

UPC2 851-861 Burke Road, Hawthorn East

Application no.:	PA16/00108 (File 40/409/00884)
Responsible Director	John Luppino City Planning
Authorised by:	Simon Mitchell Manager Statutory Planning
Report officer:	Seuna Byrne Principal Planner Statutory Planning

Abstract

Proposal

This report seeks Council's consent to implement a VCAT-mediated partial settlement that was achieved between one of the parties and the permit applicant that would allow the land to be developed for a 7-storey building above basement car parking, generally containing not more than 52 dwellings and a licensed wine bar, restaurant and shop.

There remain two objector parties with whom no settlement has been reached and who remain opposed to the development, even if the negotiated amendments are implemented.

Issues

The following are key issues in respect of this application:

- Whether the mediated outcome adequately addresses Council's grounds of refusal in relation to building height, street wall height, visual bulk, internal amenity, off-site amenity impacts, heritage considerations and the provision of visitor parking. (Refer to the assessment contained at pages 22-31 of 31 in the officer's report)

Officer's response

The VCAT-mediated outcome has:

- Deleted two (2) floors (from 9-storeys to 7-storeys);
- Deleted seven (7) dwellings (from 59 dwellings to 52 dwellings);
- Increased the size of light wells;
- Increased selected building setbacks for floors above the street wall;
- Decreased the height of part of the street wall along Burke Road, where it is adjacent to the retained front façade of the former State Bank building;
- Improved the internal amenity of the proposed dwellings;
- Required the provision of six (6) dwelling visitor car spaces where previously there were none.

As a consequence, it is considered that the amended development will achieve an acceptable degree of fit within the streetscape, a high level of internal amenity and an adequate number of on-site car spaces.

A total of three (3) objector parties are joined to the VCAT appeal. All of the parties attended or were represented at the two Compulsory Conference sessions. One of the three parties has reached an agreement with the permit applicant. The following recommendation from officers implements that agreement. Notwithstanding that two parties have declined to settle, officers seek a resolution to confirm Council's support for the revised development.

Notwithstanding whether Council determines to endorse the part-mediated outcome, the appeal will be determined following a full merits hearing that is scheduled to commence on 5 June 2017. The hearing is required regardless of the outcome of this UPSC meeting as there will continue to be two parties opposed to the development. As it presently stands, at the June hearing, the 7-storey amended form of the development will be 'off the table' and the Tribunal will consider the 9-storey, 59 dwelling form of the development. If Council adopts the officer's recommendation, the Applicant has agreed to amend the plans in accordance with the recommended permit conditions (i.e. the 7-storey development).

Details of the amended proposal and assessment against the relevant controls and policies are contained in the attachment to this report.

Officers' recommendation

That the Urban Planning Special Committee resolve to inform the Victorian Civil and Administrative Tribunal (VCAT) and parties in the matter of VCAT reference P2561/2016 that it **changes its position from refusal to one of support** for the use and development proposed by **Planning Permit Application PP15/01435** at **851-861 Burke Road, Camberwell**, subject to the following permit preamble and conditions:

Permit Preamble:

Demolition of an existing building; part demolition and alterations and additions to an existing building; buildings and works to construct a 7-storey building above basement car parking; construction of an awning above the Burke Road footpath; use of the land for not more than 52 dwellings, a wine bar, and to sell and consume liquor (associated with the wine bar and a restaurant); reduction of the car parking requirement associated with dwelling visitors, restaurant and shop; and a reduction of loading and unloading of vehicle requirements (length and height clearance) generally in accordance with the endorsed plans.

Amended plans required

1. Before the use and development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When the plans are to the satisfaction of the Responsible Authority they will be endorsed and will then form part of the Permit. The plans must be drawn to scale with dimensions and three (3) copies provided, substantially in accordance with the VCAT-substituted plans date stamped received by Statutory Planning on 15 March 2017 (TP 0.03 - TP3.06, all Revision A, dated 30 June 2016, prepared by CHT Architects and marked "Without Prejudice") but modified to show:

General:

- a) The deletion of Level 07 and the Penthouse level (Level 8) so that the maximum overall building height does not exceed RL 78.99m to AHD (excluding any necessary rooftop plant and/or equipment and associated screening);
- b) The envelope of Level 06 increased to match the boundary setbacks of Level 05 and the floor plan layout of Level 05 replicated on Level 06;
- c) A minimum setback of 3.0m from the southern boundary to Levels 03, 04, 05 and 06 for the portion of the building located to the east of the 4.5m x 9.0m light well;
- d) Unless it is shown to be sited below the retained parapet, the Level 03 Balcony located behind the state bank façade is to be removed and inset balconies provided for the affected dwelling/s;
- e) Extend the depth of the cut to Burke Road between the state bank and new development to a minimum depth of 6.0m at Levels 01 and 02 (above the residential pedestrian entrance) and deletion of the cantilever overhang;
- f) A reduction in the height of the Burke Road street wall to the new building (middle section, adjacent to the former state bank) to match the highest point of the state bank front facade and the provision of a minimum setback of 0.4m from the eastern boundary for the balcony balustrades of the dwellings located on Level 03;
- g) Deletion of all planter boxes located on the ground floor and the subsequent relocation of those parts of the ground floor façade to the north, east and west title boundaries;
- h) A Mayston Street pedestrian entrance for the restaurant, in addition to the Burke Road entrance;
- i) Deletion of the 'colonial-style' and curved window treatments and curved footpath canopy treatments to the ground floor north, east and west elevations and replacement with more vertical form, rectilinear glazing and a rectilinear canopy;
- j) The introduction of high sill clear glazed windows facing the western laneway from the basement level;
- k) The plinth along the Mayston Street façade redesigned so that externally the building appears to follow the fall of the land (it is acceptable for there to be no change to the finished floor levels internally);
- l) The minimum height clearance between the underside of the canopy and the footpath to be not less than 3.0m;
- m) Further details to demonstrate:
 - i. That the external glazing used on Levels 03, 04, 05 and 06 is characterised by the absence of externally expressed horizontal window transoms, so that any necessary horizontal transoms are located on the interior side of the glazing;
 - ii. That any necessary operable windows or doors are comprised of entire floor-to-ceiling panels;

- iii. That the floor slabs located between Levels 03 and 04, Levels 04 and 05, Levels 05 and 06 and Level 06 and the roof, are not expressed externally and are clad with spandrel glass (with the exception of the slab floors of those parts of the floor plan that consist of balconies);
- iv. The appearance of any externally expressed mullions used for the Levels 03, 04, 05 and 06 glazing is minimised to achieve a curtain-wall appearance;
- n) A fixed privacy screen along the southern boundary with a minimum height of 1.7m above finished floor level for the Level 01 light well terrace;
- o) The Ground, Level 01 and Level 02 southern boundary wall to be finished in pre-finished pre-cast concrete with a feature pattern, to the satisfaction of the Responsible Authority, in consultation with the owner No. 849 Burke Road, Camberwell, or their representative;
- p) Dimensions to show that all master bedrooms achieve a minimum area of 3.4m x 3.0m, excluding wardrobes;
- q) The length (measured to a point that is clear to the sky) and width of the 'snorkel' to all 'battle-axe-style' bedrooms dimensioned to demonstrate that the length and width achieves a ratio of not more than 1:1;
- r) Details of any necessary disabled-compliant ramps, including grades, surface materials and surface levels of the adjacent footpath, to connect all pedestrian entrances with the adjacent footpaths. Any necessary ramps must be wholly located within the title boundaries of the site;
- s) Deletion of all references to advertising signage;
- t) A roof plan that details the location of any plant and equipment, the finished surface levels to AHD of the roof ridge, parapet, lift overrun and plant screens;
- u) Any modifications to the development recommended by the ESD Report required by this Permit;
- v) Any modifications to the development recommended by the Schedule of Conservation and Restoration Works required by this Permit;
- w) A dimensioned enlargement of the hit and miss brick detail;
- x) Delineation of the designated "red line area" for the sale and consumption of liquor associated with the restaurant and wine bar;
- y) A notation that not more than 280 patrons will be permitted within the wine bar at any one time;
- z) A notation that not more than 655 patrons will be permitted within the restaurant at any one time;
- aa) A notation that the centrally located ground floor commercial tenancy will be used as a "shop";
- bb) Numbering of all dwellings so they are distinguishable;
- cc) Further details of the design of the balcony for Dwellings 1.03 and 1.04 and the dwellings located directly above both of these dwellings on Level 02, to delete the solid element on the side of the balconies (with the exception of allowing for the provision of a balustrade);

- dd) The schedule of external materials and finishes amended to show:
 - a. Any timber to be natural timber with a stained finish;
 - b. The material to be used as the building plinth;
 - c. The material and design used for balcony balustrades on the east, west and north elevations;
 - d. That spandrel glass will be used for those parts of the building located on Levels 03, 04, 05 and 06 that would be constructed to the southern boundary;
- ee) A full-colour schedule of external materials and finishes, including a sample board of all external materials and finishes, demonstrating the high quality finishes of the development and their integration with the streetscape. The schedule must detail the finish and size/format of all materials, where relevant;

Car parking and accessways:

- ff) A minimum of 6 car spaces for use by residential visitors;
- gg) Pedestrian sight triangles at the entrance to Basement 01 in accordance with Clause 52.06;
- hh) A maximum ramp grade of 1:10 maintained for the first 5 metres into the site, in accordance with Clause 52.06;
- ii) Further details of the number, location and allocation of bicycle parking spaces for all building users and showers and change rooms for employees, including the provision of male and female trip-end facilities. The minimum number provided must be not less than that required by Clause 52.34-3;
- jj) Details of the allocation of car parking in accordance with any condition in this permit;
- kk) A notation that bicycle facilities signage will be provided in accordance with Clause 52.34-5;
- ll) Details of any car park control equipment;
- mm) The make/model of the car stackers and the minimum height clearance for each platform;

Heritage

- nn) The existing eastern and northern elevations of the former State Savings Bank corrected to accurately depict the architectural detail of each façade. This includes but it not limited to the extent of render, stringcourse and cornices, stained glass windows and balustrades.

Layout and uses not to be altered

- 2. The layout of the site and the size, levels, design and location of buildings and works and the description of the uses shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

Maintenance of Buildings and Works

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

Drainage

4. The site must be drained to the satisfaction of the Responsible Authority.
5. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

Driveways and car parking areas to be constructed

6. Before the use starts or any building is occupied, area/s set aside for car parking, access lanes and driveways shown on the endorsed plans must be:
 - a) Constructed;
 - b) Formed to such levels and properly drained so that they can be used in accordance with the endorsed plans;
 - c) Surfaced with an all-weather seal coat or as otherwise required by other Conditions within this Permit; and
 - d) Drained

to the satisfaction of the Responsible Authority.

Vehicle crossovers

7. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

Removal of redundant vehicle crossovers

8. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, kerb and channel to the satisfaction of the Responsible Authority.

External Lighting

9. All outdoor lighting of publicly accessible areas must be designed, baffled and located to prevent light from the site causing any detriment to the locality, to the satisfaction of the Responsible Authority.

Concealment of pipes

10. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

Boundary walls

11. The external faces of walls on or facing boundaries are to be cleaned and finished to the same standard as such walls within the development site to the satisfaction of the Responsible Authority.

Former State Savings Bank Schedule of Conservation and Restoration Works

12. Concurrent with the endorsement of any plans pursuant to Condition 1, a Schedule of Conservation and Restoration Works for the building at No. 851 Burke Road, Camberwell which is to the satisfaction of the Responsible Authority must be prepared by a suitably qualified expert and submitted to the Responsible Authority for approval. The Schedule must provide a detailed account of the proposed repair, restoration and reconstruction of the existing building to be retained, including but not limited to:

- a) The extent of demolition in plan-form and elevation-form;
- b) Restoration and conservation of the retained shopfront (at both ground and first floor levels) and the retained side wall;
- c) All masonry and mortar to be retained and renewed;
- d) Retention of original window glazing, where it exists;
- e) Restoration of all original glazing in the façade together with details of the proposed restoration works to the window joinery;
- f) Method of paint removal and the provision of a proposed colour scheme for all surfaces proposed to be painted;
- g) Method of brickwork and render cleaning;
- h) Retention of any early painted signage uncovered on fabric to be retained;
- i) Details of how bricks will be selected to match the existing original bricks;
- j) The selection and use of any infill materials;
- k) Any other works deemed necessary;

The Schedule must include construction detail (minimum scale 1:20), informing the proposed works. Any recommendations relating to the built form must be incorporated into the amended plans required by Condition 1. Once approved, such a Schedule must be implemented prior to the commencement of the use to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design Report

13. Concurrent with the submission of any plans pursuant to Condition 1, an Environmentally Sustainable Design (ESD) Report that is to the satisfaction of the Responsible Authority must be prepared by a suitably qualified expert and submitted to the Responsible Authority for approval. The report must be generally in accordance with the ESD report prepared by Bestec dated 26/11/2015 and must address stormwater collection (for re-use in planter box irrigation and toilet flushing). Any recommended changes to the development must be incorporated into the plans required by Condition 1. Once approved, such a plan must be implemented prior to the occupation of the dwellings to the satisfaction of the Responsible Authority.

Waste Management Plan

Concurrent with the submission of any plans pursuant to Condition 1, a Waste Management Plan that is to the satisfaction of the Responsible Authority must be prepared by a suitably qualified expert and submitted to the Responsible Authority for approval. The Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design dated 12/11/2015. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority. Once approved, such Plan must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

Waste collection vehicles

14. Waste collection vehicles accessing the basement car park must not exceed 6.4m in length and 2.2 metres in height to the satisfaction of the Responsible Authority.

Hours for retail and commercial deliveries, loading and unloading and collection of waste

15. Deliveries to the shops and restaurant/wine bar, loading and unloading of delivery vehicles and the collection of retail/commercial/residential waste is only permitted to occur between the following times:

Monday to Friday:	7:00am to 9:00pm (excluding morning and afternoon commuter peak times for waste collection only);
Saturday & Public Holidays:	9:00am to 9:00pm;
Sunday:	No retail loading unloading allowed and no waste collection allowed;

Unless with the further written consent of the Responsible Authority.

16. At no time may the loading or unloading of goods for the commercial premises be undertaken within the rear right-of-way.

Model of car stacker in the basement car park

17. Unless otherwise agreed in writing by the Responsible Authority, the model of car stacker used in the basement car park is to be the Woehr Compact Type 542.

Car stackers installed

18. Before the use starts or any building is occupied, car stackers must be installed in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

Maintenance of car stackers

19. The car stackers must be routinely serviced and maintained to the satisfaction of the Responsible Authority to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by the emission of noise.

Construction Management Plan

20. Prior to the commencement of any site works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with Council's Construction Management Plan Template and provide details of the following:

- a) Hours for construction activity in accordance with any other condition of this permit;
- b) Measures to control noise, dust, water and sediment laden runoff;
- c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
- d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
- e) A Traffic Management Plan showing truck routes to and from the site;

- f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- i) Contact details of key construction site staff;
- j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- k) Any other relevant matters, including the requirements of VicRoads and/or Yarra Trams.

Hours for Demolition and Construction Work

21. All works including earthworks and construction activity associated with the approved development is to be limited to the following hours, unless with the prior written consent of the Responsible Authority:

Monday to Thursday:	7:00am to 6:30pm
Friday:	7:00am to 5:00pm
Saturday:	9:00am to 5:00pm
Sunday & Public Holidays:	No construction

Amenity of area

22. The amenity of the area must not be adversely affected by the use and development as a result of the:
- (a) Transport of materials, goods or commodities to or from the land; and/or
 - (b) Appearance of any building, works, stored goods or materials; and/or
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or oil; and/or
 - (d) The presence of vermin.

Number of patrons restricted (Restaurant)

23. No more than 655 patrons are permitted in the Restaurant premises, including outdoor areas, at any time without the prior written consent of the Responsible Authority.

Number of patrons restricted (Wine Bar)

24. No more than 280 patrons are permitted in the Wine Bar premises, including outdoor areas, at any time without the prior written consent of the Responsible Authority.

Hours of operation (Wine Bar)

25. The Wine Bar use allowed under this permit may operate only during the following hours, except with the prior written consent of the Responsible Authority:

Monday to Sunday:	10am - 11pm.
-------------------	--------------

Sale and consumption of liquor - Hours of operation

26. The sale and consumption of liquor on the land may only occur during the following hours, except with the prior written consent of the Responsible Authority:

DAY	HOURS
Monday to Sunday (other than Good Friday and ANZAC Day)	10am to 11pm
ANZAC Day and Good Friday	12pm to 11pm

Sale and consumption of liquor - restaurant and wine bar

27. The sale and consumption of liquor on the land may only occur within the designated "red line area", except with the prior written consent of the Responsible Authority.

Licensed premises - restaurant

28. The predominant activity carried out on the licensed premises must be the preparation and serving of meals for consumption on the licensed premises.
29. Tables and chairs must be placed in position on the licensed premises so as to be available for at least 75% of the patrons attending the premises at any one time, to the satisfaction of the Responsible Authority.

Noise from commercial premises

30. Noise levels emanating from the commercial premises must not exceed the relevant levels prescribed by the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1, to the satisfaction of the Responsible Authority.

Noise from public premises

31. Noise levels emanating from the premises must not exceed the relevant levels prescribed under State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2, to the satisfaction of the Responsible Authority.

Use of car parking spaces and driveways

32. Car spaces, access lanes and driveways shown on the endorsed plan must not be used for any other purpose and may be used by occupants of or visitors to the site and the general public to the satisfaction of the Responsible Authority.
33. All vehicles entering and exiting the car park must do so in a forwards direction.

Number and allocation of car parking spaces

34. Except with the written consent of the Responsible Authority, car parking spaces allocated in the following manner:
- Dwelling residents: A minimum of one (1) car space to each 1-bedroom and 2-bedroom dwelling;
 - A minimum of two (2) car spaces to each 3-bedroom and 3+ bedroom dwelling;
 - Wine Bar: 2 staff car spaces;
 - Shop: 1 car space;
 - Restaurant: 4 staff car spaces;
 - Dwelling visitors: 6 car spaces.

Visitor and customer parking

35. Visitor and customer parking spaces within the development must be:
- a) Clearly identified by appropriate signage having an area no greater than 0.3m²;
 - b) Line marked to indicate each car space; and
 - c) Available for visitor and customer usage in accordance with the times/days required by this permit.

Parking charges - residential visitor parking

36. The areas set aside for residential visitor car parking shown on the endorsed plans must be made available for use free of charge to residential visitors of the development.

Permit to Expire

37. This Permit will expire if:
- a) The development (including demolition) does not start within three (3) years of the issue date of this Permit; or
 - b) The development is not completed within five (5) years of the issue date of this Permit.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) Within six (6) months afterwards if the use or the development has not commenced; or
- (ii) Within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.



STATUTORY PLANNING OFFICERS REPORT Urban Planning Special Committee

Application Number	PA16/00108
Date Application Received	9 December 2015
Planning Officer	Seuna Byrne & Lucy Johnson
Applicant	Raydan Restaurant Enterprises Pty Ltd
Owner	Sansmark Pty Ltd
Property Address	851-861 Burke Road, Camberwell
Refused Development	Demolition of an existing building; partial demolition and alterations and additions to an existing building; buildings and works to construct a 9-storey building above basement car parking; construction of an awning above the Burke Road footpath; use of the land for 59 dwellings, a wine bar, and to sell and consume liquor (associated with the wine bar and a restaurant); reduction of the car parking requirement associated with dwelling visitors, restaurant and shop; reduction of loading and unloading of vehicle requirements (length and height clearance); and a reduction of bicycle facilities associated with trip-end facilities
VCAT Reference	P2561/2016 - Appeal against refusal to grant a permit
Ward	Junction
Zoning	Commercial 1 Zone
Overlays	Heritage Overlay (HO505 - Burke Road North Commercial and Transport Precinct, Camberwell), PO1 (Parking Overlay Schedule 1), adjacent to a road in a Road Zone, Category 1
Heritage Significance	851 Burke Rd - "significant" 853-861 Burke Rd - "contributory"
Drainage Area of Interest?	No
Advertised?	Yes
Number of Parties to application at VCAT	Three (3)
Recommendation	Support amended plans subject to conditions

BACKGROUND

On 11 November 2016, an application was refused by officers under delegation that sought permission to redevelop the "Sofia's" restaurant site together with the site that

contains the façade of the former State Savings Bank with a 9-storey building comprising 59 dwellings, a wine bar, restaurant and shop above basement car parking.

A section 77 appeal against the Notice of Refusal was lodged with the Victorian Civil and Administrative Tribunal (VCAT) on 9 December 2016. Three (3) objector parties have been joined to the proceeding. The objectors consist of the owner of the abutting property to the south, at No. 849 Burke Rd, an objector from Broadway and an objector from Prospect Hill Road.

