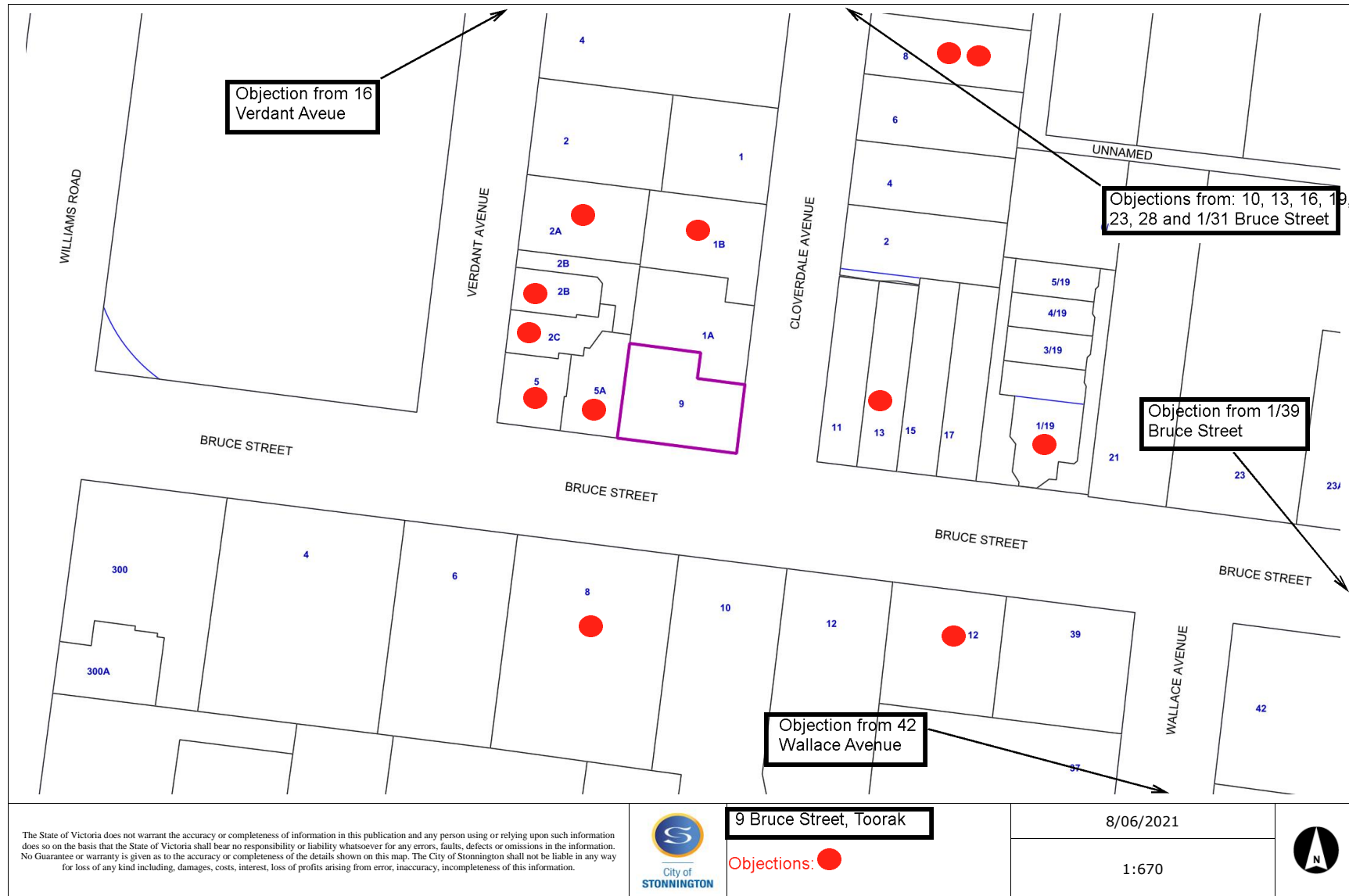


Council Meeting 5 July 2021 Attachments

14.1 Planning Application 0455/20 - 9 Bruce Street, Toorak	2
14.1.1 0455/20 - 9 Bruce Street, Toorak.....	2
14.2 Planning Application 1051/19 - 14 Garden Street, South Yarra.....	11
14.2.1 1051/19 - 14 Garden Street, South Yarra.....	11
14.3 Thomas Oval Dog Park - Final Concept Plans.....	40
14.3.1 Draft Concept Design Consultation Summary Report.....	40
14.3.2 Final Concept Plan.....	43
14.4 St Edmonds Road, Prahran - Traffic Concerns.....	48
14.4.1 St Edmonds Road - Functional Layout Traffic Plan for PAO.....	48
14.4.2 St Edmonds Road Resident Requests.....	49
14.4.3 St Edmonds Road - Star Rating Assessment.....	51
14.6 Policy: Council Webcast	73
14.6.1 Web Casting Policy Revision May 2021.....	73
14.6.2 Web Casting Guidelines Revision May 2021.....	80



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CAT Plans Received 25/05/2021
 CLOVERDALE AVE - MODERN 3 STORY DWELLING
 10 BRUCE ST - 3 STOREY APARTMENT BLOCK
 BRUCE ST - 4 STOREY APARTMENT BLOCK
 26A CLOVERDALE AVE - MODERN 2.5 STORY DWELLING
 30 CLOVERDALE AVE - MODERN 2 STORY DWELLING



02. 12A BRUCE ST - MODERN 3 STOREY APARTMENT DEVELOPMENT



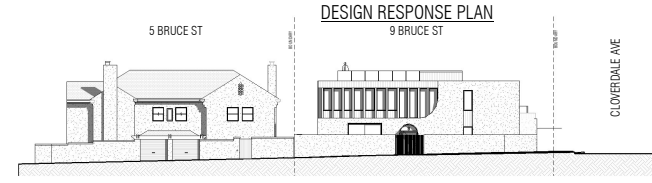
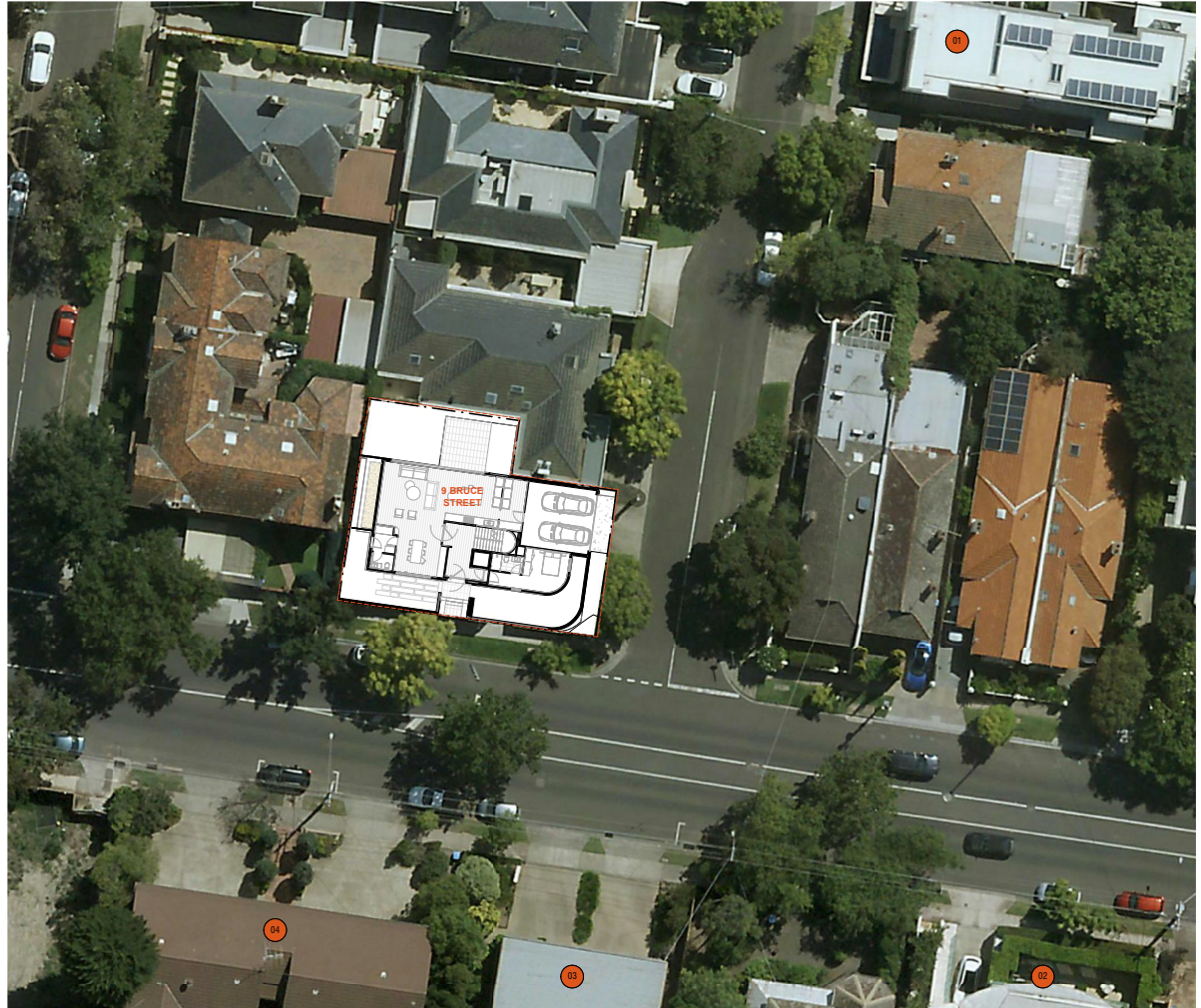
04. 8 BRUCE ST - 3 STOREY APARTMENT BLOCK



12 CLOVERDALE AVE - MODERN 2 STORY DWELLING WITH HIGH FENCE



6 CLOVERDALE AVE - MODERN 2.5 STORY DWELLING WITH HIGH FENCE



STREETSCAPE - BRUCE ST



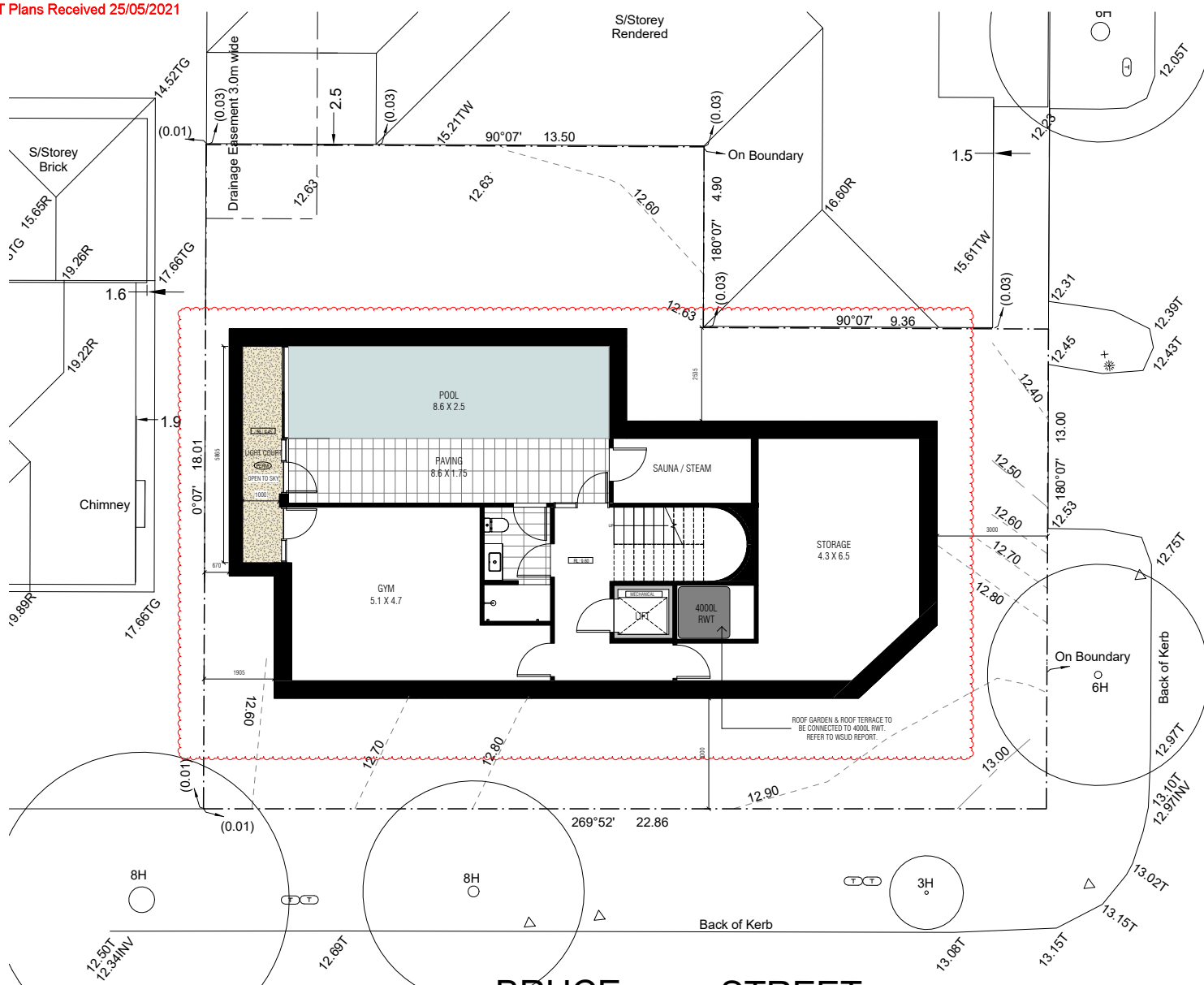
STREETSCAPE - CLOVERDALE AVE

No.	Description	Date	By	To	Description	Date	By
1	CONCEPT PLANNING CONCEPT	09.09.20					
2	SCHEMATIC DEVELOPMENT	25.09.20					
3	SCHEMATIC DEVELOPMENT	18.03.21					
4	SCHEMATIC DEVELOPMENT	18.03.21					
5	SCHEMATIC DEVELOPMENT	18.03.21					
6	SCHEMATIC DEVELOPMENT	24.05.21					

PROJECT:	PROPOSED DWELLING	CLIENT:	KUNAL SHAH & MANSHI SHAH
ADDRESS:	9 BRUCE STREET, TOORAK VIC		

Drawn:	Author	Scale:	1:200
Project No:	TP02	Date:	14.05.21
Client:	TP02		

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CLOVERDALE AVENUE

- FINISHES LEGEND**
- (CON-1) CONCRETE DRIVEWAY
 - (PAV) PAVING
 - (PERM) PERMEABLE PAVING / SURFACE
 - (RN-1) RENDER FINISH
 - (CLD-1) TIMBER CLADDING
 - (CP-1) TIMBER CANOPY
 - (WN-1) ALUMINIUM FRAME WINDOWS
 - (BAL-1) FRAMBLESS GLASS BALUSTRADE
 - (RG-1) ROOF GARDEN (PYROGREEN PROPRIETARY SYSTEM OR SIMILAR)
 - (BR-1) BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH / LAMESTONE RENDER FINISH / COLOUR FINISH (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING LEVEL (V)
CANOPY	CURVED TIMBER CANOPY / COLOUR FINISH (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING / COLOUR BLACK
DOORS	TIMBER CLADDING / IRON ASH TIMBER CLADDING / COLOUR IRON ASH
OVERWAYS	CONCRETE FINISH / COLOUR NATURAL FINISH
PAVING	CONCRETE OR STONE PAVING / COLOUR NATURAL / CONCRETE FINISH

DEVELOPMENT SUMMARY

3 BRUCE ST. TOORAK VIC.	
SITE AREA	365 M ²
NUMBER OF DWELLINGS	1 DWELLINGS
OWN SPACES	3 RESIDENT
SITE COVERAGE	188 M ² 51.5%
COVERED AREA	145 M ² 39.7%
PERMEABLE SURFACES	136 M ² 37.0%
OVERWAY	6 M ²

AREA SUMMARY

AREA TYPE	AREA
INTERNAL AREA	
BASEMENT	155 M ²
DOUBLE GARAGE	22 M ²
PERM FLOOR	158 M ²
PERMEABLE FLOOR	136 M ²
OVERWAY	6 M ²
PERMEABLE OPEN SPACES	
BASEMENT	155 M ²
COURTYARD	8 M ²
FRONT YARD	51 M ²
REAR/WEED YARD	55 M ²
TERRACE	58 M ²
TOTAL	200 M ²

ISSUED FOR TOWN PLANNING

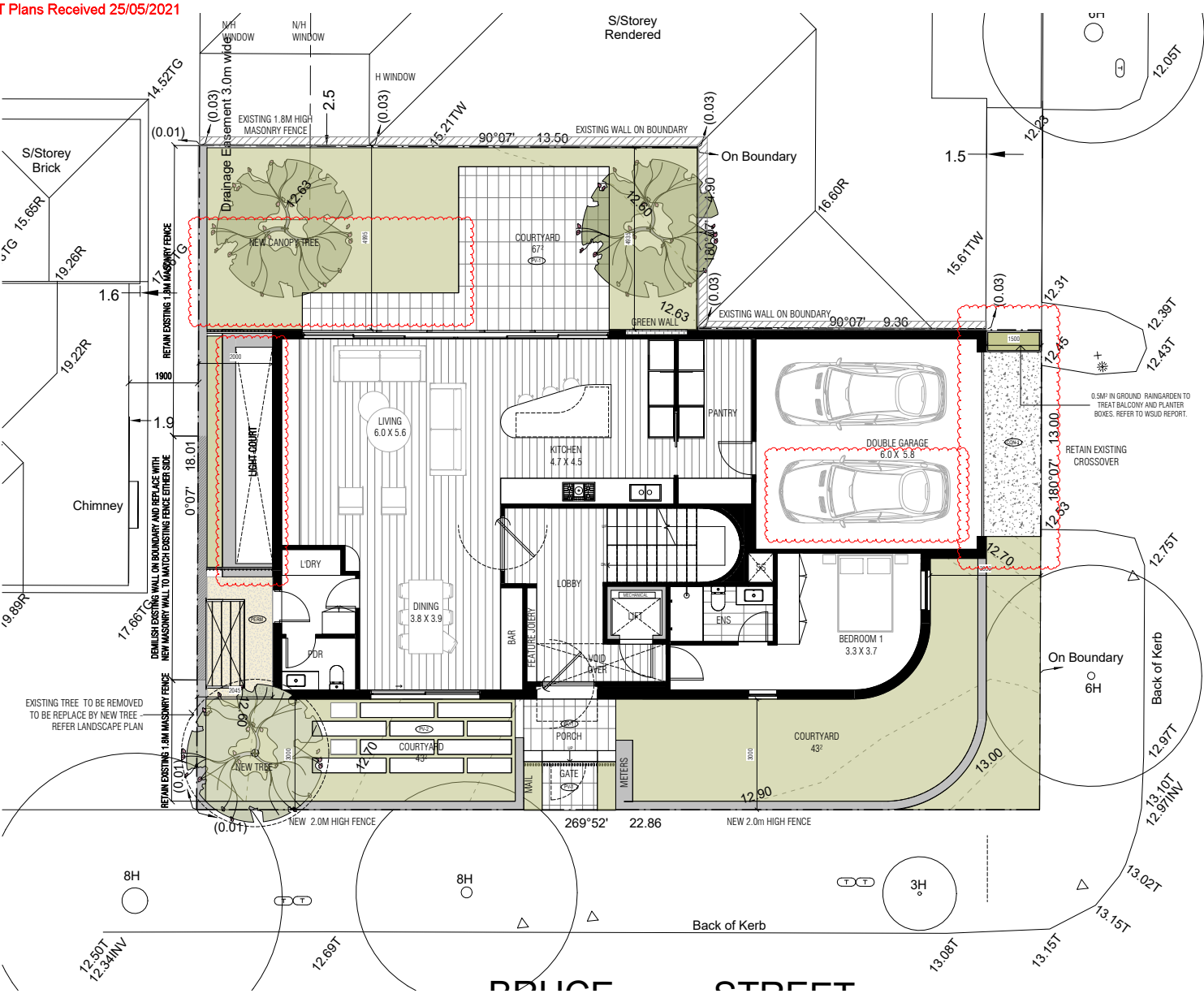
No.	Description	Date	By	No.	Description	Date	By
1	SECOND FLOOR PRODUCTION	20.10.20					
2	REVISION / FINISHES	13.04.21					
3	VCAT SUBMISSION	24.05.21					

PROJECT: PROPOSED DWELLING
ADDRESS: 9 BRUCE STREET, TOORAK VIC
CLIENT: KUNAL SHAH & MANSHI SHAH

architecture
 residential | commercial | interior design | landscape

Client No: TP03
 Scale: 1:50
 Date: 24.05.21

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CLOVERDALE AVENUE

- FINISHES LEGEND**
- (CON-1) CONCRETE DRIVEWAY
 - (PV-1) PAVING
 - (PERM) PERMEABLE PAVING / SURFACE
 - (RN-1) RENDER FINISH
 - (CLD-1) TIMBER CLADDING
 - (CP-1) TIMBER CANOPY
 - (WN-1) ALUMINIUM FRAME WINDOWS
 - (BAL-1) FRAMELESS GLASS BALUSTRADE
 - (RG-1) ROOF GARDEN (PT/TOUSEEN PROPRIETARY SYSTEM OR SIMILAR)
 - (BR-1) BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH / LIGHTSTONE RENDER FINISH / COLOUR WHITE OR SIMILAR
ROOF	ENCLOSED ROOF / GRASS ROOF (WAITING LEVEL 1)
CANOPY	CURVED TIMBER CANOPY / COLOUR IRON OASH (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING / COLOUR BLACK
DOORS	TIMBER CLADDING TO MAIN ENTRY DOOR / COLOUR IRON OASH
DRIVEWAYS	CONCRETE FINISH / COLOUR NATURAL FINISH
PAVING	CONCRETE OR STONE PAVING / COLOUR NATURAL CONCRETE FINISH

DEVELOPMENT SUMMARY
9 BRUCE ST, TOORAK VIC

SITE AREA	865 M ²
NUMBER OF DWELLINGS	1 DWELLINGS
CAR SPACES	3 RESIDENT
SITE COVERAGE	188 M ² 21.5%
GARAGE AREA	145.9 M ² 16.8%
PERMEABLE SURFACES	128 M ² 14.8%
DRIVEWAY	6.5 M ²

AREA SUMMARY

AREA TYPE	AREA
INTERNAL AREA	155 m ²
BRICKWORK	58 m ²
DOUBLE GARAGE	58 m ²
FRONT PORCH	145 m ²
GROUND COVER	128 m ²
DRIVEWAY	6.5 m ²
PRIVATE OPEN SPACE	152 m²
BALCONY	52 m ²
COURTYARD	43 m ²
FRONT YARD	31 m ²
PERMEABLE HARD	128 m ²
THIRDAIR	158 m ²
TOTAL	252 m²

SHEET NAME | SITE AND GROUND FLOOR PLAN

PRELIMINARY ***NOT FOR CONSTRUCTION***

No.	Description	Date	By	No.	Description	Date	By
1	SCHEMATIC DEVELOPMENT	12.09.20					
2	SCHEMATIC DEVELOPMENT	12.09.20					
3	SCHEMATIC DEVELOPMENT	18.03.21					
4	SCHEMATIC DEVELOPMENT	18.03.21					
5	SCHEMATIC DEVELOPMENT	19.04.21					
6	SCHEMATIC DEVELOPMENT	14.05.21					

PROJECT:	PROPOSED DWELLING
ADDRESS:	9 BRUCE STREET, TOORAK VIC
CLIENT:	KUNAL SHAH & MANSHI SHAH

Architecture
Architects | Interior Design | Landscape Architecture

Client No: TP04
Scale: 1:50
Date: 24.05.21

North

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PRELIMINARY ***NOT FOR CONSTRUCTION***

FINISHES LEGEND

- (CON-1) CONCRETE DRIVEWAY
- (PV-1) PAVING
- (PERM) PERMEABLE PAVING / SURFACE
- (RN-1) RENDER FINISH
- (CLD-1) TIMBER CLADDING
- (CP-1) TIMBER CANOPY
- (WN-1) ALUMINIUM FRAME WINDOWS
- (BAL-1) FRAMELESS GLASS BALUSTRADE
- (RG-1) ROOF GARDEN (PT/FOURSEEN PROPRIETARY SYSTEM OR SIMILAR)
- (BR-1) BALUSTRADE

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH LIMESTONE RENDER FINISH COLOUR WHITE OR SIMILAR
ROOF	ENCLOSED ROOF GRASED ROOF WITH RAINWATER LEVEL 11
CANOPY	CURVED TIMBER CANOPY COLOUR IRON OAK (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING COLOUR BLACK
DOORS	TIMBER CLADDING TO MAIN ENTRY DOOR COLOUR IRON OAK
ENTRYWAYS	CONCRETE FINISH COLOUR NATURAL FINISH
PAVING	CONCRETE OR STONE PAVING COLOUR NATURAL CONCRETE FINISH

DEVELOPMENT SUMMARY
9 BRUCE ST, TOORAK, VIC

SITE AREA	865 M ²
NUMBER OF DWELLINGS	1 DWELLINGS
CAR SPACES	3 RESIDENT
SITE COVERAGE	188 M ² 21.85%
GARDEN AREA	146.9 M ² 16.97%
PERMEABLE SURFACES	138 M ² 15.83%
ENTRYWAY	6 M ²

AREA SUMMARY

AREA TYPE	AREA
INTERNAL AREA	158 m ²
BRICKS	58 m ²
DOUBLE GARAGE	58 m ²
PAVING TILES	148 m ²
GRASS/GRASS	482 m ²
PRIVATE OPEN SPACE	152 m ²
BALCONY	152 m ²
COVERED	152 m ²
PAVING SAND	35 m ²
PERMEABLE	138 m ²
TERRACE	138 m ²
	252 m ²

