Clause 52.06, has the real potential to undermine the encouragement being given to reduce car based travel in favour of public transport, walking and cycling.

One of the significant benefits of providing less car parking is a lower volume of vehicle movements and hence a reduced increase in traffic movements on the road network.

The applicant submits that an OMP will ensure that the proposed use manages the availability of on-site parking through the reservation process. Therefore, guests will be aware of the availability or otherwise of on-site car parking at the time of booking. This will ensure that guests are informed about the parking situation prior to travelling and can therefore make informed decisions about the method of travel to the site or if alternative accommodation in another establishment is required. If a guest should require parking, there are a number of commercial car parks in the immediate area including on Grey Street and Albert Street.

The City of Melbourne's Traffic Engineering department has reviewed the proposal and has not objected to the car parking provision and have confirmed that any future owner / operator of the site will not be eligible for on-street car parking permits. A note will be included on any permit issued reminding the permit holder of this.

As such, the provision of car parking provided is appropriate.

Car Parking Design

An assessment of the carpark stacker was undertaken by Council engineers, who noted that the dimensions and depth of the stacker is acceptable.

Traffic

The last paragraph in the above VCAT decision is particularly pertinent in this instance.

With regard to pick-up / drop-off of guests the Traffic Impact Assessment prepared by Onemilegrid has presented data from surveys undertaken by the Traffix Group to determine the pick-up / drop-off parking demands and subsequently queuing potential. The surveys by Traffix were undertaken at The Olsen Hotel, Chapel Street, South Yarra. The survey suggests a peak demand for 4 cars at any time in association with the pick-up / drop-off activity, based on the number of suites within The Olsen Hotel which equates to a rate of 0.017 cars per hotel suite. Adopting the above rate of 0.017 to the 37 rooms proposed by the Application this equates to a maximum demand at any one time for 1 car associated with pick up and drop off.

Council's Traffic Engineer has reviewed the traffic assessment with the Traffic Impact Assessment and found the traffic generation rates to be acceptable.

Loading

Clause 65 (Decision Guidelines) of the Scheme identifies that *'Before deciding on an application or approval of a plan, the responsible authority must consider...the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.'*

Due to the heritage building there is no practical opportunities to provide a loading bay on-site. That said, loading activity for residential hotel developments is typically associated with linen, food / drinks and waste which can be managed to occur outside of peak periods and furthermore utilising small vans / trucks. In this regard, the existing conditions along the site frontage to Powlett Street includes short term parking. These short term parking spaces provide opportunities for infrequent loading activity. The provision for loading is therefore considered appropriate for the proposed use.

Bicycle Parking

Refer to section 4.

12.5.2 Waste

Refer to section 11.1.7.

12.6 Sustainability and Landscaping

12.6.1 Energy, Water and Waste Efficiency

Clause 22.19 provides that it is policy to encourage buildings that:

- *Minimise greenhouse gas emissions and maximise energy efficiency.*
- *Minimise mains potable water consumption and encourage the use of alternative water sources, such as rainwater and grey water.*
- *Provide the facilities that will enable building users and occupants to reduce waste sent to landfill, maximise the recycling and reuse of materials and support the municipality's progress towards becoming a resource and material-efficient city.*

As discussed above, subject to the conditions recommended by Council's ESD and Waste officers being included on any permit being granted, a further opportunity will be provided to the applicant's consultants to update the submitted ESD and WMP reports to ensure they reflect the final architectural drawings.

It is therefore considered that the proposed development will meet the relevant requirements of Clause 22.19.

12.6.2 Stormwater Management (Water Sensitive Urban Design)

Clause 22.23 sets out the following objectives:

- *To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended).*
- *To promote the use of water sensitive urban design, including stormwater re-use.*

Council's ESD officer has advised the following:

- The ESD Statement commits to the installation of rainwater tanks with a total capacity of 12,000 litres, connected to toilets and landscaping, stating that the tank will be installed beneath the basement. This must be shown on the basement floor plan with a notation detailing tank capacity, 12 kL, and connection to toilets and irrigation.
- The STORM report in the ESD statement demonstrates that the proposed rainwater tank, combined with retaining a permeable site area of at least 70 m², would result in acceptable stormwater quality being achieved, as required by Clause 22.23. The landscape plan confirms that the minimum permeable area of 70 m² would be exceeded, which is acceptable.