A Compulsory Conference (mediation) was held on 16 March 2017. All of the objector parties were in attendance, or were represented, at the mediation. Amended plans were pre-circulated on 8 March 2017 on a 'without prejudice' basis, for discussion purposes during the mediation. The amended plans incorporated a number of minor changes, including:

- Clarification that the entire front façade and entire side wall of the former State Savings Bank were proposed to be retained;
- Increased the width of the residential pedestrian entrance, consequently increasing the separation between the retained State Bank side wall and the new development;
- Increase in the number of on-site car spaces by 1 (from 84 to 85);
- Dwellings reconfigured to remove 'saddle-back' bedrooms;
- Master bedrooms increased in size to be a minimum of 3.4m x 3.0m, excluding wardrobes;
- The southern light well increased in area to a minimum of 9.0m x 4.5m;
- Setbacks generally increased from Burke Road for the floors above the street wall;
- The central atrium covered in (i.e. roofed); and
- Provision of windows from the restaurant facing the rear lane.

Council officers informed the parties and applicant that the 8 March 2017 amended plans did not include sufficient revisions to address Council's grounds of refusal.

During the course of the mediation, the Applicant formed a Head of Agreement with the owner of No. 849 Burke Road (represented by Ms Amanda Ho) to make the following changes to the development:

- The without prejudice plans changes, plus:
- Deletion of the penthouse floor and Level 7 (so that the building becomes a 7-storey building with a maximum height of approximately 23.26m);
- Level 6 modified to have the same floor plate as Level 5;
- Maintain the central southern light court at a width of 4.5m;
- Provide a 3m setback to the southern boundary at Levels 3, 4, 5 and 6 for the front portion of the building;
- Delete the Level 3 balcony located behind the State Bank façade;

- Extend the depth of the recess to Burke Road between the State Bank and new development to 6m at Levels 1 and 2 (above the residential pedestrian entry);
- Provide six (6) residential visitor car spaces (there were previously none);
- Reduce the height of the Burke Road elevation to the new building (for the middle section, adjacent to the State Bank façade). The balcony balustrade behind would need to be inset a minimum of 400mm as a consequence;
- Ground level - remove planter boxes, build to the title boundaries, entry to restaurant provided from Mayston Street;
- Change window detailing from colonial arches to a more vertical form;
- Introduce high sill windows to the laneway at the basement level;
- Plinth along Mayston Street redesigned so that externally the building follows the fall of the land, but no changes to levels internally;
- Verandah clearance to Council's satisfaction;
- Full materials board to be provided via permit condition;
- Accept a permit condition regarding restoration and conservation of the former State Savings Bank building;
- Resolve detail of window mullions to satisfaction of Council;
- Boundary wall to south to be finished to Council satisfaction in consultation with the neighbour (No. 849 Burke Rd).

A continuation of the VCAT Compulsory Conference was held on 23 March 2017. All of the objector parties were in attendance during the session. Following discussions with the parties, the Heads of Agreement reached between the Applicant and Ms Ho was amended to incorporate minor modifications to the wording of the Agreement. Ms Ho has confirmed that subject to the terms of the Agreement, she no longer opposes the development.

The two remaining objector parties continue to be opposed to the development. The Statement of Grounds from the remaining objector parties are summarised as follows:

- The building would be too high for the location;
- Bad design of the exterior;
- Bad for the residential area in Mayston Street;
- Badly designed interior;
- Overshadowing;
- Out of line with the Camberwell Junction Policy;
- Does not comply with the Heritage Policy;
- Detrimental to the significant heritage façade of the former State Savings Bank;
- Insufficient parking;
- Overlooking of the rear lane;
- Would set a precedent for similar development to follow;
- Additional vehicle congestion within Burke Road.

This report seeks a position from Council in relation to the amendments to the development that has been agreed to in the Heads of Agreement signed by the Applicant and Ms Ho, more particularly described in the recommended permit conditions attached to this report.

In the event of the Council resolving to maintain its position of opposition to the development, the appeal will be determined following a full merits hearing that is scheduled to commence on 5 June 2017. As it presently stands, the 7-storey, 52-dwelling form of the development would be 'off the table' and the Tribunal will consider the 9-storey, 59-dwelling form of the development. It is possible that the applicant may seek to substitute the plans presented at the second Compulsory Conference (or further amended plans, as per the recommendations of this report), however there is no guarantee that this will occur.

In the event of Council resolving to change its position to one of support for the development (subject to the conditions annexed to this report) the appeal will be determined following a full merits hearing, based on the 7-storey form of the development (i.e. the Applicant has agreed to amend the plans if Council supports the proposal). A hearing would still be required as two parties remain opposed to the amended form of the development.

PLANS ASSESSED IN THIS REPORT

The "without prejudice" amended plans for discussion purposes at the VCAT Compulsory Conference held on 16 March 2017 (circulated on 8 March 2017)

PROPOSAL

Details of the refused proposal are summarised as follows (i.e. as originally considered by officers):

No. & mix of dwellings:	59 (42 x 2-bedroom, 16 x 3-bedroom and 1 x 4-bedroom) Residential entry lobby faces Burke Road (2.54m wide).
Restaurant floor area:	874m ² leasable floor area (total) 604m ² publicly available Pedestrian access via Burke Road Liquor Licence ¹
Wine Bar floor area:	306m ² Pedestrian access via Burke Road Open 10am - 11pm daily 6 staff, 280 patrons Liquor Licence (on-premises license)

¹ The proposed hours for the sale and consumption of liquor are not in the material submitted by the applicant, however it is assumed that the hours are consistent with the VCGLR standard 'Restaurant and Café Licence' hours. A condition is proposed to specify this.

Retail Premises floor area:	127m ² Pedestrian access via Burke Road. Plus additional 99m ² water closet ²
Loading bay area:	31.68m ² (4.4m x 7.2m) Accessed via rear laneway Located within Basement 1 Clearance approx. 2.2m
No. of car spaces:	87 ³ within 3 basement levels (allocated as follows): 76 residential spaces 1 retail space 2 wine bar spaces 4 restaurant spaces 4 unallocated
No. of bicycle spaces:	78 within 3 basement levels (allocated as follows): Basement 3: 31 resident/employee spaces Basement 2: 31 resident/employee spaces Basement 1: 16 visitor spaces
Max. street wall height:	11.8m facing Burke Rd 12.2 facing Mayston St 13.4m facing rear laneway
Max. overall building height:	30.4m (9 storeys)
Residential communal areas:	Formal dining room, communal dining room and spa located on Level 6.

Appendix A - “Without Prejudice” Amended Plans for the 16 March 2017 VCAT Compulsory Conference

A Notice of Refusal to Grant a Planning Permit for “*Demolition of an existing building; partial demolition and alterations and additions to an existing building; buildings and works to construct a nine storey building above basement car parking; construction of an awning above the Burke Road footpath; use of the land for 59 dwellings, a wine bar, and to sell and consume liquor (associated with the wine bar and a restaurant); reduction of the car parking requirement associated with dwelling visitors, restaurant and shop; reduction of loading and unloading of vehicle requirements (length and height clearance); and a reduction of bicycle facilities associated with trip-end facilities*” was issued under delegation on 11 November 2016. The refusal was based on the following grounds:

² While the plans depict “Retail WC” it is assumed this space is associated with the restaurant.

³ The advertised plans depict 46 car spaces within Basement 03, and a total of 87 car spaces. The submitted Traffic Engineering Assessment (TraffixGroup, August 2016) incorrectly refers to a total of 84 car spaces, and allocates 77 residential spaces where only 76 are required. Therefore, there is a discrepancy of four spaces. This is addressed by a proposed condition.

1. *The height of the building is excessive with regard to its impact on the existing and preferred character of the streetscape and will have a detrimental impact on the significance of the heritage place and function of the activity centre.*
2. *The visual mass, scale and siting of the tower element of the building is disproportionate with the street wall and the prevailing scale of built form in the area and will be overbearing and obtrusive in views from adjoining streets, nearby residential properties and the overall skyline of the area.*
3. *The proposal does not satisfy the urban design and planning principles applicable to the site as it fails to achieve a positive and engaging streetscape interface to Mayston Street and the western adjacent lane due to a lack of ground-level activation, excessive blank walls and the failure to incorporate high quality materials and finishes.*
4. *The scale of the street wall facing Mayston Street is excessive and does not respond to the change in context of the residential side street.*
5. *The layout of a significant number of dwellings will result in a poor level of internal amenity for future occupants due to inadequate daylight caused by the use of “battle-axe” bedrooms and inadequately size balconies.*
6. *The development will have a detrimental impact on the amenity of the nearby dwellings to the south and south-west with regard to the extent and duration of overshadowing and visual bulk.*
7. *The development fails to comply with the vision, objectives and strategies contained within the Camberwell Junction Policy.*
8. *The development will have an unreasonable impact on equitable solar access and development opportunities for the southern adjacent properties along Burke Road by reason of its excessive height and lack of setbacks.*
9. *The development fails to comply with the intent and objectives of the Heritage Overlay and Heritage Policy, for the following reasons:*
 - *The extent of demolition of No. 851 Burke Road, which will have a detrimental impact on the heritage place and will result in ‘facadism’;*
 - *The failure to retain, restore or conserve as much original fabric as possible at No. 851 Burke Road;*
 - *The extent and proximity of new built form that would be visible above the retained façade of No. 851 Burke Road;*
 - *The scale, massing and siting of the new built form being dominating and overwhelming of the retained “significant” building and nearby “contributory” buildings within the heritage place and not reading as a secondary element;*

- *The scale of the street wall facing Burke Road is imposing and overbearing in its relationship with the “significant” heritage façade of 851 Burke Road and the “contributory” buildings to the south.*
10. *The proposed development has resulted in a façade that competes with the “significant” heritage place instead of complimenting it, due to the following factors:*
- *The excessively high built form, with minimal setbacks for floors located above the street walls;*
 - *The limited articulation and visual interest provided in the floors located above the street walls;*
 - *A number of encroachments into the setback above the street walls;*
 - *Lack of adequate separation between the retained portion of No. 851 Burke Road and the new built form;*
 - *The proposed architectural design detailing and materiality.*
11. *The level of reliance on public parking for visitors is not fair and reasonable in respect to the supply available to existing traders, residents and visitors to the centre and having regard to future development in the shopping centre.*
12. *The proposed access to the western adjacent lane will have an adverse impact on the safety and operation of the surrounding road network as the post-development traffic volumes will exceed the intended design threshold of the lane and the intersection of the lane with Harold Street.*

The Applicant has entered into a Heads of Agreement with the owners of No. 849 Burke Road (represented by Ms Ho) which requires the 16 March 2017 ‘without prejudice’ plans to be further amended as follows:

General:

- a) The deletion of Level 07 and the Penthouse level (Level 8) so that the maximum overall building height does not exceed RL 78.99m to AHD (excluding any necessary rooftop plant and/or equipment and associated screening);⁴
- b) The envelope of Level 06 increased to match the boundary setbacks of Level 05 and the floor plan layout of Level 05 replicated on Level 06;
- c) A minimum setback of 3.0m from the southern boundary to Levels 03, 04, 05 and 06 for the portion of the building located to the east of the 4.5m x 9.0m light well;
- d) Unless it is shown to be sited below the retained parapet, the Level 03 Balcony located behind the former State Savings Bank façade is to be removed and inset balconies provided for the affected dwelling/s;
- e) Extend the depth of the cut to Burke Road between the state bank and new

⁴ This would result in a 7-storey building with a maximum overall height of approximately 23.2m.

- development to a minimum depth of 6.0m at Levels 01 and 02 (above the residential pedestrian entrance) and deletion of the cantilever overhang;
- f) A reduction in the height of the Burke Road street wall to the new building (middle section, adjacent to the former State Savings Bank) to match the highest point of the state bank front facade and the provision of a minimum setback of 0.4m from the eastern boundary for the balcony balustrades of the dwellings located on Level 03;
 - g) Deletion of all planter boxes located on the ground floor and the subsequent relocation of those parts of the ground floor façade to the north, east and west title boundaries;
 - h) A Mayston Street pedestrian entrance for the restaurant, in addition to the Burke Road entrance;
 - i) Deletion of the 'colonial-style' and curved window treatments and curved footpath canopy treatments to the ground floor north, east and west elevations and replacement with more vertical form, rectilinear glazing and a rectilinear canopy;
 - j) The introduction of high sill clear glazed windows facing the western laneway from the basement level;
 - k) The plinth along the Mayston Street façade redesigned so that externally the building appears to follow the fall of the land (it is acceptable for there to be no change to the finished floor levels internally);
 - l) The minimum height clearance between the underside of the canopy and the footpath to be not less than 3.0m;
 - m) Further details to demonstrate:
 - i. That the external glazing used on Levels 03, 04, 05 and 06 is characterised by the absence of externally expressed horizontal window transoms, so that any necessary horizontal transoms are located on the interior side of the glazing;
 - ii. That any necessary operable windows or doors are comprised of entire floor-to-ceiling panels;
 - iii. That the floor slabs located between Levels 03 and 04, Levels 04 and 05, Levels 05 and 06 and Level 06 and the roof, are not expressed externally and are clad with spandrel glass (with the exception of the slab floors of those parts of the floor plan that consist of balconies);
 - iv. The appearance of any externally expressed mullions used for the Levels 03, 04, 05 and 06 glazing is minimised to achieve a curtain-wall appearance;
 - n) A fixed privacy screen along the southern boundary with a minimum height of 1.7m above finished floor level for the Level 01 light well terrace;
 - o) The Ground, Level 01 and Level 02 southern boundary wall to be finished in pre-finished pre-cast concrete with a feature pattern, to the satisfaction of the Responsible Authority, in consultation with the owner No. 849 Burke Road,

- Camberwell, or their representative;
- p) Dimensions to show that all master bedrooms achieve a minimum area of 3.4m x 3.0m, excluding wardrobes;
 - q) The length (measured to a point that is clear to the sky) and width of the 'snorkel' to all 'battle-axe-style' bedrooms dimensioned to demonstrate that the length and width achieves a ratio of not more than 1:1;
 - r) Details of any necessary disabled-compliant ramps, including grades, surface materials and surface levels of the adjacent footpath, to connect all pedestrian entrances with the adjacent footpaths. Any necessary ramps must be wholly located within the title boundaries of the site;
 - s) Deletion of all references to advertising signage;
 - t) A roof plan that details the location of any plant and equipment, the finished surface levels to AHD of the roof ridge, parapet, lift overrun and plant screens;
 - u) Any modifications to the development recommended by the ESD Report required by this Permit;
 - v) Any modifications to the development recommended by the Schedule of Conservation and Restoration Works required by this Permit;
 - w) A dimensioned enlargement of the hit and miss brick detail;
 - x) Delineation of the designated "red line area" for the sale and consumption of liquor associated with the restaurant and wine bar;
 - y) A notation that not more than 280 patrons will be permitted within the wine bar at any one time;
 - z) A notation that not more than 655 patrons will be permitted within the restaurant at any one time;
 - aa) A notation that the centrally located ground floor commercial tenancy will be used as a "shop";
 - bb) Numbering of all dwellings so they are distinguishable;
 - cc) Further details of the design of the balcony for Dwellings 1.03 and 1.04 and the dwellings located directly above both of these dwellings on Level 02, to delete the solid element on the side of the balconies (with the exception of allowing for the provision of a balustrade);
 - dd) The schedule of external materials and finishes amended to show:
 - a. Any timber to be natural timber with a stained finish;
 - b. The material to be used as the building plinth;
 - c. The material and design used for balcony balustrades on the east, west and north elevations;
 - d. That spandrel glass will be used for those parts of the building located on

Levels 03, 04, 05 and 06 that would be constructed to the southern boundary;

- ee) A full-colour schedule of external materials and finishes, including a sample board of all external materials and finishes, demonstrating the high quality finishes of the development and their integration with the streetscape. The schedule must detail the finish and size/format of all materials, where relevant;

Car parking and accessways:

- ff) A minimum of 6 car spaces for use by residential visitors;
- gg) Pedestrian sight triangles at the entrance to Basement 01 in accordance with Clause 52.06;
- hh) A maximum ramp grade of 1:10 maintained for the first 5 metres into the site, in accordance with Clause 52.06;
- ii) Further details of the number, location and allocation of bicycle parking spaces for all building users and showers and change rooms for employees, including the provision of male and female trip-end facilities. The minimum number provided must be not less than that required by Clause 52.34-3;
- jj) Details of the allocation of car parking in accordance with any condition in this permit;
- kk) A notation that bicycle facilities signage will be provided in accordance with Clause 52.34-5;
- ll) Details of any car park control equipment;
- mm) The make/model of the car stackers and the minimum height clearance for each platform;

Heritage

- nn) The existing eastern and northern elevations of the former State Savings Bank corrected to accurately depict the architectural detail of each façade. This includes but it not limited to the extent of render, stringcourse and cornices, stained glass windows and balustrades.

As a consequence of these further changes, the development would generally consist of a 7-storey building containing 52 dwellings, a wine bar, restaurant and shop. Each dwelling would be provided with on-site parking in accordance with the requirements of Clause 52.06. Dwelling visitors would be provided with 6 car spaces (causing the dispensation sought to be decreased from 10 car spaces to 4). Parking is also provided for staff of the restaurant, wine bar and shop, noting that there is currently no formal on-site parking for the existing *Sofia's Restaurant*.

The following report sets out reasons for the officers' view that the amendments sufficiently address the grounds set out in Council's Notice of Refusal, warranting Council to change its position to one of support for the development.

THE SITE

Appendix B - Locality Plan

Site Location	The subject site is located on the south-west corner of the intersection of Burke Road and Mayston Street
Width of Frontage	43.89m
Maximum Depth of Site	33.55m
Total Site Area	Approximately 1473m ²
Easements	The subject site is not encumbered by any easements.
Fall of the Land	The site has a moderate fall from the north-east (57.26m to AHD) to the south-west (54.37m to AHD) of approximately 2.89m.



Above: North-eastern aspect of the subject site.

The subject site is currently occupied by four distinct buildings:



Above: the front façade of 851 Burke Road Camberwell (centre)



Above: Rear (west) of 851 Burke Road Camberwell

851 Burke Road (1907) – the site is occupied by the former State Savings Bank, which has been afforded a significant heritage grading. The building has been previously partly demolished, with the front façade, return wall and some roof form remaining. The rear of the site is use for ad-hoc car parking.



Above: Eastern façade of 853-855, 857 and 859-861 Burke Road, Camberwell

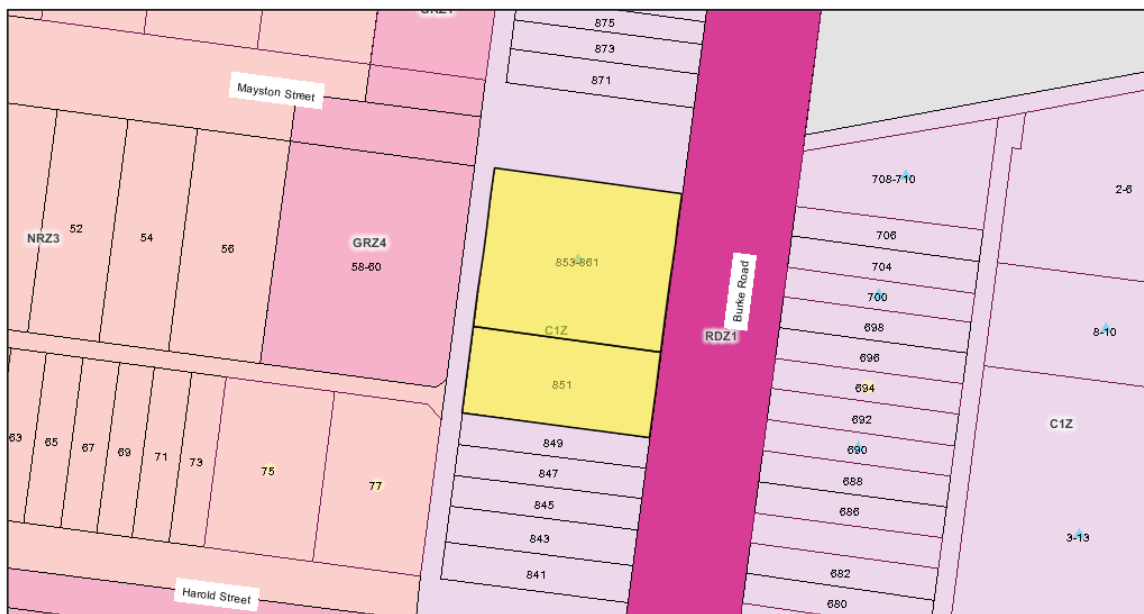
853-855 and 857 Burke Road (1910-1930) – the sites support two non-contributory single storey buildings. Together with the adjoining building to the north, the buildings are used by *Sofia’s Restaurant*, with an existing planning permit (PP03/01057) for 1114 seats.

859-861 Burke Road (1903) – the site is occupied by a double storey building with a contributory heritage grading. The site is also used by *Sofia’s Restaurant*, as mentioned above.