REVISIONS

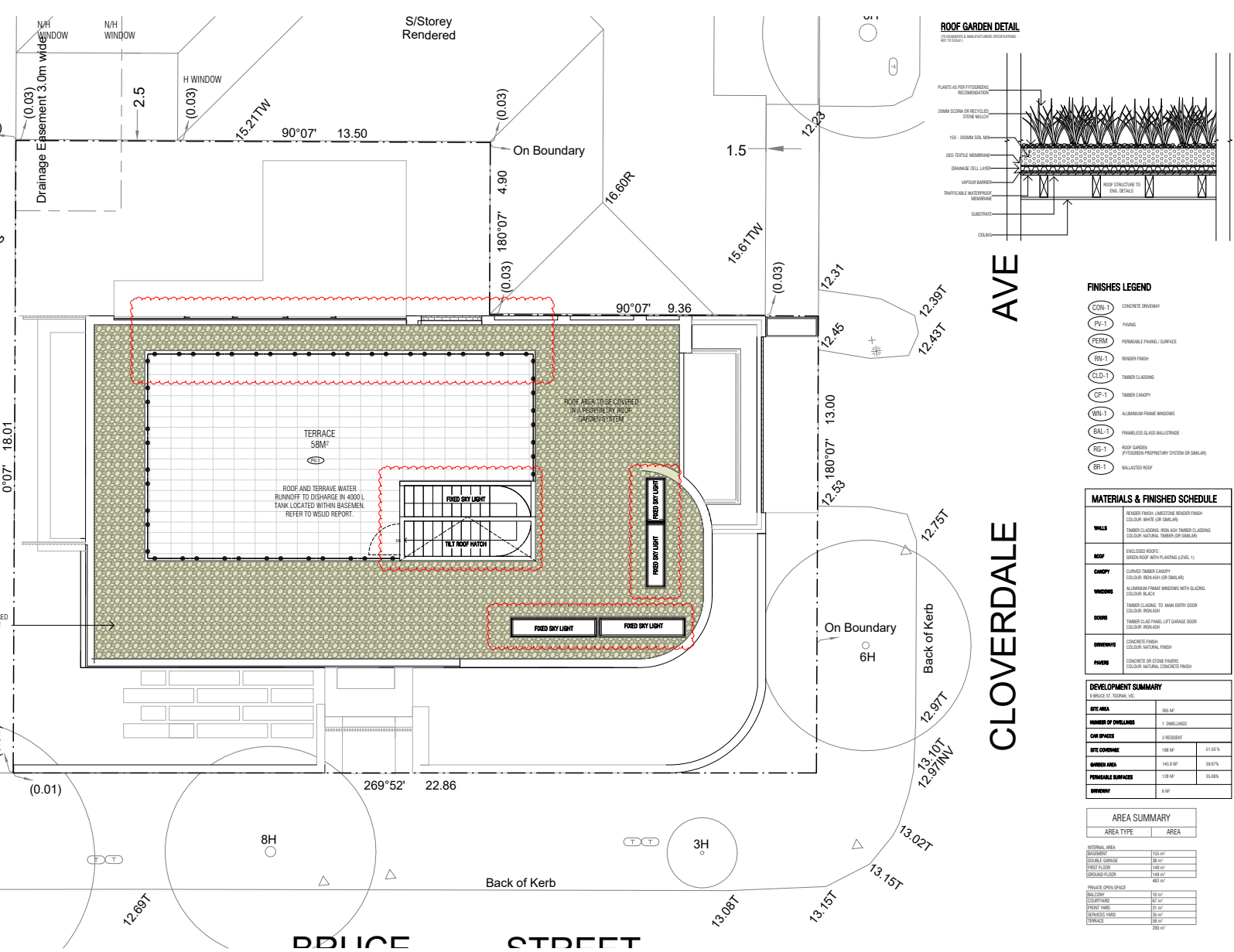
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2	FORMER INSPECTION	09.09.20					
3	ROOF MATERIAL AMENDMENT	18.03.21					
4	SECOND COVER REVISION	18.03.21					
5	METHOD FINISHES	18.03.21					
6	VCAT SUBMISSION	14.05.21					

PROJECT INFORMATION

PROJECT: PROPOSED DWELLING
 ADDRESS: 9 BRUCE STREET, TOORAK VIC
 CLIENT: KUNAL SHAH & MANSHI SHAH

ARCHITECTURE
 ARCHITECTURE
 14/150 BRUCE STREET, TOORAK VIC 3142
 PHONE: 08 9439 1111
 FAX: 08 9439 1112
 EMAIL: info@architecture.com.au
 WWW: www.architecture.com.au

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PRELIMINARY ***NOT FOR CONSTRUCTION***

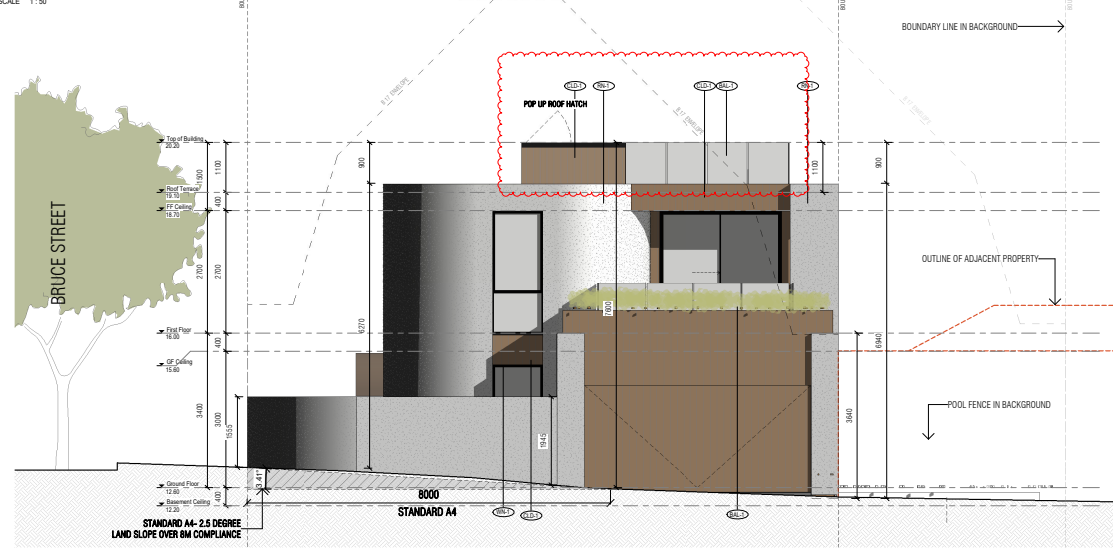
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2	FORM NOTIFICATION	10.09.20					
3	FORM MATERIALS AMENDMENT	18.09.21					
4	SECOND COVER PRELIMINARY	18.10.20					
5	REVISED PRELIMINARY	19.04.21					
6	FINAL SUBMISSION	14.05.21					

PROJECT: PROPOSED DWELLING
ADDRESS: 9 BRUCE STREET, TOORAK VIC
CLIENT: KUNAL SHAH & MANSHI SHAH

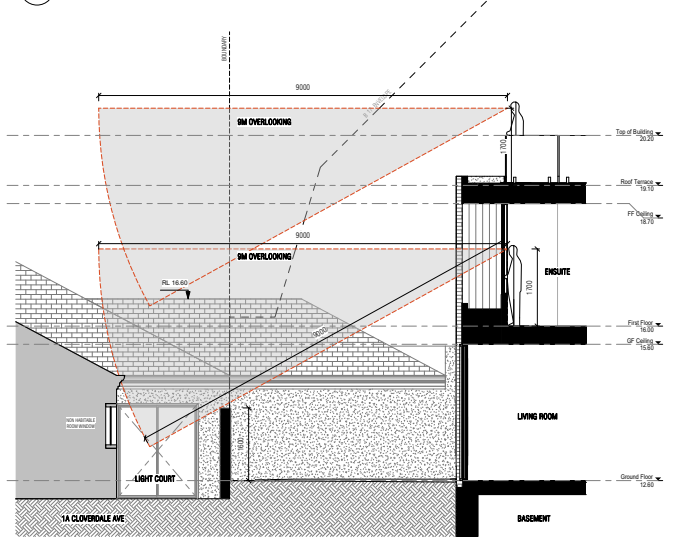
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Author: [Signature]

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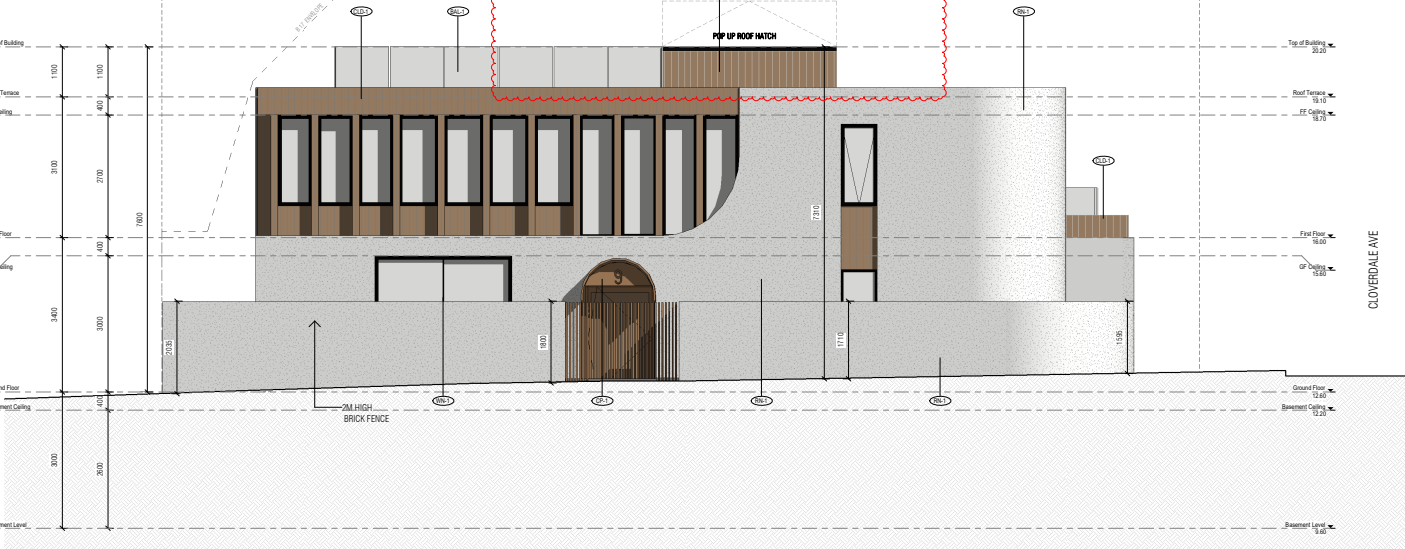
1 CAT Plans Received 25/05/2021
East Elevation- Cloverdale Ave
SCALE: 1:50



3 Section-Overlooking
SCALE: 1:50



2 South Elevation- Bruce Street
SCALE: 1:50



FINISHES LEGEND

- CON-1 CONCRETE OVERLAY
- PV-1 PAVING
- PERM PERMEABLE PAVING SURFACE
- RFN-1 RENDER FINISH
- CLD-1 TIMBER CLADDING
- CP-1 TIMBER CANOPY
- WN-1 ALUMINUM FRAME WINDOWS
- BAL-1 FRAMELESS GLASS BALUSTRADE
- RG-1 ROOF GARDEN (PROPOSED PROPRIETARY SYSTEM OR SIMILAR)
- BR-1 BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH, LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING (HOW DO: TIMBER CLADDING) COLOUR: NATURAL, TIMBER (OR SIMILAR)
ROOF	ENCLOSED ROOFS GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: BROWN ASH (OR SIMILAR)
WINDOWS	ALUMINUM FRAME WINDOWS WITH GLAZING COLOUR: BLACK
DOORS	TIMBER CLADDING TO MAIN ENTRY DOOR COLOUR: BROWN ASH TIMBER CLAD PANEL LEFT GARAGE DOOR COLOUR: BROWN ASH
OVERWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVING	CONCRETE OR STONE PAVING COLOUR: NATURAL, CONCRETE FINISH

SHEET NAME: ELEVATIONS

PRELIMINARY **"NOT FOR CONSTRUCTION"**

The drawings are to be read with regard to the index of which the documents have been issued and for the specific purpose of the issue. The information contained within is considered to be correct as the time of documentation. It is an uncontrolled document. It is not to be used for any purpose other than that of the specific project. It is not to be used for any other purpose without the express approval of the architect. The Client agrees not to use these drawings and data, in whole or in part, for any purpose other than that of the specific project without the express approval of the architect. The Client agrees not to use these drawings and data, in whole or in part, for any purpose other than that of the specific project without the express approval of the architect. The Client agrees not to use these drawings and data, in whole or in part, for any purpose other than that of the specific project without the express approval of the architect. The Client agrees not to use these drawings and data, in whole or in part, for any purpose other than that of the specific project without the express approval of the architect.

No.	Description	Date	By	No.	Description	Date	By
1	CONCEPT PLANNING	09.09.20		1	CONCEPT PLANNING	09.09.20	
2	SCHEMATIC DEVELOPMENT	22.09.20		2	SCHEMATIC DEVELOPMENT	22.09.20	
3	ROOF MATERIALS SELECTION	18.09.21		3	ROOF MATERIALS SELECTION	18.09.21	
4	SECONDLOOR RESOLUTION	18.09.21		4	SECONDLOOR RESOLUTION	18.09.21	
5	REVISIONS	19.04.21		5	REVISIONS	19.04.21	
6	FINAL DRAWING	14.05.21		6	FINAL DRAWING	14.05.21	

PROJECT:	PROPOSED DWELLING
ADDRESS:	9 BRUCE STREET, TOORAK VIC
CLIENT:	KUNAL SHAH & MANSHI SHAH

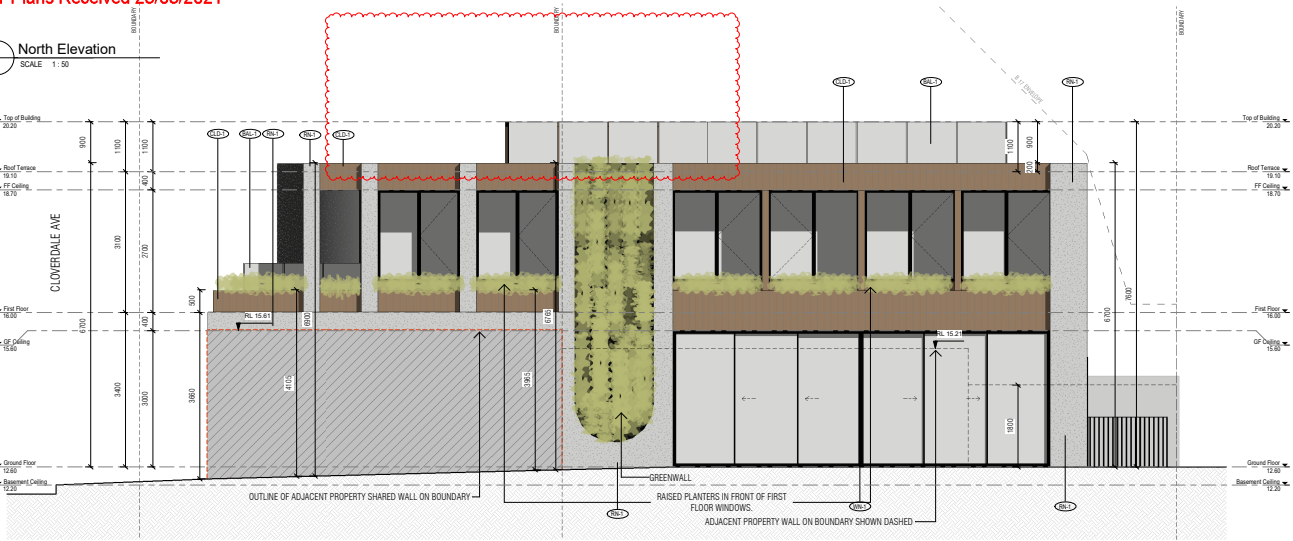
architecture
an interior | landscape | exterior | architecture

Drawn: Ashur Date: 24.09.21

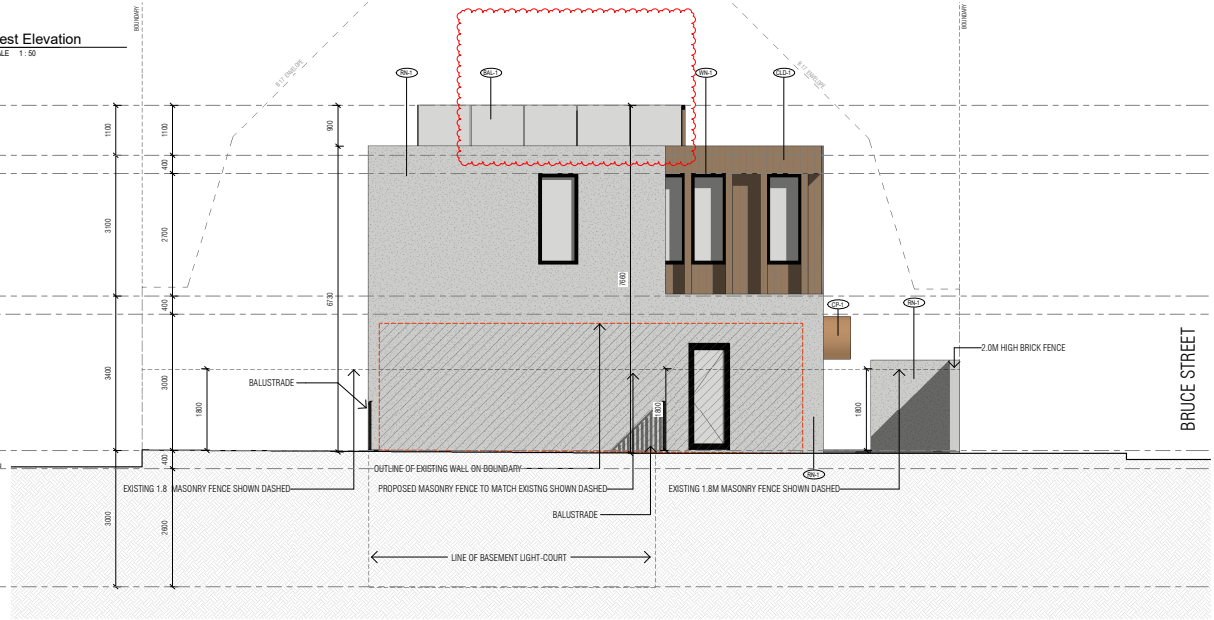
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1 North Elevation
SCALE 1:50



2 West Elevation
SCALE 1:50



- FINISHES LEGEND**
- CONCRETE OVERLAY
 - PAVING
 - PERMEABLE PAVING / SURFACE
 - RENDER FINISH
 - TIMBER CLADDING
 - TIMBER CANOPY
 - ALUMINIUM FRAME WINDOWS
 - FRAMELESS GLASS BALUSTRADE
 - ROOF GARDEN / PROPRIETARY SYSTEM OR SIMILAR
 - BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE	
WALLS	RENDER FINISH / LIME STONE / RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING: RED OAK / TIMBER CLADDING COLOUR: NATURAL / TIMBER (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: IRON OAK (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING COLOUR: BLACK TIMBER CLADDING: TO MATCH ENTRY DOOR COLOUR: IRON OAK
DOORS	TIMBER CLAD PANEL LEFT GARAGE DOOR COLOUR: IRON OAK
OVERWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVING	CONCRETE OR STONE PAVING COLOUR: NATURAL / CONCRETE FINISH

SHEET NAME: ELEVATIONS
PRELIMINARY "NOT FOR CONSTRUCTION"

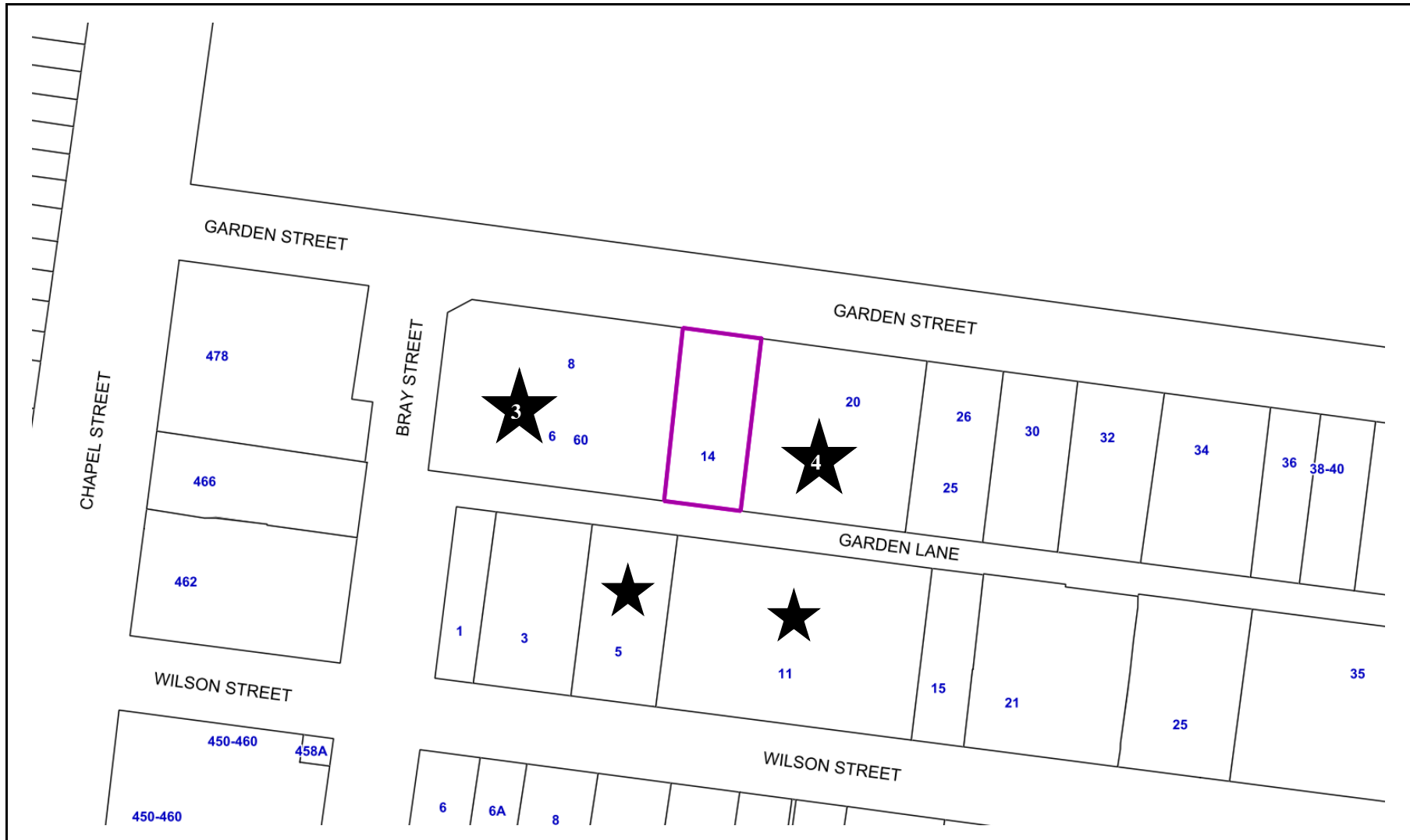
The drawings are to be read with regard to the index of which the document has been issued and for the specific purpose of the issue. The information contained within is considered to be correct to the best of our knowledge. It is an uncontrolled document. It is the user's responsibility to ensure that the information is current and correct. The user must ensure that the information is current and correct. The user must ensure that the information is current and correct. The user must ensure that the information is current and correct.

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98	FORMER REVISION	18.09.20				
99	FORMER REVISION	18.09.20				
100	FORMER REVISION	18.09.20				

PROJECT: PROPOSED DWELLING
ADDRESS: 9 BRUCE STREET, TOORAK VIC
CLIENT: KUNAL SHAH & MANSHI SHAH

architecture
A COMMITMENT TO INTEGRITY, CREATIVITY, AND EXCELLENCE

Drawn: Ashraf
Date: 24.09.21



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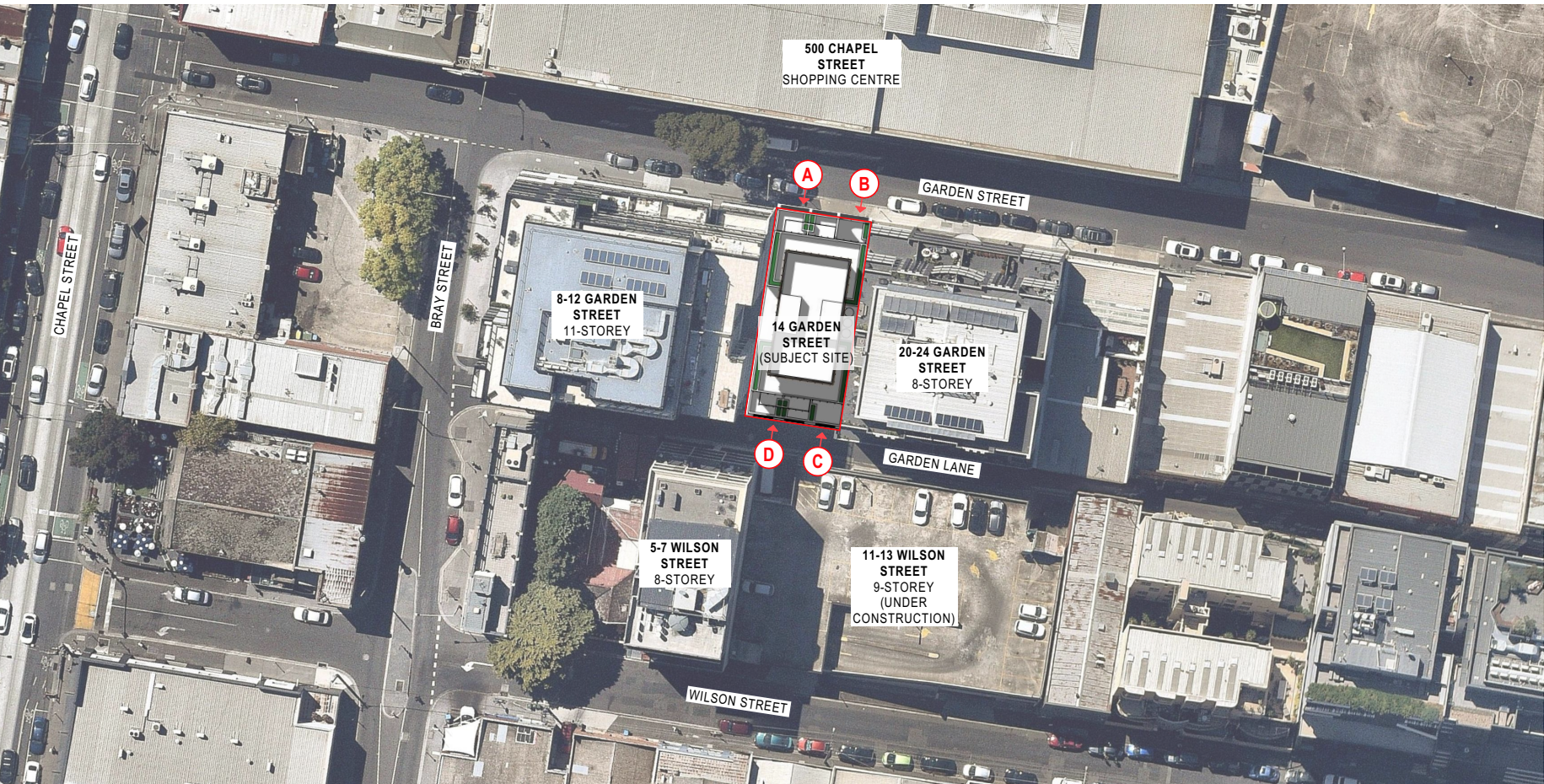
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14 Garden Street, South Yarra
 ★ = objectors

Date printed: 9/06/2021
 Scale: 1:800

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DESIGN RESPONSE LEGEND

- A - Retail Space Access
- B - Apartment Lobby
- C - Services Access
- D - Car Stackers

DESIGN RESPONSE 1:500



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

DESIGN RESPONSE | 1.03

Rev. A |

16-Feb-21

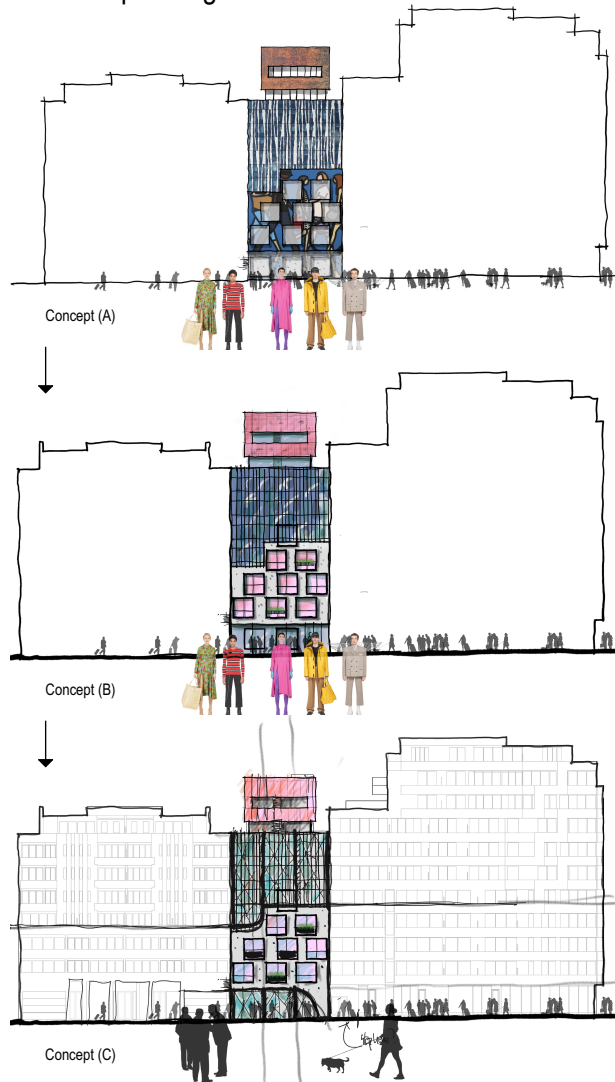
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Concept Design Evolution



DESIGN STATEMENT

BORNE OUT OF A NEED TO RESPOND TO A MYRIAD OF IMPORTANT CONTEXTUAL BUILT FORM PARAMETERS AND DATUMS, THE ARCHITECTURE FOR 14 GARDEN STREET STRIVES TO REINFORCE THE EXISTING PATTERN LANGUAGE OF THE STREETSCAPE BY USING RHYTHMIC BUILDING ELEMENTS AND TRANSITIONARY BUILDING FORMS.

THE GARDEN STREET BOUNDARY BUILDING FORM IS CONTAINED WITHIN A TWO TO THREE-LEVEL PODIUM WHICH HOVERS OVER A TRANSPARENT GROUND LEVEL STRIP AND ACTS AS A TRANSITION BETWEEN THE ADJOINING PROPERTIES.

THE RECESSED TOP LEVELS JOIN THE TWO ADJACENT BUILDINGS AND COMPLEMENT THE STREETSCAPE WITH A FOUR-LEVEL HIGH ARTICULATED CURTAIN WALL.

THE CONSEQUENT ARCHITECTURE IS A CONTEMPORARY TRANSLATION AND AGGREGATION OF THE EXISTING, ENHANCES THE STREETSCAPE, AND CREATES IMPROVED OUTCOMES FOR A LANDMARK IN SOUTH YARRA.

SUSTAINABLE DESIGN

HIGH EFFICIENT HOT WATER SYSTEM FOR THE ENTIRE DEVELOPMENT WILL BE PROVIDED.

A 3 KW (NOM.) NORTH-FACING PHOTOVOLTAIC PANEL SYSTEM WILL BE INSTALLED ON THE DEVELOPMENT ROOFTOP FOR RENEWABLE ENERGY GENERATION. THIS WILL OFF-SET A PORTION OF GREENHOUSE GAS EMISSIONS AND ENERGY USE FROM COMMON AREAS FOR THE PROJECT. DAYLIGHT TIME SWITCHES AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.

A NOMINAL EFFECTIVE ROOF AREA OF 320 M2 WILL BE USED TO HARVEST STORMWATER INTO A RAINWATER TANK WITH A NOMINAL EFFECTIVE STORAGE OF 10,000 L. COLLECTED WATER WILL BE USED FOR ALL SANITARY FLUSHING AND GARDEN IRRIGATION.

ALL LANDSCAPING WILL INCORPORATE WATER EFFICIENCY PRINCIPLES. THIS INCLUDES THE SELECTION OF DROUGHT-TOLERANT PLANTS AND SPECIFYING WATER EFFICIENCY IRRIGATION SUCH AS DRIP IRRIGATION WITH TIMERS AND RAIN SENSORS.

REFER TO SUSTAINABLE DESIGN ASSESSMENT FOR DETAILS.

SOLAR PHOTOVOLTAIC PANELS TO PROVIDE POWER FOR UTILITY CONSUMPTION

ENERGY EFFICIENT GLAZING TO REDUCE HEAT LOSS IN WINTER

BUILDING SETBACK AT HIGHER LEVELS TO REDUCE VISUAL IMPACT FROM STREET VIEW

RECESSED STREET FACING ENTRANCE TO CREATE CLEAR VISTA AND IDENTIFICATION OF ACCESS TO BUILDING FAÇADE

ROOF SERVICE AREA TO BE ENCLOSED BY SCREEN /BALUSTRADE TO REDUCE VISUAL IMPACT FROM STREET VIEW



Current Design



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

DESIGN CONCEPT | 1.04

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16-Feb-21

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DEVELOPMENT SUMMARY - TOTAL

LEVEL	SPACE	CATEGORY	AREA SQM
Basement			
BS	CIRCULATION	79.30	
KITCHEN	SERVICES	54.71	
LAUNDRY	SERVICES	19.74	
STAFF	SERVICES	25.14	
STORE	SERVICES	34.97	
SWITCHROOM	SERVICES	45.89	
L1			
BIKES / CIRCULATION	SERVICES	37.39	
CAFE	RETAIL	145.95	
CAR STACKERS	SERVICES	40.87	
L1	CIRCULATION	28.56	
LOADING BAY	SERVICES	27.07	
REFUSE	SERVICES	15.25	
L2			
2-01	1 BED UNIT	46.79	
2-02	1 BED UNIT	47.79	
2-03	STUDIO UNIT	32.14	
2-04	1 BED UNIT	49.79	
2-05	1 BED UNIT	49.79	
2-06	STUDIO UNIT	32.14	
L2	CIRCULATION	55.65	
L3			
3-01	1 BED UNIT	46.79	
3-02	1 BED UNIT	47.79	
3-03	STUDIO UNIT	32.14	
3-04	1 BED UNIT	49.79	
3-05	1 BED UNIT	49.79	
3-06	STUDIO UNIT	32.14	
L3	CIRCULATION	55.65	
L4			
4-01	STUDIO UNIT	34.34	
4-01	TERRACE	12.98	
4-02	1 BED UNIT	47.79	
4-03	STUDIO UNIT	32.14	
4-04	STUDIO UNIT	36.75	
4-04	TERRACE	11.55	
4-05	STUDIO UNIT	36.41	
4-05	TERRACE	12.97	
4-06	STUDIO UNIT	24.61	
4-06	TERRACE	11.16	
L4	CIRCULATION	51.94	
L5			
5-01	STUDIO UNIT	34.34	
5-01	TERRACE	4.88	
5-02	STUDIO UNIT	35.34	
5-02	TERRACE	11.89	
5-03	2 BED UNIT	61.02	
5-03	TERRACE	10.57	
5-04	STUDIO UNIT	36.41	
5-05	STUDIO UNIT	24.61	
5-05	TERRACE	5.75	
L5	CIRCULATION	48.12	

DEVELOPMENT SUMMARY - INTERNAL

LEVEL	SPACE	CATEGORY	AREA SQM
Basement			
BS	CIRCULATION	79.30	
KITCHEN	SERVICES	54.71	
LAUNDRY	SERVICES	19.74	
STAFF	SERVICES	25.14	
STORE	SERVICES	34.97	
SWITCHROOM	SERVICES	45.89	
L1			
BIKES / CIRCULATION	SERVICES	37.39	
CAFE	RETAIL	145.95	
CAR STACKERS	SERVICES	40.87	
L1	CIRCULATION	28.56	
LOADING BAY	SERVICES	27.07	
REFUSE	SERVICES	15.25	
L2			
2-01	1 BED UNIT	46.79	
2-02	1 BED UNIT	47.79	
2-03	STUDIO UNIT	32.14	
2-04	1 BED UNIT	49.79	
2-05	1 BED UNIT	49.79	
2-06	STUDIO UNIT	32.14	
L2	CIRCULATION	55.65	
L3			
3-01	1 BED UNIT	46.79	
3-02	1 BED UNIT	47.79	
3-03	STUDIO UNIT	32.14	
3-04	1 BED UNIT	49.79	
3-05	1 BED UNIT	49.79	
3-06	STUDIO UNIT	32.14	
L3	CIRCULATION	55.65	
L4			
4-01	STUDIO UNIT	34.34	
4-02	1 BED UNIT	47.79	
4-03	STUDIO UNIT	32.14	
4-04	STUDIO UNIT	36.75	
4-05	STUDIO UNIT	36.41	
4-06	STUDIO UNIT	24.61	
L4	CIRCULATION	51.94	
L5			
5-01	STUDIO UNIT	34.34	
5-02	STUDIO UNIT	35.34	
5-03	2 BED UNIT	61.02	
5-04	STUDIO UNIT	36.41	
5-05	STUDIO UNIT	24.61	
L5	CIRCULATION	48.12	
L6			
6-01	STUDIO UNIT	34.34	
6-02	STUDIO UNIT	35.34	
6-03	2 BED UNIT	61.02	
6-04	STUDIO UNIT	36.41	
6-05	STUDIO UNIT	24.61	
L6	CIRCULATION	48.12	

APARTMENT SUMMARY

APARTMENT	Area SQM
1 BED UNIT	
2-01	46.79
2-02	47.79
2-04	49.79
2-05	49.79
3-01	46.79
3-02	47.79
3-04	49.79
3-05	49.79
4-02	47.79
9 units 1436.11 m²	
2 BED UNIT	
5-03	61.02
6-03	61.02
7-03	61.02
7-04	61.01
8-01	99.02
8-02	99.02
6 units 1442.11 m²	
STUDIO UNIT	
2-03	32.14
2-06	32.14
3-03	32.14
3-06	32.14
4-01	34.34
4-03	32.14
4-04	36.75
4-05	36.41
4-06	24.61
5-01	34.34
5-02	35.34
5-04	36.41
5-05	24.61
6-01	34.34
6-02	35.34
6-04	36.41
6-05	24.61
7-01	34.34
7-02	35.34
19 units 1623.89 m²	
total 34 units	1,502.11 m²



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

DEVELOPMENT SUMMARY | 2.05

Rev. A |

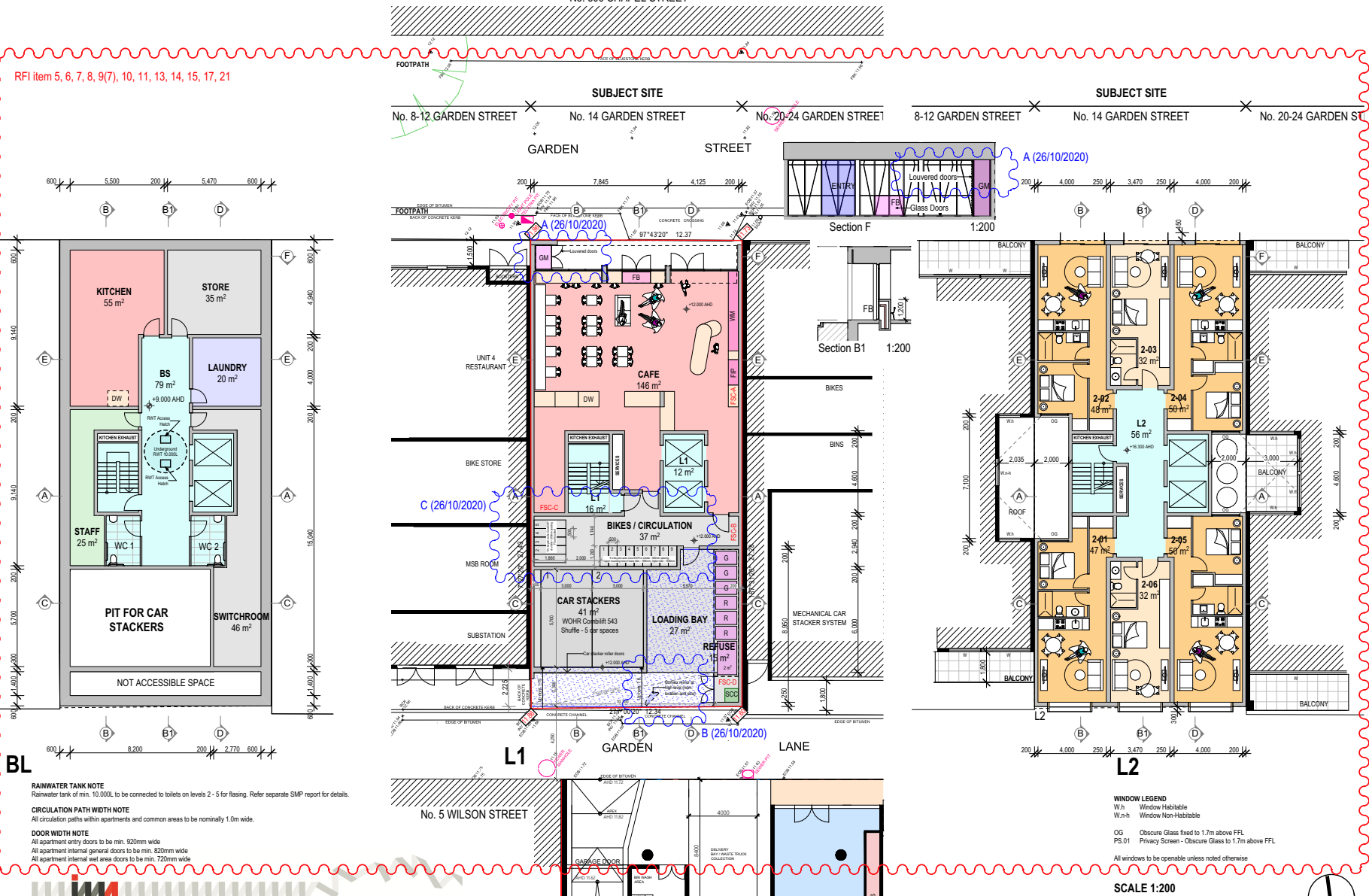
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RFI item 5, 6, 7, 8, 9(7), 10, 11, 13, 14, 15, 17, 21



RAINWATER TANK NOTE
Rainwater tank of min. 10,000L to be connected to toilets on levels 2 - 5 for flushing. Refer separate SMP report for details.

CIRCULATION PATH WIDTH NOTE
All circulation paths within apartments and common areas to be nominally 1.0m wide.

DOOR WIDTH NOTE
All apartment entry doors to be min. 920mm wide
All apartment internal general doors to be min. 920mm wide
All apartment internal wet areas doors to be min. 720mm wide

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TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA

PLANS | 2.01 Rev. B | 16-Feb-21

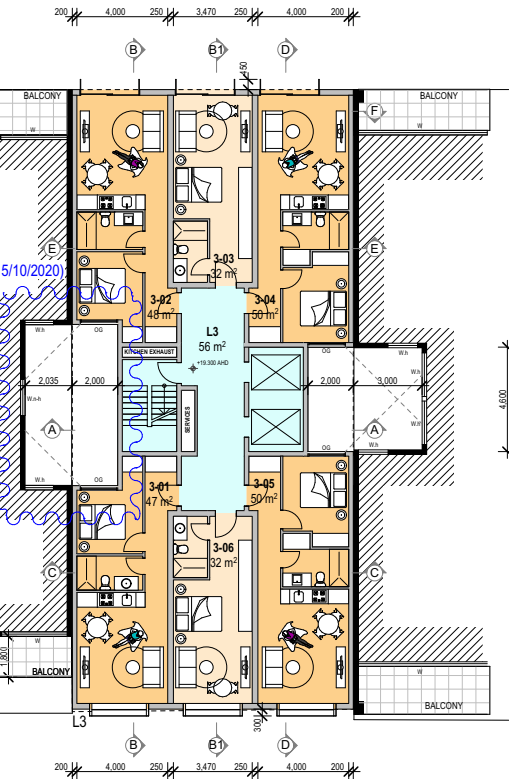
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RFI item 5, 6, 7, 8, 9(7), 10, 11, 15

SUBJECT SITE
No. 14 GARDEN STREET No. 20-24 GARDEN ST

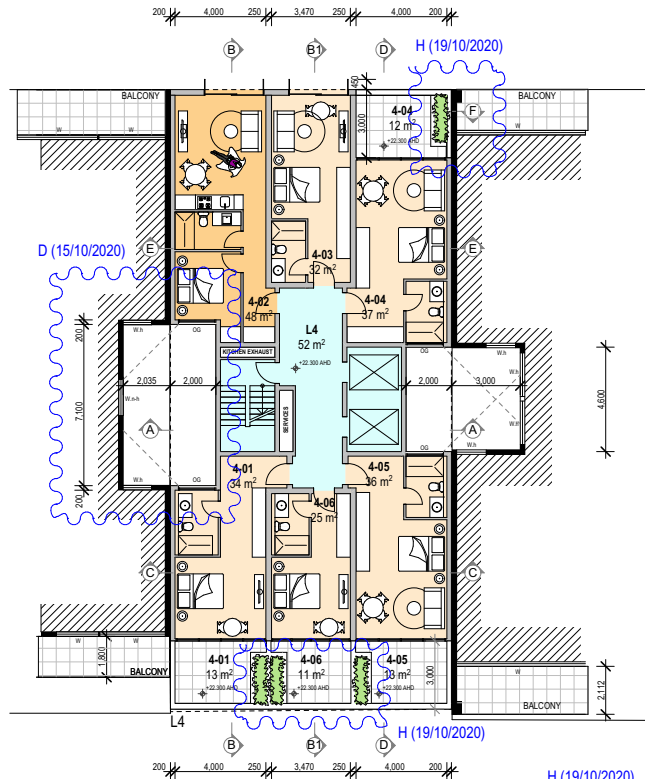


L3

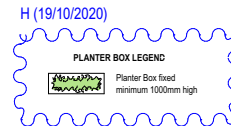
CIRCULATION PATH WIDTH NOTE
All circulation paths within apartments and common areas to be nominally 1.0m wide.

DOOR WIDTH NOTE
All apartment entry doors to be min. 920mm wide
All apartment internal general doors to be min. 920mm wide
All apartment internal well area doors to be min. 720mm wide

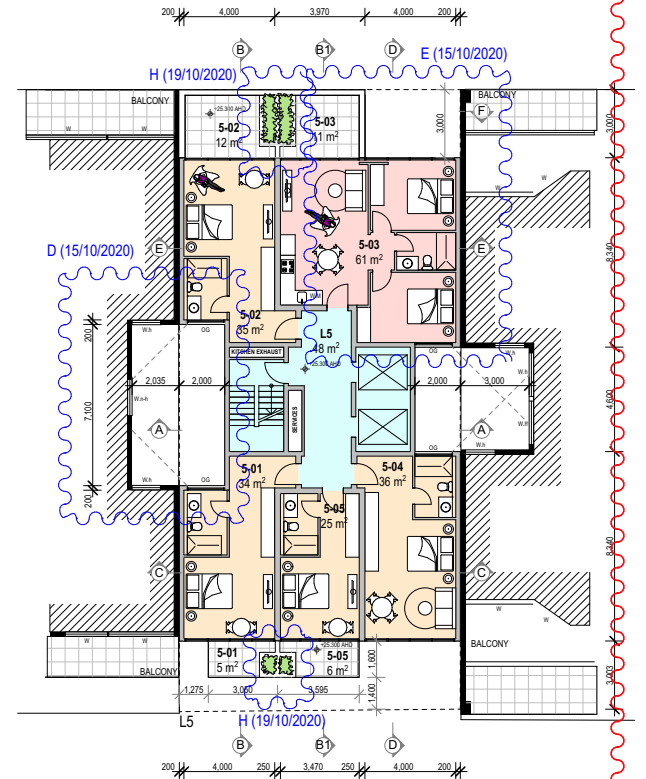
SUBJECT SITE
8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET



L4



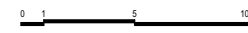
SUBJECT SITE
8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET



L5

WINDOW LEGEND
W.h Window Habitable
W.n-h Window Non-Habitable
OG Obscure Glass fixed to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL
All windows to be operable unless noted otherwise

SCALE 1:200



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA

PLANS | 2.02 Rev. B | 16-Feb-21

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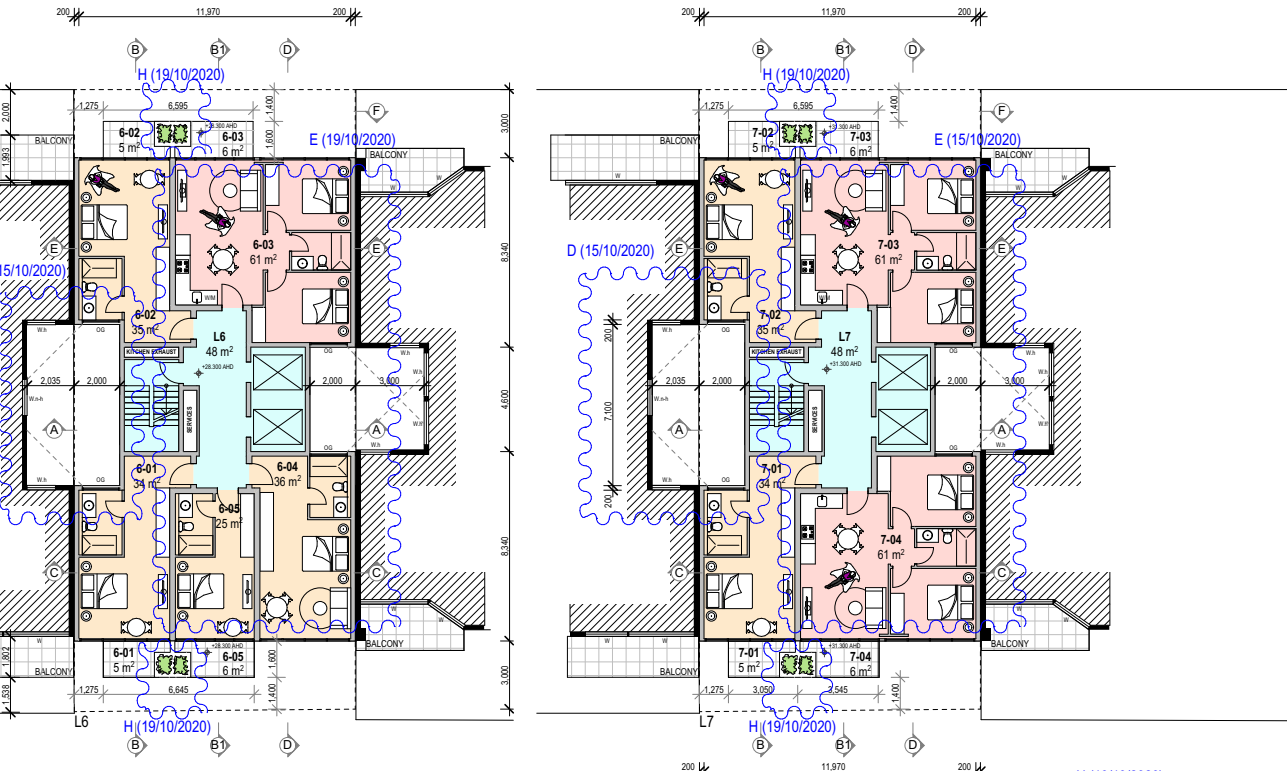
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RFI item 5, 6, 7, 8, 9(7), 10, 11, 15

SUBJECT SITE

SUBJECT SITE

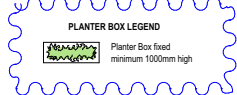
GREEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STI 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET



L6

L7

H (19/10/2020)

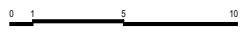


CIRCULATION PATH WIDTH NOTE
All circulation paths within apartments and common areas to be nominally 1.0m wide.

DOOR WIDTH NOTE
All apartment entry doors to be min. 920mm wide
All apartment internal general doors to be min. 920mm wide
All apartment internal wet area doors to be min. 720mm wide

WINDOW LEGEND
W.h Window Habitable
W.n-h Window Non-Habitable
OG Obscure Glass fixed to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL
All windows to be openable unless noted otherwise

SCALE 1:200



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TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA

PLANS | 2.03 Rev. B | 16-Feb-21

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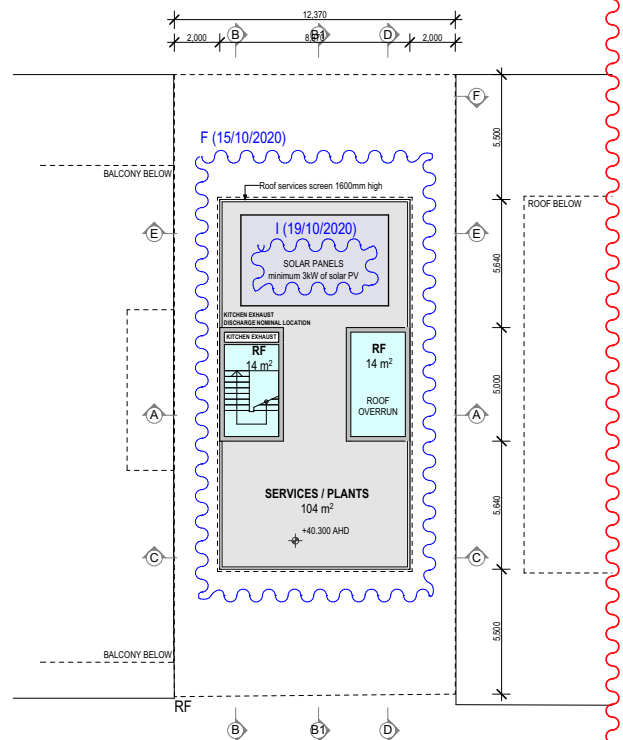
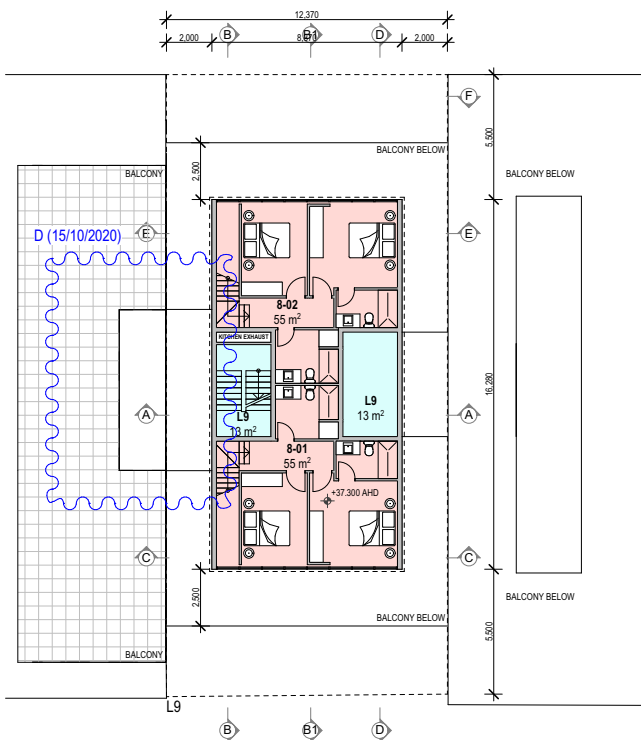
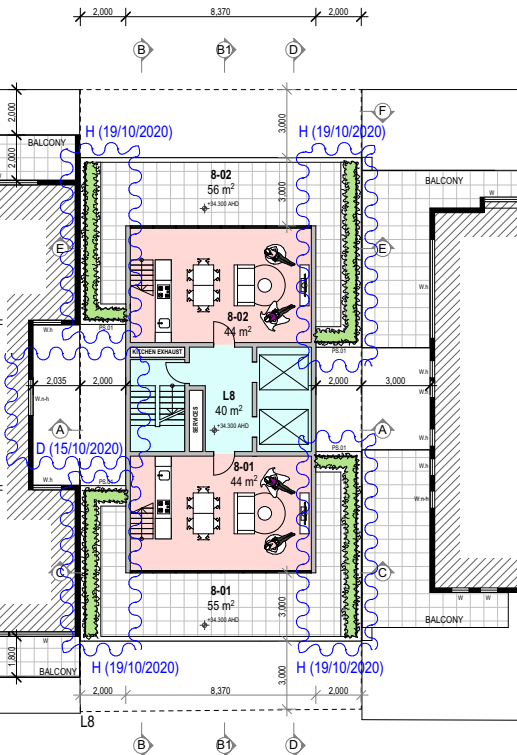
RFI item 5, 6, 7, 8, 9(7), 10, 11, 15, 22

SUBJECT SITE

SUBJECT SITE

SUBJECT SITE

GREEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN ST 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN ST



L8

L9

H (19/10/2020)

ROOF

ROOF DRAINAGE NOTE
Rainwater Roof/balcony area of 320 sqm to be connected to rainwater tank. Refer separate SMP report for details.

