# Multi-deck Commuter Car Parks **Bentleigh & Elsternwick**

Concept Design Report



MELBOURNE L7/176 Wellington Parade East Melbourne, VIC 3002 Australia

**SYDNEY** 35 Richards Avenue Surry Hills, NSW 2010 Australia

The material contained here in is subject to Copyright. It is submitted as 'Commercial in Confidence' and may not be distributed or otherwise disclosed without prior written consent from CO.OP Studio Pty Ltd.





# Contents

1	Introduction	
1.1	Executive Summary	4
1.2	Project Team	4
1.3	Architectural Statement	5

2	Project Overview	
2.1	Elsternwick Station	8
2.2	Bentleigh Station	ç

3	Architectural Design Response		
3.1	22-26 Stanley St	12	
3.2	1-5 Bent St	22	

4	Design Team	
4.1	Landscape	А
4.2	Structure	В
4.3	Civil Design	С
4.4	Building Services	D
4.5	Acoustic	E
4.6	Town Planning	F

This is a summary of the Architectural Design developed during the Concept Design Phase. Limitations of this report:

This document has been prepared for use by Glen Eira City Council in accordance with the agreement between the Glen Eira City Council and CO-OP Studio for architectural services associated with the Multi-deck commuter carparks for sites in Elsternwick and Bentleigh This agreement includes constraints on the scope, budget and time available for the services. The consulting services and this document have been completed with the degree of skill, care and diligence normally exercised by members of design consultancy professions performing services of a similar nature.

CO-OP Studio prepared this report primarily from information available to CO-OP Studio. Preparation and completion of this report is an iterative process and this report will evolve over future phases of the project.

CO-OP Studio takes no responsibility for the completeness or form of any subsequent copies of this document. Copying this document without the permission of Glen Eira City Council or CO-OP Studio is not permitted.

Concept Design Report | 2

# 1. Introduction



#### **1.1 Executive Summary**

The Bentleigh and Elsternwick Multi-level Car park projects present fantastic opportunities for Glen Eira City Council to improve commuter and local precinct car parking provision and local amenity in the immediate proximity of both Railway Stations.

CO-OP appreciate that as the areas of Bentleigh and Elsternwick become more populated and rail travel use increases, the demand for parking is likely to continue to increase. These projects are now clear measures to address this need as well as improve the overall amenity and appearance for these two areas in the municipality of Glen Eira.

Council has already completed preliminary community consultation to gauge the community's views in relation to the proposed sites for the multi-level car parking structures; whether Council should accept Federal funding to build the car parks; and to seek their ideas and views on other initiatives which could reduce congestion in their neighbourhoods.

As a result, community support for the proposed car parks shows a majority in favour of accepting the funding and proceeding to the concept design and feasibility stage for the car parks in Bentleigh and Elsternwick.

The concept designs developed for this report will be used as part of a feasibility to be utilized for a more detailed community engagement phase.

Both sites are brownfield sites, occupied by existing on-grade car parks - Bentleigh being immediately adjacent the railway station and the Elsternwick site located close by. We appreciate that both sites also sit within local shopping precincts as well as nearby well established residential areas.

Both sites are subject to the same planning controls, namely:

- Public Use Zone, Schedule 6 (Local Government) and
- Parking Overlay, Precinct 2-3 Schedule (PO2-3)

CO-OP understand that these projects are not just an exercise in the provision of additional car parking infrastructure, but an opportunity to realise a fully integrated development that enhances the urban realm and streetscape. In conjunction with Urbis, who have been engaged by Council to form the business case for the projects, we have explored some future proofing measures to enable adaptable reuse or multiple functions and activities.

We have assembled a well-credentialed sub-consultant team to ensure a holistic design approach and feasibility outcome that supports Council's objectives for these developments. This includes detailed consultation with the Project Team in considering all the known (and unknown) challenges around architectural and landscaping design, urban design, planning controls, accommodating present and future traffic pressures and purposeful ESD outcomes.

Client	Glen Eira City Council	
Project Manager	Turner & Townsend	
Architect	CO-OP Studio	
Landscape Architect	Site Image Landscape Architects	
Structural & Civil Engineer	Van Der Meer Consulting	
Building Services Engineer	Integral Group	
ESD Consultant	Integral Group	
Planning Consultant	Town Planning & Co	
Traffic Engineer	Stantec	
Acoustic Engineer	Octave Acoustics	
Building Surveyor	Krneta Building Surveyors	
Access Consultant	Architecture & Access	

#### **1.3 Architectural Statement**

CO-OP Studio recognizes that the design process is unique to each project. We employ an all-inclusive collaborative approach for our client's and the design team to establish a project platform that considers all possibilities. Insight into the project context and brief is gained through observation, research and client interaction as design possibilities are tested through conversations, sketches, site studies and investigations. We believe inspiration comes from listening, observing, reflecting and through iteration we can help deliver a collective vision for our clients.

The project's vision is multi-faceted; it includes physical aspects, utilization imperatives, operational goals and intangibles such as experience and place making. Our role is to understand what is required and then resolve complex thinking with at times practicable solutions founded on sound technical principles and know-how.

The role and program of a multi-deck car park is relatively simple at face value. These structures need to fulfill their base function and have become ubiquitous across our urban landscape - however they also represent an opportunity to provide amenity to the local community beyond the stacked organisation of cars.

Our approach to these projects will be a direct response to site and the local context, and will be a distillation and celebration of what sets that particular site apart.



# 2. Sites & Context



# **Site Locations**

City of Glen Eira

Elsternwick Station is on the Sandringham line, 7 stops and approximately 10kms from Flinders Street Station.

Bentleigh Station is on the Frankston line, 11 stops and approximately 16kms from Flinders Street Station.

Both Stations are central to the inbound and outbound platforms in open cuttings at the level of the associated rail corridor, and accessed from a street frontage on a major east-west local road. Each station is also centred on a local commercial precinct for each suburb and the car parking use is mainly used by local workers and shoppers.

The demand for parking by commuter use is relatively low. More information on usage, demand and growth can be found in the Urbis reports for these projects.



Site Locations

The proposed new Multi-deck car parking site for Elsternwick Station is at 22-26 Stanley Street, Elsternwick, which is an existing at-grade car park approximately 300m east of the station entry on Glen Huntley Rd.

The Site has a bitumen surface, interspersed with raised planting beds which are home to a number of mature trees and grouped planting. The site is on the north side of Stanley St in a predominantly residential setting, with single dwelling to the south and east and a high-density apartment block to the western neighbour.

To the north is a laneway servicing the rear of a section of the Elsternwick commercial precinct, with a number of premises offering a link through to Glen Huntly Rd.

The proposed multi-deck car park structure will need to consider this residential setting carefully, whilst acknowledging the local precedents for greater density and taller built-form massing.











The proposed new Multi-deck car parking site for Bentleigh Station is at 1-5 Bent Street, Bentleigh, which is an existing at-grade car park approximately 100m east of the station entry on Centre Rd.