THE SURROUNDING AREA

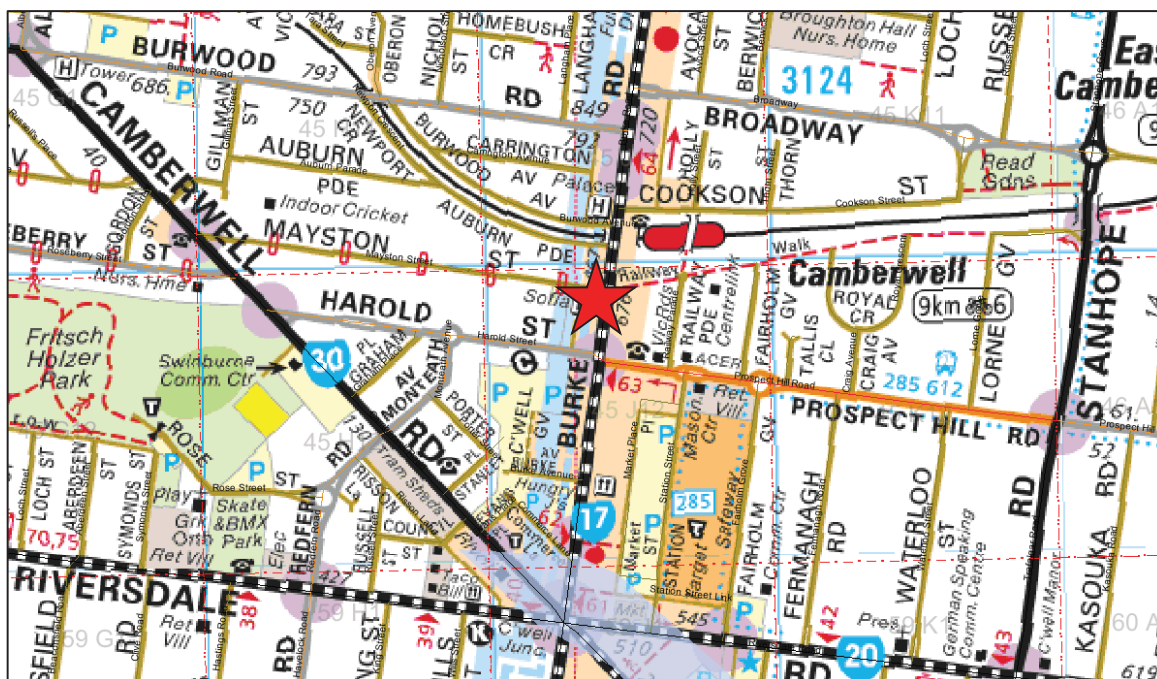


Above: 2016 aerial photograph of the site and surrounds



Above: Zoning map, subject site highlighted

The subject site is located within the Commercial 1 Zone, as are the adjacent and opposite buildings located to its north, south and east. Parcels of land with an interface to the subject site located west of the right-of-way are affected by the General Residential and Neighbourhood Residential Zones.



Above: Melway extract highlighting the location of the site.

STATEMENT OF SIGNIFICANCE

The following statement of significance provides a summary of the significance and key attributes of Boroondara's Heritage Overlay precinct.

Heritage Precinct	HO505
Statement of Significance	
Reference - <i>Camberwell Junction Heritage Review (2008, reviewed 2009)</i>	
<i>The Burke Road North Commercial and Transport Precinct, Camberwell, is of heritage significance for the following reasons:</i>	
<ul style="list-style-type: none"> <i>The Burke Road North Commercial and Transport Precinct is of importance in reflecting a initial phase in the commercial development of Burke Road, between 1880 and 1930, in vicinity of Camberwell Railway Station.</i> <i>It is important in demonstrating the principal characteristics of a class of buildings - retail and commercial with residential above - as presenting in a coherent group.</i> <i>The precinct generally exhibits a strong streetscape cohesion and presentation with a readily discernible aesthetic character.</i> 	
<i>Significant building fabric of this precinct is primarily shop fronts which present to Burke road and side perpendicular streets and station building.</i>	

RESTRICTIVE COVENANT/AGREEMENTS

No covenant or restriction has been registered on Title for this property.

ABORIGINAL CULTURAL HERITAGE

Is the site within an area of Aboriginal cultural heritage sensitivity?	No
Is a Cultural Heritage Management Plan required?	No

PERMIT/SITE HISTORY

Details of previous applications are as follows:

Application No	Date of Decision	Decision	Description of Proposal
PP02/00016	15/04/2003 VCAT	Approval	Construction of alterations and additions to the existing building for use as a motel, café/restaurant and basement car parking.
PP05/00271	11/08/2006 VCAT	Approval	Six (6) storey development comprising shops and 54 dwellings. The building was approved

Application No	Date of Decision	Decision	Description of Proposal
			with a maximum overall height of approximately 20.5m.
PP07/00871	31/03/2009 VCAT	Approval	The development and use of the land for the purposes of a residential hotel, a reduction of required car and bicycle parking and a waiver of the loading bay requirement. The building was 7-storeys and was approved with a maximum overall height of approximately 21.5m.

None of the previously approved permits have been acted on and have subsequently expired.

GOVERNANCE ISSUES

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

CONSIDERATIONS

In assessing this application, consideration has been given to the following:

- The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act 1987*;
- Section 60 of the *Planning & Environment Act 1987*;
- The relevant provisions and decision guidelines of the Boroondara Planning Scheme including the decision guidelines of Clause 65;
- Any comment or decision of a referral authority (if any);
- The objections received.

This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

BOROONDARA PLANNING SCHEME

ZONING & OVERLAYS

Appendix C - Zoning Map

Commercial 1 Zone

Use of the land

Pursuant to Clause 34.01-1 (Table of Uses), "Accommodation" is a Section 1 use subject to "Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house)." The residential lobby facing Burke Road is 2.54m wide.

At Clause 75.01 "dwelling" is nested under "accommodation".

Therefore, planning permission is required to use the land for dwellings as the Section 1 condition is not met.

Pursuant to Clause 34.01-1, "Retail premises" is a Section 1 use subject to no conditions. At Clause 75.11, "restaurant" is also nested under "retail premises".

Therefore, planning permission is not required to use the land for a retail premises⁵ or a restaurant.

The use of land as a "wine bar" is an innominate use. Pursuant to Clause 34.01-1, any other use not in Section 1 or 3 is a Section 2 use. Therefore, planning permission is required to use the land for a wine bar.

Buildings and works

Pursuant to Clause 34.01-4, a permit is required to construct a building or construct or carry out works, including an awning that projects over a road if it is not authorised by the relevant public land manager.

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Exemption from notice and review

Pursuant to Clause 34.01-7, this application does not have the benefit of exemption from the notice and review requirements of the Act for C1Z buildings and works, as the proposed buildings and works are located within 30m of land (not a road) within a residential zone.

⁵ In the event of a planning permit being issued, it would be a requirement that the use of land is specified as a shop.

Road Zone

Pursuant to Clause 36.04-2, planning permission is required to construct a building or construct or carry out works for a use in Section 2 of Clause 36.04-1.

All of the uses proposed within this development are in Section 2 of Clause 36.04-1. Therefore, the proposed canopy that projects into the Burke Road road reserve requires planning permission.

Heritage Overlay

Pursuant to Clause 43.01-1, **a planning permit is required to:**

- *Demolish or remove a building.*
- *Construct a building or construct or carry out works, including:*
 - *Externally alter a building by structural work, rendering, sandblasting or in any other way*
 - *Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.*

Parking Overlay - Schedule 1

Pursuant to Clause 45.09-1, the Parking Overlay operates in conjunction with Clause 52.06. A schedule to the Parking Overlay may:

- *Vary the requirements of Clause 52.06 as allowed by this overlay.*

Schedule 1 to the Parking Overlay has the following objective:

- *To identify appropriate car parking rates for land uses in various activity centres throughout the municipality.*

The table at Section 2.0 of Schedule 1 to the Parking Overlay includes the following car parking rates for Dwellings and Offices:

Use	Rate	Measure
Dwelling	1	To each one or two bedroom dwelling, plus;
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom), plus;
	1	For visitors to every 5 dwellings for developments of 5 or more dwellings
Office	3.5	To each 100sqm of net floor area

This equates to (based on the development as revised by the recommended permit conditions):

Use	Proposed	Requirement	Allocated	Dispensation
Dwelling	37 x 2-bedroom	37	37	0
	15 x 3-bedroom	30	30	0
	52 x Dwelling visitors	10	6	4
	TOTAL	77	73	4

PARTICULAR PROVISIONS

Clause 52.06 - Car parking

Pursuant to Clause 52.06-2, before:

- *A new use commences; or*
- *The floor area or site area of an existing use is increased; or*
- *An existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,*

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the Responsible Authority.

Pursuant to Clause 52.06-3, planning permission is required to:

- *Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.*

Pursuant to Clause 52.06-4, this application to reduce the car parking requirements is not exempt from the notice or review requirements of the Act as the application is also made under other provisions of the planning scheme where no such exemptions apply.

Pursuant to Clause 52.06-5, applying the Column A rates:

- Use of the land for 37 x 2-bedroom and 15 x 3-bedroom dwellings equates to a requirement for 67 resident car spaces. It is proposed to provide 67 resident car spaces. Therefore, no dispensation is sought and planning permission is not required.
- Use of the land for 52 dwellings equates to a requirement for 10 dwelling visitor car spaces. It is proposed to provide six (6) visitor spaces. Therefore, planning permission is required for dispensation of four (4) visitor car spaces.

The use of land as a "Wine bar" is not listed in Table 1 at Clause 52.06-5. Therefore, Clause 52.06-5A applies.

Pursuant to Clause 52.06-5A, where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the Responsible Authority⁶.

Pursuant to Clause 52.06-5, applying the Column B rates to the remaining proposed uses, this equates to:

Use	Proposed	Requirement	Allocated	Dispensation
Retail premises (shop)	3.5/100 x 117m ²	4	1	3
Restaurant	3.5/100 x 1044m ² (includes "retail WC" floor area and restaurant kitchen)	36	4	32
Hotel (wine bar)	3.5/100 x 272m ²	9	2	7
TOTAL		49	7	42

- Use of the land for a shop with a leasable floor area of 117m² equates to a requirement for 4 car spaces. It is proposed to provide 1 car space for the shop. Therefore, planning permission is sought for dispensation of 3 shop car spaces.
- Use of the land for a restaurant with a leasable floor area of 1044m² equates to a requirement for 36 car spaces. It is proposed to provide 4 restaurant car spaces. Therefore, planning permission is sought for dispensation of 32 restaurant car spaces.
- Use of the land for a hotel/wine bar with a leasable floor area of 272m² would equate to a requirement for 9 car spaces. It is proposed to provide 2 wine bar car spaces. Car parking must be provided to the satisfaction of the Responsible Authority. However, if the rate for a hotel were applied, dispensation would be sought for 7 car spaces.

The assessment of the original application by officers found the provision of car parking for the shop, wine bar and restaurant to be acceptable. The existing restaurant on the site has a floor area of approximately 1,640sqm, with no on-site parking for staff or customers. Accordingly, a parking credit of 57 car spaces exists for the restaurant, as the parking demands for the existing restaurant are entirely accommodated off-site. The

⁶ The submitted Traffic Engineering Assessment (TrafixGroup, August 2016) and Council's Transport Engineer adopted the rate of a "Hotel" (3.5 spaces to each 100m² of leasable floor area).

proposed restaurant is significantly smaller, with a floor area of 1044sqm. Even accounting for the floor area of the proposed shop and wine bar, the overall area of retail/commercial floor space in the development is less than currently exists on the land. Council's Traffic Engineers therefore anticipate that the retail/commercial "parking demands [of the proposed development] will be largely equivalent or indeed may be reduced" compared to the existing restaurant. On this basis, Council's Traffic Engineers concluded that the provision of four (4) car spaces for the restaurant, two (2) car spaces for the wine bar and one (1) car space for the shop was acceptable and would not have an unreasonable impact on parking availability in the vicinity of the site.

Clause 52.07 - Loading and unloading of vehicles

Pursuant to Clause 52.07, no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless space is provided on the land for loading and unloading vehicles. A permit may be granted to reduce or waive the requirements of Clause 52.07.

If the floor area of the building for those uses that manufacture, service, store or sell goods, is 2600m² or less in single occupation, the minimum loading bay dimensions are 27.4m², L 7.6m, W 3.6m and H 4.0m.

A loading bay is proposed that would be 42.14m² (4.531m x 9.3m). The loading bay is located on Basement Level 1 and would be accessed via the rear right-of-way. The minimum clearance height of 2.2m is provided to the basement.

The combined floor area of the proposed commercial tenancies is 1433sqm. Therefore, the area of the proposed loading bay (42.14sqm) exceeds the area required by Clause 52.07. However, dispensation is required in relation to the proposed minimum clearance height of the proposed loading bay, as it is less than 4.0m.

Clause 52.27 - Licensed Premises

Pursuant to Clause 52.27, planning permission is required to sell or consume liquor if a license is required under the Liquor Control Reform Act 1998.

The restaurant and wine bar are proposed to have a liquor license.

Subject to the recommended permit conditions, the proposed trading hours of the wine bar will be 10:00am - 11:00pm, daily. The sale and consumption of liquor on the premises would also be limited to these hours. The wine bar will be permitted to have a maximum of 280 patrons on the premises at any one time.

The application (as amended by the recommended permit conditions) does not seek permission for the wine bar or restaurant to operate past 1am. Therefore, referral to the Victorian Commission for Gambling and Liquor Regulation is not required.

Clause 52.29 - Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

Pursuant to Clause 52.29, planning permission is required to create or alter access to a road in a Road Zone, Category 1.

It is not proposed to create or alter access to Burke Road.

Clause 52.34 - Bicycle facilities

Pursuant to Clause 52.34-1, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-3 and Clause 52.34-4.

Subject to the recommended permit conditions, the development would fully comply with the requirements of Clause 52.34.

OFFICER ASSESSMENT**DOES THE AMENDED DEVELOPMENT ADDRESS THE GROUNDS OF REFUSAL**

The grounds of refusal are set out below, together with an assessment of how the proposed amendments address the ground.

- 1. The height of the building is excessive with regard to its impact on the existing and preferred character of the streetscape and will have a detrimental impact on the significance of the heritage place and function of the activity centre.**

As a consequence of the recommended permit conditions, the development would be reduced from 9-storeys (30.4m) to 7-storeys, with an overall maximum height of approximately 23.2m. It is noted that this is generally equivalent to the height of the residential hotel (21.5m) that was approved for the site by VCAT in 2009. It is also noted that the status of the 2008 Camberwell Junction Structure Plan is unchanged since the Tribunal's decision to approve the hotel in 2009. Although the Structure Plan has a preferred height for this site of 11m, the earlier VCAT decision creates a benchmark that the Tribunal will likely consider.

Council's Urban Designer has undertaken a comprehensive assessment of the site context, concluding that it would be appropriate for the proposed development to reach a maximum of 7-storeys. It is therefore considered that the recommended deletion of

two (2) floors, so that the building would be 7-storeys (approximately 23.2m) sufficiently addresses Ground 1 in the Notice of Refusal.

2. The visual mass, scale and siting of the tower element of the building is disproportionate with the street wall and the prevailing scale of built form in the area and will be overbearing and obtrusive in views from adjoining streets, nearby residential properties and the overall skyline of the area.

This ground of refusal has been addressed in the following ways:

- As a consequence of the recommended permit conditions, the building would be reduced in height, to 7-storeys (approximately 23.2m). (See Condition 1a)
- As a consequence of the amended plans and the recommended permit conditions, the setback of the tower element of the building for Levels 3, 4 and 5 would be increased from Burke Road.

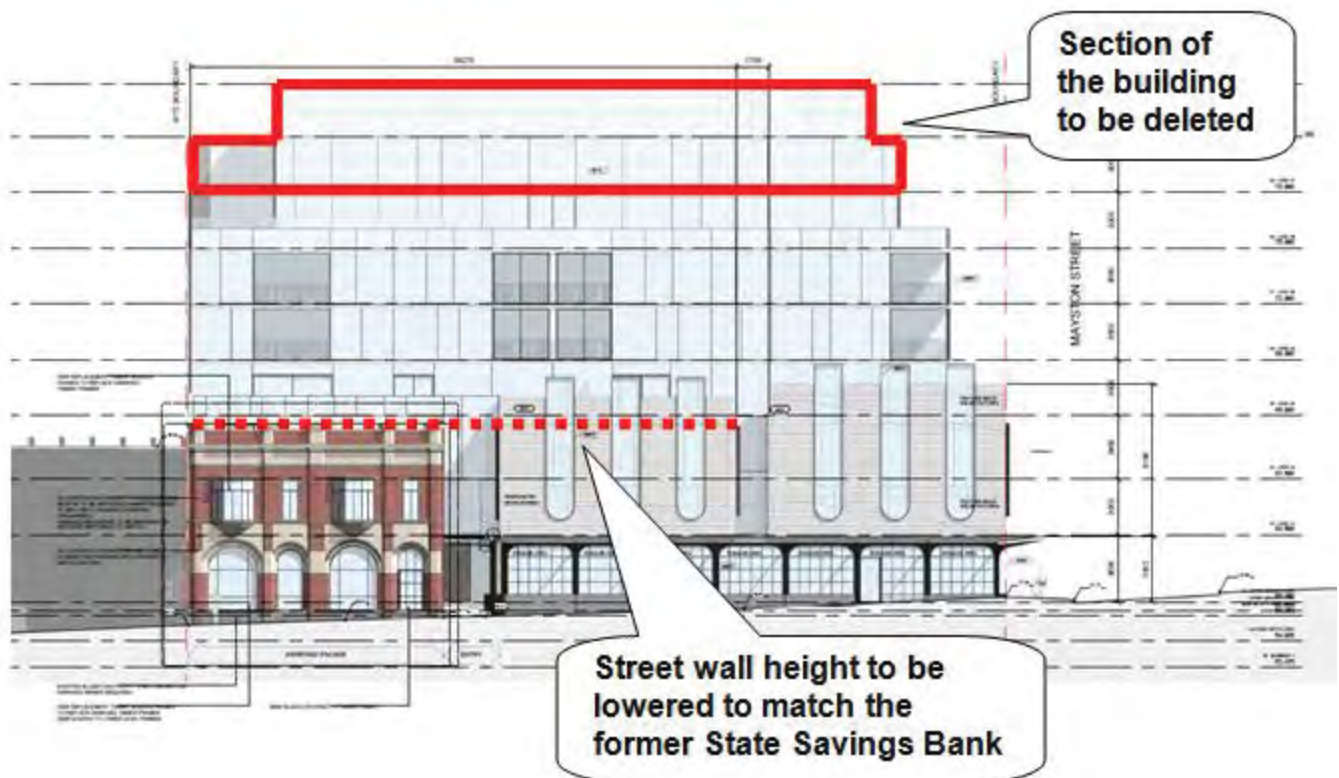
The front setbacks from Burke Road would be amended as follows (See the amended plans at Appendix A):

Floor	Advertised Plans Setback from Burke Road	Amended Plans / Conditional Setback from Burke Road	Difference
Level 3	3.65m	6.0m	+2.35m
Level 4	3.682m	6.0m	+2.318m
Level 5	3.682m	6.0m	+2.318m
Level 6	8.567m	6.0m	-2.567m
Level 7	12.738m	Floor deleted	-
Level 8 / Penthouse	16.625m	Floor deleted	-

It is noted that the setback from Burke Road for Level 6 would be decreased as a result of the recommended permit conditions. It is considered that this is acceptable as it would cause the floor envelope to match the increased setbacks of the floors below. This part of the building (Levels 3-6) is proposed to consist of a glass curtain wall treatment to the exterior. The provision of a uniform façade setback will enable the high quality façade treatment to be utilised on all parts of the façade above the street wall. The decreased setback is limited to the floor that would become the new top floor of the building. With regard to visual bulk perceived from footpath level, it is considered that the provision of increased setbacks for Levels 3-5, together with the deletion of Levels 7 and 8, are sufficient to mitigate visual bulk, notwithstanding the decreased setback of Level 6.

- The height of the street wall facing Burke Road, for the middle section of the building adjacent to the former State Savings Bank front façade, would be reduced

in height so that it matches the height of the retained former bank façade. (See Condition 1f)



- 3. The proposal does not satisfy the urban design and planning principles applicable to the site as it fails to achieve a positive and engaging streetscape interface to Mayston Street and the western adjacent lane due to a lack of ground-level activation, excessive blank walls and the failure to incorporate high quality materials and finishes.**

This ground of refusal is addressed in the following ways:

- The inclusion of an entry door for the restaurant onto Mayston Street. (See Condition 1h)
- The deletion of the planter boxes around the exterior of the ground floor. (See Condition 1g)
- The deletion of the 'colonial-style' glazing treatment on the ground floor and replacement with contemporary-style commercial glazing. (See Condition 1i)

- The introduction of clear glazed windows in the rear elevation of the basement level, facing the rear lane. At this location, Basement Level 1 sits above ground level. The windows would provide views and natural light into the restaurant kitchen. (See Condition 1j)
- The altering of the external appearance of the building, so that it appears that the finished floor level steps down with the fall of the land in Mayston Street. (See Condition 1k)
- A condition requiring further details of the proposed external materials and finishes, including a requirement that the materials and finishes be of a high quality, to Council's satisfaction (See Conditions 1dd and 1ee)

4. The scale of the street wall facing Mayston Street is excessive and does not respond to the change in context of the residential side street.

The height of the street wall facing Mayston Street is not proposed to be decreased. Facing Mayston Street, the 'without prejudice' amended plans show the building would have a maximum street wall height of 12.475m (compared to a maximum of 11.7m facing Burke Road).

