

Planning Delegated Committee Meeting

Agenda

13 October 2021 at 6:30pm

Virtual Meeting



PUBLIC SUBMISSIONS

1. Due to COVID-19 restrictions around public gatherings the following has been put in place.
2. Public representations may be made on any items listed on the agenda in a Planning Delegated Committee Meeting.
3. Submissions must also be submitted in writing to governance@ballarat.vic.gov.au by no later than 4.30pm on the day of Planning meeting; and limited to no more than 200 words that will be read out by the Chief Executive Officer or nominated delegate at the meeting prior to the matter being considered by Council.
4. If you would like to make your submission personally at the Virtual Planning Meeting, please contact governance@ballarat.vic.gov.au to arrange this.

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1. WELCOME TO COUNTRY



The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

2. APOLOGIES FOR ABSENCE

3. DECLARATION OF CONFLICT OF INTERESTS

4. CONFIRMATION OF MINUTES

5. OFFICER BRIEFING

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. PLP/2021/432 - 6 LYONS STREET NORTH

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Mish Watt – Coordinator Statutory Planning

PURPOSE

1. The report is an assessment and recommended position on Planning Permit Application PLP/2021/432.

BACKGROUND

DATE RECEIVED	2 July 2021
PROPERTY ADDRESS	6 Lyons Street North, Ballarat Central
APPLICANT	Lyons Development Partnership Pty Ltd
PROPOSAL	Buildings and works associated with a seven storey apartment building, three townhouse dwellings, use and development of a food and drink premises (cafe) with a cafe and restaurant liquor licence, partial demolition of a building, demolition of front fence, a reduction in car parking spaces and removal of vehicle crossings
ZONE	Residential Growth Zone (RGZ)
OVERLAY/S	Heritage Overlay – Schedule 167 (contributory)
PERMIT TRIGGERS	<ul style="list-style-type: none"> • Clause 43.01-1 – Demolition, buildings and works • Clause 32.07-2 – Use of land (café) • Clause 32.07-5 – Two or more dwellings on a lot • Clause 32.07-8 – Buildings and works associated with café • Clause 52.27 – Liquor licence • Clause 52.06-3 – Reduce car parking
RESTRICTIVE COVENANTS	Nil
CURRENT USE/DEVELOPMENT	Former Music School Building
CULTURAL HERITAGE MANAGEMENT PLAN	Not required as the site is not located in an area of Aboriginal Cultural Sensitivity
SUBMISSIONS	11 objection submissions 6 supporting submissions

Proposal

2. This is an application to comprehensively redevelop the site with an apartment building and medium density housing and to use part of the existing contributory music hall building currently located on the site for a licensed café. The remainder of the music hall building is proposed to be demolished.
3. The apartment building is a seven storey building with a maximum height of approximately 23 metres, which contains 59 apartments, including six specialist housing dwellings. The applicant has advised that the specialist housing units will be community housing, specialised disability housing or key worker accommodation.
4. The building has a three storey element to Lyons Street North, approximately 11.3 metres high, which is setback 2.3 metres from the street and 9.9 metres from the music hall. The building tiers away from Lyons Street North, rising to a five storey base with two recessive upper levels.
5. The apartment building wraps around the eastern and southern boundaries of the site. The building is three stories in scale at the front of the site and it steps back within the site as it rises up, reaching a seven storey form along the eastern site interface. Pedestrian access to the building is provided by a centralised lobby area and a rear entry point located adjacent to the ramp to the basement.
6. The building is contemporary in design and the apartments located at the front of the development, where a minimum street setback of 2.2 metres is achieved, are designed with open space areas which have an outlook over the street. This design outcome allows for the slightly concertinaed form of the façade to have significant openings which break up the bulk of the building. A similar approach has been adopted for the rear of the building, as can be seen in the images below. The façade of the apartment building includes a mixture of brick and render, with a stacked stone base. A planter box garden bed is provided in the front setback area.



Building façade. Source: Application documents



Render showing central courtyard. Source: Application documents



View of building from south. Source: Application documents



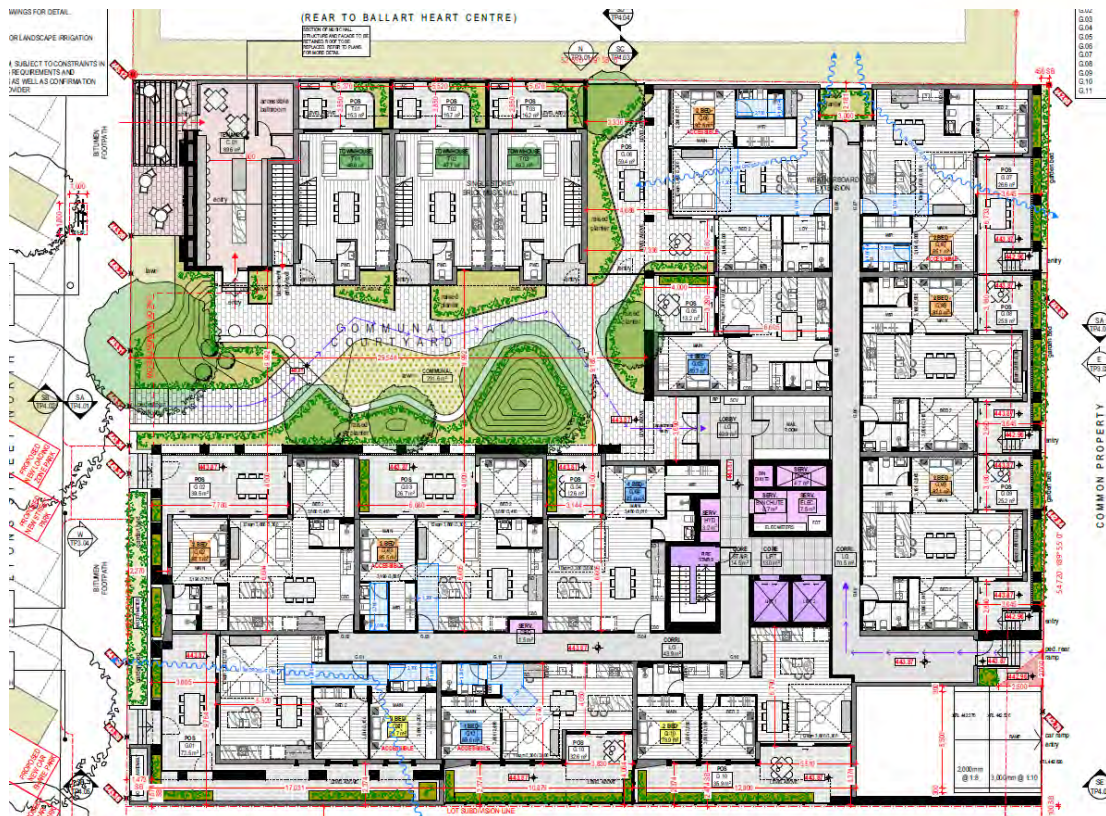
Rear elevation. Source: Application documents

7. A group of three dwellings is located to the rear of the music hall building. These buildings are three storey in scale, with north facing living rooms and connecting private open space areas provided at ground level and bedrooms located on the upper levels of the dwellings.



Internal elevation of attached dwellings. Source: Application documents

8. A mix of materials are proposed to be used in the construction of the development, including: Krause autumn standard brick, Castlemaine stone, off-white smooth render, off-white textured render, basalt vertical expressed joint cladding and basalt powder coated finish for metal.
9. The apartment development is designed to use access available from Dawson Street North to provide vehicle access to a basement car parking area, ensuring that the existing vehicle crossing on Lyons Street North can be reinstated with additional on street car parking spaces created. The site has access through the site located to the east via a carriageway easement.
10. The basement car parking area provides for a total of 55 car parking spaces, 50 bicycle parking spaces and five motor bike spaces. The report details that the specialist housing dwellings will not be allocated an on-site car parking space. Building services, rubbish collection areas, lifts and storage cages are also provided in the basement, which is accessed via a ramp access and secured by a gate.
11. The excavated basement area extends to within 1.3 metres of the front boundary of the site and avoids the retained section of the music hall building, located in the north western corner of the site. The excavation will be to a maximum depth of 3.27 metres and will include an area which is designed to accommodate soil to allow trees to grow on the site in the landscaped courtyard area which is planned between the retained portion of the music hall building and the apartment building. This can be seen in the image below.



Ground floor plan. Source: Application documents

12. The retained music hall building is shown in the northwestern corner of the building and is designed to include a licensed café. A new metal roof will be developed for the music hall building, with an alfresco dining area established in the front setback of the building and a simple pergola structure will cover part of this area. The pergola structure has a maximum height of 2.7 metres.
13. The disused vehicle crossings will be reinstated and will result in an opportunity for three new on street car parking spaces to be established on Lyons Street North. The application documents detail an intention to use two of the spaces for a car pod service and the remaining space as a loading bay.
14. The application was supported by the following reports:
 - Traffic Impact Assessment;
 - Landscape Plan;
 - Structural Engineering Assessment;
 - Geo-technical Report;
 - Stormwater Management Plan;
 - Servicing Report;
 - Sustainability Report;
 - Waste Management Plan;
 - Urban Context Report;
 - View Impact Montages;
 - Heritage Report.
15. Initially the application sought approval for creation of an easement, but it has been advised that there is no requirement for an easement.

Subject site and locality

16. The subject site is a large, centrally located parcel of land which has a total area of 2191 square metres and a frontage of approximately 42 metres. The site is currently a former music hall building associated with Loreto College, located to the northwest of the site and a dilapidated front fence also exists on the site.
17. The music hall building was designed by local architect Bart Moriarty in 1932 and is constructed of red face brick on a clinker brick plinth. It has a long rectangular form divided into four classrooms, with a verandah to the north elevation which has been enclosed with glazing. The roof is gabled and clad in terracotta tile and still contains a number of original iron vents along the ridgeline. The façade of the building has a stepped parapet with a niche for a statute and a bricked in front entrance door. Large multi-paned timber windows are located along the south elevation in a regularly spaced arrangement. It is understood that the building was damaged by fire in 2011, which caused some internal damage, and damaged some timber framed windows. There are modest later additions to the rear of the building.
18. The site has vehicle access to the east, with a common property arrangement (Common Property No1) providing for access through the property to Dawson Street North. It has a very gentle fall to the rear. The site can be seen highlighted in red in the aerial image below.

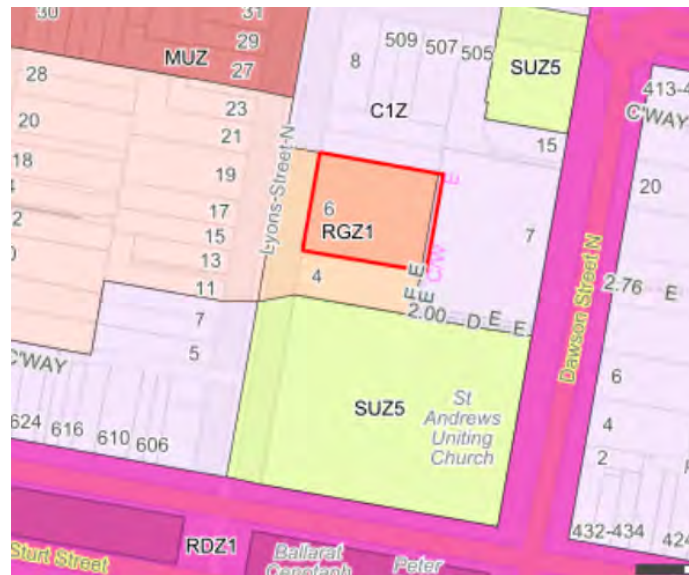




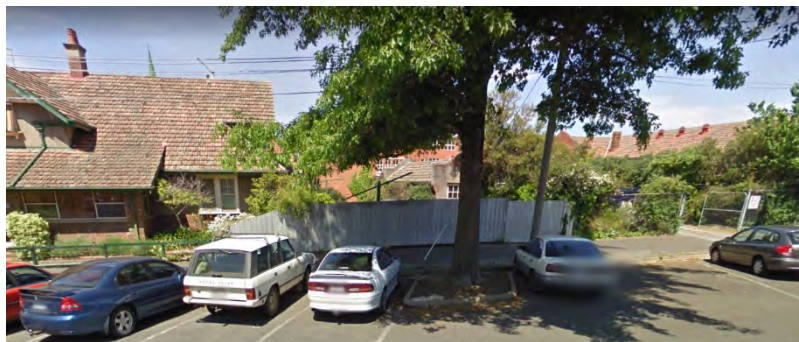
Three street trees have been established in the road reserve in front of the site. Two disused vehicle crossings also exist along the site frontage.



19. City of Ballarat has recently approved a two lot subdivision of the land and separate titles were issued during the processing of this application. The subdivision has resulted in the former classroom building being located on a separate title.
20. The site, with the land to the south, is an isolated site of Residential Growth Zone – Schedule 1 land, surrounded by Commercial 1 zoned land to the north and east, land zoned Special Use – Schedule 5 to the south, General Residential zoned land to the west and Mixed Use zoned land to the north west. This can be seen in the image below.



21. Land to the north of the site is developed and used as a medical clinic with an at grade bituminised car parking area directly abutting the site. The building on the site is an Interwar Bungalow building, which is double storey in scale but which retains most of the first floor within the roof space with dormer windows providing for windows. This can be seen in the image below.



22. Land to the rear is developed and used with service apartments. The rear elevation of the building which interfaces with the site is three storeys in scale and of red brick construction. The building has quite a utilitarian appearance when viewed from Lyons Street North as can be seen in the image below. Car parking areas and common property separate the building from the subject site, with a setback for the buildings from the eastern boundary of the site being approximately 11 metres.
23. When viewed from Dawson Street North, the serviced apartments have a double storey scale and are of classical design. The modern rear additions can be glimpsed from Dawson Street North as a result of the vehicle access and car parking areas provided along the southern boundary of the site.



24. Land further south of the site, on the corner of Sturt Street and Lyons Street North is developed with the St Andrews Kirk Uniting Church building and its presbytery. It is understood that the Church is no longer operational and is in private ownership.





25. The Church site has an individual heritage overlay, HO 118, and it is included on the Victorian Heritage Register.
26. Land to the north of the serviced apartments is also developed with a Church (former Congregational Church and hall) and it also has an individual heritage overlay, HO31, and is also included on the Victorian Heritage Register. The building continues to be used as a Church.



27. The Congregational Church and the St Andrew's Church, along with the Ballarat Hospital and Fire Station are noted as "hallmark" features of Ballarat's vistas and skyline. The Church buildings with their tall spires, 47 metres and 36 metres respectively, dominate the area and are of architectural and visual importance to the City.
28. Land located opposite the site is developed for residential purposes and the dwellings include a range of styles including late Victorian and interwar dwellings, developed in a leafy setting, ranging between one and two storeys in scale as can be seen in the image below.



29. Land at the southern end of Lyons Street North is developed with modern, single storey buildings which are used for commercial purposes. A range of commercial uses have been established in the broader neighbourhood, reflecting the zoning pattern of the area.



30. Angled car parking spaces are provided on Lyons Street North and given extent of commercial uses in the area and the location of the site at the western edge of the CBD, these spaces are in demand.
31. The site is located within walking distance of the CBD, the Ballarat Train Station, the Mair Street medical precinct and associated hospitals, schools and recreational spaces such as Lake Wendouree.

Permit/ site history

32. PLP/2011/329 has been issued for the land and allows a medium density development and medical centre to be developed on the land. The approved built form is five storeys in scale. The Planning Permit is valid and can be acted on.
33. The approved development can be seen in the image below. The development provided for the re-use of the music school building and its conversion to dwellings.





34. This application was approved by VCAT; the application was put to VCAT for a decision as a result of an objector appeal.

Public notification

35. The application was required to be advertised pursuant to Section 52 of the *Planning and Environment Act 1987*.
36. The following forms of advertising were undertaken:
- Notices sent to owners and occupiers of adjoining land (includes opposite);
 - (An) A3 sign(s) was/were placed on the land.

Submissions

37. As a result of public notification procedures 11 objections and six supporting submissions have been lodged.
38. The key issues raised in the objections can be summarised as follows:
- Traffic and waiving of car parking;
 - Concern about how car parking will be allocated;
 - Zoning refers to a maximum height of four storeys and 13.5 metres and the building proposed is markedly higher;
 - The height, mass and bulk of the building impacts the historic religious precinct and will be dominant in the city-scape;
 - The music hall building should be retained;
 - The development hasn't had regard to the previous VCAT decision;
 - The development will have a negative impact on the historic urban landscape and will block important skyline views of church spires;
 - The white render should be replaced;
 - There will be overshadowing of adjoining properties;
 - Impact during the construction phase;
 - Amenity impact from the café use;
 - Inadequate front setback;
 - Overshadowing of the Quest solar panels, which will reduce their efficiency by 14%;
 - Overlooking of the Quest apartments;
 - Width of common property can't cater for waste vehicles;

- Amenity impacts on Quest apartments through increased traffic and headlights

Referrals

39. The following internal referrals were undertaken.

Department	Advice/ Response/Conditions	Report Response
Engineering	No objection, conditions suggested	Noted
Department	Advice/ Response/Conditions (summarised)	Report Response
Heritage	<p>A detailed response was provided and is attached to the electronic file.</p> <p>In summary, the advisor does not support the proposal and considers:</p> <ul style="list-style-type: none"> • The building is too high; • The music hall building should be retained and re-used; • The extent of retention for the music hall building amounts to facadism; • The front setbacks are too small; • Approval of the application is contrary to Clauses 15.03-1, 21.06 and 22.05. <p>Reference is made to the Ballarat Strategy and the Draft Skyline Study.</p>	Noted
Department	Advice/ Response/Conditions (Summarised)	Report Response
Traffic and Transport	<p>The traffic volumes generated by the proposed development are low and are expected to be easily absorbed into the surrounding road network.</p> <p>Parking</p> <p>A parking analysis has assessed the statutory parking requirements under Clause 52.06-5. This results in a notional requirement for 71 residential spaces for the 62 tenements, 12 visitor spaces and 3 spaces for the 90sqm café, a total of 86 spaces.</p> <p>A total of 55 spaces are proposed on site with the additional credit for 3 spaces in Lyons Street leaving a notional shortfall of 28 spaces. All parking spaces are to be assigned to resident parking. There is no provision for visitor or customer parking. There will also be storage for up to 50 bicycles over several areas and parking for up to 5 motor cycles in the Basement Carpark. No accessible spaces are proposed within the Basement Carpark.</p> <p>The analysis supports a case for a reduced parking requirement under the Clause 52.06-1 of the Scheme. A carparking demand assessment has been undertaken by the Traffic Consultant.</p> <p>Australian Bureau of Statistics (ABS) data clearly indicates that there is a market for dwellings that do</p>	<p>The permit does not contain all of the conditions recommended. Instead of an electronic sign to show availability of car parking in the basement, a green travel plan and allocation of car spaces is required via permit condition.</p> <p>There is no visitor parking in the basement, so no reason for those with unallocated car spaces to be</p>

	<p>not provide, and therefore do not attract the price premium associated with a car parking space. Car ownership data from the 2016 Census for the City of Ballarat shows that residents of 31.3% of one-bedroom dwellings and residents of 20.9% of two-bedroom dwellings do not own or otherwise park a vehicle at their place of residence. An owner/tenant with the need to park a vehicle is unlikely to occupy a dwelling that does not provide a car parking space. Given the site's location with respect to public transport services and other services, it is expected that dwellings within the subject site would be particularly appealing to potential owners/tenants who do not have the need to park a vehicle at their place of residence.</p> <p>A total of 55 spaces for resident parking is therefore considered appropriate by the TIAR for this development. The Ballarat Integrated Transport Strategy aims to provide a more sustainable transport network by following a decision framework that reduces the dependence on personal motor vehicles. The proposed development which reduces car ownership reliance aligns with the initiatives within the strategy.</p> <p>It is expected that the ground floor café tenancy will largely generate customers from the apartments of the proposal and existing and future residents in the area. As such, the majority of parking demands generated will be attributable to staff. Staff parking can be accommodated on-street within one of the all-day ticket spaces, while any short-term visitor and customer parking demands can be accommodated within the 1hr and 2hr on-street spaces.</p> <p>As the development proposal contemplates a residential development, with one small food and beverage use, it is not considered practical or necessary to provide an on-site loading bay.</p> <p>Recommendations</p> <ol style="list-style-type: none"> 1. That the development of multi-level apartments, individual semi-detached dwellings and a licenced café at 4 Lyons Street Nth, Ballarat Central is supported in principle pending the following; <ul style="list-style-type: none"> ▪ that electronic signing indicating the number of available parking spaces at any one time is provided at the entrance to the Basement Carpark, or ▪ that a turnaround space is provided at the end of both dead-end carpark accessways. 2. That a minimum of 55 parking spaces are provided within the Basement Carpark generally as indicated on 	<p>entering the basement. Indeed, a gate will preclude casual access. A permit condition cannot be applied to require actions on the Quest apartment site. As the site legally uses common property for access, there is no need for any permit conditions around this issue</p>
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	<p>the site plans and that parking dispensation for the notional shortfall is agreed.</p> <p>3. That the carparks and accessways are constructed, signed and delineated to council approval and generally accord with Clause 52.06-9 design standards.</p> <p>4. That bicycle parking is provided within the Basement Carpark as indicated on the approved plans.</p> <p>5. That access from Dawson Street North is subject to VicRoads approval.</p> <p>6. That all vehicles enter and exit the site in a forwards direction.</p> <p>7. That bicycle parking facilities conform to AS 2890.3-1993.</p> <p>8. That no part of this development impacts on the operational requirements of the quest apartments fronting Dawson Street and which are subject to previous permits.</p> <p>9. That the subdivision plan aligns with approved development plans.</p>	
Department	Advice/ Response/Conditions (summarized)	Report Response
Environmental Health	<p>No objection, the following conditions are suggested.</p> <ul style="list-style-type: none"> ▪ Construction Management Plan Required. ▪ Construction and/or demolition works must comply with the requirements specified in the Environment Protection Authorities, Noise Control Guidelines Publication 1254. ▪ The premises must ensure that there is no light spilling into habitable rooms of nearby residential properties as a result of the proposed development. ▪ Noise must be adequately controlled. Premises must consider the Environment Protection Act 1970, the State Environment Protection Policy NIRV and the Public Health & Well-being Act 2008. ▪ Delivery times should be restricted in accordance with the Environment Protection Authorities Noise Control Guidelines Publication 1254. ▪ Mechanical ventilation systems are to be suitably located so as they do not cause a nuisance to neighbors. Consideration is to be given to the Public Health & Wellbeing Act 2008 and the Environment Protection Act 1970. ▪ Refrigeration motors are to be suitably located so as they do not cause a nuisance to 	<p>Some of the permit conditions which have suggested request Council to regulate activities which are regulated outside of the planning process. Permit conditions require a construction management plan and include requirements to regulate noise from the café Permit conditions also regulate</p>

	neighbours. Consideration is to be given to the Public Health & Wellbeing Act 2008 and the Environment Protection Act 1970.	delivery times to the café
Department	Advice/ Response/Conditions	Report Response
Environmental Services	Development to engage in a private waste contractor to service the emptying of the bins. Council will not collect any bins from this premises. Environment are happy with their waste management plan and separation of waste, recycling, glass and organics at the premises.	Noted