The Site has a bitumen surface, interspersed with individual planting beds between parking bays, which have young but well established eucalyptus trees. The site is on the west side of Bent St on the fringe of the commercial zone of Bentleigh, with the rear of commercial premises to the south, a multi-unit residential block to the north and the rail corridor to the west.

To the east, on the opposite side of Bent St is another atgrade bitumen car park at the rear of a Coles supermarket.

The proposed multi-deck car park structure will inhabit the majority of the current site and will need to consider the loss of existing trees as well as an amenities block and storage shed which serves the weekly Rotary market on a Sunday.











# 3. Architectural design response





26 Stanley St, Elsternwick



Site Appreciation

Neighbourhood Character

The site context at 22-26 Stanley St, Elsternwick is predominantly low-rise, single and double-storey, detached dwellings, in a typical suburban residential street. The houses have generous street set-backs and established gardens. The exception to this is the neighbouring site to the west, which is a recently completed, multi-storey apartment building which is built to the boundary on all four sides.

The current at-grade car parking is distinctive because of its large planting beds with a number of tall, shady Eucalyptus trees (Spotted Gum and Yellow Gum).



15 Stanley St - street character



Landscape buffer at south boundary



Landscape buffer along east



20 Stanley St - Eastern neighbour



28 Stanley St - Western neighbour

28 Stanley St - Balconies on boundary



Stanley St - View from west

Layout Diagrams - West Setback







#### YIELD

GROUND	68
LEVEL1	52
ROOF	55
TOTAL	175

(+99 on existing)

ROOF

# **Design Concept**

#### **Garden Parking**

A strong feature of the current site is its tall, shady, established planting. Where possible, existing trees and vegetation will be retained and the proposed parking structure will act as an armature for climbing plants, which will strengthen the sites connection to landscape.





**CIRCULATION** Expressed open stair easy to navigate and separated from traffic



**SCREENING** Solid, textured wall to neighbour to control light spill and acoustics

# **Design Concept**

Roof Activation



If the space was converted for this use it would result in the loss of **25 spaces** from the sites parking yield.



Rooftop bar & restaurant

Contextual Integration





**CO-OP** | Multi-Deck Commuter Car Parks - Glen Eira City Council





Concept Design Report | 17

View from Stanley St









**CO-OP** | Multi-Deck Commuter Car Parks - Glen Eira City Council

# 22-26 Stanley St

#### Future-Proofing

The design for the car parking structure has considered futureproofing in the form of adaptive re-use at ground level. This is achieved with the provision of a wide setback from the western boundary which provides separation to over-looking balconies to the parking structure. Along with provisions for services connections, this allows for approximately **660m**<sup>2</sup> of parking area connecting Stanley St to the rear of the Glen Huntly Rd shops to be activated with commercial tenancies. This could become retail, hospitality, recreational or creative studio spaces that enhances the connection through to the existing adjacent commercial precinct.

Re-purposing this western portion of the site will avoid costly and potentially redundant structural upgrades needed to support change in use at upper levels, whilst planning of the vehicular movements on the eastern side of the site means that the upper level car parking in unaffected.



### PRECEDENTS

#### PARK 'N' PLAY PARKING HOUSE

Architects

Sectors

JAJA Architects

Infrastructure,

Community

Location

By & Havn

Client

Year

2016

Size

24000 m2

**Facade Material** 

Expanded Mesh with Planters

Perforated/Engraved Metal

Sports & Recreation

Copenhagen, Denmark

Konditaget Lüders aka. "PARK'N'PLAY" is a hybrid structure between parking house and playground. It rethinks the monofunctional parking house and transforms what is often an infrastructural necessity into a public amenity. Located on the rooftop - 24 meters above ground - it provides a recreational area and a view of the horizon, often only for the privileged few.

Instead of concealing the parking structure, the architecture enhances the beauty of the structural grid and breaks up the scale of the large building volume. A system of planters is hung in a rhythm that is informed by the grid, which introduces a new scale and distributes the greenery across the entire façade. This grid of planters on the facade is penetrated by two large public stairs that extend up to the roof. The handrailing along these two stairs continue past the staircase and onto the rooftop to become a fantastic playground. From being mere railing, it transforms into swings, crossfit equipment, jungle gyms and takes the visitors by the hand and invites them on a trip to the rooftop landscape, overlooking the amazing Copenhagen Harbor.

Architects

Raderschallpartner

Sector Urban Design

Client Grun Stadt Zurich

> Year 2002

Size 3 Levels

Planting 1200 Climbing Plants

> **Facade Material Trellis Steelwork**









more. From the street level, the railing literally

#### MFO PARK NORTH ZURICH PARK

The large "Park House" is a double-walled, espaliered construction: an old-fashioned trellis open on three sides and veiled in lush plant growth. The generously proportioned atrium area is interrupted at the rear by four wire chalices – a grove in this forest of climbing plants. A pool set into a sunken area reflects the slanting light.

The space between the double walls is shot through with flights of stairs, colonnades and projecting loggias. At the very top, on the roof, is the sun-deck: a meticulous architectural form created out of filigreed foliage, filled with a greenish play of light and fleeting aromas, free of function and open to all the senses. In the second phase, the city-garden-bower will be supplemented with a large square to complete the atrium's volumetrics with high, flexible stelae for training climbers, thus juxtaposing the closed figure with an open volume. Like giant stalks of grass, the overgrown metal struts bend in the wind.



1-5 Bent St, Bentleigh



Site Appreciation

Neighbourhood Character

The site context at 1-5 Bent St, Bentleigh is open and exposed, with clear view lines to the rail cutting, rear of Centre Rd shops and link to the nearby station. There is a clear presence of activity on and around the site with painted murals and multiple notices for the weekly Sunday market.

The site is less vegetated than the Elsternwick site, however there are a number of recently planted Dwarf Eucalyptus trees which are regularly dispersed across the site for shade cover.



Existing at-grade parking



Pedestrian link to Centre Rd



Rotary Sunday market notice



Bent St - Planting buffer

Northern parking with neighbour at 7 Bent St Mural to rail barrier

Amenities block with kiosk and storage

Recent tree planting in parking area

Mural to side of party shop

Layout Diagrams - Northern Pocket Park





LEVEL1

**YIELD** 

87 (117)

. •	• •		
(	$\sim$		

LEVEL1	55
	FF

GROUND

ROOF 55

197 (227) TOTAL

(+59 on existing)



# **Design Concept**

#### **Creative Car-Parking**

The primary aspect of the site at Bentleigh that we have picked up on is the strong sense of community ownership and creative expression with both the regular weekly market and painted murals.

The design concept for the multi-deck car park conceives of it as a canvas and a marker for increased local engagement in creative arts with a curated L1 soffit and rooftop space for film and exhibitions.





MURAL Artwork painted to L1 soffit to engage covered space



BENTST

TO STATION

Dense tree planting creates unique pocket park.