It is acknowledged that the amended plans and recommended permit conditions do not directly address this ground of refusal. However, it is considered that the recommended reduction in the overall height of the building will assist in ameliorating the impact of the development on the character of Mayston Street. In addition, the requirements of Condition 1h to provide a pedestrian entrance to the restaurant from Mayston Street and Condition 1k to redesign the Mayston Street plinth will improve the building's interface with the street. Having regard to all of the other matters that are addressed by the amended plans and recommended permit conditions, it is the view of officers that the issue of the street wall height facing Mayston Street alone does not warrant maintaining a position of opposition to the development.

5. The layout of a significant number of dwellings will result in a poor level of internal amenity for future occupants due to inadequate daylight caused by the use of "battle-axe" bedrooms and inadequately size balconies.

This ground is addressed in the following manner:

- General revisions to the layout of dwellings, reducing the number of 'battle-axe' style bedrooms.
- The size of the southern light well has been increased in the amended plans (from 4.5m x 6.497m, to 4.5m x 9.0m) and a further area setback area adjacent to the southern boundary of 3.0m x 11.7m is required to be provided (See Condition 1c). The additional setback area provides improved outlook for the dwellings and

increases the separation between the dwellings and any future development that might occur at No. 849 Burke Road.

- Any remaining battle-axe style bedrooms are to be redesigned to have an 'axe-handle' that is no smaller than a ratio of 1:1. In addition, the windows servicing any 'battle-axe' style bedrooms have been designed so that they are clear to the sky (i.e. no overhanging balconies or building form). This ensures the amount of daylight to the bedroom is maximised and would be compliant with the recently introduced Better Apartment Design Standards (See Condition 1q)
 - The size of balconies for the dwellings has generally been increased in the amended plans, achieving minimum balcony sizes of 10sqm and up to 99sqm (previously a significant number of balconies were 6sqm in area).
 - The size of all master bedrooms within the dwellings has been increased to achieve a minimum size of 3.4m x 3.0m (excluding wardrobes). This is compliant with the recently introduced Better Apartments Design Standards. (See Condition 1p)
- 6. The development will have a detrimental impact on the amenity of the nearby dwellings to the south and south-west with regard to the extent and duration of overshadowing and visual bulk.**

This ground is addressed in the following manner:

- As a consequence of the recommended permit conditions, the building would be reduced in height, to 7-storeys (approximately 23.2m). (See Condition 1a) This will reduce the extent and duration of shadows cast to the south and south-west to an acceptable level.
- The size of the southern light well has been increased in the amended plans (from 4.5m x 6.497m, to 4.5m x 9.0m). In addition, a further area setback area adjacent to the southern boundary of 3.0m x 11.7m is required to be provided for Levels 3, 4, 5 and 6 (See Condition 1c). The additional setback area provides improved outlook for the dwellings and increases the separation between the development and any future development that might occur at No. 849 Burke Road. The setback from the southern boundary for the floors above the street wall will also substantially increase articulation in the southern elevation.

7. The development fails to comply with the vision, objectives and strategies contained within the Camberwell Junction Policy.

As a consequence of the recommended permit conditions, the development would be reduced to 7-storeys, with an overall maximum height of approximately 23.2m. It is noted that this is generally equivalent to the height of the residential hotel (21.5m) that was approved for the site by VCAT in 2009. The subsequent expiry of the hotel planning

permit does not make it an irrelevant consideration. The permit was the result of the Tribunal expressing the view that a 7-storey building was appropriate in that location when having regard to the site context and applicable policies.

The State Planning Policy Framework (SPPF) has changed since 2009. In all respects, the subsequent changes have re-affirmed the State Government's commitment to achieving urban consolidation within and surrounding activity centres.⁷ It is also arguable that with each iteration of State planning policy since 2009, the imperative to achieve urban consolidation within established areas has increased.

As they relate to Camberwell Junction, local planning policies have not changed since 2009. In approving the 21.5m high residential hotel, the Tribunal was aware of the Camberwell Junction Policy at Clause 22.02 and the adopted 2008 Camberwell Junction Structure Plan. Notwithstanding this, it is arguable that the application of the Heritage Overlay to the subject site on 25 July 2013 (Amendment C101) swings the pendulum towards a more conservative development outcome on the land. Conversely, the Court of Appeal's decision in the matter of *Boroondara CC v 1045 Burke Road P/L* tempers this. The Supreme Court of Appeal determined that where a permit is required to demolish a building under the Heritage Overlay and other aspects of the proposal also require planning permission, discretion to allow demolition may be exercised by reference to considerations beyond those that solely relate to heritage conservation policy. The court said that the scope of relevant considerations can be expanded to encompass all other matter for consideration that arise under the other permit triggers that are being sought. For example, achieving the urban consolidation outcomes sought by the Planning Scheme.

While it is acknowledged that the recommended building height of 7-storeys / 23.2m remains taller than the maximum building heights sought by Clause 22.02 and the 2008 Structure Plan (both recommend a maximum height of 11m), having regard to the suite of matters required to be considered, it is the view of officers that the mediated outcome is acceptable.

8. The development will have an unreasonable impact on equitable solar access and development opportunities for the southern adjacent properties along Burke Road by reason of its excessive height and lack of setbacks.

This ground is addressed in the following manner:

- As a consequence of the recommended permit conditions, the building would be reduced in height, to 7-storeys (approximately 23.2m). (See Condition 1a) This will

⁷ In the time since the 2009 VCAT decision relating to the residential hotel, State Planning Policy has been updated via the implementation of Melbourne @ 5 Million, followed by Plan Melbourne, followed by Plan Melbourne Refresh

reduce the extent and duration of shadows cast to the south and south-west to an acceptable level.

- The size of the southern lightwell has been increased in the amended plans (from 4.5m x 6.497m, to 4.5m x 9.0m). In addition, a further area setback area adjacent to the southern boundary of 3.0m x 11.7m is required to be provided for Levels 3, 4, 5 and 6 (See Condition 1c). The additional setback area provides improved outlook for the dwellings and increases the separation between the development and any future development that might occur at No. 849 Burke Road. The setback from the southern boundary for the floors above the street wall will also substantially increase articulation in the southern elevation.

It is understood that on the basis of these amendments to the development, the owner of No. 849 Burke Road (the adjacent property to the south) is now satisfied that the impact of the development will no longer be unreasonable. As a consequence, they have signed a Heads of Agreement with the Applicant and no longer oppose the development (subject to all of the conditions contained in the officer's recommendation).

9. The development fails to comply with the intent and objectives of the Heritage Overlay and Heritage Policy, for the following reasons:

- **The extent of demolition of No. 851 Burke Road, which will have a detrimental impact on the heritage place and will result in 'facadism';**
- **The failure to retain, restore or conserve as much original fabric as possible at No. 851 Burke Road;**
- **The extent and proximity of new built form that would be visible above the retained façade of No. 851 Burke Road;**
- **The scale, massing and siting of the new built form being dominating and overwhelming of the retained "significant" building and nearby "contributory" buildings within the heritage place and not reading as a secondary element;**
- **The scale of the street wall facing Burke Road is imposing and overbearing in its relationship with the "significant" heritage façade of 851 Burke Road and the "contributory" buildings to the south.**

This ground is addressed in the following manner:

- The amended plans clarify the extent of demolition of the former State Savings Bank, noting that the entire northern wall of the former bank will be retained and restored, in accordance with the recommendations of Council's Heritage Advisor; (See the 'without prejudice' amended plans and Condition 12)
- The amended plans show that the pedestrian entry to the residential lobby is to be increased in width from 2.548m to 3.249m. This entrance is located directly adjacent to the retained northern wall of the former bank. In addition to providing

greater separation between the retained wall and the new built form, the recommended permit conditions require the passageway to be opened up to the sky to a greater extent (compared to the advertised plans and the amended plans). At present, views of the side wall are partially hidden by a gate and by verandah posts. Together with the requirement to restore the retained northern wall of the bank, this greater separation from the new built form will allow the retained wall to be visible from the Burke Road footpath, enabling it to make a positive contribution to the streetscape. (See the 'without prejudice' amended plans and Conditions 1e and 12)



Above: The existing extent of visibility of the northern wall of the former State Savings Bank

- The amended plans and recommended permit conditions create greater setbacks for the proposed new built form located behind the retained former State Savings Bank façade. As discussed in relation to ground of refusal No. 2, the setback of the floors above the street wall are to be increased from Burke Road. The increased setbacks, together with the deletion of the top two (2) floors of the building, will ensure the extent and proximity of new built form that would be visible above the retained façade of the former State Savings Bank at No. 851 Burke Road is sufficiently decreased. (See the 'without prejudice' amended plans and Conditions 1a and 1d)
- The recommended permit conditions achieve sufficient separation from the abutting and nearby "contributory" graded buildings to the south, by requiring Levels 3-6 to provide a setback of 3.0m from the southern boundary, where it abuts No. 849

Burke Road. This setback achieves the separation recommended by Council's Urban Designer and Heritage Advisor. (See Condition 1c) It is understood that on the basis of this amendment, the owner of No. 849 Burke Road is now satisfied that the impact of the development on their property is now acceptable.

- The height of the street wall facing Burke Road, for the middle section of the building adjacent to the former State Savings Bank front façade, would be reduced in height so that it matches the height of the retained former bank façade. (See Condition 1f)

10. The proposed development has resulted in a façade that competes with the “significant” heritage place instead of complimenting it, due to the following factors:

- **The excessively high built form, with minimal setbacks for floors located above the street walls;**
- **The limited articulation and visual interest provided in the floors located above the street walls;**
- **A number of encroachments into the setback above the street walls;**
- **Lack of adequate separation between the retained portion of No. 851 Burke Road and the new built form;**
- **The proposed architectural design detailing and materiality.**

This ground is addressed in the following manner:

- The height of the building is to be reduced by the deletion of two (2) floors. (See Condition 1a)
- The amended plans and recommended permit conditions create greater setbacks for the proposed new built form located behind the retained former State Savings Bank façade. (See the ‘without prejudice’ amended plans and Condition 1d)
- On the basis of the recommended permit conditions, the external façade treatment for the floors located above the street wall is confirmed to be a glass curtain wall. This is considered to be a high quality façade treatment that will provide a simple and complementary backdrop to the detail of the restored former bank façade. (See Conditions 1m and 1ee)
- The amended plans removed all of the balconies and structure that encroached into the front setback for the floors located above the street wall, with the exception of the balconies associated with the dwellings on Level 03 that are located directly behind the retained façade of the former State Savings Bank. however, Condition 1d requires the plans to be further amended to show the deletion of those balconies so that they are no longer encroachments. In addition, it is noted that the original advertised plans showed number of building structures located on the terraces of

Levels 6 and 7. These will be removed as a consequence of the deletion of Level 7 and the reconfiguration of Level 6. (See Conditions 1a, 1b and 1d)

11. The level of reliance on public parking for visitors is not fair and reasonable in respect to the supply available to existing traders, residents and visitors to the centre and having regard to future development in the shopping centre.

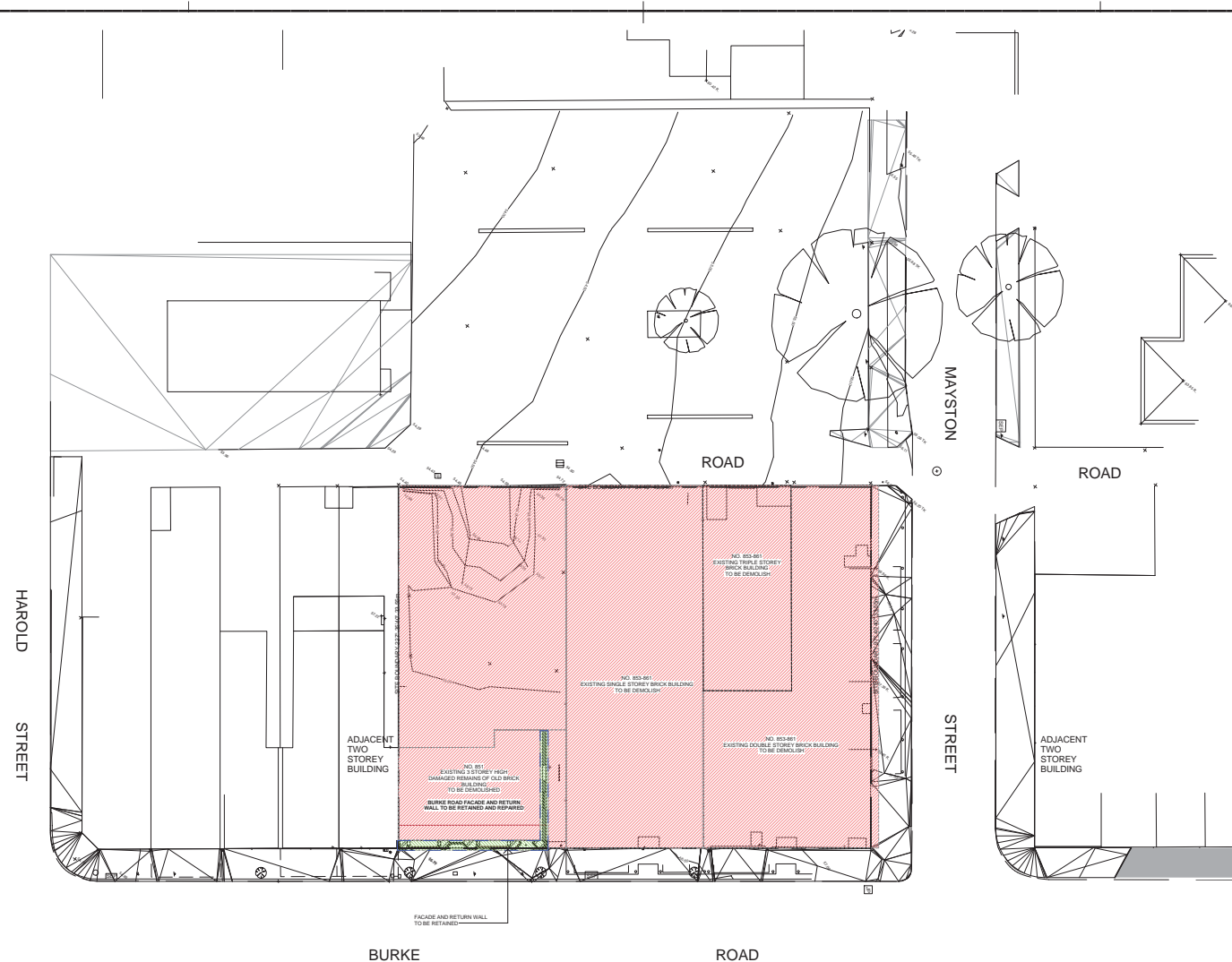
This ground is addressed in the following manner:

- On the basis of the development containing 52 dwellings, Clause 52.06 would require 10 visitor car spaces. As originally lodged, the development proposed no visitor parking, therefore seeking a full waiver of the requirement. The recommended permit conditions require the provision of six (6) residential visitor car spaces, so that the waiver sought is decreased to four (4) residential visitor spaces. An earlier decision of the Tribunal for this site approved the construction of shops and 54 dwellings on the land (Refer to Planning Permit PP05/00271). That permit did not require the provision of any residential visitor parking. If the officer's recommendation is adopted, it is understood that this would be the first development approved for the site that includes any residential visitor car parking. (See Condition 1ff)

12. The proposed access to the western adjacent lane will have an adverse impact on the safety and operation of the surrounding road network as the post-development traffic volumes will exceed the intended design threshold of the lane and the intersection of the lane with Harold Street.

The amended plans and recommended permit conditions do not propose to alter vehicle access arrangements to the site. In considering this issue for the 2005 54-dwelling application on the land, the Tribunal said, *"in relation to traffic movements there may be some increased congestion in the laneway itself, and perhaps some delay at its intersection with Harold Street, however, these impacts are unlikely to be unmanageable."*

Having regard to all of the other matters that are addressed by the amended plans and recommended permit conditions, it is the view of officers that the issue of traffic generation alone does not warrant maintaining a position of opposition to the development.



1 00 - DEMOLITION PLAN
Scale 1:200

CHT ARCHITECTS
Architecture Interior Design Urban Design

CHT Architects Pty Ltd
ABN 29 108 098 519
info@chtarchitects.com.au
chtarchitects.com.au

CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments

No.	Date	Notes
1.	29/03/2017	Issue Planning BP1 Submissions

DEMOLITION PLAN

Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

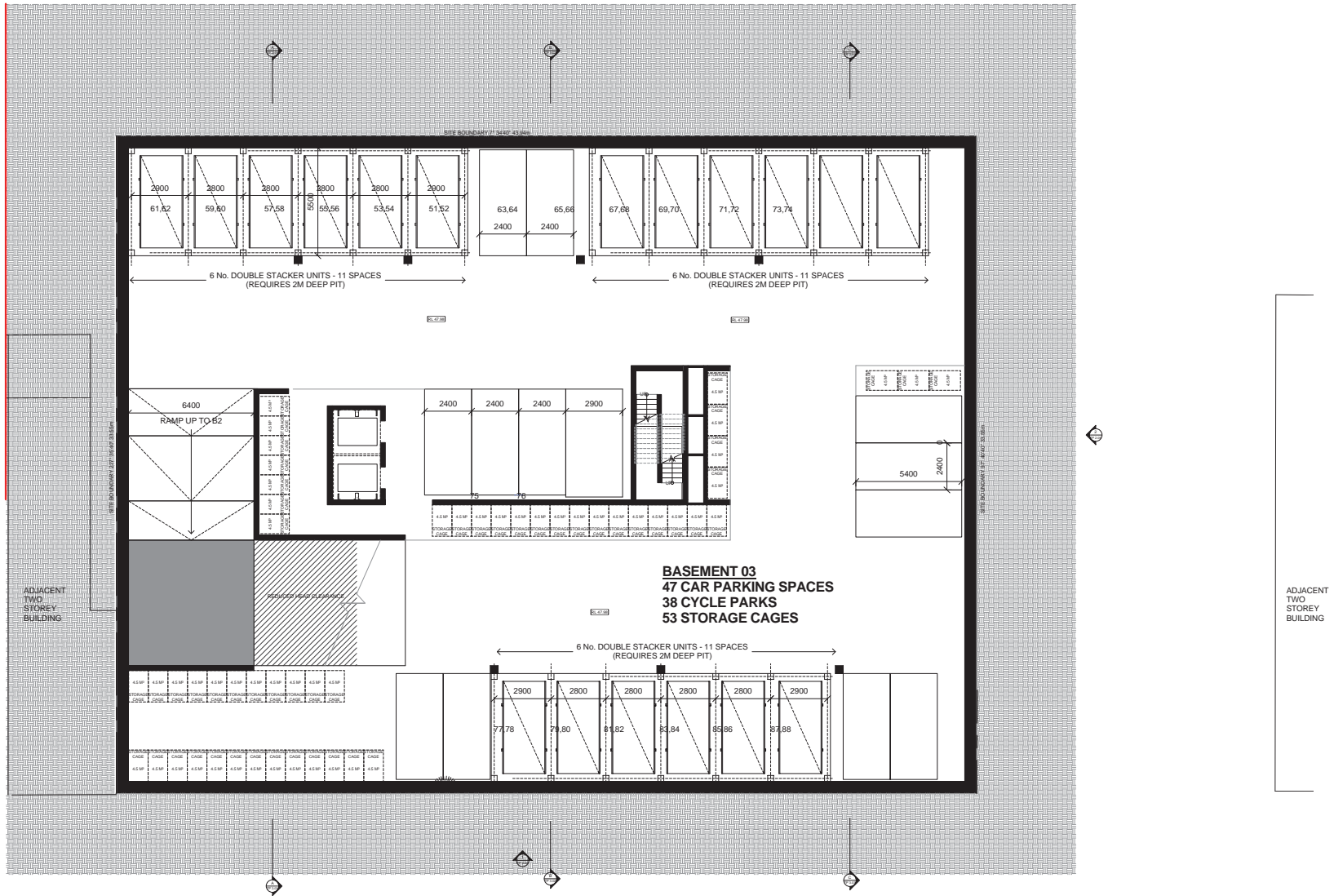
WITHOUT PREJUDICE

Sheet No. **TP 0.03** Revision **A**

Scale **1:200(BA1)**
Date **30/06/2016**

14018

N:\018--R/03/2017-R-1354-PR -- Alpha



WITHOUT PREJUDICE



CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Phone: 03 9477 1944
 Fax: 03 9477 1944
 Email: info@chtarchitects.com.au
 www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced in any way without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