Officer Direct or Indirect Interest

40. No officer involved in the preparation of this report has any conflict of interest.

Planning Policy Framework

41. The following policies are relevant to the consideration of this application:

- 71.02-3 – Integrated decision making
- 11.01-1S– Settlement
- 11.01-1R – Settlement – Central Highlands
- 11.03-1S – Activity centres
- 15.01-1S – Urban design
- 15.01-2S – Building design
- 15.01-5S – Neighbourhood character
- 17.01-1S – Diversified economy
- 17.01-1R – Diversified economy – Central Highlands
- 17.02-1S – Business
- 17.04-1S – Facilitating tourism
- 18.02-4S – Car parking
- 21.01-4 – Key issues – Municipal overview
- 21.06-1 – Urban design
- 21.06-3 – Neighbourhood character
- 21.07-1 – Economic growth
- 21.07-3 – Activity centres
- 21.07-5 – Tourism

Zoning

42. The site is located in the Residential Growth Zone, the purpose of which is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*

Overlays

43. The site is subject to Heritage Overlay – Schedule 167 – Sturt Street Heritage Precinct.
44. *The Precinct is aesthetically and architecturally significant as a fine example of broad historical townscape founded in 1850s, the product of a European city building tradition. It demonstrates many original and intact urban design and fine architectural qualities associated with the ecclesiastical, civic, commercial and residential development of the Ballarat township between the 1850s and early 1900s.*
45. *These important aesthetic and architectural qualities include but are not limited to many local landmarks, such as ecclesiastical and civic buildings and their individual precincts as well as an outstanding collection of residences. Particularly significant examples include a remarkable group of churches. These are the eclectic English Gothic styled former Congregational Church on the corner Dawson and Mair Street, designed by local architects Caselli and Figgis (1881) and Molloy and Chandler (1906 rear additions), the English Norman styled St Andrew Kirk corner Sturt and Dawson Streets designed by local architects C.D. Cutherbert (nave 1862-64), C.D. Figgis (spire 1884) Figgis and Molloy (transept 1889), the English Gothic styled Roman Catholic St Patricks Cathedral located on the opposite corner of Sturt Street, designed by English architects Hansom brothers (1857 and modified by local architects Shaw and Dowden (1857) J.B. Denny (1870) and Melbourne architects Reed Smart and Tappin (1891) as well as their associated collection of buildings, specifically St Patrick's Hall and Presbytery, the individual church precincts and fencing, the former Baptist Church at 3 Dawson Street designed by local architect J. A. Donne (1866-67) and the Lutheran Church and Manse located at 206 Doveton Street and the Manse at 105 Eyre Street designed by C.D. Figgis as well as architect F. Poeppel (1868-1876). These European styled ecclesiastical buildings with their tall towers dominate the area and form an impressive church precinct of great architectural and heritage visual importance to the city of Ballarat. Other landmark buildings which have considerable architectural and aesthetic significance include the bluestone two-storey Ballarat City Fire Station with its lookout tower located at 702 Sturt Street designed by H.R. Figgis in 1859, as well as the elegant neo-classic residences at 18-20 Lyons Street, which is important as one of the largest and most consistent Renaissance revival terraces in the State. In addition at 606-608 Sturt Street the 19th century neo-classic town house is an excellent example of the Grecian revival style. Further outstanding Italianate style residences are located at 704 Sturt Street which forms part of an important group of doctor's houses, amongst others. The Precinct is architecturally important for its range of fine examples of Victorian and Federation styled buildings displaying many eclectic architectural motifs such as Jacobean, Gothic and Tudor detailing. The residential and commercial buildings are generally one to two storeys, with civic buildings contrasting in height and scale. The main civic buildings are unique in design and scale but are consistent in their use of stone for construction.*

Relevant Particular Provisions

Clause 52.06 – Car parking

Purpose

46. *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
47. *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. To support sustainable transport alternatives to the motor car.*

48. *To promote the efficient use of car parking spaces through the consolidation of car parking facilities. To ensure that car parking does not adversely affect the amenity of the locality.*
49. *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*
50. Pursuant to Table 1, car parking is required at a rate of:
 Food and drink premises (café) – 3.5 spaces for each 100 square metres of floor area.
 No car parking is provided for the café use.
 Residential hotel – not specified; car parking must be provided to the satisfaction of Council. The design provides for 21 on site car parking spaces for the residential hotel use.
51. 52.27 – Licensed premises
Purpose
To ensure that licensed premises are situated in appropriate locations.
To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.
52. 58 – Apartment developments
Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To encourage apartment development that provides reasonable standards of amenity for existing and new residents.
- To encourage apartment development that is responsive to the site and the surrounding area.*

Relevant Planning Scheme Amendments

53. There are no amendments relevant to the consideration of this application

KEY MATTERS

54. Ballarat is an important regional city, identified as the main centre for regional growth. Ballarat is increasingly seen as a viable alternative to living in Melbourne and the city has experienced significant growth, particularly in growth areas in recent years. It is expected that Ballarat will have a population of 160,000 people by 2040; in 2016 it had a population of approximately 101,500. Ballarat's extensive and highly intact built heritage, landmark buildings, parks, gardens and statues are a lasting and valued legacy of the gold rush era and continue to attract new residents to the city.
55. In developing a future vision for Ballarat Council has adopted *Our Vision for 2040* which outlines that Ballarat will be a successful community that has built its future on its beautiful city and great lifestyle. The Ballarat Strategy (2015) embraced the concepts of the 10 Minute City and The City in the Landscape which supports:
- A compact urban form; and
 - Managed change in its Historic Urban Landscape.
56. The Planning Scheme encourages significant residential growth in the CBD and seeks to encourage greater densities along key transport corridors. Clause 21.02-1 – Urban growth identifies seven housing environments and provides guidance for change within these precincts. The subject site is located in a Convenience Living Precinct, a precinct designed to encourage *higher density residential development within 400m of public transport corridors, with larger scale and higher density infill located within*

convenience living corridors. The Residential Growth Zone in which the site is located further reinforces this objective.

57. It is clear that the comprehensive redevelopment of the site with 62 dwellings will assist in achieving a more compact urban form and will take advantage of a strategically located site on the western edge of the CBD, located within walking distance of the CBD and the Ballarat Train Station.
58. The development of 59 apartments and three townhouses will add to the diversity of housing available in Ballarat, where much of the housing is provided via a single dwelling on a lot. Clause 21.02-7 – Housing diversity builds on State policy and notes that social diversity is an important factor in the social health of the city and *a diverse population needs a mixture of housing sizes and types. There is also a need to increase the proportion of lower cost accommodation, social housing and housing for people of all abilities.* The development assists in achieving strategies which support a range of housing types and this development is designed to include six specialist housing units.
59. While the Planning Scheme includes significant policy support for a high density infill residential development on the site, this support is tempered by heritage and design related policies which seek to protect significant buildings and streetscapes and discourage the demolition or alteration of buildings in a way which would negatively impact on the heritage values of the area.
60. Ballarat as a whole is noted as having rich heritage assets and Ballarat's community considers the heritage and historic character of Ballarat as its most valued features and that these elements must be retained into the future. Policy seeks to ensure that Ballarat's heritage resources are protected, conserved and enhanced for their conservation, cultural and tourism potential and to ensure that what makes Ballarat distinctive isn't lost. Ballarat's sense of place is important and policies seek to:
 - Ensure that the scale, bulk and quality of new development contributes to the amenity of the built environment;
 - Maintain important views and vistas within the Ballarat CBD, including skyline views of spires and towers;
 - Ensure new developments in the CBD and Activity Centres provide active street frontages, legible pedestrian routes including minimising pedestrian discomfort from car access;
 - Conserve, protect and enhance the fabric of identified heritage places and precincts;
 - Identify and protect heritage places, including maintaining the visual prominence of heritage buildings and landmarks.
61. It is noted that the Heritage Advisor has made reference to the Draft Skyline Study. This study has not progressed to the point of being a incorporated document, ie it is not a formal amendment proposal which has been adopted by Council. However, the issue of skyline views is an important consideration for this application as the site is located in an area which is dominated by Church spires which are a valued feature of Ballarat's skyline, referenced in local policy. The previous VCAT decision for the site, *Upton and Ors v Ballarat CC* [2012] VCAT 1376 (11 September 2012) provides some direction on important views, as follows:

The statement of significance for Heritage Overlay HO 167 emphasises the visibility and presence of the churches and their spires in views along the boulevards, namely

Sturt Street, Mair Street and Dawson Street. Lyons Street North is less significant, being a local residential street. It is the views along and from the public realm of the boulevards that are important.

62. To assess the potential view impact of the development, the following images have been submitted.



Intersection Dawson Street North and Sturt Street





Dawson Street North



Dawson Street North and Mair Street



Median – Sturt Street

63. It is clear from the submitted images that the development will have limited visibility when viewed from key intersections, Mair Street, Dawson Street and from Sturt Street, with the scale of development surrounding the site limiting the visual impact of the development. Importantly, the development is lower than the key Church spires, allowing the landmark spires to continue to dominate the skyline.
64. While view montages have not been submitted to show the impact of the development when viewed from a distance, the Planning Officer has undertaken an assessment of these views and has found that while the building will have some visibility in the broader landscape particularly on the approach to the CBD from Creswick Road, it will not obscure the skyline views of the two spires. The new building will be visible, but it will sit comfortably in an area which provides for higher built form outcomes, including hospitals.
65. Some diagonal views of Church spires will be lost as a result of the development, but it must be recognised that the site is underdeveloped and these are local views, rather than views from key vantage points. The previous VCAT decision for the site as can be seen below (Paragraph 34, *Upton & Ors v Ballarat CC* [2012] VCAT 1376 (11 September 2012)) notes that the loss of local views of spires is acceptable:

The only views that would be diminished by this development would be diagonal views across the site. In some views the proportion of the spires that are visible would be reduced or obstructed. I think that the views that would be diminished would be either views from private land (eg. from the rear of properties to the north, or from properties to the west). I note that a loss of views from private properties is not a basis to constrain development, as planning policy directs that the significant views are those from the public realm.

66. The Planning Scheme and objectors make reference to the Historic Urban Landscape and note that this landscape is a valued attribute of Ballarat. It is assessed that the Historic Urban Landscape does not prevent new appropriate development and should not prohibit new developments which respond to the emerging needs of the population. When read holistically, it is assessed that the Planning Scheme seeks to facilitate appropriate development which will allow the City's urban form to evolve.
67. The development provides for an intensity of housing which has not been seen in Ballarat previously. As housing prices escalate, and as the population becomes more mobile with working from home opportunities, apartment style living becomes more popular. In allowing 62 dwellings on the site, Council will allow an increase in population surrounding the CBD. As apartment style living and denser developments are constructed, in line with the vision of the Planning Scheme which encourages more housing in and surrounding the CBD, the CBD will evolve and provide different services while more people accessing the CBD and moving through it will assist in creating a safer urban environment.
68. The site is located in the Residential Growth Zone which includes the following objectives:
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
 - *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
 - *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*

- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

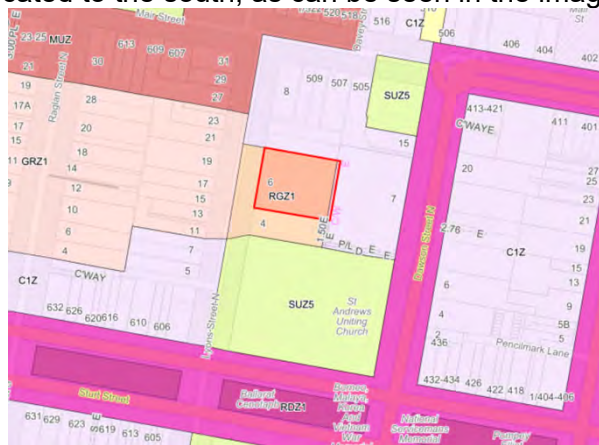
69. At Clause 32.07-9 – Maximum building height for a dwelling or residential building it is stated:

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

70. Council has not taken the opportunity to include a mandatory height limit in a schedule to the Residential Growth Zone such that a building above 13.5 metres in height can be approved.

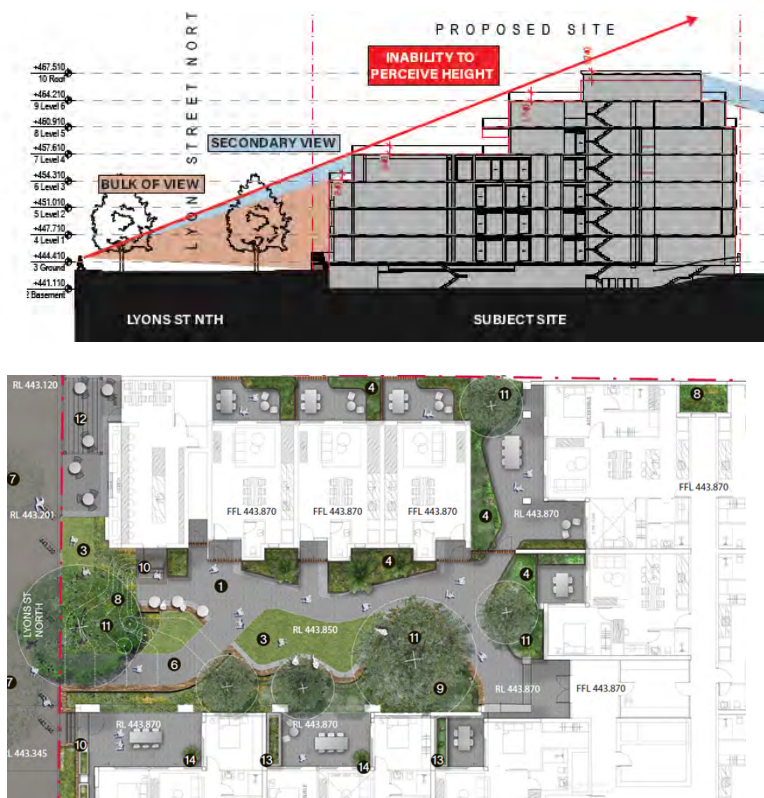
71. The site is located in an unusual context and is effectively an island site in association with the land located to the south, as can be seen in the image below.



72. When the former residential zones were translated to the new residential zoning framework, the site's zoning changed from Residential 1 Zone to Residential Growth Zone, but it has not been possible to uncover why this zone was applied to the land.

73. Given the unusual site context, with its lack of direct sensitive abutments, and given that the development provides for a three storey form of development at the front of the site, tiering up to seven storeys at the rear of the site where the land abuts the Commercial 1 Zone, it is assessed that the height can be supported.

74. It can be seen from the image below, that it is not possible to perceive the upper levels of the building when viewed from the opposite side of Lyons Street North, though it is acknowledged that there will be clearer views of the rear part of the building available through the communal open space area of the site, with existing street trees and proposed tree planting within the site providing for some filtering of this view.



75. In *Athedim (Vic) Pty Ltd v Moonee Valley CC (No. 2)* [2010], refer paragraphs 11 and 12, the following comments were made about an application to exceed discretionary height provisions:

[11] It is rarely a case that the preferred maximum height of buildings within a particular precinct can be determined solely on the basis of objective considerations. In many cases the planning authority will have to form its own opinion as to the preferred outcome guided by objective considerations. In this case the DDO is an expression of the planning authorities judgement. However, because the process is not purely objective, it is often possible to form an opinion based on general amenity and urban design considerations that a higher building on a particular site would also be acceptable. Mr Shepherd and Mr Kelderman have formed just such an opinion in this case.

[12] The Tribunal must give effect to the DDO. Notwithstanding the fact that the preferred height within the subject DDO is a discretionary limit, the Tribunal must avoid decisions which in effect render the specification of a preferred height meaningless. I agree with Mr Holdsworth, there needs to be special circumstances which warrant a departure from the preferred maximum specified by the DDO.

76. Special consideration should not be too narrowly construed. They could be:

- characteristics of the proposal, for example, its social utility or the atypical excellence of its contribution to architecture and urban design, or
- characteristics of the site, its size, its location, the sensitivity of its interfaces etc.

77. On the other hand special consideration should not be urban design and amenity considerations which would be broadly applicable on a general basis throughout the precinct.

78. Having regard to the above, it is assessed that the island site with its lack of sensitive interfaces and the limited impact of the proposal on important skyline results in a height which can be supported. It is considered that there are few other sites in the area which could accommodate a building of this height and the opportunity for a greater density of development, as encouraged by the Planning Scheme, to make maximum use of the site's potential should not be hindered by a discretionary height control.
79. The reuse of the music hall building as a café is supported by the zone which seeks to allow non residential uses to serve local needs. The proposed café is 90 square metres in area and the scale and intensity of the café is considered to be compatible with the residential uses located opposite and the mixed use nature of the neighbourhood. The hours of operation sought are 7am until 4pm daily. Approval is also sought for a café and restaurant liquor licence which allow alcohol to be served with meals.
80. The café is generally consistent with Clause 22.01 – Non residential uses in residential areas policy given that the site abuts a non-residential use on the periphery of the Commercial 1 Zone. Permit conditions will restrict loading and unloading for the café to be undertaken between 8am and 8pm, as defined by policy. The hours of operation proposed are different to policy which states that *the hours of operation for the use should be within the following*:
- Monday to Friday 8.00am to 8.00pm.
 - Saturday 8.00am to 2.00pm
81. It is assessed that the café hours of 7am until 4pm can be supported for weekdays, while on weekends permit conditions allow the café to operate from 8am. In providing different hours of operation to the policy, it is noted that the site is located on the periphery of the CBD in an area which includes a range of non-residential uses. The amenity expectations for residentially zoned properties in these locations cannot be the same as those residentially zoned properties in a typical suburban context
82. The Heritage Advisor's advice that the music hall building should be retained is respected and certainly, there are a number of policies which support this view.
83. As has been noted, the building has been subject to a fire and a Structural Engineering assessment has found that the following works would be required to allow the building to remain on the site:
- Foundation underpinning;
 - Crack / mortar repairing;
 - Internal masonry skin demolition and replacement to all the walls in the second and third rooms from the front due to effected mortar;
 - At least 60% of the roof structure to be replaced including all eave structures and fascias;
 - At least 60% of subfloor framing to be replaced;
 - All gutter downpipes to be replaced;
 - Extensive brick repointing;
 - Installation of articulation joints throughout the entire building;
 - Extensive replacement of timber wall studs internally;
 - Complete demolition and rebuilding of rear lightweight structure.
84. It is clear that the building is currently unsound. Works can be undertaken to bring the building to a sound standard, but these works will effectively mean that the building will be rebuilt and replicated, rather than retained. The Victorian Civil and Administrative Tribunal has previously held that the cost of renovation is relevant given the

requirements of the *Planning and Environment Act 1987* to provide for the fair, orderly, economic and sustainable use and development of land.

85. The extent of building retention is shown in the image below. Permit conditions will require that formal plans document this level of building retention. It has also been confirmed that although the plans appear to show the removal of building detailing, including parapets, this is a drafting error. Permit conditions will also address this issue.



86. The music hall building is of contributory significance but is not noted as being of regional or state significance. The design solution provides for the front part of the building to be retained, allowing the building to be upgraded and an understanding of the form of the original music school building to continue to be appreciated. The use of the building with a café ensures a sustainable use for the retained portion of the building, ensuring that it will be appropriately maintained into the future. Some changes are required to the retention solution which is proposed to ensure that the building is not so modified that it no longer recognisable, these include:

- Retention of parapet details on north and south elevation;
- Deletion of the opening in the façade of the building;
- Retention of the window opening and window detail in the south elevation;
- Deletion of the canopy on the south elevation;
- Retention of the roof tiles, eave detailing and roof vents.