Concept Design Report | 25

Contextual Integration





ALLOW FOR FUTURE-PROOFI



CO-OP | Multi-Deck Commuter Car Parks - Glen Eira City Council





Concept Design Report | 26

Car Park for Public Art





**CO-OP** | Multi-Deck Commuter Car Parks - Glen Eira City Council

# 1-5 Bent St

#### Future-Proofing

The design for the car parking structure has considered futureproofing in the form of adaptive re-use at street level. This is achieved by increasing the gradient of the L00-L01 ramp to provide 3.6-4.0m head clearance to the underside of the Level 1 structure. Along with provisions for services connections, this allows for approximate **840m**<sup>2</sup> of parking area facing Bent Street and the southern laneway to be activated with commercial tenancies. These could become retail, hospitality, recreational or creative studio spaces that extend from the existing adjacent commercial precinct.

Increasing the floor-to-floor height at the lowest level avoids costly and potentially redundant structural upgrades needed to support change in use at upper levels, whilst activating the street frontages allows for the car parking to remain operational above.



### PRECEDENTS

#### INSELHALLE LINDAU CARPARK

Car park with 400 places; including a fire station, a public toilet bicycle lockers. A homogeneous metal shell underscores the sculptural quality of the structure and stresses the correlation between the two "building blocks" – the Inselhalle and the parking garage.

#### Architects

Auer Weber

#### Sectors

Infrastructure.

Location Lindau. Germanv

#### Client

Lindau Tourismus

#### Year

2017

#### Facade Material Precast Concrete & Coated Aluminium Panels

Yield

400 spaces

Coated aluminum panels or sheets were used to clad the façades of both buildings and cover roof of the Inselhalle. The copper color of the outer shell lends the new building a warm and elegant appearance and at the same time ties it into the ensemble of the historical center of Lindau with its red tiled roof landscape. The corrugated aluminum panels cover the façade with a pattern of irregular vertical lines, giving the surfaces a homogeneous but at the same time dynamic appearance. Integrated glazed surfaces are arranged flush with the building volume, and even the bird protection decals are incorporated into the vertical structure of the profile panels. In contrast to the sculptural structure of the Inselhalle building, the ramps and stairways as well as the plinths of the lake terrace are rendered in exposed concrete, in this way formulating the transition to the paving stones of the outdoor area as well as the plinth zones of the parking garage.

Clavel Arquitectos, J. Mayer H, K/R, Nicolas Buffe, WORKac

> Sectors Infrastructure,

Location Miami, Florida

800 spaces









#### MIAMI MUSEUM CARPARK

Bringing together these designers from around the world, Riley drew inspiration from the surrealist parlor game, Exquisite Corpse. Cadavre Exquis, as the game is known in French, involved a collection of images assembled by various artists with no Architects regard or knowledge of what the other artists have drawn, producing one image whose components don't necessarily match but flow together as one playful composition. Under Riley's direction, each participating architect was eventually assigned an area and depth to build out and given free reign to create fully individual designs.

Ant Farm by WORKacAt the corner of NE 1st Avenue and NE 41st Street in the Design District, the work of the New York firm WORKac Client meets that of Berlin-based J.MAYER.H. City of Miami WORKac's façade - titled Ant Farm - faces 1st Avenue and celebrates social interaction, Year sustainability, art, music, and the landscape. 2018 In an ant colony-inspired display of human activity, miniaturized public spaces - a garden, Yield a lending library, art space, and playground and their connecting circulation spaces appear and disappear behind a perforated metal screen that provides visual contrast, shade, and protection.

# 4. Design Team



Traffic Impact Assessment

# 4.1 Landscape Design



#### 4.1 Elsternwick Landscape Response

The development of the landscape response considered the following aspects:

- Adoption of CPTED principles throughout including maintaining lines of sight through the use of low planting and the underpruning of trees to lift canopies.
- Provide a living southern elevation through the incorporation of an evergreen native climber over a fixed perforated metal façade to assist in minimizing the visual presence of the structure;
- Development of an option for a community garden on the roof deck, including seating, raised garden beds, a storage shed, potting bench and sink washdown.
- Incorporation of rain gardens within areas of low planting, coordinated with the civil design strategy, to the perimeter of the structure. Occasional small tree planting is also provided to provide a buffer to the adjacent residential dwellings to the west and east.
- Introduction of clear paths of travel into and through the structure, utilizing hard wearing and low slip pavements, and clear separation from the vehicular movements.

#### ESD RESPONSE

#### PLANTING

All planting proposed has been selected for its drought tolerant qualities and comprises native species only. In addition, planting will be selected to account for local climatic factors including prevailing winds (desiccation), solar access (shade tolerance), and exposure to mechanical damage (plant material with a robust form).

#### MULCHING

All areas of planting will employ a 75mm depth mulch to minimise soil moisture loss and suppress weed growth.

#### WATER SENSITIVE URBAN DESIGN (WSUD)

Water Sensitive Urban Design principles are to be utilized throughout the development. Drought tolerant plant species are selected for landscaped areas. Raingardens have been incorporated.



# **ELSTERNWICK STATION MULTI-LEVEL CARPARK**

## 26 STANLEY ST, ELSTERNWICK VIC 3185

LANDSCAPE PACKAGE - FEASABILITY

DRAWING INDEX

- SK000 **COVER SHEET**
- SK001 **CONTEXT PLAN**
- SK101 LANDSCAPE PLAN
- SK201 LANDSCAPE SECTIONS
- LANDSCAPE MATERIALS | PLANTING & MATERIALS PALETTE SK301

SITE IMAGE



SITE IMAGE LANDSCAPE ARCHITECTS (VIC) 149 DRUMMOND STREET CARLTON VIC 3053 AUSTRALIA | T +61 3 9329 4633





Melho

Irne Sydne

SITE IMAGE Landscape Architects ELSTERNWICK STATION MULTI-LEVEL CARPARK 26 STANLEY ST, ELESTERNWICK VIC 3185



CLIENT

ARCHITECT

CONTEXT PLAN

HARLESTON PARK PLAY GROUND



CONTEXT PLAN | NTS

GLEN EIRA CITY COUNCIL CO-OP SM22474

NCIL DRAWING NUMBER D-OP ISSUE SK001 B

SITE IMAGE JOB NUMBER

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633





ELSTERNWICK STATION MULTI-LEVEL CARPARK 26 STANLEY ST, ELESTERNWICK VIC 3185





10M

Melbourne Sydne

LANDSCAPE PLAN

#### LEGEND



← PEDESTRIAN ENTRY/ EXIT TO CARPARK



↔ VEHICULAR ENTRY/ EXIT TO CARPARK

- NATIVE TREES WTH LOW MASS 1 PLANTING
- LOW MASS PLANTING WITH 2 CLIMBERS TO GROW UP FACADE
- 3 RAISED PLANTERS
- 4 STORAGE SHED
- 5 POTTING BENCH WITH SINK
- 6 COMMUNITY SEATING
- 7 FIXED BOLLARDS
- 8 RAIN GARDENS (35 SQM TOTAL)