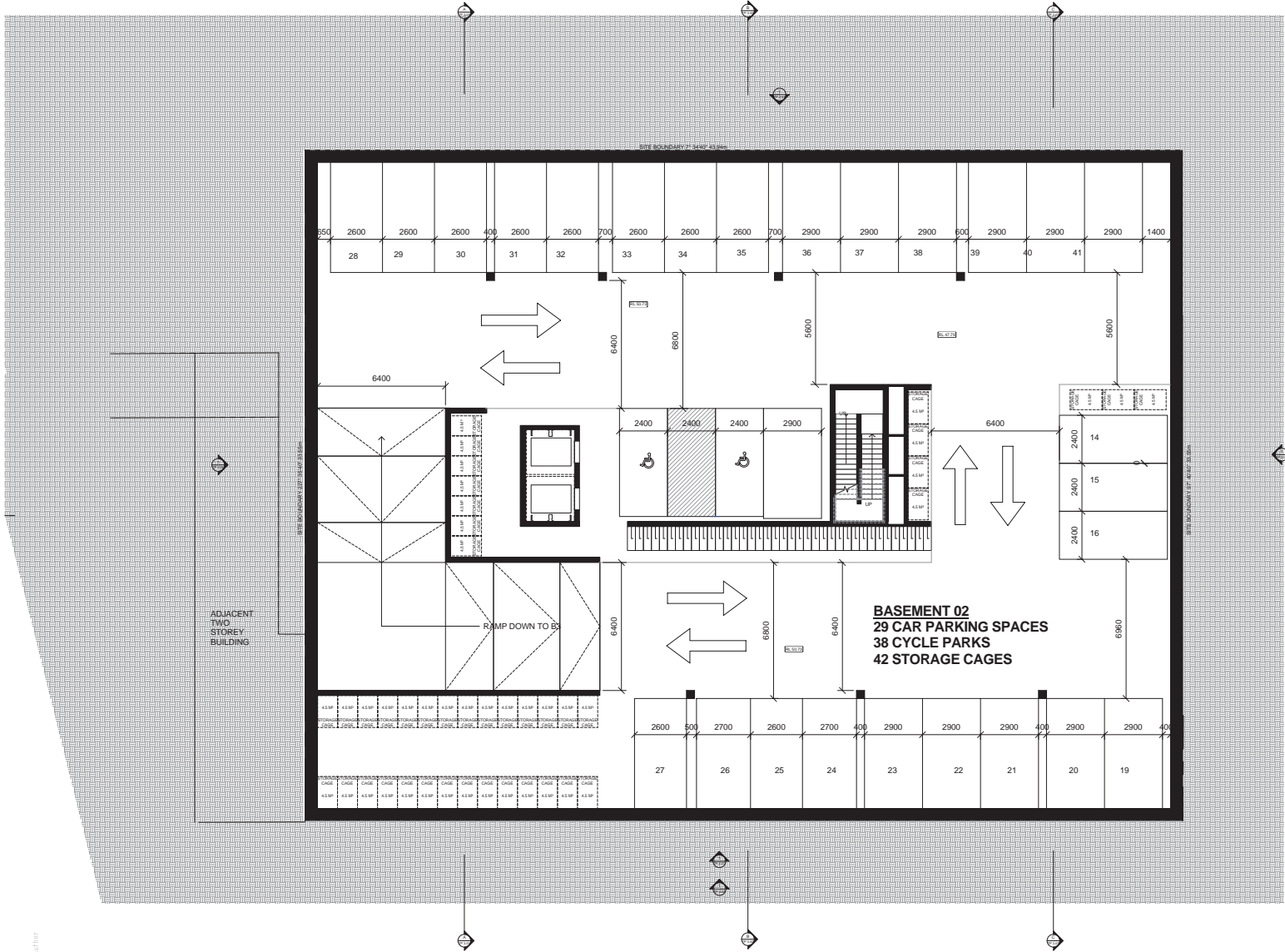
Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
851-861 BURKE ROAD CAMBERWELL
 Client **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes
1.	20/06/16	Show Parking B1 Submission

Title **BASEMENT 03**
 Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP 1.01** Revision **A**
 Scale **1:100BA1**
 Date **30/06/2016**

14018



15.018 - 8/23/2017 4:42:24 PM -- Alpha

WITHOUT PREJUDICE



CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Post Office Box 1352
 Collingwood VIC 3068
 Telephone 03 9477 1944
 Facsimile 03 9415 1847
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
 851-861 BURKE ROAD CAMBERWELL

Client **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes

Title **BASEMENT 02**

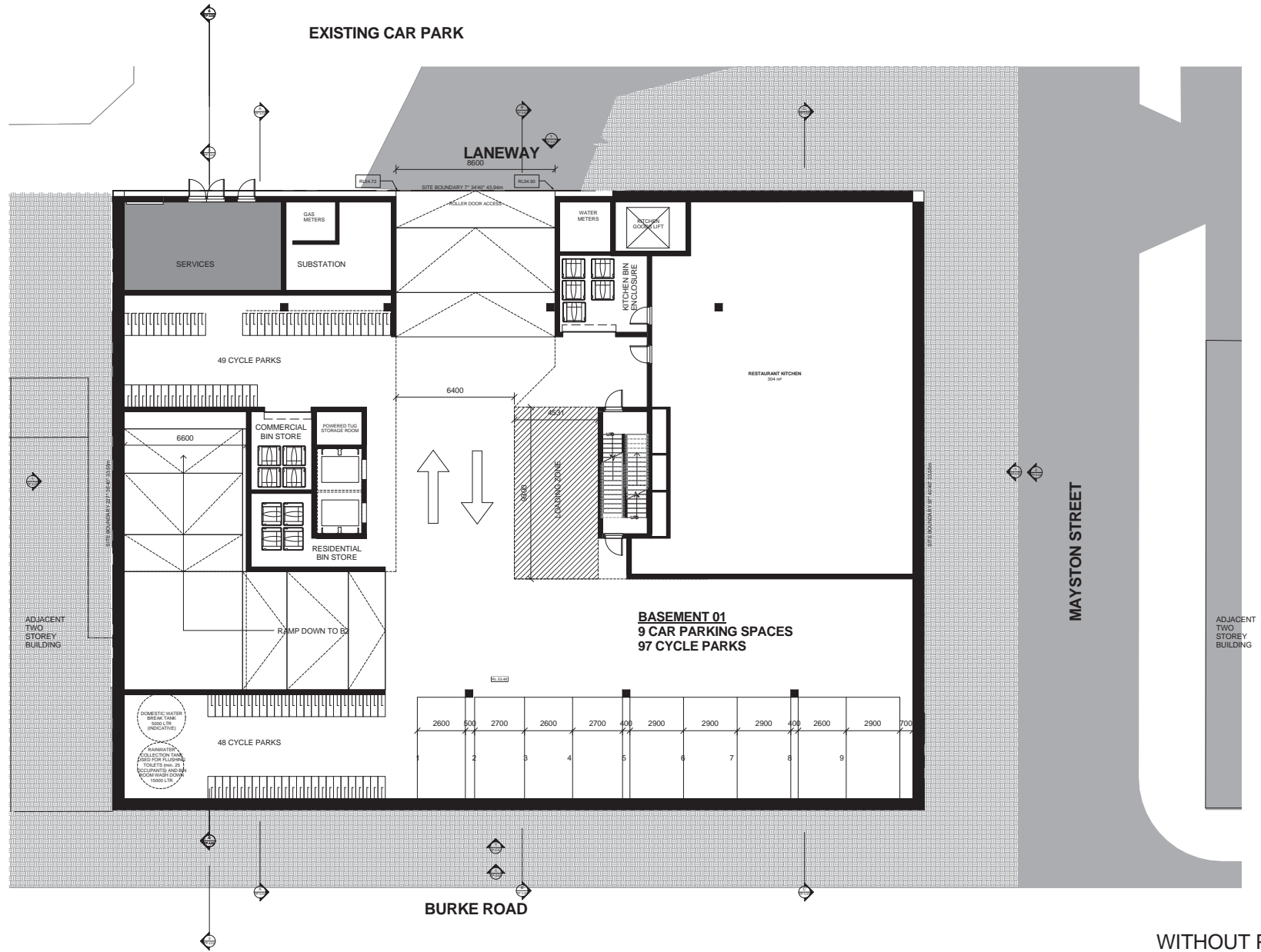
Sheet **PRELIMINARY**
 NOT FOR CONSTRUCTION

Sheet No. **TP 1.02** Revision **A**

Scale **1:100BA1**

Date **30/06/2016**

14018



15.03.17 - 8:31/31/17 4:37:27 PM -- Author

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments		
No.	Date	Notes

Title
BASEMENT 01

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

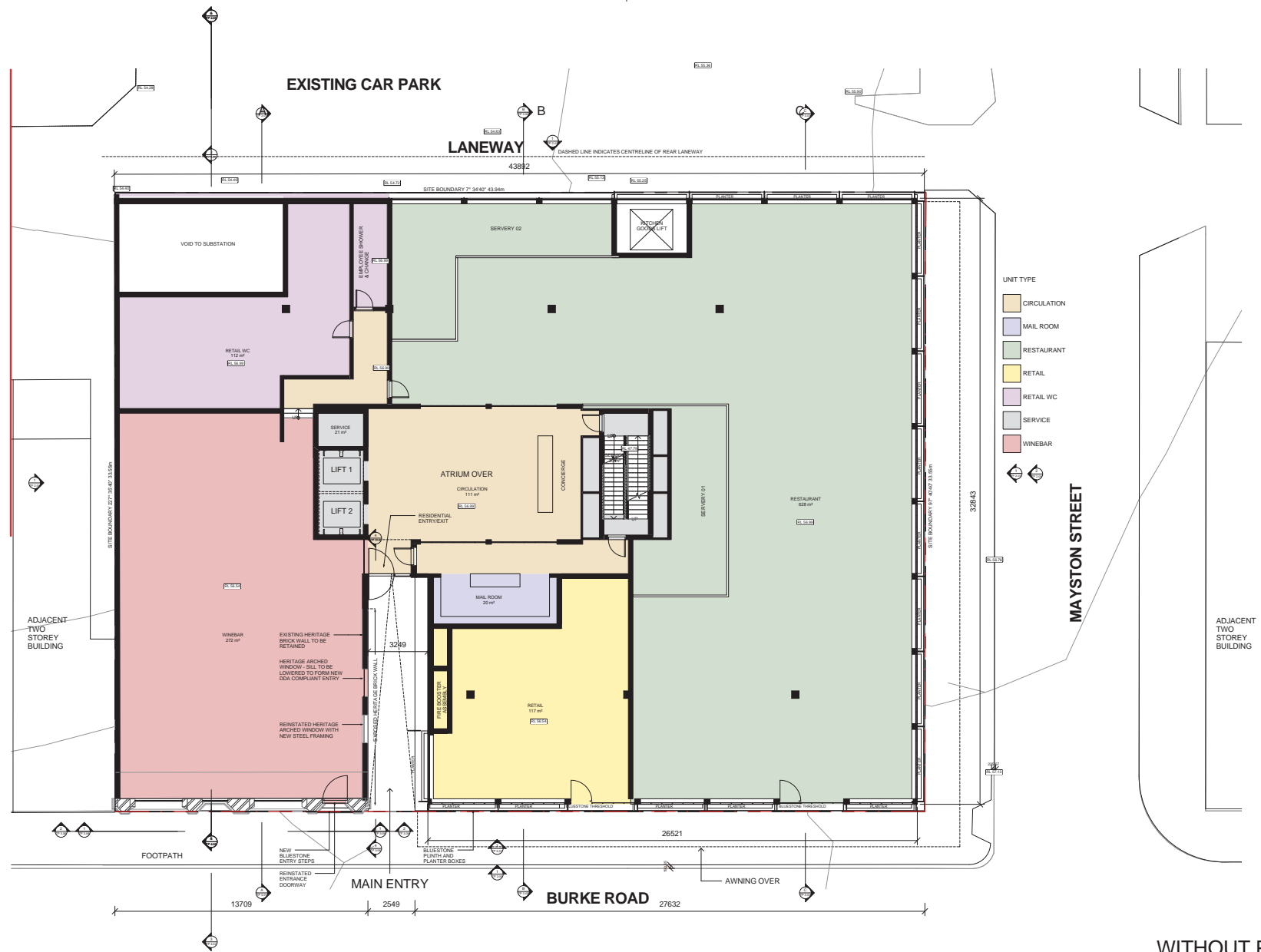
Sheet No.
TP 1.03

Revision
A

Scale
1:100B/A1

Date
30/06/2016

14018



- UNIT TYPE
- CIRCULATION
 - MAIL ROOM
 - RESTAURANT
 - RETAIL
 - RETAIL WC
 - SERVICE
 - WINEBAR

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 O'Connell Street
Camberwell VIC 3066
Post Office Box 1352
Camberwell VIC 3066
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project: **MIXED-USE RESIDENTIAL DEVELOPMENT**
851-861 BURKE ROAD CAMBERWELL
Client: **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes

Title: **LEVEL 00 - GROUND FLOOR PLAN**
Sheet: **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No.: **TP 1.04**
Revision: **A**
Scale: **1:100B/A1**
Date: **30/06/2016**



14018



- UNIT TYPE
- 2 BED + 2 BATH
 - 3 BED + 2 BATH
 - BALC
 - CIRCULATION
 - LUXURY TOWNHOUSE
 - SERVICE

UNIT TYPE	NO.
3 BED + 2 BATH	3
2 BED + 2 BATH	6
TOWNHOUSE	1
TOTAL	10

WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Post Office Box 1352
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1947
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project
MIXED-USE RESIDENTIAL DEVELOPMENT
 851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments

No.	Date	Notes

Title
 LEVEL 01 PODIUM

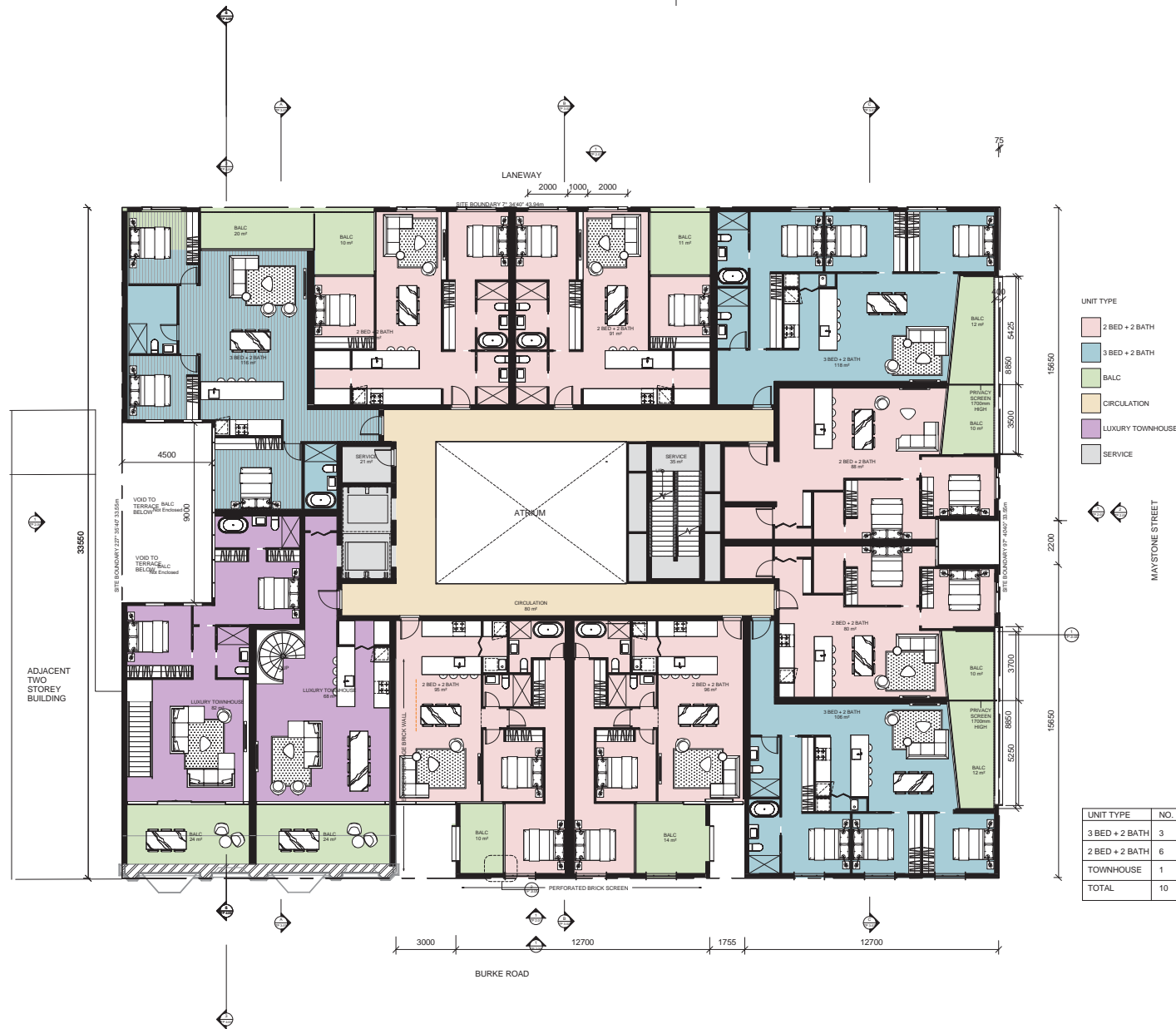
Sheet
 PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No.
TP 1.05 A

Scale
 1:100/BA1

Date
 30/06/2016

14018



- UNIT TYPE
- 2 BED + 2 BATH
 - 3 BED + 2 BATH
 - BALC
 - CIRCULATION
 - LUXURY TOWNHOUSE
 - SERVICE

UNIT TYPE	NO.
3 BED + 2 BATH	3
2 BED + 2 BATH	6
TOWNHOUSE	1
TOTAL	10

WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Post Office Box 1352
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1947
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project
MIXED-USE RESIDENTIAL DEVELOPMENT
 851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments

No.	Date	Notes

Title
 LEVEL 02 PODIUM

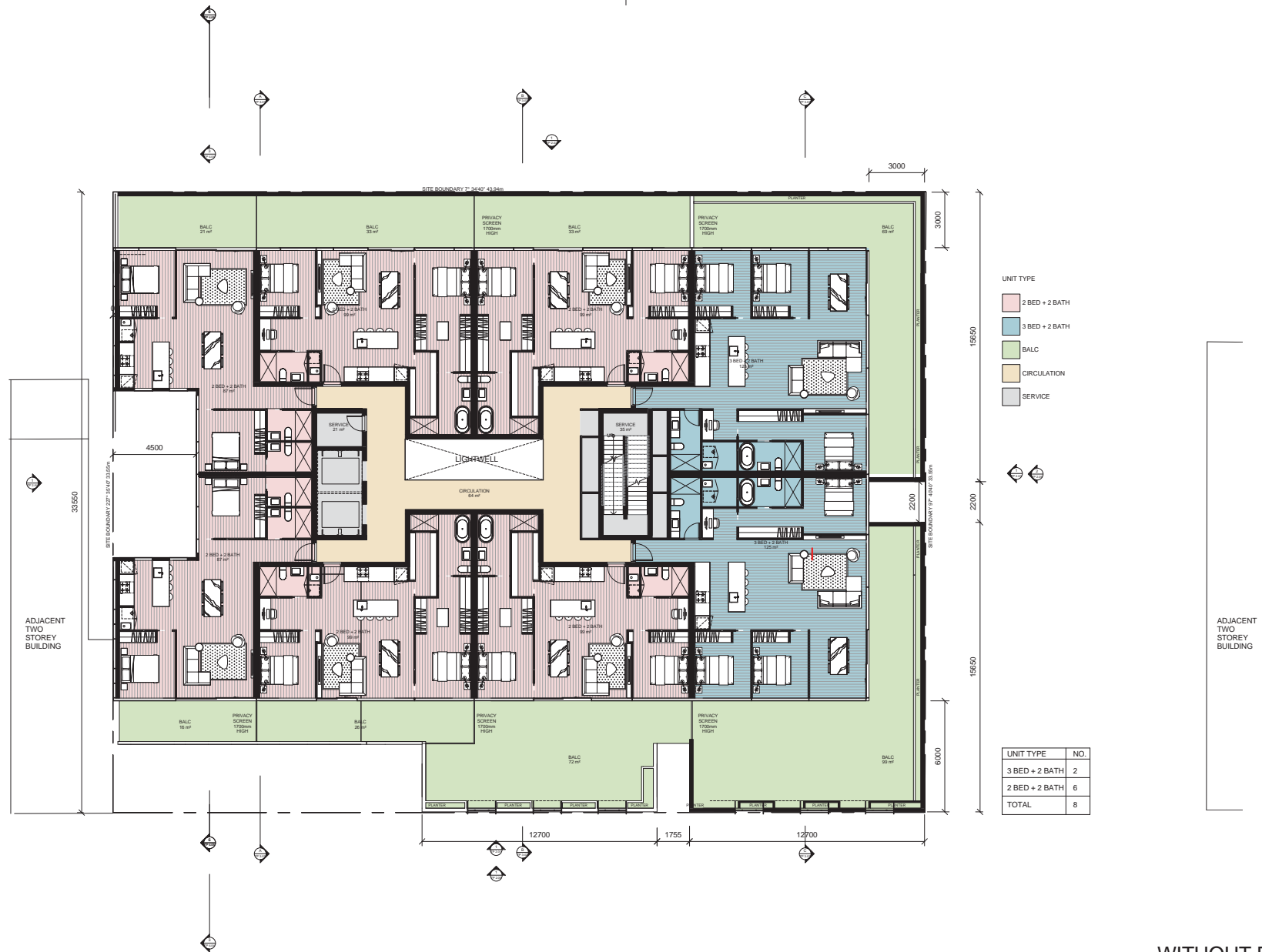
Sheet
 PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No.
TP 1.06 A

Scale
 1:100/BA1

Date
 30/06/2016

14018



15.018 - 8/23/2017 6:53:33 PM -- Author

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1847
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments		
No.	Date	Notes