87. This is considered to result in an acceptable outcome. The retention of the whole of the building would be an ideal outcome. Clause 65 enshrines the concept of acceptable outcomes stating *because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.* In *University of Melbourne v Minister for Planning* [2010] the Tribunal found.

88. *As the Supreme Court observed, the test of acceptable outcomes is informed by the notions of net community benefit and sustainable development. An outcome may be acceptable despite some negative characteristics. In the present case, we have concluded that, on balance, development of the Peter Doherty Institute will result in a net community benefit despite the negative outcome resulting from the loss of the former Ampol House.*

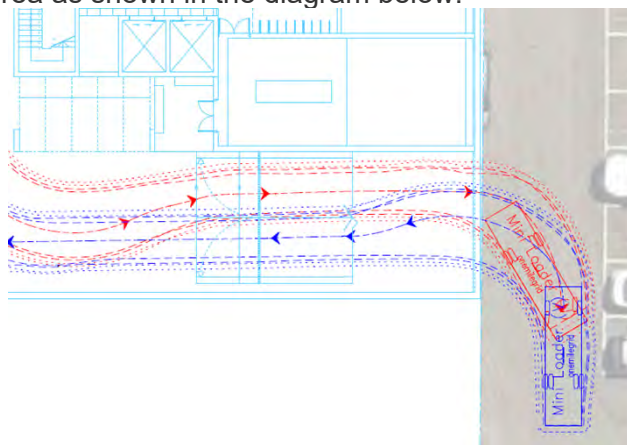
89. With the above changes to the plans, it is assessed that the demolition works will result in an acceptable outcome, particularly given that:

- The building conditions have not substantially altered since the site was purchased by the developer and the developer has not been party to a scheme of 'demolition by neglect';
- The retention of the whole of the building would restrict the yield of dwellings achievable on the site as it would impact on the level of excavation able to be

- undertaken for the basement, such that the potential of the site would not be realised;
- The portion of building to be retained and its associated heritage fabric will allow an appreciation of the original building which was developed on the land.
90. In order to ensure an improved response to the heritage values of the site and surrounding area, permit conditions require the deletion of the upper level of the three townhouse dwellings with this condition also improving the amenity of the internal courtyard, which is currently compromised by overshadowing.
91. The application seeks approval to reduce the car parking requirement contained in the planning scheme. Pursuant to Table 1, one on site car parking spaces is required for each one or two bedroom dwelling, two on site car parking spaces are required for each three bedroom dwelling, four on site car parking paces are required for each 100 square metres of leasable floor area for the café and one visitor space per five dwellings. This equates to a requirement for 86 on site car parking spaces, where the application proposes 55 on site car parking spaces.
92. The applicant has detailed that the six specialist units will not be provided with on site parking, which leaves 55 of the 56 dwellings having the potential to be provided with one on site car parking space. A permit condition requires that a car parking management plan is submitted, allocating 55 of the dwellings with one car parking space. This allows the specialist housing units and one dwelling to have no on site car parking. Given the location of the site and the provision of bicycle and motor cycle parking, this is considered to be an acceptable outcome noting that Council's Traffic Engineers support the proposal. A Section 173 Agreement is required to be applied to the land advising that Council will not issue residential parking permits for residents, ensuring that residents are aware of the on site parking available and are likely to factor in a lesser number of vehicles given that most parking in the area has some form of time restriction.
93. It is noted that the application will result in the reinstatement of three on street car parking spaces, although one of these spaces will be nominated as a loading zone. Ultimately the reinstatement of vehicle crossings will add to on street parking supply. The applicant has detailed an intention to operate a car pod scheme in two of the new spaces, however this is outside of the application process and if approval is sought for this type of arrangement, it will be outside of the planning permit process.
94. Visitor parking and parking associated with the café will be sought on street. Residents and business owners in Lyons Street North have advised that there is a high demand for on street parking and it is agreed that this is the case given the site is located on the edge of the CBD, proximal to the Mair Street Medical Precinct and is a street which includes a number of businesses. However, it is assessed that there will be parking spaces in the general proximity of the site for visitors and those associated with the café and the level of carparking provided onsite is appropriate for the use. Generally, the turnover of timed parking spaces should provide for these needs.
95. The level of bicycle spaces provided onsite is more than double what is required by the Planning Scheme.
96. The basement car parking area is generally compliant with the requirements of Clause 52.06-9 but it is noted that the grade of the ramp is slightly steeper (50 mm) than the grade contemplated by the Planning Scheme. It is understood that the grades are implemented to assist in pedestrian visibility and as the site access point does not abut

a footpath, the increased grade can be accepted. All vehicles associated with the site, including waste collection vehicles, can enter and exit the site in a forward motion.

97. The principles of equitable development have been considered given the potential of the subject site and the adjoining land. Particular consideration has been given to the southern interface of the site, given its abuttal to a fairly narrow lot. Comfort has been provided in relation to this interface as the neighbouring property owner has not objected to the development and it is understood that the lot has been purchased by the owner of the St Andrew's Church site.
98. The application is required to be assessed against Clause 58 and this assessment can be seen in the attachment.
99. A sliver of land to the east of the site is located in the Commercial 1 Zone, this is considered to be a zoning anomaly and the focus of this assessment has been on the Residential Growth Zone. Nothing turns on this zoning anomaly.
100. Many of the concerns raised by objectors have been addressed earlier in the report, but those which have not been addressed are commented on as follows:
 - In an established urban environment it is often not possible to avoid the amenity impacts of construction activities. It is agreed that the construction phase will impact on the area. A Construction Management Plan is required by permit conditions in an effort to minimise impacts to the extent possible;
 - The previous VCAT decision was for a markedly different development, however it is not clear that any principles in the VCAT decision have been disregarded in the current application;
 - The reduction in efficiency of solar panels is regrettable, but it is noted that there is no policy or scheme requirements to protect the operation of solar panels in the Commercial 1 Zone;
 - The building is located along the rear boundary of the site and will provide for a separation of approximately 9 metres between the new building's open space areas or windows and the windows of the adjoining Quest apartments, this level of separation is consistent with the standard overlooking requirements within ResCode and any overlooking is therefore considered reasonable;
 - The site has legal and unrestricted access to the common property area shared with the adjoining Quest apartments and any impacts associated with headlights from vehicles from the subject site is not a basis to refuse the application;
 - Waste vehicles associated with the development can navigate the common property area as shown in the diagram below:



CONCLUSION

101. Ultimately, Council is asked to balance up the application in favour of net community benefit, with Clause 71.02-1 detailing that *the Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.*

102. It is assessed that the application achieves net community benefit as it:

- Allows for the potential of the site to be realised and makes a significant contribution to the consolidation of well serviced residential land located on the edge of the CBD;
- Will increase the residential population in the inner city area, which can have direct benefits in improving the safety and vitality of the CBD;
- Retains part of the contributory building, allowing the original form of the building to be appreciated;
- Provides for six specialist housing units which will assist in addressing the community housing/ specialist disability accommodation/ key worker housing needs of the community;
- Provides for a contemporary built form outcome to add to the diversity of architecture in Ballarat, while ensuring that key landmark features can continue to be appreciated.

103. As such, it is recommended that the application is supported via a Notice of Decision to Grant a Planning Permit.

OFFICER RECOMMENDATION

104. That the Planning Delegated Committee:

104.1 Having caused notice of the application to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit for Buildings and works associated with a seven storey apartment building, three townhouse dwellings, use and development of a food and drink premises (cafe) with a cafe and restaurant liquor licence, partial demolition of a building, demolition of front fence, a reduction in car parking spaces and removal of vehicle crossings at 6 Lyons Street North, Ballarat Central under the provisions of the Ballarat Planning Scheme, subject to the following conditions:

1. Amended plans

Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and emailed to info@ballarat.vic.gov.au with the planning reference number. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- (a) A clear demolition plan which shows the extent of the building to be demolished and retained and which shows the demolition of the front fence;**

- (b) Elevation drawings of the Music School building which show the extent of demolition proposed;
- (c) A notation that vehicle crossings will be reinstated to match existing profiles in Lyons Street North;
- (d) Elevations of the Music School building which show:
 - a. The retention/ restoration of the roofing, including tiles, roof vents and eave detailing;
 - b. The retention and restoration of parapet elements;
 - c. The removal of the new opening proposed in the façade of the building;
 - d. The retention of the window located on the southern elevation of the building;
 - e. The deletion of the door, pergola and stairs on the southern elevation;
- (e) The deletion of the third level of Townhouses 1 – 3;
- (f) A notation on plan which identifies that there will be provision for six Affordable Housing Units.

Concurrent with the endorsement of plans under this condition, the following plans will also be endorsed and will then form part of this Planning Permit:

- Waste Management Plan, One Mile Grid, 11 June 2021;
- Environmental Report for Planning, Shared Space Architecture, 22 June 2021.

2. Endorsed plans

The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

3. Landscape plan

Prior to the commencement of the development, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The landscape plan must be generally in accordance with the Phillip Withers Landscape Plan dated 18/6/2021 but modified to show:

- (a) details of surface finishes of pathways and driveways;
- (b) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at planting, sizes at maturity, and quantities of each plant;
- (c) a plan which demonstrates that the equivalent canopy cover contained in Standard D10, Clause 58.03-5, is met;
- (d) lighting in the communal open space area.

4. Drainage

Prior to works commencing on site, drainage, stormwater detention and stormwater treatment plans and computations must be submitted to and approved by the Responsible Authority. The drainage, stormwater detention and stormwater treatment plans and computations must accord with the Infrastructure Design Manual, Council's Site Stormwater Management Systems Policy and Council's WSUD guidelines. All drainage works must be constructed in accordance with the approved plans and shall

be completed to a standard satisfactory to the Responsible Authority prior to the occupation of the development.

At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

Any proposed discharge of stormwater requiring a direct and/or modifying and existing connection to a designated waterway (as defined by the Water Act 1989) will require approval by the relevant Catchment Management Authority.

Any raingardens and rainwater tanks forming part of the approved drainage plans/system must be installed and maintained in good operational condition on an ongoing basis to the satisfaction of the Responsible Authority.

5. Completion and maintenance of landscaping

Prior to the occupation of the dwellings, landscape works forming part of the approved Landscape Plans must be completed to the satisfaction of the Responsible Authority. The landscaping shown on the approved landscape plan must then be maintained to the satisfaction of the Responsible Authority.

6. Construction management plan

Prior to the commencement of the development, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Construction Management Plan will form part of this Planning Permit. The plan must detail:

- (a) Hours of demolition and construction which are consistent with EPA and Council's Local Laws' requirements;
- (b) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site storage waste construction bins and vehicle washing;
- (c) Management of parking of construction machinery and workers vehicles to prevent adverse impact on nearby properties ;
- (d) Management of staging of heavy vehicles, site deliveries and unloading and lifting points with expected frequency, and traffic management in the vicinity, ensure routes to and from the site minimise disruption to residential properties;
- (e) Methods to minimise disruption to pedestrian access along footpaths;
- (f) Measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks, and demolition/construction activities, especially outside of daytime hours;
- (g) The provision of adequate environmental awareness training for all on-site contractors and sub-contractors;
- (h) A liaison officer and their contact details for contact by the public and the Responsible Authority in the event of relevant queries or problems experienced; and
- (i) A communication strategy to specify how the developer will liaise with the surrounding community, including contact details of the developer and site manager, agreed methods of communication, who will be notified, time frames for notification of key milestones in the developments and a method to deal with any concerns raised.

All works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

7. Land contamination

Prior to commencement of any works on site and prior to the issue of a Building Permit, a soil report prepared in accordance with AS4482.1-2005 shall be submitted to the satisfaction of the Responsible Authority which includes data on a reasonable number of test bores on the site as determined in consultation with the Responsible Authority. Any fill and the nature of that fill shall be detailed in the report.

Should the report identify the existence of fill then the following information shall be submitted:

- (a) If clean fill, the full extent and depth of the fill is to be shown on a plan. This information may require some alteration of proposed lot boundaries or further works to the satisfaction of the Responsible Authority; OR
- (b) If not clean fill, either:
 - i) A certificate of environmental audit issued for the land in accordance with Part IXD of the Environment Protection Act 1970 must be provided prior to the use hereby approved commencing; OR
 - ii) an environmental auditor appointed under the Environmental Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of that land are suitable for the intended use prior to the use hereby approved commencing.

to the satisfaction of the Responsible Authority.

- (c) Where a Statement of Environmental Audit is issued for the land, the use hereby approved must comply with all the directions and conditions contained within the Statement.
- (d) Where a Statement of Environmental Audit is issued for the land, prior to the commencement of the use authorised by this permit, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 or such other qualified person to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority to verify that the directions and conditions contained within the statement have been satisfied.
- (e) Unless otherwise approved in writing by the Responsible Authority, where a Statement of Environmental Audit is issued for the land, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, prior to the commencement of the use authorised by this permit, the permit holder must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. All costs associated with setting up the Agreement must be borne by the owner. The Agreement must be registered on Title and run with the land, and must provide to the satisfaction of the Responsible Authority:
 - (i) That the registered proprietor will undertake all required maintenance and/or monitoring in accordance with the statement.

- (ii) Prior to the development commencing, application must be made to the Registrar of Titles to Register the Section 173 Agreement on the title to the land under Section 181 of the *Planning and Environment Act 1987*.

8. Sustainability measures

Prior to the occupation of any building approved under this permit, a report from the author of the Environmental Report for Planning, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures specified in the Environmental Report for Planning have been implemented in accordance with the approved Plan.

9. Car parking allocation

Prior to the commencement of the development, a car parking management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. That plan should show the allocation of spaces within the basement car park and must (unless otherwise approved by the Responsible Authority) provide for:

- The allocation of one car parking space to each dwelling, excluding the six specialist housing units and one of the one bedroom apartments.

When approved the car parking management plan will be endorsed and will form part of this Planning Permit.

10. Section 173 Agreement - Parking Permits

Unless otherwise agreed in writing by the Responsible Authority, prior to the occupation of the development, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning & Environment Act 1987* to provide the following:

- Advice to future owners and tenants of the buildings that Council will not approve Parking Permits for anyone living in, working at, or visiting, the building.

Prior to the occupation of the development an application must be made to the Register of Titles to register the Section 173 agreement on the title to the land under section 181 of the Act.

All costs associated with the preparation, signing, lodgement, registration, amending and ending of the Agreement must be borne by the owner, including all notification costs and legal fees.

11. Section 173 Agreement – Affordable Housing

Unless otherwise agreed in writing by the Responsible Authority, prior to the Certificate of Occupancy being issued, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning & Environment Act 1987* to:

- a) Covenant, acknowledge and agree with Council to either:

- i. Allocate no less than six (6) dwellings (or 10% of the total number of dwellings approved on the site) to Key Workers, being those employed in health, child and aged care, education, emergency services including police and fire services, defence forces, and related occupations and that are typically be employed within 25km of 6 Lyons Street; OR
 - ii. Provide unencumbered ownership of up to six (6) dwellings (or 10% of the total number of dwellings approved on the site) to parties requiring Specialist Disability Accommodation; OR
 - iii. Provide unencumbered ownership of up to six (6) dwellings (or 10 % of the total number of dwellings approved on the site), to be transferred to a Registered Housing Agency; OR
 - iv. Provide for management of up to six (6) dwellings (or 10 % of the total number of dwellings approved on the site) to be assumed by a Registered Housing Agency or a provider of Specialist Disability Accommodation at the provider's absolute discretion.
- b) Construct the housing on the subject land in a continuous, proper and workmanlike manner, strictly in accordance with:
- i. The Plans and Specifications;
 - ii. All applicable laws; the terms of applicable permits and approvals; and
 - iii. Using all due care and skill.
- c) Complete delivery of its housing commitments under this agreement by:
- i. providing titles including all necessary title documents in registerable form pursuant to Clause a) (i-iii); or
 - ii. vesting management rights pursuant to Clause a) iv).

The owner must comply with one of Clause (a) (i-iv) within three months of the last to occur of:

- i. Registration of the plan of subdivision which creates the Affordable Housing lots; or
- ii. Completion of construction of the Affordable Housing, as signified by the issuing of an occupancy permit by a licensed building surveyor for each of the Lots comprising the Affordable Housing.

The Owner must enter into an agreement under s173 of the Act in accordance with one of Clause (a) (i-iv), and be recorded on the titles of the affordable housing units restricting its development and use as agreed and in accordance with the relevant performance standards.

12. Reinstatement of vehicle crossings

Before the occupation of the development allowed by this permit, all disused or redundant vehicle crossings must be removed and the area re-instated with footpath and kerb and channel at the cost of the applicant/owner and to the satisfaction of the Responsible Authority. Note: Contact must be made with Council's Traffic Engineers to advise when the works have been completed to ensure that any required line marking and signage is implemented.

13. Waste

The Waste Management Plan approved 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.

14. Hours of operation - cafe

The café, including the consumption of liquor under a Café and Restaurant Liquor Licence, may operate only between the hours of:

- d) 7am – 4pm Monday to Friday;
- e) 8am – 4pm Saturday and Sunday.

15. Loading and unloading

The loading and unloading of vehicles and the delivery of goods to and from the cafe must be undertaken between the hours 8am and 4pm.

16. Internal accessways and car parking

Prior to the occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the approved plans must to the satisfaction of the Responsible Authority be:

- (a) Constructed with a concrete pavement or flexible granular pavement with asphalt surfacing;
- (b) Properly formed to such levels that they can be used in accordance with the plans;
- (c) Drained;
- (d) Line-marked to indicate each car space and all access lanes;
- (e) Clearly marked to show the direction of traffic along access lanes and driveways.

Car spaces and access lanes must be maintained and kept available for these purposes at all times.

17. Plant/equipment or features on roof

No plant, equipment or related services other than those shown on the approved plans are permitted above the roof level of the building(s) hereby approved without the further written consent of the Responsible Authority.

18. Lighting

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

19. Demolition

Demolition is only permitted to sections of the building(s) as identified in the approved demolition plan. The remainder of the building(s) must be retained in its (their) entirety. Only deteriorated and or unsound building elements (fabric) should be removed with as much of the original material retained as possible. No fabric of retained portion(s) of building(s) is to be removed until assessed by the Responsible Authority and written approval is given.

20. Amenity

The cafe must be managed so that the amenity of the area is not detrimentally affected, through the:

- (a) transport of materials, goods or commodities to or from the land;
- (b) appearance of any building, works or materials;
- (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- (d) presence of vermin or otherwise;

In the event of any nuisance being caused to the neighbourhood by activities related to the cafe the Responsible Authority may direct, in writing, such actions or works, as deemed appropriate, to eliminate or mitigate such nuisance be undertaken.

21. Background music

The provision of music for the cafe must be limited to background music and external speakers must not be installed.

22. Expiry

This permit expires if:

- b) The development or any stage of it does not start within two (2) years of the date of this permit; or
- c) The development or any stage of it is not completed within four (4) years of the date of this permit; or
- d) The use does not start within two (2) years after the completion of the development; or
- e) The use is discontinued for a period of two years.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

ATTACHMENTS

- 1. Governance Review [6.1.1 - 1 page]
- 2. PLP2021432 Clause 58 Assessment [6.1.2 - 11 pages]
- 3. Appendix 5 - Architect Plans [6.1.3 - 37 pages]
- 4. PL P 2021432 4 Lyons Street North Appendix 12 - Landscape Plan [6.1.4 - 25 pages]
- 5. Photo montages 6 Lyon Street North [6.1.5 - 4 pages]

OFFICIAL

ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES

1. The report aligns with Council's Vision, Council Plan, Strategies and Policies.

COMMUNITY IMPACT

2. There are no community impacts identified for the subject of this report.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

3. There are no climate emergency and environmental sustainability implications identified for the subject of this report.