ELSTERNWICK STATION MULTI-LEVEL CARPARK 26 STANLEY ST, ELESTERNWICK VIC 3185 LANDSCAPE SECTIONS

CLIENT ARCHITECT

Melbourne Sydne

#### SOUTHERN FACADE GREEN WALL PRECEDENT IMAGES







SITE IMAGE JOB NUMBER

GLEN EIRA CITY COUNCIL CO-OP SM22474 DRAWING NUMBER ISSUE

SK201

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633
#### PLANTING PALETTE

#### TREE PLANTING

MATERIALS PALETTE

#### SURFACE FINISHES



Callitas columellaris NATIVE CYPRESS PINE



Tristania laurina WATER GUM

MASS PLANTING



SAW CUT GREY CONCRETE

### FURNITURE & FIXTURES



Westringia fruticosa COASTAL ROSEMARY



Doryanthus excelsa GYMEA LILY



Goodenia ovata HOP GOODENIA



BOLLARDS

BENCH SEATING



Lomandra longifolia 'Tanika' MAT RUSH

FACADE CLIMBERS



Pandarea jasminoiden WONG VINE

ELSTERNWICK STATION MULTI-LEVEL CARPARK



Melbourne Sydne

**PLANTING MATERIAL & HARDSTAND FINISH** 

26 STANLEY ST, ELESTERNWICK VIC 3185

CLIENT ARCHITECT





RAISED PLANTER

GLEN EIRA CITY COUNCIL CO-OP SM22474

DRAWING NUMBER ISSUE

SK301 В

# 4.1 Bentleigh Landscape Response

The development of the landscape response considered the following aspects:

- Adoption of CPTED principles throughout including maintaining lines of sight through the use of low planting and the underpruning of trees to lift canopies.
- Development of a pocket park to the northern precinct of the site, incorporating evergreen native trees, fixed seating, compliant paths of travel and bike parking. This green wedge will also act to buffer the car parking structure from the adjacent residential neighbour.
- Incorporation of rain gardens within areas of low planting, coordinated with the civil design strategy, to the perimeter of the structure.
- Introduction of clear paths of travel into and through the structure, utilizing hard wearing and low slip pavements, and clear separation from the vehicular movements.

#### ESD RESPONSE

#### PLANTING

All planting proposed has been selected for its drought tolerant qualities and comprises native species only. In addition, planting will be selected to account for local climatic factors including prevailing winds (desiccation), solar access (shade tolerance), and exposure to mechanical damage (plant material with a robust form).

#### MULCHING

All areas of planting will employ a 75mm depth mulch to minimise soil moisture loss and suppress weed growth.

#### WATER SENSITIVE URBAN DESIGN (WSUD)

Water Sensitive Urban Design principles are to be utilized throughout the development. Drought tolerant plant species are selected for landscaped areas. Raingardens have been incorporated.



CO-OP | Multi-Deck Commuter Car Parks - Glen Eira City Council

# **BENTLEIGH STATION MULTI-LEVEL CARPARK**

# 1-5 BENT ST, BENTLEIGH VIC 3204 LANDSCAPE PACKAGE - FEASABILITY

DRAWING INDEX

- SK000 **COVER SHEET**
- SK001 **CONTEXT PLAN**
- SK101 LANDSCAPE PLAN
- SK201 LANDSCAPE SECTIONS
- LANDSCAPE MATERIALS | PLANTING & MATERIALS PALETTE SK301

### SITE IMAGE



SITE IMAGE LANDSCAPE ARCHITECTS (VIC) 149 DRUMMOND STREET CARLTON VIC 3053 AUSTRALIA | T +61 3 9329 4633





SITE IMAGE Landscape Architects

ne Sydne

BENTLEIGH STATION MULTI-LEVEL CARPARK 1-5 BENT ST, BENTLEIGH VIC 3204



CONTEXT PLAN

CONTEXT PLAN | NTS

CLIENT ARCHITECT SITE IMAGE JOB NUMBER GLEN EIRA CITY COUNCIL CO-OP SM22474 DRAWING NUMBER SK001 ISSUE E



SITE IMAGE Landscape Architects

Melbourne Sydne

1-5 BENT ST, BENTLEIGH VIC 3204 LANDSCAPE PLAN

BENTLEIGH STATION MULTI-LEVEL CARPARK





10N

ARCHITECT SITE IMAGE JOB NUMBER GLEN EIRA CITY COUNCIL CO-OP SM22474 DRAWING NUMBER

SK101 B

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633

## MATERIALS PALETTE

## SURFACE FINISHES

#### PLANTING PALETTE

#### TREE PLANTING



Callitas columellaris NATIVE CYPRESS PINE



WATER GUM





Westringia fruticosa COASTAL ROSEMARY



Doryanthus excelsa GYMEA LILY



Goodenia ovata HOP GOODENIA



GRANITIC SAND

TURF

STANDARD CSA BENCH SEATS WITH BACK



Lomandra longifolia 'Tanika' MAT RUSH



BENTLEIGH STATION MULTI-LEVEL CARPARK 1-5 BENT ST, BENTLEIGH VIC 3204

CLIENT ARCHITECT

Melbourne Sydney

PLANTING MATERIAL & HARDSTAND FINISH



SAW CUT GREY CONCRETE

### FURNITURE & FIXTURES

# 4.2 Structure







	PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PREL
van der meer		PROJECT LEADER	designer A.D.
LEVEL 6, 379 COLLINS STREET   www.vandermeer.com.au	GROUND LEVEL ON-GRADE FLOOR	DRAFTSPERSON	SCALE
MELBOURNE VIC 3000 Telephone 61-3-8614 5555 Fax 61-3-8614 5599 The information contained in this document is	PRELIMINARY GA PLAN	ME2200	16
copyright and may not be used or reproduced for any other project or purpose.			