Title
LEVEL 03

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

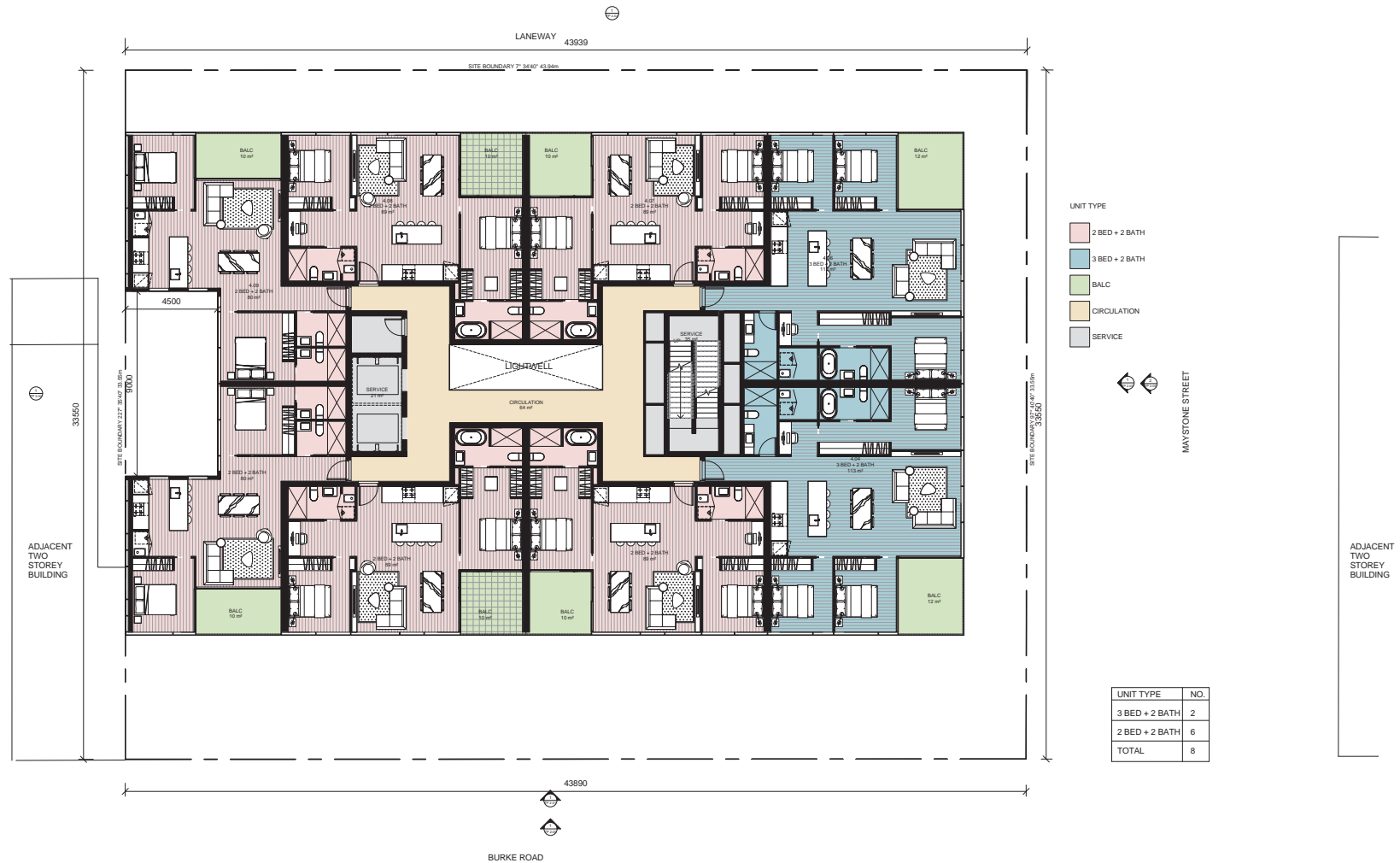
Sheet No.
TP 1.07 A

Revision
A

Scale
1:100B/A1

Date
30/06/2016

14018



- UNIT TYPE
- 2 BED + 2 BATH
 - 3 BED + 2 BATH
 - BALC
 - CIRCULATION
 - SERVICE

UNIT TYPE	NO.
3 BED + 2 BATH	2
2 BED + 2 BATH	6
TOTAL	8

WITHOUT PREJUDICE

Sheet No. TP 1.08
Revision A
Scale 1:100B/A1
Date 30/06/2016

14018

LEVEL 04

PRELIMINARY
NOT FOR CONSTRUCTION



CHT Architects Pty Ltd
44 Oxford Street
Camberwood VIC 3066
Post Office Box 1352
Camberwood VIC 3066
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

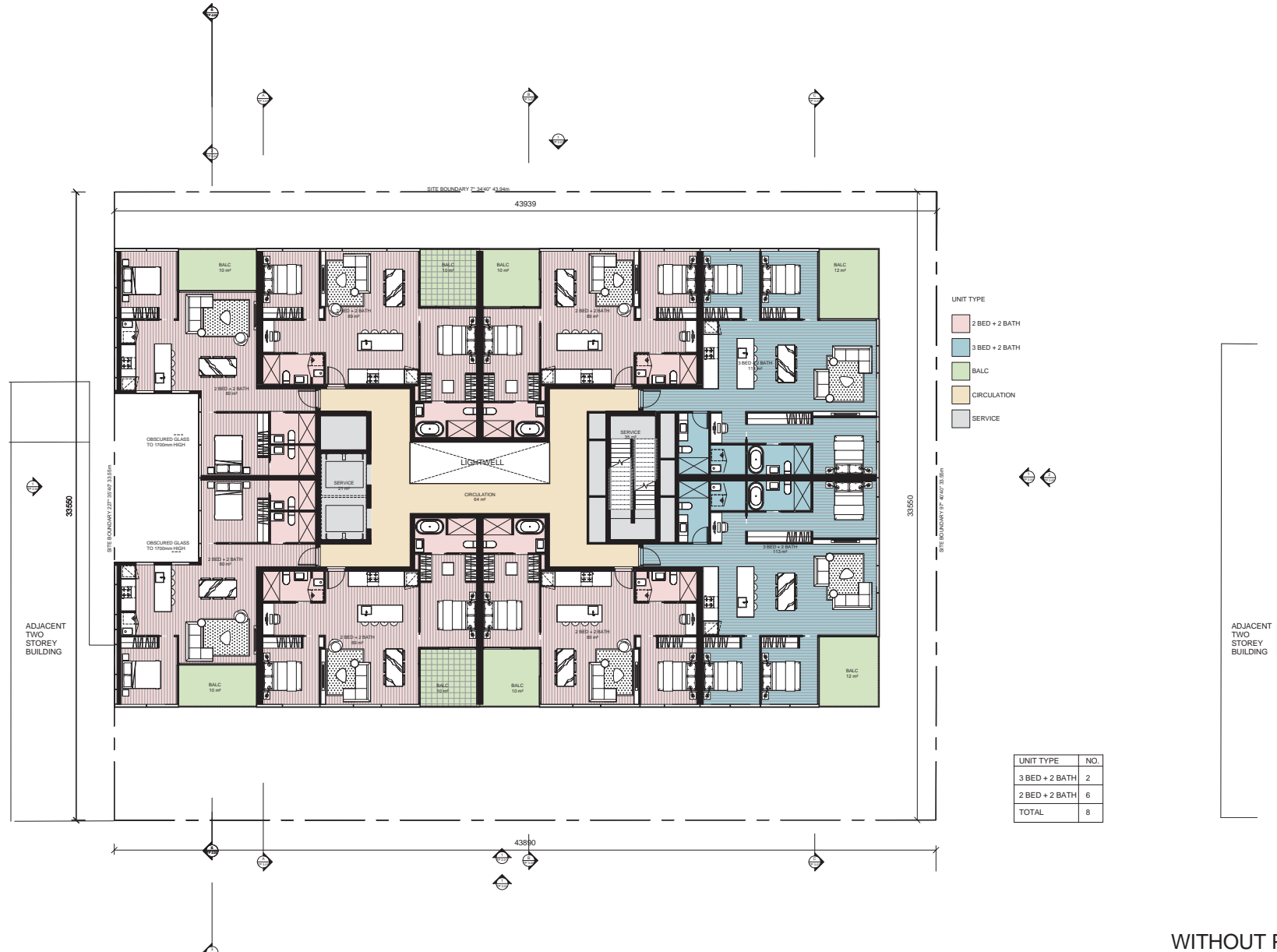
Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL
Client RAYDAN RESTAURANT

Amendments	No.	Date	Notes
	A1	28/06/16	Issue Planning BP1 Submission

15.018 - 8/23/2017 6:55:54 PM -- Alpha



15.018 - 8/23/2017 6:51:17 PM -- Author

WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Post Office Box 1352
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1947
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



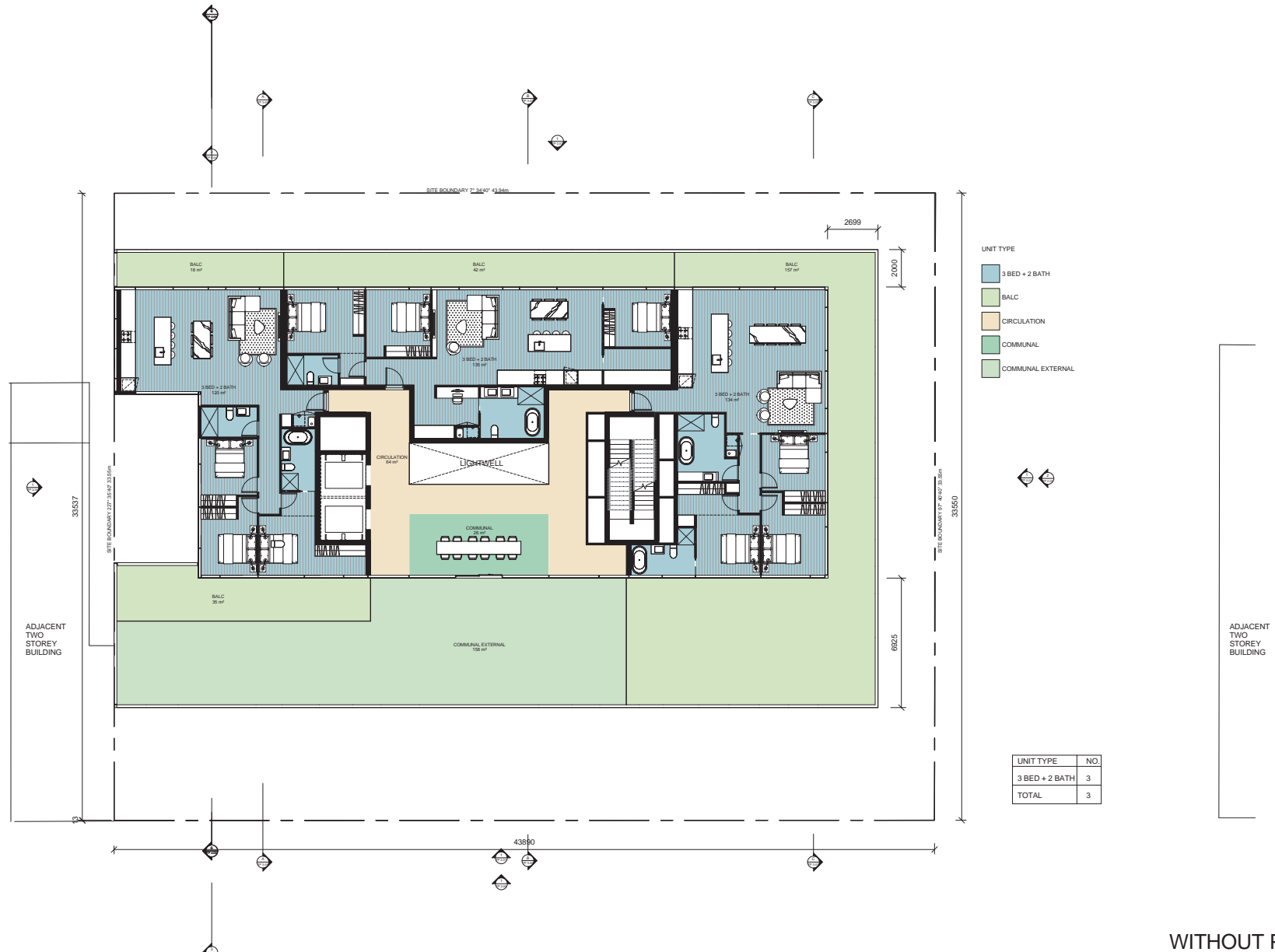
Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
 851-861 BURKE ROAD CAMBERWELL
 Client **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes

Title **LEVEL 05**
 Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP 1.09** Revision **A**
 Scale **1:100/BA1**
 Date **30/06/2016**

14018



- UNIT TYPE
- 3 BED + 2 BATH
 - BALC
 - CIRCULATION
 - COMMUNAL
 - COMMUNAL EXTERNAL

UNIT TYPE	NO.
3 BED + 2 BATH	3
TOTAL	3

15.018 - 8/23/2017 6:51:17PM -- Alpha

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
851-861 BURKE ROAD CAMBERWELL
Client **RAYDAN RESTAURANT**

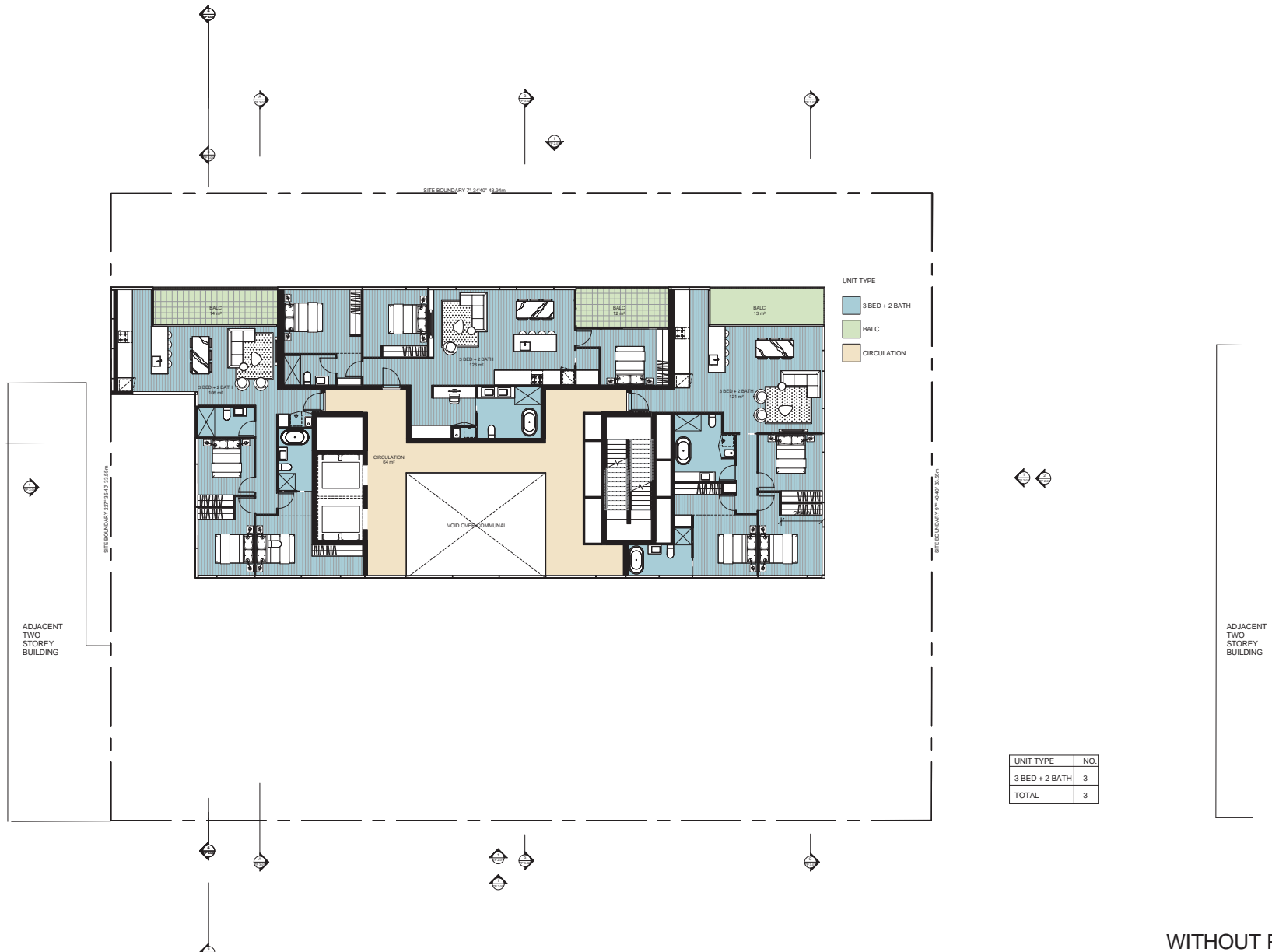
Amendments		
No.	Date	Notes

Title **LEVEL 06**
Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP 1.10** Revision **A**
Scale **1:100BA1**
Date **30/06/2016**



14018



15.03.17 - 8:33/2017 6:51:44 PM -- Alpha

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
851-861 BURKE ROAD CAMBERWELL
Client **RAYDAN RESTAURANT**

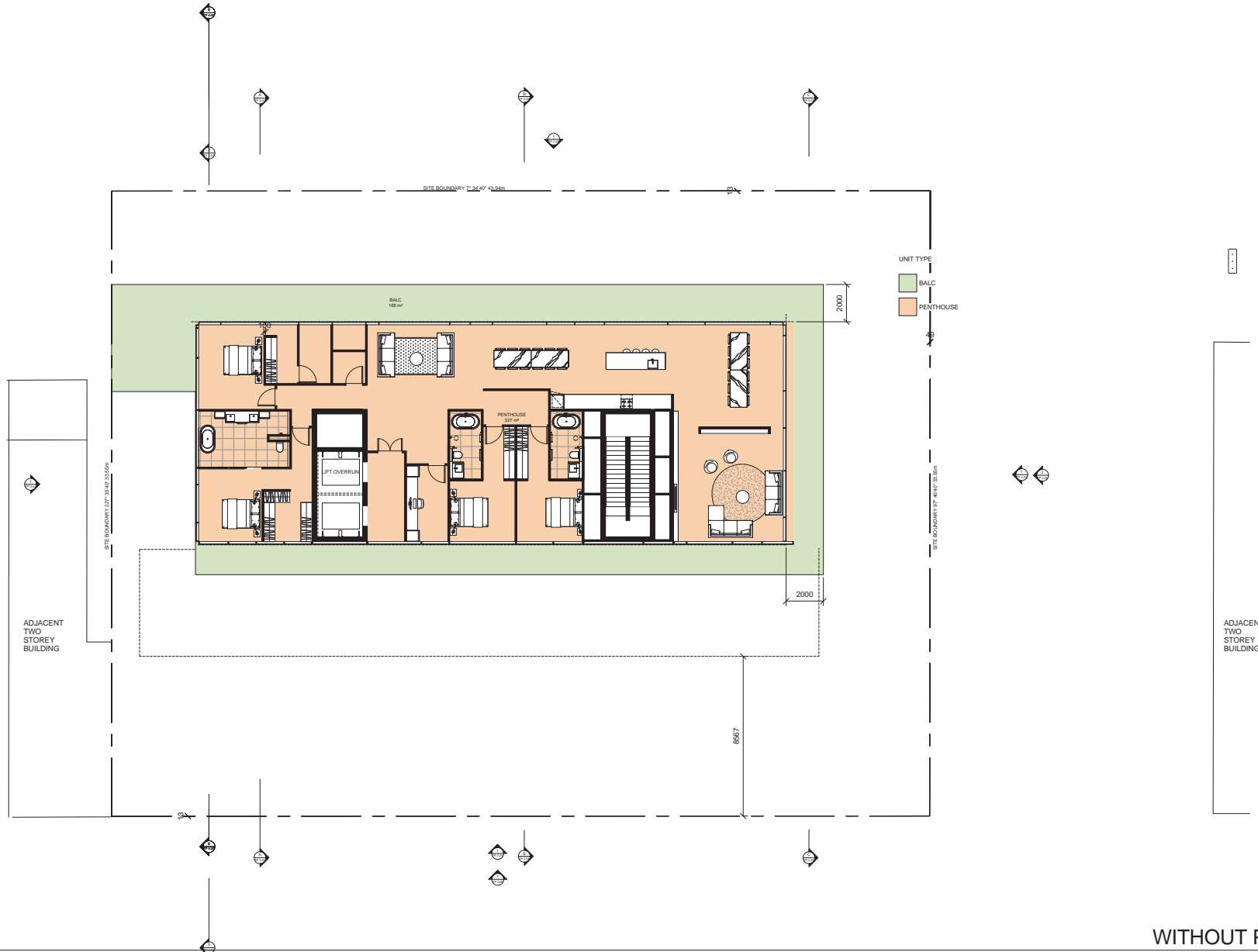
Amendments

No.	Date	Notes

Title **LEVEL 07**
Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP 1.11** Revision **A**
Scale **1:100B/A1**
Date **30/06/2016**

14018



15.03.17 - 8/31/2017 6:51:17 PM -- Alpha

WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Post Office Box 1352
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1947
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
 851-861 BURKE ROAD CAMBERWELL
 Client **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes
1.	20/06/16	Show Referral BP Submission


Title **PENTHOUSE**
 Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP 1.12** Revision **A**
 Scale **1:100/BA1**
 Date **30/06/2016**

14018



LEGEND

BR01	CREAM BRICK	
MM01	BLACK METAL CLADDING REFLECTION LEVEL: 235%	
TM01	TIMBER SOFFIT	
GL01	CLEAR GLAZING REFLECTION LEVEL: 2%	
PC01	PRECAST CONCRETE	

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 O'Connell Street
Collingwood VIC 3068
Post Office Box 1303
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments		
No.	Date	Notes
1	20/06/16	Issue for public consultation

Title
EAST ELEVATION - BURKE ROAD



Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.	Revision
TP 2.01	A
Scale	at A1
Date	30/06/2016

14018



LEGEND

BR01 CREAM BRICK		MM01 BLACK METAL CLADDING REFLECTION LEVEL: 255%		TM01 TIMBER SOFFIT		GL01 CLEAR GLAZING REFLECTION LEVEL: 5%		PC01 PRECAST CONCRETE	
------------------	---	---	---	--------------------	--	--	---	-----------------------	---

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1162
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
851-861 BURKE ROAD CAMBERWELL
Client **RAYDAN RESTAURANT**

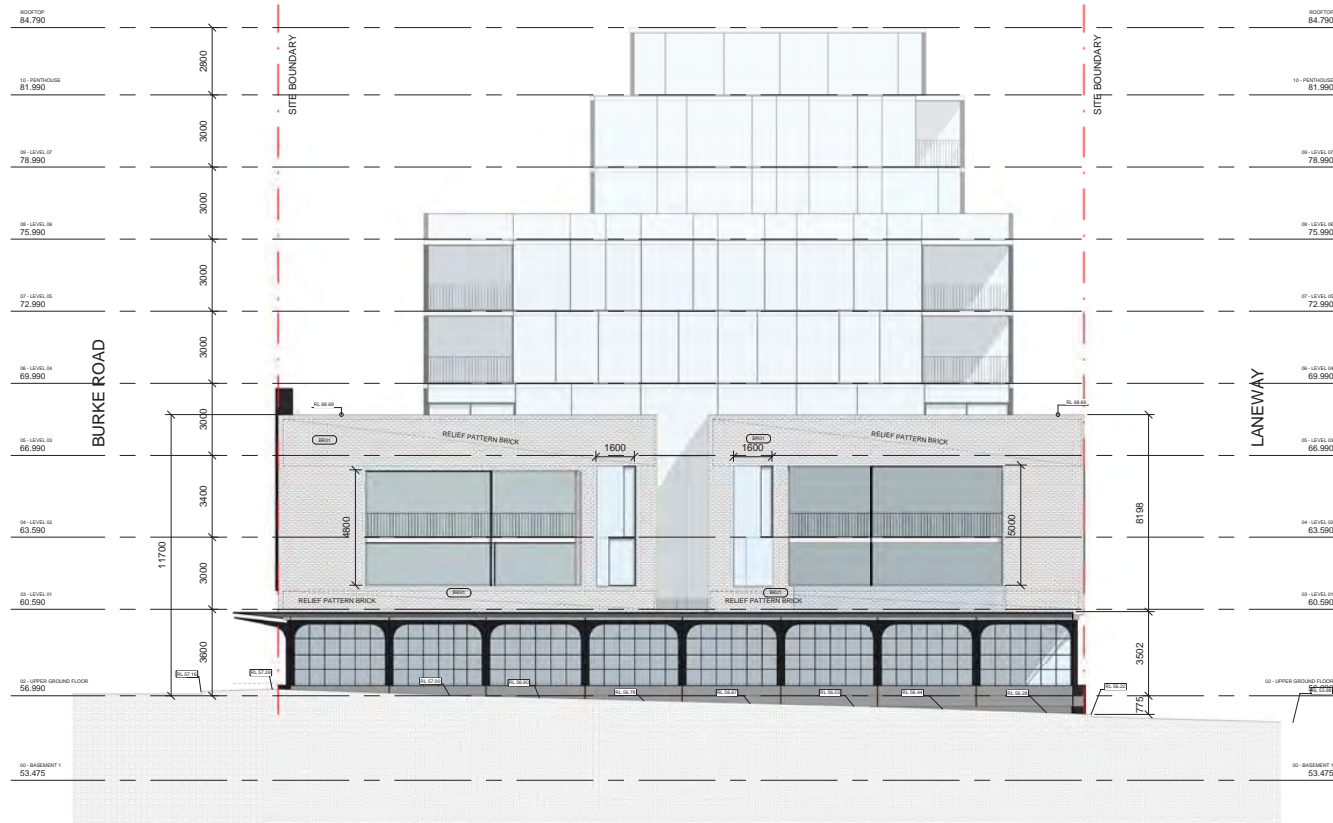
Amendments		
No.	Date	Notes

Title **WEST ELEVATION - REAR LANEWAY**
Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION





Sheet No. **TP 2.02**
Revision **A**
Scale **1:100** at **A1**
Date **30/06/2016**

14018

15.018 - 8/23/2017 5.45.47 PM -- Auphar



LEGEND

BR01 CREAM BRICK	
MM01 BLACK METAL CLADDING REFLECTION LEVEL: 245%	
TM01 TIMBER SOFFIT	
GL01 CLEAR GLAZING REFLECTION LEVEL: 9%	
PC01 PRECAST CONCRETE	

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1302
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
851-861 BURKE ROAD CAMBERWELL
Client **RAYDAN RESTAURANT**

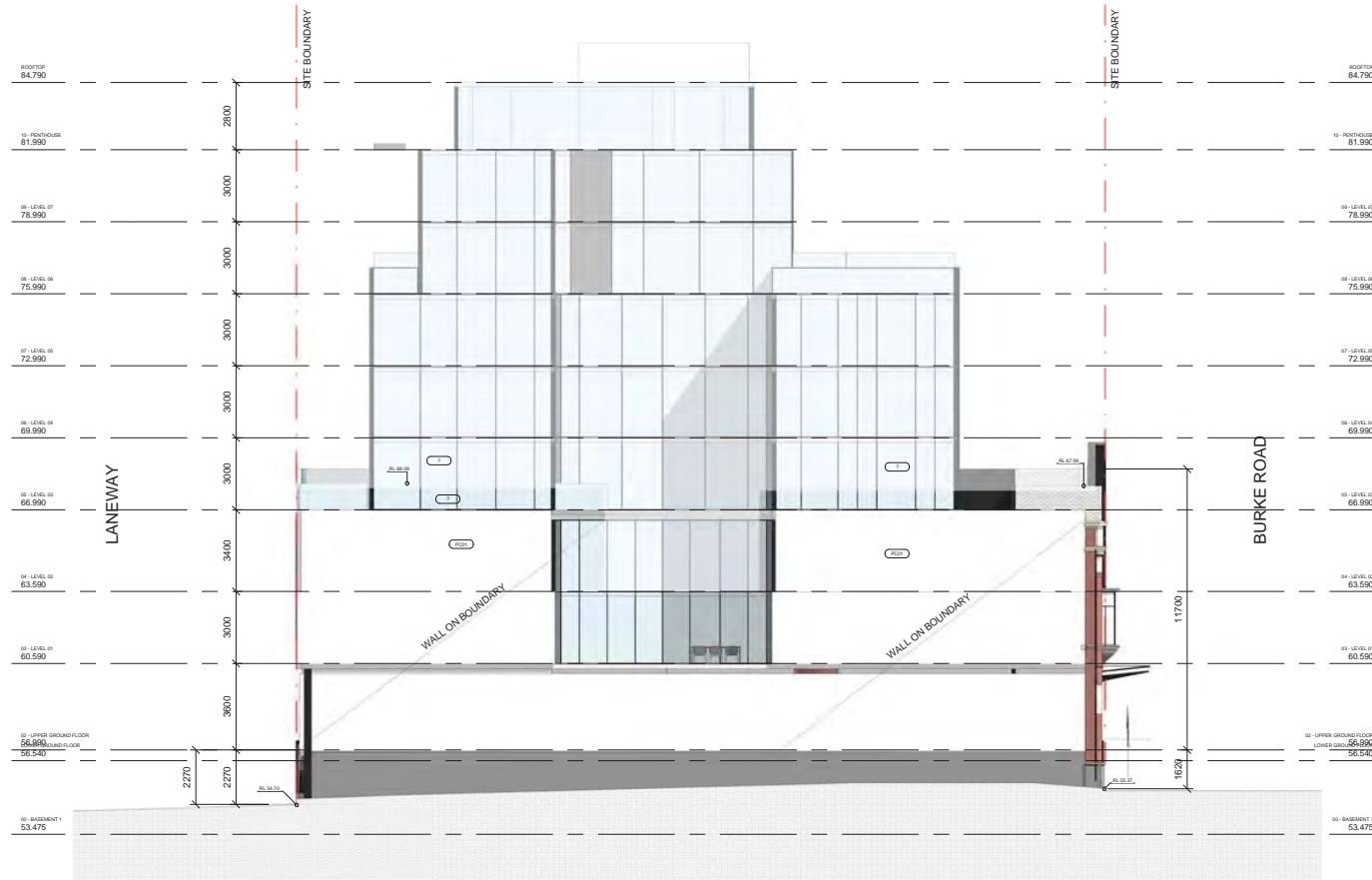
Amendments		
No.	Date	Notes

Title **NORTH ELEVATION - MAYSTON STREET**
Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No.	Revision
TP 2.03	A
Scale	at A1
1:100	
Date	30/06/2016

14018

15.018 - 8/23/2017 5:46:16 PM -- Alpha



LEGEND

BR01	CREAM BRICK	
MM01	BLACK METAL CLADDING (REFLECTION LEVEL - 25%)	
TM01	TIMBER SOFFIT	
GL01	CLEAR GLAZING (REFLECTION LEVEL - 5%)	
PC01	PRECAST CONCRETE	

WITHOUT PREJUDICE



Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project: **MIXED-USE RESIDENTIAL DEVELOPMENT**
 851-861 BURKE ROAD CAMBERWELL

Client: **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes

Title: **SOUTH ELEVATION**

Sheet: **PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.: **TP 2.04 A**

Scale: **1:100 at A1**

Date: **30/06/2016**

14018



WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oxford Street
 Collingwood VIC 3068
 Post Office Box 1302
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1947
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

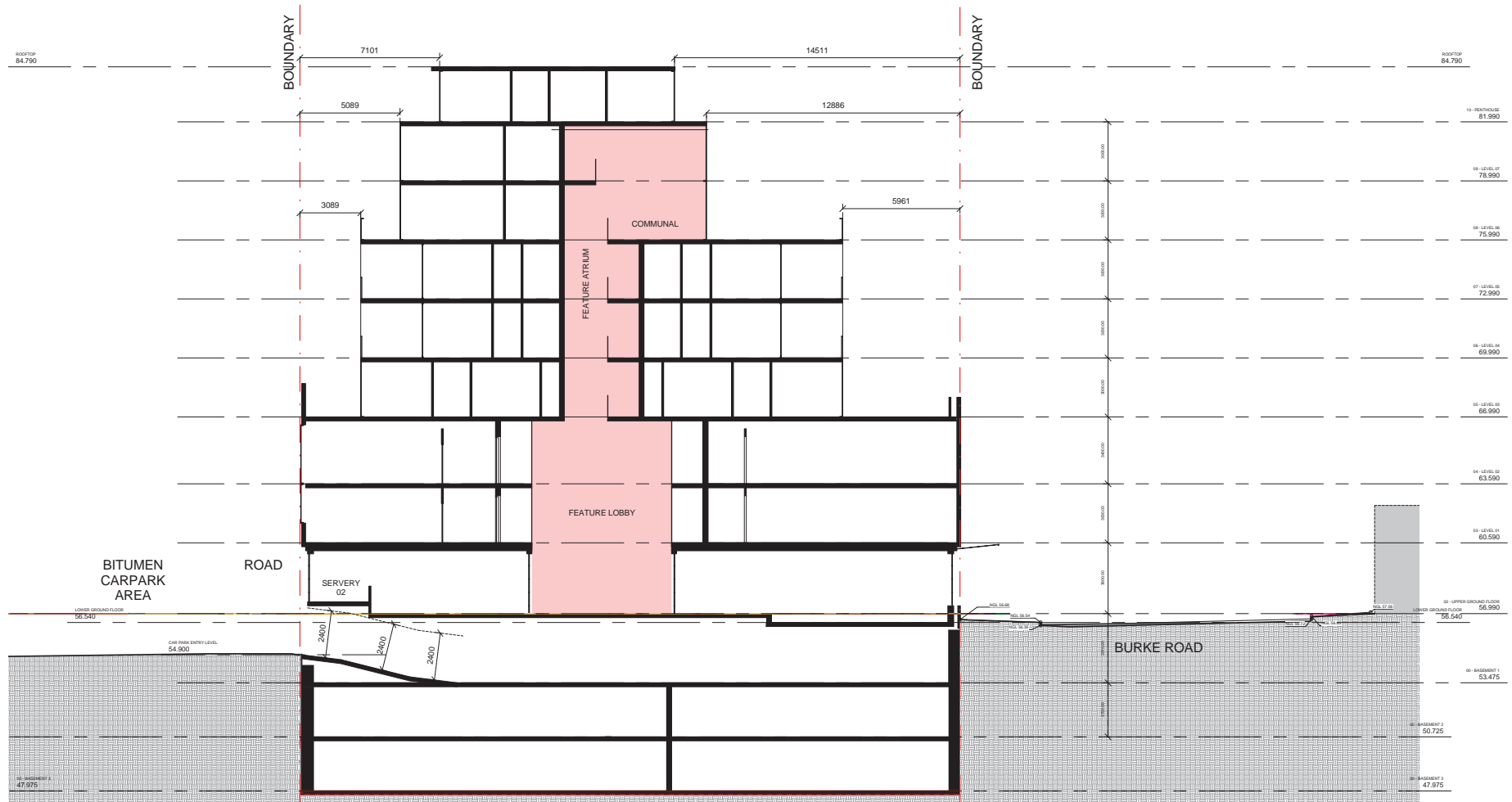
Project: **MIXED-USE RESIDENTIAL DEVELOPMENT**
 851-861 BURKE ROAD CAMBERWELL
 Client: **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes
1.	20/06/16	Show Heritage BP Submission

Title: **SECTION A (THROUGH EXISTING HERITAGE FACADE)**
 Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No.: **TP 3.01 A**
 Scale: **1:100BA1**
 Date: **30/06/2016**

14018



15.018 - 4/23/2017 6 55:44 PM -- Auphar

WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oudem Street
 Collingwood VIC 3068
 Post Office Box 1362
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1847
 info@chtarchitects.com.au
 chtarchitects.com.au

Architecture
 Interior Design
 Urban Design

CHT Architects Pty Ltd
 ABN 29 108 098 519

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
MIXED-USE RESIDENTIAL DEVELOPMENT
 851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments		
No.	Date	Notes
1	15/06/2016	Show Revised B11 Submissions

Title
SECTION B (THROUGH MIDPOINT OF PROPOSAL)

Sheet
**PRELIMINARY
 NOT FOR CONSTRUCTION**

Sheet No.
TP 3.02 A

Scale
 1:100/BA1

Date
 30/06/2016

14018



WITHOUT PREJUDICE

CHT ARCHITECTS
 CHT Architects Pty Ltd
 44 Oudon Street
 Collingwood VIC 3068
 Post Office Box 1352
 Collingwood VIC 3068
 Telephone 03 9417 1944
 Facsimile 03 9415 1947
 info@chtarchitects.com.au
 chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
 The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
 Do not scale drawings. Use given dimensions only.
 Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project **MIXED-USE RESIDENTIAL DEVELOPMENT**
 851-861 BURKE ROAD CAMBERWELL

Client **RAYDAN RESTAURANT**

Amendments		
No.	Date	Notes
1.	20/06/16	Show Referral BP Submission

Title **SECTION C (THROUGH NORTHERN SIDE OF PROPOSAL)**

Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP 3.03** Revision **A**

Scale **1:1000/A1**

Date **30/06/2016**

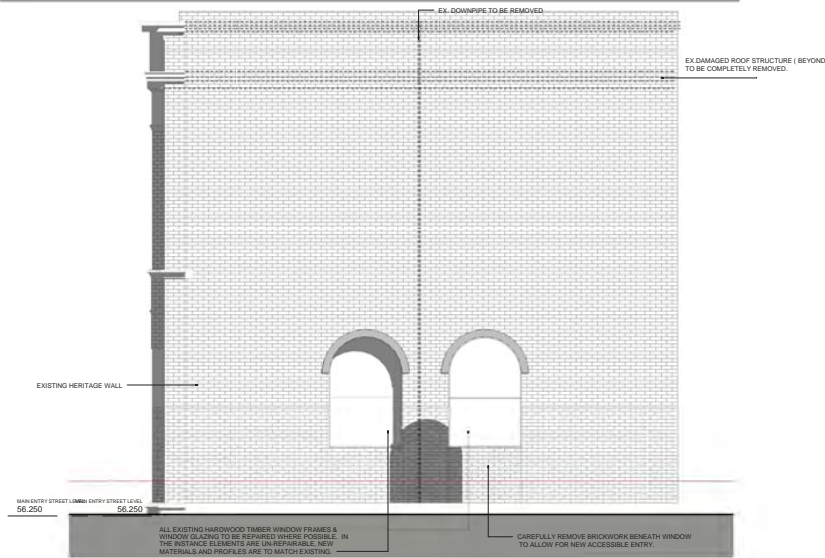
14018



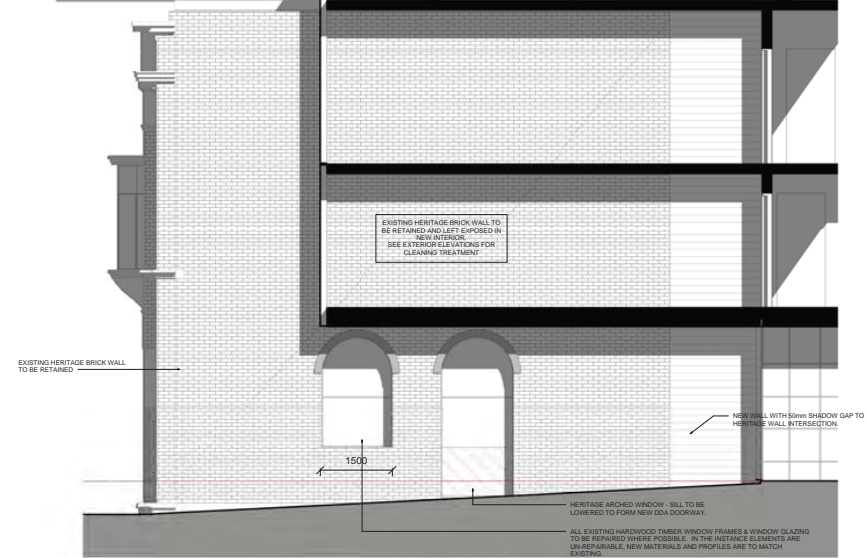
1 EXISTING EASTERN ELEVATION
SCALE: 1:50



2 PROPOSED EASTERN ELEVATION
SCALE: 1:50



3 EXISTING NORTHERN ELEVATION
SCALE: 1:50



4 PROPOSED NORTHERN ELEVATION
SCALE: 1:50

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1359
Collingwood VIC 3068
Telephone 03 9417 1944
Facsimile 03 9415 1947
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL
Client
RAYDAN RESTAURANT