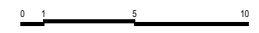
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All apartment internal wet area doors to be min. 720mm wide



WINDOW LEGEND
W.h Window Habitable
W.n-h Window Non-Habitable
OG Obscure Glass fixed to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL
All windows to be operable unless noted otherwise

SCALE 1:200



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TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA

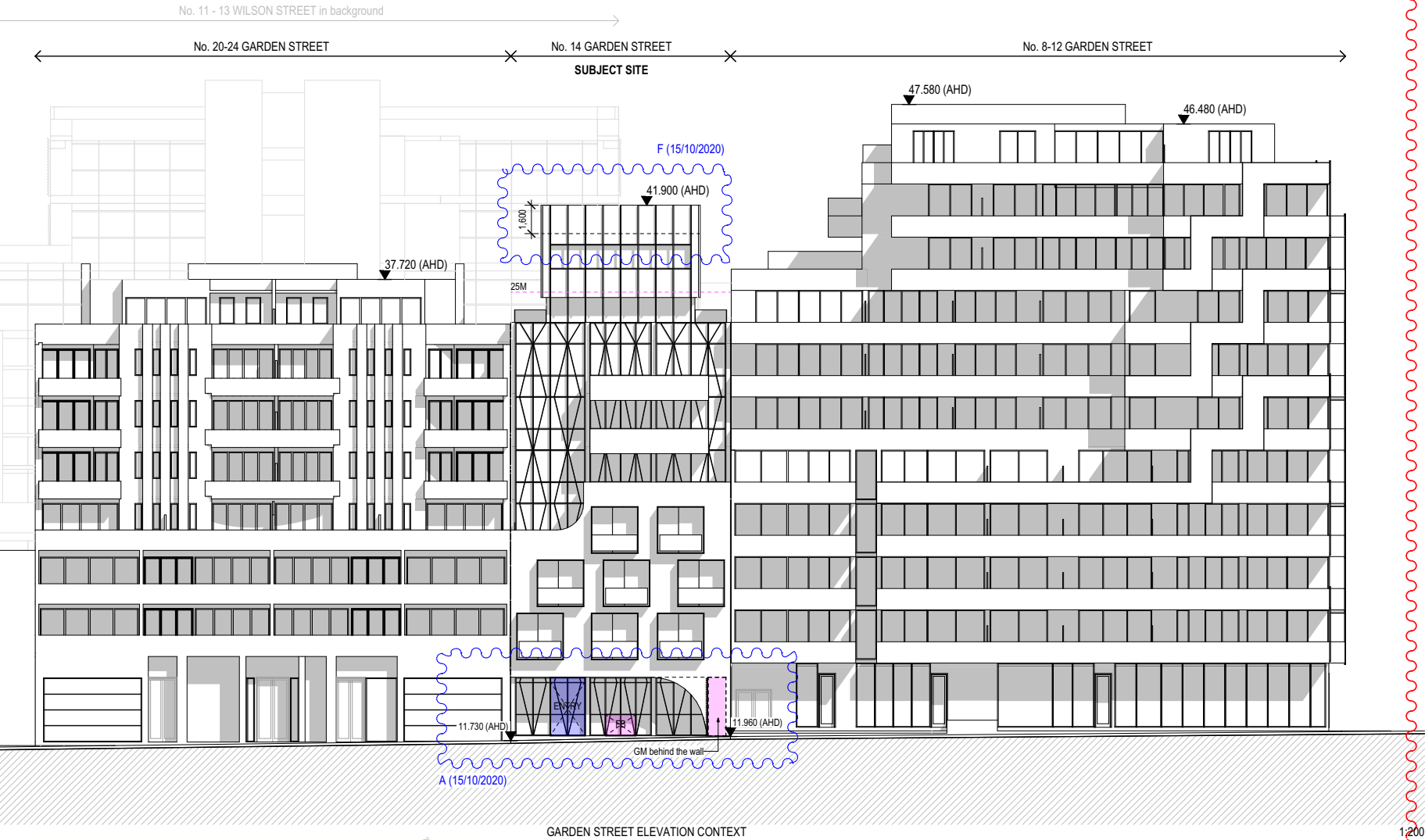
PLANS | 2.04 Rev. B | 16-Feb-21

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RFI item 9



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

ELEVATIONS CONTEXT | 3.01

Rev. B |

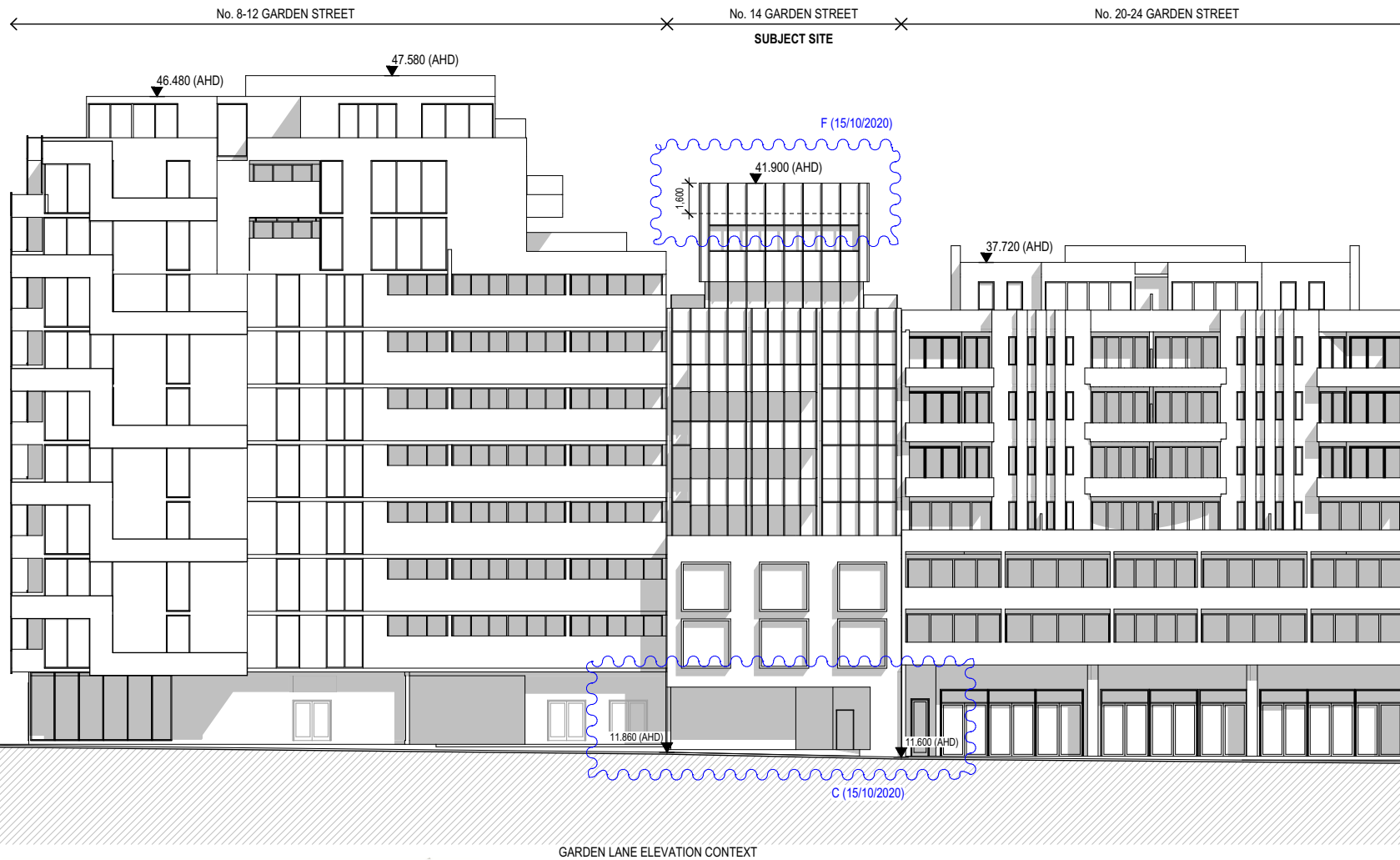
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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

ELEVATIONS CONTEXT | 3.02

Rev. A |

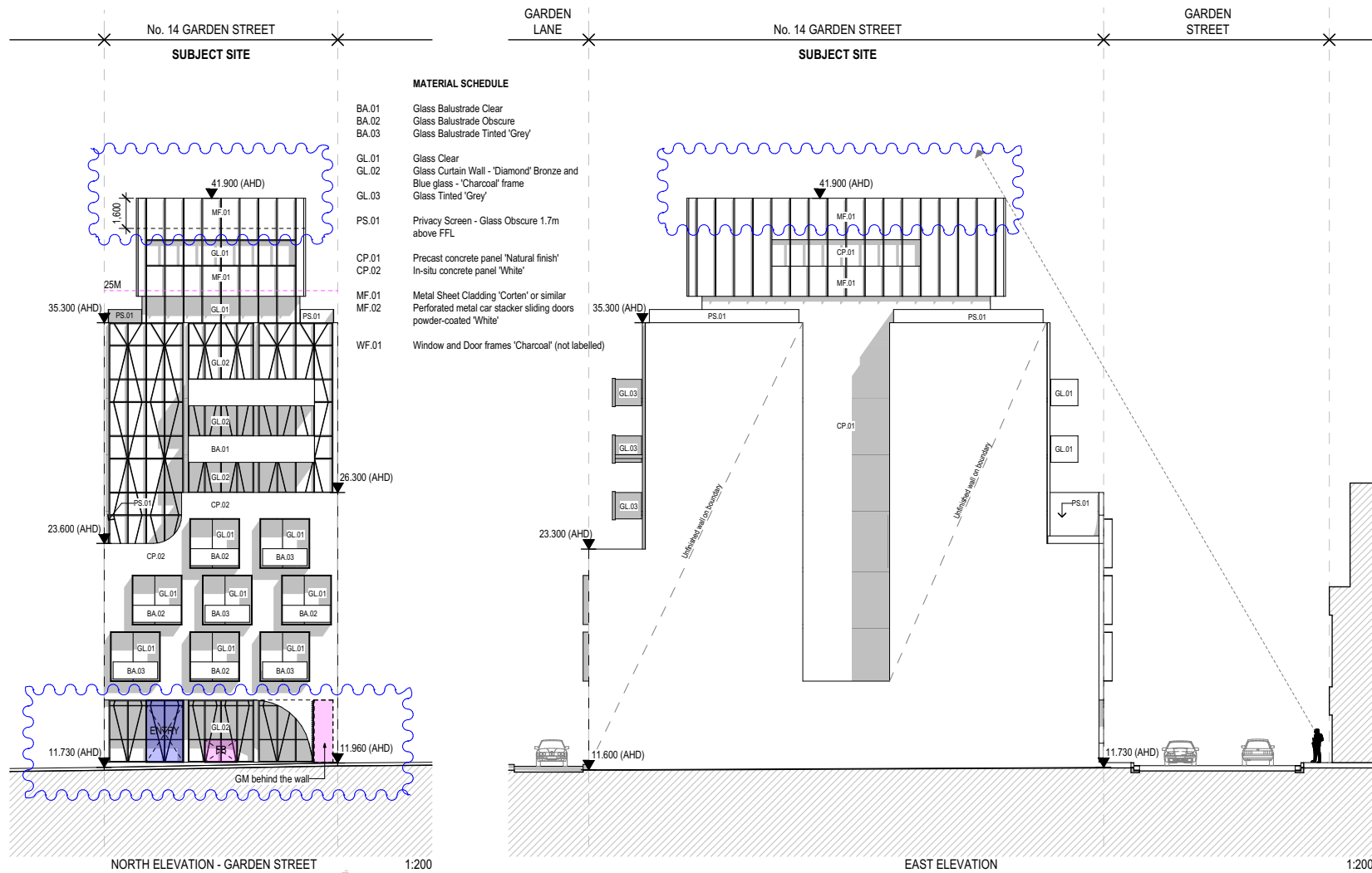
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RFI item 9



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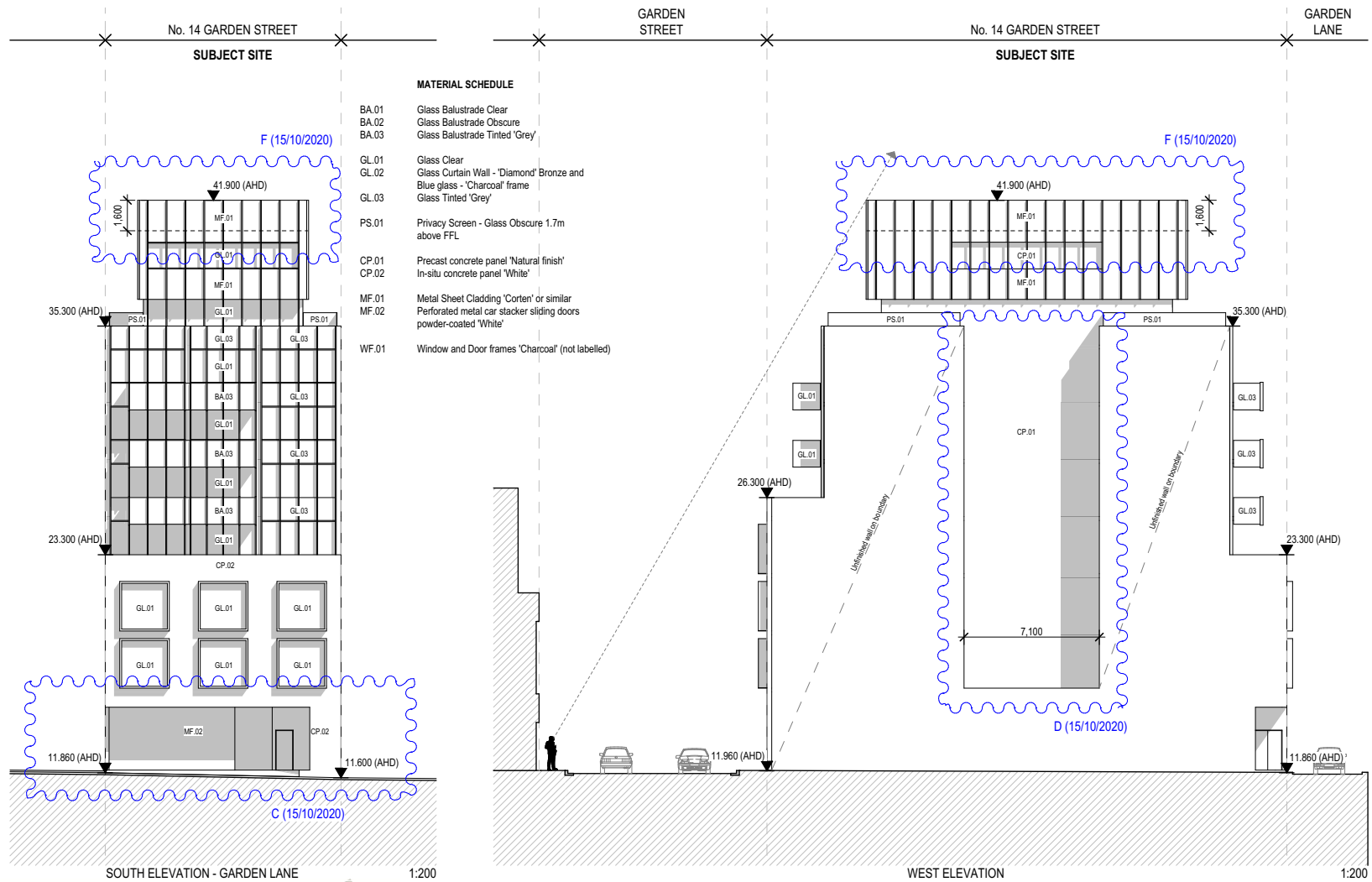
TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | ELEVATIONS | 3.03 | Rev. B | 16-Feb-21

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RFI item 9



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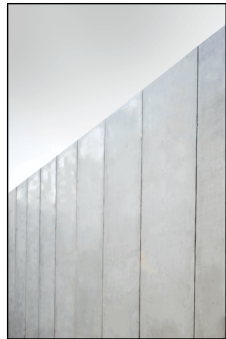
TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA

ELEVATIONS | 3.04 Rev. B | 16-Feb-21

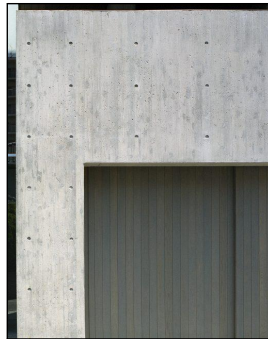
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CP.01 Precast concrete panel 'Natural finish'



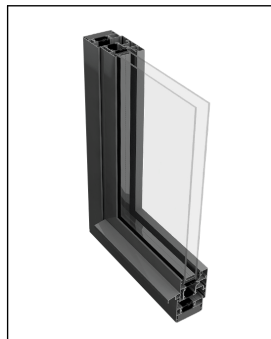
CP.02 In-situ concrete panel 'White'



MF.01 Metal Sheet Cladding 'Corten' or similar



MF.02 Perforated metal car stacker sliding doors powder-coated 'White'



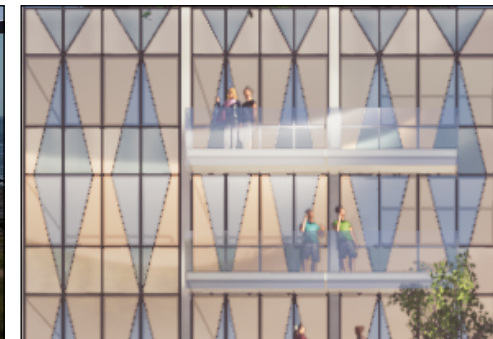
BA.01 Glass Balustrade Clear
GL.01 Glass Clear
WF.01 Window and Door frames 'Charcoal'



BA.02 Glass Balustrade Obscure
OG Obscure Glass to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL



BA.03 Glass Balustrade Tinted 'Grey'
GL.03 Glass Tinted 'Grey'



GL.02 Glass Curtain Wall - 'Diamond' Bronze and Blue glass - 'Charcoal' frame



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

MATERIAL SCHEDULE | 3.05

Rev. A |

16-Feb-21

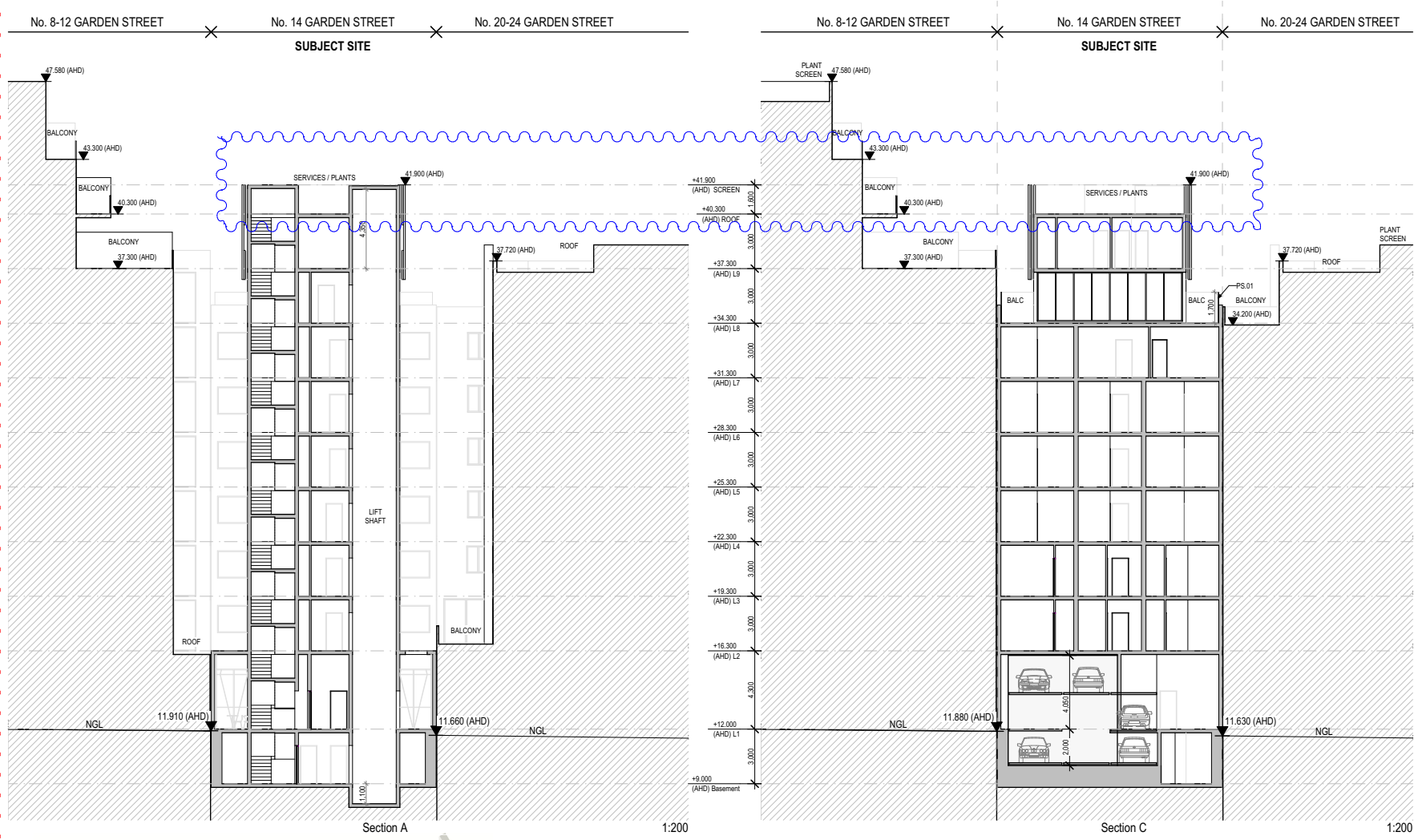
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RFI item 9, 15

FLOOR TO CEILING HEIGHT NOTE
 Floor to ceiling height within common areas on Level L1 to be nominally 3.5m
 Floor to ceiling height within common areas on residential Levels L2 - L8 to be nominally 2.7m
 Floor to ceiling height within serviced apartments (except wet areas) to be nominally 2.7m
 Floor to ceiling height within wet areas of serviced apartments to be nominally 2.4m



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | SECTIONS | 4.01 Rev. A | 16-Feb-21

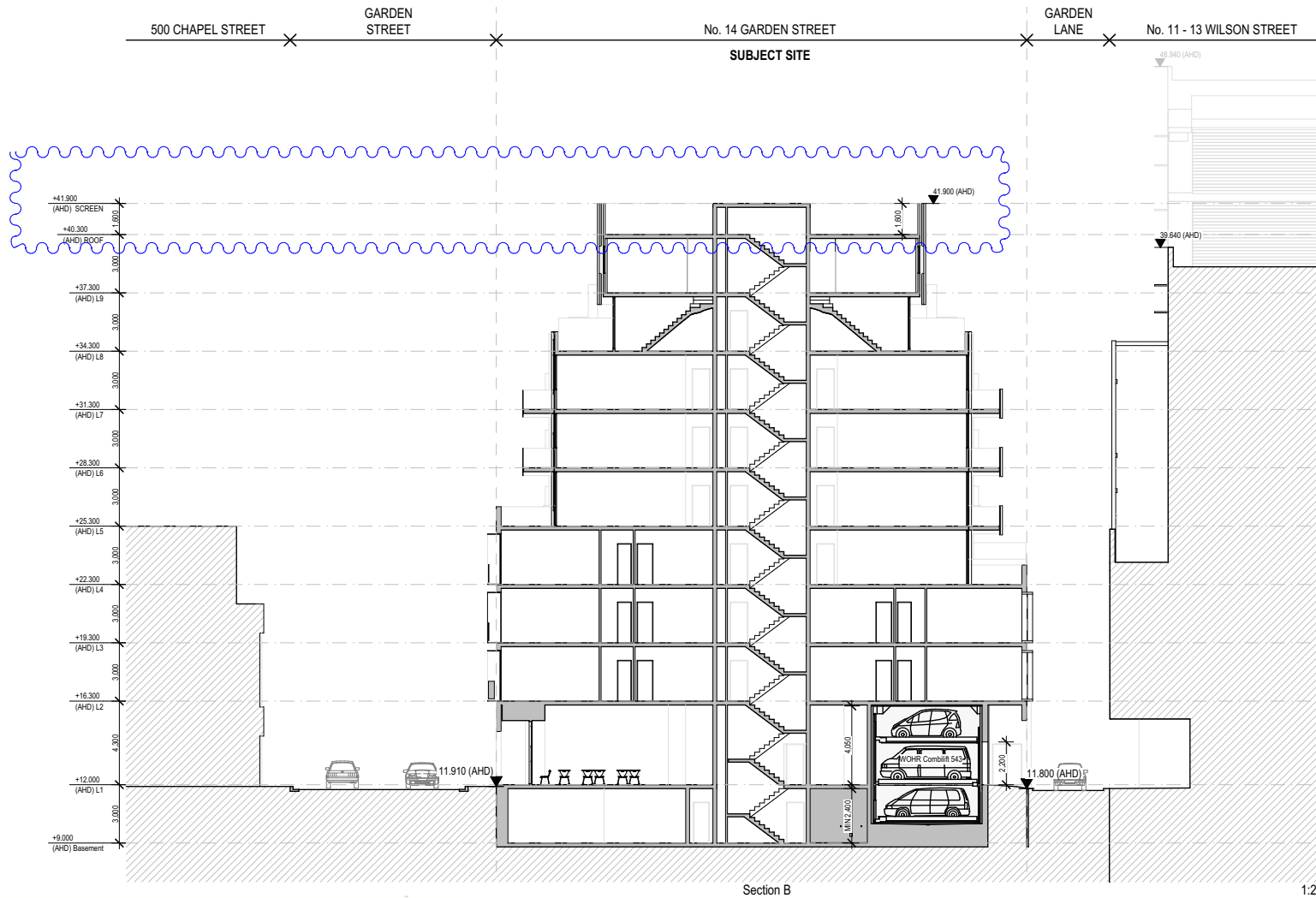
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RFI item 9, 15