	<b>ELSTERNWICK STATION CAR PARK</b> 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELIN NOT FOR COI	<b>IINARY</b>
van der meer		PROJECT LEADER	designer A.D.	SIGNATURE
EL 6, 379 COLLINS STREET www.vandermeer.com.au	DRAWING TITLE LEVEL 1 SUSPENDED FLOOR	draftsperson J.K.R.	SCALE 1:10	DATE
BOURNE VIC 3000 Van der Meer (VIC) Pty Ltd phone 61 project or purpose. ABN 48 158 266 329	PRELIMINARY GA PLAN	JOB No. ME2200	16	DRAWING No. S-SK-02



	PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELIN NOT FOR CC	
van der meer		PROJECT LEADER	designer A.D.	SIGNATURE
LEVEL 6, 379 COLLINS STREET www.vandermeer.com.au	DRAWING TITLE LEVEL 2 SUSPENDED FLOOR	DRAFTSPERSON	SCALE	DATE
MELBOURNE VIC 3000       Valid Gen Meer (VIC) Fty Ltd         Telephone 61::50:300, with the project of purpose.       ABN 48 158 266 329         other project of purpose.       ABN 48 158 266 329	PRELIMINARY GA PLAN	JOB NO. ME2200	16	DRAWING NO. S-SK-0







1 400\_SOUTH AE200 1 : 100



2 400\_WEST AE200 1:100



 PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELIN NOT FOR CO	IINARY
	PROJECT LEADER	designer A.D.	SIGNATURE
DRAWING TITLE EXTERNAL ELEVATIONS	draftsperson J.K.R.	SCALE 1:10	DATE
	<sup>ЈОВ №.</sup> МЕ2200	16	DRAWING No. S-SK-04



N		SCALE BAR 0 10 20 30 40 50 100 mm 11111111111111111111111111111111111
04	SHEET SIZE A1 REVISION 1	COPYRIGHT         WHERE THE DRAWING HAS BEEN ALTERED, AMENDED OR CHANGED           THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF VAN DER MEER         EITHER MANUALLY OR ELECTRONICALLY BY ANY THIRD PARTY.           (VIC) PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE         MOTE           AUTHORITY OF VAN DER MEER (VIC) PTY LTD.         THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED,           DISCLAIMER         PURPOSES ONLY, UNLESS SIGNED. FIGURED DIMENSIONS TAKE           ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR         DO NOT SCALE REDUCED SIZE DRAWINGS. VERIFY DIMENSIONS           WHERE THE DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR         PRICR TO COMMENCING ANY ON-SITE OR OFF-SITE WORKS OR           ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE         FABRICATION.           USE OF THE DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR         IF IN DOUBT - ASK.





Date Chk Auth

Issue Description

Project GLEN EIRA MULTI-DECK CAR PARKS - ELSTERNWICK Scale 1 : 100 @ A1 
 Client
 Project No.
 Drawing No.
 Issue

 GLEN EIRA CITY COUNCIL
 100303
 AE401

ELEVATIONS



	PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELI NOT FOR CO	MINARY DNSTRUCTIO
van der meer		PROJECT LEADER	designer A.D.	SIGNATURE
EVEL 6, 379 COLLINS STREET   www.vandermeer.com.au	GROUND LEVEL ON-GRADE FLOOR	DRAFTSPERSON	SCALE 1:10	DATE
VIII der Meer (VIC) Pty Ltd VIII der Meer (VIC) Pty Ltd ABN 48 158 266 329 The information contained in this document is	PRELIMINARY GA PLAN	JOB No. ME2200	016	DRAWING No.



		PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELI NOT FOR C	MINARY ONSTRUCTIO
van der	meer		PROJECT LEADER	designer A.D.	SIGNATURE
79 COLLINS STREET	www.vandermeer.com.au	DRAWING TITLE	DRAFTSPERSON J.K.R.	SCALE 1:10	DATE
NE VIC 3000 61:50:58:412:05:555:51:55:51:55:51:55:55:55:55:55:55:5	ABN 48 158 266 329	PRELIMINARY GA PLAN	JOB NO. ME220(	 D16	DRAWING No. S-SK-



	PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELIN NOT FOR CO	<b>IINARY</b>
van der meer		PROJECT LEADER	designer A.D.	SIGNATURE
LEVEL 6, 379 COLLINS STREET www.vandermeer.com.au	DRAWING TITLE LEVEL 2 SUSPENDED FLOOR	DRAFTSPERSON J.K.R.	SCALE	DATE
MELBOURNE VIC 3000 Telephone 61 2018 (112019000 (11201900 (11201900 (11201900 (11201900 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000 (112019000000000000000000000000000000000	PRELIMINARY GA PLAN	ME2200	16	DRAWING No.







1 400\_SOUTH AE200 1 : 100



2 400\_WEST AE200 1:100



 PROJECT TITLE ELSTERNWICK STATION CAR PARK 22 - 26 STANLEY STREET, ELSTERNWICK	DRAWING STATUS	PRELIN NOT FOR COM	IINARY
	PROJECT LEADER	designer A.D.	SIGNATURE
DRAWING TITLE EXTERNAL ELEVATIONS	draftsperson J.K.R.	SCALE 1:10	DATE
	JOB NO. ME2200	16	DRAWING NO. S-SK-08



N	SCALE BAR 0 10 20 30 40 50	100 mm 1:1
SHEET SIZE A1 REVISION 08 1	COPYRIGHT THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF VAN DER MEER (VIC) PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF VAN DER MEER (VIC) PTY LTD. DISCLAIMER THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED, ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. VAN DER MEER (VIC) PTY LTD. ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR	WHERE THE DRAWING HAS BEEN ALTERED, AMENDED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY BY ANY THIRD PARTY. NOTE THIS IS AN UNCONTROLLED DOCUMENT ISSUED FOR INFORMATION PURPOSES ONLY, UNLESS SIGNED. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED. DO NOT SCALE REDUCED SIZE DRAWINGS. VERIFY DIMENSIONS PRIOR TO COMMENCING ANY ON-SITE OR OFF-SITE WORKS OR FABRICATION. IF IN DOUBT - ASK.





Date Chk Auth

Issue Description

Project GLEN EIRA MULTI-DECK CAR PARKS - ELSTERNWICK 
 Client
 Project No.
 Drawing No.
 Issue

 GLEN EIRA CITY COUNCIL
 100303
 AE401

ELEVATIONS

1 : 100 @ A1







![](_page_51_Figure_3.jpeg)

![](_page_52_Figure_0.jpeg)

J.K.R.

ME220001

JOB No.

1:10

www.vandermeer.com.au van der Meer (VIC) Pty Ltd

ABN 48 158 266 329

LEVEL 6, 379 COLLINS STREET MÊLBOURNE VIC 3000

Telephone 61-3-8614 5555 Fax 61-3-8614 5599

STEELWORK PRELIMINARY

FRAMING LAYOUT PLANS

![](_page_52_Figure_1.jpeg)

![](_page_52_Figure_2.jpeg)

IINARY NSTRUCTION		SCALE BAR 0 10 20 30 40 50 100 mm 1:1
	SIGNATURE	
		COPYRIGHT THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF VAN DEP MEED UNDER THE DRAWING IS COPYRIGHT AND THE PROPERTY OF VAN DEP MEED
	DATE SHEET SIZE	CONTROLLED ON CONTROLLED ON CONTROLLED ON CONTROLLED ON CONTROLLED ON CONTROLLED ON CONTROLLED DOWNERT ISSUED FOR INFORMATION     DISCLAIMER     THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED.     THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED.
	DRAWING No. REVISION	ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. VAN DER MEER (VIC) PTY LTD. WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR IF IN DOUBT - ASK.

