

Report to the Future Melbourne (Planning) Committee

Agenda item 6.3

Ministerial Planning Referral: TPM-2019-21
694-704 Collins Street, Docklands

1 September 2020

Presenter: Evan Counsel, Director Planning and Building

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application seeking approval for partial demolition and construction of a multi storey office, residential hotel and apartment tower on the north portion of the site, partially connected to the existing retained office building; and reduction in the statutory bicycle requirements at 694-704 Collins Street, Docklands (refer Attachment 2 – Locality Plan).
2. The applicant is Cromwell Diversified Property Trust c/- Human Habitats; the owner is Cromwell BT Pty Ltd; and the architect is Nettletontribe.
3. More specifically, the application seeks approval for demolition of the existing four-storey building on the north portion of the site (retention of the southern 14 storey building) and construction of a new 54 storey building. The development provides 12,800m² of net leasable office floor area, 182 hotel rooms and 265 residential apartments. A total 199 car spaces, 254 bicycle spaces and 15 motorcycle spaces are provided in the lower levels, which is connected to the existing retained building on the south side of the site.
4. The land is located within the Docklands Zone Schedule 3 (DZ3) and is affected by Design and Development Overlay Schedules 12 (DDO12) and 51 Area 2 (DDO51-A2), Development Plan Overlay Schedule 4 (DPO4) and Parking Overlay Schedule 7 (PO7).
5. The Minister for Planning is the Responsible Authority and has referred the application to Council for comment and advice.

Key issues

6. The key issues relevant to this proposal relate to the purposes and design outcomes of DZ3; the design objectives, building height and decision guidelines in DDO51-A2; wind and shadow impacts; parking, loading and waste; landscaping; environmentally sustainable design; and the objectives and standards of Apartment Developments (Clause 58).
7. The site is located at the eastern end of the Docklands precinct and is bound by Collins Street, Wurundjeri Way, Aurora Lane and Mayfield Place. The Collins Street frontage is elevated – approximately 11.5m higher than the Aurora Lane and Mayfield Place levels.
8. While the building has been designed to a high quality including detail, landmark status and excellent ESD targets, it fails to comply with Clause 58 Objectives and Standards D26 (Windows) and D27 (Natural Ventilation) of the Melbourne Planning Scheme.
9. Other issues relate to public realm landscape works and internal apartment amenity, vehicle access safety issues and on-site waste operations.
10. Detailed recommendations have been provided in the delegate report (refer Attachment 4) to assist the applicant where possible. However, some matters are significant, particularly in relation to Clause 58 Standard 26, and not able to be dealt with by permit conditions as they may require a substantial redesign of the apartment mix, ESD outcomes and overall architectural approach.

Recommendation from management

11. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning (DELWP) that Melbourne City Council does not support the proposal on the grounds outlined in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting attachment (Page 2 of 132)
2. Locality Plan (Page 3 of 132)
3. Plans (Page 4 of 132)
4. Delegate Report (Page 89 of 132)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning has referred the application to the Melbourne City Council for comment and advice.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Health and Safety

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

Stakeholder consultation

6. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987*.
7. It is the responsibility of the Department of Environment, Land, Water and Planning on behalf of the Minister for Planning to administer public notice where required.

Relation to Council policy

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

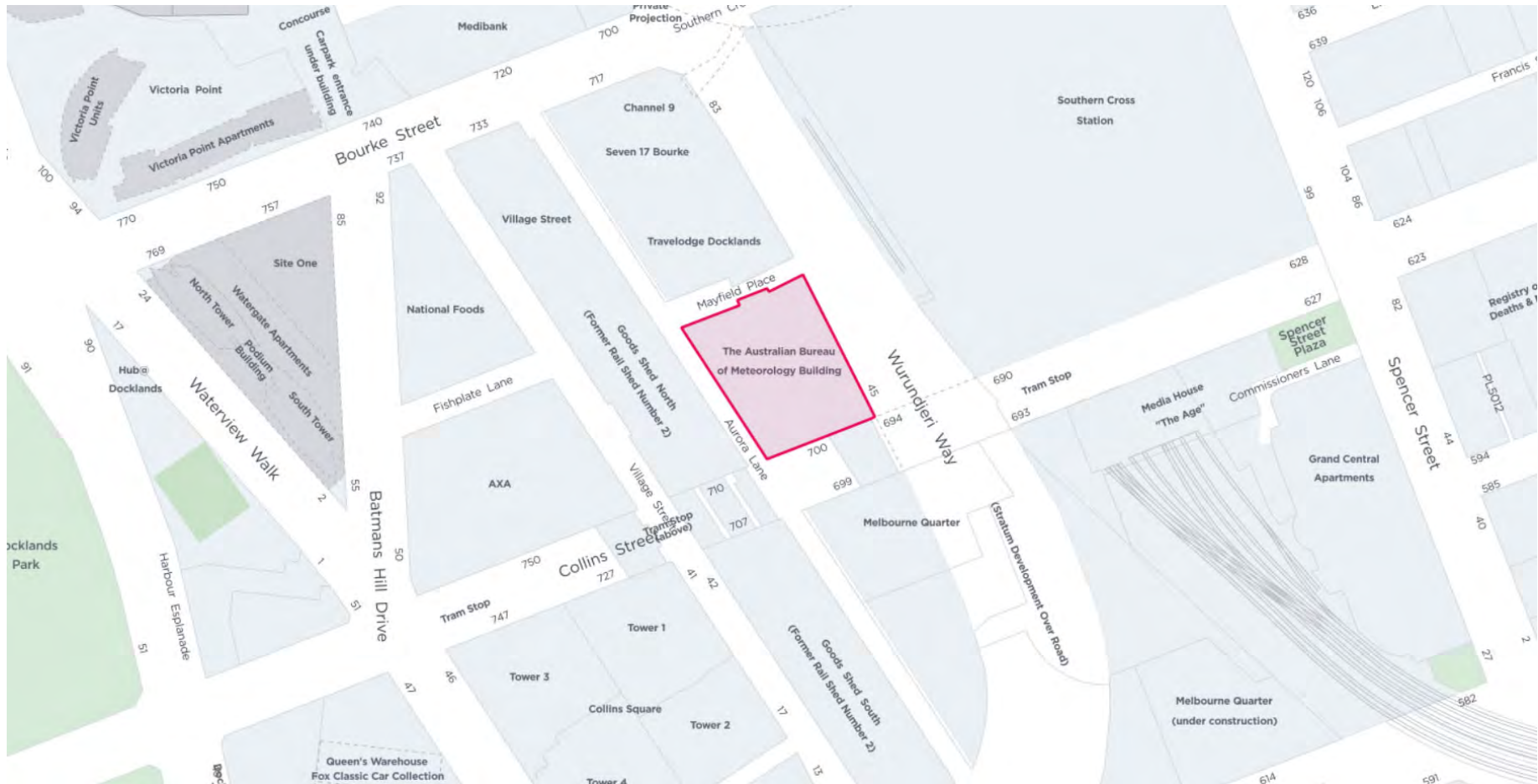
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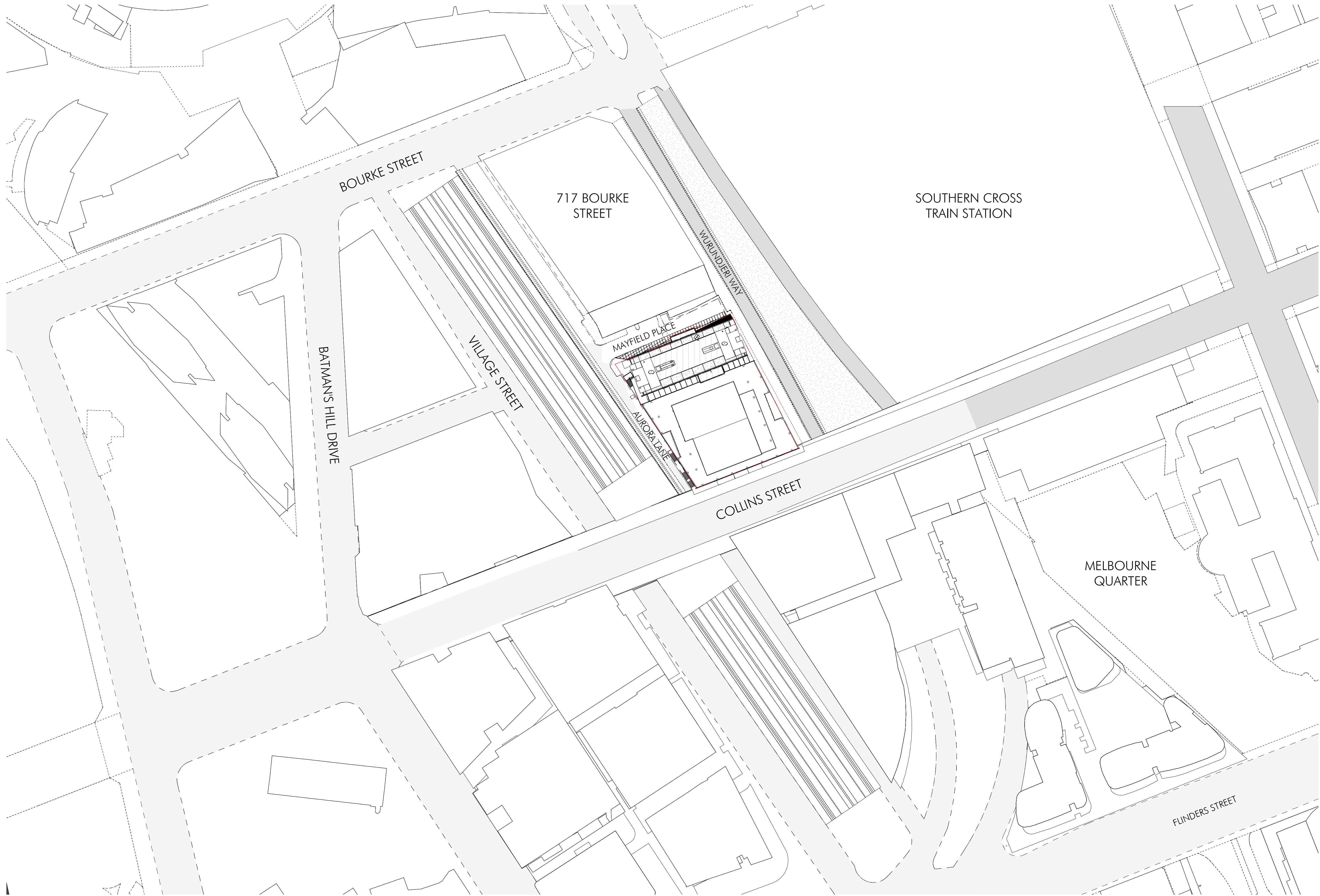
9. The development has excellent ESD and WSUD targets that exceed the minimum requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
10. Standard conditions are recommended to ensure the ESD and WSUD initiatives are achieved in the completed development should a permit be issued.

Locality Plan

694-704 Collins Street, Docklands

Attachment 2
Agenda item 6.3
Future Melbourne Committee
1 September 2020





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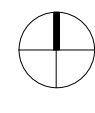
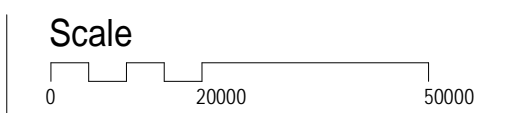
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6	Issue For Town Planning	26.06.2019
5	2nd Draft Issue For Town Planning	13.06.2019
4	Draft Issue For Town Planning	07.06.2019
3	Issue For Information	12.04.2019
2	Issue For Information	08.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

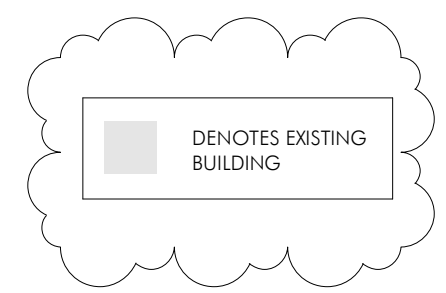
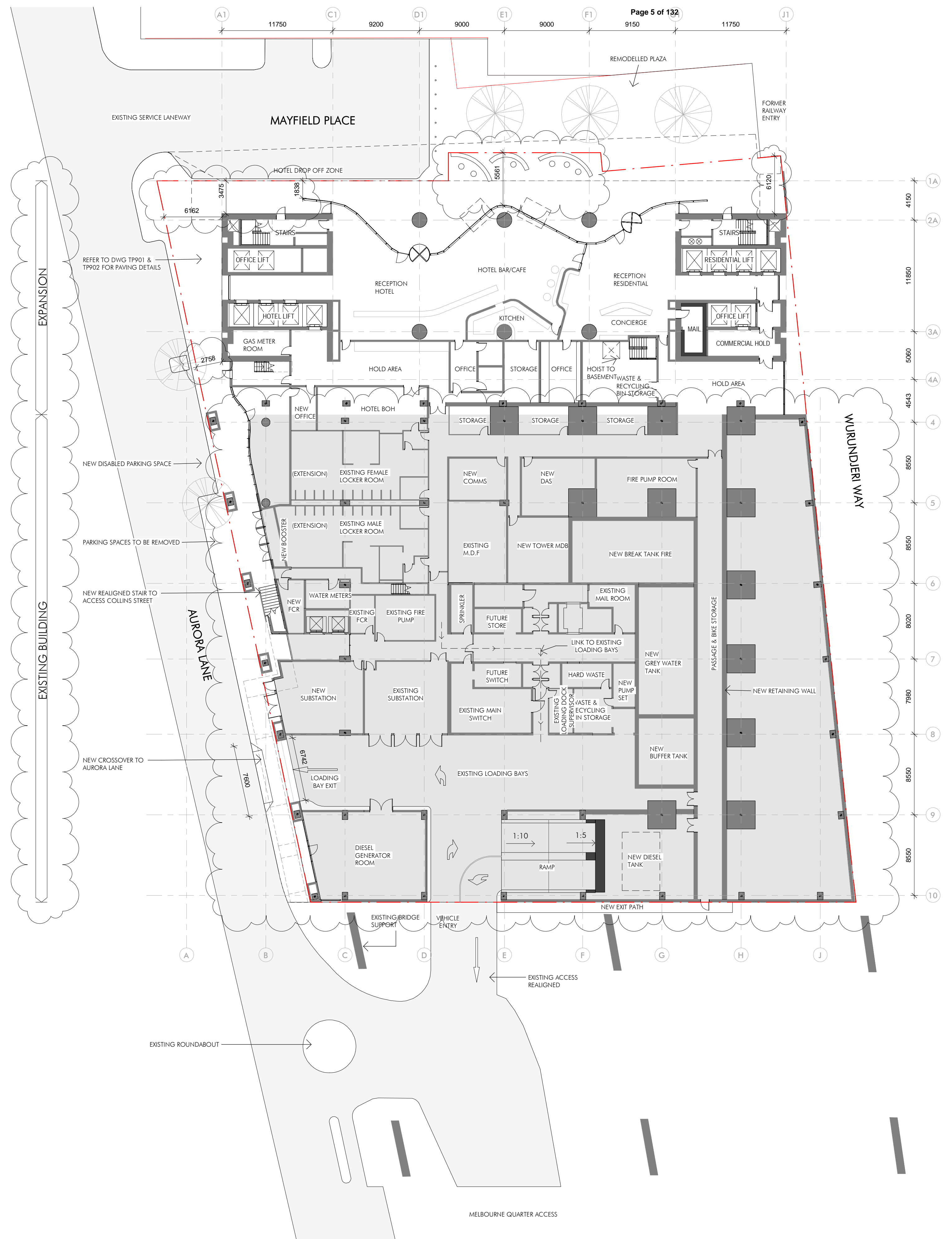
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Client

Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Information - In Progress For DELWP Response	24.09.2019
4	Minor Amendments to Traffic Eng Comments	26.06.2019
3	Issue For Town Planning	26.06.2019
2	2nd Draft Issue For Town Planning	19.06.2019
1	Draft Issue For Town Planning	07.06.2019

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TOWN PLANNING

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 Project Address
700 Collins St, Melbourne

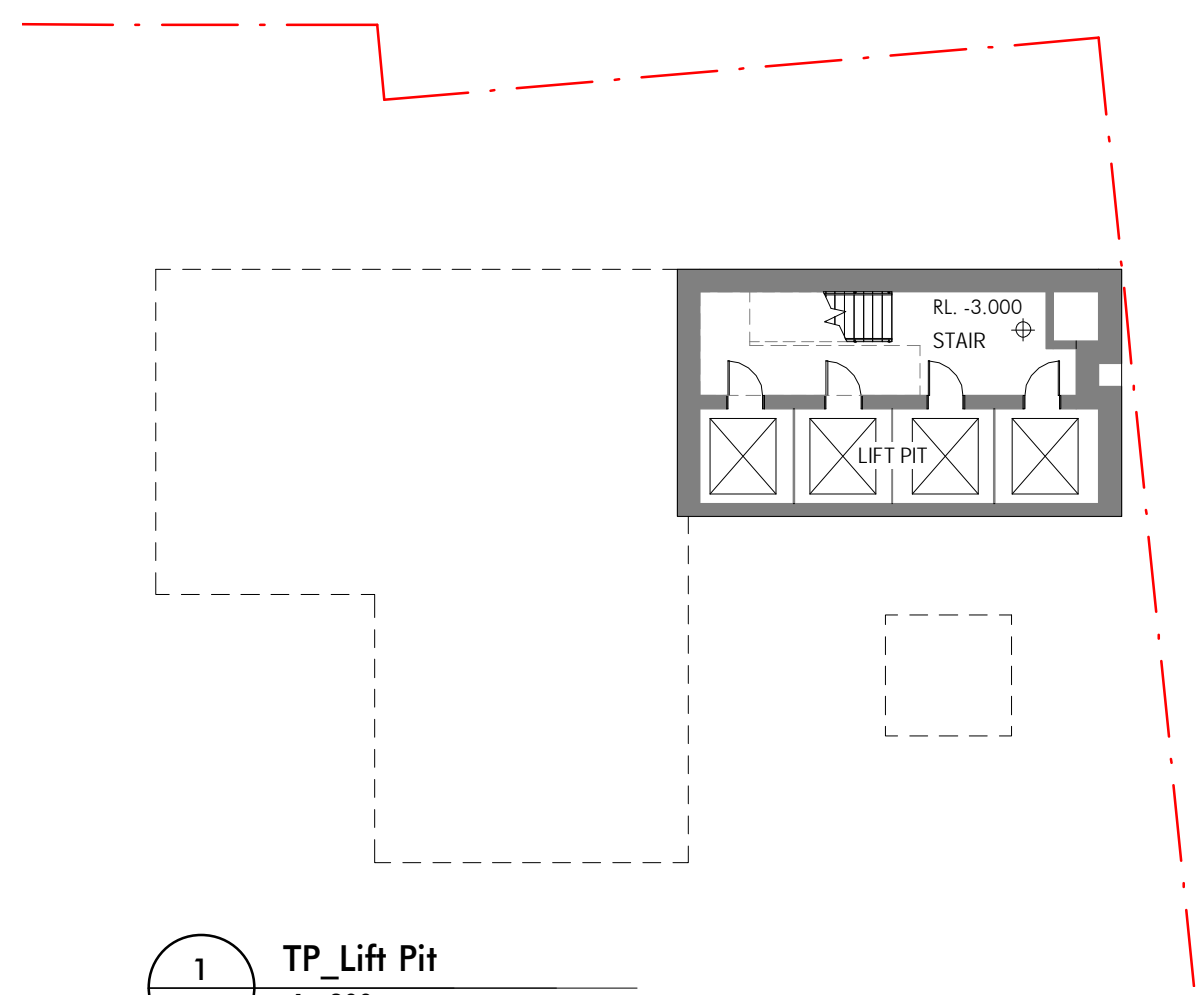


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1 TP_Lift Pit
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2 TP_Baseament
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Client

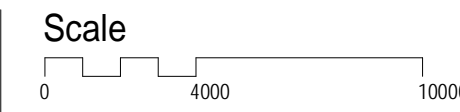


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1	Issue For Information	28.05.2019

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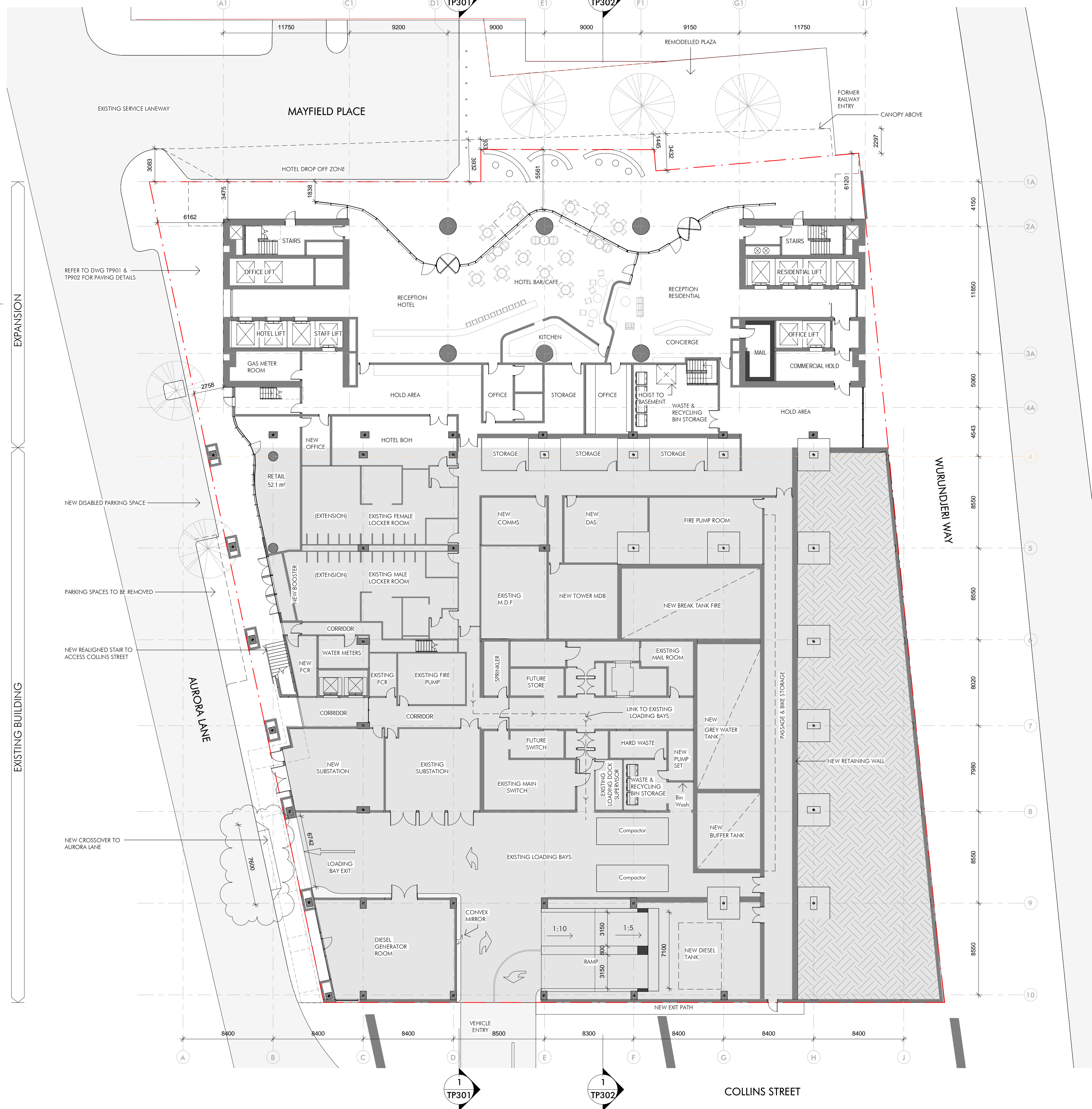
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Parking Schedule - Proposed

DISABLED	2
SMALL	7
STANDARD	30
Level 2	39
DISABLED	1
SMALL	17
STANDARD	62
Level 3	80
DISABLED	1
SHARE CAR	2
SMALL	17
STANDARD	69
Level 4	89
Grand total	199

Level 2 = Public / Hotel
 Level 3 = Office / Tenants
 Level 4 = Residential



■ DENOTES EXISTING BUILDING

Client

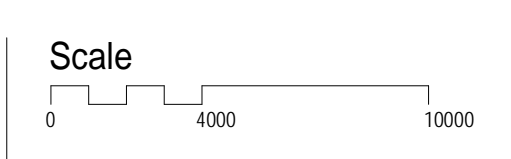
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13	Amend For DELWP Response	13.12.2019
12	Issue For DELWP Response	01.11.2019
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6	Issue For Information	22.05.2019
5	Issue For Information	07.05.2019
4	Issue For Information	12.04.2019
3	Issue For Information	08.02.2019
2	Issue For Information	18.01.2019
1	Preliminary Issue	13.01.19

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Project Name
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 Project Address
700 Collins St, Melbourne