ECONOMIC SUSTAINABILITY IMPLICATIONS

4. There are no economic sustainability implications identified for the subject of this report.

FINANCIAL IMPLICATIONS

5. The cost of running a VCAT hearing is already included within the Statutory Planning Unit's approved budget.

LEGAL AND RISK CONSIDERATIONS

6. The application does not raise any legal risks or concerns of note.

HUMAN RIGHTS CONSIDERATIONS

7. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

COMMUNITY CONSULTATION AND ENGAGEMENT

8. The planning permit application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*.

GENDER EQUALITY ACT 2020

9. There are no gender equality implications identified for the subject of this report.

CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT

10. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

OFFICIAL

ATTACHMENT – ASSESSMENT <u>CLAUSE 58 – APARTMENT DEVELOPMENTS</u>	
58.02 – URBAN CONTEXT	
58.02-1 – URBAN CONTEXT OBJECTIVES	
<i>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</i>	
<i>To ensure that development responds to the features of the site and the surrounding area.</i>	
Standard D1	The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.
Assessment	Complies As detailed in the body of this report
58.02-2 – RESIDENTIAL POLICY OBJECTIVE	
<i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	
<i>To support higher density residential development where development can take advantage of public and community infrastructure and services.</i>	
Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
Assessment	Complies The required statement has been provided
58.02-3 – DWELLING DIVERSITY OBJECTIVE	
<i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</i>	
Standard D3	Developments of 10 or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.
Assessment	Complies The development provides for a mix of dwellings types, including apartments and townhouses and three, two and one bedroom dwellings
58.02-4 – INFRASTRUCTURE OBJECTIVE	
<i>To ensure development is provided with appropriate utility services and infrastructure.</i>	
<i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i>	
Standard D4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Assessment	Complies The site is connected to the required reticulated services and permit conditions will ensure that the site is properly drained. A stormwater management plan was submitted with the application											
58.02-5 – INTEGRATION WITH THE STREET OBJECTIVE <i>To integrate the layout of development with the street.</i>												
Standard D5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.											
Assessment	Complies The development is designed to have its vehicle access from the rear, maintaining pedestrian links along Lyons Street North without interruption The development is designed to ensure that the lobby and dwelling entries are clearly visible and identifiable. The dwellings are designed to have an outlook over the internal open space area to ensure that a safe space is created											
58.03 – SITE LAYOUT												
58.03-1 – ENERGY EFFICIENCY OBJECTIVES <i>To achieve and protect energy efficient dwellings and buildings.</i> <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i> <i>To ensure dwellings achieve adequate thermal efficiency.</i>												
Standard D6	Buildings should be: <ul style="list-style-type: none">Oriented to make appropriate use of solar energy.Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified Table D1 in should not exceed the maximum NatHERS annual cooling load specified in the following table. Table D1 Cooling load <table><tr><th>NatHERS climate zone</th><th>NatHERS</th><th>maximum</th></tr><tr><th>cooling load MJ/M² per annum</th><td></td><td></td></tr><tr><td>Climate zone 66 Ballarat</td><td>23</td><td></td></tr></table> Note: Refer to NatHERS zone map . Nationwide Housing Energy Rating Scheme (Commonwealth Department of Environment and Energy).			NatHERS climate zone	NatHERS	maximum	cooling load MJ/M ² per annum			Climate zone 66 Ballarat	23	
NatHERS climate zone	NatHERS	maximum										
cooling load MJ/M ² per annum												
Climate zone 66 Ballarat	23											
Assessment	Complies The development is designed to achieve a 7 star NatHERS rating and it provides for a solar panel system and double glazing for windows. Dwellings are designed to achieve a northern orientation where possible, and south facing windows have been designed to be oriented lengthways to allow for maximum solar penetration											
58.03-2 – COMMUNAL OPEN SPACE OBJECTIVE <i>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</i>												

Standard D7	<p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is the lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> Be located to: <ul style="list-style-type: none"> Provide passive surveillance opportunities, where appropriate. Provide outlook for as many dwellings as practicable. Avoid overlooking into habitable rooms and private open space of new dwellings. Minimise noise impacts to new and existing dwellings. Be designed to protect any natural features on the site. Maximise landscaping opportunities. Be accessible, useable and capable of efficient management.
Assessment	<p>Complies</p> <p>The communal open space area provided is larger than required by the standard and will provide for the needs of residents, supplementing private open space areas provided within the development</p> <p>The open space area is designed to provide a setting for the retained portion of the music hall building and can be landscaped to add to the landscape values of the area</p>
58.03-3 – SOLAR ACCESS TO COMMUNAL OPEN SPACE OBJECTIVE <i>To allow solar access into communal outdoor open space.</i>	
Standard D8	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p>
Assessment	<p>Variation required</p> <p>The communal open space is located centrally on the site and with the changes to plans which require a reduction in height for the townhouse dwellings, the shadowing impact from the north will be reduced and the amenity of the area improved. An acceptable outcome is achieved</p>
58.03-4 – SAFETY OBJECTIVE <i>To ensure the layout of development provides for the safety and security of residents and property.</i>	
Standard D9	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>
Assessment	<p>Complies</p> <p>All dwellings entries, including lobby entries, are easily identified and the conceptual landscape plan shows that safe spaces will be created within the development</p> <p>Access to lobby areas will be via key card access arrangements</p>
58.03-5 – LANDSCAPING OBJECTIVES <i>To encourage development that respects the landscape character of the neighbourhood.</i> <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i> <i>To provide appropriate landscaping.</i> <i>To encourage the retention of mature vegetation on the site.</i>	
<i>To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.</i>	

Standard D10

The landscape layout and design should:

- Be responsive to the site context.
- Protect any predominant landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Developments should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Table D2 Deep soil areas and canopy trees

Site area	Deep soil areas	Minimum tree provision
750 – 1000 Square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 – 1500 Square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil Or 1 large tree per 90 square metres of deep soil
1501 – 2500 Square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil Or 2 medium trees per 90 square metres of deep soil
>2500 Square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil Or 2 medium trees per 90 square metres of deep soil

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.

Assessment

Complies

The landscape plan provides for the planting of trees and additional low level planting to complement the landscape character of the area, particularly the leafy environment of Lyons Street North, created by street trees

The development provides for the planting of deep soil canopy trees, and these combined with the climber canopy will exceeds the 288 square metre canopy cover specified in the standard.

58.03-6 – ACCESS OBJECTIVE

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

standard D11

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or

If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.

Assessment	<p>Complies</p> <p>All vehicle access is from the rear of the site</p> <p>Emergency vehicles can access the site via Lyons Street North</p>
58.03-7 – PARKING LOCATION OBJECTIVE <i>To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.</i>	
Standard D12	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>
Assessment	<p>Complies</p> <p>The semi basement car parking area provides for the parking needs of residents and the vehicle access arrangements are such that dwellings are not impacted by vehicle noise</p>
58.03-8 – INTEGRATED WATER AND STORMWATER MANAGEMENT OBJECTIVES <i>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</i> <i>To facilitate stormwater collection, utilisation and infiltration within the development.</i> <i>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</i>	
Standard D13	<p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
Assessment	<p>Complies</p> <p>The stormwater report details that rainwater tanks will be used and permit conditions will ensure that the site is appropriately drained to meet the requirements of the standard</p> <p>It is understood that there is no ability to access recycled water on this site</p>
58.04 – AMENITY IMPACTS	
58.04-1 – BUILDING SETBACK OBJECTIVE <i>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</i>	
<i>To allow adequate daylight into new dwellings.</i> <i>To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings.</i> <i>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</i>	
Standard D14	<p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site:</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.

Assessment	<p>Complies</p> <p>The setbacks adopted are responsive to the character of the area. The area is characterized by small front setbacks and the 1.4 metre setback adopted from Lyons Street North is an appropriate response to the character of the area. This setback allows for a garden bed to be created in the elevated planter boxes proposed along the frontage of the site and while the setback is smaller than that of the existing Music School building, the 9.9 metre wide communal space allows for a continued appreciation and setting for that building.</p> <p>It is noted that an open pergola structure is proposed in front of the Music School building, with a zero setback to the street. It is considered that this lightweight structure can be accommodated at a zero setback and it will ensure that the brick façade of the Music School building remains as the key focus for the building</p> <p>A minimum setback of 1.57 metres is achieved from the southern boundary, providing for a small setback to the undeveloped site to the south. This setback is consistent with other side setbacks seen in the area</p> <p>There is some internal overlooking of the private open space area for T.03, but permit conditions require the deletion of this space and the dwelling will be supplemented by an open space area which is located to the north</p> <p>All rooms have good access to daylight and have an outlook over the area. Lower level dwellings on the eastern side of the building will be overlooking the car parking area for the Quest apartments. The landscape plan seeks to green this outlook</p> <p>Dwellings to the east have an outlook towards windows associated with the Quest apartments. With a setback of 10 metres proposed, it is considered that any overlooking is reasonable overlooking given the standards of ResCode typically make reference to the need to screen views within a 9 metre arc and given the C1Z of the land to the rear</p>						
58.04-2 – INTERNAL VIEWS OBJECTIVE <i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i>							
Standard D15	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>						
Assessment	<p>Complies</p> <p>As discussed with the deletion of the third storey of T.03 compliance will be achieved</p>						
58.04-3 – NOISE IMPACTS OBJECTIVE <i>To contain noise sources in developments that may affect existing dwellings.</i> <i>To protect residents from external and internal noise sources.</i>							
Standard D16	<p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p> <p>Table D3 Noise influence area</p> <table border="1"> <thead> <tr> <th>Noise source</th><th>Noise influence area</th></tr> </thead> <tbody> <tr> <td colspan="2">Zone interface</td></tr> <tr> <td>Industry</td><td>300 metres from the Industrial 1, 2 and 3 zone boundary</td></tr> </tbody> </table>	Noise source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Noise source	Noise influence area						
Zone interface							
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary						
	<p>Roads</p> <table border="1"> <tbody> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td><td>300 metres from the nearest trafficable lane</td></tr> </tbody> </table>	Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane				
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane						

Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track
Note: the noise influence area should be measured from the closest part of the building to the noise source.	
Assessment	Complies
	There are no known noise sources which require consideration for this development. Plant is appropriately located

58.05 – ON-SITE AMENITY AND FACILITIES

58.05-1 – ACCESSIBILITY OBJECTIVE

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D17	At least 50 per cent of dwellings should have:		
	<ul style="list-style-type: none">• A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.• A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.• A main bedroom with access to an adaptable bathroom.• At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.		
	Table D4 Bathroom design		
	Design option A		Design option B
	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
	Door design	Either: <ul style="list-style-type: none">• A slide door, or• A door that opens outwards, or• A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: <ul style="list-style-type: none">• A slide door, or• A door that opens outwards, or• A door that opens inwards and has readily removable hinges.
	Circulation area	A clear circulation area that is: <ul style="list-style-type: none">• A minimum area of 1.2 metres by 1.2 metres.• Located in front of the shower and the toilet.• Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none">• A minimum area of 1 metre.• The full length of the bathroom and a minimum length of 2.7 metres.• Clear of the toilet and basin. The circulation area can include a shower area.
	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
	Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening

			and clear of the circulation area.
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Assessment	Complies
	Dwellings G.01, G.03, G.06, G.07, G.11, 1.01, 1.03, 1.05, 1.06, 1.07, 1.11, 1.12, 2.01, 2.03, 2.05, 2.06, 2.07, 2.11, 2.12, 3.02, 3.03, 3.04, 3.05, 3.09, 3.10, 4.01, 4.02, 4.03, 4.04, 5.01 and 5.05 meet the requirements and equate to 52% of the development

58.05-2 – BUILDING ENTRY AND CIRCULATION OBJECTIVES

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D18	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. <p>Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> • Include at least one source of natural light and natural ventilation. • Avoid obstruction from building services. • Maintain clear sight lines.
Assessment	<p>Variation</p> <p>Each dwelling is identifiable and accessible from a shared internal courtyard walkway</p> <p>Opportunities for access by stairs and lifts is available</p> <p>North-south hallways are provided with windows and opportunities for cross ventilation.</p> <p>East-west hallways are internally located to ensure that an active frontage is achieved</p>

58.05-3 – PRIVATE OPEN SPACE OBJECTIVE

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D19	A dwelling should have private open space consisting of: <ul style="list-style-type: none">An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, orA balcony with an area and dimensions specified in Table D5 and convenient access from a living room. If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.												
	Table D5 Balcony size												
	<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td>Studio or 1 bedroom dwelling</td><td>8 square metres</td><td>1.8 metres</td></tr><tr><td>2 bedroom dwelling</td><td>8 square metres</td><td>2 metres</td></tr><tr><td>3 or more bedroom dwelling</td><td>12 square metres</td><td>2.4 metres</td></tr></table>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres
	Dwelling type	Minimum area	Minimum dimension										
	Studio or 1 bedroom dwelling	8 square metres	1.8 metres										
2 bedroom dwelling	8 square metres	2 metres											
3 or more bedroom dwelling	12 square metres	2.4 metres											
Assessment	Complies												
	The development provides more than the minimum requirement for each dwelling and all minimum dimensions are achieved												

58.05-4 – STORAGE OBJECTIVE

To provide adequate storage facilities for each dwelling.

	Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.															
	Table D6 Storage															
Standard D20	<table><tr><th>Dwelling type volume</th><th>Total minimum storage the dwelling</th><th>Minimum storage volume within</th></tr><tr><td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr><tr><td>1 bedroom dwelling</td><td>10 cubic metres</td><td>6 cubic metres</td></tr><tr><td>2 bedroom dwelling</td><td>14 cubic metres</td><td>9 cubic metres</td></tr><tr><td>3 or more bedroom dwelling</td><td>18 cubic metres</td><td>12 cubic metres</td></tr></table>	Dwelling type volume	Total minimum storage the dwelling	Minimum storage volume within	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres
	Dwelling type volume	Total minimum storage the dwelling	Minimum storage volume within													
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	1 bedroom dwelling	10 cubic metres	6 cubic metres													
	2 bedroom dwelling	14 cubic metres	9 cubic metres													
3 or more bedroom dwelling	18 cubic metres	12 cubic metres														
Assessment	Complies Storage space is provided internally, or within the basement and each dwelling is provided with adequate storage space															

58.06 – DETAILED DESIGN	
58.06-1 – COMMON PROPERTY OBJECTIVES	
<i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i> <i>To avoid future management difficulties in areas of common ownership.</i>	
Standard D21	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.
Assessment	Complies Communal areas and car parking areas are clearly delineated and capable of efficient management Waste can be accommodated in the basement parking area

58.06-2 – SITE SERVICES OBJECTIVES	
<i>To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.</i>	
Standard D22	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.
Assessment	Complies Services are located in the basement or in the plant room Mailboxes are provided at the building entrance Waste areas are located in the basement

58.06-3 – WASTE AND RECYCLING OBJECTIVE	
<i>To ensure dwellings are designed to encourage waste recycling.</i> <i>To ensure that waste and recycling facilities are accessible, adequate and attractive.</i> <i>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</i>	

Standard D23	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none">Waste and recycling enclosures which are:<ul style="list-style-type: none">Adequate in size, durable, waterproof and blend in with the development.Adequately ventilated.Located and designed for convenient access by residents and made easily accessible to people with limited mobility.Adequate facilities for bin washing. These areas should be adequately ventilated.Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none">Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.																		
	<p>Assessment</p> <p>Complies</p> <p>Individual dwellings have internal space for rubbish sorting and larger waste collection areas are provided in the basement</p>																		
58.07 – INTERNAL AMENITY																			
58.07-1 – FUNCTIONAL LAYOUT OBJECTIVE																			
To ensure dwellings provide functional areas that meet the needs of residents.																			
Standard D24	<p>Bedrooms should:</p> <ul style="list-style-type: none">Meet the minimum room dimensions specified in Table D7.Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Table D7 Bedroom dimensions</p> <table><tr><th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr><tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr></table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</p> <p>Table D8 Living area dimensions</p> <table><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr><tr><td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10sq.m</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12sq.m</td></tr></table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10sq.m	2 or more bedroom dwelling	3.6 metres	12sq.m
	Bedroom type	Minimum width	Minimum depth																
	Main bedroom	3 metres	3.4 metres																
	All other bedrooms	3 metres	3 metres																
	Dwelling type	Minimum width	Minimum area																
	Studio and 1 bedroom dwelling	3.3 metres	10sq.m																
	2 or more bedroom dwelling	3.6 metres	12sq.m																
Assessment	<p>Complies</p> <p>The minimum dimensions and areas are met</p>																		
58.07-2 – ROOM DEPTH OBJECTIVE																			
To allow adequate daylight into single aspect habitable rooms.																			

Standard D25	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>
Assessment	<p>Complies</p> <p>The requirements are met and a ceiling height of 2.7m is adopted, meaning room depths should not exceed 6.75m, one room in G.10 is 6.79 metres deep and this minor non compliance is accepted</p> <p>Open living rooms and kitchen areas are longer than 6.75 metres but are designed to comply with the exemption above, allowing for 9 metre long rooms</p>
58.07-3 – WINDOWS OBJECTIVE <i>To allow adequate daylight into new habitable room windows.</i>	
Standard D26	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window.
Assessment	<p>Complies</p>
58.07-4 – NATURAL VENTILATION OBJECTIVE <i>To encourage natural ventilation of dwellings.</i> <i>To allow occupants to effectively manage natural ventilation of dwellings.</i>	
Standard D27	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>
Assessment	<p>Complies</p> <p>Breeze paths are provided for 25 apartments, providing for 42% of apartments</p>

DRAWING LIST

TP 1.00	Development Summary
TP 1.01	Existing Site Plan
TP 1.02	Neighbourhood Context
TP 1.03	Design Response - Plan
TP 1.04	Design Response - Streetscape
TP 1.05	Materials Palette
TP 1.06	Perspectives
TP 1.07	Perspectives
TP 1.08	Perspectives
TP 1.09	Perspectives
TP 1.10	Perspectives
TP 2.01	Basement Plan
TP 2.02	Ground Plan
TP 2.03	Level 1 Plan
TP 2.04	Level 2 Plan
TP 2.05	Level 3 Plan
TP 2.06	Level 4 Plan
TP 2.07	Level 5 Plan
TP 2.08	Level 6 Plan
TP 2.09	Roof Plan
TP3.01	Proposed North Elevation
TP3.02	Proposed East Elevation
TP3.03	Proposed South Elevation
TP3.04	Proposed West Elevation
TP4.01	Sections
TP4.02	Sections
TP4.03	Sections
TP4.04	Sections
TP4.05	Sections
TP5.01	Shadow Diagrams 9am
TP5.02	Shadow Diagrams 11am
TP5.03	Shadow Diagrams 1pm
TP5.04	Shadow Diagrams 3pm
TP5.05	Communal Area Solar Access - Autumn Equinox
TP5.05	Communal Area Solar Access - Winter Solstice
TP5.05	Communal Area Solar Access - Spring Equinox
TP5.05	Communal Area Solar Access - Summer Solstice

DEVELOPMENT SUMMARY

SITE

Site Area Before Subdivision	3188.13m2
Site Area After Subdivision	2190.84m2
Subdivision Area	997.29m2

MIX

59	Apartments
3	Townhouses
1	Tenancy

APARTMENT SUMMARY

11x	1 Bedroom
8x	2 Bedroom/ 1 Bathroom
34x	2 Bedroom/ 2 Bathrooms
6x	3 Bedroom

TOWNHOUSES

3x	3 Bedroom/ 2 Bathroom/ 1 Powder
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VEHICLE PARKING

55x	Car Spaces in Basement
1x	Proposed New On-Street space to Lyons St Nth
1x	Proposed New Loading Bay space to Lyons St Nth
2x	Proposed New Car-Share spaces to Lyons St Nth
5x	Motorbike/Cargo Bike spaces in Basement

BIKE PARKING

50x	Bike spaces in Basement (10 Floor Mounted) (40 Wall Mounted)
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WASTE

3x	660Lt Garbage
2x	660Lt Organics
4x	660Lt Recycling
1x	660Lt Glass
4m2	Hardwaste

BETTER APARTMENT DESIGN STANDARDS

1) 291.6m2	Communal Area (Ground Floor)
2) 25 of 59	Effective Cross-Flow Ventilation.
3) 30 of 59	Accessible apartments.
4) Storage	All BADs Storage requirements achieved within the apartment layouts. 29 Additional Storage Units provided in basement with 3 allocated to Townhouses.