# 4.3 Civil

![](_page_53_Figure_1.jpeg)

![](_page_54_Figure_0.jpeg)

![](_page_55_Figure_0.jpeg)

		XISTING	S STORM	WATER
		PROPOS	SED VATER	
	C	CAR PAR	K DECK	ILEVEL
1				
AR PAR	DRAWING STATUS	CON	CEPT	
- ELSTERNWICK	NOT PROJECT LEADER	TO BE USED F	OR CONSTRUCT	TON
	ZZ DRAFT PERSON	AF SCALE 1:200	DATE	SHEET SIZE
- GROUND FLOOR	JOB NO. MF2222-01	2	DRAWING NO.	
	111-66-6-01			

![](_page_56_Figure_0.jpeg)

![](_page_56_Picture_1.jpeg)

### **PROFILE & RESHEET ASPHALT**

FULL ROAD RECONSTRUCTION

VEHICLE CROSSING RECONSTRUCTION

LANDSCAPE

RAINGARDEN

### PROPOSED LANDSCAPE AS PER LANDSCAPE ARCHITECT

AR PAR BENTLEIGH	DRAWING STATUS CONCEPT NOT TO BE USED FOR CONSTRUCTION				
	PROJECT LEADER ZZ	DESIGNER	SIGNATURE	SIGNATURE	
IENT PLAN	DRAFT PERSON AF	SCALE 1:200	DATE 21/03/22	SHEET SIZE A1	
	JOB NO. ME222-001		DRAWING NO. SK01		

![](_page_57_Figure_0.jpeg)

# 4.4 Building Services (refer separate report)

![](_page_58_Figure_1.jpeg)

![](_page_58_Picture_4.jpeg)

# **4.5 Acoustics**

![](_page_59_Figure_1.jpeg)

# 4.5 E L S T E R N W I C K

![](_page_60_Picture_1.jpeg)

Daniel Pike Co-Op Studio Level 7 / 176 Wellington Parade East Melbourne, Vic 3002

#### Dear Daniel

Octave Acoustics has been engaged by Co-Op Studio to provide preliminary commentary in relation to potential noise impacts associated with the on-going operation of the proposed multi-deck carpark at 22 Stanley Street, Elsternwick (Carpark). The Carpark will be three levels and will provide more than twice as many carparks than the current at grade facility currently on site. Noise impacts associated with such a facility would typically be due to the operation of mechanical plant and additional traffic and people movements due to intensification of the use.

As the Carpark will be naturally ventilated, there will be no mechanical or plant noise impacts associated with the upgraded use.

There are no mandatory requirements, policies or guidelines that relate to the control of noise associated with the intensification of carparking uses. However, it may be informative to consider potential noise impacts in terms of relative change. In simple terms, a doubling in car movements on the site can be expected to increase average noise levels by 3dB(A). This is an increase that would be only just perceptible. Maximum noise levels, as caused by car door slams and car engine starts will remain unchanged.

Regards

Mon

Rob Brown Director Octave Acoustics

GECC MDCP - Elsternwick Consideration of Potential Noise Impacts Octave Acoustics ABN 60 615 372 873 Ph +61 3 9492 5990 1A, 3 Harris Street, Yarraville Melbourne, Vic 3013

![](_page_60_Picture_13.jpeg)

AB797ME-01E01 Elsternwick carpark (r0) 1

# 4.5 BENTLEIGH

![](_page_61_Picture_1.jpeg)

Daniel Pike Co-Op Studio Level 7 / 176 Wellington Parade East Melbourne, Vic 3002

#### Dear Daniel

Octave Acoustics has been engaged by Co-Op Studio to provide preliminary commentary in relation to potential noise impacts associated with the on-going operation of the proposed multi-deck carpark at 1 – 5 Bent Street, Bentleigh (Carpark). The Carpark will be four levels and will provide more than twice as many carparks than the current at grade facility currently on site. The developing concept for the Carpark includes an outdoor community use, such as a cinema on the uppermost level. Noise impacts associated with such a facility would typically be due to the operation of mechanical plant and additional traffic and people movements due to intensification of the use. Noise impacts associated with the operation of a cinema would include soundtrack and patron noise.

As the Carpark will be naturally ventilated, there will be no mechanical or plant noise impacts associated with the upgraded use.

There are no mandatory policies or guidelines that relate to the control of noise associated with the intensification of carparking uses. However, it may be informative to consider potential noise impacts in terms of relative change. In simple terms, a doubling in car movements on the site can be expected to increase average noise levels by 3dB(A). This is an increase that would be only just perceptible. Maximum noise levels, as caused by car door slams and car engine starts will remain unchanged.

There are no mandatory polices or guidelines that set objective noise limits for outdoor cinema. In absence of such a framework, it may be appropriate that soundtrack noise be managed in accordance with EPA Publication 1826.4 *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (for outdoor events) and patron noise be managed in accordance with the commonly acceptable criterion of LA90 + 5dB(A) for the night period. However, assessment with respect to these frameworks should be carried out at a time whereby the outdoor community / cinema use is confirmed.

Regards

ABrow

Rob Brown Director Octave Acoustics

GECC MDCP - Bentleigh Consideration of Potential Noise Impacts Octave Acoustics ABN 60 615 372 873 Ph +61 3 9492 5990 1A, 3 Harris Street, Yarraville Melbourne, Vic 3013

![](_page_61_Picture_14.jpeg)

AB797ME-01E02 Bentleigh carpark (r0) 1

# 4.6 Town Planning

![](_page_62_Picture_1.jpeg)

![](_page_63_Picture_0.jpeg)

Co-Op Studio Attention: Daniel Pike Via email: <u>d.pike@co-opstudio.com.au</u>

#### PRELIMINARY FINDINGS: TOWN PLANNING MATTERS

#### OVERVIEW

Town Planning & Co has been engaged by Co-Op Studio for provision of preliminary planning commentary in response to the proposed commuter multideck car park located at 22-26 Stanley St. Elsternwick (**the Land**).

Further to our review of the project brief, the planning controls pertaining to the Land and the Glen Eira Planning Scheme (**the Scheme**), we understand that:

- Glen Eira City Council (**Council**) own and manage the existing car park occupying the land; and,
- Council is the public land manager of the land; and,
- Council seeks to redevelop the existing car park with a new multideck car park; and,
- The Land is subject to the following planning controls:
  - Clause 36.01, Public Use Zone, Schedule 6 (PUZ6) Local Government.
  - Clause 45.09, Parking Overlay, Schedule 2-2 (PO2-3) Student Housing in Specific Areas.
- The land use does not require consideration of PUZ6 where the Conditions for 'any other uses' at Clause 36.01-1 are satisfied as the land use would be considered a Section 1 No Permit Required use; and,
- PUZ6 does not introduce a 'buildings and works' trigger for a Section 1 No Permit Required use; and,

![](_page_64_Picture_0.jpeg)

- Native vegetation removal nor impact is proposed that would call for consideration of Clause 52.17 – Native Vegetation of the Victorian Planning Provisions (VPP's); and,
- Car Parking will be provided to the satisfaction of the Responsible Authority when considering Clause 52.06-6 – Number of car parking spaces required for other uses of the VPP's; and,
- Pursuant to Clause 36.01-7, the signage requirements of Category 4 at Clause 52.06 Signs apply. Currently, it is understood that signage detail is yet to be resolved; and,
- Land is in an area mapped as Aboriginal Cultural Heritage Sensitive.