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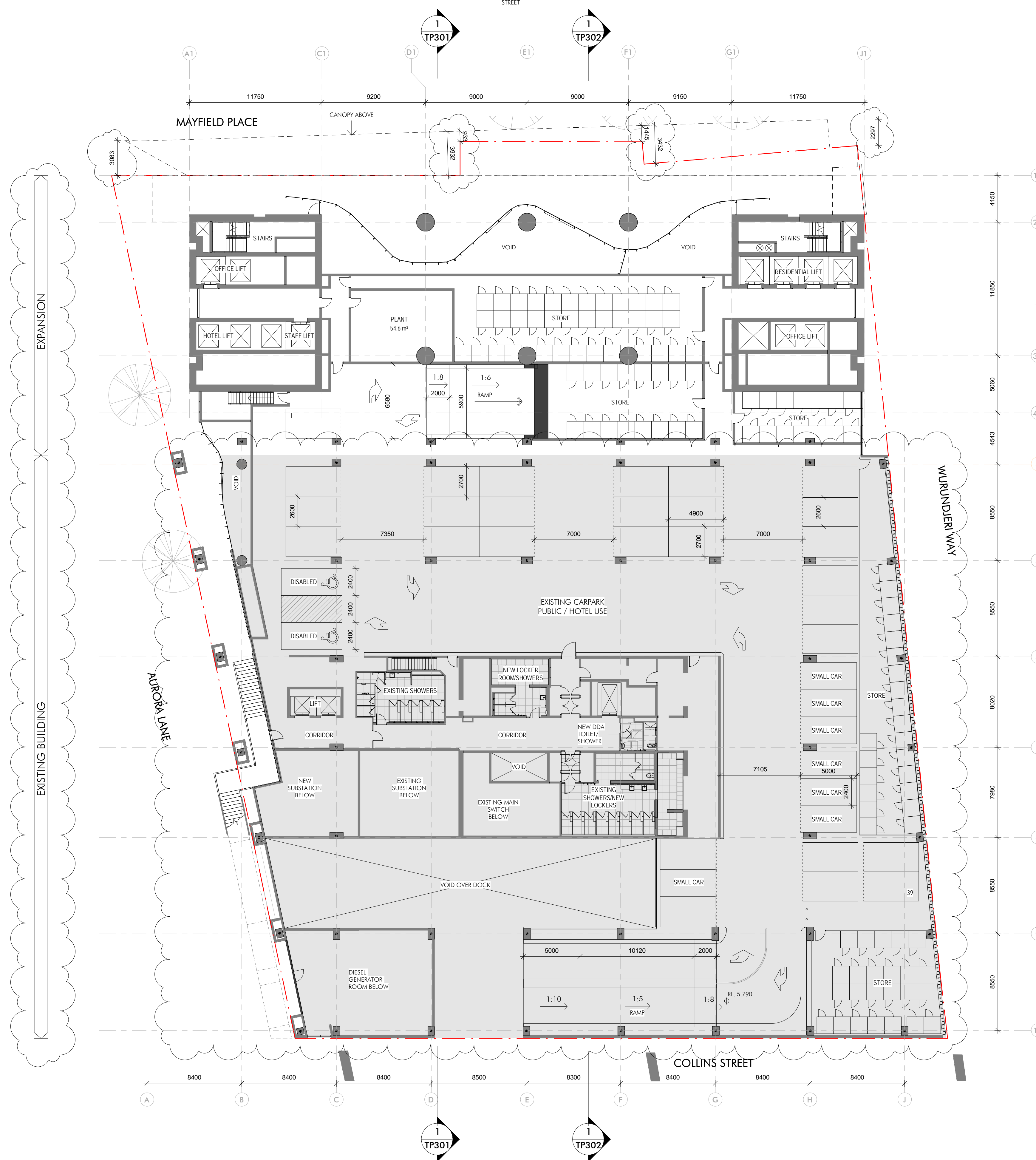
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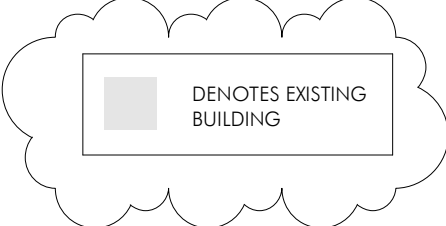
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SMALL	7
STANDARD	30
Level 2	39
DISABLED	1
SMALL	17
STANDARD	62
Level 3	80
DISABLED	1
SHARE CAR	2
SMALL	17
STANDARD	60
Level 4	80
Grand Total	199

Level 2 = Public / Hotel
Level 3 = Office / Tenants
Level 4 = Residential



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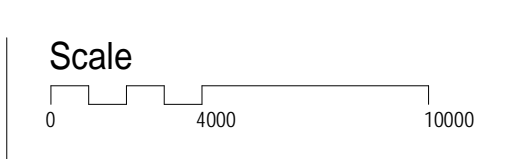
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Project Address
700 Collins St, Melbourne



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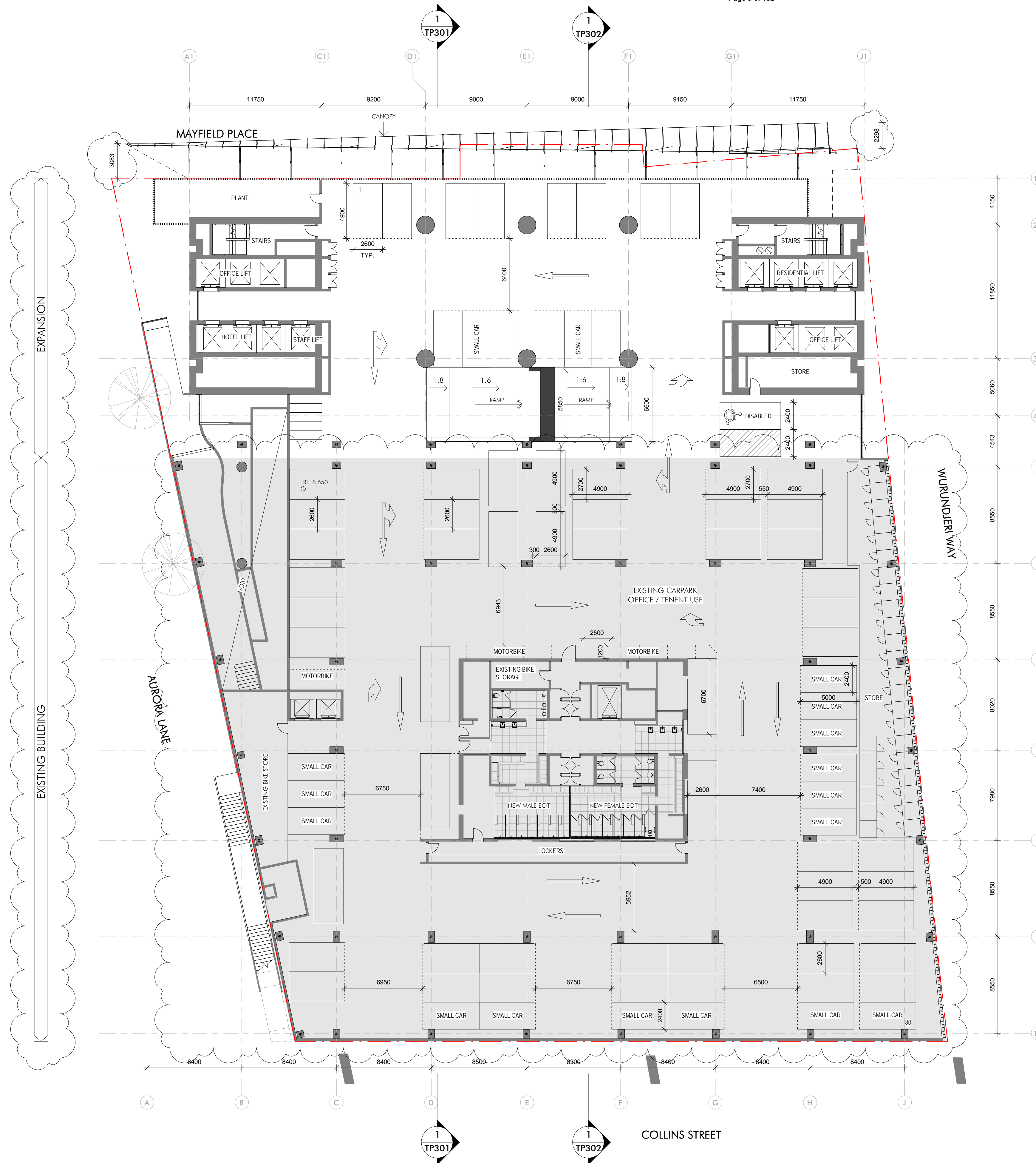
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Issue:
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Category	Count
DISABLED	2
SMALL	7
STANDARD	30
Level 2	39
DISABLED	1
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STANDARD	62
Level 3	80
DISABLED	1
SHARE CAR	2
SMALL	17
STANDARD	69
Level 4	80
Grand Total	199

Level 2 = Public / Hotel
 Level 3 = Office / Tenants
 Level 4 = Residential

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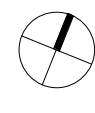
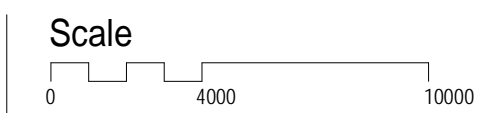


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Project Address
 700 Collins St, Melbourne



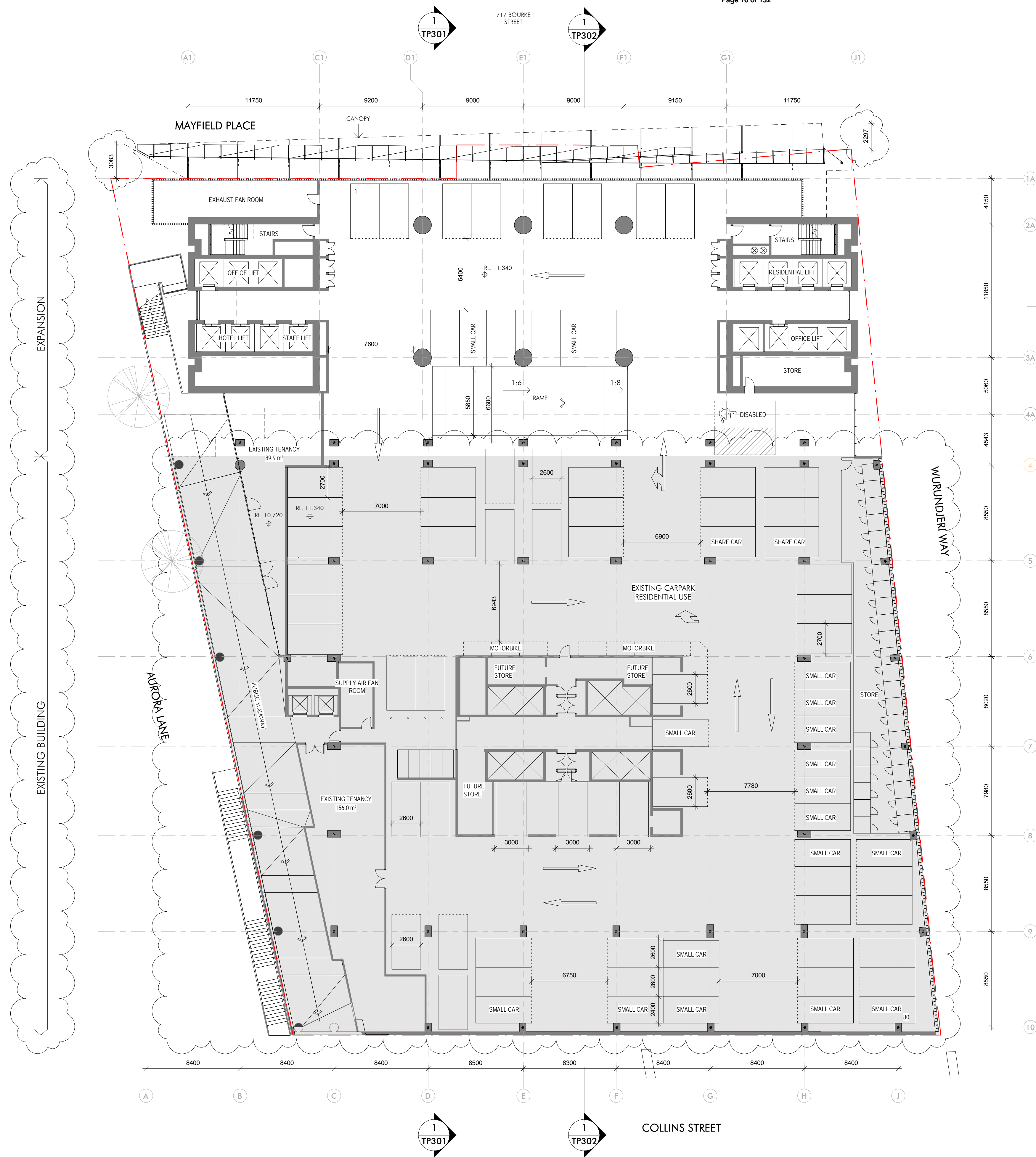
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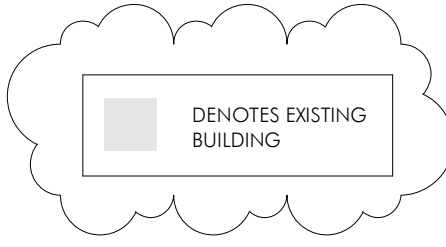
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Category	Count
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DISABLED	1
SHARE CAR	2
SMALL	17
STANDARD	60
Level 4	80
Grand Total	199

Level 2 = Public / Hotel
 Level 3 = Office / Tenants
 Level 4 = Residential



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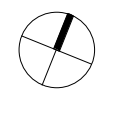
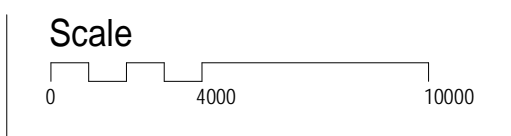


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1	Issue For Information	18.01.2019

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Project Name
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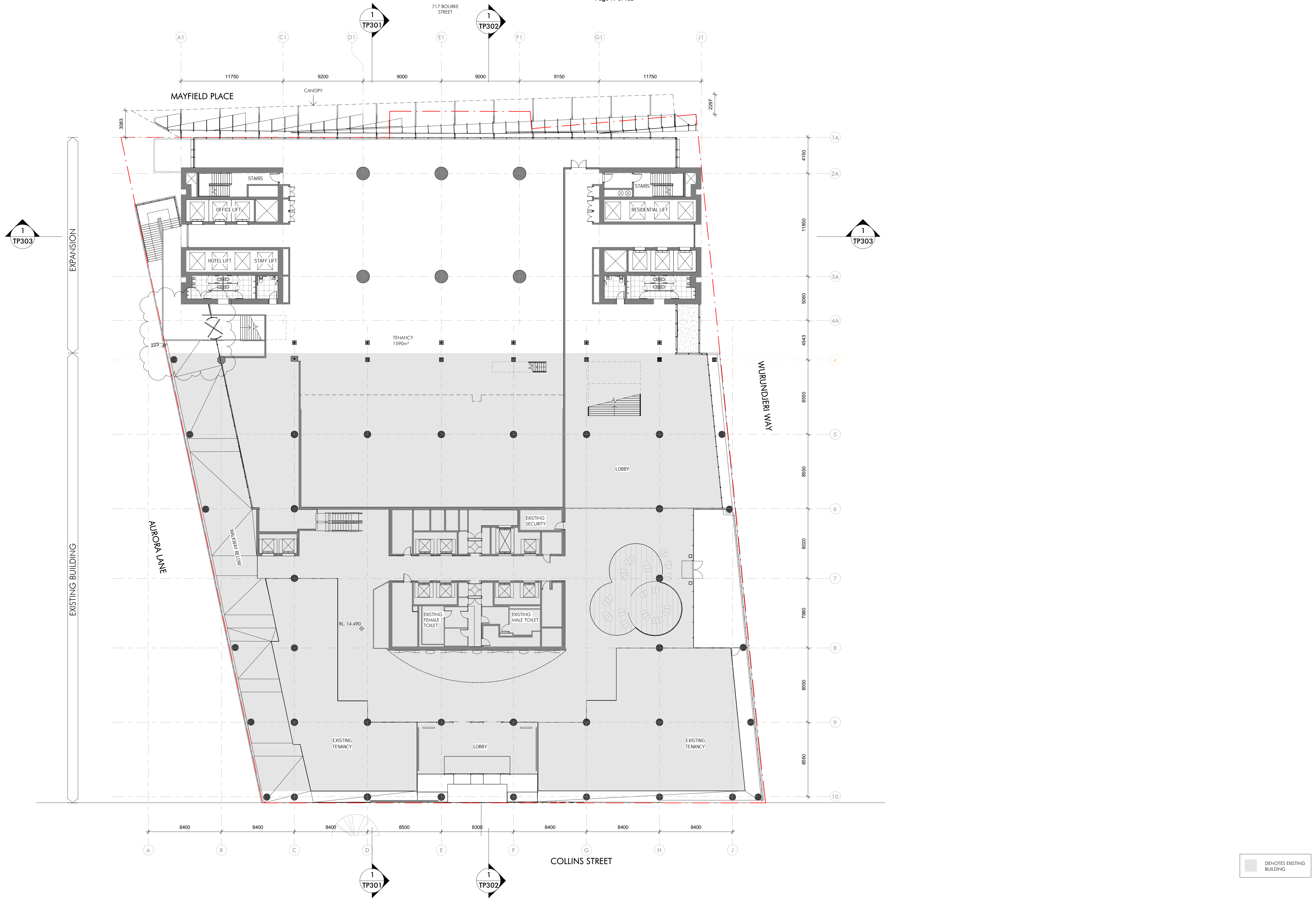
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Issue:
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■ DENOTES EXISTING BUILDING

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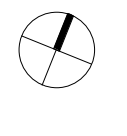
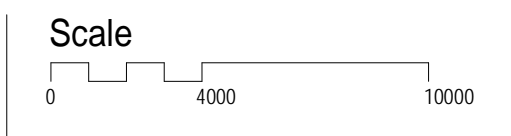
Issue	Description	Date
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2	Issue For Information	04.02.2019
1	Issue For Information	18.01.2019

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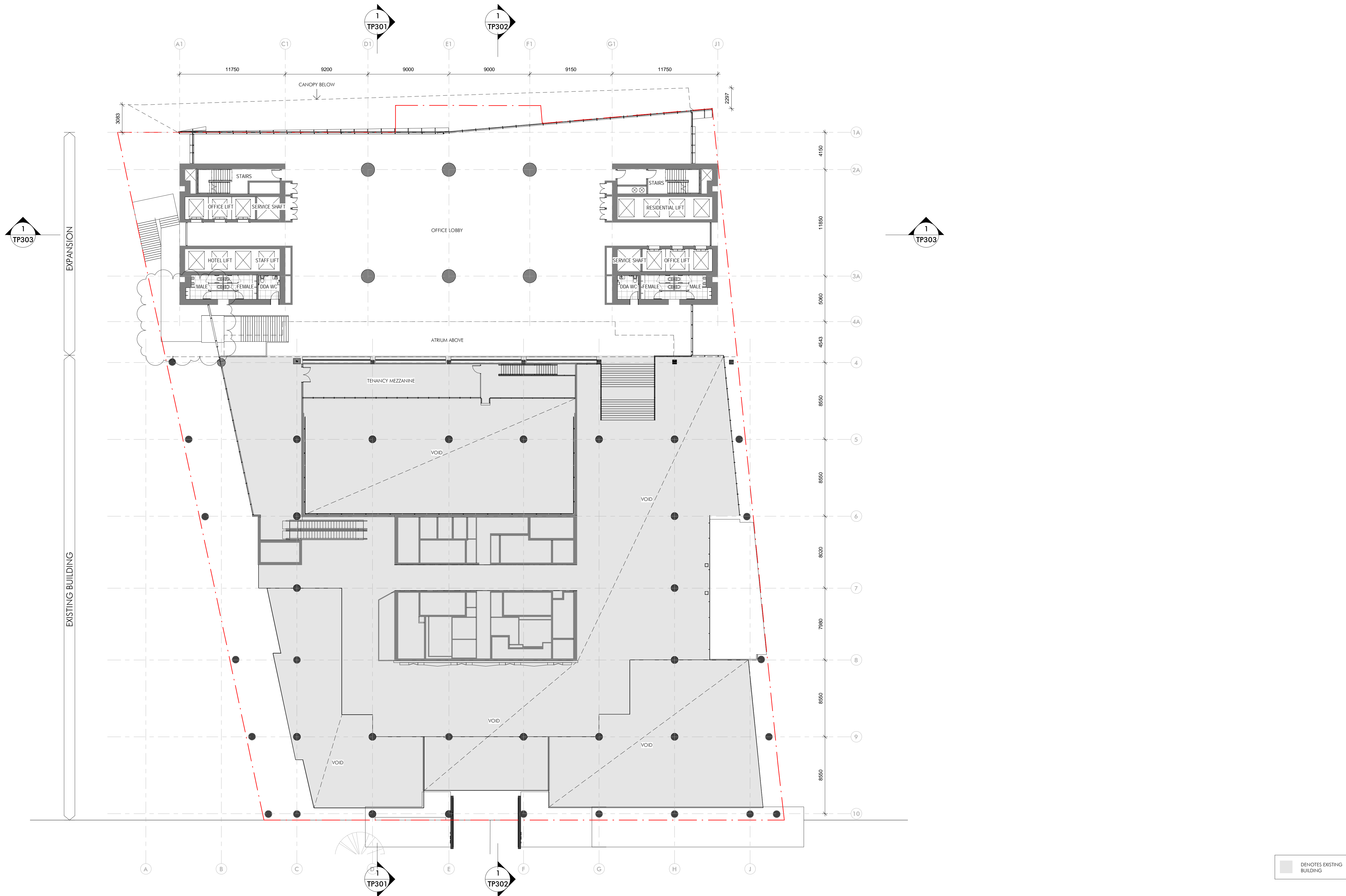
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Issue:
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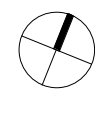
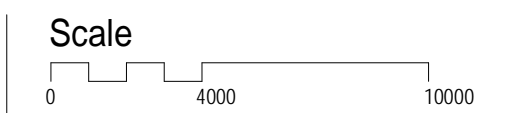
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2	Issue For Information	08.02.2019
1	Issue For Information	04.02.2019

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TOWN PLANNING

Project Name
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 Project Address
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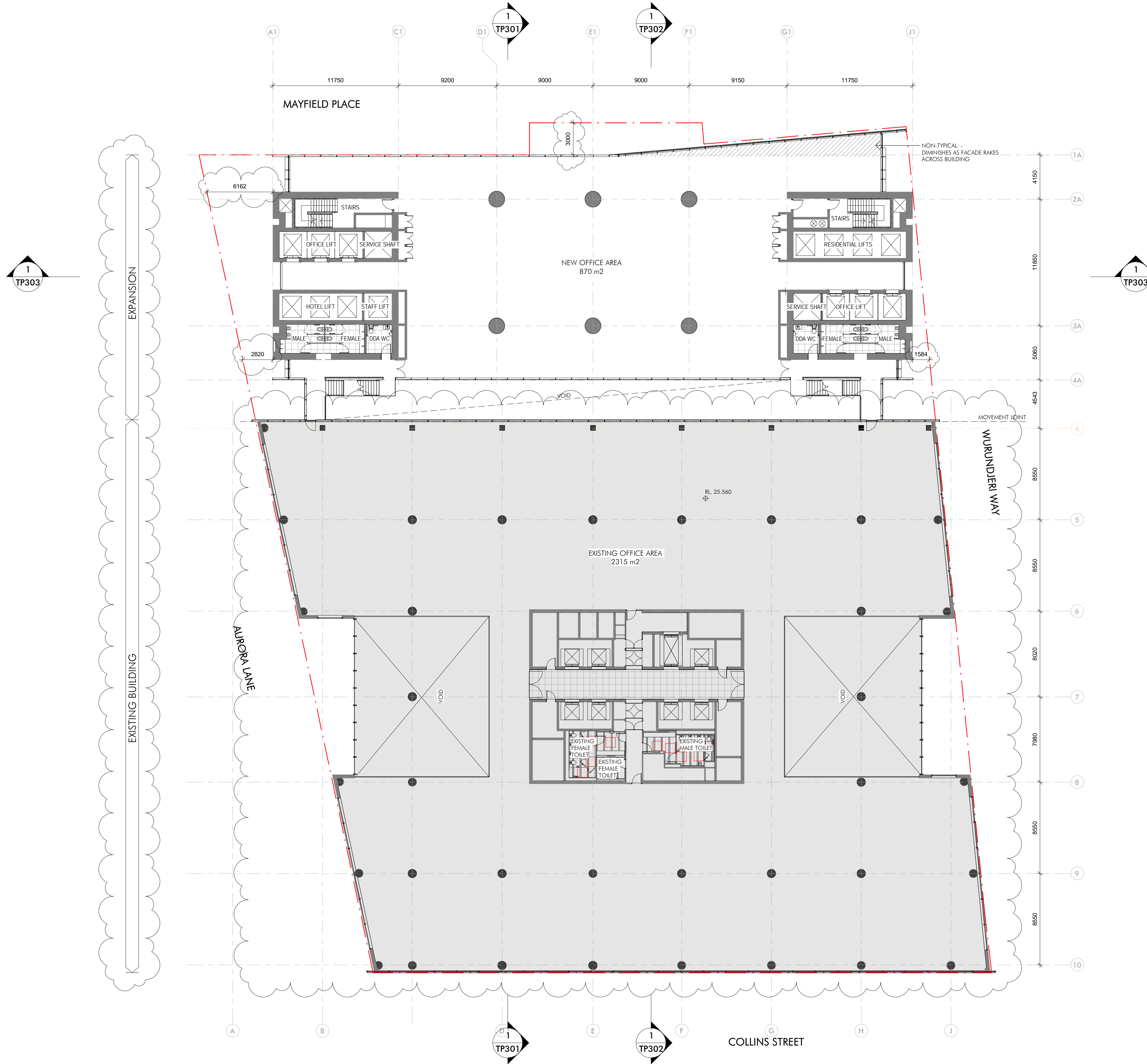
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717 BOURNE STREET