Subject to the above conditions being included on any permit being granted requiring a stormwater drainage system for the development incorporating best practice integrated water management design principles to be submitted to Melbourne City Council’s Drainage Engineer for approval, with reference to the ESD report prepared by Sustainable Design Consultants, it is considered that the objectives of Clause 53.18 and the requirements of Clause 22.23 will be met.

12.6.3 Landscaping

A Landscape Plan, prepared by Florian Wild, outlines the planting schedule. A generous degree of landscaping is proposed throughout the development, including a large landscaped front courtyard and landscaping provision along boundaries, as well as a small central terrace. The landscape design includes provision of five canopy trees. Council’s ESD officer reviewed the proposal and recommended that a comprehensive Landscape Maintenance Plan is required.

12.7 Objector Concerns

Where concerns raised in an objection have not been addressed in the above assessment, these matters have been separately considered below.

Table 5: Objector Concerns	
Objection	Response
Use	
Operation of a commercial business within a residential area	Addressed at section 12.1 of this report.
Applicant relying on existing use rights	The applicant has expressly stated that it is not relying on existing use rights for this Application. This is evidenced by the S.50 amendment to the Application to include the use (as a ‘residential hotel’) as a permit trigger. With this being a permit trigger, there is an ability to include conditions on any permit issued that can manage the operation of the use.
Ancillary uses	<p>A ‘residential hotel’ is defined as (noting the word ‘may’):</p> <p><i>‘Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.’</i></p> <p>The proposed use of the land is for a ‘residential hotel’ providing for 37 short term accommodation rooms for guests. As per the above definition such a use may encompass other components in order to cater for the needs of guests.</p> <p>The Application material also includes the following description of the ancillary restaurant:</p> <ul style="list-style-type: none"> • the ‘restaurant’ offering (including the associated indoors and outdoors area) on the decision plans is principally offered to the guests of the proposed residential hotel. • the ‘restaurant’ offering will be available for use by all guests throughout the day and in all weather conditions. • the balance of the patronage is expected to be persons visiting guests and the broader public.

	<p>In terms of access the applicant puts forward the following:</p> <ul style="list-style-type: none"> residential hotel guests are proposed to enter the Site via the main pedestrian access closer to the lobby. Once inside the guests can access their rooms and the restaurant without leaving the hotel through either the access at the base of the stairs on the ground level or via the lift for both levels. They could also exit the main lobby entrance door and walk across the pathway into the courtyard or via the rear courtyard space. The combination of connection points between the rooms, lobby and restaurant demonstrate they are linked. the second pathway (closer to Von Guerard Place) leading directly into the front outdoor area is aligned with the original front door of the building and offers both an alternate access point for guests and the broader public. This also provides at grade access for people with limited mobility who are using the restaurant as it provides a connection to the DDA lift. This access is not possible from the main walkway due to the levels and terracing. <p>The proposal does not include:</p> <ul style="list-style-type: none"> The sale of liquor. Amusement machines and gambling. Signage
Operating hours	Addressed at Section 12.1 of this report.
Patron numbers (indoors and outdoors)	Addressed at Section 12.1 of this report.
Behaviour of patrons	Use is addressed at Section 12.1 of this report. An OMP will establish Management's responsibility to manage patron behaviour which will be an enforceable obligation.
Noise (patrons, mechanical equipment, and car stacker)	Addressed at Section 12.1 of this report.
Odour	Addressed at Section 12.5 of this report. Waste area is enclosed and waste must be brought directly to a waiting truck.
Impacts on waste disposal on Von Guerard Lane and the surrounding dwellings.	Addressed at Section 12.5 of this report. Waste must be brought directly to a waiting truck and returned immediately.
Operating arrangements for the proposed use are not provided.	Addressed at Section 12.1 of this report
Liquor licencing	Addressed at Section 12.1.4 of this report.
Heritage	
Extent of demolition	Addressed at Section 12.2 of this report.