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INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SECTIONS | 4.02

Rev. A |

16-Feb-21

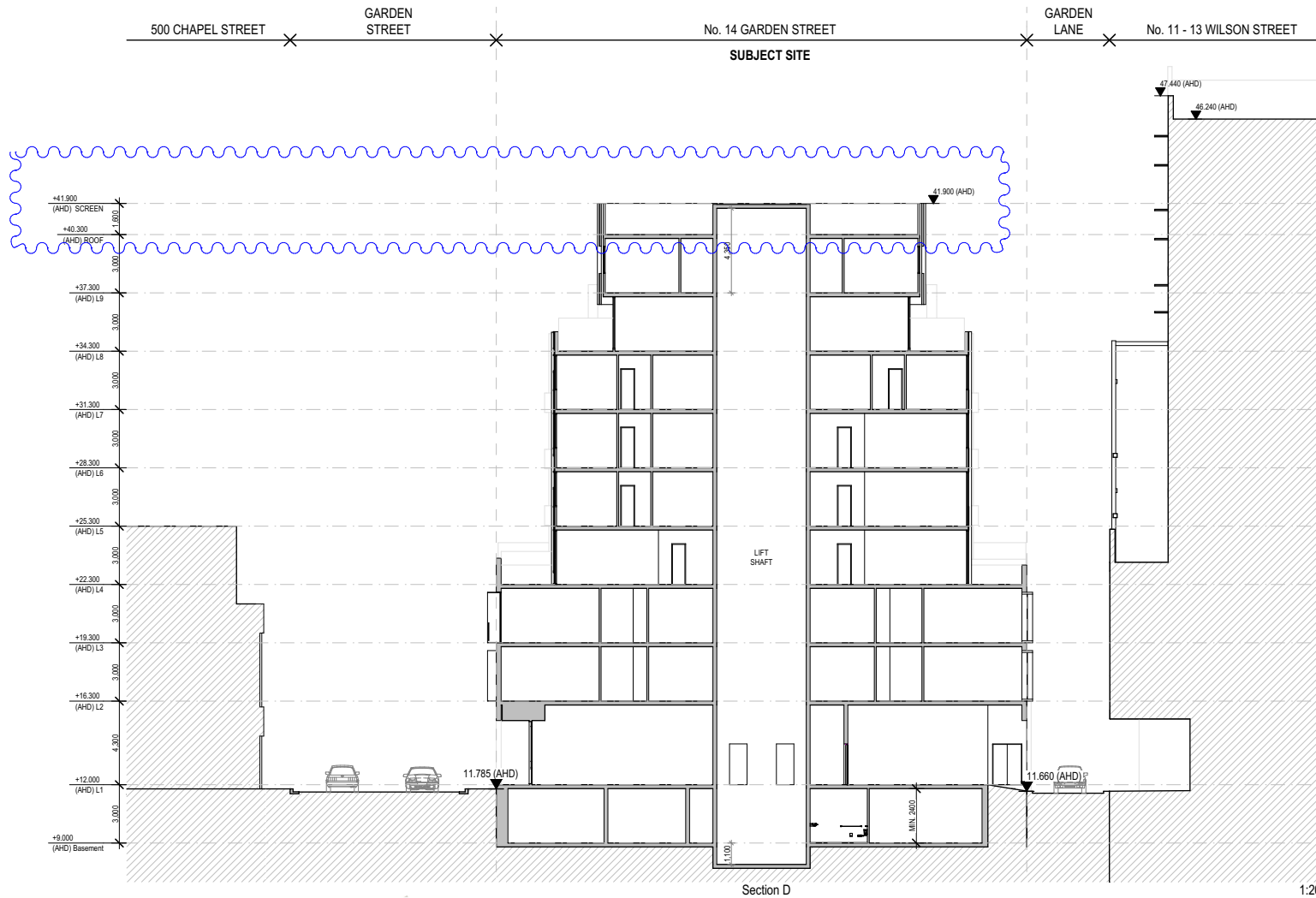
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RFI item 9, 15

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INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | SECTIONS | 4.03 Rev. A | 16-Feb-21

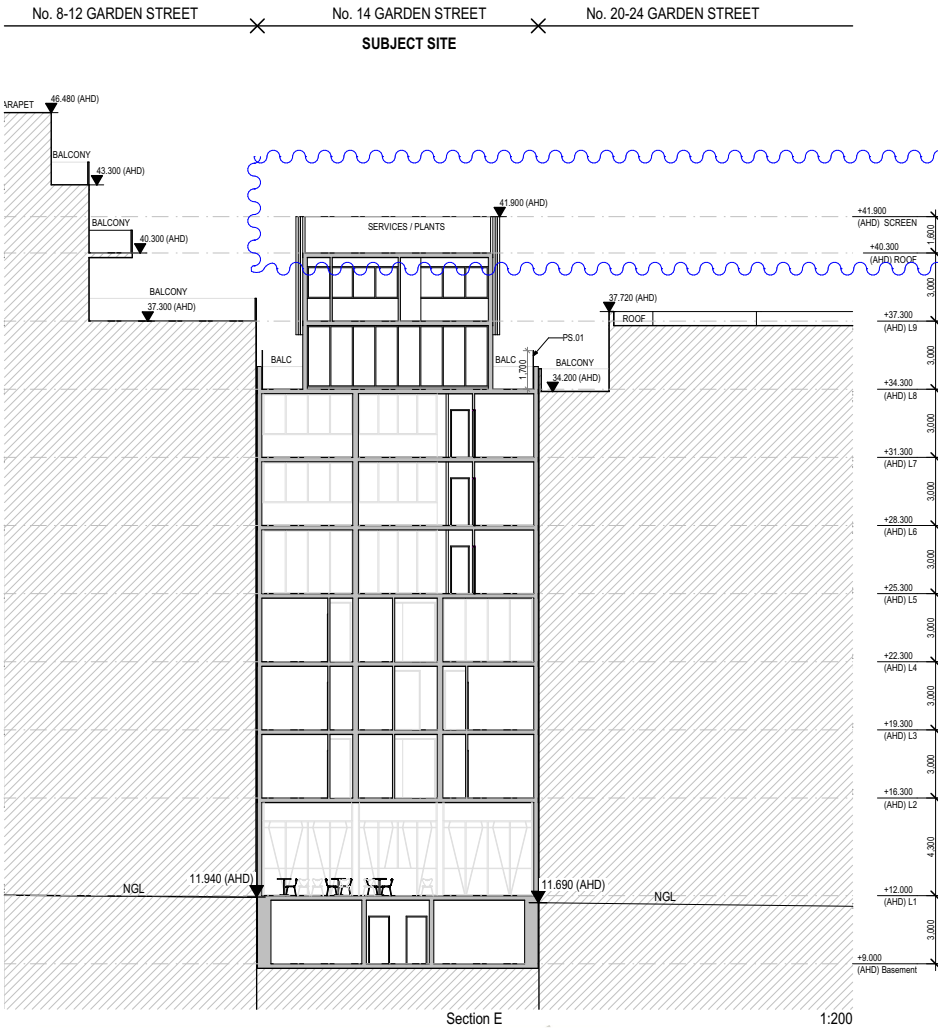
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RFI item 9, 10, 15

FLOOR TO CEILING HEIGHT NOTE
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 Floor to ceiling height within common areas on residential Levels L2 - L8 to be nominally 2.7m
 Floor to ceiling height within serviced apartments (except wet areas) to be nominally 2.7m
 Floor to ceiling height within wet areas of serviced apartments to be nominally 2.4m



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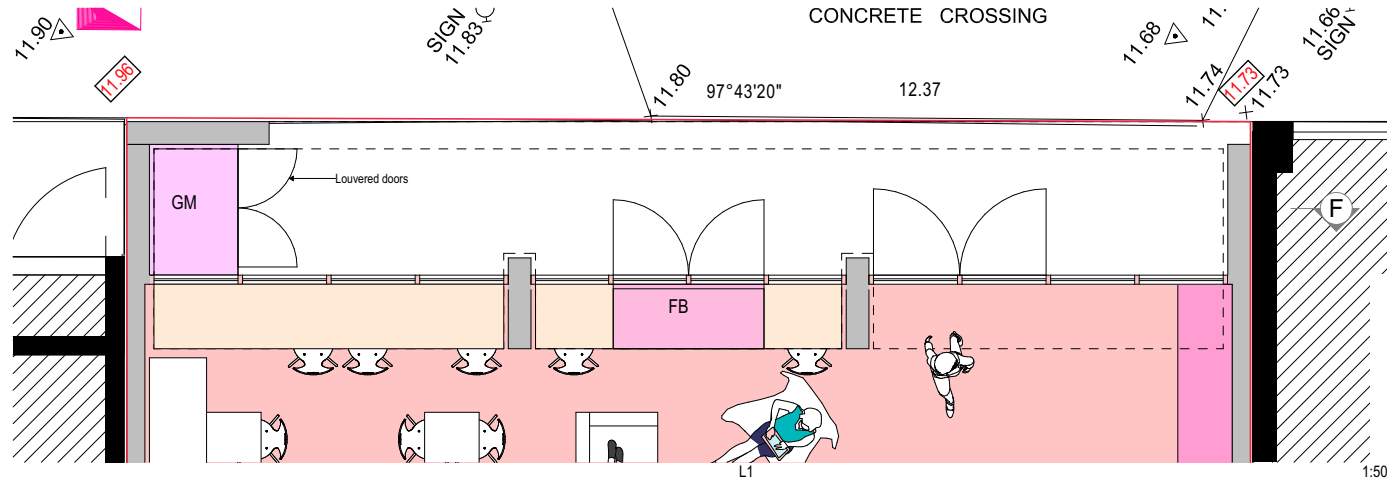
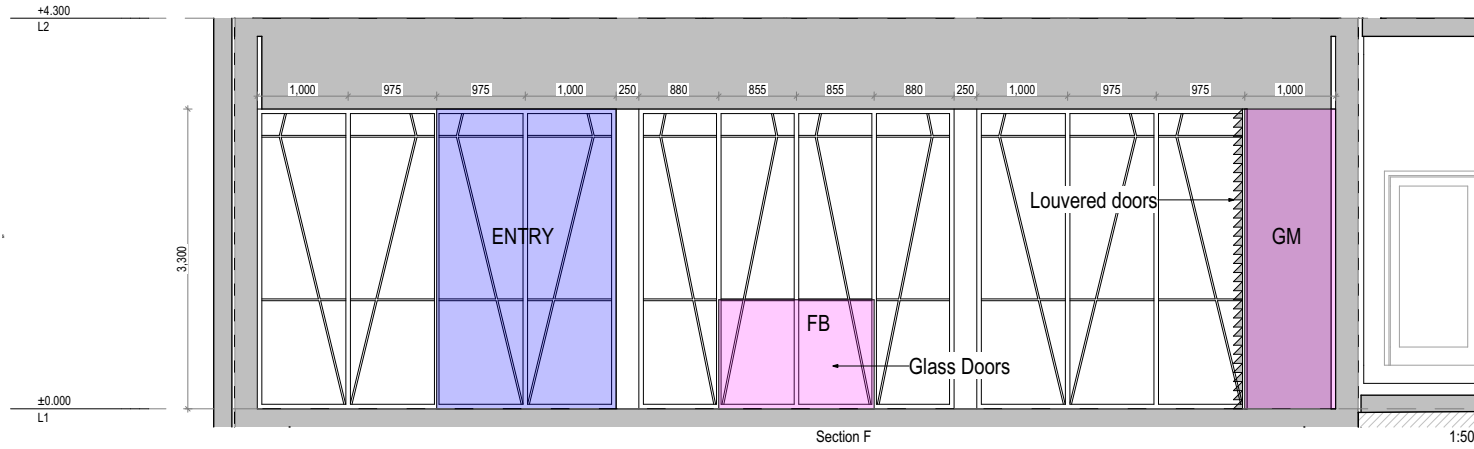
TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA

SECTIONS | 4.04 Rev. A | 16-Feb-21

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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

GARDEN STREET SERVICES | 5.01

Rev. A |

16-Feb-21

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Garden Street - View from North East



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.02

Rev. A |

16-Feb-21

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Garden Street - View from North West



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.03

Rev. A |

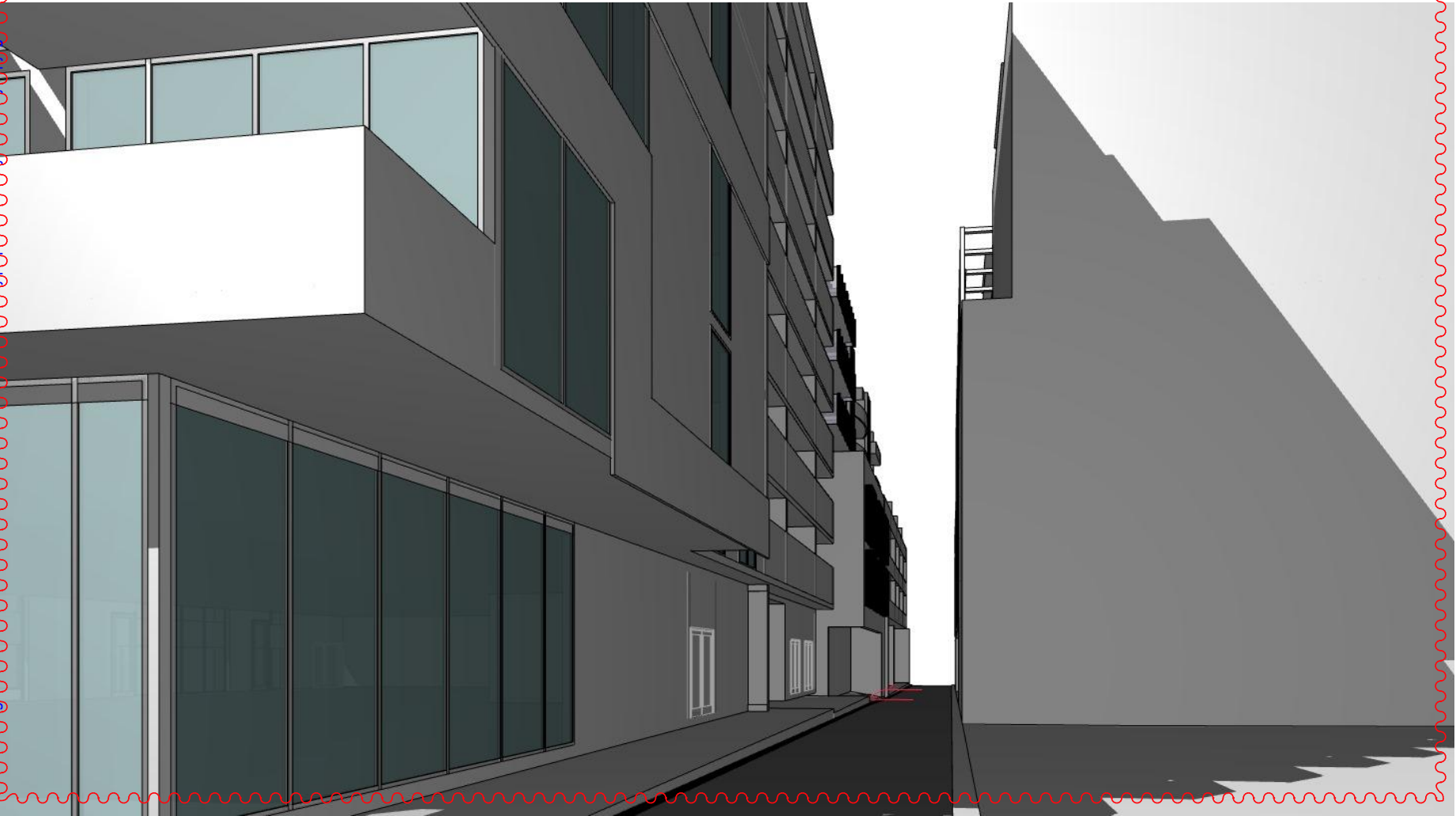
16-Feb-21

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RFI item 19



Garden Lane - View from South West



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.05

Rev. A |

16-Feb-21

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RFI item 19



Garden Lane - View from South East



INTERLANDI MATESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.06

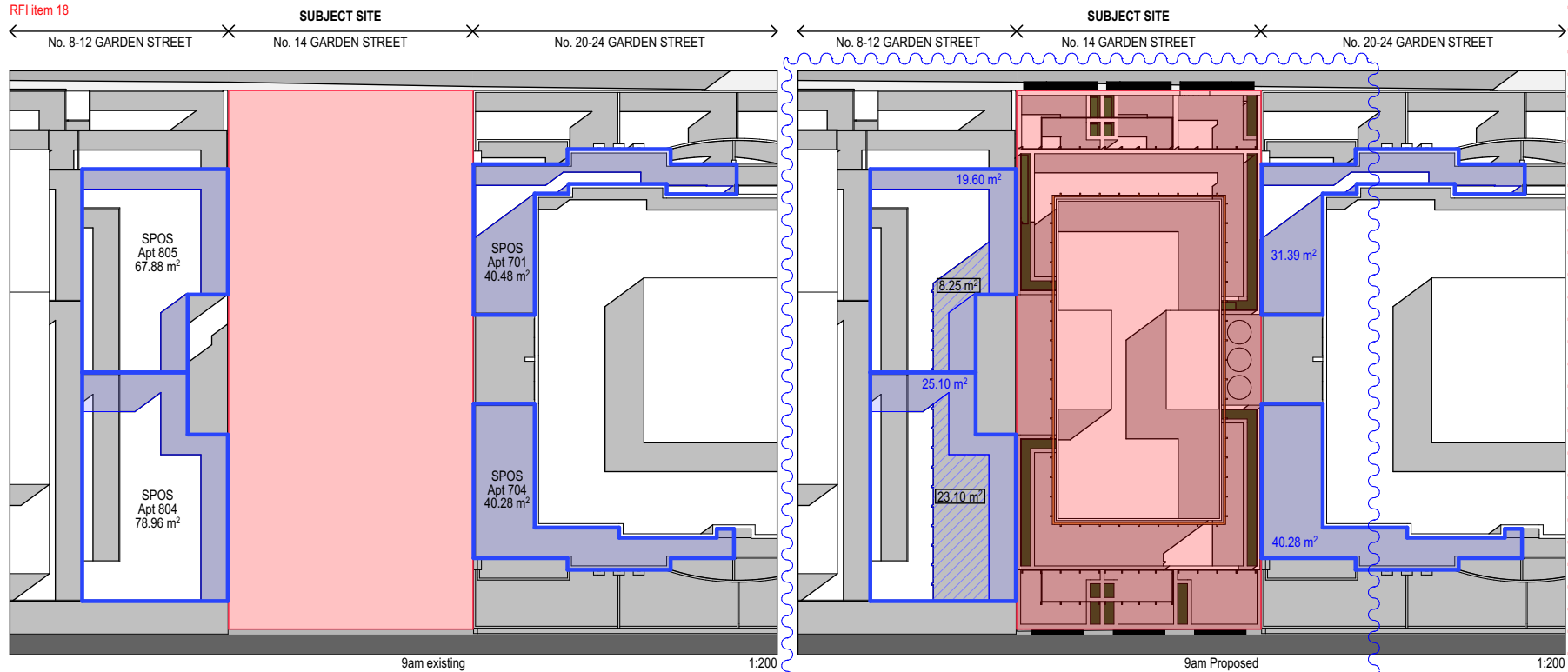
Rev. A |

16-Feb-21

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- MATERIAL SCHEDULE**
- Subject site (14 Garden Street)
 - Adjacent property SPOS
 - Existing Shadow
 - Proposed added shadow

		8-12 Garden St		20-24 Garden St	
		Apt 804	Apt 805	Apt 701	Apt 704
SPOS, m2		78.96	67.88	40.48	40.28
9am	Existing Shadow, m2	25.1	19.6	31.39	40.28
	Existing Unshaded, m2	53.86	48.28	9.09	0
	Added Shadow, m2	23.1	8.25	0	0
10am	Proposed Unshaded, m2	30.76	40.03	9.09	0
	Existing Shadow, m2	18.88	13.93	26.15	36.71
	Existing Unshaded, m2	60.08	53.95	14.33	3.57
11am	Added Shadow, m2	5.35	0.95	0	0
	Proposed Unshaded, m2	54.73	53	14.33	3.57
	Existing Shadow, m2	24.31	15.98	18.66	26.87
12mid	Existing Unshaded, m2	54.65	51.9	21.82	13.41
	Added Shadow, m2	0	0	0	0
	Proposed Unshaded, m2	54.65	51.9	21.82	13.41
1pm	Existing Shadow, m2	30.6	18.97	12.62	18.96
	Existing Unshaded, m2	48.36	48.91	27.86	21.32
	Added Shadow, m2	0	0	0	0
2pm	Proposed Unshaded, m2	48.36	48.91	27.86	21.32
	Existing Shadow, m2	43.78	30.59	15.29	21.36
	Existing Unshaded, m2	35.18	37.29	25.19	19.92
3pm	Added Shadow, m2	0	0	0.4	3.68
	Proposed Unshaded, m2	35.18	37.29	24.79	15.24
	Existing Shadow, m2	68.32	46.46	17.34	23.56
9am Proposed	Existing Unshaded, m2	10.64	21.42	23.14	16.72
	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshaded, m2	10.64	21.42	16.88	0.27
9am existing	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshaded, m2	0	5.22	20.11	14.83
	Added Shadow, m2	0	0	8.55	14.83
9am Proposed	Proposed Unshaded, m2	0	5.22	11.58	0

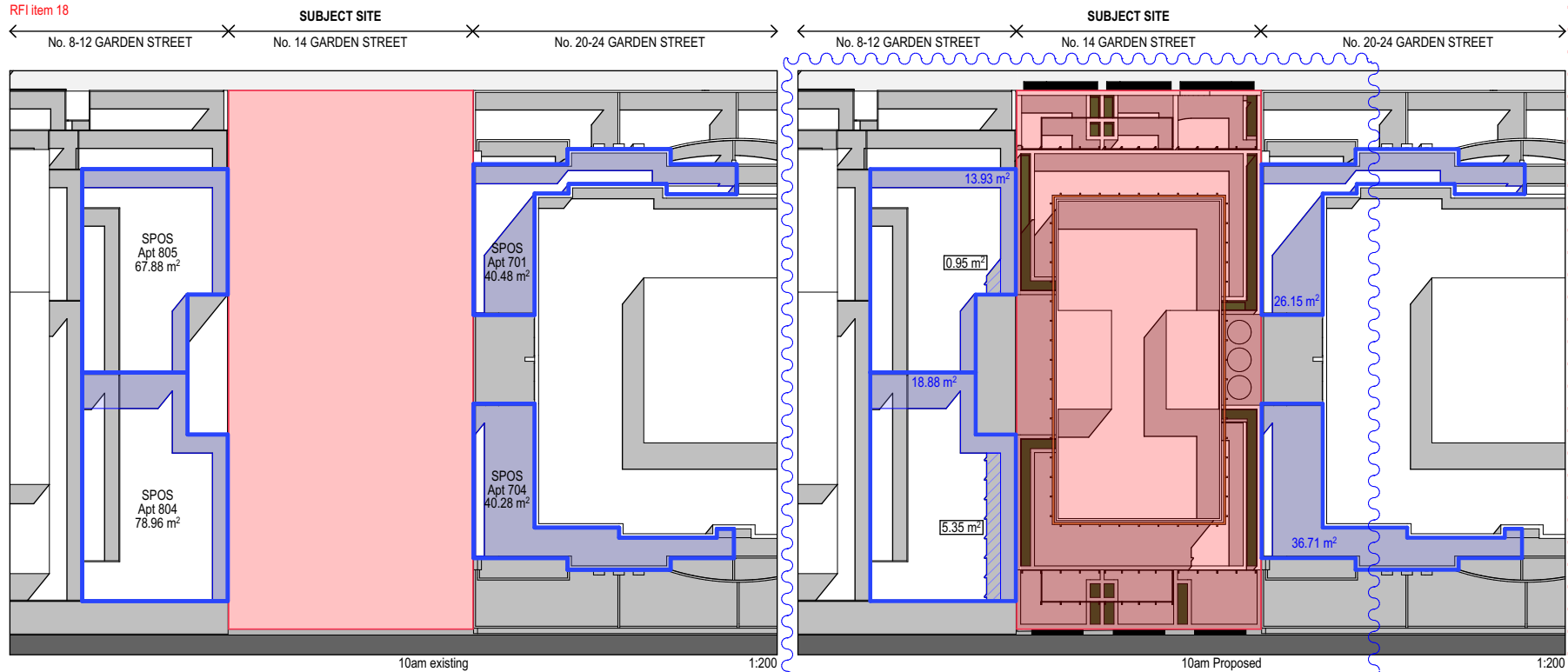
INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | SUN STUDY | 1.10 Rev. B | 16-Feb-21

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- MATERIAL SCHEDULE**
- Subject site (14 Garden Street)
 - Adjacent property SPOS
 - Existing Shadow
 - Proposed added shadow

		8-12 Garden St		20-24 Garden St	
		Apt 804	Apt 805	Apt 701	Apt 704
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9am	Existing Shadow, m2	25.1	19.6	31.39	40.28
	Existing Unshaded, m2	53.86	48.28	9.09	0
	Added Shadow, m2	23.1	8.25	0	0
10am	Proposed Unshaded, m2	30.76	40.03	9.09	0
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	Proposed Unshaded, m2	54.73	53	14.33	3.57
	Existing Shadow, m2	24.31	15.98	18.66	26.87
12nd	Existing Unshaded, m2	54.65	51.9	21.82	13.41
	Added Shadow, m2	0	0	0	0
	Proposed Unshaded, m2	54.65	51.9	21.82	13.41
1pm	Existing Shadow, m2	30.6	18.97	12.62	18.96
	Existing Unshaded, m2	48.36	48.91	27.86	21.32
	Added Shadow, m2	0	0	0	0
2pm	Proposed Unshaded, m2	48.36	48.91	27.86	21.32
	Existing Shadow, m2	43.78	30.59	15.29	21.36
	Existing Unshaded, m2	35.18	37.29	25.19	19.92
3pm	Added Shadow, m2	0	0	0.4	3.68
	Proposed Unshaded, m2	35.18	37.29	24.79	15.24
	Existing Shadow, m2	68.32	46.46	17.34	23.56
Total	Existing Unshaded, m2	10.64	21.42	23.14	16.72
	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshaded, m2	10.64	21.42	16.88	0.27
Total	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshaded, m2	0	5.22	20.11	14.83
	Added Shadow, m2	0	0	8.55	14.83
Total	Proposed Unshaded, m2	0	5.22	11.36	0