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Issue	Description	Date
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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
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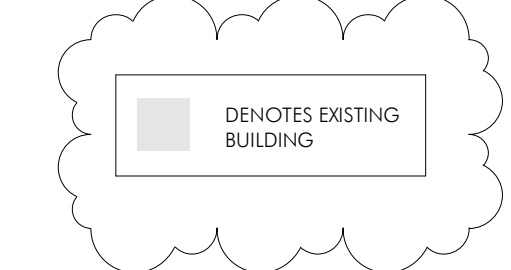
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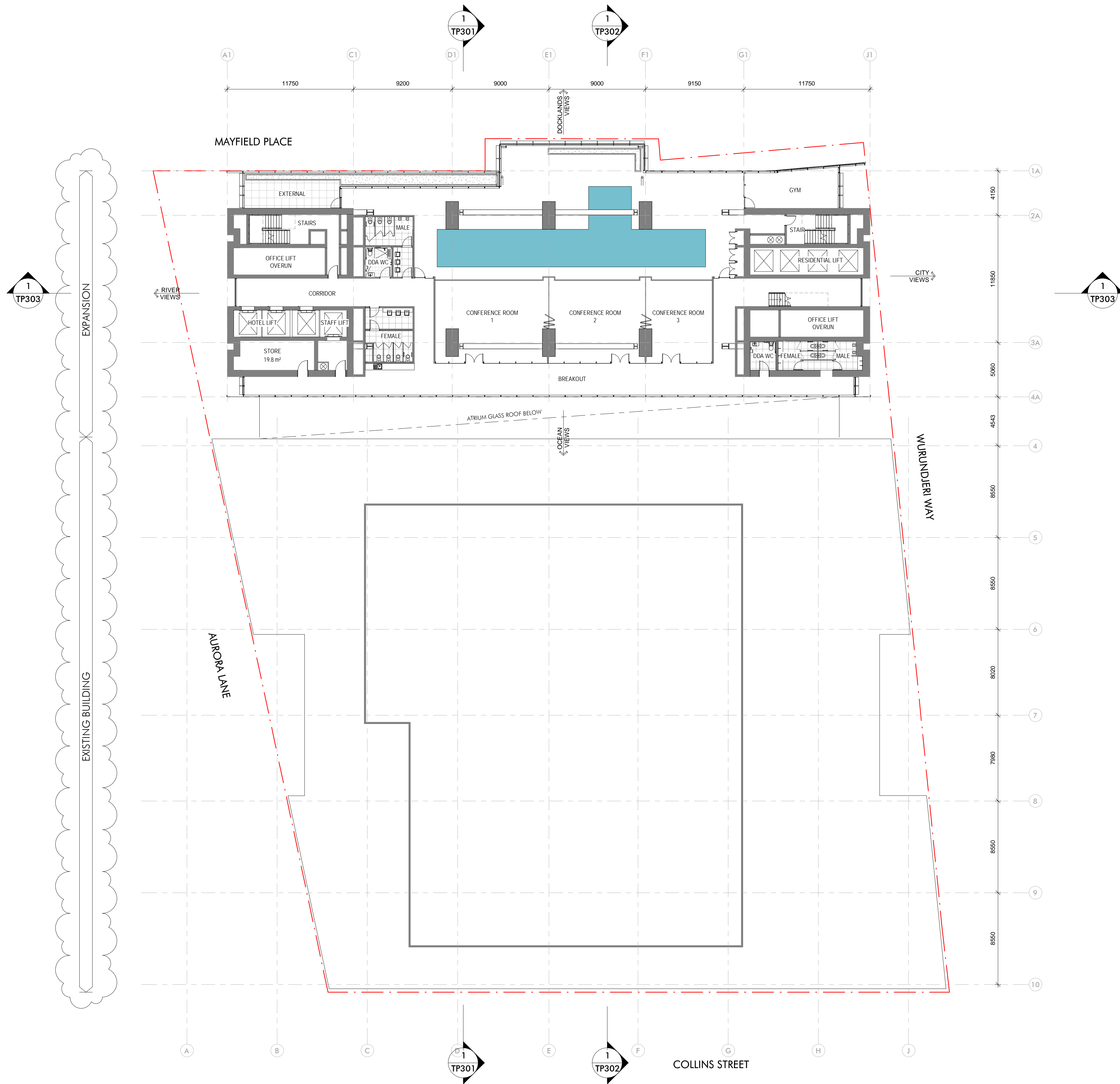
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Issue:
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17/1/2019 3:03:27 PM - C:\BENTLEY\BIM\3D\Collins\Aurora\Main\Main_Expansion.rvt



Issue	Description	Date
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	09.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 19

Author: CJ Checker: CG Sheet Size: A1

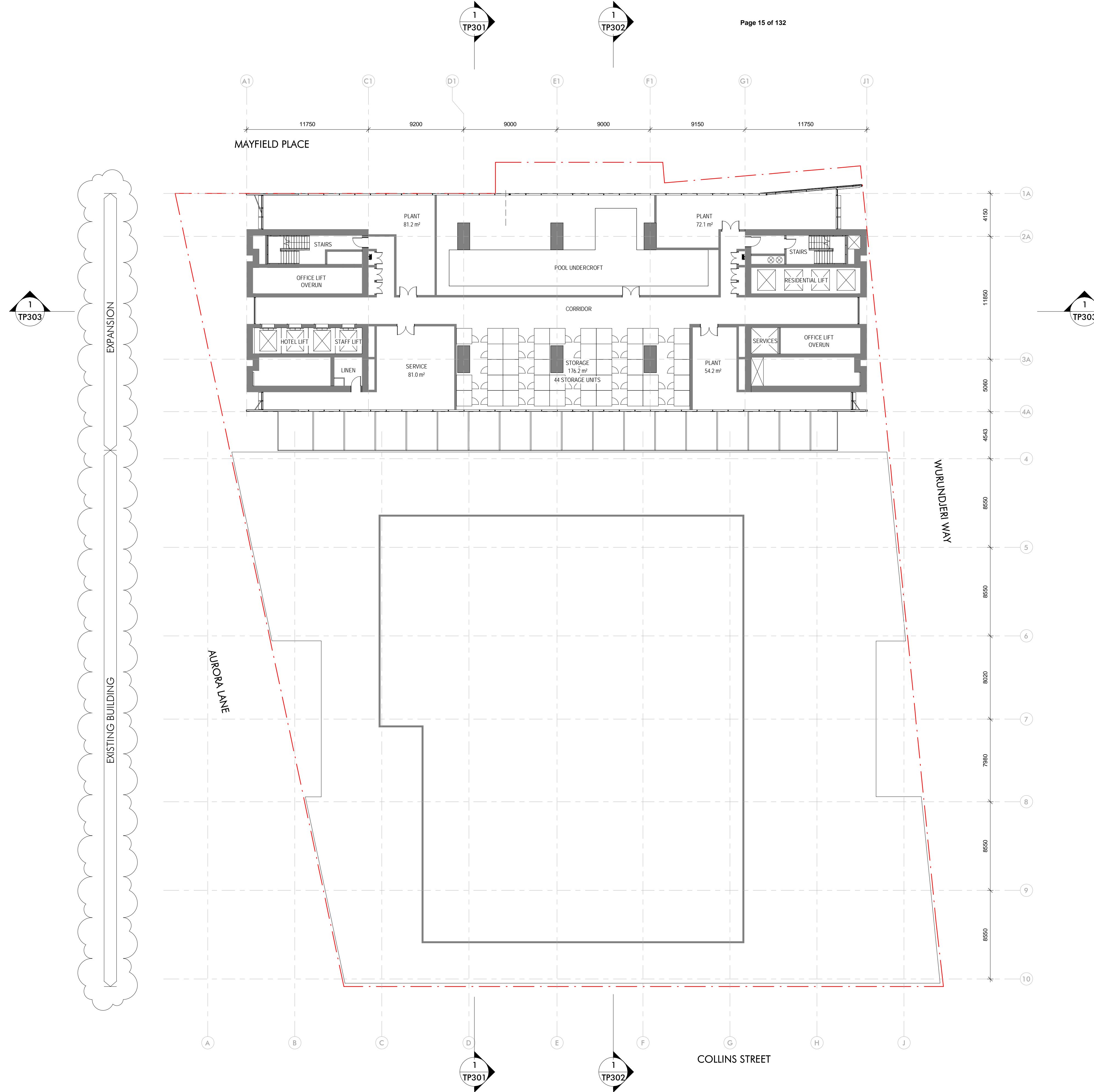
Drawing Number:
10697_TP108

Scale:
1 : 200

Issue:
10

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17/10/2019 3:03:28 PM - C:\BENTLEY\BENTLEY\100 Collins Street\Main\Main\10697_TownPlan.dwg



Issue	Description	Date
9	Issue For DELWP Response	01.11.2019
8	Issue For Information - In Progress for DELWP Response	24.09.2019
7	Issue For Town Planning	26.08.2019
6	2nd Draft Issue For Town Planning	19.06.2019
5	Draft Issue For Town Planning	07.06.2019
4	Issue For Information	22.05.2019
3	Issue For Information	07.05.2019
2	Issue For Information	12.04.2019
1	Issue For Information	08.02.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



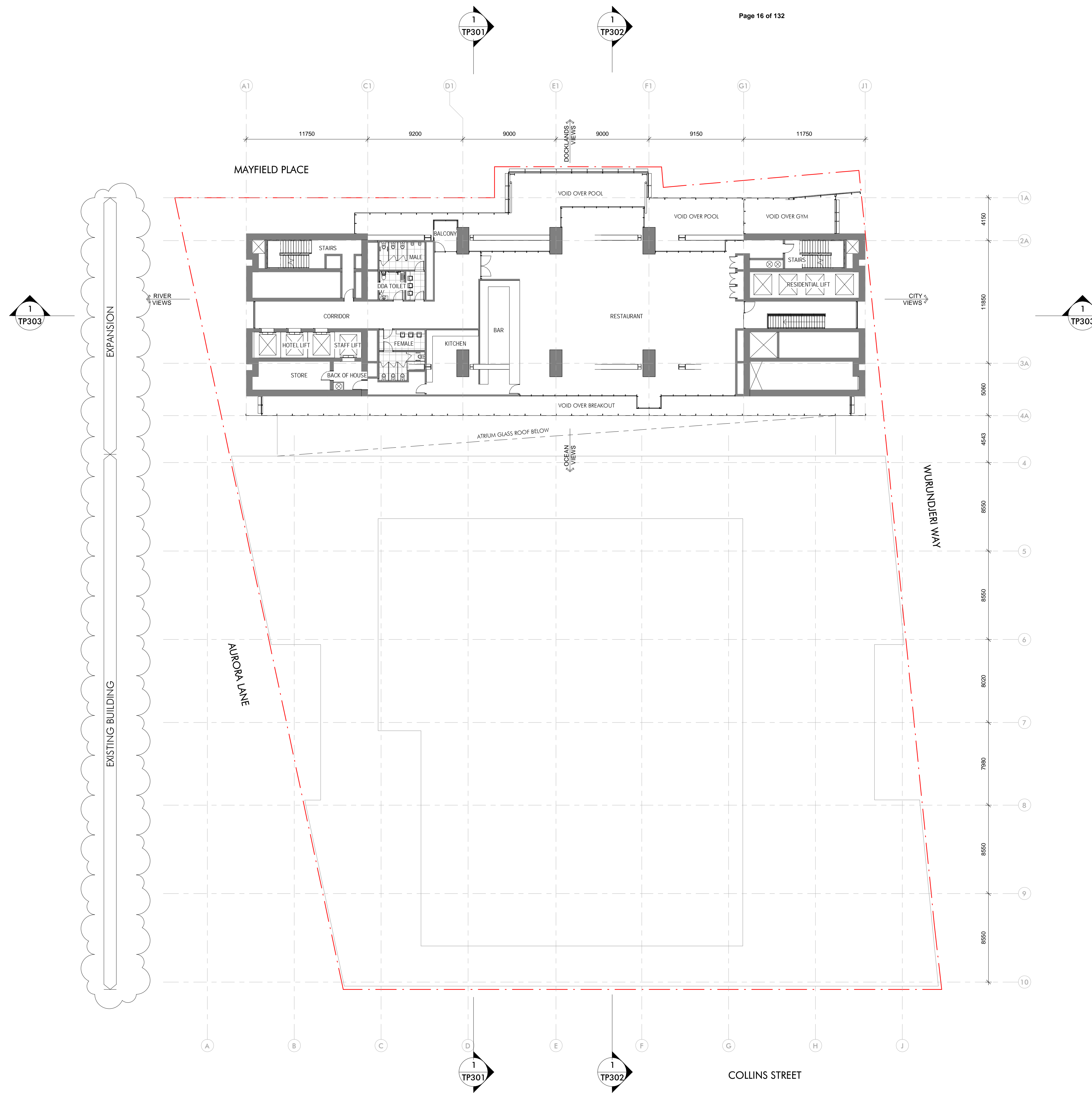
Drawing Title:
LEVEL 19A - UNDERCROFT

Author: CJ **Checker:** CG **Sheet Size:** A1 **Scale:** 1 : 200

Drawing Number: 10697_TP108A **Issue:** 9

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17/1/2019 3:03:23 PM C:\BENTLEY\BENTLEY\700 Collins Street\Mapal_Expansion.dwg



Issue	Description	Date
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	09.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



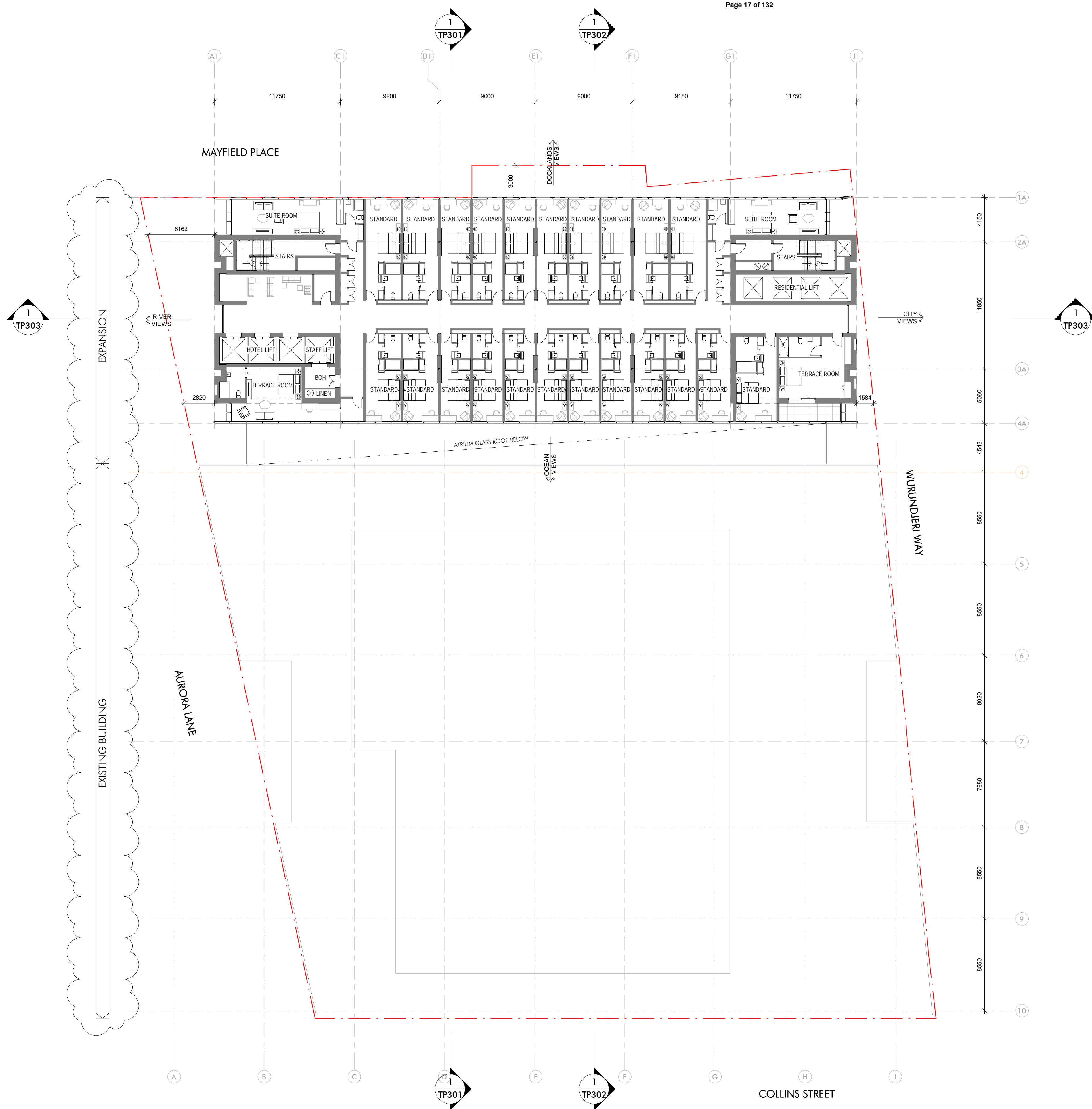
Drawing Title:
LEVEL 20

Author: CJ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP109 Issue: **10**

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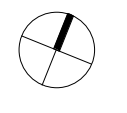
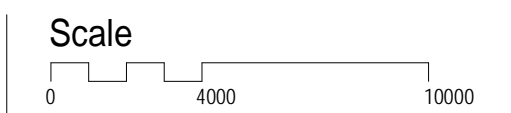
CRITERIA FOR LIFTS PROVIDED FROM THYSSENKRUPP. LIFT SCENARIO REQUIRES FURTHER INPUT FROM A LIFT CONSULTANTS

Issue	Description	Date
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	09.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 21 - 27

Author: CJ Checker: CG Sheet Size: A1
 Scale: 1 : 200

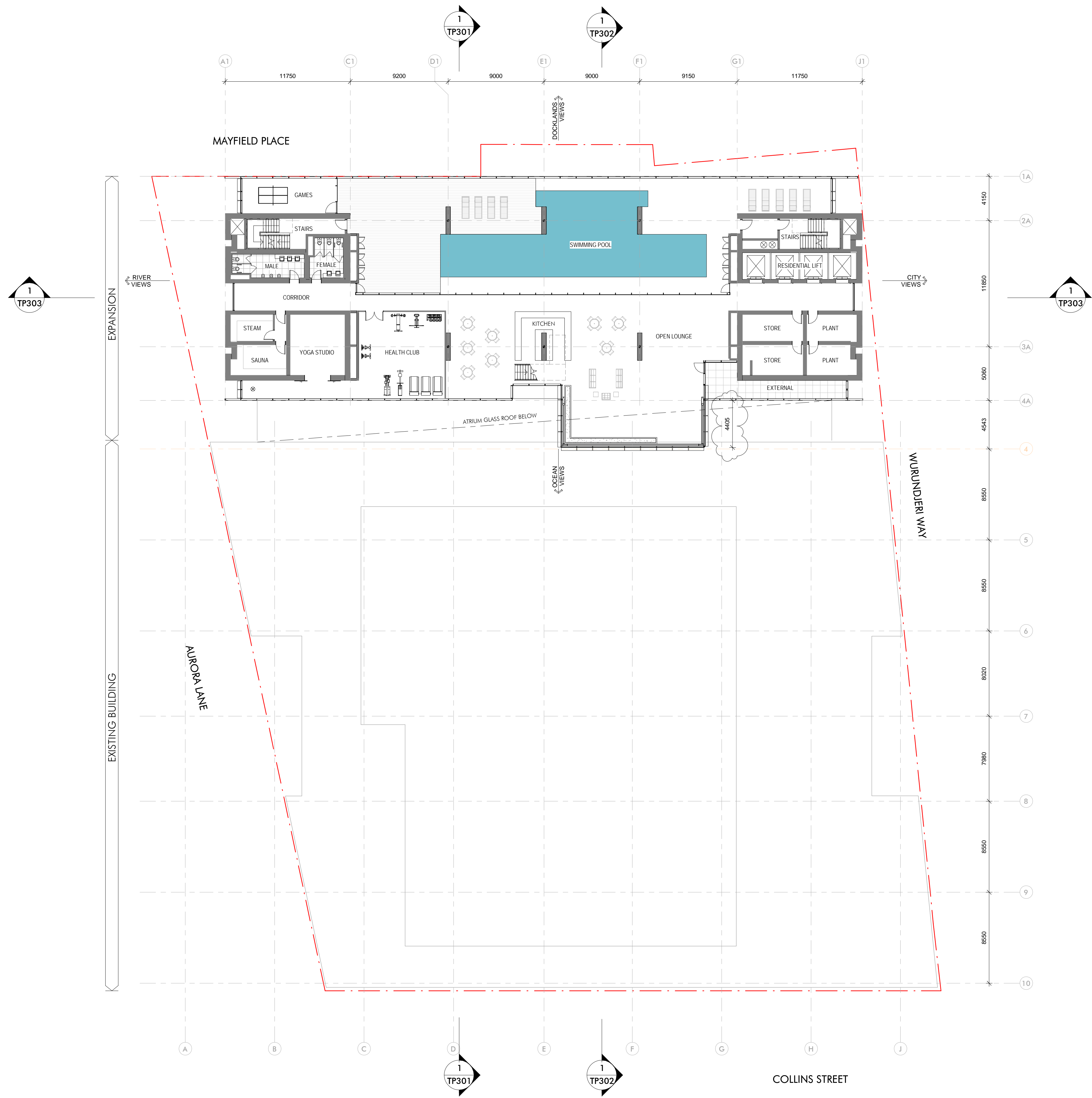
Drawing Number:
10697_TP110

Issue:
10

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Issue	Description	Date
11	Amend For DELWP Response	13.12.2019
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	08.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



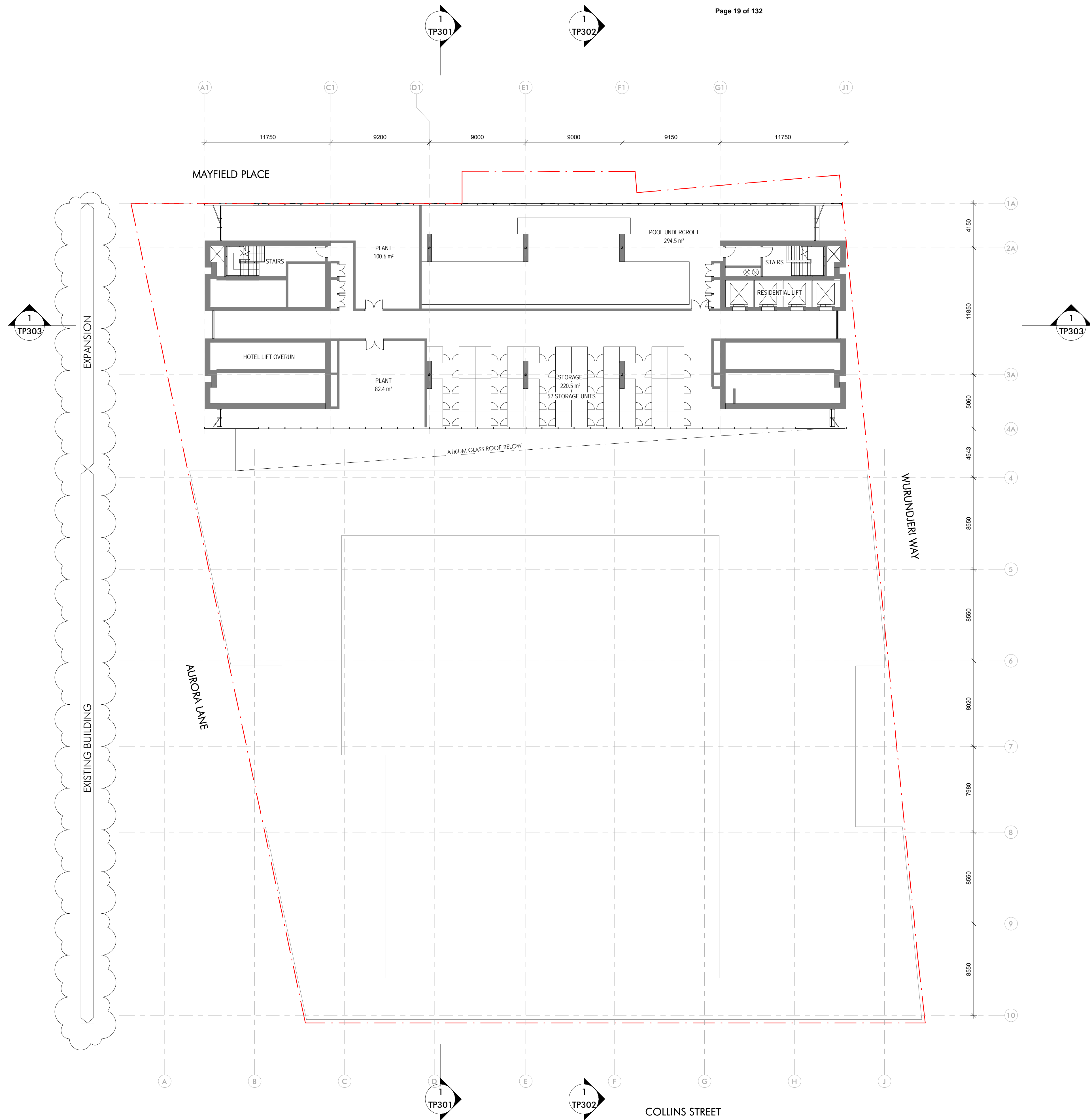
Drawing Title:
LEVEL 28

Author: CJ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP111 Issue: **11**

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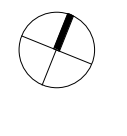
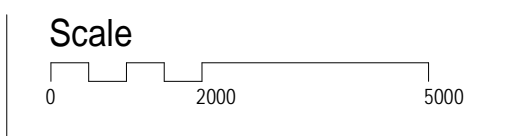


Issue	Description	Date
9	Issue For DELWP Response	01.11.2019
8	Issue For Information - In Progress for DELWP Response	24.09.2019
7	Issue For Town Planning	26.06.2019
6	2nd Draft Issue For Town Planning	19.06.2019
5	Draft Issue For Town Planning	07.06.2019
4	Issue For Information	22.05.2019
3	Issue For Information	07.05.2019
2	Issue For Information	12.04.2019
1	Issue For Information	08.02.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 28A - UNDERCROFT