Inappropriate / unsympathetic built form response	Addressed at Section 12.2 of this report.
The proposal should better enhance the heritage place through reinstating / repairing original elements of the heritage form	Addressed at Section 12.2 of this report.
Amenity / Built Form	
Inappropriate amenity impacts caused by the proposal, in particular the relationship to the dwellings to the south, north, and west, in terms of visual bulk, overshadowing, and lack of setbacks	Addressed at Section 12.4 of this report.
Various non-compliances with the Objectives and Standards of ResCode (Clause 55)	Addressed at Section 12.4 of this report.
Acoustics	
Effectiveness of the acoustic treatments	There is no evidence to suggest that the Acoustic Report lodged with the Application is flawed. Notwithstanding this, an updated Acoustic Report will be required should a planning permit issue. A permit condition will also be included requiring an updated Acoustic Report should any issues arise post the use beginning operation.
Traffic / Car Parking	
Insufficient car parking spaces	Addressed at Section 12.5 of this report.
Stress on-street car parking	Addressed at Section 12.5 of this report.
Increased traffic and other impacts on the road network	Addressed at Section 12.5 of this report.
Damage to the abutting laneways	Standard conditions will be included on any planning permit to issue requiring all portions of roads and laneways affected by the building related activities to be reconstructed at the cost of the developer as agreed with the City of Melbourne's Infrastructure and Assets Team.
Removal of the proposed underground car park	As discussed above, the applicant removed this aspect of the proposal. Council must assess the merits of the proposal lodged to it.
Insufficient bicycle parking spaces	Addressed at Section 12.5 of this report.
Impacts of deliveries and drop off	Addressed at Section 12.5 of this report.
Landscaping	

Inappropriate tree planting	The Scheme does not afford any specific protection to the private trees on the Site and does not provide a statement of preferred planting options. The Landscape Plan has been reviewed by Council's Arborist and is acceptable.
Other Matters	
Impacts of the construction	<p>A requirement for a Construction Management Plan (CMP) will be included on any permit being granted requiring the developer to prepare and submit a detailed CMP to Council's Construction Management group, which, when approved, will set out how construction processes will be carried out having regard to the following considerations:</p> <ul style="list-style-type: none"> • Public safety, amenity and site security. • Operating hours, noise and vibration controls. • Air and dust management. • Stormwater and sediment control. • Waste and materials reuse. • Traffic management. • Protection of street trees.
The notice period did not leave enough time to object	14 days for notice is a standard period for planning permit application in Victoria as per the <i>Planning and Environment Regulations 2005</i> . Notwithstanding this, objectors who raised concerns were informed that objections can be lodged until a decision is made.
Lack of consultation	Notice of the Application has been given twice. The second round of advertising also included an email to all objectors to ensure information was circulated as quickly and efficiently as possible.
Not rejecting the proposal outright prior to notice	The proposal does not breach any mandatory controls of the Scheme. Whilst some parts of the proposal may deviate from some policies of the Scheme standard process requires the advertising and full consideration of the proposal.
Poor enforcement of on-street car parking restrictions	Enforcement of restricted on-street car parking is not a planning consideration.
Negative effect on property values	The loss of income or devaluation of a property, in association with a proposed development, does not fall within the remit of Council's discretion when assessing a planning application in accordance with the Act.
Damage to properties and assets during construction	Should a planning permit be granted, prior to any demolition or buildings and works commencing a Building Permit must also be obtained under the <i>Building Act 1993</i> . The <i>Building Act 1993</i> sets out the obligations that must be met by a property owner who is seeking to carry out buildings and works to protect adjoining properties from potential damage, providing the appropriate legal framework for these types of disputes to be

	<p>resolved. Further details of these obligations can be found at the Victorian Building Authority's website:</p> <p>http://www.vba.vic.gov.au/consumer-resources/building/pages/protection-of-adjoining-property</p>
--	--

13 OFFICER RECOMMENDATION

Having considered all relevant provisions of the Scheme, in addition to the matters required under Section 60 of the Act, it is recommended that the Future Melbourne Committee issue a Notice of Decision to Grant a Planning Permit, subject to the conditions set out below.

13.1 Permit Preamble

Use of the land as a residential hotel, partial demolition, buildings and works associated with the extension of a multi-storey residential building, external alterations, construction of a fence, and painting.

13.2 Permit Conditions

Amended Plans

1. Prior to the commencement of the development, including demolition and bulk excavation, an electronic copy of plans, drawn to scale and fully dimensioned, must be submitted to and be approved by the Responsible Authority. The plans must be generally in accordance with the s.57A plan drawn by Cera Stribley Pty Ltd dated 18 January 2022 but amended to show:
 - a. Clear definitions of the indoor and outdoor areas associated with the restaurant component of the residential hotel (including the associated ground and second storey terraces).
 - b. A notation confirming seating for a minimum 75% of patrons within the restaurant component of the residential hotel (including the associated ground and second storey terraces).
 - c. Including the material tag 'BR01' (Brick Colour: Dark Gray) on the east elevation of the three storey addition.
 - d. An overlooking analysis and screening of the lodging rooms to limit overlooking in accordance with Standard B22 of Clause 55 of the Melbourne Planning Scheme.
 - e. Perforated screening relied upon to limit overlooking to be removed and replaced with obscure glazing / battens with details to be included in the External Materials schedule at Condition 6.
 - f. The location of all external plant equipment, including air conditioner units.
 - g. The rainwater tank (as detailed in the ESD report) shown with a notation detailing tank capacity and connection to toilets and irrigation.
 - h. The bin use types (as detailed in the ESD report) included as a notation in the bin storage area.
 - i. Additional dimensions of the proposal to all title boundaries.
 - j. Any changes required by the endorsed External Materials schedule at Condition 6.
 - k. Any changes required by the endorsed Operation Management Plan at Condition 7.
 - l. Any changes required by the endorsed Conservation Management Plan at Condition 9.

- m. Any changes required by the endorsed Environmentally Sustainable Design Report at Condition 11.
- n. Any changes required by the endorsed Waste Management Plan at Condition 14.
- o. Any changes required by the endorsed Acoustic Report at Condition 17.

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

Layout Not Altered and Satisfactory Completion

- 2. The use and development as shown on the endorsed plans must not be altered or modified unless with the prior written consent of the Responsible Authority.
- 3. No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority or as otherwise exempt under the Melbourne Planning Scheme.
- 4. Prior to the commencement of the use, any measures to screen overlooking as shown on the endorsed plans must be installed and must be maintained to the satisfaction of the Responsible Authority.
- 5. Prior to the commencement of the use, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

External Materials

- 6. Concurrent with the submission of plans for endorsement under Condition 1, a detailed schedule and samples of all external materials, colours and finishes must be submitted to, and be approved by the Responsible Authority. The materials as shown on the endorsed plan must not be altered or modified unless with the prior written consent of the Responsible Authority.

The schedule must include (amongst other things) cross section drawings of measures to screen overlooking in to ensure compliance with Clause 55.04-6 (Standard B22). The drawings must:

- a. Be drawn to scale and fully dimensioned.
- b. Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen.
- c. Clearly illustrate how any louvre or batten arrangement will limit sightlines into neighbouring properties' private open space and windows.
- d. Show the exact width and thickness of each louvre or batten, the exact spacing between each louvre or batten and a section detail from behind the screen demonstrating that views of neighbouring private open space and windows are limited.

Operational Management Plan

- 7. Concurrent with the endorsement of plans under Condition 1, an Operational Management Plan (OMP) must be submitted to and approved by the Responsible Authority. When approved, the OMP will be endorsed and will then form part of the permit. The OMP must not be altered or modified unless with the prior written consent of the Responsible Authority. The OMP must detail the following:
 - a. A detailed description of the use and the owner / occupier's commitment to reducing and managing amenity impacts to the surrounding residential neighbourhood.