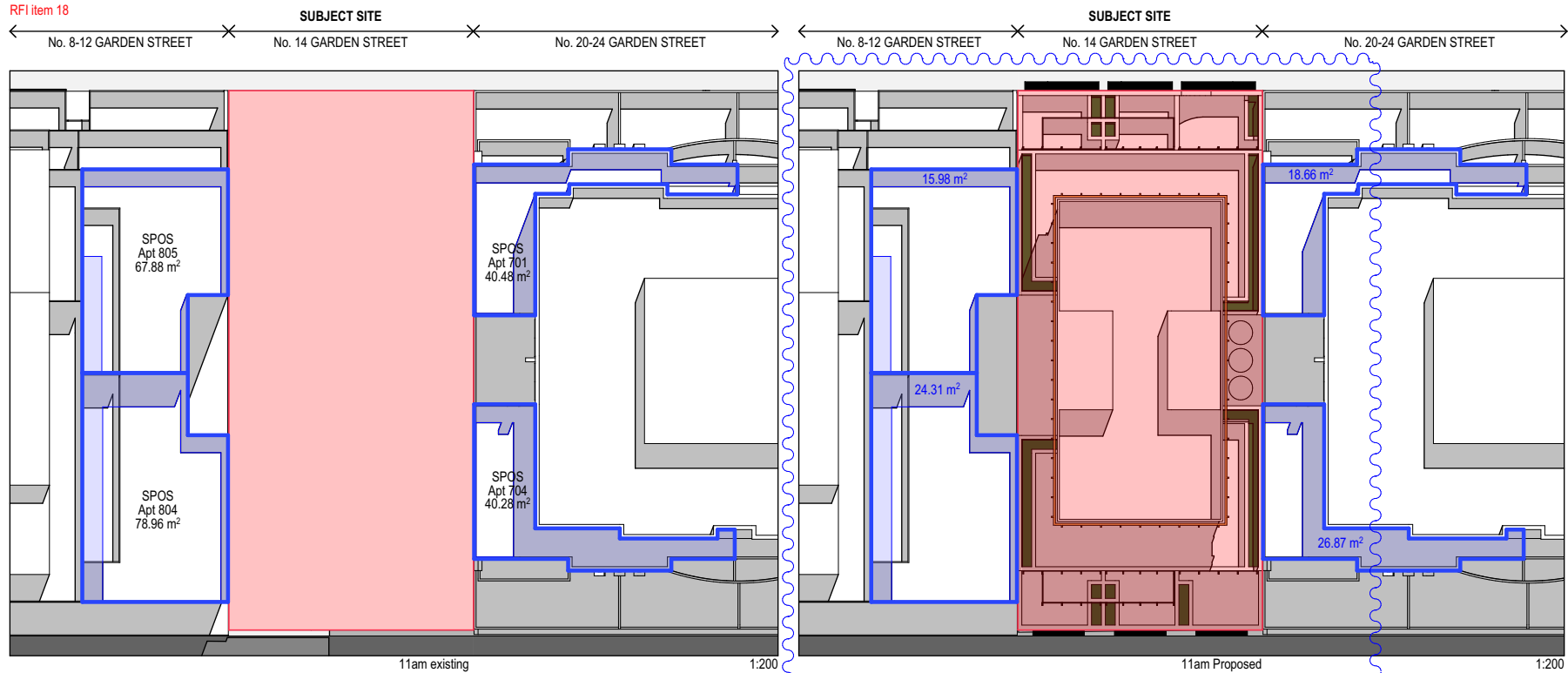
INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | SUN STUDY | 1.11 Rev. B | 16-Feb-21

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 - Adjacent property SPOS
 - Existing Shadow
 - Proposed added shadow

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12mid	Existing Unshaded, m2	54.65	51.9	21.82	13.41
	Added Shadow, m2	0	0	0	0
	Proposed Unshaded, m2	54.65	51.9	21.82	13.41
1pm	Existing Shadow, m2	30.6	18.97	12.62	18.96
	Existing Unshaded, m2	48.36	48.91	27.86	21.32
	Added Shadow, m2	0	0	0	0
2pm	Proposed Unshaded, m2	48.36	48.91	27.86	21.32
	Existing Shadow, m2	43.78	30.59	15.29	21.36
	Existing Unshaded, m2	35.18	37.29	25.19	19.92
3pm	Added Shadow, m2	0	0	0.4	3.68
	Proposed Unshaded, m2	35.18	37.29	24.79	15.24
	Existing Shadow, m2	68.32	46.46	17.34	23.56
Total	Existing Unshaded, m2	10.64	21.42	23.14	16.72
	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshaded, m2	10.64	21.42	16.88	0.27
Total	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshaded, m2	0	5.22	20.11	14.83
	Added Shadow, m2	0	0	8.55	14.83
Total	Proposed Unshaded, m2	0	5.22	11.36	0

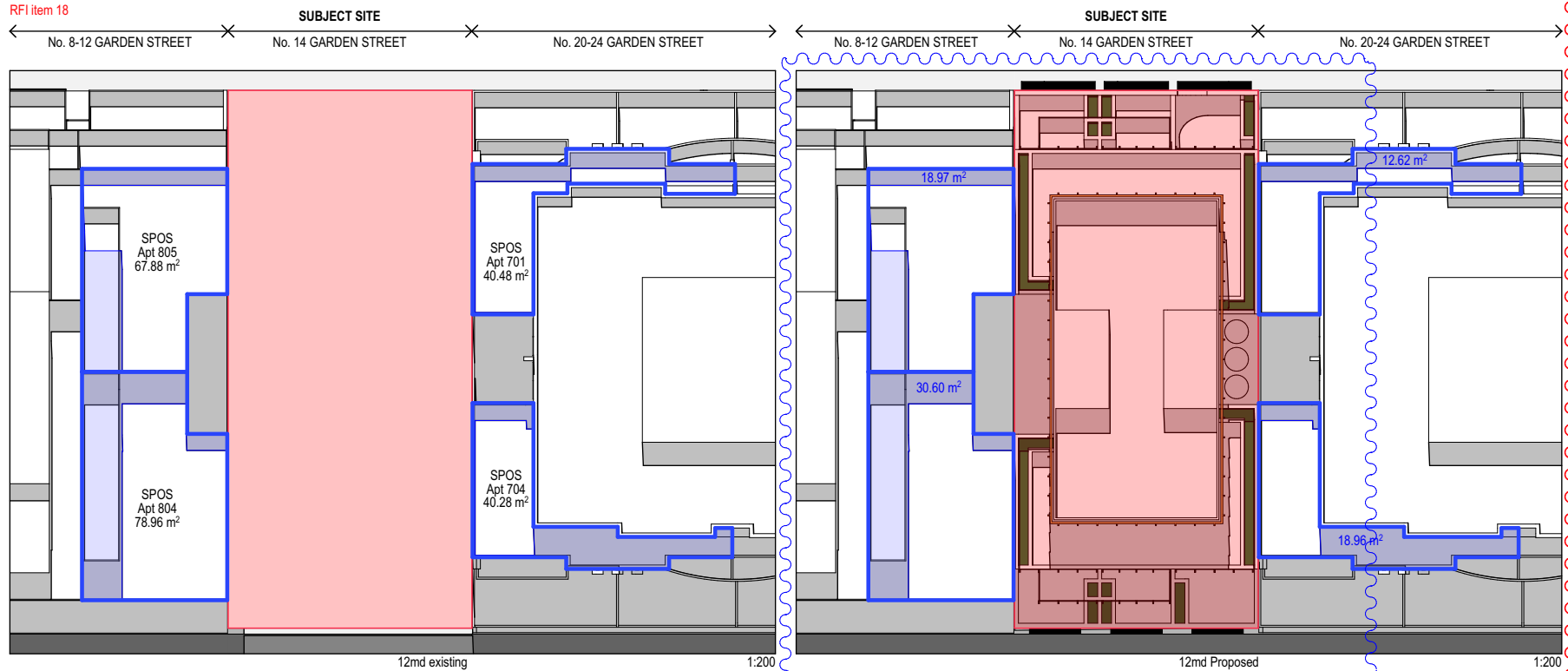
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TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | SUN STUDY | 1.12 Rev. B | 16-Feb-21

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- MATERIAL SCHEDULE**
- Subject site (14 Garden Street)
 - Adjacent property SPOS
 - Existing Shadow
 - Proposed added shadow

		8-12 Garden St		20-24 Garden St	
		Apt 804	Apt 805	Apt 701	Apt 704
		78.96	67.88	40.48	40.28
		SPOS, m2	25.1	19.6	31.39
9am	Existing Shadow, m2	25.1	19.6	31.39	40.28
	Existing Unshaded, m2	53.86	48.28	9.09	0
	Added Shadow, m2	23.1	8.25	0	0
10am	Proposed Unshaded, m2	30.76	40.03	9.09	0
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	Existing Unshaded, m2	60.08	53.95	14.33	3.57
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	Proposed Unshaded, m2	54.73	53	14.33	3.57
	Existing Shadow, m2	24.31	15.98	18.66	26.87
12md	Existing Unshaded, m2	54.65	51.9	21.82	13.41
	Added Shadow, m2	0	0	0	0
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	Existing Unshaded, m2	48.36	48.91	27.86	21.32
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	Existing Shadow, m2	68.32	46.46	17.34	23.56
4pm	Existing Unshaded, m2	10.64	21.42	23.14	16.72
	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshaded, m2	10.64	21.42	16.88	0.27
5pm	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshaded, m2	0	5.22	20.11	14.83
	Added Shadow, m2	0	0	8.55	14.83
6pm	Proposed Unshaded, m2	0	5.22	11.58	0

INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SUN STUDY | 1.13

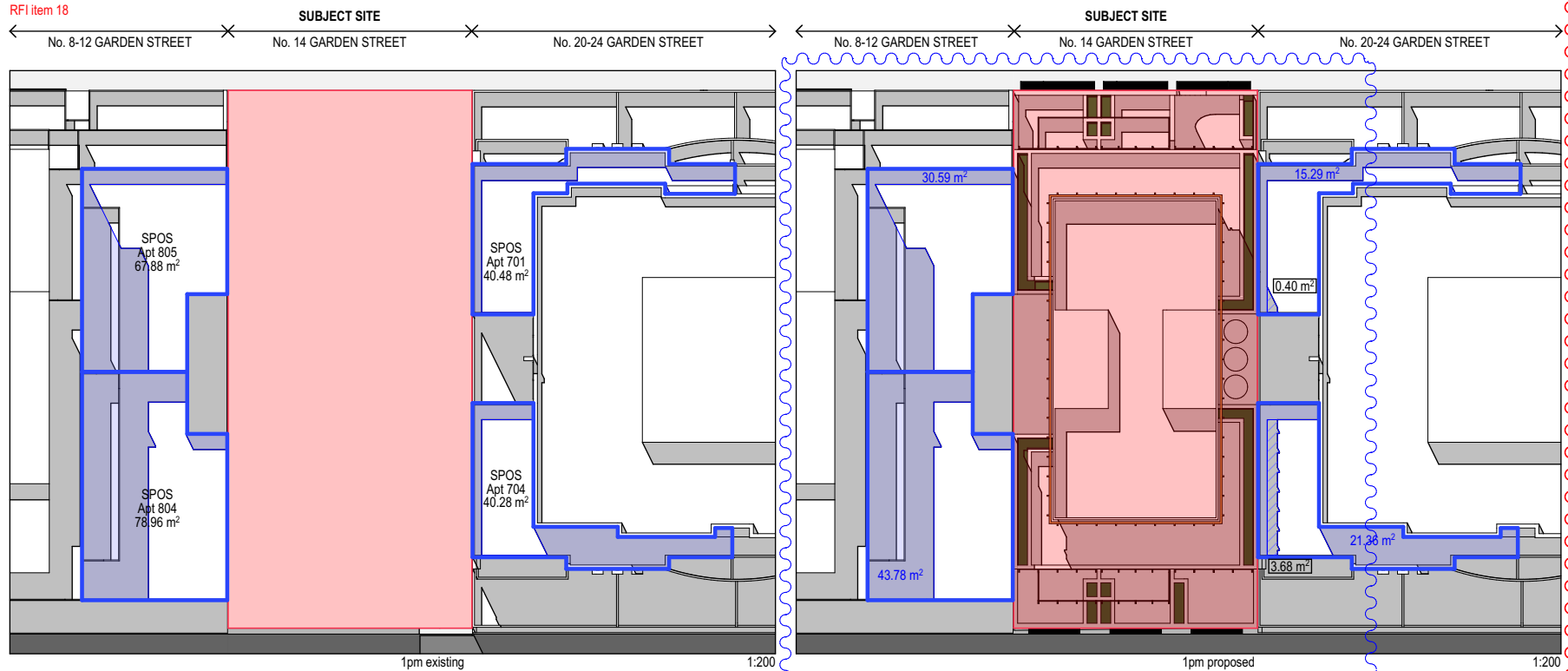
Rev. B |

16-Feb-21

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- MATERIAL SCHEDULE**
- Subject site (14 Garden Street)
 - Adjacent property SPOS
 - Existing Shadow
 - Proposed added shadow

		8-12 Garden St		20-24 Garden St	
		Apt 804	Apt 805	Apt 701	Apt 704
		78.96	67.88	40.48	40.28
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9am	Existing Shadow, m2	25.1	19.6	31.39	40.28
	Existing Unshaded, m2	53.86	48.28	9.09	0
	Added Shadow, m2	23.1	8.25	0	0
10am	Proposed Unshaded, m2	30.76	40.03	9.09	0
	Existing Shadow, m2	18.88	13.93	26.15	36.71
	Existing Unshaded, m2	60.08	53.95	14.33	3.57
11am	Added Shadow, m2	5.35	0.95	0	0
	Proposed Unshaded, m2	54.73	53	14.33	3.57
	Existing Shadow, m2	24.31	15.98	18.66	26.87
12mid	Existing Unshaded, m2	54.65	51.9	21.82	13.41
	Added Shadow, m2	0	0	0	0
	Proposed Unshaded, m2	54.65	51.9	21.82	13.41
1pm	Existing Shadow, m2	30.6	18.97	12.62	18.96
	Existing Unshaded, m2	48.36	48.91	27.86	21.32
	Added Shadow, m2	0	0	0	0
2pm	Proposed Unshaded, m2	48.36	48.91	27.86	21.32
	Existing Shadow, m2	43.78	30.59	15.29	21.36
	Added Shadow, m2	35.18	37.29	25.19	19.92
3pm	Existing Unshaded, m2	0	0	0.4	3.68
	Proposed Unshaded, m2	35.18	37.29	24.79	15.24
	Existing Shadow, m2	68.32	46.46	17.34	23.56
4pm	Existing Unshaded, m2	10.64	21.42	23.14	16.72
	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshaded, m2	10.64	21.42	16.88	0.27
5pm	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshaded, m2	0	5.22	20.11	14.83
	Added Shadow, m2	0	0	8.55	14.83
6pm	Proposed Unshaded, m2	0	5.22	11.58	0

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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SUN STUDY | 1.14

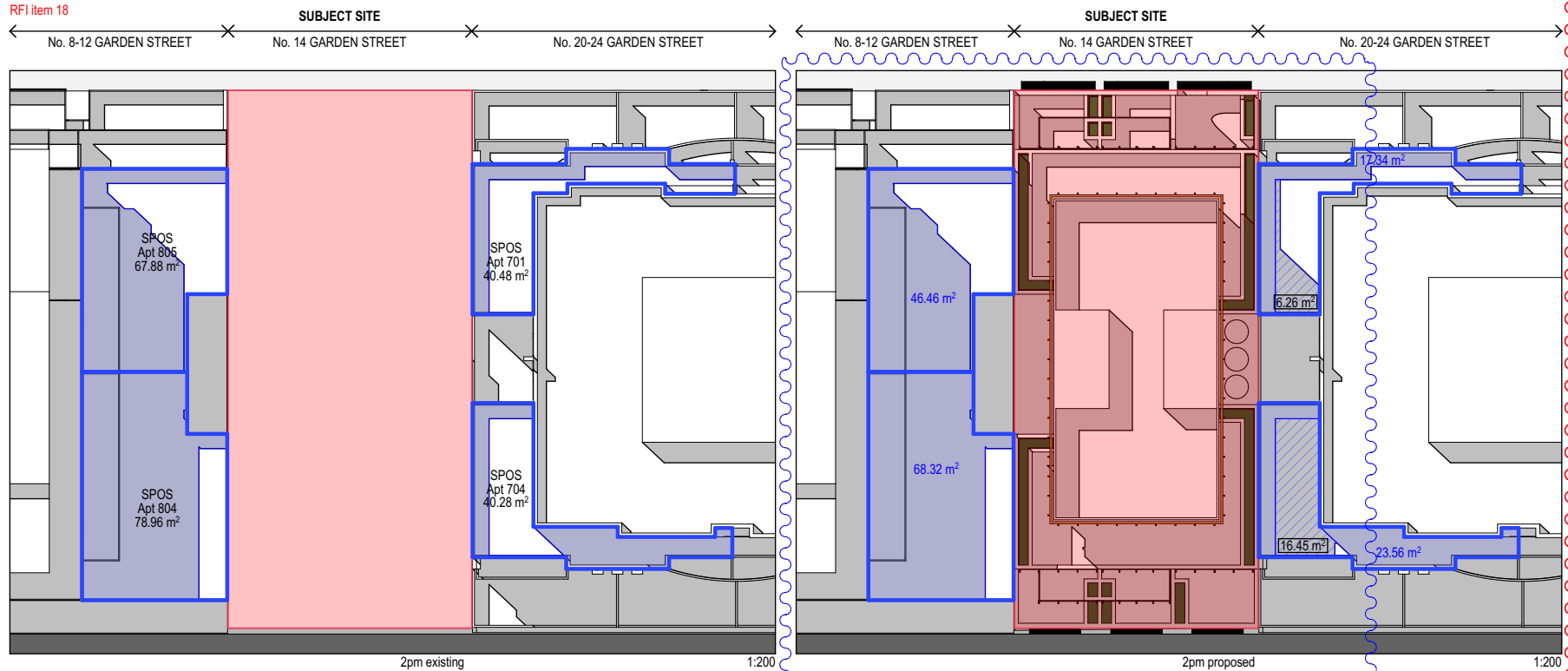
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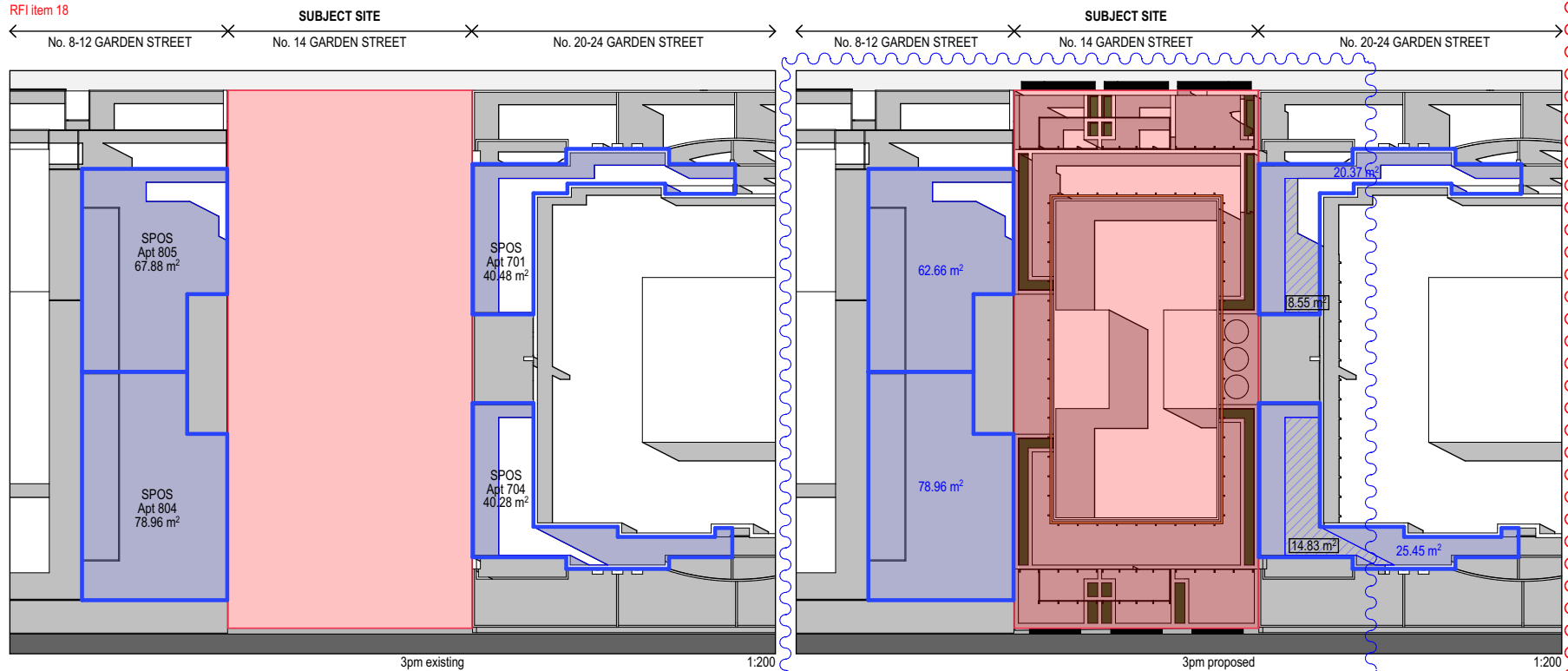
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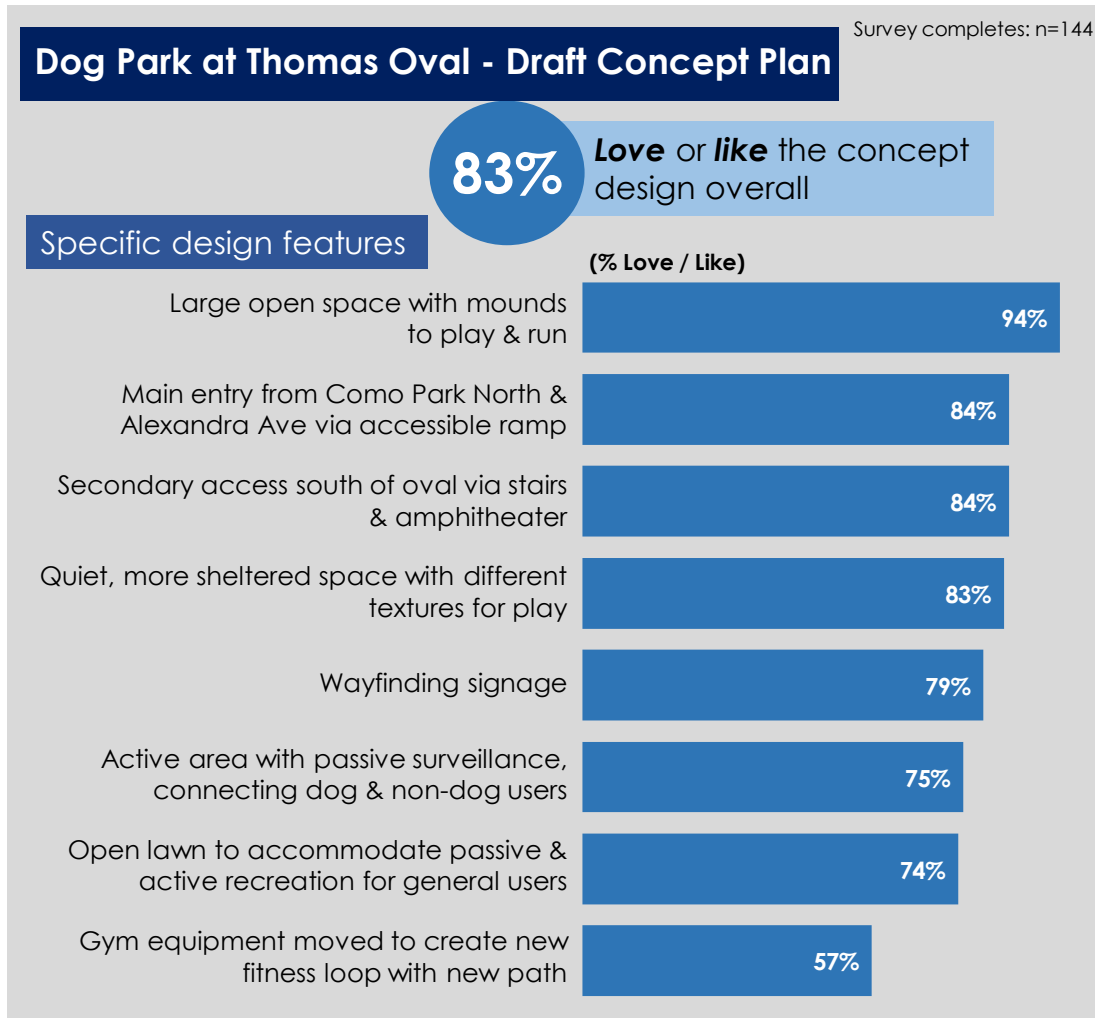
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Dog Park at Thomas Oval - Draft Concept Plan



91% Consider it to be **very important** or **important** to have a fence around the dog park

"Sincerely hope that there will be gated entrances only to ensure dog safety. I prefer to take my dog(s) to 100% fenced/gated parks as I have lost a dog (in the past)."

"I would recommend a fence around dog areas so that the dogs can't run on to any roads."

"Definitely needs fully enclosed fencing."

"The surrounding dog fence is essential to prevent a dog from straying down into vehicle traffic."

"The area should be fully enclosed with a fence that reaches to the ground along its entire length and with self closing gates at each entry point."

"Having enclosed parks adds a huge level of security for dogs and a sense of safety for owners."

"I feel it needs to be fully fenced, making the dog park safer for training etc off lead."

"Vitaly important to us - We request the Council makes the park fully secure for dogs - with gates for both entrance and exit from the park, and secure fencing all around."

Features by Importance



1. Drinking bowls & waste bins
2. Mounded lawn for running
3. Logs, timber & rocks for adventure play
4. Interactive water feature & river bed
5. New shelters & seating
6. More native plantings
7. Sand pit for digging
8. Tunnel for crawling and climbing

The sandpit is an issue for some

"A sand pit would be a nightmare....especially with a water feature. Wet sandy dogs are not ideal."

"If you REALLY have to have a sandpit, please put an enclosed fence around it."

Some would like a specific small dog area

"Have small and large dogs areas. Small and large dogs can conflict due to size intimidation, energy levels and hunting instincts to chase small animals."

"The fenced dog area also needs to be divided into two areas - small dogs and large dogs."

"It would be great for a dedicated section for smaller dogs."

Some Further themes

Lighting

"What lighting is proposed? Will it be lit at night for safety?"