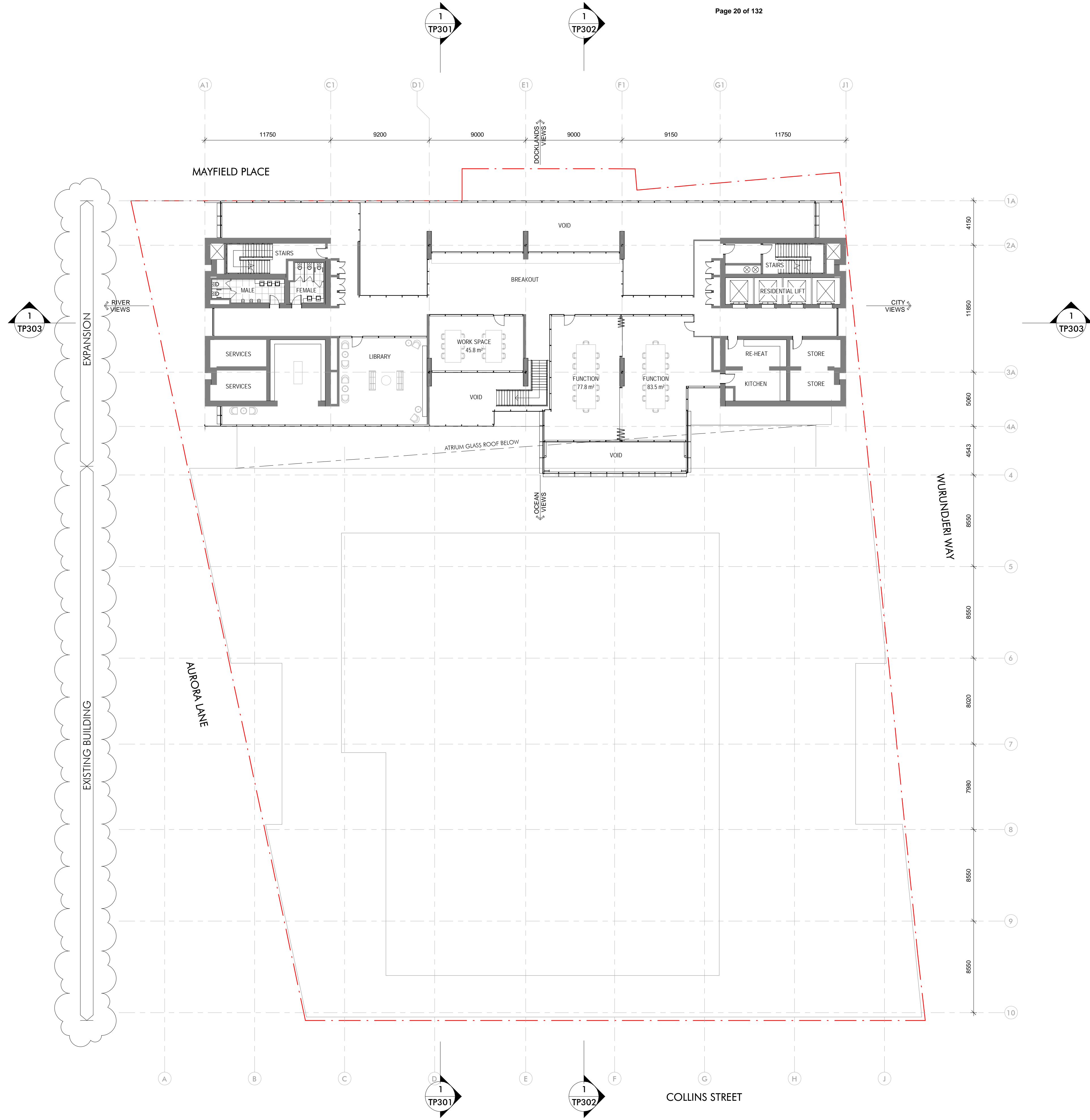
Author: CJ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP111A Issue: **9**

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17/1/2019 3:03:51 PM - C:\BENTLEY\BENTLEY\700 Collins Street Expansion\Main\Main.dwg



1/1/2019 3:03:27 PM C:\BENTLEY\BENTLEY\700 Collins Street_Melb\Mapal_Group\Mapal_Group.dwg



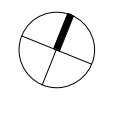
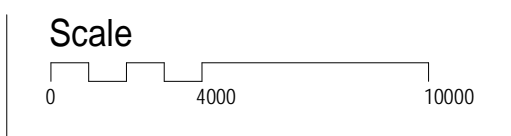
Issue	Description	Date
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	09.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 29

Author: CJ **Checker:** CG **Sheet Size:** A1

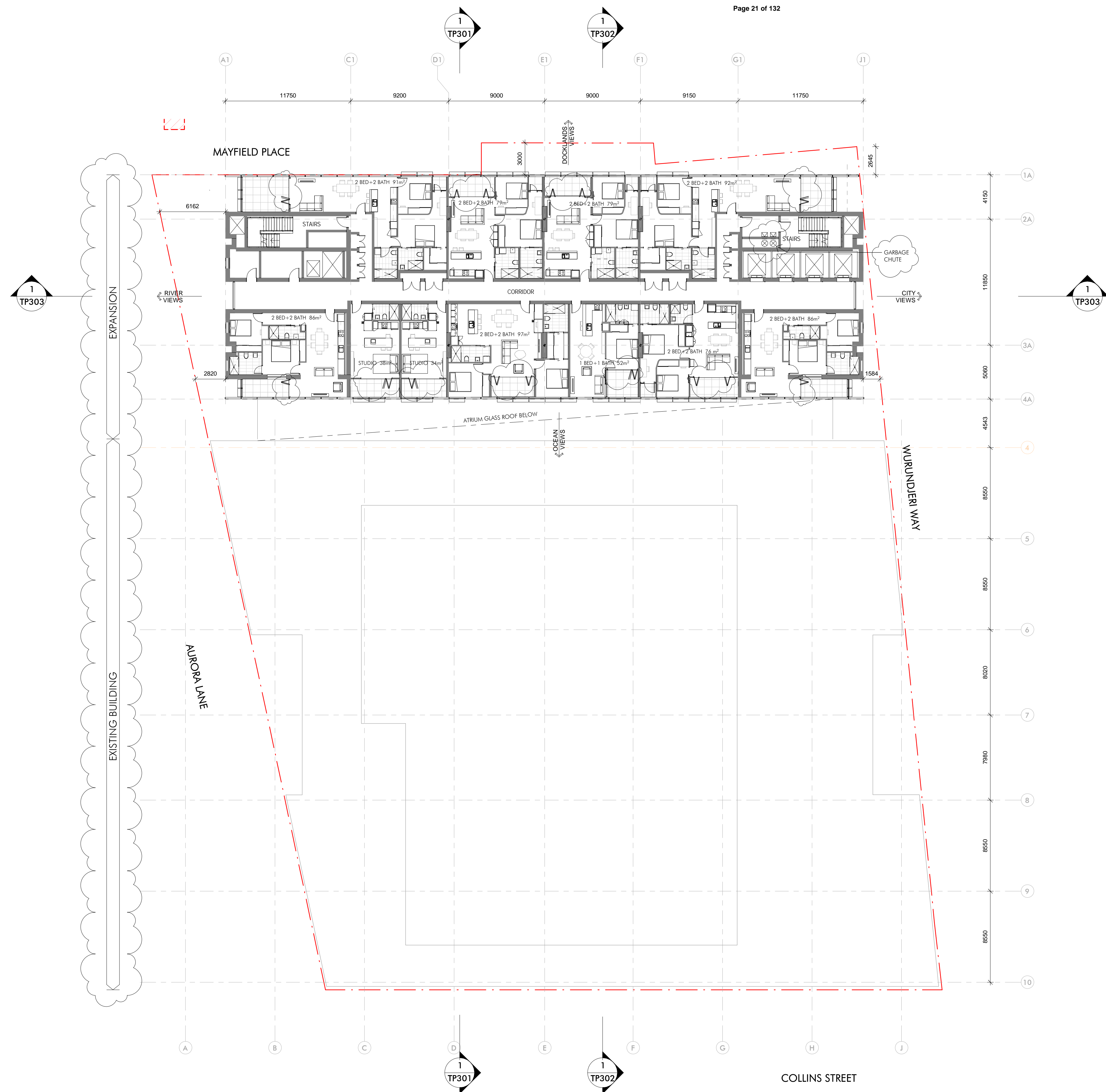
Drawing Number: 10697_TP112

Scale: 1 : 200

Issue: 10

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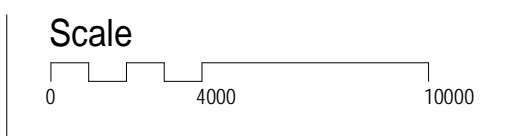
CRITERIA FOR LIFTS PROVIDED FROM THYSSENKRUPP. LIFT SCENARIO REQUIRES FURTHER INPUT FROM A LIFT CONSULTANT

Issue	Description	Date
11	Issue For DELWP Response	01.11.2019
10	Issue For Information - In Progress for DELWP Response	24.09.2019
9	Issue For Town Planning	26.06.2019
8	2nd Draft Issue For Town Planning	19.06.2019
7	Draft Issue For Town Planning	07.06.2019
6	Issue For Information	22.05.2019
5	Issue For Information	07.05.2019
4	Issue For Information	12.04.2019
3	Issue For Information	09.02.2019
2	Issue For Information	31.01.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 30 - 44

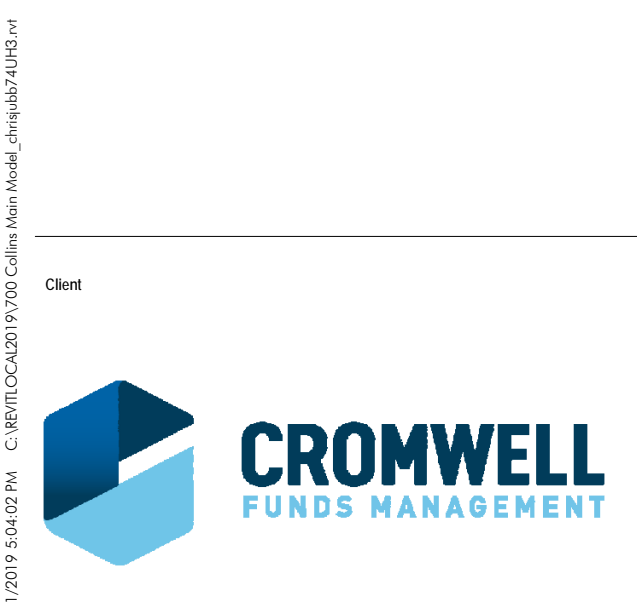
Author: AD Checker: CG Sheet Size: A1
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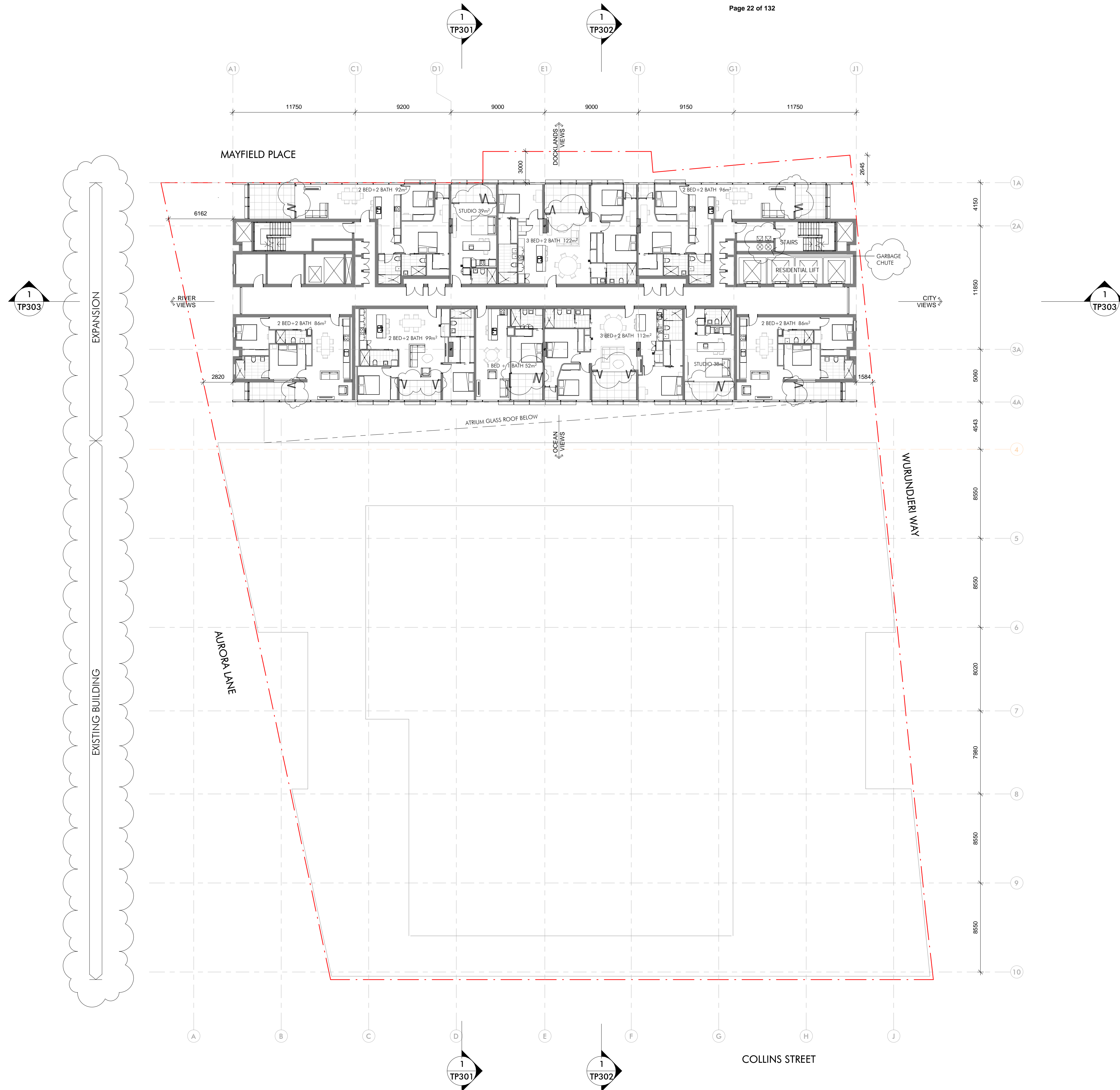
Drawing Number:
10697_TP113

Issue:
11

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CRITERIA FOR LIFTS PROVIDED FROM THYSSENKRUPP. LIFT SCENARIO REQUIRES FURTHER INPUT FROM A LIFT CONSULTANT

Client

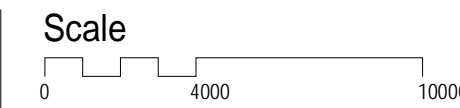


Issue	Description	Date
11	Issue For DELWP Response	01.11.2019
10	Issue For Information - In Progress for DELWP Response	24.09.2019
9	Issue For Town Planning	26.06.2019
8	2nd Draft Issue For Town Planning	19.06.2019
7	Draft Issue For Town Planning	07.06.2019
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5	Issue For Information	07.05.2019
4	Issue For Information	12.04.2019
3	Issue For Information	09.02.2019
2	Issue For Information	31.01.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



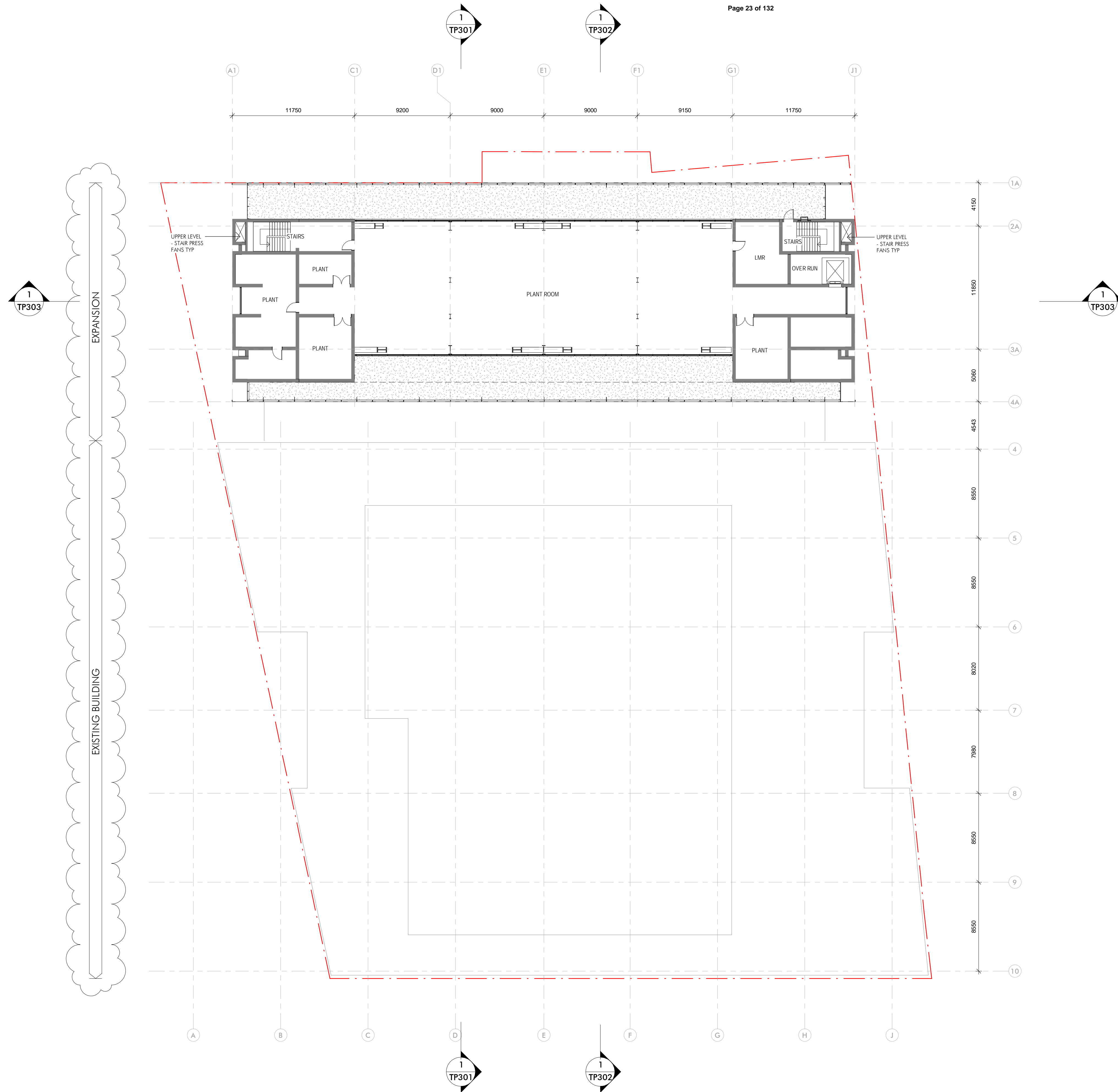
Drawing Title:
LEVEL 45 - 54

Author: AD
 Checker: CG
 Sheet Size: A1
 Drawing Number:
10697_TP114

Scale:
1 : 200
 Issue:
11

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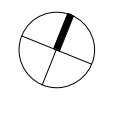
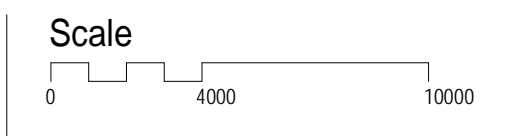


Issue	Description	Date
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	10.05.2019
3	Issue For Information	07.05.2019
2	Issue For Information	12.04.2019
1	Issue For Information	08.02.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



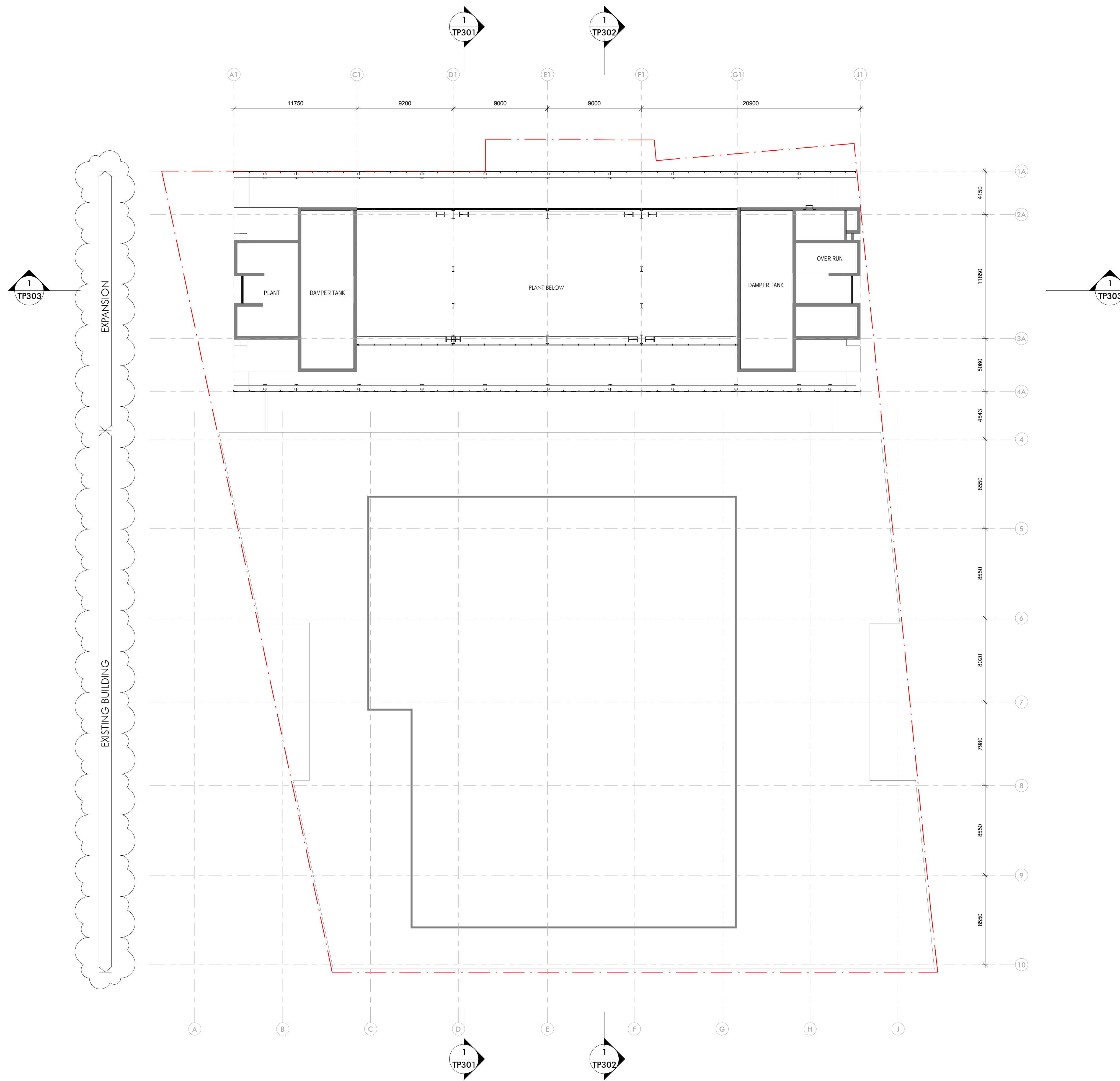
Drawing Title:
LEVEL 55

Author: **DZ** Checker: **CG** Sheet Size: **A1** Scale: **1 : 200**

Drawing Number:
10697_TP115 Issue: **10**

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17/10/2019 10:42:36 AM C:\BENTLEY\BENTLEY\100 Collins\Area\Main\Main\expansion.dwg

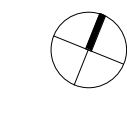
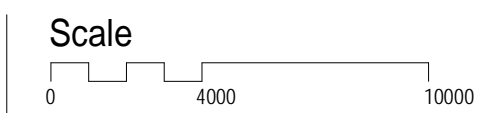


Issue	Description	Date
7	Issue For DELWP Response	01.11.2019
6	Issue For Information - In Progress for DELWP Response	24.09.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	19.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	10.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 55A

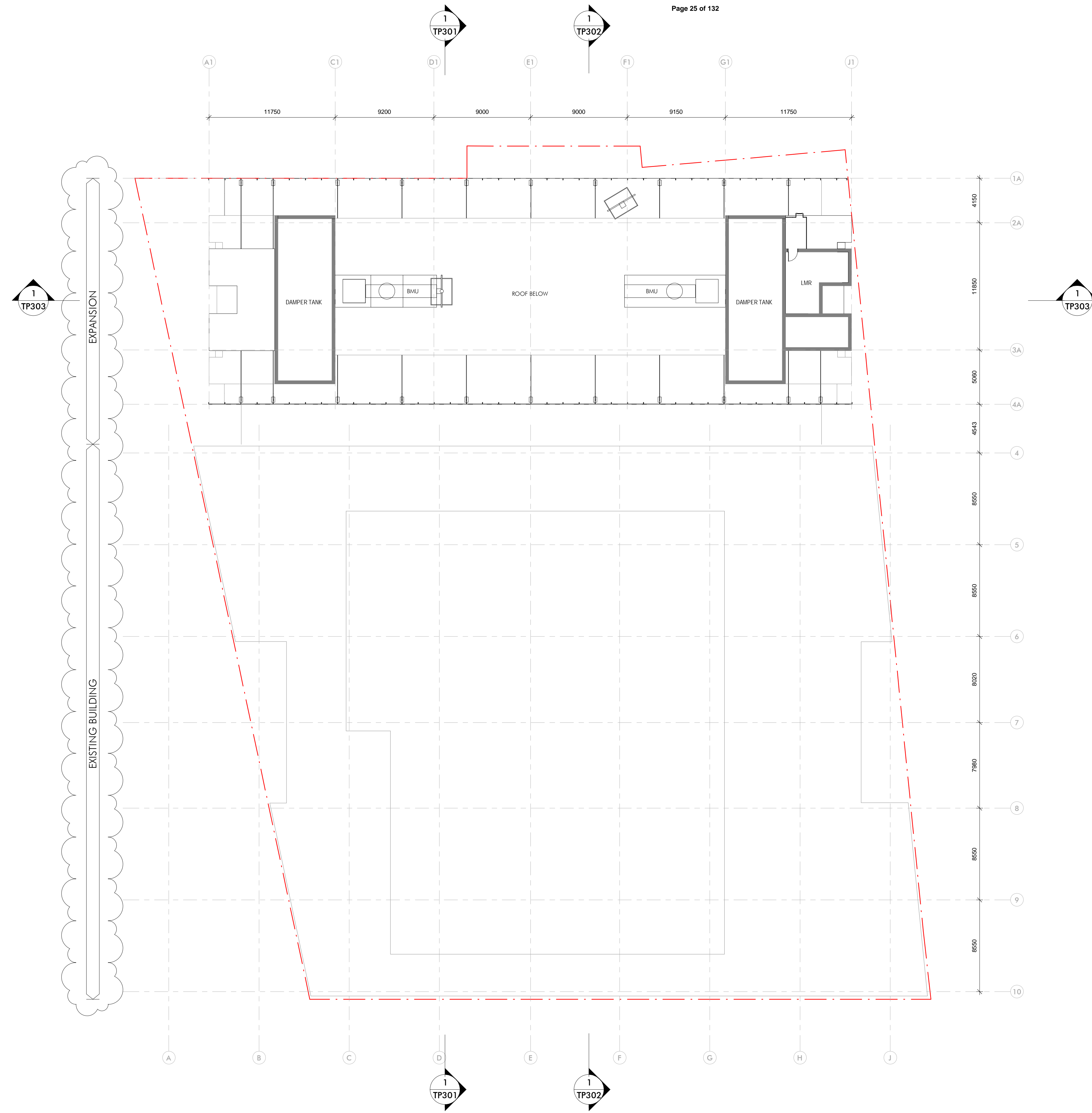
Author: CJ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP116

Issue:
7

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Issue	Description	Date
7	Issue For DELWP Response	01.11.2019
6	Issue For Information - In Progress for DELWP Response	24.09.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	19.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	10.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
LEVEL 55B

Author: CJ **Checker:** CG **Sheet Size:** A1

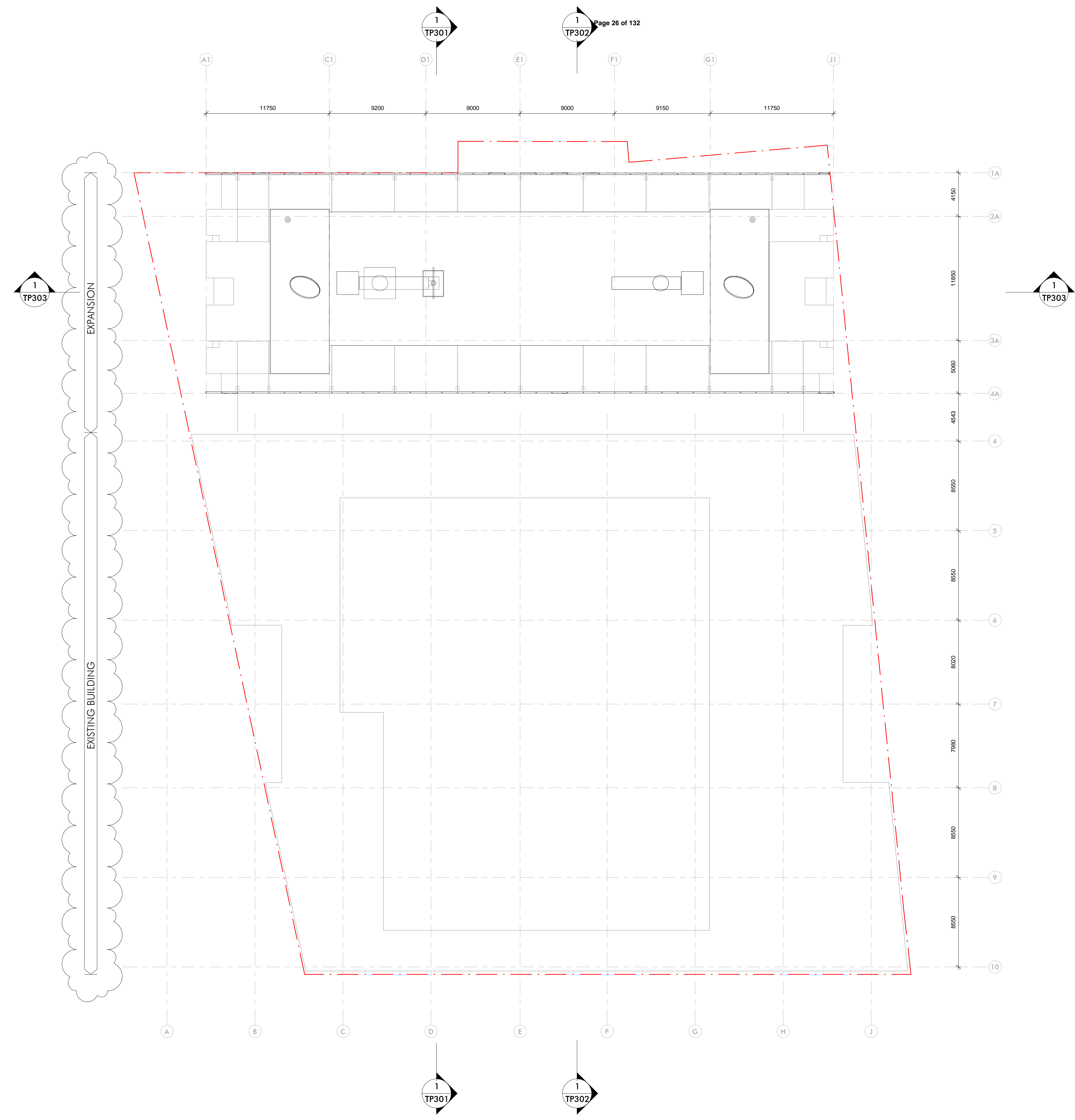
Drawing Number:
10697_TP117

Scale:
1 : 200

Issue:
7

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Issue	Description	Date
7	Issue For DELWP Response	01.11.2019
6	Issue For Information - In Progress for DELWP Response	24.09.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	19.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	10.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
ROOF PLAN

Author: CJ **Checker:** CG **Sheet Size:** A1

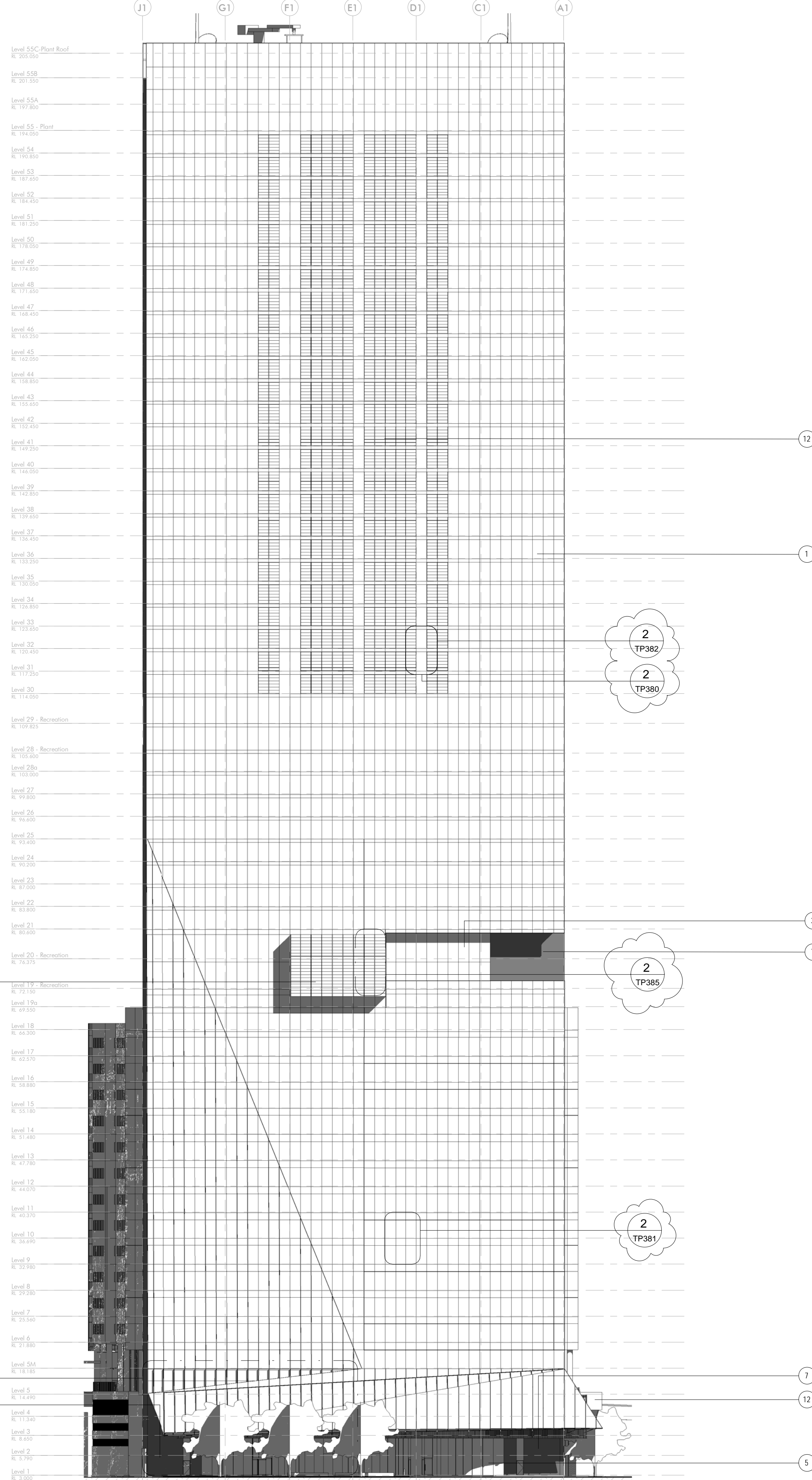
Drawing Number: **10697_TP118**

Scale: 1 : 200

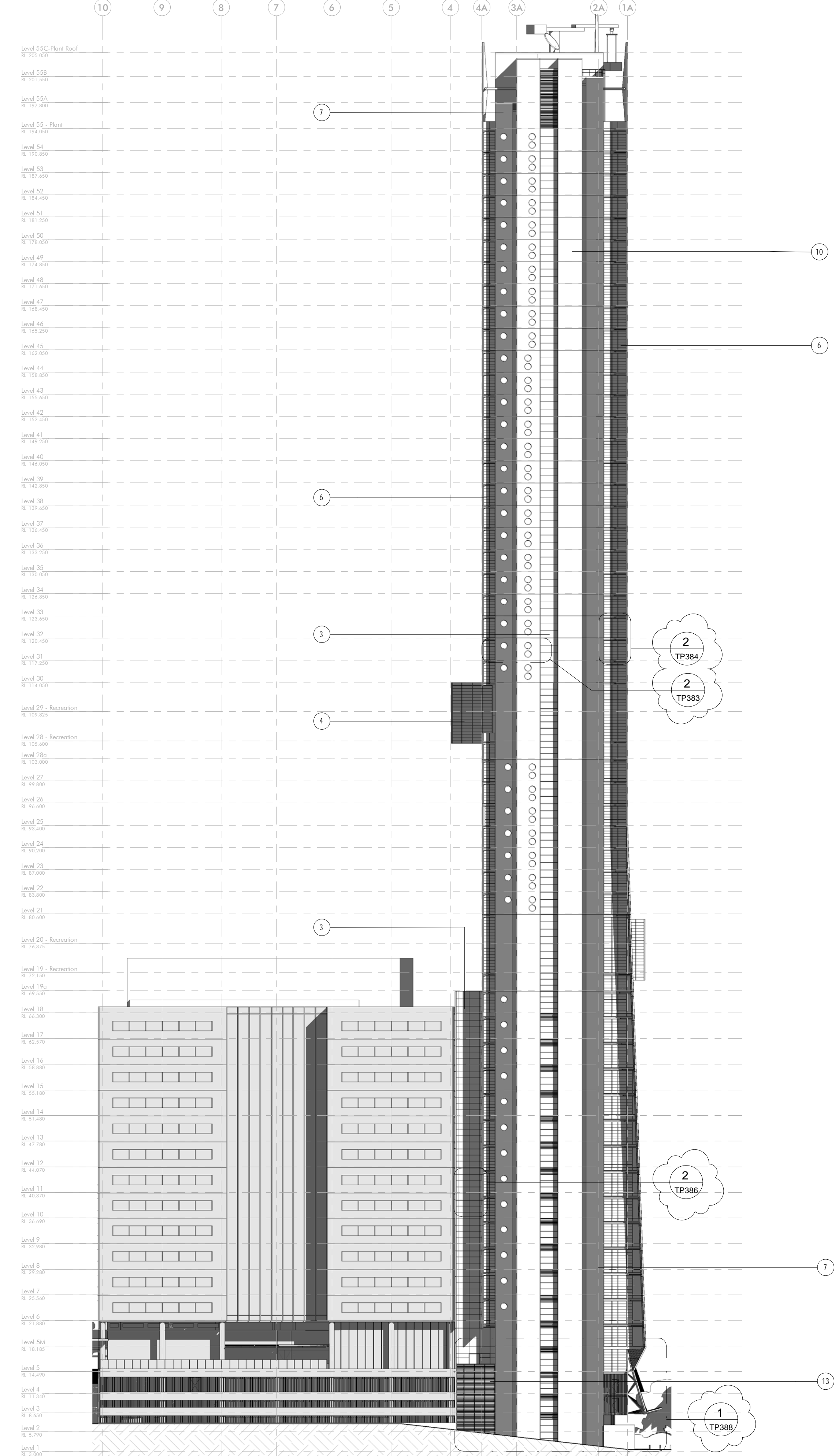
Issue: 7

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1 NORTH ELEVATION
1 : 400



2 EAST ELEVATION
1 : 400

Issue	Description	Date
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
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5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	09.02.2019
1	Issue For Information	18.01.2019

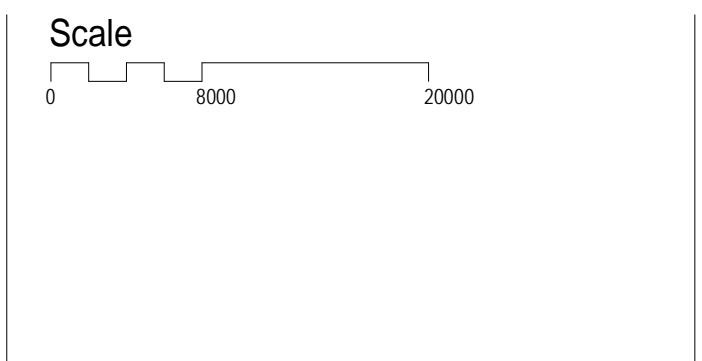
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TOWN PLANNING

- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
ELEVATIONS Sheet 1

Author: **DZ** Checker: **CG** Sheet Size: **A1**

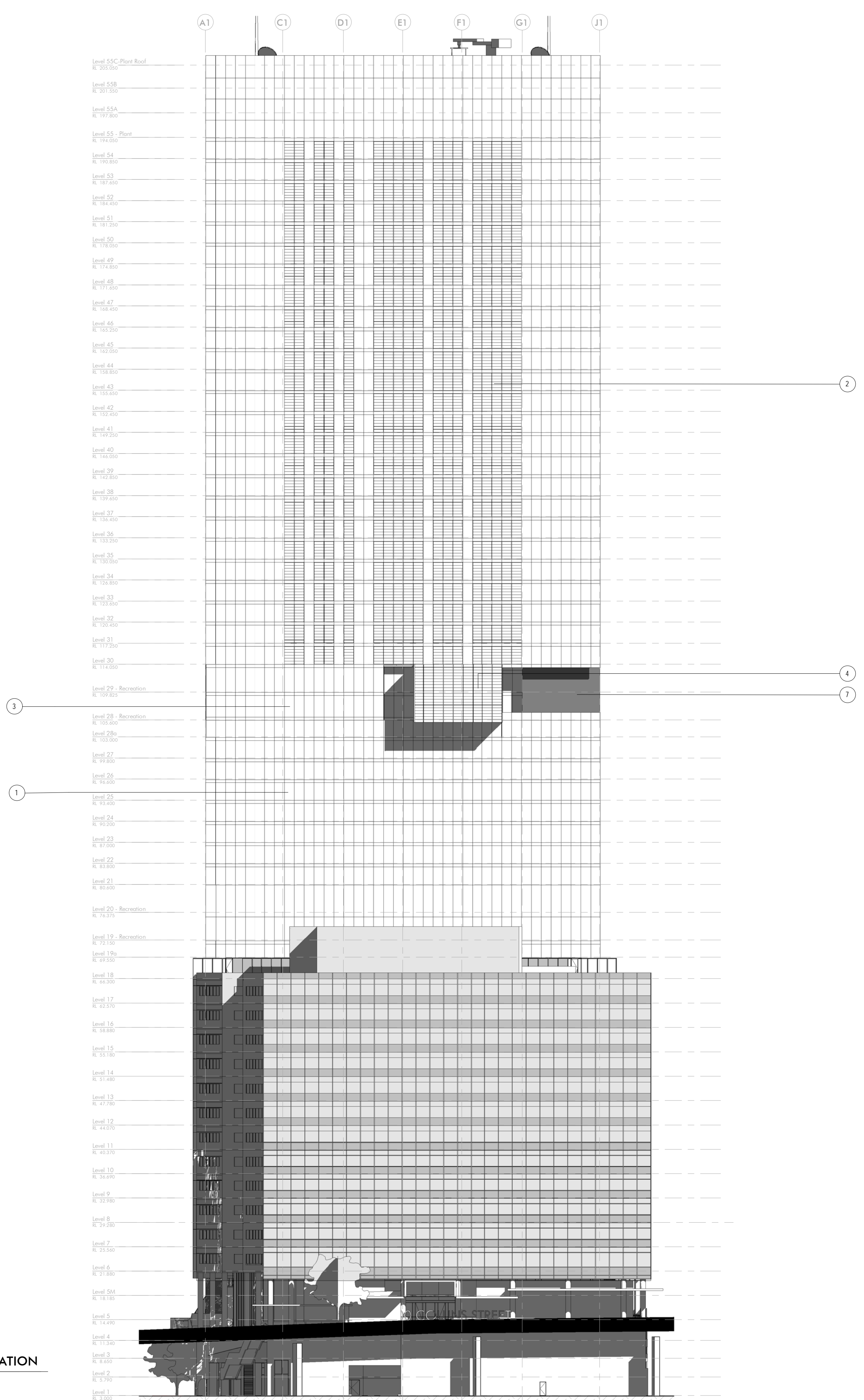
Scale: **As indicated**

Issue Number: **10697_TP201**

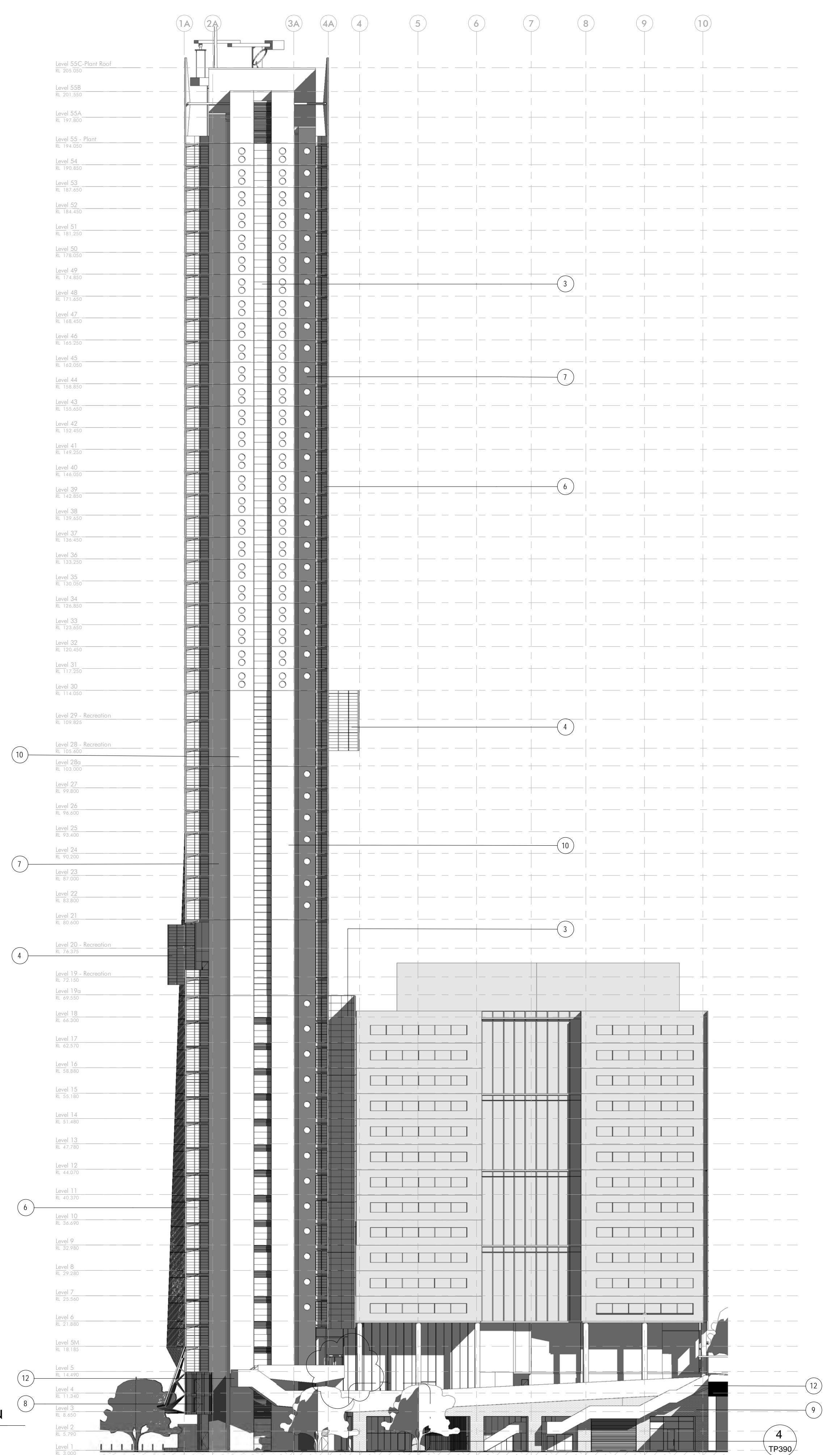
Issue: **10**

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1 SOUTH ELEVATION
1 : 400



2 WEST ELEVATION
1 : 400

4 TP390

13/02/2019 11:32:39 AM C:\Users\Alicia\OneDrive\Documents\700 Collins Street\700 Collins Street - Elevation\700 Collins Street - South Elevation.dwg



Issue	Description	Date
11	Amend For DELWP Response	13.12.2019
10	Issue For DELWP Response	01.11.2019
9	Issue For Information - In Progress for DELWP Response	24.09.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	19.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	08.02.2019
1	Issue For Information	18.01.2019

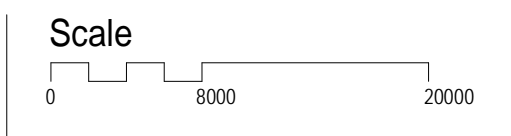
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TOWN PLANNING

- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
ELEVATIONS Sheet 2

Author: **DZ** Checker: **CG** Sheet Size: **A1**

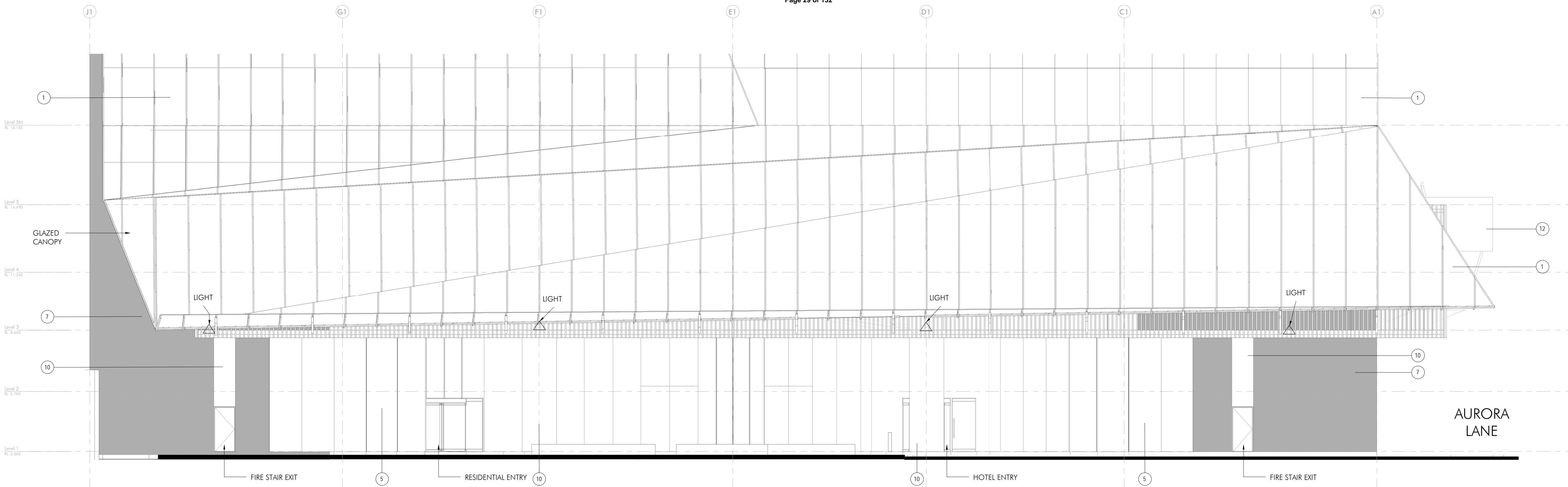
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Drawing Number:
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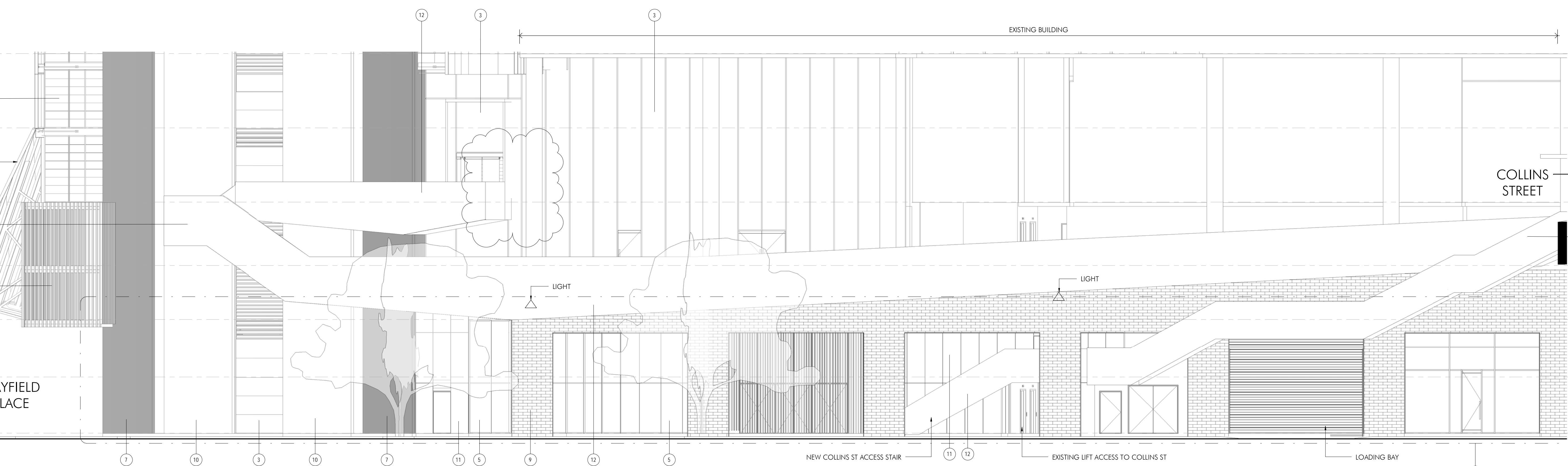
Issue:
11

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1 TP Street Scene - Mayfield Place
1 : 100



2 TP Street Scene - Aurora Lane
1 : 100

2 REFER FOR SERVICES
TP905 DETAIL

Client

CROMWELL
FUNDS MANAGEMENT

Issue	Description	Date
6	Amend For DELWP Response	13.12.2019
5	Issue For DELWP Response	01.11.2019
4	Issue For Information - In Progress for DELWP Response	24.09.2019
3	Issue For Town Planning	26.06.2019
2	2nd Draft Issue For Town Planning	19.06.2019
1	Draft Issue For Town Planning	07.06.2019

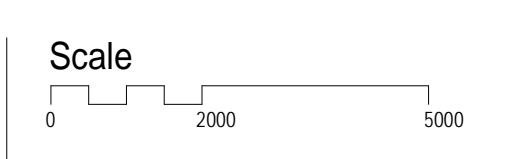
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TOWN PLANNING

- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion

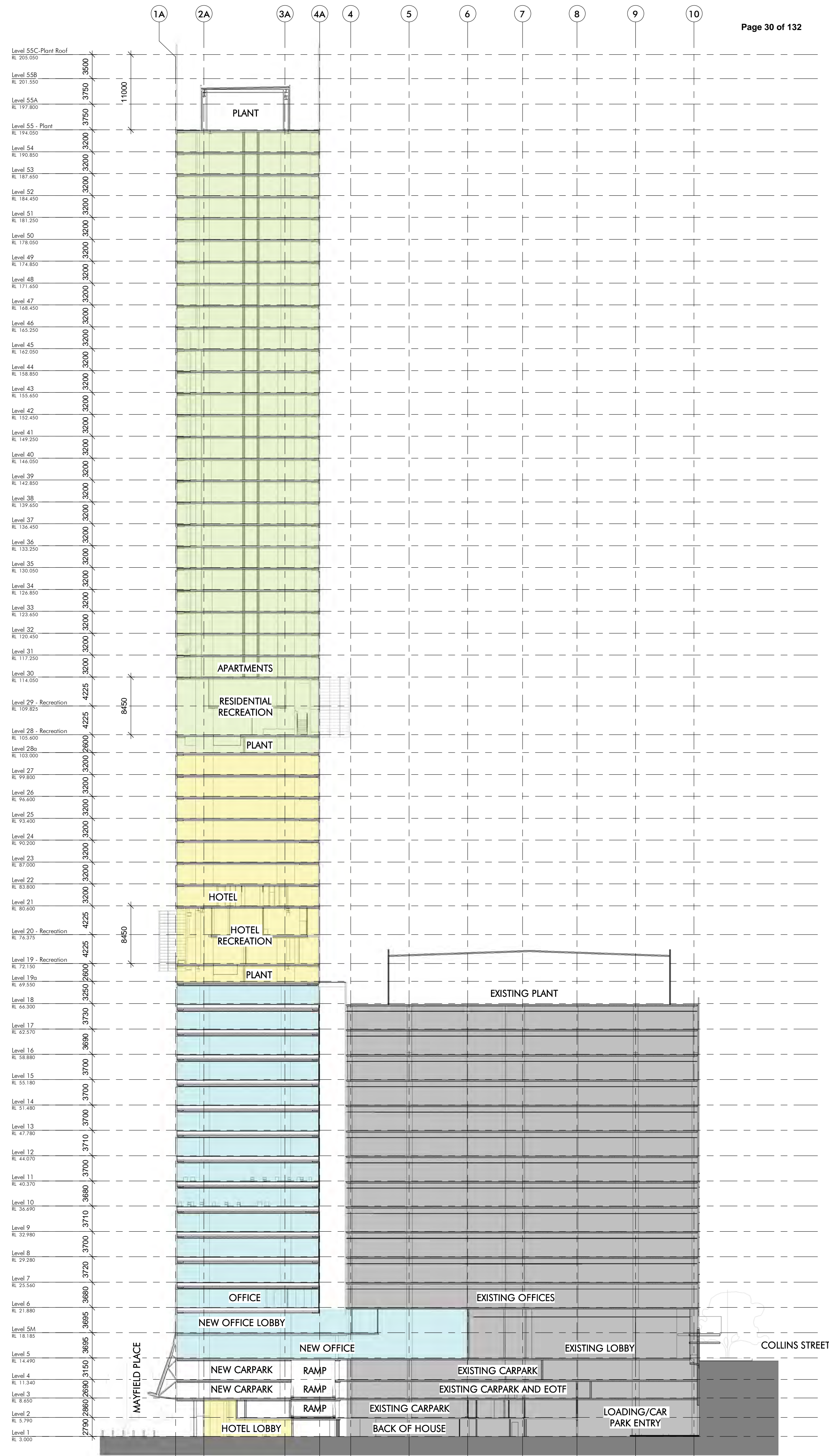
Project Address
700 Collins St, Melbourne



Drawing Title:
ELEVATIONS Street Scenes 1

Author:	Checker:	Sheet Size:	Scale:
CJ	CG	A1	As indicated
Drawing Number:	Issue:		
10697_TP210	6		

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RESIDENTIAL 25 FLOORS
 REC. DECK
 HOTEL 7 FLOORS
 REC. DECK
 COMMERCIAL 13 FLOORS
 CAR PARK 4 LEVELS
 MAXIMUM BUILDING HEIGHT (180m FROM COLLINS ST)

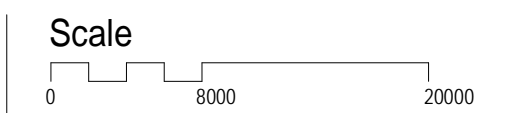
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Issue	Description	Date
9	Issue For DELWP Response	01.11.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	13.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	08.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
SECTION Sheet 1

Author: AD
 Checker: CG
 Sheet Size: A1

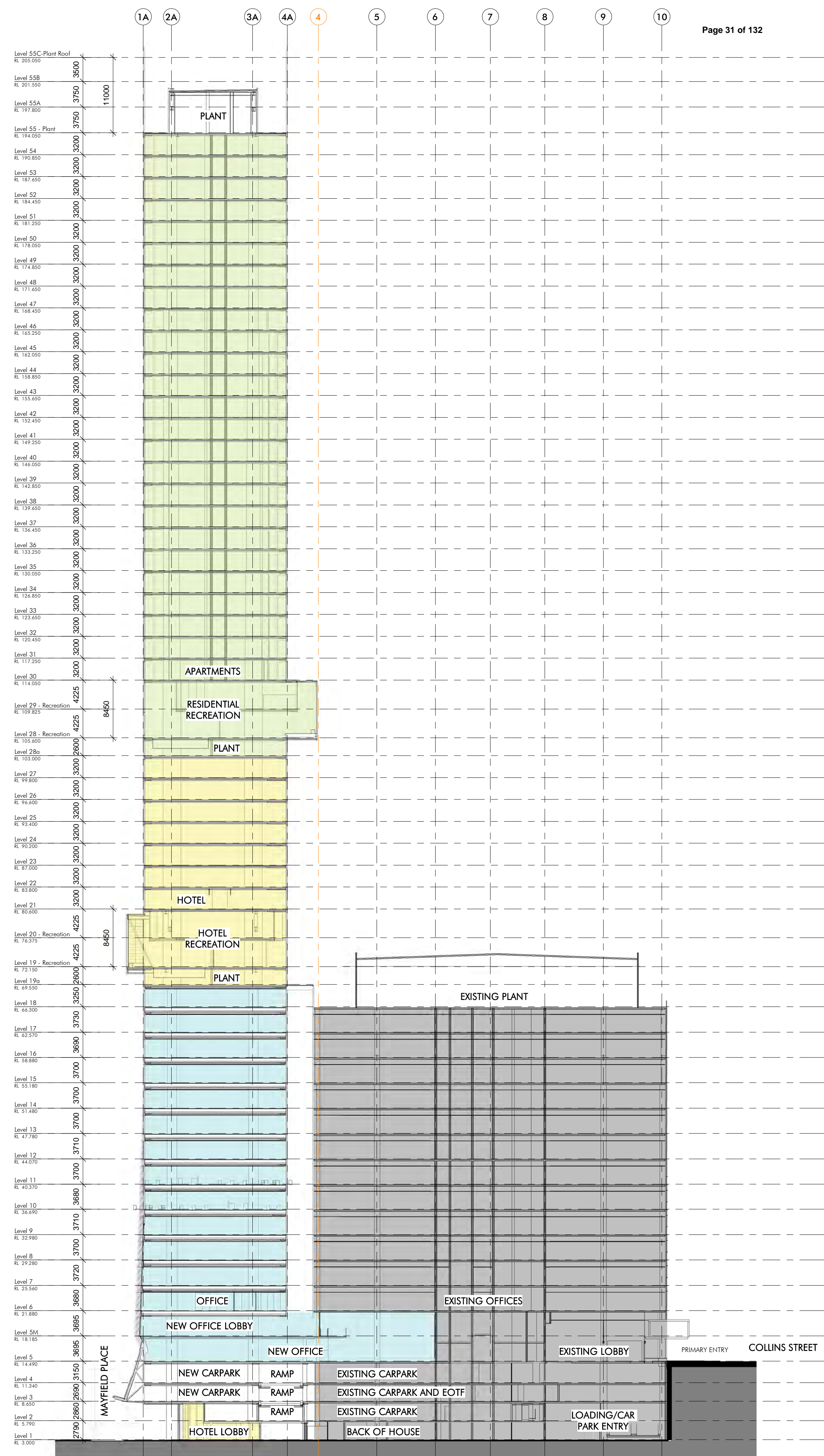
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10697_TP301

Scale:
1 : 400

Issue:
9

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RESIDENTIAL 25 LEVELS
 REC DECK
 HOTEL 7 FLOORS
 REC DECK
 COMMERCIAL 13 LEVELS
 CARPARK 4 LEVELS
 MAXIMUM BUILDING HEIGHT (180m FROM COLLINS ST)

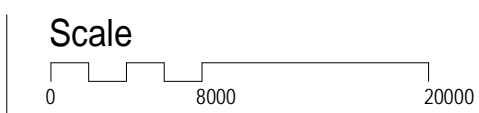
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Issue	Description	Date
9	Issue For DELWP Response	01.11.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	13.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.06.2019
3	Issue For Information	12.04.2019
2	Issue For Information	06.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
SECTION Sheet 2

Author: AD
 Checker: CG
 Sheet Size: A1

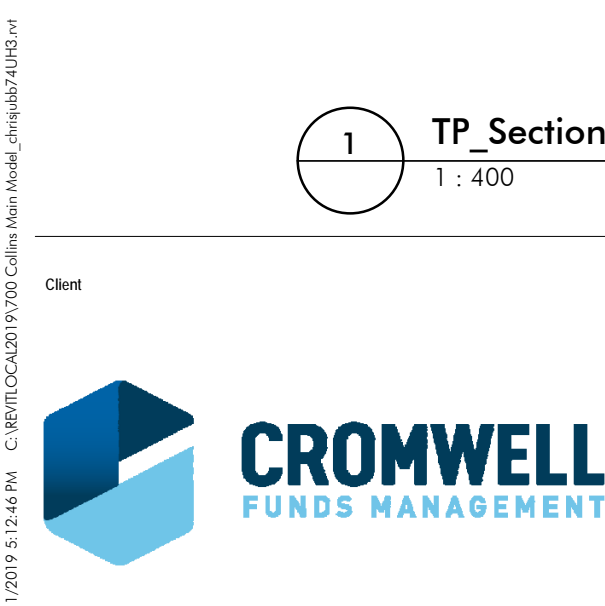
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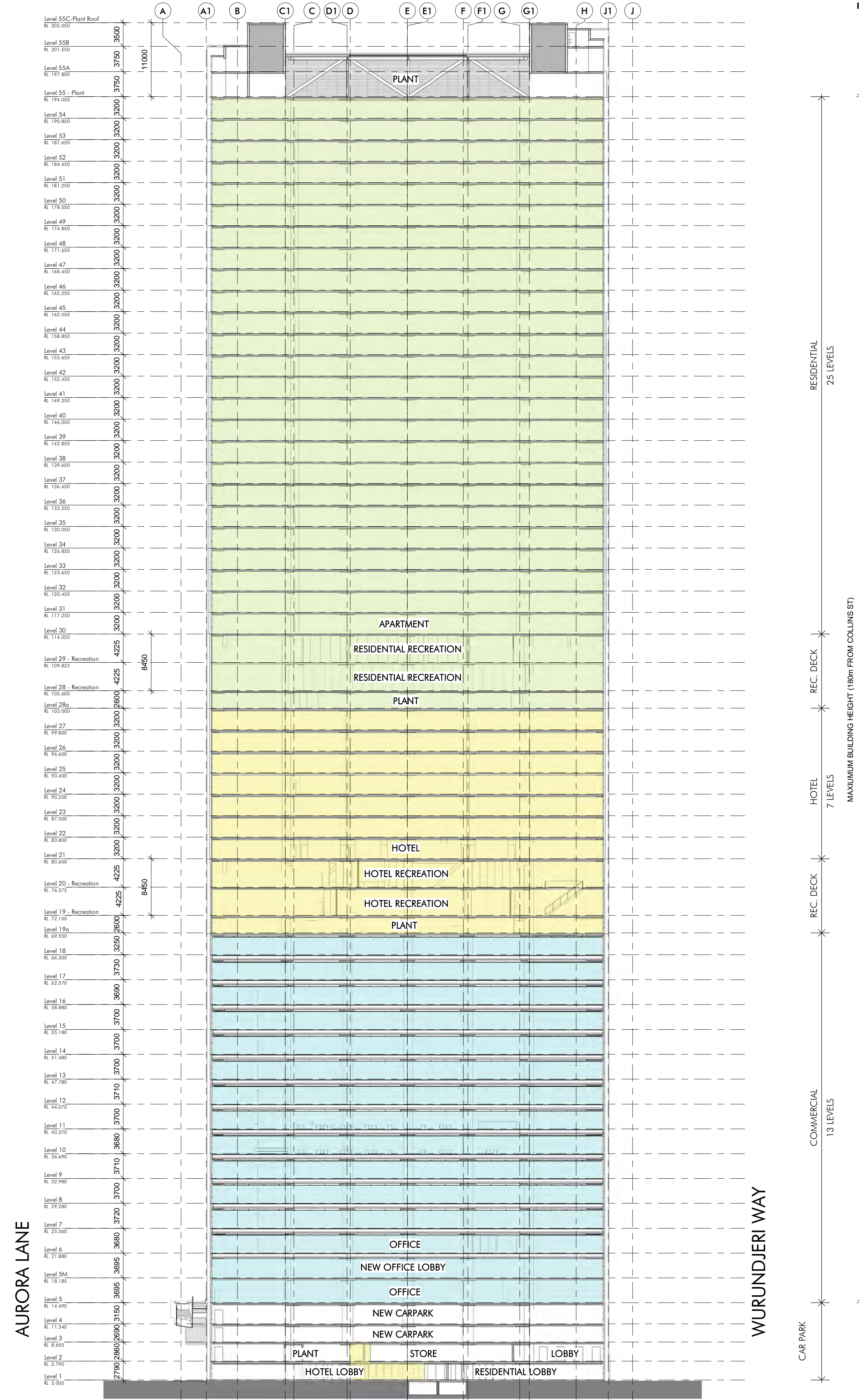
Scale:
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Issue:
9

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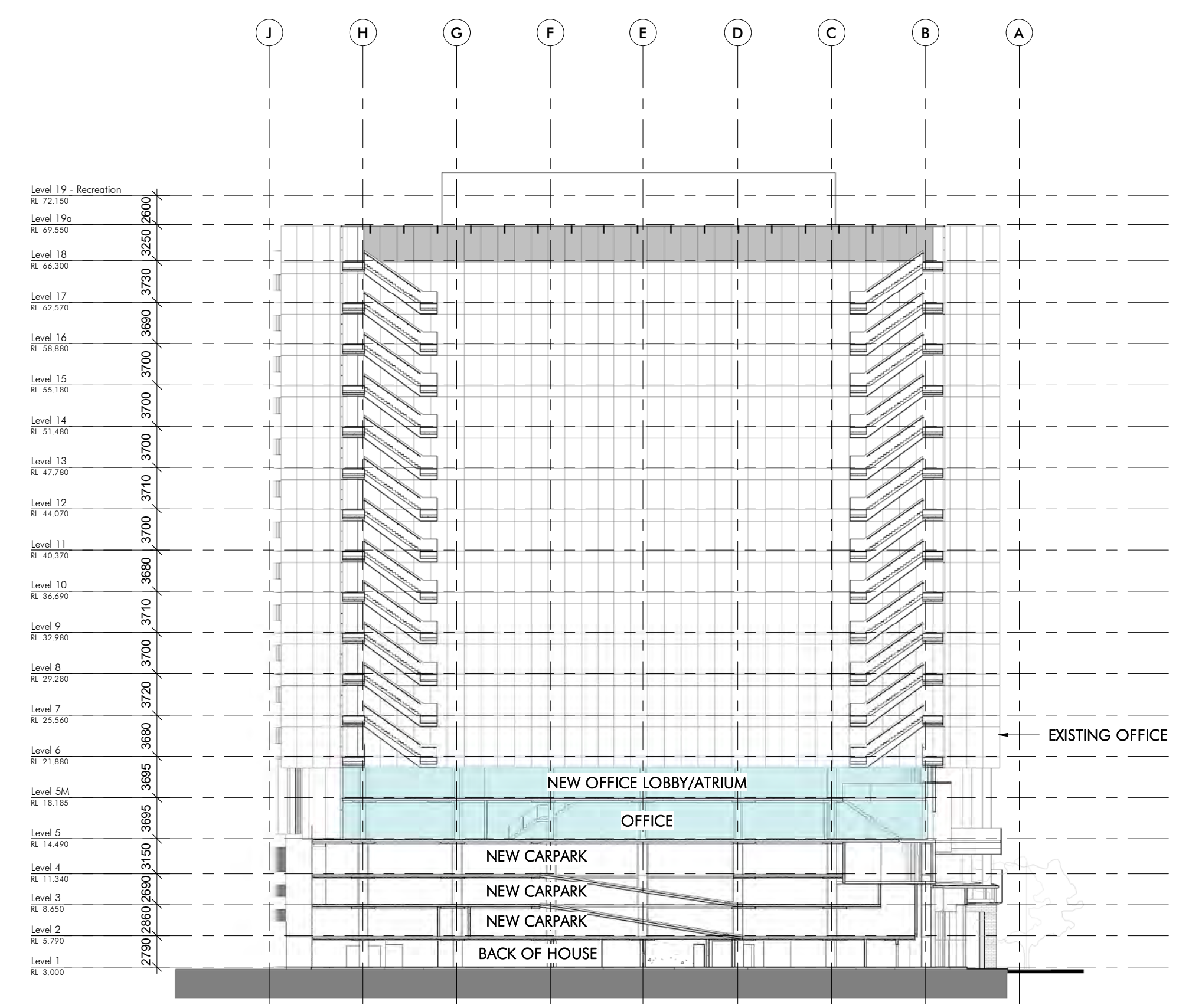




1 TP-Section 1-1
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RESIDENTIAL 25 LEVELS
REC. DECK
HOTEL 7 LEVELS
COMMERCIAL 13 LEVELS
CAR PARK
MAXIMUM BUILDING HEIGHT (180m FROM COLLINS ST)

2 TP-Section 3-3
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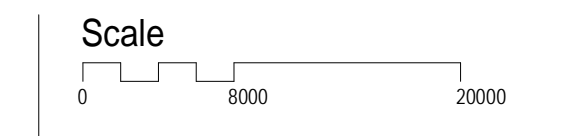


Issue	Description	Date
9	Issue For DELWP Response	01.11.2019
8	Issue For Town Planning	26.06.2019
7	2nd Draft Issue For Town Planning	13.06.2019
6	Draft Issue For Town Planning	07.06.2019
5	Issue For Information	22.05.2019
4	Issue For Information	07.05.2019
3	Issue For Information	12.04.2019
2	Issue For Information	08.02.2019
1	Issue For Information	18.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
SECTION Sheet 3

Author: DZ
Checked: CG
Sheet Size: A1

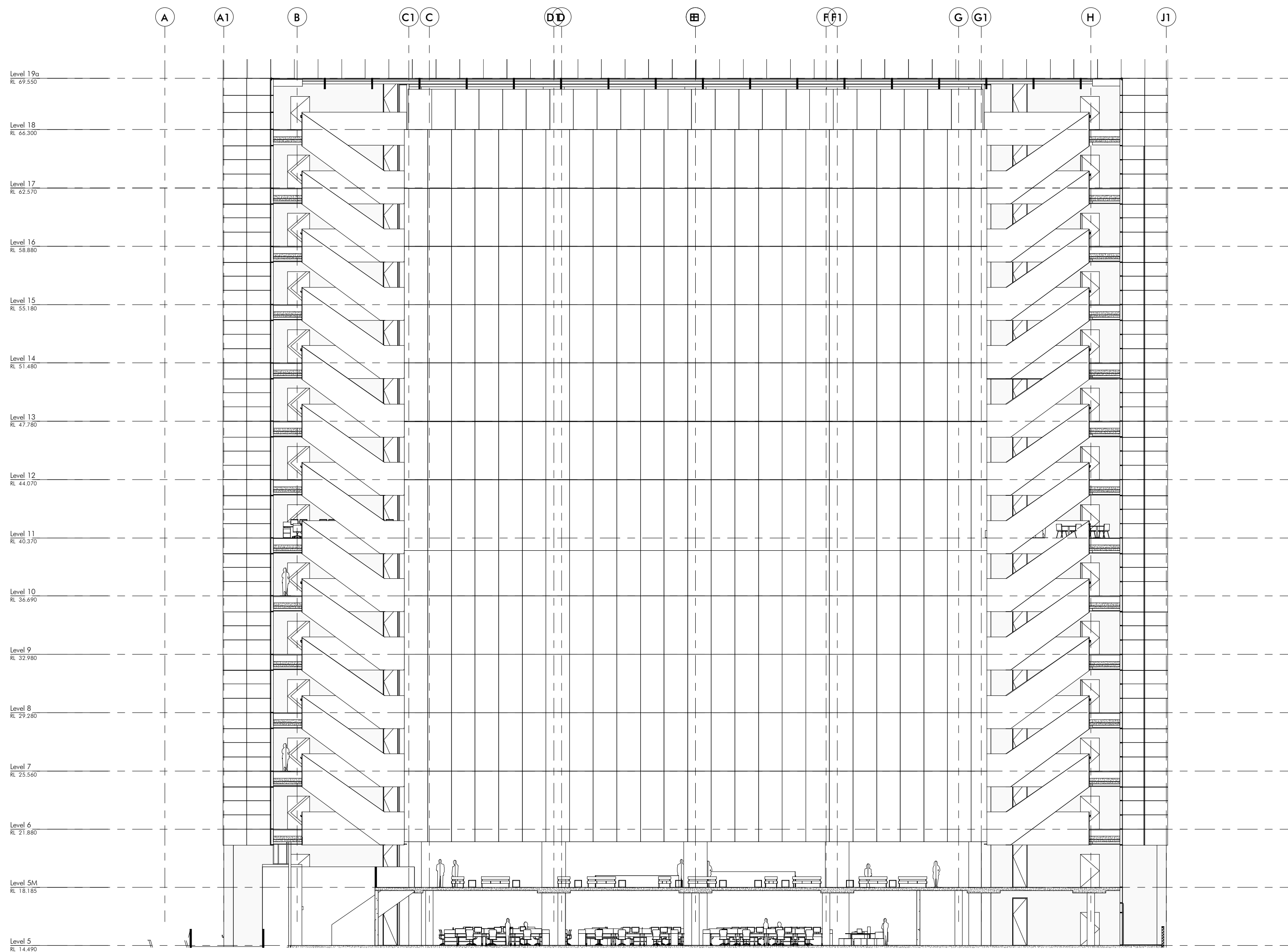
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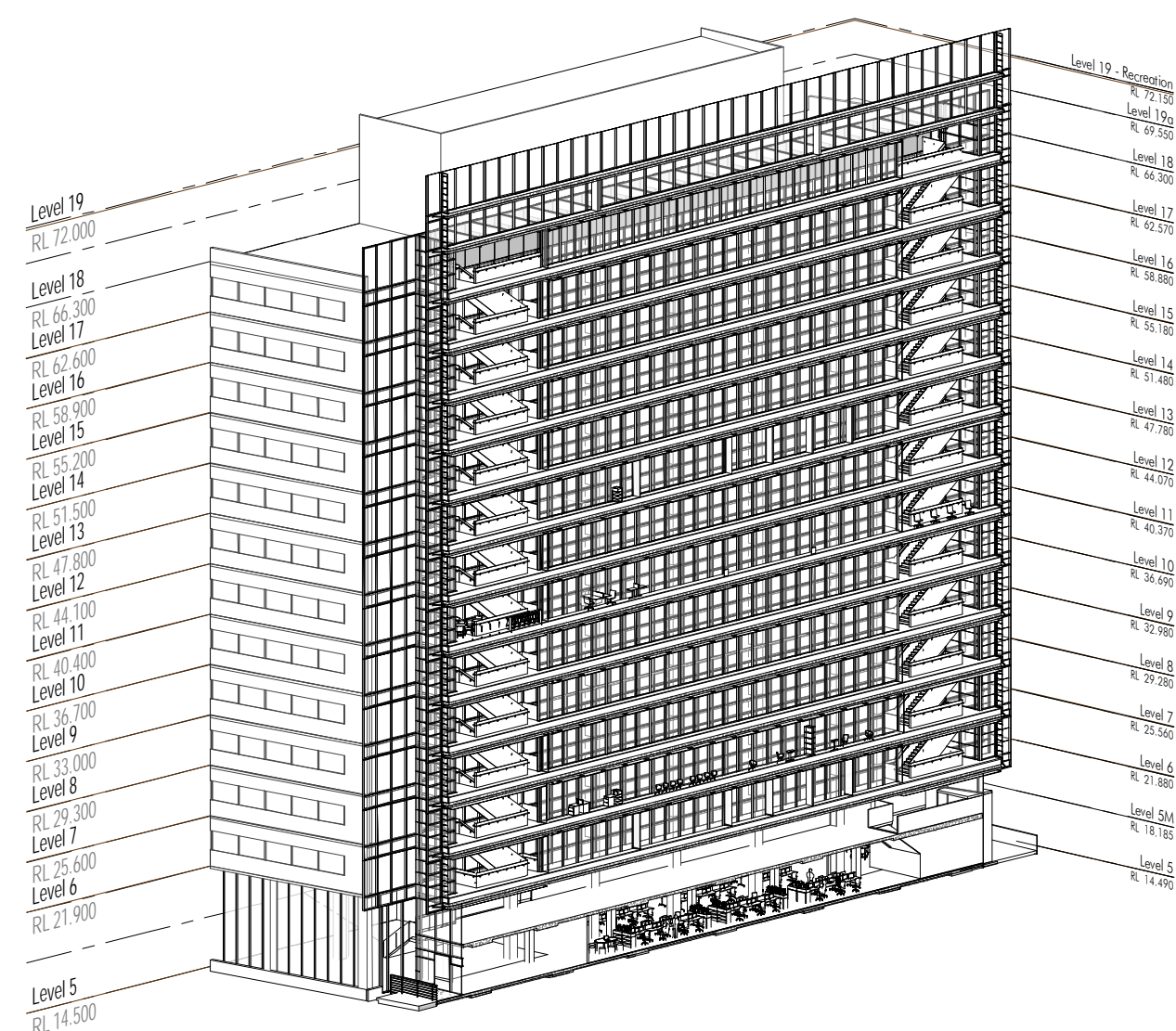
Issue:
9