#### PRELIMINARY FINDINGS

We interpret that planning consideration is not required for the proposed development where:

- The proposed use satisfies the Conditions outlined at Clause 36.01-1, to follow:
  - The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map.
  - The use must be carried out by or on behalf of the public land manager.

#### <u>And,</u>

- Consideration of Clause 52.17 – Native Vegetation is not required.

#### <u>And,</u>

- Any proposed signage to the car park satisfies the relevant exemption outlined at Clause 52.05-10 Signs not requiring a permit:
  - <u>A sign identifying the functions or property of a government</u> department, public authority <u>or municipal council</u>, but not a promotion sign displayed at the direction of any of these bodies.'... (emphasis added).

As such, we interpret that opportunity exists to avoid planning consideration.

Acknowledging the complexities associated with interpretation of the planning scheme, should it be interpreted that that the proposed buildings and works is not exempt from consideration pursuant to PUZ6, we interpret that that the development would qualify for the broad exemptions at Clause 52.31 – Local Government Projects where all relevant criteria is met – discussed to follow.

![](_page_65_Picture_0.jpeg)

The purpose of Clause 52.31 is 'to facilitate the development of land by or on behalf of municipal councils.' Clause 52.31-1 states that:

'Any requirement in a zone or a schedule to a zone to obtain a permit to construct a building or construct or carry out works does not apply to the development of land carried out by or on behalf of a municipal council (emphasis added). .....

This exemption does not apply to the circumstances outlined in Column A – *Criteria* below. We provide a brief response in Column B for completeness.

Column A: Criteria	Column B: Response	
A development with an estimated cost of more than \$10 million.	We understand that the estimated cost of works will not exceed \$9 million.	
A development in the Urban Floodway Zone unless the development is carried out to the satisfaction of the relevant floodplain management authority. A development associated with the use of land for accommodation, earth and energy resources industry, energy generation facility, industry or warehouse.	The land is not located in an Urban Floodway Zone, as demonstrated by the Planning Property Report produced 29 March 2022.	
A development associated with the use of land for accommodation, earth and energy resources industry, energy generation facility, industry or warehouse.	The proposed development is not associated with the use of land for accommodation, earth and energy resources industry, energy generation facility, industry or warehouse.	
A development for which an environment effects statement has been, or is required to be, prepared under the Environment Effects Act 1978. A development for which the Minister for Planning has decided that an assessment through an environment effects statement under the Environment Effects Act 1978 is not required if the Minister's decision is subject to conditions.	We understand that the proposed development does not require an environment effects statement under the Environmental Effects Act 1978.	
Any requirement in the Floodway Overlay, Land Subject to Inundation Overlay and Special Building Overlay to obtain a permit to construct a building or construct or carry out works does not apply to the development of land carried out by or on behalf of a municipal council to the satisfaction of the relevant floodplain management authority.	The land is not located in a Floodway Overlay, Land Subject to Inundation Overlay nor a Special Building Overlay as demonstrated by the Planning Property Report produced 29 March 2022.	

![](_page_66_Picture_0.jpeg)

Acknowledging that the Land is in an area mapped as Aboriginal Cultural Heritage Sensitive, it is our understanding that a mandatory Cultural Heritage Management Plan is not required where the existing use (car park) was established prior to May 2007.

As we are not cultural heritage experts, we recommend that a cultural heritage advisor be commissioned with view to confirm any relevant exemptions and make recommendations for consideration as appropriate.

As Council is the Responsible Authority written confirmation from the Statutory Planning Manager should be sought at schematic design phase of the project to confirm whether planning consideration is required.

Kind Regards,

Melinda Ryan Town Planner

T: 03 8765 2455 M: 0412 251 941 E: melinda@townplanningco.com.au

Limits of Liability and Disclaimer: Town Planning & Co Pty Ltd is not liable for any loss, damage, claims, cost demand and expense whatsoever and however arising in connection with or out of the use of this information.

Any views or opinions in this communication are solely those of the author and may not represent those of the relevant Responsible Authority.

![](_page_67_Picture_1.jpeg)

#### **PROPERTY DETAILS**

Address:	22-26 STANLEY STREET ELSTERNWICK 3185	
Lot and Plan Number:	More than one parcel - see link below	
Standard Parcel Identifier (SPI):	More than one parcel - see link below	
Local Government Area (Council):	GLEN EIRA	www.gleneira.vic.gov.au
Council Property Number:	34755	
Planning Scheme:	Glen Eira	<u> Planning Scheme - Glen Eira</u>
Directory Reference:	Melway 67 G3	

This property has 4 parcels. For full parcel details get the free Property report at Property Reports

#### UTILITIES

Rural Water Corporation: Melbourne Water Retailer: Melbourne Water: Power Distributor:

Southern Rural Water South East Water Inside drainage boundary UNITED ENERGY

## STATE ELECTORATES

Legislative Council: Legislative Assembly: SOUTHERN METROPOLITAN CAULFIELD

#### OTHER

Registered Aboriginal Party: Bunurong Land Council

**Aboriginal Corporation** 

## View location in VicPlan

#### **Planning Zones**

![](_page_67_Figure_17.jpeg)

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer

![](_page_68_Picture_1.jpeg)

#### **Planning Overlays**

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 2-3 SCHEDULE (PO2-3)

![](_page_68_Figure_5.jpeg)

#### ⊨=== Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright @ - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer

![](_page_69_Picture_1.jpeg)

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

ENVIRONMENTAL AUDIT OVERLAY (EAO)

HERITAGE OVERLAY (HO)

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)

![](_page_69_Figure_8.jpeg)

Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer

![](_page_70_Picture_1.jpeg)

#### Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation

![](_page_70_Figure_10.jpeg)

Tram line

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer

![](_page_71_Picture_1.jpeg)

#### **Further Planning Information**

Planning scheme data last updated on 24 March 2022.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer


### **Designated Bushfire Prone Areas**

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas

Designated bushfire prone areas maps can be viewed on VicPlan at <u>https://mapshare.maps.vic.gov.au/vicplan</u> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <u>https://www.vba.vic.gov.au</u>

Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <u>https://www.planning.vic.gov.au</u>

### **Native Vegetation**

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer



Co-Op Studio Attention: Daniel Pike Via email: <u>d.pike@co-opstudio.com.au</u>

## PRELIMINARY FINDINGS: TOWN PLANNING MATTERS

	1-5 BENT ST BENTLEIGH
PROJECT PHASE:	FEASIBILITY & CONCEPT DESIGN
APPLICABLE SCHEME:	GLEN EIRA PLANNING SCHEME

## OVERVIEW

Town Planning & Co has been engaged by Co-Op Studio for provision of preliminary planning commentary in response to the proposed commuter multideck car park located at 1-5 Bent St. Bentleigh (**the Land**).