DEVELOPMENT AREAS

1 Bed

1 BED	1.04	71.61
1 BED	1.11	69.89
1 BED	1.12	59.59
1 BED	2.04	71.61
1 BED	2.11	69.89
1 BED	2.12	59.58
1 BED	3.09	70.32
1 BED	3.10	59.59
1 BED	G.04	71.88
1 BED	G.05	59.65
1 BED	G.11	59.59
11		723.20 m²

2/1 Bed

2 BED	1.01	85.74
2 BED	1.10	77.70
2 BED	2.01	85.74
2 BED	2.10	77.70
2 BED	3.08	77.70
2 BED	4.07	77.79
2 BED	G.01	85.74
2 BED	G.10	78.89
8		647.00 m²

2/2 Bed

2 BED	1.02	88.12
2 BED	1.03	85.53
2 BED	1.05	84.62
2 BED	1.06	84.97
2 BED	1.07	85.74
2 BED	1.08	81.04
2 BED	1.09	81.04
2 BED	2.02	86.89
2 BED	2.03	84.09
2 BED	2.05	84.62
2 BED	2.06	84.97
2 BED	2.07	85.74
2 BED	2.08	81.04
2 BED	2.09	81.04
2 BED	3.02	96.48
2 BED	3.03	84.62
2 BED	3.04	84.97
2 BED	3.05	85.74
2 BED	3.06	81.04
2 BED	3.07	81.04
2 BED	4.02	85.04
2 BED	4.03	84.97
2 BED	4.04	85.75
2 BED	4.05	81.04
2 BED	4.06	81.04
2 BED	5.03	83.86
2 BED	5.04	83.45
2 BED	5.05	91.91
2 BED	G.02	88.10
2 BED	G.03	85.53
2 BED	G.06	92.46
2 BED	G.07	85.10
2 BED	G.08	81.04
2 BED	G.09	82.05
34		2,884.28 m²

3 Bed

3 BED	3.01	160.27
3 BED	4.01	155.56
3 BED	5.01	155.50
3 BED	5.02	140.76
3 BED	6.01	157.47
3 BED	6.02	152.01
6		921.57 m²

Car Parking

BASEMENT	55 CARS	2,031.68
1		2,031.68 m²

Circulation

CORRI.	L1	111.07
CORRI.	L2	111.07
CORRI.	L3	97.58
CORRI.	L4	70.02
CORRI.	L5	46.57
CORRI.	L6	33.71
LOBBY	LB	18.21
CORRI.	LG	114.35
LOBBY	LG	49.85
10		652.43 m²

Core

CORE	LIFT	99.64
CORE	STAIR	122.61
17		222.25 m²

Landscape

COMMUNAL	291.62
1	291.62 m²

Private open space

POS	1.01	30.17
POS	1.02	31.12
POS	1.03	26.72
POS	1.04	12.58
POS	1.05	27.12
POS	1.06	27.12
POS	1.07	24.55
POS	1.08	21.89
POS	1.09	21.50
POS	1.10	38.51
POS	1.11	10.24
POS	1.12	9.92
POS	2.01	30.17
POS	2.02	25.48
POS	2.03	23.38
POS	2.04	11.01
POS	2.05	23.73
POS	2.06	23.73
POS	2.07	19.15
POS	2.08	17.56
POS	2.09	17.27
POS	2.10	12.25
POS	2.11	10.24
POS	2.12	9.92
POS	3.01	52.73
POS	3.02	22.51
POS	3.03	21.02
POS	3.04	21.02
POS	3.05	19.16
POS	3.06	17.56
POS	3.07	17.27
POS	3.08	12.25
POS	3.09	10.24
POS	3.10	9.92
POS	4.01	103.88
POS	4.02	19.32
POS	4.03	19.32
POS	4.04	19.16
POS	4.05	17.56
POS	4.06	17.27
POS	4.07	12.25
POS	5.01	59.62
POS	5.02	54.92
POS	5.03	59.62
POS	5.04	24.26
POS	5.05	39.55
POS	6.01	58.10
POS	6.02	83.93
POS	G.01	72.49
POS	G.02	39.46
POS	G.03	26.72
POS	G.04	12.58
POS	G.05	13.16
POS	G.06	59.44
POS	G.07	26.62
POS	G.08	25.77
POS	G.09	25.23
POS	G.10	68.47
POS	T.01	29.28
POS	T.02	20.30
POS	T.03	21.36
76		1,738.65 m²

Services

SERV.	BIN CHUTE	58.26
SERV.	BIN RM 1	13.44
SERV.	BIN RM 2	19.23
SERV.	CBD	12.96
SERV.	CIVIL	26.03
SERV.	DUCT	28.25
SERV.	ELEC	61.78
SERV.	FIRE	65.27
SERV.	HYD	27.89
SERV.	PLANT	43.01
43		356.12 m²

Tenancy

TENANCY	C.01	89.63
1		89.63 m²

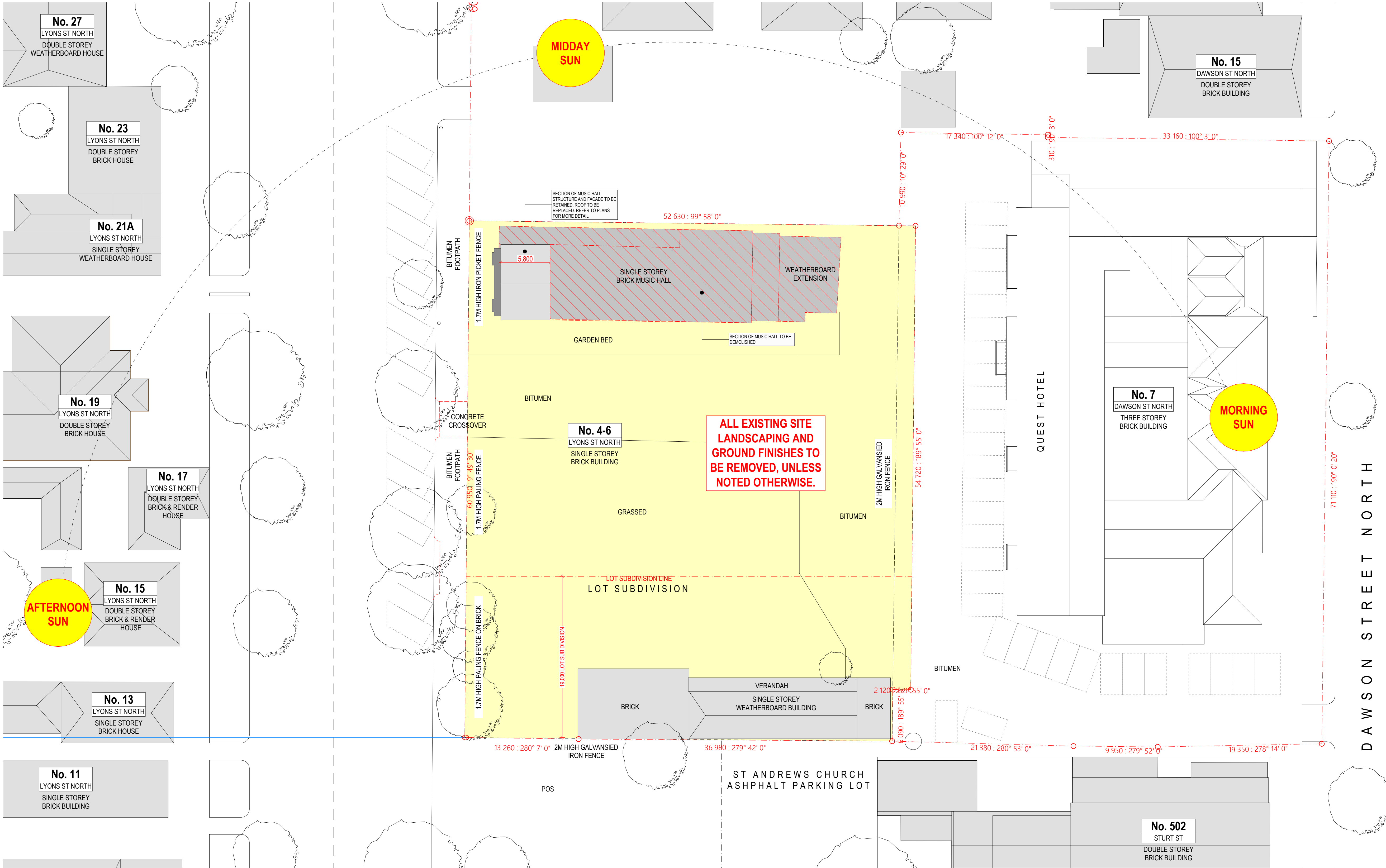
TH

TOWNHOUSE	T.01	129.01
TOWNHOUSE	T.02	129.26
TOWNHOUSE	T.03	130.74
9		389.01 m²



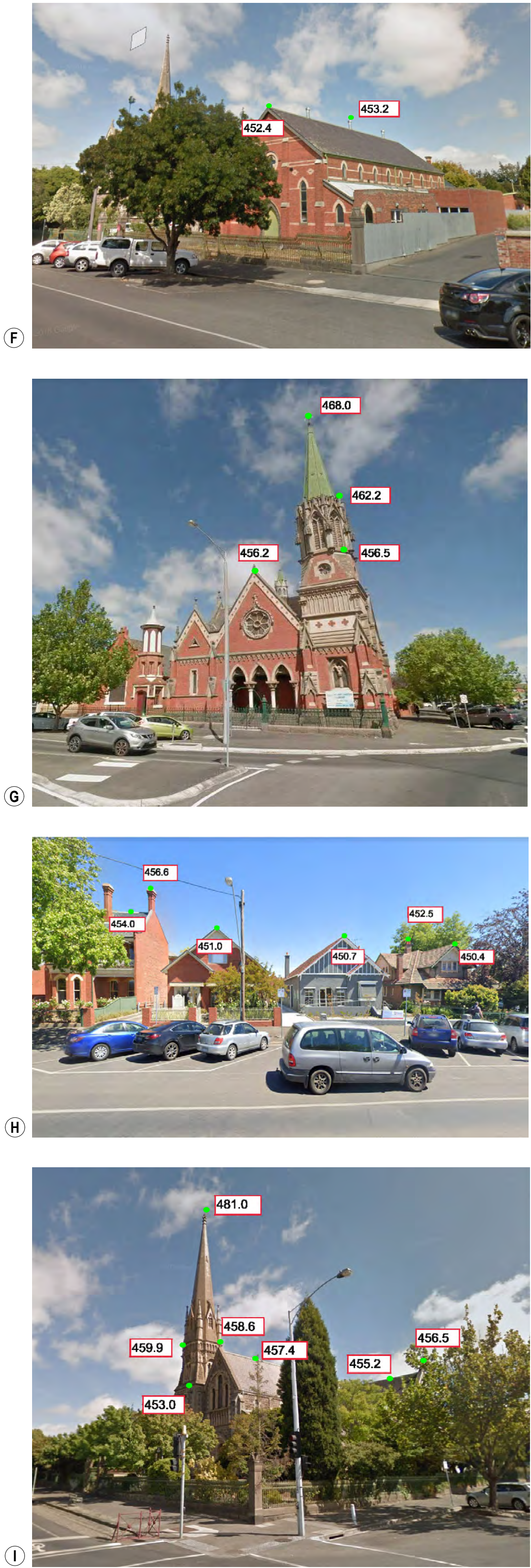
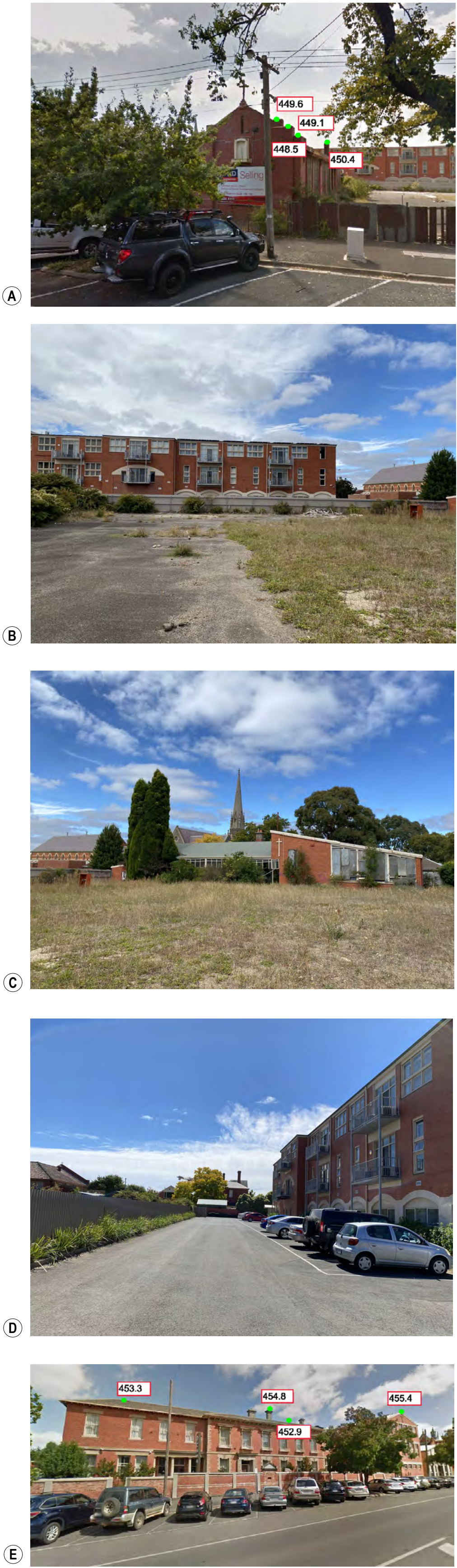
4 - 6 LYONS STREET NORTH, BALLARAT
TOWN PLANNING APPLICATION

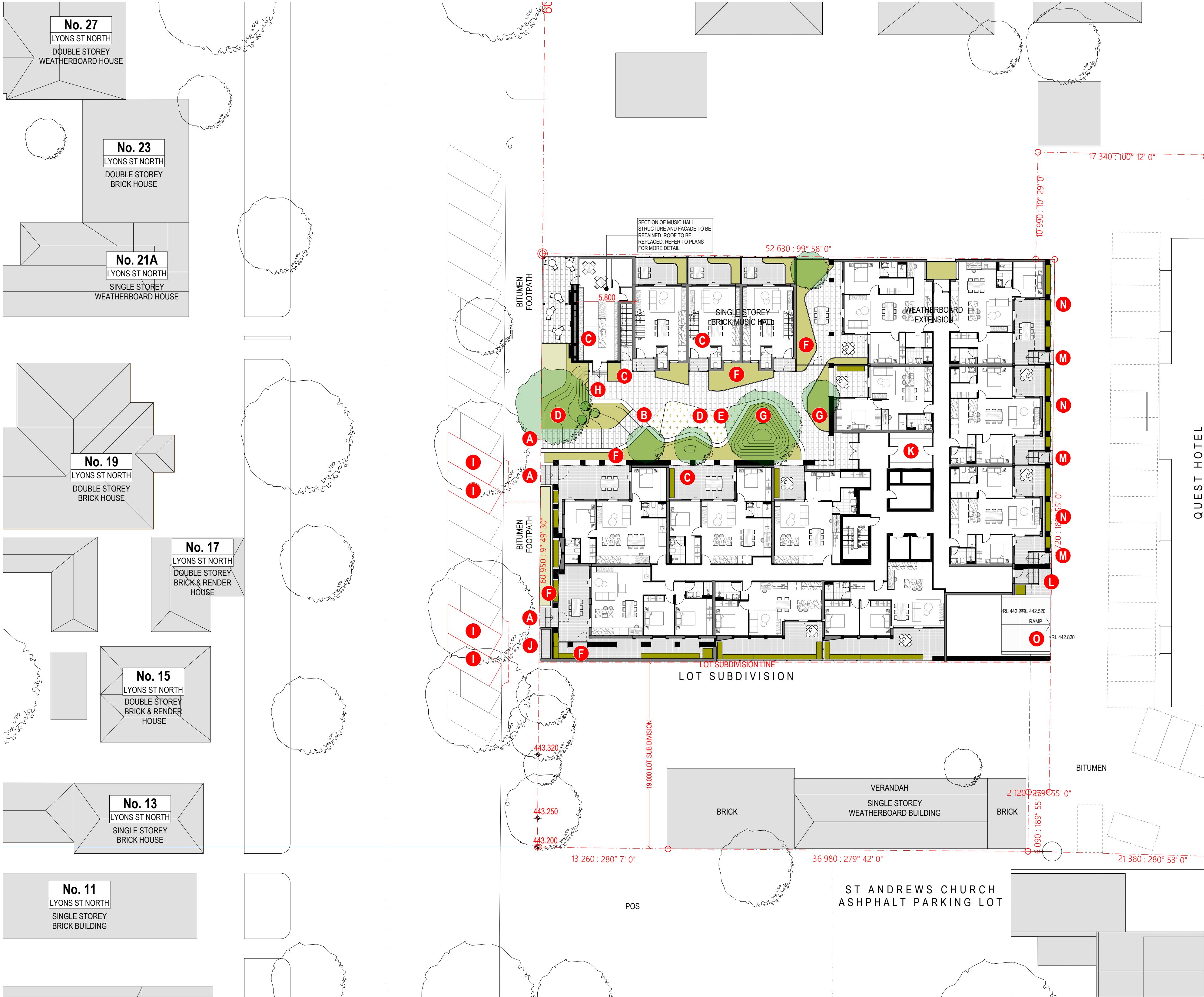
PRINTED: 23/06/2021 11:58 PM	8	ISSUED FOR TOWN PLANNING PREP AND MEETING REV DETAILS	SC BY	21.06.21 08.06.21 DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Lead Planner Niche Planning Studio	Senior Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorised in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights.	18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE: +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Development Summary	DRAWING NUMBER TP1.00	REVISION B



01 Existing/Demolition & Subdivision Plan
1:200

PRINTED: 20/06/2024 14:43 PM REV: 8 ISSUED FOR TOWN PLANNING PRE-APP MEETING DETAILS	SC BY 21.06.21 18.06.21 DATE	All work shall conform to the specification and other relevant drawings. Figure dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.			Drawn By: Nichelle Planning Studio Checked By: Bryce Raworth Reviewed By: Phillip Withers Date: 21.06.21 Scale: 1:200 Project: 4-6 Lyons Street North, Ballarat			Client: HYGGE PROPERTY Project: LYONS STREET 4-6 Lyons Street North, BALLARAT			Drawing Title: Existing Site Plan Drawing Number: TP1.01 Status: FEASIBILITY			Revision: B		
		Drawn By: Nichelle Planning Studio Checked By: Bryce Raworth Reviewed By: Phillip Withers Date: 21.06.21 Scale: 1:200 Project: 4-6 Lyons Street North, Ballarat			Client: HYGGE PROPERTY Project: LYONS STREET 4-6 Lyons Street North, BALLARAT			Drawing Title: Existing Site Plan Drawing Number: TP1.01 Status: FEASIBILITY			Revision: B			Revision: B		
		Drawn By: Nichelle Planning Studio Checked By: Bryce Raworth Reviewed By: Phillip Withers Date: 21.06.21 Scale: 1:200 Project: 4-6 Lyons Street North, Ballarat			Client: HYGGE PROPERTY Project: LYONS STREET 4-6 Lyons Street North, BALLARAT			Drawing Title: Existing Site Plan Drawing Number: TP1.01 Status: FEASIBILITY			Revision: B			Revision: B		
		Drawn By: Nichelle Planning Studio Checked By: Bryce Raworth Reviewed By: Phillip Withers Date: 21.06.21 Scale: 1:200 Project: 4-6 Lyons Street North, Ballarat			Client: HYGGE PROPERTY Project: LYONS STREET 4-6 Lyons Street North, BALLARAT			Drawing Title: Existing Site Plan Drawing Number: TP1.01 Status: FEASIBILITY			Revision: B			Revision: B		





DESIGN RESPONSE SUMMARY

- A** PUBLIC REALM ACTIVATED THROUGH INDIVIDUAL PEDESTRIAN ACCESS TO STREET-FACING GROUND FLOOR APARTMENTS, POS AND LIVING AREAS TOWARDS STREET FRONTAGES AND PATHWAY FROM PRIMARY PEDESTRIAN STREET ENTRY.
- B** PATHWAY FUNCTIONALLY INTEGRATED WITH OUTDOOR COMMUNAL OPEN SPACE, CREATING COMFORTABLE GATHERING SPACES.
- C** COMPATIBLE MIX OF ACTIVITIES ON THE GROUND LEVEL (TENANCY, OUTDOOR TENANCY, TOWNHOUSES, APARTMENTS, COMMUNAL AREAS AND ACCESS TO BASEMENT LEVEL).
- D** CENTRAL OPEN SPACE ACCESSIBLE TO ALL RESIDENTS, ENHANCING AMENITY, LAWN AREAS AND INTEGRATED SEATING ALLOW FOR RELAXATION, PLAY AND EXERCISE OPPORTUNITIES, AND SOLAR ACCESS TO NORTHERN LIGHT.
- E** COMMUNAL OPEN SPACE PROVIDES OUTLOOK FOR AS MANY DWELLINGS ON ALL LEVELS AS POSSIBLE.
- F** RAISED PLANTERS AND PERMEABLE FENCING FOR GROUND LEVEL DWELLINGS AND POS TO ENABLE PASSIVE SURVEILLANCE, SAFETY TO OCCUPIERS, AND GREEN OUTLOOKS TO COMMUNAL AREAS WHILST MAINTAINING VISUAL PRIVACY.
- G** CANOPY TREES IN RAISED PLANTERS PROVIDE SUMMER SHADE AND HABITAT TO OUTDOOR AREA.
- H** SPILL-OUT OPPORTUNITIES & SECONDARY ENTRY AND EXIT FROM TENANCY SPACE.
- I** EXISTING CROSSEOVERS TO LYONS ST NORTH REMOVED AND REPLACED WITH PROPOSED LOADING BAY, TWO CAR SHARE PARKING BAYS AND ADDITIONAL ON-STREET PARKING BAY.
- J** MINIMIZED SITE SERVICES TO PRIMARY STREET FRONTAGE WHERE POSSIBLE.
- K** INTERNAL MAIL ROOM WITH FULL VIEW OF APARTMENT ENTRY LOBBY, CORRIDORS AND COMMON LIFT/STAIR AREA.
- L** SECONDARY PUBLIC ENTRY INCORPORATED INTO REAR FACADE TO ACTIVATE SPACE AND ENCOURAGE BICYCLE AND FOOT TRAFFIC THROUGH COMMON PROPERTY.
- M** INTEGRATION WITH THE PUBLIC REALM AT STREETScape TO THE REAR (COMMON PROPERTY/QUEST PARKING AREA) THROUGH INDIVIDUAL PEDESTRIAN WALK-UP ACCESS AND ORIENTATION OF POS AND LIVING AREAS.
- N** VEGETATION BUFFER FOR INCREASED PRIVACY AND SAFETY OF POS OVERLOOKING COMMON PROPERTY SHARED WITH QUEST HOTEL.
- O** CONCEALED VEHICLE ACCESS TO REAR OF SITE (COMMON PROPERTY), VEHICLE RAMP ENTRY AT LOWEST POINT OF SITE TO MINIMIZE LENGTH OF RAMP, DEPTH OF EXCAVATION AND EHIGH OF OVERALL BUILDING.

01 Design Response
1:200

PRINTED: 20/06/2024 14:43 PM 8 ISSUED FOR TOWN PLANNING REV: PRELIMINARY MEETING DETAILS	SC 21.06.21 BY DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE: +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Design Response - Plan	DRAWING NUMBER TP1.03	REVISION B



02 Opposite Streetscape 1:0.46

A close-up photograph of a stone wall. The wall is constructed from numerous irregularly shaped stones, stacked together. The stones exhibit a variety of colors, including shades of tan, light brown, dark brown, and grey. The texture of the stones appears rough and natural. The lighting is even, highlighting the different colors and shapes of the stones.

A close-up photograph of a brick wall. The bricks are arranged in a traditional running bond pattern. The color palette is warm, featuring various shades of red, terracotta, orange, and yellow. Some bricks have a slightly weathered or aged appearance, with darker tones and visible mortar joints. The lighting is even, highlighting the texture and individual colors of the bricks.