- b. With respect to staff, details on:
 - i. measures to notify guests of their obligations to respect the amenity of adjoining neighbours, and compliance with the endorsed documents under this planning permit with respect to noise.
 - ii. methods to inform staff and manage the number of patrons and hours of operation (both indoor and outdoor areas) on the land in accordance with the planning permit.
 - iii. staffing arrangements, including how the hotel reception will be managed and during which hours it will operate, and staffing and other measures which are designed to ensure the orderly arrival and departure of guests of the residential hotel and public patrons.
 - iv. management of patrons within the outdoor areas, as well as ensuring patrons do not spread out onto nearby streets and training of staff in the management of patron behaviour.
 - v. clean-up arrangements of the outdoors areas outside of operating hours which must be carried out in a manner to avoid noise disturbance to nearby residential properties.
 - c. A manager, responsible for the good conduct of patrons, must be present on the premises at all times whilst it is open to the public. The manager of the premises must at all times be authorised by the owner / occupier of the premises to make statements and admissions on their behalf to any officer of the Council or any member of the Police Force concerning the conduct of the premises for the use hereby permitted. Contact details for the premises / manager must be available and be visible from the primary pedestrian entrance.
 - d. A complaint log to be kept and made available to the Responsible Authority on request.
 - e. Management of the use of the car stacker for guests of the residential hotel.
 - f. Delivery and collection of goods to and from the land may only occur between the hours 7am-8pm Monday to Saturday and 9am-8pm Sundays and public holidays.
 - g. All waste collection shall only be permitted between the hours 7am-8pm Monday to Saturday and 9am-8pm Sundays and public holidays.
 - h. No bottles or other waste material may be removed from the site between the hours of 9pm and 7am the following morning, seven days a week.
 - i. Emergency management and safety procedures.
 - j. Shutting down of lights to external areas.
 - k. Signage to be used to encourage responsible off-site patron behaviour.
 - l. Drop off / pick up arrangements (including waste management operations).
8. The use must be managed in accordance with the endorsed to the satisfaction of the Responsible Authority.

Conservation Management Plan

9. Concurrent with the endorsement of plans under Condition 1, a Conservation Management Plan (CMP) for the heritage building must be submitted to and be approved by the Responsible Authority. The CMP must not be altered or modified unless with the prior written consent of the Responsible Authority. The CMP must include a schedule of conservation

works and associated detailed drawings (1:50 or 1: 20 as required). The conservation works are to include (but are not restricted to):

- a. Window and door repairs / restoration. External joinery restoration.
 - b. Stripping of painted brickwork by approved non-abrasive technique.
 - c. Brick repairs and restoration (including repointing and tuckpointing if appropriate).
 - d. Repair and partial reinstatement of the verandah and balcony.
 - e. Conservation of slate roof and associated flashings and stormwater goods. Likely strip and reroof of roof using existing slates. Removal of the slate tiles on the portion of the building that is to be demolished, to be used to repair the remaining roof (if feasible).
 - f. Appropriate paint colours and finishes, with research into historic colours by means of paint scrape analysis.
 - g. Fence design.
 - h. Detail the fixtures and interaction between the proposed contemporary building and the existing heritage building to ensure a respectful intersection, to the satisfaction of the Responsible Authority.
10. The provisions, recommendations and requirements of the endorsed CMP must be implemented and complied with to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design

11. Concurrent with the endorsement of plans under Condition 1, an amended Environmentally Sustainable Design (ESD) report must be submitted to and approved by the Responsible Authority. When approved, the amended ESD report will be endorsed and will form part of this permit. The ESD report must not be altered or modified unless with the prior written consent of the Responsible Authority. The amended ESD report must be generally in accordance with the ESD report prepared by Sustainable Design Consultants dated August 2021, but modified to include:
- a. Information in regard to natural ventilation and window openings. The endorsed floor plans and elevations must show operable windows to hotel rooms and internal corridors to provide natural ventilation.
 - b. The ESD statement confirms that double glazing will be used throughout the development. This must be included as a clear notation on the endorsed plans and elevations, as well as on the materials schedule.
 - c. Investigations into external shading, such as fins, louvers or sliding shutters which should then be included in the façade design to reduce solar heat gain to habitable rooms.
12. The provisions, recommendations and requirements of the endorsed ESD report must be implemented and complied with to the satisfaction of the Responsible Authority.
13. Prior to the commencement of the use, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended ESD report have been implemented must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans.

Waste Management Plan

14. Concurrent with the endorsement of plans under Condition 1, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority.