Further to our review of the project brief, the planning controls pertaining to the Land and the Glen Eira Planning Scheme (**the Scheme**), we understand that:

- Glen Eira City Council (**Council**) own and manage the existing car park occupying the land; and,
- Council is the public land manager of the land; and,
- Council seeks to redevelop the existing car park and amenity block with a new multideck car park; and,
- The Land is subject to the following planning controls:
  - Clause 36.01, Public Use Zone, Schedule 6 (PUZ6) Local Government.
  - Clause 45.09, Parking Overlay, Schedule 2-2 (PO2-3) Student Housing in Specific Areas.
- The land use does not require consideration of PUZ6 where the Conditions for 'any other uses' at Clause 36.01-1 are satisfied as the land use would be considered a Section 1 No Permit Required use; and,
- PUZ6 does not introduce a 'buildings and works' trigger for a Section 1 No Permit Required use; and,



- Native vegetation removal nor impact is proposed that would call for consideration of Clause 52.17 – Native Vegetation of the Victorian Planning Provisions (VPP's); and,
- Car Parking will be provided to the satisfaction of the Responsible Authority when considering Clause 52.06-6 – Number of car parking spaces required for other uses of the VPP's; and,
- Pursuant to Clause 36.01-7, the signage requirements of Category 4 Sensitive Areas at Clause 52.06 Signs apply. Currently, it is understood that signage detail is yet to be resolved.

# PRELIMINARY FINDINGS

We interpret that planning consideration is not required for the proposed development where:

- The proposed use satisfies the Conditions outlined at Clause 36.01-1, to follow:
  - The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map.
  - The use must be carried out by or on behalf of the public land manager.

## <u>And,</u>

- Consideration of Clause 52.17 – Native Vegetation is not required.

## <u>And,</u>

- Any proposed signage to the car park satisfies the relevant exemption outlined at Clause 52.05-10 Signs not requiring a permit:
  - <u>A sign identifying the functions or property of a</u> government department, public authority <u>or municipal council</u>, but not a promotion sign displayed at the direction of any of these bodies.'... (emphasis added).

As such, we interpret that opportunity exists to avoid planning consideration.

Acknowledging the complexities associated with interpretation of the planning scheme, should it be interpreted that that the proposed buildings and works is not exempt from consideration pursuant to PUZ6, we interpret that that the development would qualify for the broad exemptions at Clause 52.31 – Local Government Projects where all relevant criteria is met – discussed to follow.



The purpose of Clause 52.31 is 'to facilitate the development of land by or on behalf of municipal councils.' Clause 52.31-1 states that:

'Any requirement in a zone or a schedule to a zone to obtain a permit to construct a building or construct or carry out works does not apply to the development of land carried out by or on behalf of a municipal council (emphasis added). .....

This exemption does not apply to the circumstances outlined in Column A – *Criteria* below. We provide a brief response in Column B for completeness.

Column A: Criteria	Column B: Response	
A development with an estimated cost of more than \$10 million.	We understand that the estimated cost of works will not exceed \$9 million.	
A development in the Urban Floodway Zone unless the development is carried out to the satisfaction of the relevant floodplain management authority. A development associated with the use of land for accommodation, earth and energy resources industry, energy generation facility, industry or warehouse.	The land is not located in an Urban Floodway Zone, as demonstrated by the Planning Property Report produced 29 March 2022.	
A development associated with the use of land for accommodation, earth and energy resources industry, energy generation facility, industry or warehouse.	The proposed development is not associated with the use of land for accommodation, earth and energy resources industry, energy generation facility, industry or warehouse.	
A development for which an environment effects statement has been, or is required to be, prepared under the Environment Effects Act 1978. A development for which the Minister for Planning has decided that an assessment through an environment effects statement under the Environment Effects Act 1978 is not required if the Minister's decision is subject to conditions.	We understand that the proposed development does not require an environment effects statement under the Environmental Effects Act 1978.	
Any requirement in the Floodway Overlay, Land Subject to Inundation Overlay and Special Building Overlay to obtain a permit to construct a building or construct or carry out works does not apply to the development of land carried out by or on behalf of a municipal council to the satisfaction of the relevant floodplain management authority.	The land is not located in a Floodway Overlay, Land Subject to Inundation Overlay nor a Special Building Overlay as demonstrated by the Planning Property Report produced 29 March 2022.	



As Council is the Responsible Authority written confirmation from the Statutory Planning Manager should be sought at schematic design phase of the project to confirm whether planning consideration is required.

Kind Regards,

Melinda Ryan Town Planner

T: 03 8765 2455 M: 0412 251 941 E: melinda@townplanningco.com.au

*Limits of Liability and Disclaimer:* Town Planning & Co Pty Ltd is not liable for any loss, damage, claims, cost demand and expense whatsoever and however arising in connection with or out of the use of this information.

Any views or opinions in this communication are solely those of the author and may not represent those of the relevant Responsible Authority.



From www.planning.vic.gov.au at 29 March 2022 03:29 PM

### **PROPERTY DETAILS**

Address:	1-5 BENT STREET BENTLEIGH 3204	
Lot and Plan Number:	Lot 1 TP88550	
Standard Parcel Identifier (SPI):	1\TP88550	
Local Government Area (Council):	GLEN EIRA	www.gleneira.vic.gov.au
Council Property Number:	39296	
Planning Scheme:	Glen Eira	<u> Planning Scheme - Glen Eira</u>
Directory Reference:	Melway 68 D12	
UTILITIES	STATE ELECTORATES	

Rural Water Corporation: Melbourne Water Retailer: Melbourne Water: Power Distributor:

**Southern Rural Water** South East Water Inside drainage boundary UNITED ENERGY

Legislative Council: Legislative Assembly: SOUTHERN METROPOLITAN BENTLEIGH

### OTHER

Registered Aboriginal Party: Bunurong Land Council **Aboriginal Corporation** 

### View location in VicPlan

### **Planning Zones**

PUBLIC USE ZONE - LOCAL GOVERNMENT (PUZ6)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer



## **Planning Overlays**

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 2-3 SCHEDULE (PO2-3)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

SPECIAL BUILDING OVERLAY (SBO)

SPECIFIC CONTROLS OVERLAY (SCO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer



### **Further Planning Information**

Planning scheme data last updated on 24 March 2022.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit <u>https://www.planning.vic.gov.au</u>

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer



### **Designated Bushfire Prone Areas**

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at https://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <u>https://www.planning.vic.gov.au</u>

### **Native Vegetation**

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

Copyright (a) - State Government of Victoria Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer