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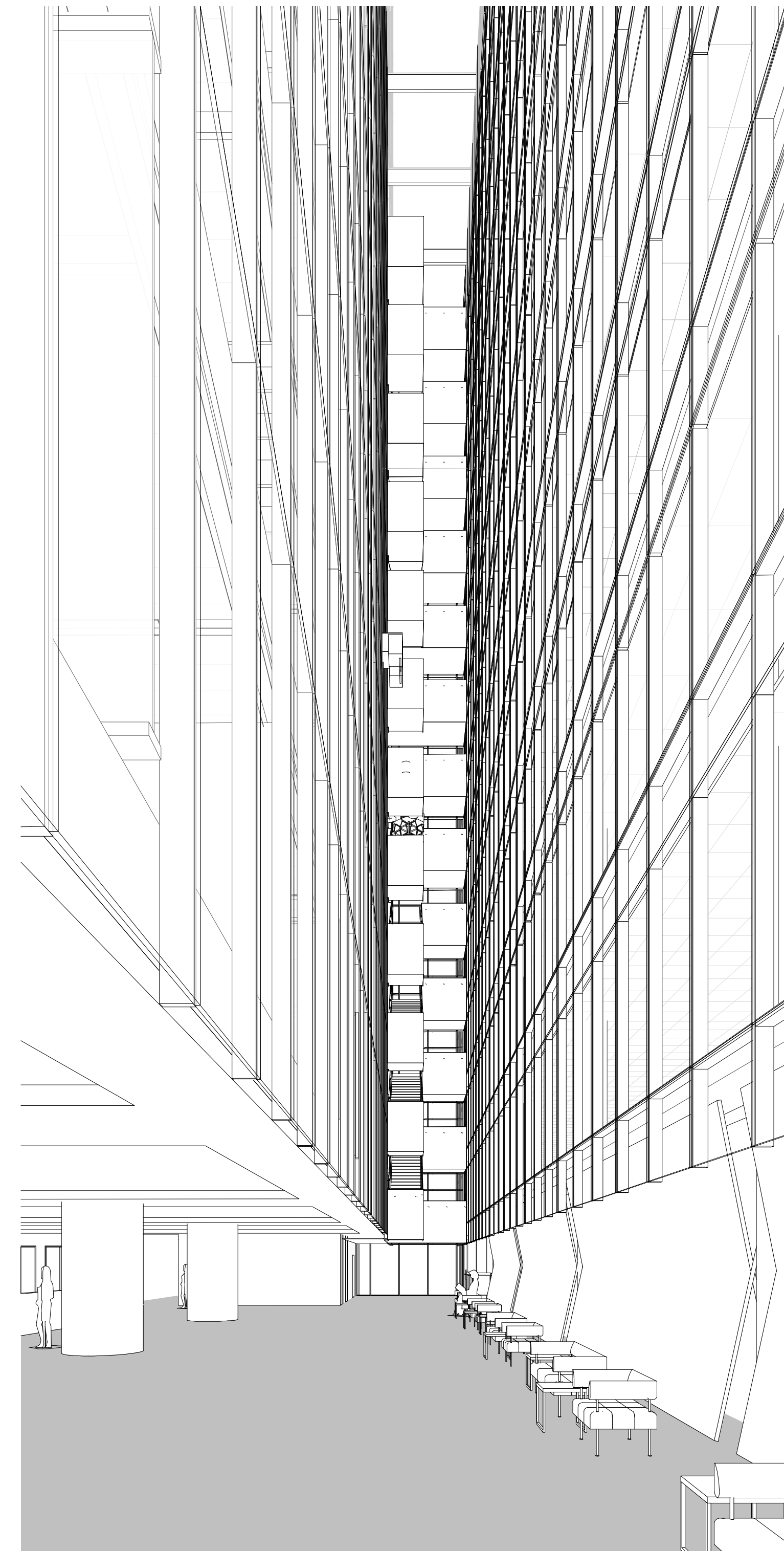
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1 Atrium Section
1 : 200

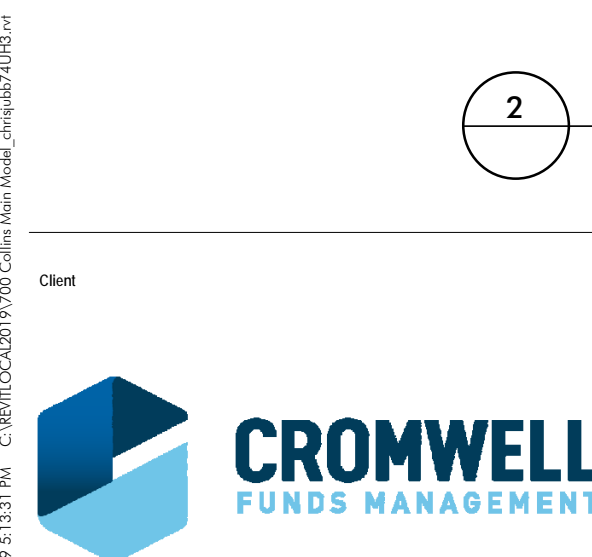


2 Atrium 3D View



3 Atrium 3D Perspective

Client

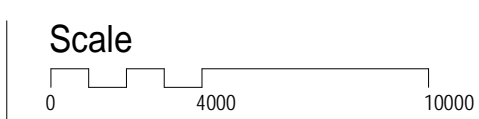


Issue	Description	Date
7	Issue For DELWP Response	01.11.2019
6	Issue For Town Planning	26.06.2019
5	2nd Draft Issue For Town Planning	13.06.2019
4	Draft Issue For Town Planning	07.06.2019
3	Issue For Information	19.02.2019
2	Issue For Information	18.02.2019
1	Issue For Information	08.02.2019

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TOWN PLANNING

Project Name
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Project Address
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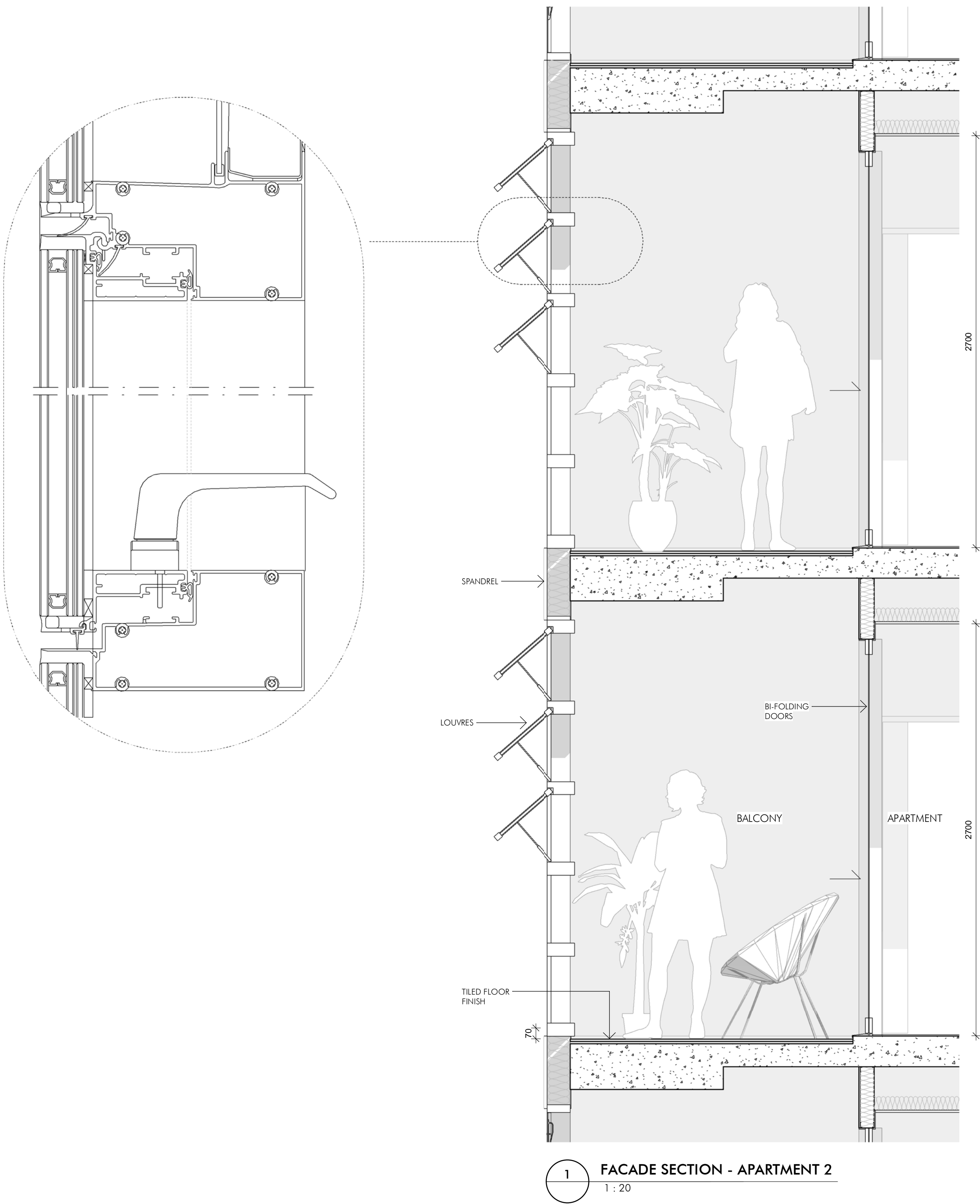
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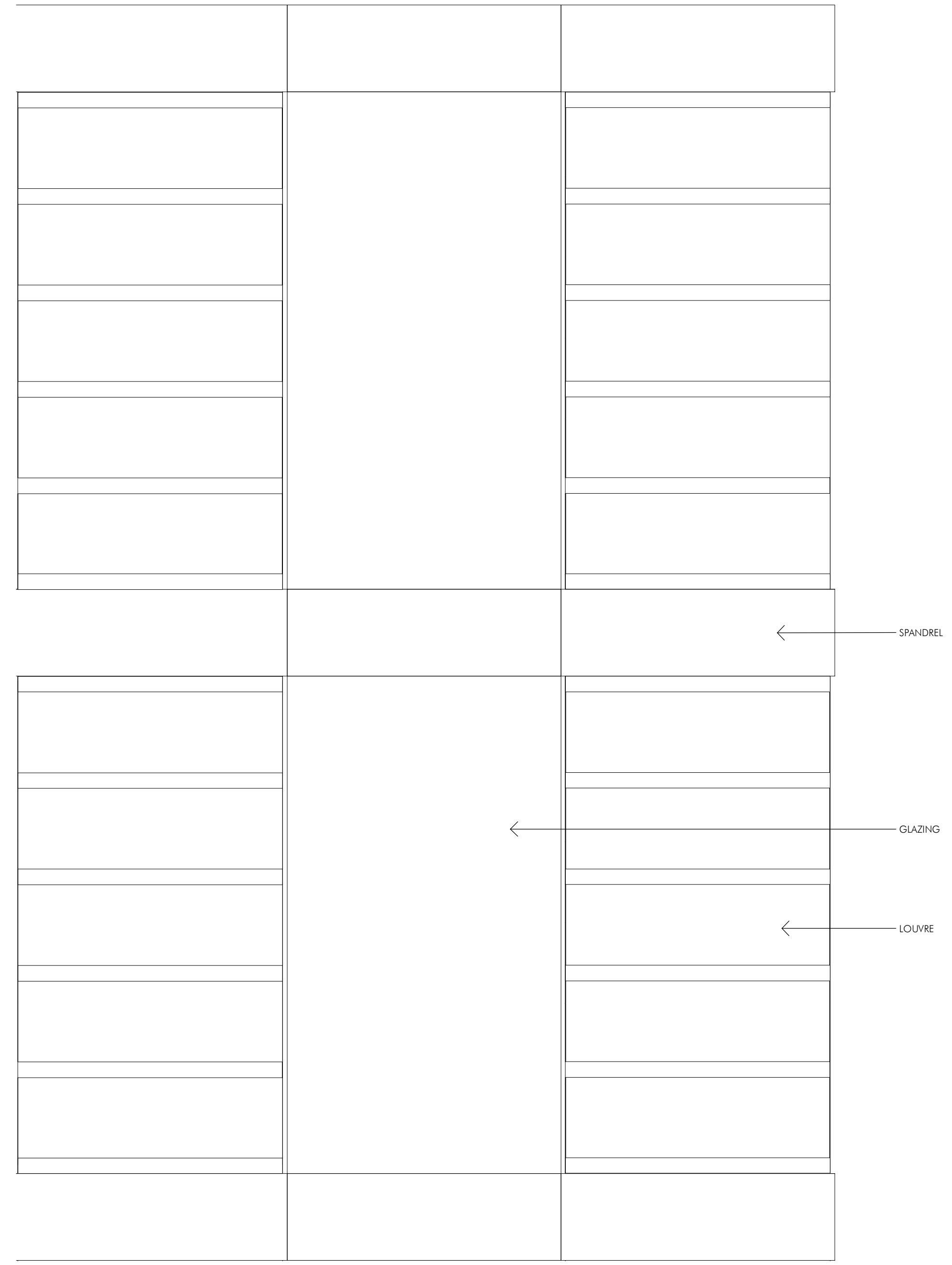
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Issue: **7**

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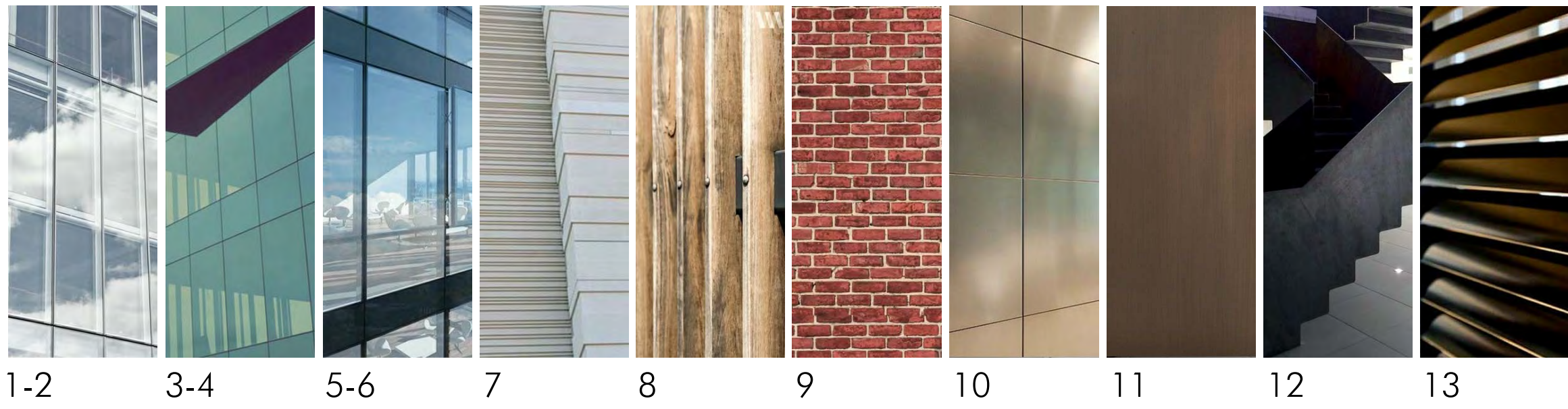
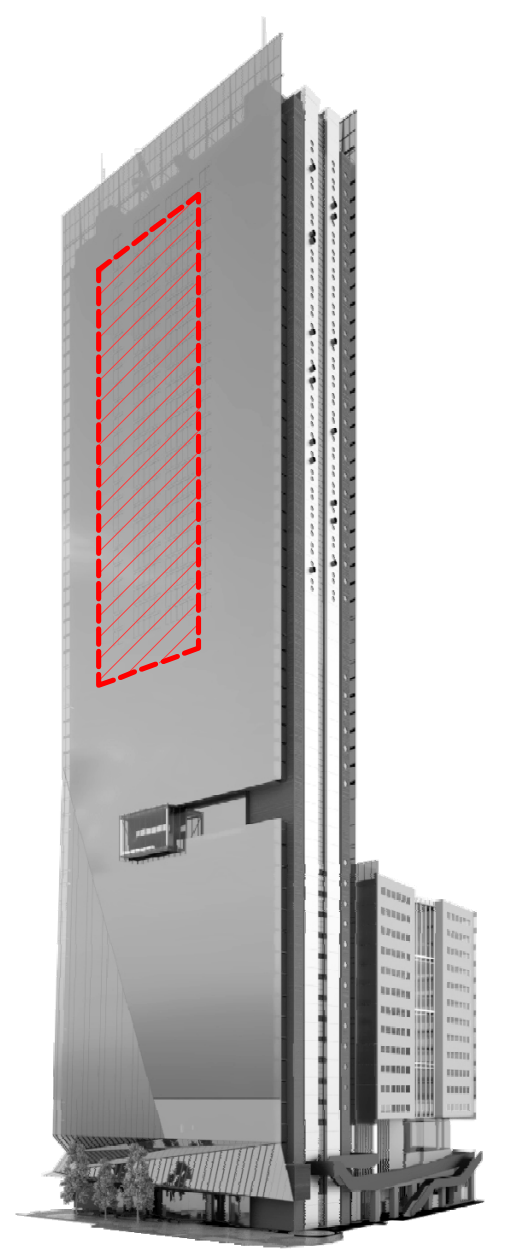
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1 FACADE SECTION - APARTMENT 2
1:20



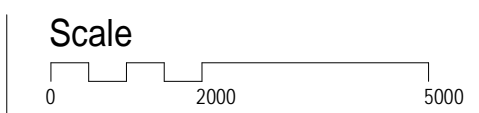
2 FACADE ELEVATION - APARTMENT 2
1:20



- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne

TOWN PLANNING



Drawing Title:
FACADE TYPE DETAIL - BALCONY

Author:	Checker:	Sheet Size:	Scale:
CJ	CG	A1	As indicated
Drawing Number:	Issue:		
10697_TP380	1		

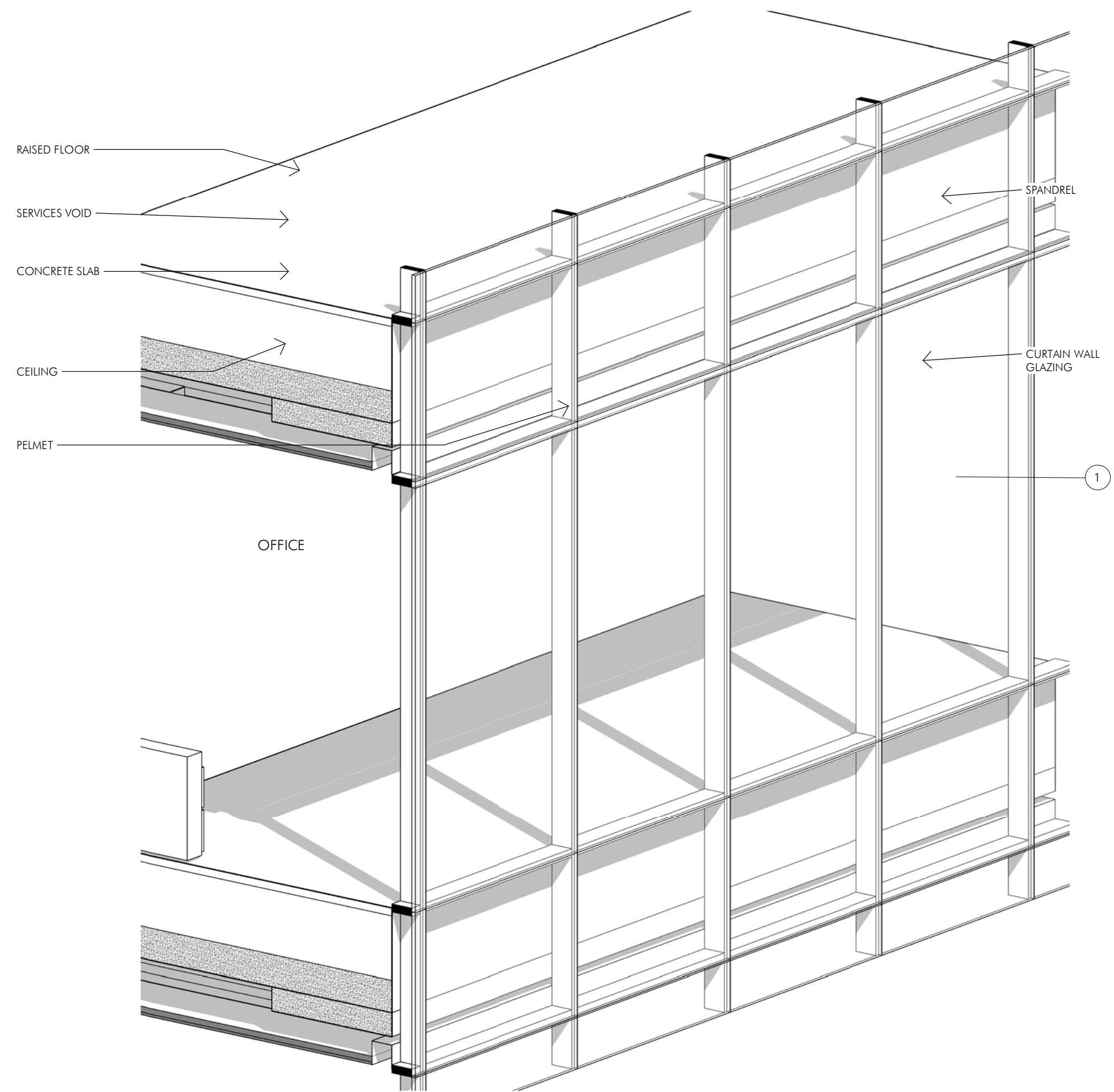
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Client

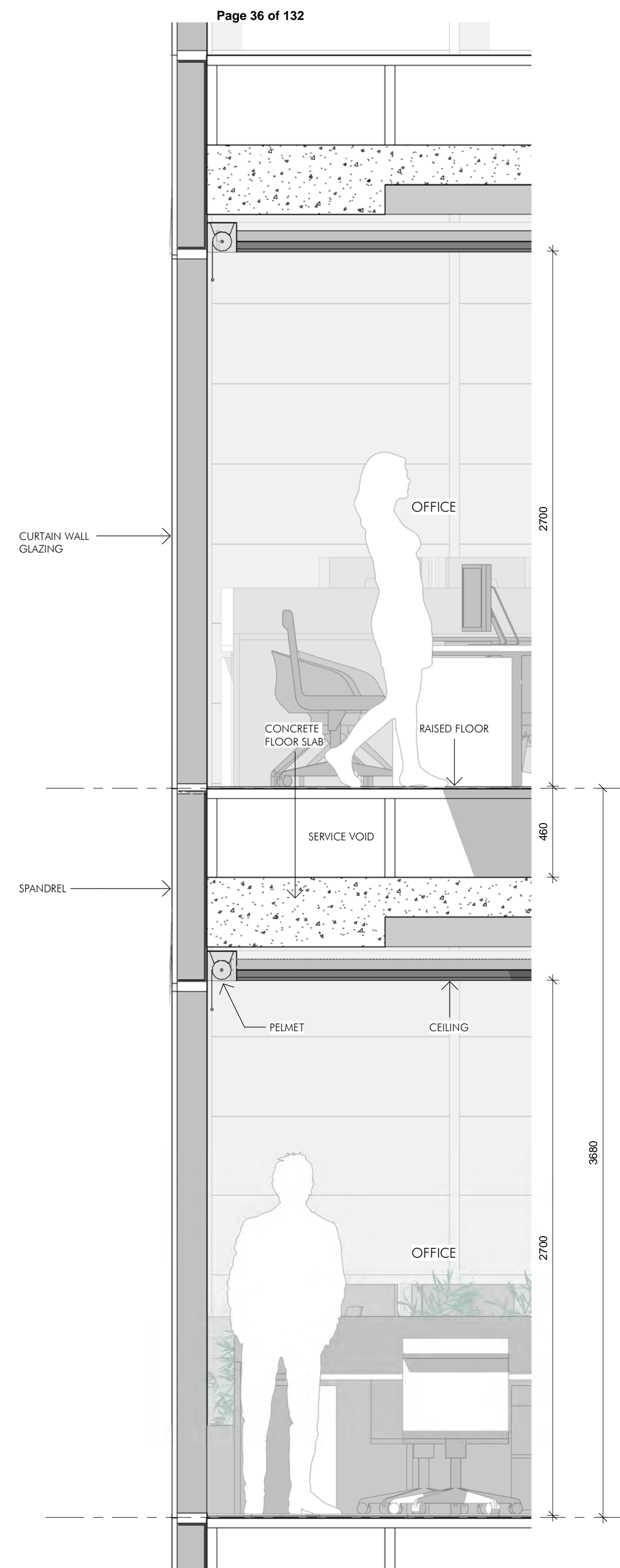
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Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