When approved, the amended WMP will be endorsed and will form part of this permit. The WMP must detail waste storage and collection arrangements and be prepared with reference to the Melbourne City Council Guidelines for Preparing a Waste Management Plan. The amended WMP must be generally in accordance with the WMP prepared by Onemilegrid dated 20 December 2021, but modified as below:

- a. The collection methodology updated to confirm the bins and hard waste are not to be presented kerbside for collection. They are to remain within the property boundary at all times and only brought out in coordination with a waiting waste vehicle and are to be returned within the property boundary immediately upon emptying.
 - b. The proposal for four collections per week of organic waste is not permitted under the current Waste Management Guidelines. Collections are capped at three per week per waste stream.
15. The WMP endorsed under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.
 16. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Responsible Authority.

Acoustic Report

17. Concurrent with the endorsement of plans under Condition 1, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must not be altered or modified unless with the prior written consent of the Responsible Authority. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Clarity Acoustics dated 21 August 2021, but modified as below:
 - a. An assessment of the amended patron numbers and hours of operation as required by this planning permit.
 - b. Location of external speakers.
 - c. All music associated with the use shall be provided via a noise limiter, which shall be calibrated by a suitably qualified acoustic consultant prior to commencement of use.
 - d. An assessment of the building materials (including thickness of glazing) for appropriate noise mitigation internally and externally, with relevant notes to be shown on the endorsed plans.
 - e. Noise and location of the proposed mechanical plant and equipment (including the car parking stacker) on site will comply with the relevant noise protocols and guidelines at all times.
18. Prior to commencement of the use, the provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
19. The noise generated by the premises must at all times comply with the requirements of the EPA Publication 1826.4 (or subsequently updated publication): Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, to the satisfaction of the Responsible Authority.
20. The Responsible Authority, with just cause, may at any time request lodgement of a further acoustic report, prepared by an independent suitably qualified acoustic consultant. The report

must be to the satisfaction of the Responsible Authority and identify all potential noise sources and sound attenuation work required to address any noise issues and to comply with *EPA Publication 1826.4* (or subsequently updated publication): *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*. The recommendations of the report must be implemented by the applicant to the satisfaction of the Responsible Authority.

Landscape Plan and Landscape Maintenance Plan

21. The landscaping as shown on the endorsed Landscape Plan prepared by Florian Wild dated March 2021 must not be altered or modified unless with the prior written consent of the Responsible Authority.
22. Prior to the commencement of the use, landscaping of the site as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and must be maintained to the satisfaction of the Responsible Authority.
23. Prior to commencement of development, including demolition and bulk excavation, a Landscape Maintenance Plan (LMP) must be submitted to and be approved by the Responsible Authority. The LMP must not be altered or modified unless with the prior written consent of the Responsible Authority. The LMP must provide details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion. The LMP must be to the satisfaction of the Responsible Authority and include, but not limited to, the following:
 - a. Responsible parties for plant establishment and ongoing maintenance.
 - b. Plant establishment schedule and period.
 - c. Ongoing annual planting maintenance schedule (monitoring of plants, weeding, re-mulching, pest management, fertilising, re-planting).
 - d. Ongoing maintenance schedule for structures and surfaces (cyclic, routine, reactive, emergency and renovation).
 - e. Replacement timeframes for poorly performing plant stock.
 - f. Irrigation specification and irrigation maintenance schedule.
 - g. Access requirements and sample Agreements.
 - h. Evaluation standards (service level requirements).

Uses

24. Except with the prior written consent of the Responsible Authority, the restaurant component of the residential hotel (including the associated ground and second storey terraces) on the endorsed plans authorised by this planning permit may only operate between:
 - a. Indoor: 8am to 11pm – Monday to Sunday.
 - b. Outdoor: 8am to 8pm – Monday to Sunday.
25. Outside the opening times set out in condition 24, the outdoor areas must be closed to patrons, and all patrons must vacate the outdoor area by the closing time set out in Condition 24. The outdoor areas must remain closed with no patrons permitted within the outdoor areas until the time specified in condition 24 for the outdoor area to open the following day (unless using the outdoor area to exit the premises).
26. No more than 90 patrons at any one time are permitted within the indoor 'restaurant' area of the residential hotel.