A close-up photograph of a dark, textured surface, possibly a book cover or endpaper. The surface is composed of a grid of small, dark, rectangular tiles or blocks, separated by thin, lighter-colored lines. The overall appearance is aged and worn, with some visible creases and discoloration.

[illegible]



Some large trees removed from perspective for clarity. Please refer to Landscape Package

LYONS STREET NORTH STREETScape

8 REV.	ISSUED FOR TOWN PLANNING PDC APP MEETING DETAILS	SC BY	21.06.21 16.06.21 DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.				Team Partner Niche Planning Studio		Service Engineer BRT Consulting Engineers		Landscape Architect Philip Withers		CLIENT HYGGE PROPERTY PROJECT NO. JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Perspectives	DRAWING NUMBER TP1.06	REVISION B
				Other Partner Blades		Design Architect Bryce Raworth		EID Bryce Raworth		18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079							
				Civil Structural Engineer Cardno		Landscaper Dickson Hearn		Traffic Works Engineer One Mile Grid		Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights.							



Some large trees removed from perspective for clarity. Please refer to Landscape Package

LYONS STREET NORTH ENTRY

PRINTED: 20/06/2025 14:55 PM 8 ISSUED FOR TOWN PLANNING REV DETAILS	SC 21.06.21 20.06.21 BY DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorised in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights. 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Perspectives DRAWN CHECKED SCALE @ 1:1 FILE: B:\Boulevard CASERIVER - Boulevard Suite for ARCHICAD 2025.young 18_TP.2	DRAWING NUMBER TP1.07	REVISION B



Some large trees removed from perspective for clarity. Please refer to Landscape Package

LYONS STREET NORTH STREETScape (SOUTH-WESTERN CORNER)

PRINTED: 20/06/2025 14:55 PM 8 ISSUED FOR TOWN PLANNING PDC APP MEETING REV DETAILS	SC 21.06.21 20.06.21 BY DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, for reuse in any other building purposes. Unauthorised use will be considered an infringement of these rights. 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Perspectives DRAWN CHECKED SCALE @ 1:1 FILE: \\BAGGAGE CASEWORKER - BBA0004-Build for ARCHITECT 2025.your 18_TP.2	DRAWING NUMBER TP1.08	REVISION B



Some large trees removed from perspective for clarity. Please refer to Landscape Package

COMMUNAL AREA

PRINTED: 20/06/2023 14:55 PM 8 REV	ISSUED FOR TOWN PLANNING PHE APP MEETING DETAILS	SC BY	21.06.21 18.06.23 DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Town Planner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, for reuse in any other building purposes. Unauthorised use will be considered an infringement of these rights. 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Perspectives DRAWN CHECKED SCALE @ 1:1 FILE: \\BAGGAGE CASEWORKER - BMSout Back to ARCHCAD 2023.your 18_Tp.2	DRAWING NUMBER TP1.09	REVISION B



Some large trees removed from perspective for clarity. Please refer to Landscape Package

COMMON PROPERTY (EASTERN) FACADE

PRINTED: 20/06/2025 14:55 PM 8 REV	ISSUED FOR TOWN PLANNING PSC APP MEETING DETAILS	SC BY	21.06.21 16.06.21 DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorised in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights. 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWN SCALE 8:1 FILE: "BMA004 CASERIVER" - BMA004 Base for ARCHCAD 2016.you 18_Tp.2	CHECKED	DRAWING TITLE Perspectives	DRAWING NUMBER TP1.10	REVISION B

NOTES:

LANDSCAPE:

LANDSCAPE ONLY INDICATIVE; PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL.

ESD:

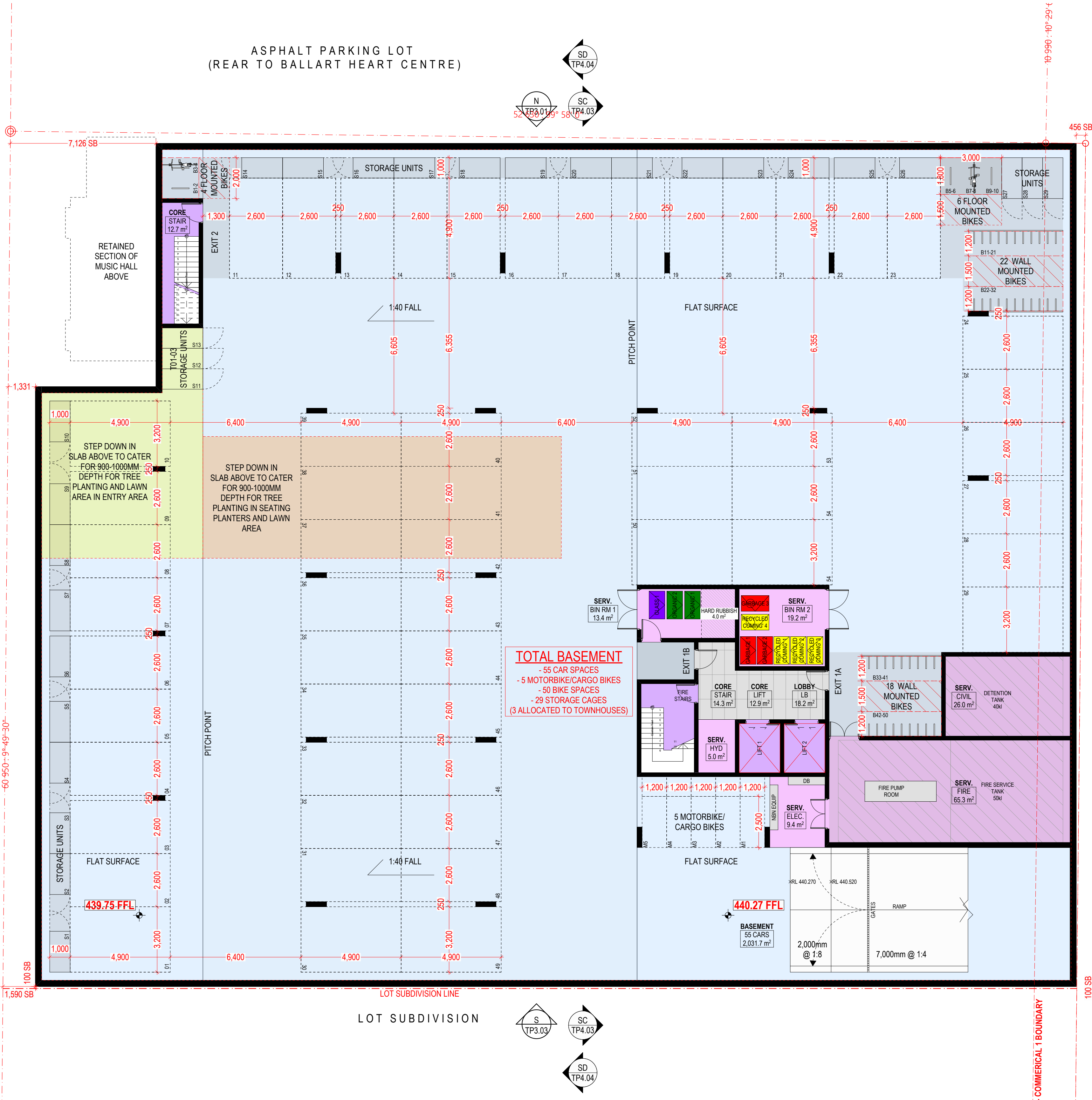
RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

LYONS STREET NORTH

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)



TOTAL BASEMENT
- 55 CAR SPACES
- 5 MOTORBIKE/CARGO BIKES
- 60 BIKE SPACES
- 29 STORAGE CAGES
(3 ALLOCATED TO TOWNHOUSES)

S TP3.03
SC TP4.03
SD TP4.04

E TP3.02

SA TP4.01
SB TP4.02

COMMON PROPERTY
(PARKING LOT)

QUEST HOTEL

B Basement
1:100

PRINTED: 20/06/2024 14:04 PM
REV 8 ISSUED FOR TOWN PLANNING
REV 7 PRE-APP MEETING
REV 6 DETAILS

SC 21.06.21
BY 16.04.23
DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractor must verify all dimensions on site before commencing any work or making shop drawings.

Team Partner
Niche Planning Studio
Blades

Service Engineer
BRT Consulting Engineers
Bryce Raworth

Landscaping Architect
Philip Withers
Bryce Raworth

Lead Project Engineer
Cardno

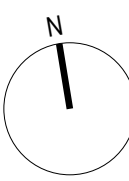
Lead Designer
Dickson Heam

Lead Draftsman
One Mile Grid

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ABN: 26 149 858 079

CLIENT
HYGGE PROPERTY
PROJECT NO
JOB NUMBER
PROJECT
LYONS STREET
4-6 Lyons Street North, BALLARAT



DRAWING TITLE
Basement Plan
DRAWN
SCALE
@ 1:1

CHECKED

DRAWING NUMBER
TP2.01

STATUS: FEASIBILITY

REVISION
B

NOTES:

LANDSCAPE:
LANDSCAPE ONLY INDICATIVE; PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL.

ESD:
RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)

SECTION OF MUSIC HALL
STRUCTURE AND FACADE TO BE
RETIRED. ROOF TO BE
REPLACED. REFER TO PLANS
FOR MORE DETAIL.

STORAGE SCHEDULE			
APT	NO. BEDS	MIN REQ. (m ²)	TOTAL (m ²)
G.01	2	14	14
G.02	2	14	14
G.03	2	14	16
G.04	1	10	10
G.05	2	14	17
G.06	2	14	14
G.07	2	14	14
G.08	2	14	14
G.09	2	14	14
G.10	2	14	14
G.11	1	10	10



PRINTED: 20/06/2024 14:04 PM

8 **ISSUED FOR TOWN PLANNING**

REV 01 PRE-APP MEETING DETAILS

SC 21.06.21

66 16.04.21

BY DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

Team Partner: Niche Planning Studio

Senior Partner: Bryce Raworth

Lead Architect: Bryce Raworth

Lead Designer: Bryce Raworth

Lead Engineer: Bryce Raworth

Lead Planner: Bryce Raworth

Lead Surveyor: Bryce Raworth

Lead Architect: Bryce Raworth

Lead Designer: Bryce Raworth

Lead Engineer: Bryce Raworth

Lead Planner: Bryce Raworth

Lead Surveyor: Bryce Raworth

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ABN: 26 149 858 079

CLIENT: HYGGE PROPERTY

PROJECT: LYONS STREET
4-6 Lyons Street North, BALLARAT

DRAWING TITLE: Ground Plan

DRAWING NUMBER: TP2.02

REVISION: B

STATUS: FEASIBILITY

NOTES:

LANDSCAPE:

LANDSCAPE ONLY INDICATIVE; PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL.

ESD:

RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)

COMMUNAL
COURTYARD
BELOW

LYONS STREET NORTH

COMMON PROPERTY
(PARKING LOT)

QUEST HOTEL

STORAGE SCHEDULE

APT	NO. BEDS	MIN REQ. (m ²)	TOTAL (m ²)
1.01	2	14	14
1.02	2	14	14
1.03	2	14	16
1.04	1	10	13
1.05	2	14	15
1.06	1	14	14
1.07	2	14	14
1.08	2	14	14
1.09	2	14	14
1.10	2	14	16
1.11	1	10	10
1.12	1	10	10

B Level 1
1:100

PRINTED: 20/06/2024 14:05 PM	8	ISSUED FOR TOWN PLANNING	SC	21.06.21
REV	A	PRE-APP MEETING DETAILS	SC	08.04.23
			BY	DATE

Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers
Client Partner Blades	Design Architect Bryce Raworth	ESD Bryce Raworth
Client Technical Engineer Cardno	Landscaper Dickson Hearn	Utility Design Engineer One Mile Grid

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PROJECT
JOB NUMBER
PROJECT
LYONS STREET
4-6 Lyons Street North, BALLARAT

DRAWING TITLE
Level 1 Plan
DRAWN
SCALE
8:1
FILE: Ballarat CHAMBERLAIN - Ballarat Suite for ARCHICAD 2024.pptx 18_Tp 2

DRAWING NUMBER
TP2.03
REVISION
B
STATUS: FEASIBILITY

NOTES:

LANDSCAPE:

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ESD:

RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)

COMMUNAL
COURTYARD
BELOW

LYONS STREET NORTH

COMMON PROPERTY
(PARKING LOT)

QUEST HOTEL

STORAGE SCHEDULE

APT	NO. BEDS	MIN REQ. (m ²)	TOTAL (m ²)
2.01	2	14	14
2.02	2	14	14
2.03	2	14	16
2.04	1	10	14
2.05	2	14	15
2.06	2	14	14
2.07	2	14	14
2.08	2	14	14
2.09	2	14	14
2.10	2	14	16
2.11	1	10	10
2.12	1	10	10

B Level 2
1:100

PRINTED: 20/06/2024 14:05 PM	8	ISSUED FOR TOWN PLANNING	SC	06.04.21
REV	A	PRE-APP MEETING DETAILS	BY	DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers
Client Partner Blades	Design Architect Bryce Raworth	ESD Bryce Raworth	
Local Council Engineer Cardno	Landscaper Dickson Hearn	Utility Marking Company One Mile Grid	

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HYGGE PROPERTY

PROJECT NO
JOB NUMBER
PROJECT
LYONS STREET
4-6 Lyons Street North, BALLARAT

DRAWING TITLE
Level 2 Plan

DRAWN
SCALE
8:1

DRAWING NUMBER
TP2.04

STATUS: FEASIBILITY

REVISION
B

NOTES:

LANDSCAPE:

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ESD:

RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)

LYONS STREET NORTH

LOT SUBDIVISION

CHAMBERLAIN ARCHITECTS

HYGGE PROPERTY

Level 4 Plan

TP2.06

B

Level 4
1:100

ISSUED FOR TOWN PLANNING
REV DETAILS

21.06.21
18.06.21
DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractor must verify all dimensions on site before commencing any work or making shop drawings.

Client: Niche Planning Studio
Blades
Cardno

Service Engineer: BRT Consulting Engineers
Niche Architect: Bryce Raworth
Landscape Architect: One Mile Grid

Service Engineer: BRT Consulting Engineers
Niche Architect: Bryce Raworth
Landscape Architect: One Mile Grid

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COLLINGWOOD VIC 3066 AUSTRALIA
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ABN: 26 149 858 079

PROJECT: HYGGE PROPERTY
JOB NUMBER
PROJECT: LYONS STREET
4-6 Lyons Street North, BALLARAT

DRWN
SCALE
8-11
FILE: Ballarat CASERIVER - Ballarat Base for ARCHICAD 2018, page 18, TP 2

CHECKED

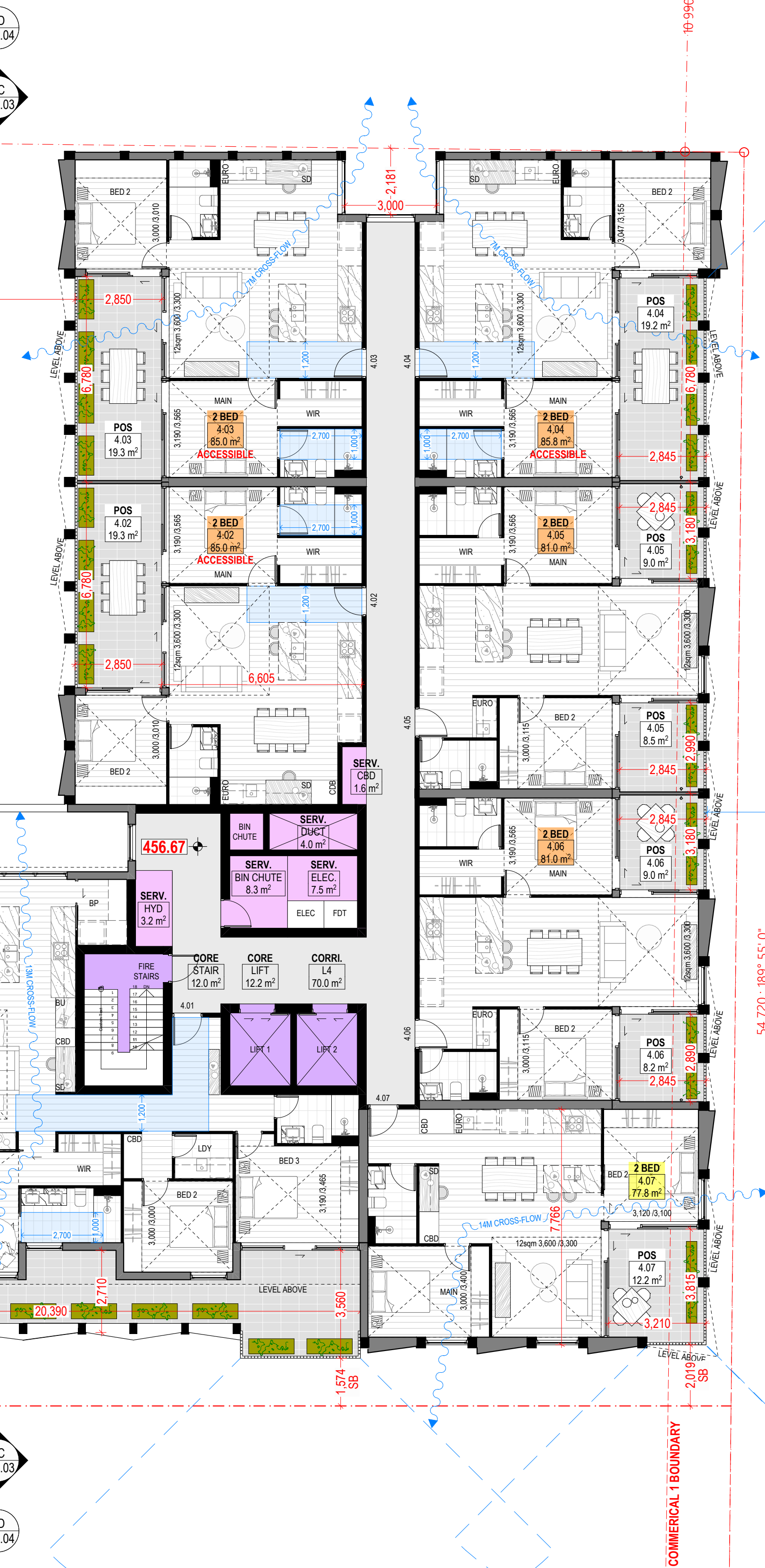
STATUS: FEASIBILITY

STORAGE SCHEDULE			
APT	NO. BEDS	MIN REQ. (m ²)	TOTAL (m ²)
4.01	3	18	24
4.02	2	14	15
4.03	2	14	14
4.04	2	14	14
4.05	2	14	14
4.06	2	14	14
4.07	2	14	16

QUEST HOTEL

COMMON PROPERTY
(PARKING LOT)

NOT TO SCALE



NOTES:

LANDSCAPE:

LANDSCAPE ONLY INDICATIVE; PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL.

ESD:

RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)

STORAGE SCHEDULE

APT	NO. BEDS	MIN REQ. (m ²)	TOTAL (m ²)
5.01	3	18	24
5.02	3	18	28
5.03	2	14	14
5.04	2	14	16
5.05	2	14	15

LYONS STREET NORTH

QUEST HOTEL

COMMON PROPERTY
(PARKING LOT)

B Level 5
1:100

LOT SUBDIVISION

CHAMBERLAIN ARCHITECTS

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ABN: 26 149 858 079

CLIENT: HYGGE PROPERTY

PROJECT: JOB NUMBER

LYONS STREET
4-6 Lyons Street North, BALLARAT

DRAWING TITLE: Level 5 Plan

DRAWING NUMBER: TP2.07

REVISION: B

STATUS: FEASIBILITY

8 ISSUED FOR TOWN PLANNING
REV DETAILS

SC 21.08.21
BY 18.04.21
DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractor must verify all dimensions on site before commencing any work or making shop drawings.

Team Partner: Niche Planning Studio
Blades
Cardno

Service Engineer: BRT Consulting Engineers
Niche Architect: Bryce Raworth
Landscape Architect: One Mile Grid

Service Engineer: BRT Consulting Engineers
Niche Architect: Bryce Raworth
Landscape Architect: One Mile Grid

Service Engineer: BRT Consulting Engineers
Niche Architect: Bryce Raworth
Landscape Architect: One Mile Grid

NOTES:

LANDSCAPE:

LANDSCAPE ONLY INDICATIVE; PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL.

ESD:

RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

ASPHALT PARKING LOT
(REAR TO BALLART HEART CENTRE)

STORAGE SCHEDULE

APT	NO. BEDS	MIN REQ. (m ²)	TOTAL (m ²)
6.01	3	18	30
6.02	3	18	30

LYONS STREET NORTH

QUEST HOTEL

COMMON PROPERTY
(PARKING LOT)



B Level 6
1:100

LOT SUBDIVISION

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HYGGE PROPERTY

PROJECT NO
JOB NUMBER
PROJECT
LYONS STREET
4-6 Lyons Street North, BALLARAT

DRAWING TITLE
Level 6 Plan

DRAWING NUMBER
TP2.08

REVISION
B

STATUS: FEASIBILITY

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8 ISSUED FOR TOWN PLANNING
REV DETAIL

SC 21.06.21
BY 18.06.21
DATE

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Team Partner
Niche Planning Studio
Blades

Service Engineer
BRT Consulting Engineers
Bryce Raworth

Landscape Architect
Philipp Withers
Bryce Raworth

Lead Technical Engineer
Cardno

Lead Designer
Dickson Hearn

Team Member
One Mile Grid

NOTES:

LANDSCAPE:
LANDSCAPE ONLY INDICATIVE; PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL.