"Please include sufficient lighting so that the area is safe for those of us who may visit in the early morning or after work. Park should have enough lighting for women to feel safe, especially given this is a secluded area."

Appreciation

"Love love love this idea for a dog park!"

"Fantastic plans. I cant wait for it to be built!"

"Thanks for the consultation, including the in-person session on 20 March."

Shade

"I will enjoy more seating / shade. I think the overall plans look amazing for the dogs. well done."

"Plenty of shade via native trees is a must."

"I would be happy with a more manicured version of what is currently there with shade trees and a few more seats."

"Mature trees to ensure shade on sunny days for at least some of the play areas."

"More SHADE and a water feature sounds awesome!! Not sure what the water feature will be like but hopefully the dogs can cool off on warm days."

Concern about 'mix-use'

"It needs to be for dogs and their owners/carers, not a shared space for those without dogs."

"Not sure about mixing gym equipment in what is being designed as a dog park. Great for owners who want to bring their dogs but potential conflict for gym users who might have an expectation of the dogs keeping away."

"The park is supposed to be dedicated to dogs and fully fenced. Why are there references to non dog owners, general park users and gym equipment in the plan?"

"Fence the current gym equipment so people can exercise."

"Thank you for all the thought being put into this!"





Thomas Oval, South Yarra
 Opportunities and Constraints 

- ① Entry points to Thomas Oval from Como Park North to include a paved space, waste amenities, directional signage and regulatory signage.
 - ② Entry points to dog park.
 - ③ Quiet area fencing.
 - ④ Large open lawn area.
 - ⑤ Dogs on-leash zone with existing picnic area.
 - ⑥ Relocated fitness equipment and perimeter path.
 - ⑦ Signage at Thomas Oval entries to assist in wayfinding.
- Perimeter fencing of dog park.



Project Ref: 20.0343
 Dwg No.: LCD-001
 Scale: 1:500@A3
 Date: 06.05.2021
 Revision: D

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Thomas Oval, South Yarra
Concept Plan



- LEGEND**
- Native tree
 - Garden bed
 - Lawn
 - Gravel path
 - Concrete path
 - Feature aggregate concrete
 - Stone edged sandpit
 - Mulch
 - Rock scramble
 - Stone boulders / informal seating
 - Fallen tree feature
 - Concrete culvert seating
 - Ring tunnel
 - Drinking fountain
 - Solar light
 - 1.2m balck PVC chain mesh fence
 - Shelter

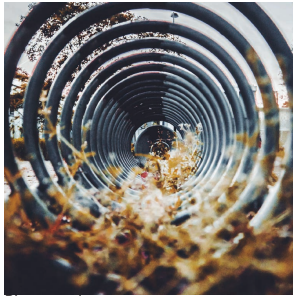


Project Ref: 20.0343
 Dwg No.: LCD-002
 Scale: 1:125@A3
 Date: 06.05.2021
 Revision: D

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Large lawn areas with turf mound for dogs to run around



● Ring tunnel



● Concrete culvert seating



Smaller shelters separated apart to discourage large gatherings



● Drinking fountain with dog bowl



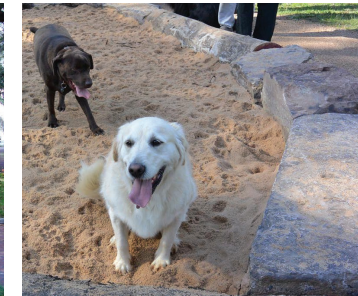
■ Black chain link fence



★ Stand-alone solar pathway and area



Public art opportunity at Oval entry



Dog sandpit



Various timber logs and stumps



Native plantings at main entry areas



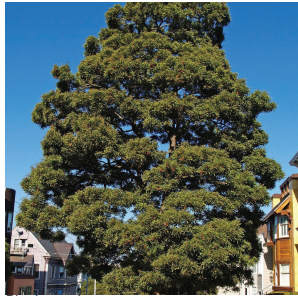
Large stone boulders and organic mulching



Various sized pebbles to dry river bed area and rock scramble with natural boulders

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Project Ref: 20.0343
Dwg No.: LCD-003
Scale:
Date: 06.05.2021
Revision: D



Blackwood
Acacia melanoxylon



Drooping She-oak
Allocasuarina verticillata



Silver Banksia
Banksia marginata



Yellow Gum
Eucalyptus leucoxylon



Yellow Box
Eucalyptus melliodora



Gold Dust Wattle
Acacia acinacea



Sweet Bursaria
Bursaria spinosa



River Bottlebrush
Callistemon sieberi



Common Correa
Correa reflexa



Rosemary Grevillea
Grevillea rosmarinifolia



Hop Goodenia
Goodenia ovata



Common Everlasting
Chrysocephalum apiculatum



Black-anther Flax-lily
Dianella revoluta



Pale Flax-lily
Dianella longifolia



Knobby Club Rush
Ficinia nodosa

Project Ref: 20.0343
Dwg No.: LCD-004
Scale: -
Date: 06.05.2021
Revision: D

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Wattle Mat-rush
Lomandra filiformis



Spiny-headed Mat-rush
Lomandra longifolia



Weeping Grass
Microelena stipoides var. stipoides



Common Tussock Grass
Poa labillardieri



Tufted Bluebell
Wahlenbergia communis



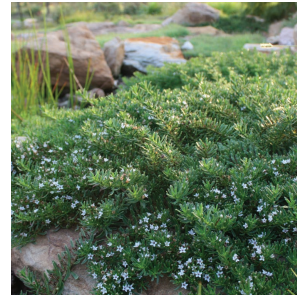
Kidney Plant
Dichondra repens



Climbing Saltbush
Einadia nutans



Running Postman
Kennedia prostrata



Creeping Boobiella
Myoporum parvifolium

Resident Requests

The following were requested from the lead resident:

- Installation of a central median with raised pavements and pedestrian crossing
- Installation of raised pavements
- Installation of lane dividers at the High Street end.

Regarding the central median, the resident referred to a similar treatment in a street in Maribyrnong City Council. Officers contacted Maribyrnong City Council to gather information on their street's physical characteristics and reasoning for the treatments. It was found that St Edmonds Road is narrower than the other street, so a direct comparison could not be made. Further, the treatment was installed to discourage u-turns and prevent right turning traffic from intersecting streets.

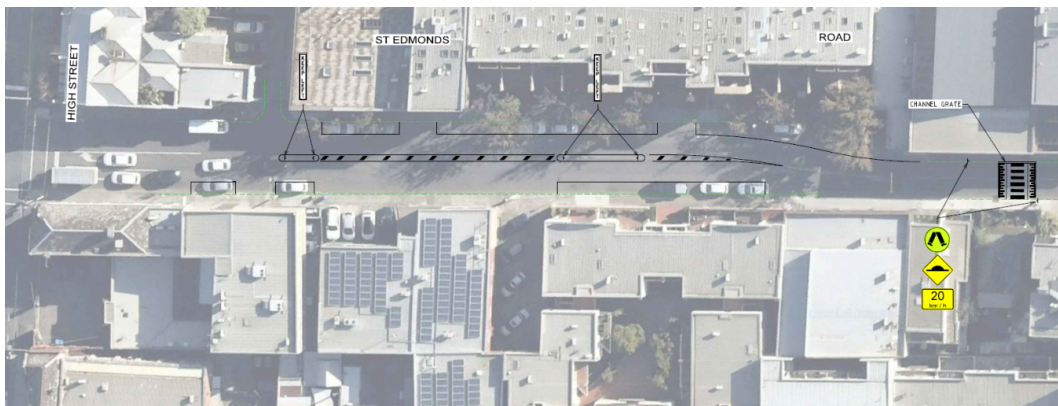
Central Median with Raised Pavements and Pedestrian Crossing

A central median is a kerbed concrete or paved island typically 90 to 100mm high, that narrows lanes and can provide pedestrians with a refuge (depending on the width). When they are intended to be used as a refuge for pedestrians and cyclists, they should be completely free of landscaping or other sight obstructions and should have adequate width.

A raised pavement is a section of road approximately 90 to 100mm high with a platform extended over more than a standard car length (at least 6m but can be more). The vertical deflection for a raised pavement is generally less severe than a flat-top road hump, and therefore speed reduction may not be as substantial.

A pedestrian crossing is a Major Traffic Control Item under the delegation of Department of Transport (DoT, formerly VicRoads), and provides priority for pedestrians over motorists. A number of warrants would need to be met before a pedestrian crossing can be considered. The main warrant is a concentrated number of pedestrians crossing in the vicinity of the proposed crossing, combined with a certain number of motorists in that same vicinity and same time period.

The below image was supplied by the resident.



Raised Pavement image (supplied by resident)



Lane Dividers

Lane dividers involve a physical device to separate lanes of traffic. In this context, plastic bollards would be installed directly over the lane line marking. The below image was supplied by the resident.





AusRAP and Risk Mitigation Assessment – St Edmonds Road and Izett Street, Prahran

ARRB Project No.: 016675 – A

Author: Karen Cogo

Prepared for: City of Stonnington

25 May 2021

V2.0 Final

VERSION CONTROL

Report version no.	Date	Released to client by	Nature of revision
1	17/5/2021	Karen Cogo	Draft - For comment and discussion
2	25/05/2021	Karen Cogo	Final

SUMMARY

ARRB was engaged by the City of Stonnington to undertake a road safety assessment of St Edmonds Road and Izett Street, Prahran, which are Council-controlled local roads, using AusRAP.

AusRAP is the Australian Road Assessment Program which applies the International Road Assessment Program (iRAP) process and uses the iRAP coding protocols.

This report presents the results of the AusRAP process applied to the nominated local roads in Stonnington City Council and the effect on the baseline risk by applying recommended treatments developed in consultation with Council representatives.

Stonnington City Council nominated two local roads for this project within the Prahran retail activity precinct, totalling 0.8 km in length, and which are at the following locations:

- St Edmonds Road, between High Street, Greville Street and Izett Street
- Izett Street, between St Edmonds Road, Greville Street and Commercial Road.

The project consisted of the following stages of delivery:

1. data collection of the nominated roads
2. site assessment
3. iRAP coding, risk rating and star rating assessment of the roads
4. consultation with Stonnington City Council to determine suitable road safety countermeasures
5. AusRAP assessment of potential risk mitigation options.


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With offices in Brisbane, Sydney, Adelaide, Perth.
arrb.com.au



A summary of the AusRAP Star Rating assessment for the nominated routes is presented in the following table for vehicle occupants:

Star ratings 	2021 rating results	
	km	%
5 Stars	0.8	100
4 Stars	0	0
3 Stars	0	0
2 Stars	0	0
1 Star	0	0
Totals	0.8	100

The findings of the AusRAP assessment were presented to Stonnington City Council officers highlighting the key observations identified from the site inspection and a future risk mitigation consideration along St Edmonds Road should the 85th percentile speeds increase.

The site inspection identified a number of road safety issues that require further investigation and rectification works, and as such, the Star Rating results will not be affected.

The current 85th percentile speed along St Edmonds Road was considered acceptable, and no immediate risk mitigation treatments were identified. As St Edmonds Road and Izett Street are part of a shopper access route and serve an important local connection function, it is suggested that Council monitor the speeds every 2 to 3 years for speed compliance. Should speed management risk mitigation treatments be warranted in accordance with Council's policies and practices, the Star Ratings will remain as the existing star rating assessment with 5 Star for vehicle occupants, pedestrians and cyclists, and 4 Star for motorcyclists. The Star Rating Scores show an improvement for the all road users in this option.

In conclusion, Izett Street and St Edmonds Road, Prahran currently satisfy the iRAP 3 Star or better target for all road users.



CONTENTS

1	INTRODUCTION AND BACKGROUND	1
1.1	BACKGROUND AND PURPOSE.....	1
1.2	PROJECT SCOPE	1
2	EXISTING CONDITIONS.....	2
2.1	LOCATIONS	2
2.1.1	LOCATION 1: ST EDMONDS ROAD, PRAHRAN.....	2
2.1.2	LOCATION 2: IZETT STREET, PRAHRAN.....	3
3	RISK ANALYSIS AND ASSESSMENT	4
3.1	METHODOLOGY	4
3.2	IRAP ASSESSMENT PROCESS.....	4
3.3	STAR RATING SCORE BANDS	5
4	AUSRAP RATING RESULTS	7
4.1	AUSRAP RATING FINDINGS	7
4.1.1	EXISTING STAR RATING RESULTS.....	7
4.2	KEY OBSERVATIONS	9
4.2.1	AUSRAP RATING RESULTS	9
4.2.2	SITE INSPECTION	9
4.3	RISK MITIGATION CONSIDERATIONS.....	12
5	CONCLUSIONS AND RECOMMENDATIONS	14
	REFERENCES	15



TC-423-1-3-3-a

V2.0 Final | AusRAP and Risk Mitigation Assessment – St Edmonds Road and Izett Street, Prahran v

TABLES

Table 3.1:	iRAP assessment process.....	5
Table 4.1:	Combined road network (Izett Street and St Edmonds Road) – Star Rating results for existing conditions	8
Table 4.2:	St Edmonds Road, Prahran – 2021 Star Rating existing conditions.....	8
Table 4.3:	Izett Street, Prahran – 2021 Star Rating existing conditions.....	8

FIGURES

Figure 2.1	Location of subject roads.....	2
Figure 2.2	DCA Code 163	3
Figure 2.3	DCA Code 106	3
Figure 3.1	iRAP assessment process.....	4
Figure 4.1	AusRAP Star Rating for vehicle occupants	7
Figure 4.2	Zebra crossing along Izett Street, Prahran.....	10
Figure 4.3	Zebra crossing at St Edmonds Road / Greville Street, Prahran.....	10
Figure 4.4	Zebra crossing along Izett Street, Prahran.....	11
Figure 4.5	Zebra crossings along Izett Street and Chatham Street, Prahran	11
Figure 4.6	Pedestrian fencing at Izett Street/Greville Street, Prahran (north-west corner).....	12
Figure 4.7	Outdoor dining infrastructure in Izett Street, Prahran.....	12



1 INTRODUCTION AND BACKGROUND

1.1 BACKGROUND AND PURPOSE

Stonnington City Council engaged ARRB to undertake an assessment of the existing road conditions of 2 local roads within a retail activity precinct in Prahran using AusRAP to obtain Star Ratings of the road network and identify countermeasures to improve star ratings.

AusRAP is the Australian Road Assessment Program operating under the umbrella of the International Road Assessment Program (iRAP) and uses the established iRAP protocols. iRAP is a method for consistently evaluating the safety risk on a road and then permitting a comparison of levels of risk across roads and across a network/s.

The assessment was undertaken using the iRAP ViDA program and has been the methodology to form the conclusions of this report.

1.2 PROJECT SCOPE

The scope of this project was to provide an iRAP assessment of 2 streets in a retail activity precinct in Prahran, which is situated within the municipality of Stonnington.

This assessment aimed to identify road safety risk factors and determine appropriate road infrastructure countermeasures to reduce the occurrence of fatalities and serious injuries (FSI) in Stonnington City Council.

The scope of the assessment included a comparison of Star Rating results of the existing conditions and any recommendations to be considered for further investigation.

The comparison of Star Rating results of existing and potential works for further consideration have been presented in the form of:

- Star Rating maps
- Star Rating Score (SRS)
- summary table.

The project had 3 stages of delivery:

1. iRAP rating of the nominated routes, including:
 - a. video data collection of each of the nominated roads, totalling 0.8 km
 - b. coding of the routes using the latest published iRAP protocols to determine Star Rating Scores (SRS) and Star Ratings.
2. Consultation with Stonnington City Council to:
 - a. present the findings
 - b. determine suitable road safety countermeasures.
3. Development and assessment of potential infrastructure-based risk mitigation measures to estimate potential road safety improvements, such as:
 - a. changes to Star Rating and SRS.

2 EXISTING CONDITIONS

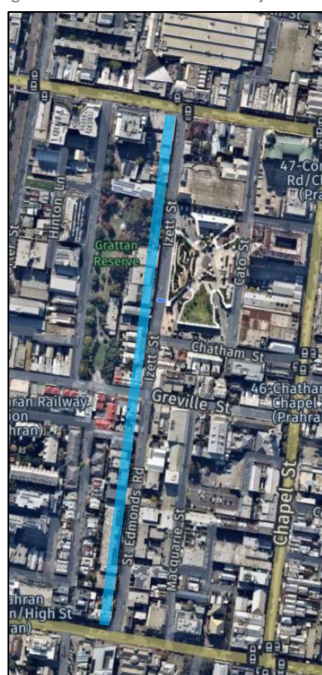
2.1 LOCATIONS

An AusRAP assessment was undertaken at the following locations:

- St Edmonds Road, between High Street, Greville Street and Izett Street, Prahran
- Izett Street, between St Edmonds Road, Greville Street and Commercial Road, Prahran

A map of the locations investigated is presented in Figure 2.1.

Figure 2.1 Location of subject roads



Subject roads

Source: Adapted from Nearmap 2021

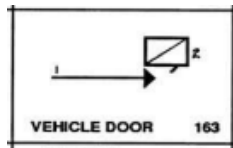
2.1.1 LOCATION 1: ST EDMONDS ROAD, PRAHRAN

St Edmonds Road, between High Street, Greville Street and Izett Street, Prahran is defined as a local road and is presented in Figure 2.1.

The sign posted speed limit along St Edmonds Road is 40 km/h (Area). The road has an undivided carriageway width varying from approximately 5.5 m to 11 m and traffic traverses in one lane in either direction and is guided by a centreline in a north-south direction. A mixture of on-street restricted parking is available on both sides of St Edmonds Road, including time-based and permit parking. The abutting land use is a mixture of commercial and residential.

In the 5-year period ending in 2019 (inclusive), there was one reported 'other injury' crash on St Edmonds Road near Number 1 St Edmonds Road on 4 September 2017, which involved a motorcycle striking the door of a parked vehicle. The crash was on a Monday night during dark conditions and the crash was assigned a Definition of Classifying Accident (DCA) code of 163, as shown in Figure 2.2.

Figure 2.2 DCA Code 163



Source: *Crashstats User Guide, 2013*

2.1.2 LOCATION 2: IZETT STREET, PRAHRAN

Izett Street, between St Edmonds Road, Greville Street and Commercial Road, Prahran is defined as a local road and is presented in Figure 2.1.

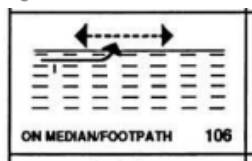
The sign posted speed limit along Izett Street is 40 km/h (Area). The road has an undivided carriageway width of approximately 6.5 to 6.7 m and has traffic travelling in one lane in either direction. On-street restricted parking is available in the form of indented parking on the west side of Izett Street with some parking spaces replaced by outdoor dining facilities.

Pedestrian crossing facilities (zebra crossing) are provided in 2 locations along Izett Street and also on Chatham Street near Izett Street. Speed humps are present on Izett Street for speed management.

Abutting land use is a mixture of commercial, retail and open space on both sides of the road.

In the 5-year period ending in 2019 (inclusive), there was one reported 'other injury' crash on Izett Street between Commercial Road and Wattle Street on 23 December 2017, which involved a vehicle striking an elderly pedestrian on the footpath/median (DCA 106). This crash was a on a Saturday during daylight conditions. The DCA code for this crash is shown in Figure 2.3.

Figure 2.3 DCA Code 106



Source: *Crashstats User Guide, 2013*

3 RISK ANALYSIS AND ASSESSMENT

3.1 METHODOLOGY

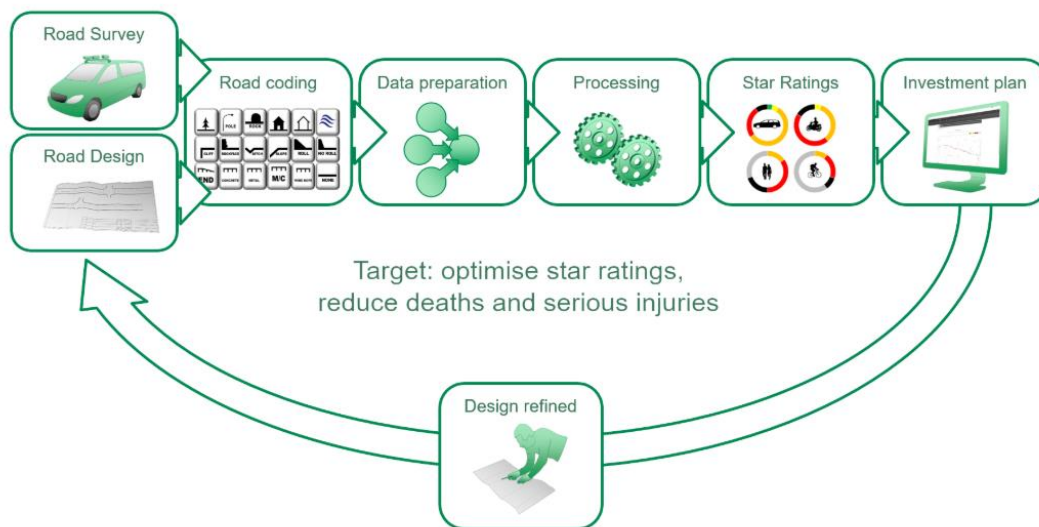
This section outlines the process that has been applied to the development of Star Ratings for the nominated roads for this project.

3.2 IRAP ASSESSMENT PROCESS

iRAP is a method for consistently evaluating the safety risk on a road and then permitting a comparison of levels of risk across roads and across a network. iRAP believes that improving the world’s roads to a 3-star or better standard is a key way to achieve the United Nations Sustainable Development Goals target of halving road deaths and injuries by 2030¹.

The complete iRAP assessment process is illustrated in Figure 3.1.

Figure 3.1 iRAP assessment process



Source: iRAP (2017).

Road survey data is collected for the relevant routes and coded by determining the risk score category for 78 road environment attributes that influence the likelihood and severity of common types of serious crash types, including roadside hazards, speed limits, pavement condition, curvature and delineation.

Coding is the process of recording the road attributes for each 100 m segment of road. The coded data is prepared into a format to allow processing in ViDA, iRAP’s online road safety software platform.

Processing of the data calculates a Star Rating Score (SRS) which aligns to a corresponding Star Rating band. An investment plan is produced by ViDA to improve a road’s Star Rating and in this way demonstrate the potential to reduce road safety risk to road users.

Investment plans are an additional output of the coding and analysis process. The investment plans take into account the existing road features, the speed and volume of traffic, the expected fatalities and injuries before

¹ <https://irap.org/3-star-or-better/>

and again after treatment; the hierarchy of treatments, the expected economic benefits of investing in that treatment, the benefit to cost ratio and the internal rate of return.

3.3 STAR RATING SCORE BANDS

The Star Rating Score bands used to determine the Star Rating are based on those published by iRAP and these are replicated in Table 3.1. They provide a common reference for comparing the results with analysis of other roads and networks.

Table 3.1: iRAP assessment process

Star Ratings	Star Rating Score		
	Vehicle occupants and motorcyclists	Pedestrians	Bicyclists
5 Stars	0 < 2.5	0 < 5	0 < 5
4 Stars	2.5 < 5.0	5 < 15	5 < 10
3 Stars	5.0 < 12.5	15 < 40	10 < 30
2 Stars	12.5 < 22.5	40 < 90	30 < 60
1 Star	> 22.5	> 90	> 60

Source: iRAP (2015b).

The AusRAP Star Rating Score bands have been set with consideration of 5 inter-related issues:

1. The Safe System context and the role of speed.
2. The expected injury severity.
3. The role of Star Ratings in setting targets.
4. The relationship between Star Ratings and crash rates.
5. The distribution of Star Ratings across a typical road network.

The Star Rating Score for a road section will change with the application of improvements to the road infrastructure; however, unless a Star Rating Score falls past the lower banding score for the next higher Star Rating, the outcome reported will appear to result in no improvement in risk (i.e. Star Rating).

Star Rating Scores (SRS) represent the relative risk of death and serious injury for an individual road user for each 100 m section of road and the following equation is used:

$$SRS = \sum \text{Crash Type Scores}$$

where:

Crash Type Scores = Likelihood x Severity x Operating speed x External flow influence x Median traversability

where:

- likelihood refers to road attribute risk factors that account for the chance that a crash will be initiated.
- severity refers to road attribute risk factors that account for the severity of a crash.
- operating speed refers to factors that account for the degree to which risk changes with speed.
- external flow influence factors account for the degree to which a person's risk of being involved in a crash is a function of another person's use of the road.

- median traversability factors account for the potential that an errant vehicle will cross a median (only applies to vehicle occupants and motorcyclist run-off and head-on crashes).²

² iRAP 2015a



4 AUSRAP RATING RESULTS

A baseline AusRAP assessment was undertaken to understand the Star Rating of the nominated roads in their existing condition. The AusRAP assessment was then updated to reflect any proposed recommendations.

The road attributes were captured for each 100 m on each of the locations described in Section 2.

Globally, iRAP has adopted a safety performance benchmark of building a '3 Star or better' road network. In accordance with iRAP methodology, a 3 Star or better road network will significantly reduce the incidence of road crashes and for fatal and serious injury trauma to road users. This benchmark aids in identifying areas where road safety risk mitigation measures could be developed and applied.

4.1 AUSRAP RATING FINDINGS

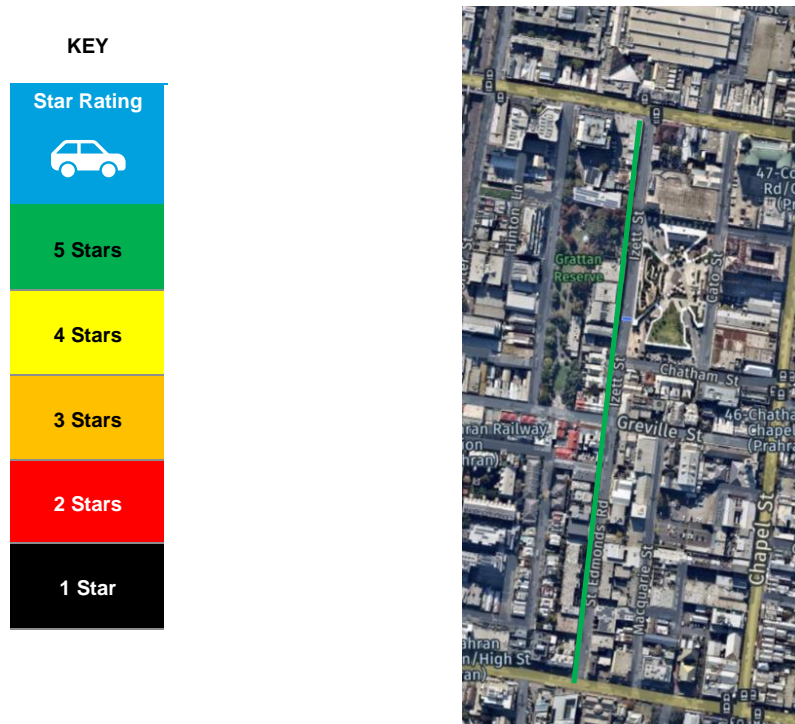
Video collection data of the nominated routes were undertaken in April 2021 and the nominated roads were coded using the latest published iRAP protocols to determine Star Ratings.

4.1.1 EXISTING STAR RATING RESULTS

The Star Rating results for vehicle occupants for the two roads are presented in a map format in Figure 4.1.