27. No more than 34 patrons at any one time are permitted within the front ground floor outdoor terrace area.
28. No more than 4 patrons at any one time are permitted within second storey outdoor terrace area.
29. A minimum of 75% seating for patrons must be provided for both the indoor restaurant component of the residential hotel and associated ground and second storey terrace areas.
30. Doors and windows opening to the outdoor dining areas must be closed at all times (except for patron ingress and egress).
31. The residential hotel lodging rooms must only be used by guests (not members of the public).
32. Music must be at background music levels only (as defined by the EPA) and must cease in accordance with the hours of operation of the indoor and outdoor areas outlined in Condition 25.
33. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, or similar purpose, to the satisfaction of the Responsible Authority.
34. No patrons may enter or leave the site through Magnolia Place (unless utilising the car stacker) or Von Guerard Place.

Construction and Demolition Management Plan

35. Prior to the commencement of the development, including demolition, bulk excavation, and site preparation works, a detailed construction and demolition management plan must be submitted to and be approved by the Responsible Authority (Construction Management Group). This construction management plan must 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.
 - f. traffic management.
 - g. Prior to the commencement of any works including demolition and any bulk excavation, a Tree Protection Plan (TPP) must be provided to the satisfaction of the Responsible Authority (Urban Forestry & Ecology). The TPP must identify all impacts to public trees, be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
 - i. City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
 - ii. Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries, where applicable.
 - iii. Site specific details of the temporary tree protection to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site.

- iv. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned trees. These must be provided for any utility connections or civil engineering works.
- v. Full specifications of any pruning required to publicly owned trees with reference to marked images.
- vi. Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
- vii. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release).

Public Tree Protection

- 36. All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Responsible Authority.
- 37. Following the approval of a Tree Protection Plan a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant / developer / owner of the site. Should any tree be adversely impacted on, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.
- 38. No public tree adjacent to the site can be removed, lopped or pruned in any way without the written approval of the City of Melbourne.

Civil Infrastructure

- 39. 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 – Infrastructure and Assets. 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.
- 40. 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 – Infrastructure and Assets.
- 41. All portions of roads and laneways affected by the building related 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 – Infrastructure and Assets.
- 42. The road adjoining the site along Magnolia Place must be reconstructed together with associated works including the modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Infrastructure and Assets.
- 43. The footpath adjoining the site along Powlett Street must be reconstructed together with associated works including the renewal / reconstruction of kerb and channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Infrastructure and Assets.

44. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority – Infrastructure and Assets.
45. 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 – Infrastructure and Assets.

Expiry

46. This permit will expire if one of the following circumstance applies:
 - a. The development has not commenced within three years of the issue date of this permit.
 - b. The development has not been completed within five years of the issue date of this permit.
 - c. The use has not commenced within five years of the issue date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

13.2.1 Notes

Other Approvals May Be Required

This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

Building Approval Required

This permit does not authorise the commencement of any construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

Infrastructure and Assets

All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the Responsible Authority – Infrastructure and Assets.

On-street Car Parking / Car Parking Permits

Unless otherwise advised by Council's Traffic Department, existing parking restrictions will not be changed and all future business owners and employees working within the development approved under this permit will not be permitted to obtain employee or visitor car parking permits.

Public Trees

A Tree Protection Bond can be lodged as a Bank Guarantee or by EFT. If a Bank Guarantee is preferred it must be in accordance with the following:

1. Issued to City of Melbourne, ABN: 55 370 219 287.
2. From a recognised Australian bank.
3. Unconditional (i.e. no end date)
4. Executed (i.e. signed and dated with the bank stamp)

If an EFT is preferred, Council's bank details will be provided on request.

Please note that insurance bonds are not accepted by the City Of Melbourne. If a bank guarantee is to be provided please email trees@melbourne.vic.gov.au to arrange a suitable time for it to be received.

At the time of lodgement of the bond the completed Project Arborist Confirmation Form must be provided. On completion of the works the bond will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the health of the subject public tree(s) has not been compromised.