ESD:
RAINWATER TO BE RE-USED FOR LANDSCAPE IRRIGATION AND SOME TOILET FLUSHING.

PROPOSED SOLAR PV SYSTEM, SUBJECT TO CONSTRAINTS IN AVAILABLE SPACE, SERVICING REQUIREMENTS AND ORIENTATION REQUIREMENTS AS WELL AS CONFIRMATION ON VIABILITY WITH SOLAR PROVIDER

N

LYONS STREET NORTH

SB TP4.02

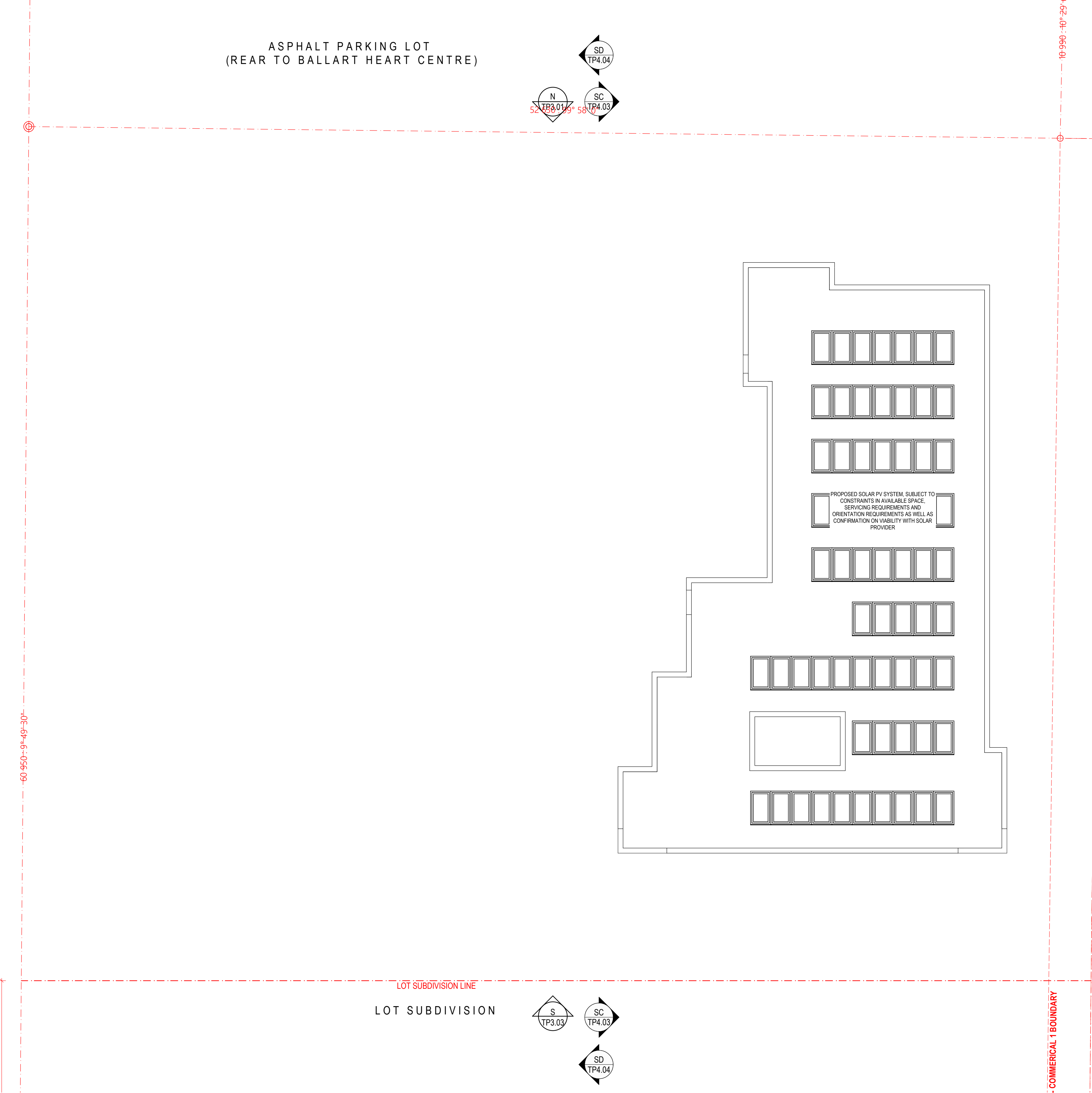
SA TP4.01

W TP3.04

SE TP4.05

Roof

1:100



PRINTED: 20/06/2021 14:55 PM

B
REV.

ISSUED FOR TOWN PLANNING
PRE-APP MEETING
DETAILS

SC

21.06.21

18.06.21

DATE

BY

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

Client Partner

Blades

Lead Technical Engineer

Cardno

Service Engineer

BRT Consulting Engineers

Niche Planning Studio

Philip Withers

Landscape Architect

Bryce Raworth

Landscape Architect

Dickson Hearn

Landscape Architect

One Mile Grid

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PHONE +613 8414 4300
CHAMBERLAINARCHITECTS.COM.AU
ABN:26 149 858 079

CLIENT

HYGGE PROPERTY

PROJECT NO

JOB NUMBER

PROJECT

LYONS STREET

4-6 Lyons Street North, BALLARAT

DRAWING NUMBER

TP2.09

REVISION

B

STATUS: FEASIBILITY

DRAWING TITLE

Roof Plan

DRAWN

CHECKED

SCALE

@ A1

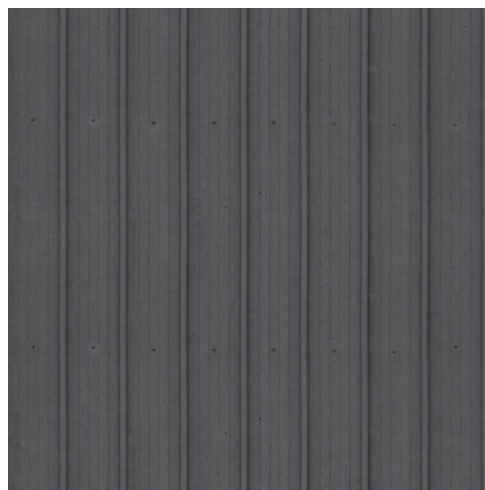
FILE: Ballarat CASERIVER - Ballarat Base for ARCHCAD 2018.yxd, page 18, TP 2

N

0



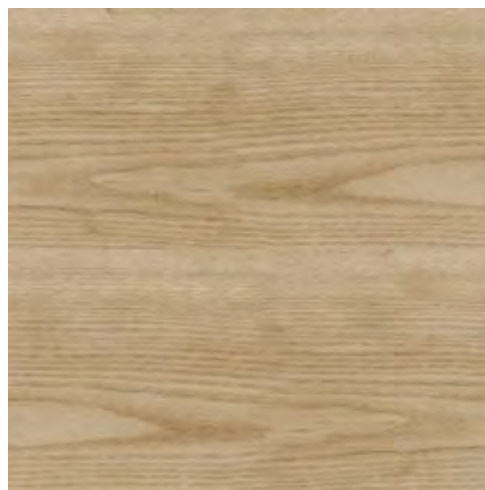
N North Elevation
1:100



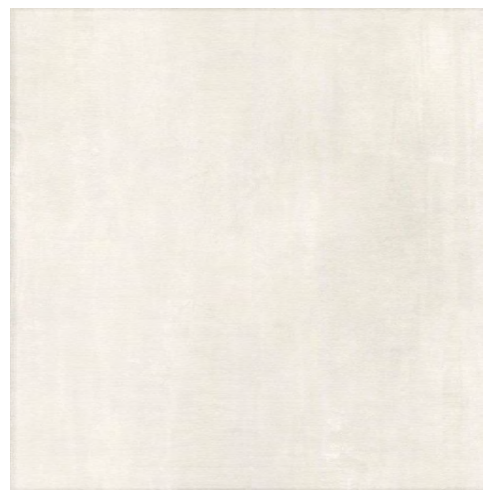
CLD-01
VERTICAL EXPRESSED JOINT CLADDING
COLOUR: BASALT



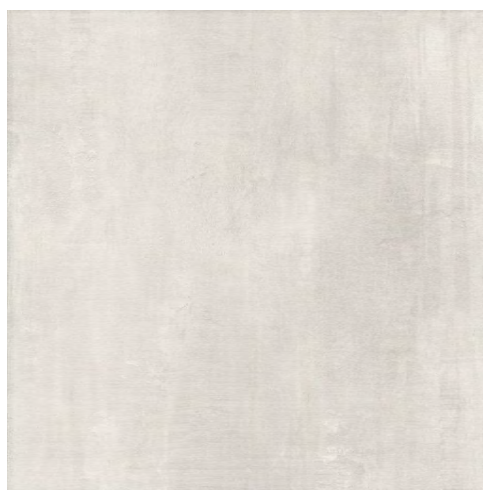
FIN-01
POWDERCOAT FINISH
COLOUR: BASALT



FIN-02
TIMBER OAK FINISH



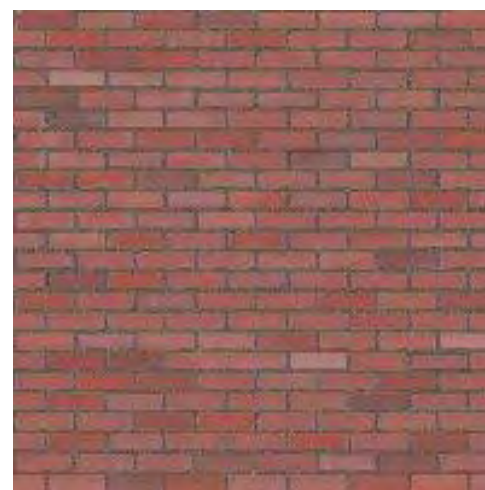
REN-01
CLEAN, CRISP, OFF-WHITE RENDER



REN-02
TEXTURED OFF-WHITE RENDER



MAS-01
BRICK SNAPS/MASONRY
KRAUSE AUTUMN STANDARD 76MM BRICK

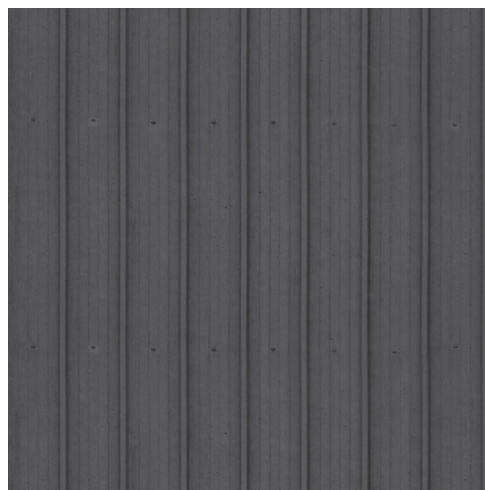


MAS-EX
EXISTING CHURCH
RED BRICKWORK

PRINTED: 20/06/2025 14:55 PM	8	ISSUED FOR TOWN PLANNING PRE-APP MEETING REV: DETAILS	SC BY	21.06.21 16.06.21 DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, for use in any other building purposes. Unauthorized use will be considered an infringement of these rights.	18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE: +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN:26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Proposed North Elevation	DRAWING NUMBER TP3.01	REVISION B



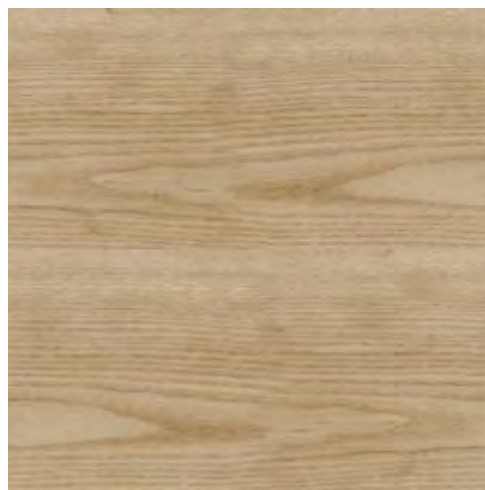
E East Elevation
1:100



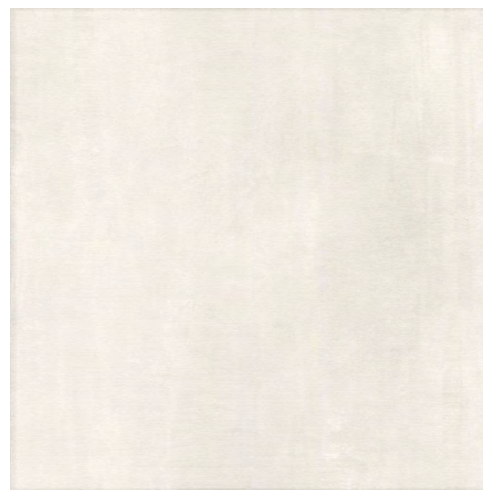
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COLOUR: BASALT



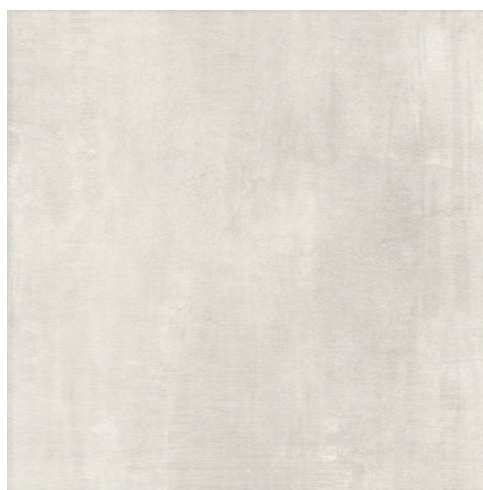
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POWDERCOAT FINISH
COLOUR: BASALT



FIN-02
TIMBER OAK FINISH



REN-01
CLEAN, CRISP, OFF-WHITE RENDER



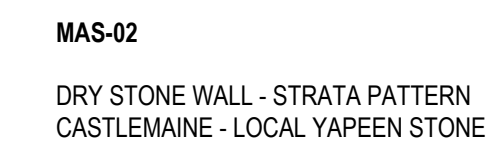
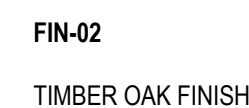
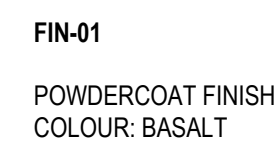
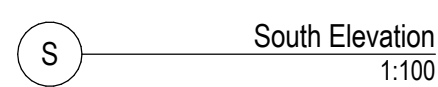
REN-02
TEXTURED OFF-WHITE RENDER



MAS-01
BRICK SNAPS/MASONRY
KRAUSE AUTUMN STANDARD 76MM BRICK

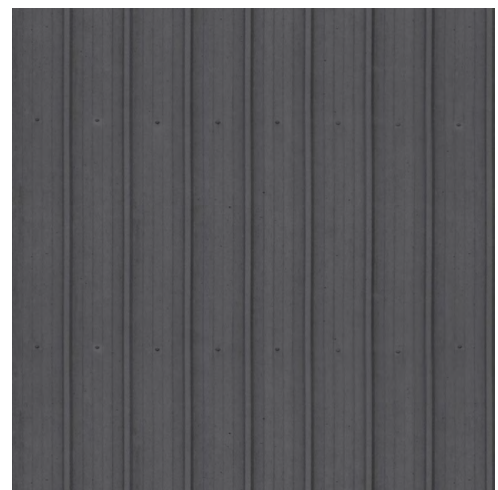


MAS-02
DRY STONE WALL - STRATA PATTERN
CASTLEMAINE - LOCAL YAPEEN STONE





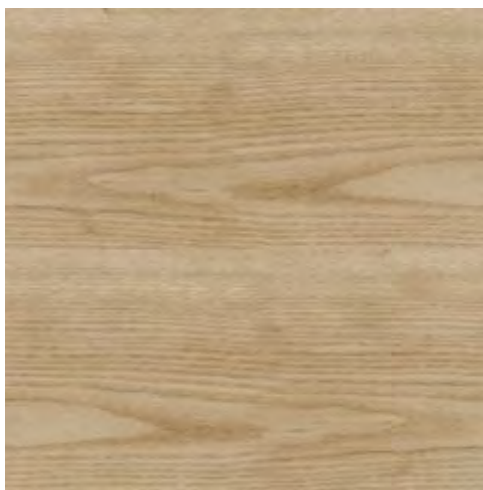
W West Elevation
1:100



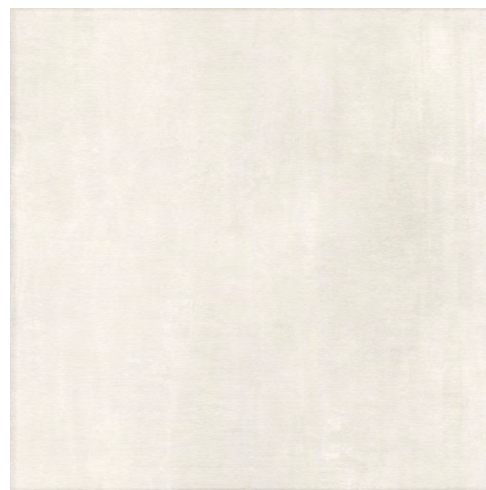
CLD-01
VERTICAL EXPRESSED JOINT CLADDING
COLOUR: BASALT



FIN-01
POWDERCOAT FINISH
COLOUR: BASALT



FIN-02
TIMBER OAK FINISH



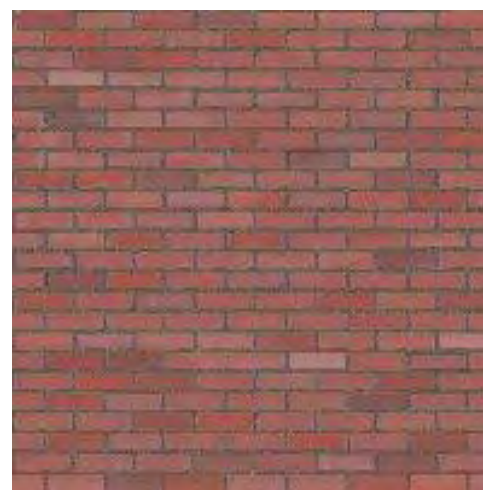
REN-01
CLEAN, CRISP, OFF-WHITE RENDER



REN-02
TEXTURED OFF-WHITE RENDER



MAS-01
BRICK SNAPS/MASONRY
KRAUSE AUTUMN STANDARD 76MM BRICK

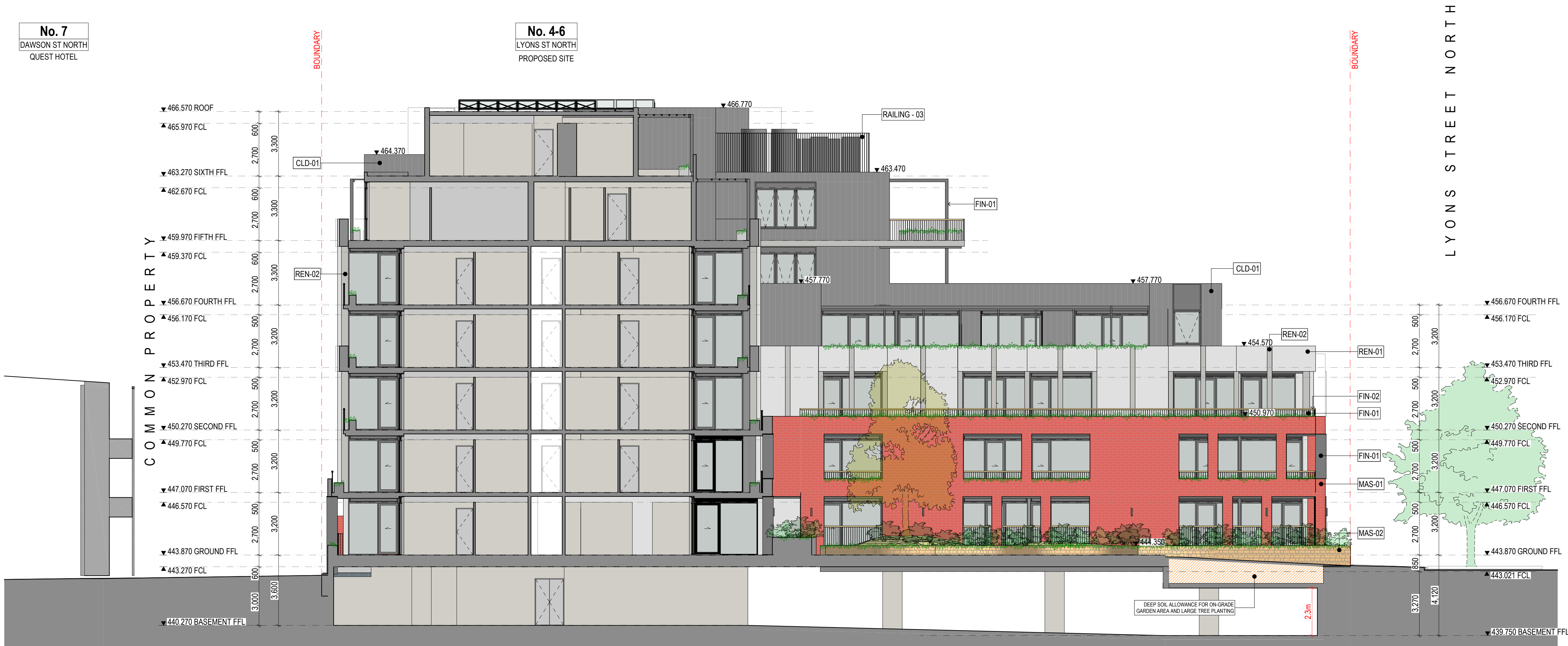


MAS-EX
EXISTING CHURCH
RED BRICKWORK



MAS-02
DRY STONE WALL - STRATA PATTERN
CASTLEMAINE - LOCAL YAPEEN STONE

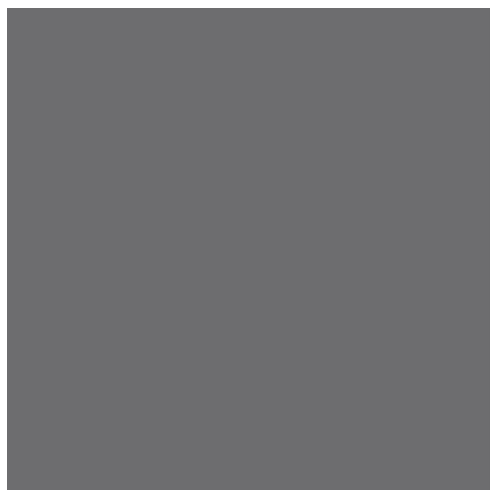
PRINTED: 20/06/2024 14:08 PM	8	ISSUED FOR TOWN PLANNING PRE-APP MEETING REV. DETAILS	SC BY	21.06.21 16.06.23 DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	Team Partner Niche Planning Studio	Senior Engineer BRT Consulting Engineers	Landscape Architect Philip Withers	CHAMBERLAIN ARCHITECTS Copyright This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, for reuse in any other building purposes. Unauthorized use will be considered an infringement of these rights.	18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE: +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN: 26 149 858 079	CLIENT HYGGE PROPERTY PROJECT NO JOB NUMBER PROJECT LYONS STREET 4-6 Lyons Street North, BALLARAT	DRAWING TITLE Proposed West Elevation	DRAWING NUMBER TP3.04	REVISION B



SA Building Section
1:100



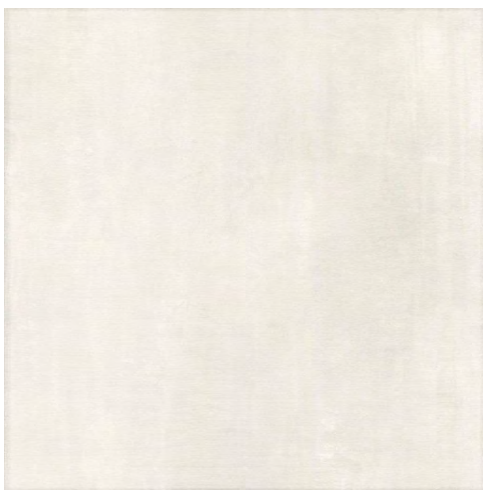
CLD-01
VERTICAL EXPRESSED JOINT CLADDING
COLOUR: BASALT



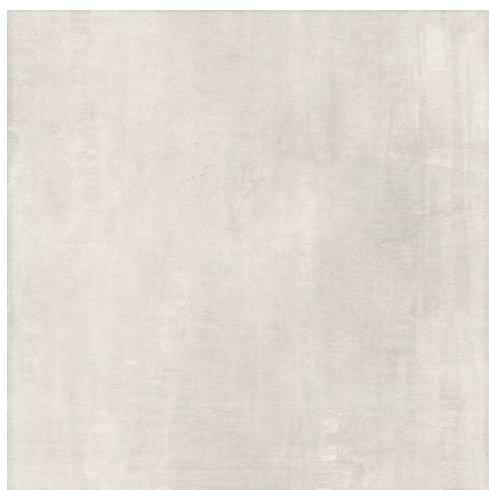
FIN-01
POWDERCOAT FINISH
COLOUR: BASALT



FIN-02
TIMBER OAK FINISH



REN-01
CLEAN, CRISP, OFF-WHITE RENDER



REN-02
TEXTURED OFF-WHITE RENDER

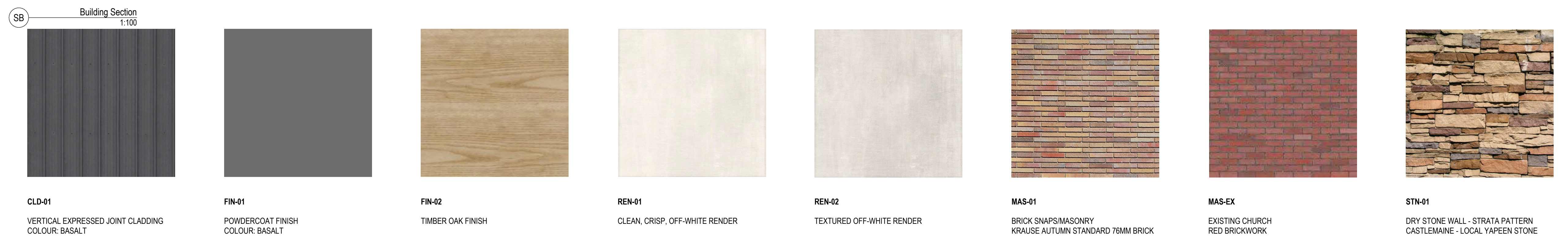


MAS-01
BRICK SNAPS/MASONRY
KRAUSE AUTUMN STANDARD 76MM BRICK



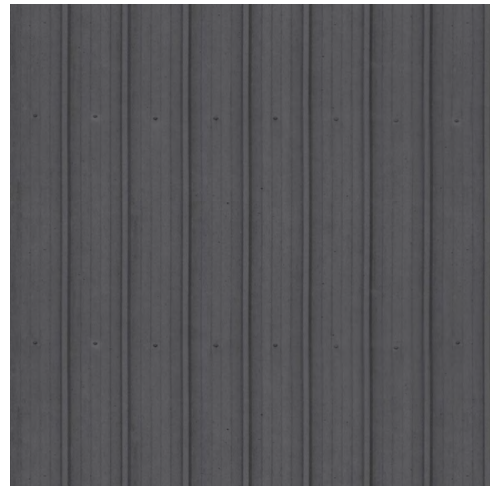
MAS-02
DRY STONE WALL - STRATA PATTERN
CASTLEMAINE - LOCAL YAPEEN STONE

PRINTED: 20/06/2024 14:08 PM 8 ISSUED FOR TOWN PLANNING PRE-APP MEETING REV DETAILS	SC 21.06.21 18.06.23 BY DATE	All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.			Client: Niche Planning Studio Service Engineer: BRT Consulting Engineers Design Engineer: Bryce Raworth Check Engineer: Cardno			Copyright: This drawing shows design features and elements of a design prepared by CHAMBERLAIN ARCHITECTS and is to be used only for work authorized in writing by the designers. It cannot be copied, directly or indirectly, in whole or in part, for use in any other building purposes. Unauthorised use will be considered an infringement of these rights.			CLIENT: HYGGE PROPERTY PROJECT NO: 18 PROJECT: LYONS STREET 4-6 Lyons Street North, BALLARAT			DRAWING TITLE: Sections DRAWN: 18/06/23 SCALE: 1:100 FILE: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			DRAWING NUMBER: TP4.01 STATUS: B		
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		CHAMBERLAIN ARCHITECTS 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE: +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN: 26 149 858 079			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3		
		CHAMBERLAIN ARCHITECTS 18 STANLEY STREET COLLINGWOOD VIC 3066 AUSTRALIA PHONE: +613 8414 4300 CHAMBERLAINARCHITECTS.COM.AU ABN: 26 149 858 079			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3			Drawing Number: TP4.01 Drawing Title: Sections Drawing Date: 18/06/23 Drawing Scale: 1:100 Drawing File: B:\Ballsot CASERIVER - BRT\Ballsot Ballarat 2024\2024 18 1P 3		

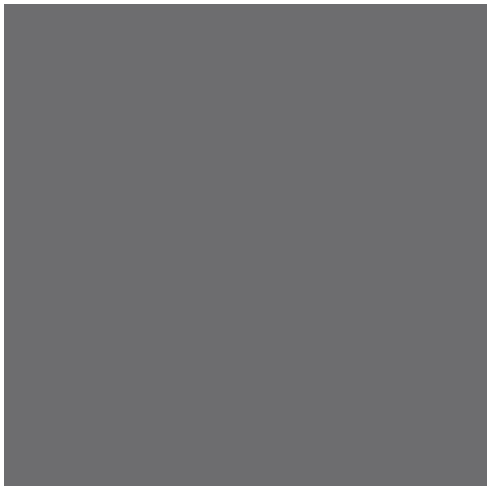




SC Building Section
1:100



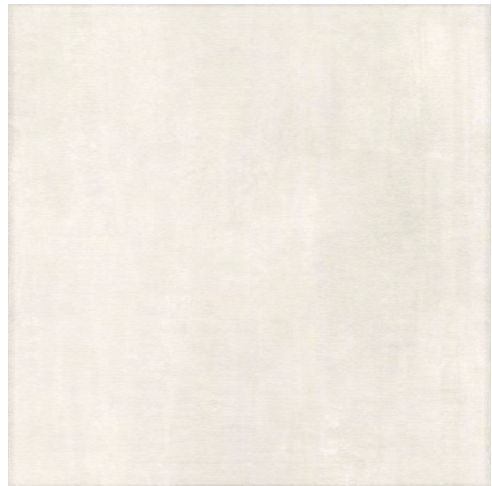
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COLOUR: BASALT



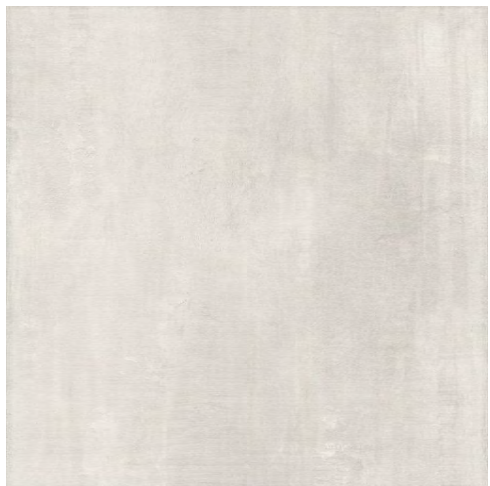
FIN-01
POWDERCOAT FINISH
COLOUR: BASALT



FIN-02
TIMBER OAK FINISH



REN-01
CLEAN, CRISP, OFF-WHITE RENDER



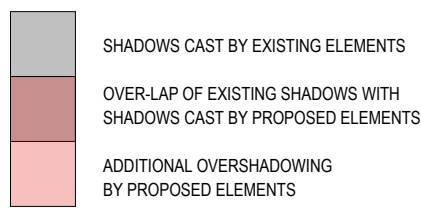
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TEXTURED OFF-WHITE RENDER



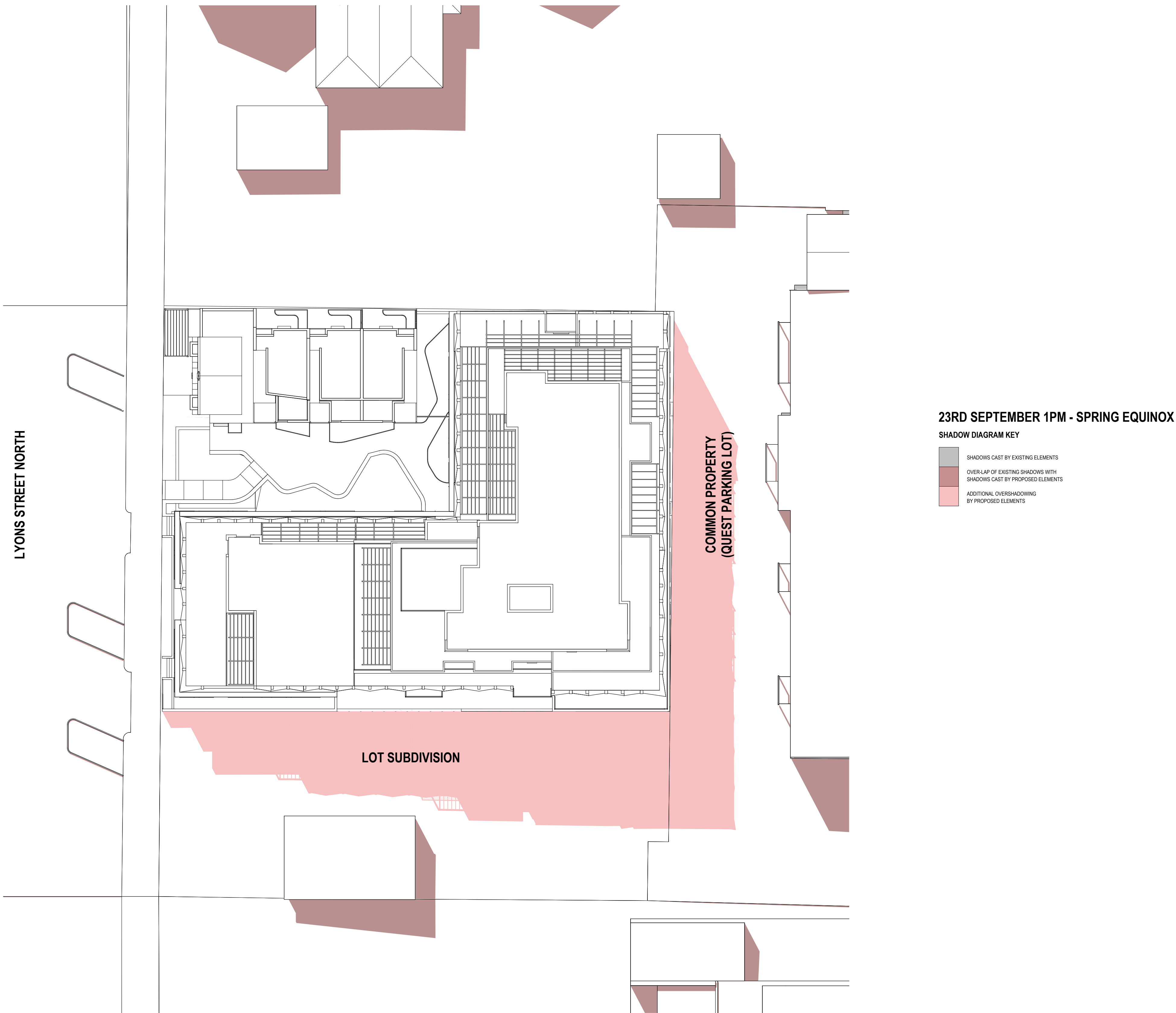
MAS-01
BRICK SNAPS/MASONRY
KRAUSE AUTUMN STANDARD 76MM BRICK











PRINTED: 20/06/2024 14:57 PM

8 ISSUED FOR TOWN PLANNING PRE-APP MEETING REV DETAILS

SC 21.06.21
BY 16.06.21
DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

Team Partner Niche Planning Studio	Service Engineer BRT Consulting Engineers	Landscape Architect Philip Withers
Client Partner Blades	Design Architect Bryce Raworth	ESD Bryce Raworth
Cost Technical Engineer Cardno	Landscaper Dickson Hearn	Trade Trade Engineer One Mile Grid

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COLLINGWOOD VIC 3066 AUSTRALIA
PHONE +613 8414 4300
CHAMBERLAINARCHITECTS.COM.AU
ABN:26 149 858 079

CLIENT
HYGGE PROPERTY

PROJECT NO
JOB NUMBER

PROJECT
LYONS STREET
4-6 Lyons Street North, BALLARAT

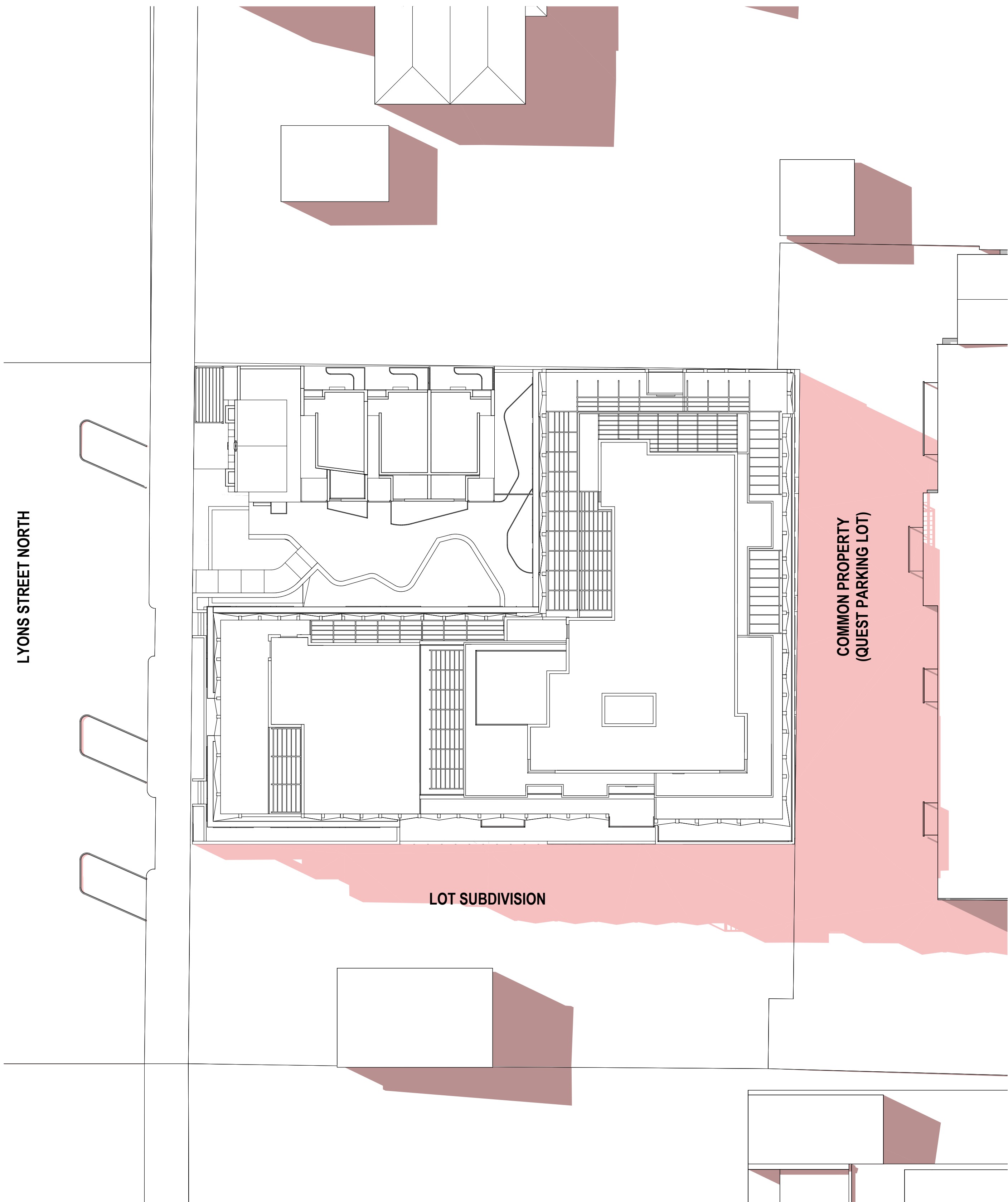
DRAWING TITLE
Shadow Diagrams 1pm

DRAWN
SCALE 1:200
@ A1
FILE: Ballarat CASERIVER - Ballarat Base for ARCHCAD 2024.yxd, page 18, TP.2

DRAWING NUMBER
TP5.03

REVISION
B

STATUS: FEASIBILITY



23RD SEPTEMBER 3PM - SPRING EQUINOX
SHADOW DIAGRAM KEY

- SHADOWS CAST BY EXISTING ELEMENTS
- OVERLAP OF EXISTING SHADOWS WITH SHADOWS CAST BY PROPOSED ELEMENTS
- ADDITIONAL OVERSHADOWING BY PROPOSED ELEMENTS

PRINTED: 20/06/2021 14:57 PM

8

ISSUED FOR TOWN PLANNING PRE-APP MEETING

REV DETAILS

SC

21.06.21

BY

16.06.21

DATE

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

Team Partner

Niche Planning Studio

Senior Partner

Blades

Lead Technical Engineer

Cardno

Service Engineer

BRT Consulting Engineers

Design Architect

Bryce Raworth

Lead Designer

Dickson Hearn

Landscaping Architect

Philip Withers

ESD

Bryce Raworth

Trade Mark Engineer

One Mile Grid

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ABN:26 149 858 079

CLIENT

HYGGE PROPERTY

PROJECT NO

JOB NUMBER

PROJECT

LYONS STREET

4-6 Lyons Street North, BALLARAT

N

DRAWING TITLE

Shadow Diagrams 3pm

DRAWN

SCALE 1:200

8-A1

FILE: BRAGGUE CASERIVER - BRAGGUE Base for ARCHCAD 2016.your 18 TP.2

DRAWING NUMBER

TP5.04

CHECKED

STATUS: FEASIBILITY

REVISION

B



20TH MARCH 1PM - AUTUMN EQUINOX



21ST JUNE 1PM - WINTER SOLSTICE



23RD SEPTEMBER 1PM - SPRING EQUINOX



22ND DECEMEBER 1PM - SUMMER SOLSTICE