A Star Rating breakdown of all road users is shown in Table 4.1.

Figure 4.1 AusRAP Star Rating for vehicle occupants



Source: Adapted from Nearthmap 2021

Table 4.1: Combined road network (Izett Street and St Edmonds Road) – Star Rating results for existing conditions

Star Ratings	Vehicle occupant		Motorcyclist		Pedestrian		Cyclist	
	km	%	km	%	km	%	km	%
5 Stars	0.8	100	0	0	0.8	100	0.8	100
4 Stars	0	0	0.8	100	0	0	0	0
3 Stars	0	0	0	0	0	0	0	0
2 Stars	0	0	0	0	0	0	0	0
1 Star	0	0	0	0	0	0	0	0
Total	0.8	100	0.8	100	0.8	100	0.8	100

Star Ratings are provided for each road in Table 4.2 and Table 4.3.

Table 4.2: St Edmonds Road, Prahran – 2021 Star Rating existing conditions

Star Ratings	Vehicle occupant		Motorcyclist		Pedestrian		Bicyclist	
	km	%	km	%	km	%	km	%
5 Stars	0.4	100	0	0	0.4	100	0.4	100
4 Stars	0	0	0.4	100	0	0	0	0
3 Stars	0	0	0	0	0	0	0	0
2 Stars	0	0	0	0	0	0	0	0
1 Star	0	0	0	0	0	0	0	0
Total	0.4	100	0.4	100	0.4	100	0.4	100

Table 4.3: Izett Street, Prahran – 2021 Star Rating existing conditions

Star Ratings	Vehicle occupant		Motorcyclist		Pedestrian		Bicyclist	
	km	%	km	%	km	%	km	%
5 Stars	0.4	100	0	0	0.4	100	0.4	100
4 Stars	0	0	0.4	100	0	0	0	0
3 Stars	0	0	0	0	0	0	0	0
2 Stars	0	0	0	0	0	0	0	0
1 Star	0	0	0	0	0	0	0	0
Total	0.4	100	0.4	100	0.4	100	0.4	100

Motorcyclists have different road performance characteristics than other vehicles as acceleration or manoeuvring is more rapid and the road environment has a significant influence on the risk of crashes for this road user and may contribute to a lower Star Rating than other road users. These factors include:

- interaction with other vehicles and trucks
- road surface conditions such as rutting, potholes, debris, skid resistance
- water and oil on the road
- line marking and raised pavement markers
- road alignment and intersections
- roadside hazards and location to the edge of the road.

4.2 KEY OBSERVATIONS

4.2.1 AUSRAP RATING RESULTS

Key observations from the 2021 AusRAP rating results include:

- The assessed roads were 5 Star rated for the vehicle occupant, pedestrian and bicyclist and 4 Star rated for motorcyclists with the iRAP 3 Star or better target for all road users being achieved.
- Road infrastructure and other attributes that may have assisted the achievement of 5 Star Rating results include:
 - 40 km/h speed limits
 - pedestrian crossing facilities
 - speed management devices (i.e. speed humps).

4.2.2 SITE INSPECTION

Key observations from the site inspection on 29 April 2021 from 9:30 to 10:30 am include:

- The roadside objects, including sign posts and utility poles, were located in close proximity to the edge of the road.
- Some pedestrians did not use the pedestrian crossing facilities along Izett Street.
- Zebra crossings:
 - It is unclear if the zebra crossing white bars at the recently installed decorative zebra crossings are in accordance with the relevant Australian Standards as it seems that coloured pavers have been used in lieu of line marking. The white pavers would need to have adequate reflectivity for day and night conditions. It is recommended that the zebra crossing white bars align with the relevant Australian Standards. One of the crossings is shown in Figure 4.2.

Figure 4.2 Zebra crossing along Izett Street, Prahran



- The zebra crossing shown in Figure 4.2 highlights a tree placed at the approach to the zebra crossing which restricts sight distance of both the driver and the pedestrian. It is recommended that the sight distance requirements are met.
- The Tactile Ground Surface Indicators may need to be reviewed at this location to determine if directional hazards are required between the hazard tactiles at the east side of the zebra crossing.
- Pedestrian crossing signage and line marking was non-conforming/inconsistent at various locations. Zebra crossing signage appeared to be missing at the approaches and was instead placed on the departure side. The required 30 m solid approach centreline was missing at some locations. Examples are shown in Figure 4.3 to Figure 4.5.

Figure 4.3 Zebra crossing at St Edmonds Road / Greville Street, Prahran

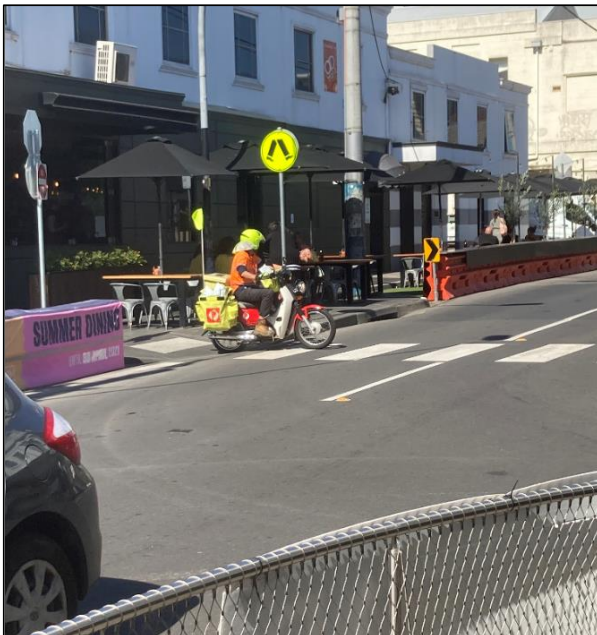


Figure 4.4 Zebra crossing along Izett Street, Prahran

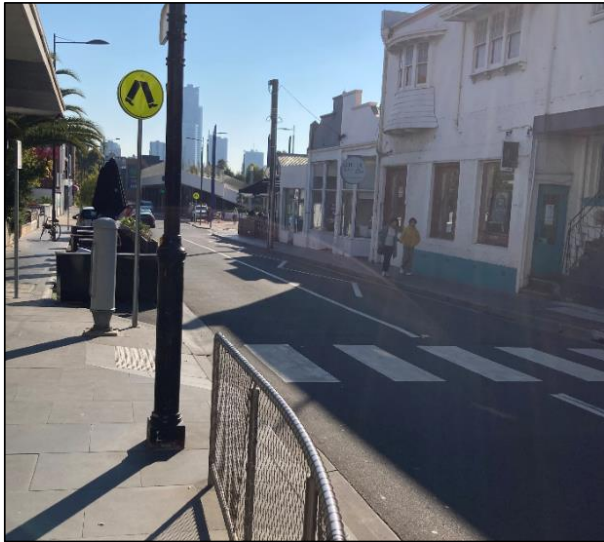


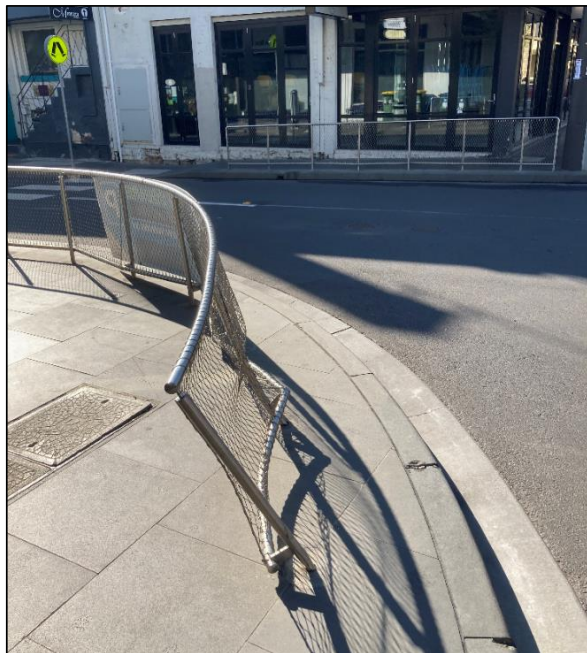
Figure 4.5 Zebra crossings along Izett Street and Chatham Street, Prahran



Source: Nearmap 2021

- Pedestrian fencing appeared to be damaged on the north-west corner of Izett Street and Greville Street indicating that larger vehicles may not have sufficient manoeuvrability turning left into Greville Street as shown in Figure 4.6. It is recommended that a suitable barrier be installed to protect pedestrians.

Figure 4.6 Pedestrian fencing at Izett Street/Greville Street, Prahran (north-west corner)



- Outdoor dining infrastructure was situated at various locations along Izett Street and St Edmonds Road. As outdoor seating is provided on the road pavement within parking bays, further investigation is required by Council to confirm whether the manufacturer's specifications including required attenuator design and positioning and clearance requirements on either side of the barriers are met. Furthermore, the conspicuity of the barriers and signage are non-compliant. Examples are shown in Figure 4.3 and Figure 4.7.

Figure 4.7 Outdoor dining infrastructure in Izett Street, Prahran



4.3 RISK MITIGATION CONSIDERATIONS

The key observations highlighted from the site inspection should be considered as part of a Road Safety Audit or rectification works as these deficiencies are an extension of the AusRAP methodology where specific treatments need to be analysed. The Star Rating results will not be affected.

A review of the speed data on St Edmonds Road indicated that the 85% percentile speeds were below the 40 km/h posted speed limit and therefore the justification for further speed management devices is not warranted at this stage. As St Edmonds Road and Izett Street are part of a shopper access route and serve

an important local connection function, it is suggested that Council review the speeds every 2 to 3 years for speed compliance.

The Star Rating results were also calculated if a speed management treatment is to be considered by Council in the future on St Edmonds Road. The results remained unchanged from the existing conditions scenario, with an improvement to the SRS for all road users.

5 CONCLUSIONS AND RECOMMENDATIONS

Star Ratings provide a simple and objective measure of the level of safety of a road based on its attributes, for the different road users. Determining a road's Star Rating involves the inspection of the road infrastructure attributes that are known to have an impact on the road safety risk.

The AusRAP process, including video data collection and risk rating, provides only a snapshot in time of the road safety risks on a route. The risk rating of the road may change over time due to:

- increasing traffic volumes
- newly installed road safety countermeasures and traffic management devices
- degradation of road condition
- roadside hazards encroaching on road, i.e. trees, utility poles.

It is recommended iRAP rating of a route be reviewed every 3 to 5 years depending on local significance of the road. The review may include updates based on renewed video survey data or on as-built design plans outlining the countermeasures installed as part of road upgrades.

In addition to maintaining an up-to-date AusRAP road safety risk rating, Council should also consider the value of employing other road safety practitioners' tools. These include:

- road safety audits
- non-infrastructure countermeasures to capture multiple pillars of the Safe System, e.g. education campaigns.

Council is encouraged to investigate the key observation findings as a priority irrespective of their effect on the Star Rating of the assessed roads. The risk mitigation option suggested within the report should be considered when the 85th percentile speed data confirms that there is a lack of compliance of the posted speed limit and is assessed and ranked amongst other local roads with Council.

REFERENCES

iRAP 2015a, iRAP Methodology Fact Sheet # 6 Star Rating Score equations, International Road Assessment Programme (iRAP), London, UK

iRAP 2015b, iRAP Methodology Fact Sheet #7: Star Rating Bands, International Road Assessment Programme (iRAP), London, UK

iRAP 2017, *How We Can Help*, iRAP, London, UK <<https://www.irap.org/how-we-can-help>>

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May 2021

POLICY - WEB-CASTING OF COUNCIL MEETINGS ~~POLICY~~

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WEB CASTING COUNCIL MEETINGS POLICY

1.0 PURPOSE

1.1 This policy is for the Web Casting of Council meetings (excluding closed sections) and supports the Guidelines.

2.0 POLICY

2.1 Stonnington Council is committed to increasing community engagement and awareness in its decision making through the live streaming of Council meetings or later viewing of a recording of parts or all of a meeting thus encouraging openness and transparency, accountability and integrity of this process.

3.0 SCOPE

3.1 This Policy applies to Ordinary Council meetings and Special Council Meetings but excludes Closed (confidential) Council meetings or parts thereof.

4.0 DEFINITIONS

Chair – person who presides over the meeting process - at Council meetings the Chair of a meeting is usually by default, the Mayor. However on occasions as prescribed by the Governance Rules the Chair may be the Deputy Mayor, a Councillor or the Chief Executive Officer

Council – The collective of Councillors who form the Stonnington City Council

Council Meetings – means Ordinary Council meetings and Special Council meetings as defined under section 61 83 (b) of the *Local Government Act 2020 1989* and that are not Closed meetings as defined under section 66 89 of the Act.

Confidential or Closed meetings of Council – meetings of Council are open to the public unless the Council ~~has resolved~~ considers it necessary to close the meeting to the following circumstances; discuss any of the following:

- a. ~~The meeting is to consider confidential information; Personnel matters~~
- b. ~~Security reasons; The personal hardship of any resident or ratepayer~~
- c. ~~It is necessary to do so to enable the meeting to proceed in an orderly manner.~~
Industrial matters
- d. ~~Contractual matters~~
- e. ~~Proposed developments~~
- f. ~~Legal advice~~
- g. ~~Matters affecting the security of Council property; or~~
- h. ~~Any other matter which the Council or special committee considers would prejudice the Council or any person.~~

Defamation – where a statement made is considered to have lowered a person's standing in the eyes of the community.

Governance Rules – The rules by which Council meetings are convened and conducted as prescribed under Section 60 of the Local Government Act 2020.

Privacy Breach

Unauthorised access to, collection, use or disclosure of personal information.

5.0 G FUNCTIONAL APPLICATION GUIDELINES

5.1 This policy is supported by the Web-Casting of Council Meetings Guidelines which outline the following together with information in respect to Limited Privilege and Council Disclaimers.

- a) The Ordinary meetings of Council and any Special meetings will be streamed live and publically available on Council's website.
- b) Confidential Council meetings or confidential/closed sections of Council meetings will not be streamed live and will not be electronically recorded or made publically available at a later date.
- c) Recordings of a meeting will be available for viewing on Council's website approximately 48 hours after the meeting.
- d) Every reasonable effort will be made to ensure that a live webcast and recording is available however should any technical difficulties arise in relation to the webcasting, access to Council's website or subsequent availability of a recording may be delayed.
- e) The user of this service, not Council, is responsible for any charges that their service provider may impose on the data usage, and especially over a mobile phone connection.
- f) ~~Where reasonably practicable, o~~Only the ~~main table with the~~ Chief Executive Officer, ~~and~~ Councillors and Council Officers who are present at the meeting will be viewed and transmitted by via the webcast camera.
- g) ~~It is not intended that Council Officers will be viewed or visually recorded, however the recordings will capture any audio of an Officer addressing the meeting.~~
- h) Signage will be located at the entrance of the Council Chamber or alternative meeting location advising all attendees that the meeting is being webcast and recorded.

- i) Council's website will provide the details of the webcasting and it will be placed on Council Notice Paper.
- j) The Chair (usually Mayor) will advise at the commencement of the meeting that it is being webcast live and recorded and will be made available to the public for viewing on Council's webpage.
- k) The webcast will include subtext to assist those with hearing difficulty and will be available in various languages as offered by the provided of the transmission service.
- l) All reasonable effort will be afforded to avoid mMembers of the public in the gallery being inadvertently will not be visible included in the live webcasting or recording of the Council meeting as the camera is positioned to ensure that the gallery is not visible.
- m) All discussions and audible background noise Any comments from members of the public will be webcast live and will be contained in the recording of the meeting.

6.0 RESPONSIBILITIES

6.1 Councillors are required to that act in accordance with the Councillors Code of Conduct, and the Local Government Act 2020 1989 , The Governance Rules General Local Law (No 1) and other Acts, Regulations and policies as prescribed.

6.2 Officers are required to that act in accordance with the Staff Code of Conduct and the Local Government Act 2020 1989 , General Local Law (No 1)The Governance Rules- and other Acts, Regulations and policies as prescribed.

6.3 Councillors, Officers and all persons attending a Council meeting must abide with the requirements of the Mutual Respect Charter

7.0 GOVERNANCE, COPYRIGHT AND USE

7.1 Council provides access to the live web-casting and recordings of Council meetings for personal and non-commercial use.

7.2 Videos, images and audio contained within a live web-cast or recording must not be altered, reproduced or re-published without the permission of Council.

7.3 Copyright remains with the Council.

7.4 The original recording of the Council Meeting will remain intact as a permanent record and will not in any way be altered or amended.

8.0 REFERENCES

- Local Government Act 2020 19898
- The Governance Rules City of Stonnington General Local Law (No1) 2008 — Part 4 Council Administration section

- Freedom of Information Act 1982
- Council Plan 2017 – 2021
- Information Privacy Policy
- Privacy and Data Protection Act 2014
- Councillor Code of Conduct
- Employee Code of Conduct
- Public Records Act 1973
- Victorian Charter of Human Rights and Responsibilities Act 2006

9.0 HUMAN RIGHTS

9.1 The Web-Casting of Council Meetings Policy and Guidelines have been assessed and it is considered that the negative impacts have been adequately addressed and the positive impacts are strong and that this meets the obligations of the Victorian Charter of Human Rights and Responsibilities Act 2006.

10.0 REVIEW

10.1 This document will be reviewed in one year following adoption then every subsequent two years.

No.	Change	Date
1	New Policy - adopted	5 February 2018
<u>2.</u>	<u>Periodic Review</u>	<u>May 2021</u>



May 2021

GUIDELINES TO THE WEB CASTING OF COUNCIL MEETINGS ~~GUIDELINES~~

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WEB CASTING OF COUNCIL MEETINGS GUIDELINES

1.0 PURPOSE

1.1 The purpose of this document is to set guidelines for Councillors, staff and the community in respect to the web casting of Council meetings.

1.2 This document should be read in conjunction with the “Webcasting Council Meetings” policy.

2.0 GUIDELINES

2.1 The Ordinary meetings of Council ~~and any Special meetings~~ will be streamed live and publically available on Council’s website in line with the transparency requirements of the Local Government Act 2020.

2.2 Confidential Council meetings or confidential/closed sections of Council meetings will not be streamed live and will not be electronically recorded or made publically available later date.

2.3 Under normal circumstances, recordings of a meeting will be available for viewing on Council’s website approximately 48 hours after the meeting.

2.4 Every reasonable effort will be made to ensure that a live webcast and recording is available however should any technical difficulties arise in relation to the webcasting, access to Council’s website or subsequent availability of a recording may be delayed.

2.5 The user of this service, not Council, is responsible for any charges that their service provider may impose on the data usage, and especially over a mobile phone connection.

2.6 Only the main table with the Chief Executive Officer, ~~and~~ Councillors and Council Officers who are present at the meeting will be viewed and transmitted by the camera.

~~It is not intended that Council Officers will be viewed or recorded, however the recordings will capture any audio of an Officer addressing the meeting.~~

2.7 Signage will be located at the entrance of the Council Chamber or alternative meeting location advising all attendees that the meeting is being webcast and recorded (Shown at Appendix 1).

2.8 Council’s website will provide the details of the webcasting and it will be placed on Council Notice Paper.

2.9 The Chair (usually Mayor) will advise at the commencement of the meeting that it is being webcast live and recorded and will be made available to the public for viewing on Council’s webpage.

2.10 All reasonable effort will be afforded to avoid mMembers of the public in the gallery will not be being -visible in the webcasting or the recording of the meeting. The camera is positioned to ensure that the gallery is not visible.

2.11 All discussions and background noises will be included in the live webcast and will be contained in the permanent recording of the meeting.

2.12 Debate for each item will be contained to the timelines outlined in the Local Law Meeting Procedure. Governance Rules.

2.13 Testing of cameras and audio should occur at least 30 minutes prior to each meeting to ensure that all equipment is functional and operational.

2.14 As there is a delay time of approximately 60 seconds in the transmission, Council meetings should be called to order at least 90 seconds prior to the expected recording and maintain order until 60 seconds post recording.

2.15 All attendees at Council meeting should remain aware that the audio systems may detect (and will transmit) any low level talking or private discussions between individuals. This is particularly relevant in context to section 5.5 (a) and (b) of this Guideline.

3.0 RESPONSIBILITIES

3.1 Councillors are required to act in accordance with the Councillors Code of Conduct, ~~the~~ Local Government Act 2020 and other Acts, ~~General Local Law~~ The Governance Rules, Mutual Respect Charter and policies as prescribed.

3.2 Officers are required to act in accordance with the Staff Code of Conduct, the Local Government Act 2020 and other Acts, ~~General Local Law~~ the Governance Rules, Mutual Respect Charter and policies as prescribed

3.3 All persons representing the City of Stonnington in any capacity must at all times present with respect, professionalism and dignity.

4.0 PRIVACY

~~Every effort will be made to ensure that live webcasts or recordings of the meeting do not include Officers however it is noted that there will be, at times, incidental audio recording of the responses from Officers to questions raised by Councillors during the meeting.~~

4.1 ~~To assist the viewing public, Where possible~~ Officers ~~should be~~ will be referred to in the meeting by their position title, rather than their name apart from the introductions at the commencement of the meeting which outlines who is in attendance.

4.2 Members of the public will not be identified in the gallery unless they have consented or in accordance with the ~~Local Law~~ Governance Rules – Meeting Procedures Questions to Council by Members of the Public.

4.3 Signage will be erected advising people entering the gallery that the meeting is being webcast live and recorded for Council's website and, while all effort will be afforded to ensure that ey not visually recorded, they will not be filmed, any comments they make can be recorded and ~~used~~ therefore if they do not wish this to happen then they should leave the area.

5.0 WEBSITE - COUNCIL MEETING RECORDINGS

5.1 ~~In addition to live streaming,~~ Council meetings ~~will not only be streamed live they~~ will also be recorded and made available on Council's website www.stonnington.vic.gov.au. This will take around two business days after the meeting to be completed by Council's service provider.

5.2 Agenda items will be bookmarked in the recordings to enable users to target a particular item considered during the meeting, if desired.

5.3 ~~The live streaming of the meetings will be provided with subtext and available from the streaming provider but the subtext will not be available in the recorded version should it be later referenced.~~

5.4 Council will retain access to the recordings on its website for a minimum of two calendar years.

5.5 Limited Privilege

- a) Councillors do not have unlimited protection from defamation even when in the Council meeting. Councillors must be mindful that any comments that they make are true, defensible, fairly warranted and not offensive, contrary to law or malicious or recklessly made.
- b) Inappropriate statements made in a Council meeting by Councillors, Council Officer or members of the public are not protected and may be the subject of legal proceedings and any potential liability.

~~The live webcasting of meetings and access to recorded meetings increases the potential risk with a greater audience and permanent record of what is said.~~

- c) Council does not accept liability for inaccurate or defamatory discussion, comments or statements made at a meeting and will take the necessary steps to ensure that it does not broadcast or release a recording of that material where possible. In order to do this the Chair and/or Chief Executive Officer have the discretion and authority, in exceptional circumstances, to terminate or interrupt the live webcast if they consider it necessary to do so and further direct after the meeting the exclusion of any inappropriate part of a meeting from being placed onto Council's website for alter viewing.
- d) Inappropriate material includes, but is not limited to material that is:
 - I. Defamatory;
 - II. Without substantive evidence or hearsay
 - III. A breach of privacy of an individual or disclosure of personal information about a person
 - IV. Offensive
 - V. Infringe copyright
 - VI. Bullying
 - VII. Discriminatory
 - VIII. Confidential information including privileged information
 - IX. Racial hatred or vilification based on race, colour, national or ethnic origin of a person or group of people and is likely to offend, insult, humiliate or intimidate.

6.0 COPYRIGHT GOVERNANCE, COPYRIGHT AND USE

6.1 Council provides access to the live web-casting and recordings of Council meetings for personal and non-commercial use.

6.2 Videos, images and audio contained within a live web-cast or recording must not be altered, reproduced or re-published without the permission of Council.

6.3 Copyright will at all times remains with the City of Stonnington. ouncil.

6.4 To ensure that a true and accurate representation of the recorded media is maintained, the archived recording of any Council meeting cannot be modified, amended or in any way tampered with.

6.5 Should at some time the content of a Council meeting be considered have content that is defamatory, has breached the Local Government Act or in some way compromises the Council to effectively operate in the best interests of the community, the recording may be withdrawn from public access and be only available via the Freedom of Information process.

7.0 DISCLAIMER

7.1 Comments and views made at a Council meeting are made by the individual and are not of those of Council except when contained in a resolution of Council.

7.2 Council does not endorse or support inappropriate comments, views or discussion made by any Councillors or Officers at a Council meeting and which may be contained within the live webcast or recording of a Council meeting.

7.3 Council does not accept any responsibility for any verbal comments made during Council meetings which may be inaccurate, incorrect or defamatory and does not warrant nor represent that material or statements made during the live webcast meetings are complete, reliable, accurate or free from error.

7.4 Council does not accept any responsibility or liability for any loss, damage, cost or expense that might be incurred as a result of viewing, use or reliance of information or statements provided in a live webcast or recording of a Council meeting.

7.5 Only the final adopted Council minutes provide the complete formal record of Council's resolutions. Council minutes are reviewed, and adopted at the following Council meeting.

8.0 TECHNICAL DISCLAIMER

8.1 Council will make every reasonable effort to ensure that the live webcasting proceeds on Council's website and subsequent availability of a recording of the meeting.

| 8.2 In the event however of any technical difficulties beyond Council's control such as
| the availability of the connections to the host site, network, internet, social media platforms,
| equipment issues or power, Council takes no responsibility for, or accepts any liability should
| this system become unavailable.

9.0 REFERENCES

9.1 These Guidelines have been developed following consultation with Council stakeholders, other municipalities and with reference to;

- Local Government Act ~~2020~~ 1989
- City of Stonnington ~~General Local Law (No1) 2008 – Part 4 Council Administration~~ section Governance Rules
- Freedom of Information Act 1982
- Council Plan ~~2017 – 2021~~
- Information Privacy Policy
- Privacy and Data Protection Act 2014
- Councillor Code of Conduct
- Employee Code of Conduct
- Public Records Act 1973
- Victorian Charter of Human Rights and Responsibilities Act 2006

10.0 HUMAN RIGHTS

10.1 The Web-Casting of Council Meetings Policy and Guidelines have been assessed and ~~it is considered that the negative impacts have been adequately addressed and the positive impacts are strong and that this~~ meets the obligations of the Victorian Charter of Human Rights and Responsibilities Act 2006.

11.0 REVIEW

11.1 This document will be reviewed in one year following adoption then every subsequent two years.

No.	Change	Date
1	New Policy adopted	5 February 2018
<u>2</u>	<u>Periodic Review</u>	<u>May 2021</u>

Appendix 1.



LIVE WEBCAST

This Council meeting is being webcast live to the community and the recording will be available on Council's internet site within 48 hours for public viewing.

While all efforts will be afforded to only record and transmit Councillors, the CEO and Council Officers as they present, Council cannot provide an absolute guarantee that members of the public gallery will not be inadvertently recorded visually or audibly.

For more information, please refer to Council's Webcasting policy at www.stonnington.vic.gov.au or email to governance@stonnington.vic.gov.au.

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Chief of Governance¶