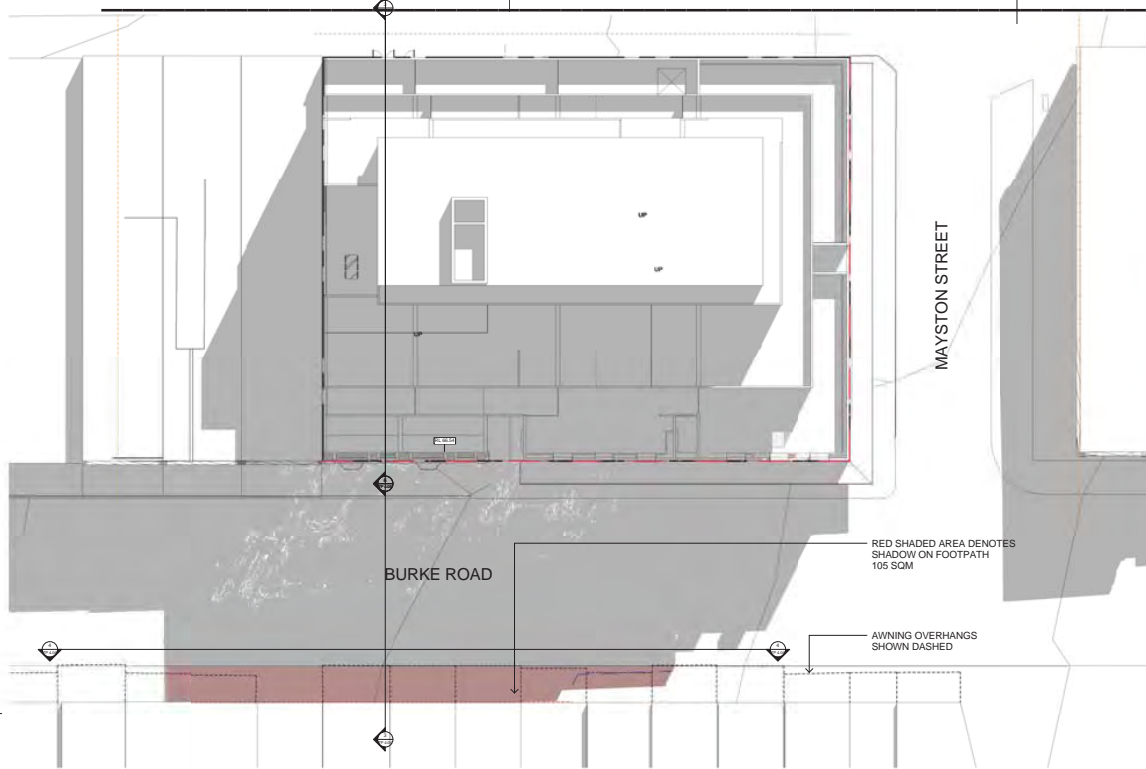
Amendments		
No.	Date	Notes

Title	
PROPOSED CONSERVATION / RESTORATION OF THE STATE SAVINGS BANK FACADE	
PRELIMINARY NOT FOR CONSTRUCTION	

Sheet No.	Revision
TP 3.06	A
Scale: 1:50 (BA1)	
Date: 30/06/2016	

14018

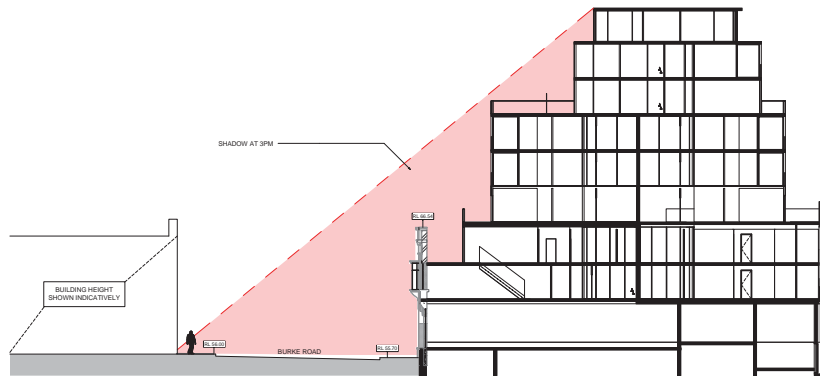
16.118 - 8/23/2017 6:53:41 PM -- Author



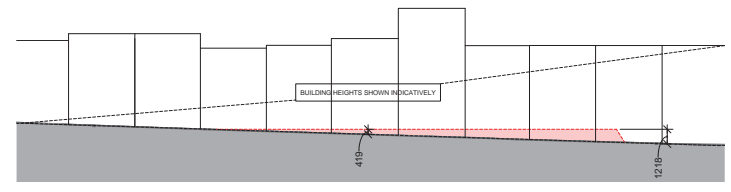
1 SHADOW STUDIES - BURKE ROAD FOOTPATH
SCALE 1:200



2 SHADOW STUDIES - 3D REPRESENTATION
SCALE



3 SHADOW STUDIES - SECTION A
SCALE 1:200



4 SHADOW STUDIES - SECTION B
SCALE 1:200

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.

Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments		
No.	Date	Notes

Title
SHADOW STUDIES - BURKE ROAD FOOTPATH - 3PM SEPT 22

Sheet
PRELIMINARY NOT FOR CONSTRUCTION

Sheet No.
TP 4.04

Scale
1:200/BA1

Date

14018

15:08 -- 8/31/2017 12:39 PM -- Alpha



1 SHADOW STUDIES HAROLD STREET - 9AM
SCALE



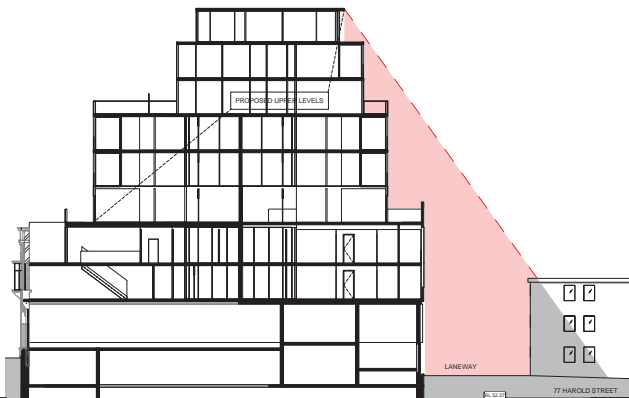
2 SHADOW STUDIES HAROLD STREET - 10AM
SCALE



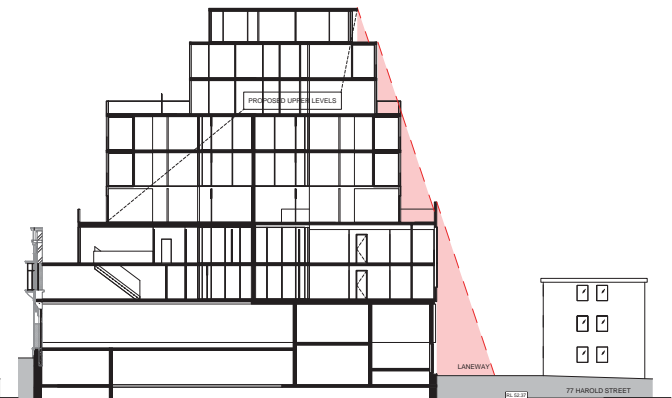
3 SHADOW STUDIES HAROLD STREET - 11AM
SCALE



6 77 HAROLD STREET - NORTH ELEVATION - 9AM
SCALE 1:200



4 77 HAROLD STREET - NORTH ELEVATION - 10AM
SCALE 1:200



5 77 HAROLD STREET - NORTH ELEVATION - 11AM
SCALE 1:200

WITHOUT PREJUDICE



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3068
Post Office Box 1352
Collingwood VIC 3068

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are
the property of CHT Architects Pty Ltd, and must not be used,
copied, or reproduced wholly or in part without the express written
permissions of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.

Project
MIXED-USE RESIDENTIAL DEVELOPMENT
851-861 BURKE ROAD CAMBERWELL

Client
RAYDAN RESTAURANT

Amendments		
No.	Date	Notes

Title
SHADOW STUDIES - HAROLD STREET APARTMENTS - SEPT 22

Sheet
PRELIMINARY NOT FOR CONSTRUCTION

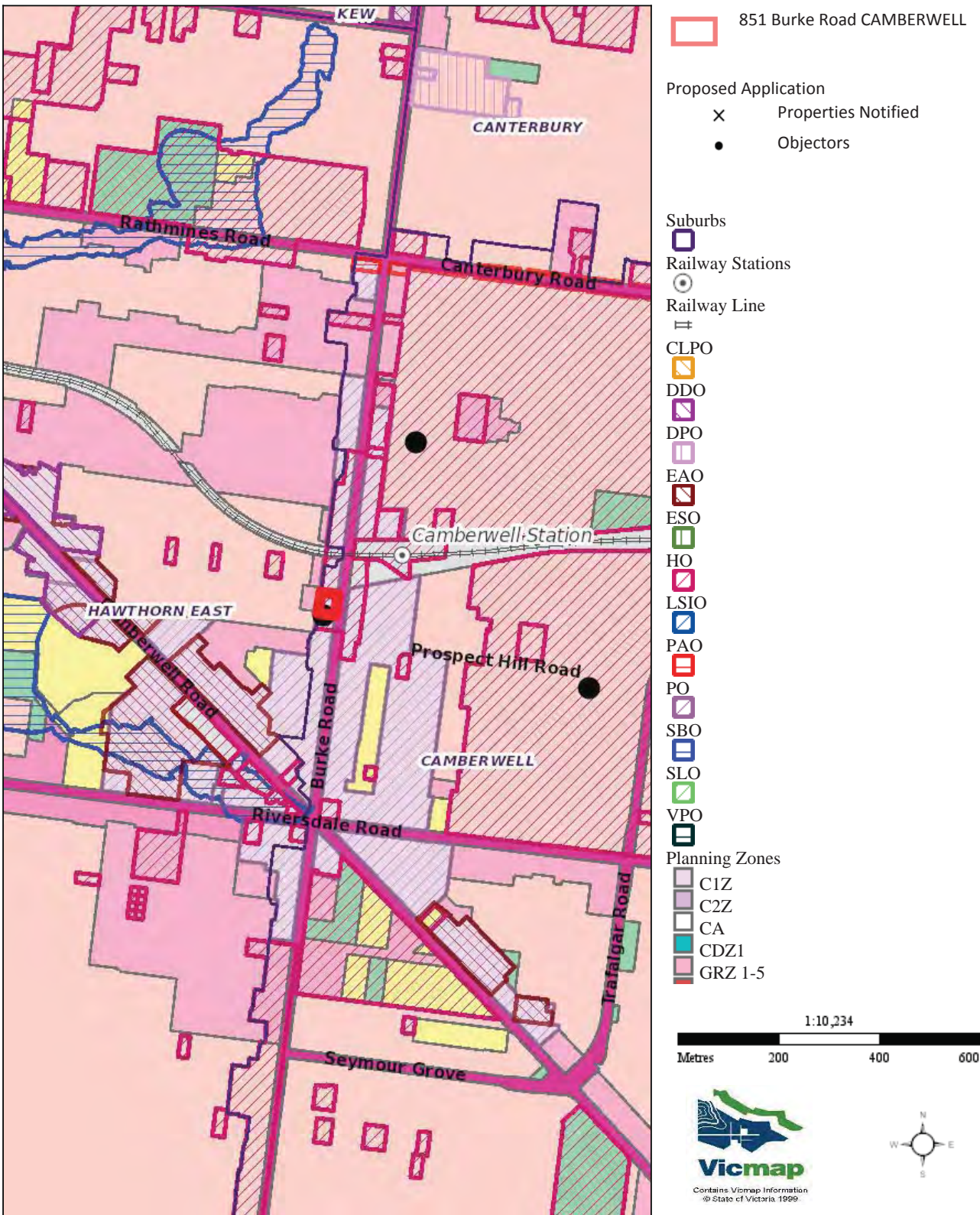
Sheet No.
TP 4.05

Scale
1:200/BA1

Revision
Date

14018

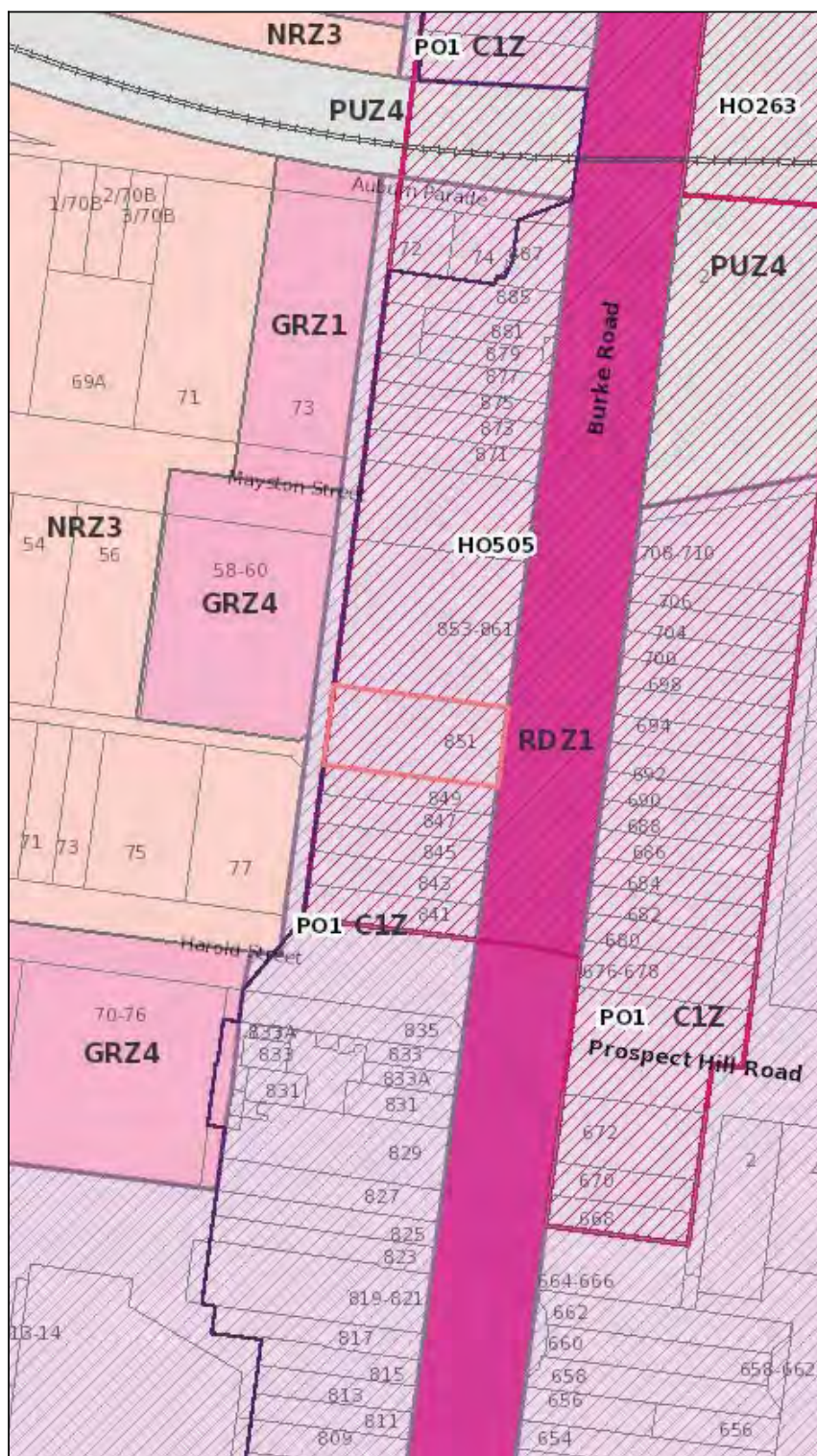
Location of Subject Site, Notified Properties & Objectors



Contains Vicmap information. The State of Victoria, Department of Sustainability and Environment, 2006. This material may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or consequences which may arise from your relying on any information contained in this material [or publication]

The City of Boroondara does not warrant the accuracy or completeness of the information in this document, and does not accept responsibility for any losses or damages (whether direct or consequential) suffered by you or any other person, arising from your use of or reliance on this information. You must not reproduce or communicate this document without the prior permission of the City of Boroondara.
Map produced: 26 April 2017, 8:50:27

Zoning Map



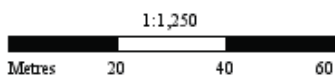
851 Burke Road, CAMBERWELL

Planning Scheme Zones

- CA Commonwealth Land
- CDZ Comprehensive Development
- C1Z Commercial 1
- C2Z Commercial 2
- GRZ General Residential
- MUZ Mixed Use
- NRZ Neighbourhood Residential
- PCRZ Public Conservation & Resource
- PDZ Priority Development
- PPRZ Public Park & Recreation

Public Use Zones

- PUZ1 Service & Utility
- PUZ2 Education
- PUZ3 Health & Community
- PUZ4 Transport
- PUZ5 Cemetery / Crematorium
- PUZ6 Local Government
- PUZ7 Other Public Use
- RDZ1 Road - Category 1
- RGZ Residential Growth
- SUZ Special Use
- UFZ Urban Floodway

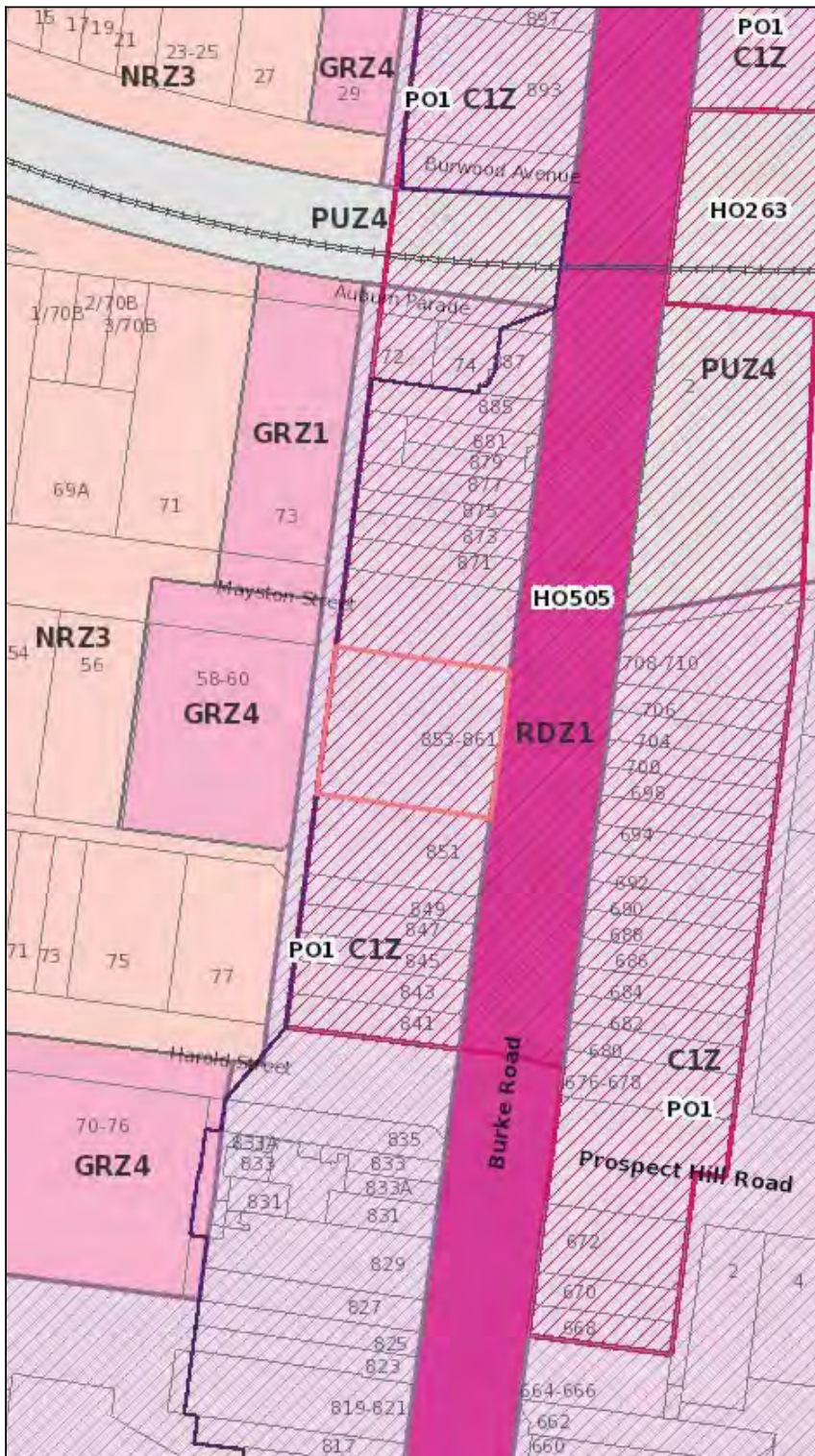


Contains Vicmap information. The State of Victoria, Department of Sustainability and Environment, 2006. This material may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or consequences which may arise from your relying on any information contained in this material [or publication]

The City of Boroondara does not warrant the accuracy or completeness of the information in this document, and does not accept responsibility for any losses or damages (whether direct or consequential) suffered by you or any other person, arising from your use of or reliance on this information. You must not reproduce or communicate this document without the prior permission of the City of Boroondara.

Map Produced: 26 April, 2017 08:35:52

Zoning Map



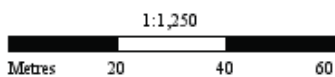
853-861 Burke Road, CAMBERWELL

Planning Scheme Zones

- CA Commonwealth Land
- CDZ Comprehensive Development
- C1Z Commercial 1
- C2Z Commercial 2
- GRZ General Residential
- MUZ Mixed Use
- NRZ Neighbourhood Residential
- PCRZ Public Conservation & Resource
- PDZ Priority Development
- PPRZ Public Park & Recreation

Public Use Zones

- PUZ1 Service & Utility
- PUZ2 Education
- PUZ3 Health & Community
- PUZ4 Transport
- PUZ5 Cemetery / Crematorium
- PUZ6 Local Government
- PUZ7 Other Public Use
- RDZ1 Road - Category 1
- RGZ Residential Growth
- SUZ Special Use
- UFZ Urban Floodway



Contains Vicmap information. The State of Victoria, Department of Sustainability and Environment, 2006. This material may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or consequences which may arise from your relying on any information contained in this material [or publication]

The City of Boroondara does not warrant the accuracy or completeness of the information in this document, and does not accept responsibility for any losses or damages (whether direct or consequential) suffered by you or any other person, arising from your use of or reliance on this information. You must not reproduce or communicate this document without the prior permission of the City of Boroondara.

Map Produced: 26 April, 2017 08:35:55