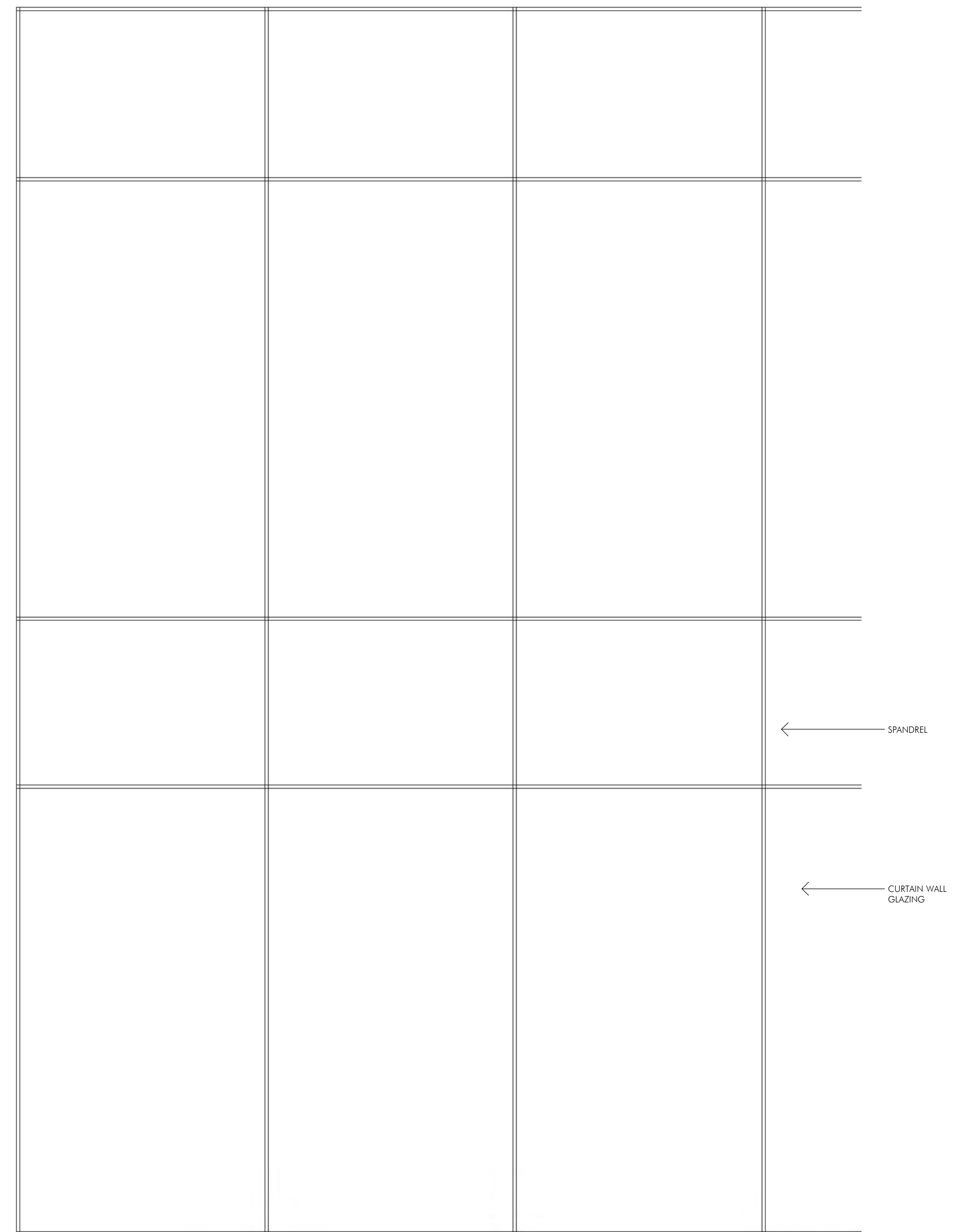
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1 FACADE 3D - OFFICE



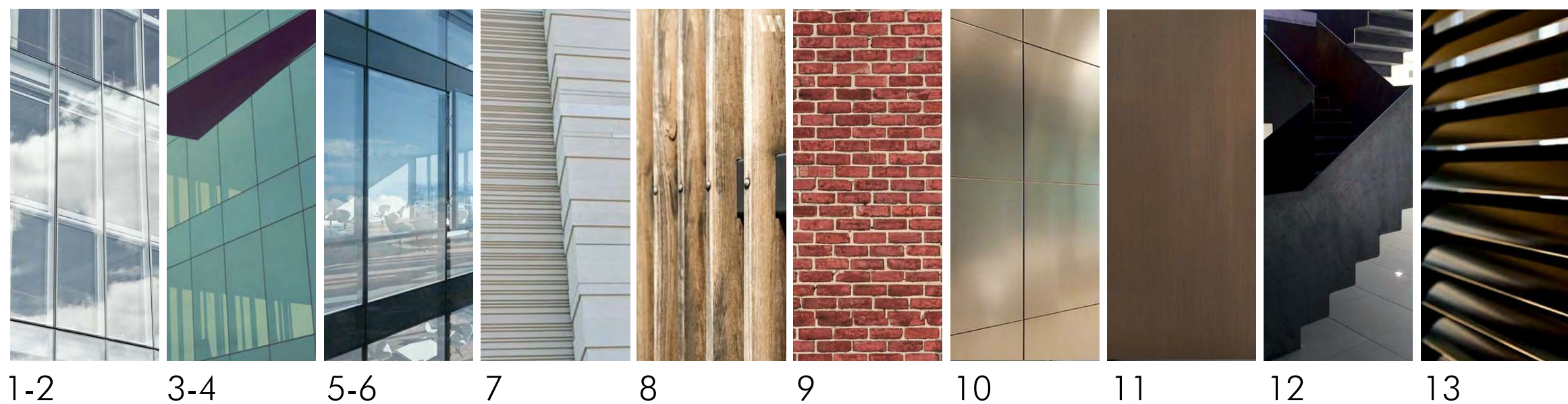
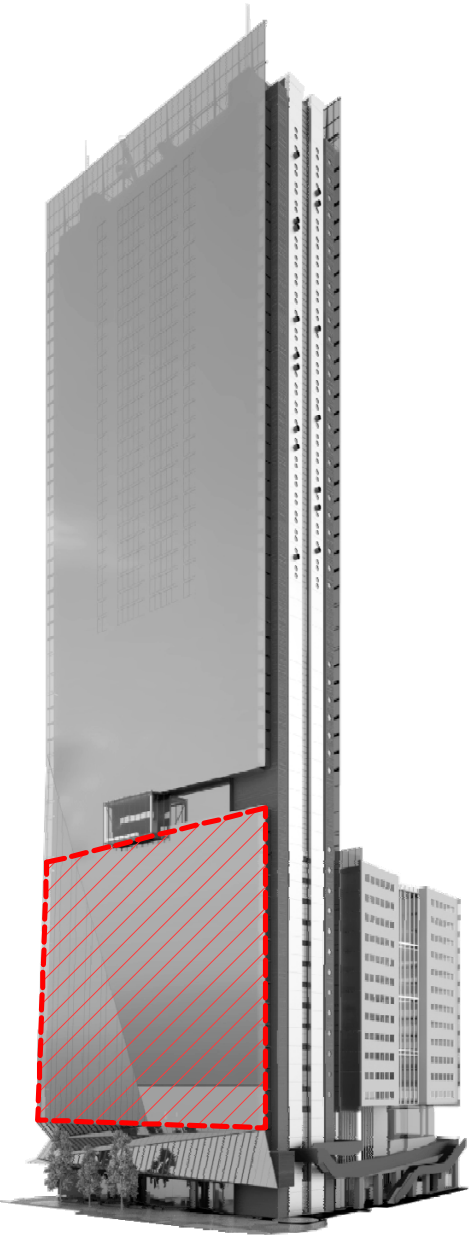
3 FACADE SECTION - OFFICE
1 : 20



2 FACADE ELEVATION - OFFICE
1 : 20

FACADE DESIGN CONCEPT - OFFICE LEVELS

THE OFFICE CURTAIN WALL IS CONSTRUCTED FROM A NEUTRAL TONE HIGH PERFORMANCE GLASS AND THERMALLY ENHANCED FRAME THAT MINIMIZES THERMAL BRIDGING THROUGH THE FACADE FRAMEWORK. WE HAVE MAXIMIZED THE GLAZING IN THIS ZONE TO ENSURE THE VISUAL FREEDOM FROM THE INTERIOR OF THE BUILDING IS MAXIMIZED WHILE THE CONSUMPTION OF ENERGY TO CONDITION THE SPACE IS MINIMIZED.

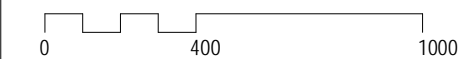


MATERIALITY PALETTE

1. PERFORMANCE GLAZING (TYPE 1)
2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
3. PERFORMANCE GLAZING (TYPE 2)
4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
5. PERFORMANCE GLAZING (TYPE 3)
6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
7. TEXTURED OFF-FORM CONCRETE
8. RECYCLED TIMBER CLADDING
9. BRICK SLIP CLADDING
10. METAL PANELING
11. OXIDISED MILD STEEL
12. BLACKENED MILD STEEL
13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne

Scale

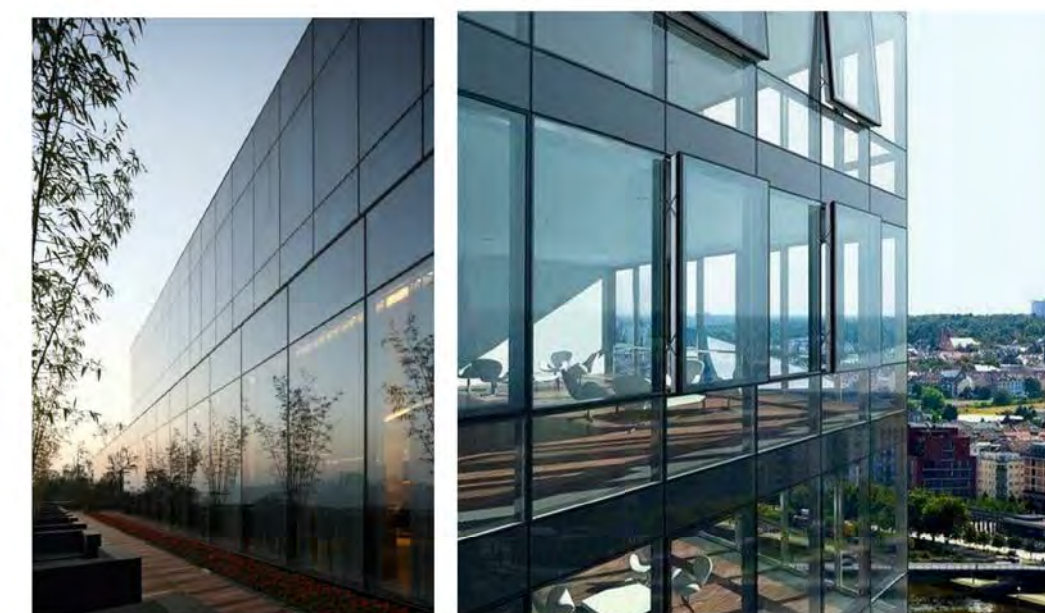


Drawing Title:
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Author: CJ
Check: CG
Sheet Size: A1
Scale: As indicated
Drawing Number: **10697_TP381**
Issue: **2**

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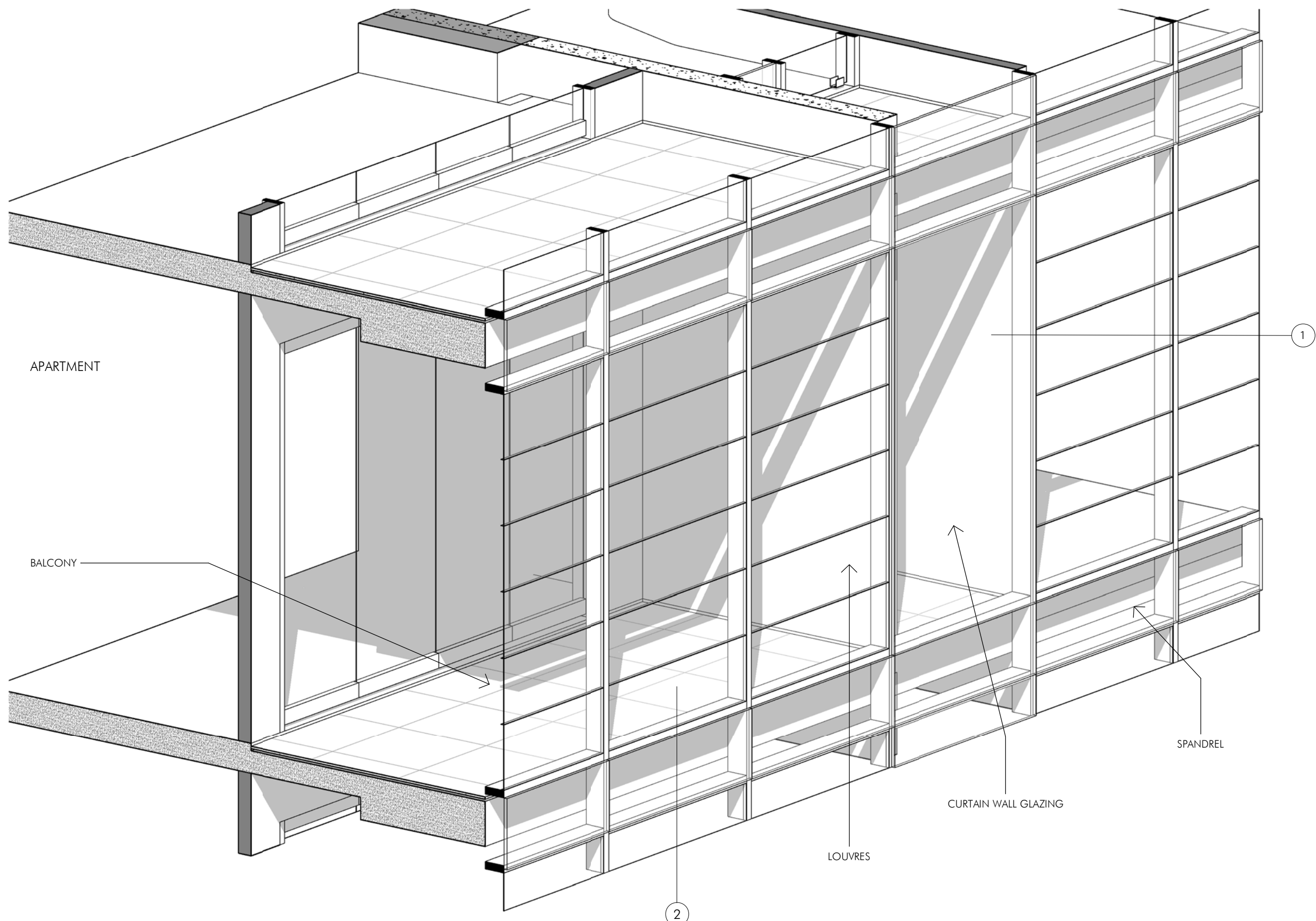
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t +61 3 8547 1400
e: melbourne@nettletontribe.com.au w: nettletontribe.com.au



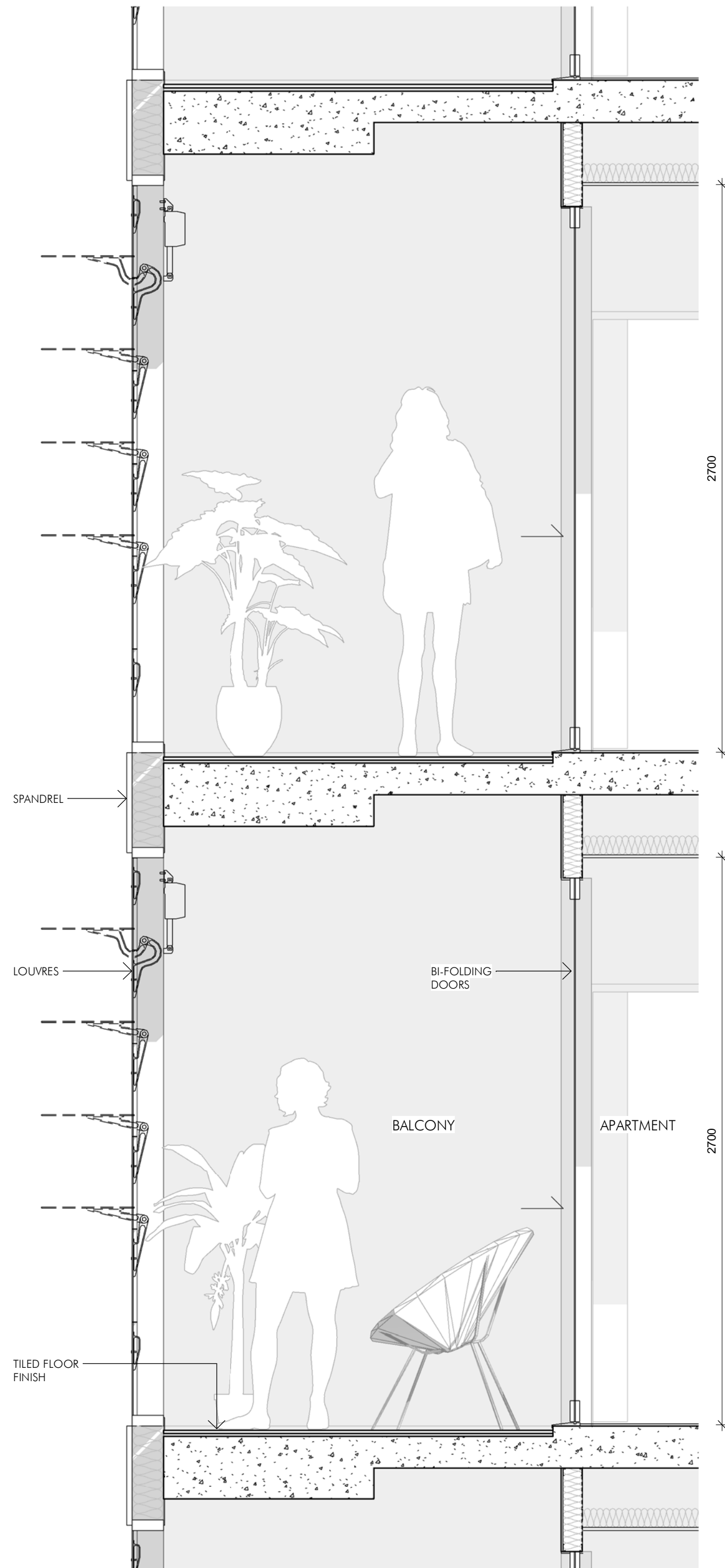
Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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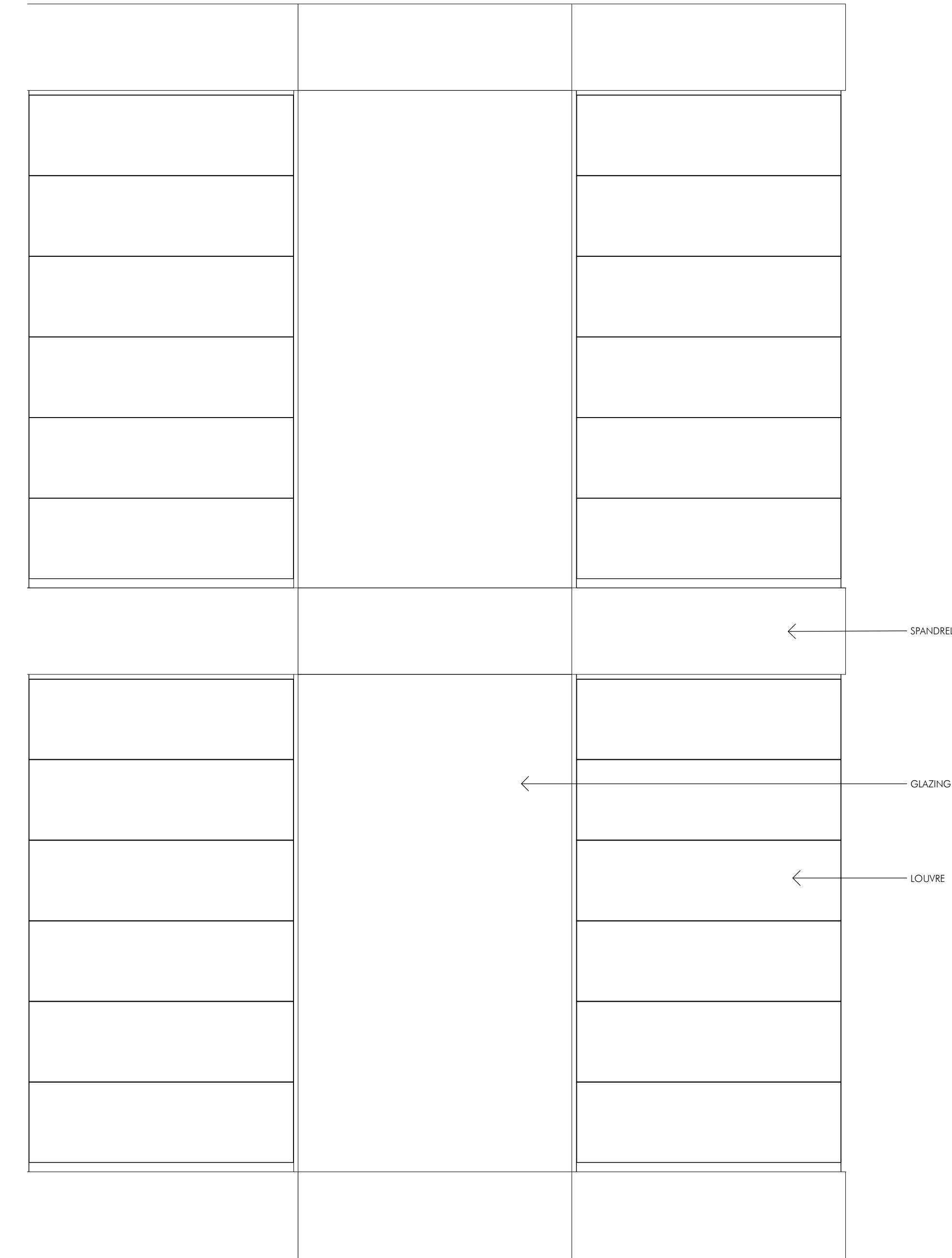
TOWN PLANNING



1 FACADE 3D - APARTMENT



3 FACADE SECTION - APARTMENT
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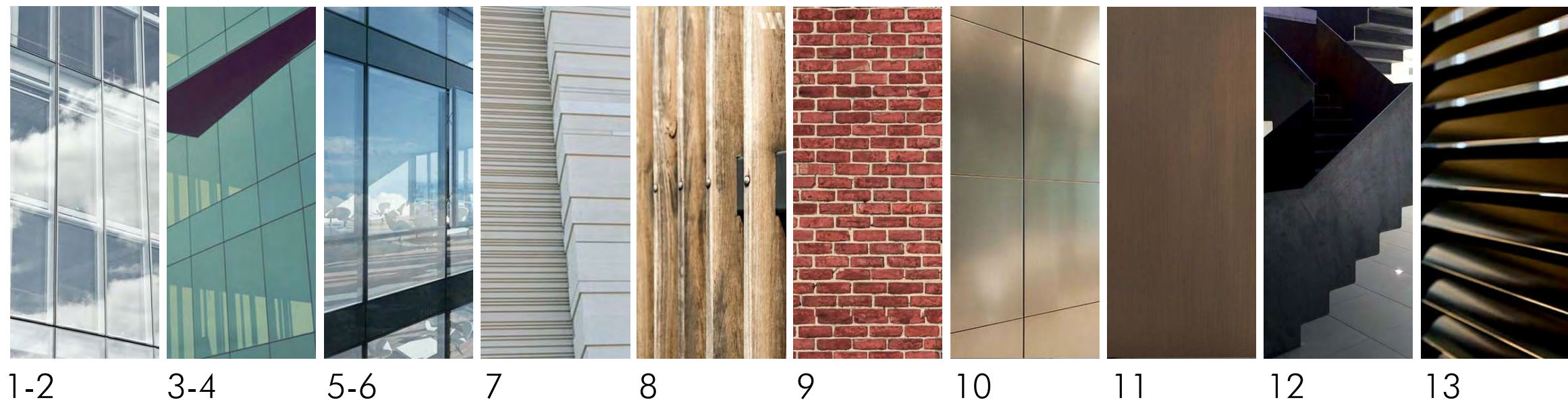
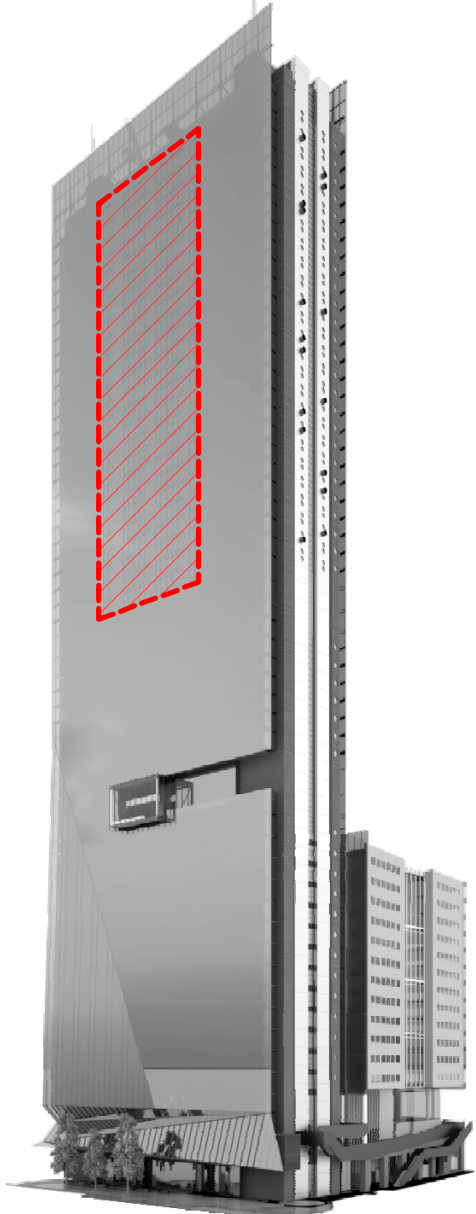


2 FACADE ELEVATION - APARTMENT
1 : 20



FACADE DESIGN CONCEPT - APARTMENT LEVELS

TO ENSURE THE OPTIMUM USABILITY AND ENVIRONMENTAL PERFORMANCE OF THE BALCONY ZONES, WE PROPOSE A CONTROLLABLE INDOOR/ OUTDOOR 'SUN ROOM' WITH THE OUTER FACADE BEING OPERABLE AND SIMILAR IN TONE AND APPEARANCE TO THE OTHER FACADE COMPONENTS ON THE NORTH AND SOUTH ELEVATIONS, AND AS A DIVIDING SYSTEM BETWEEN THE CORE AND MAIN FACADES TO THE EAST AND WEST.



- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH



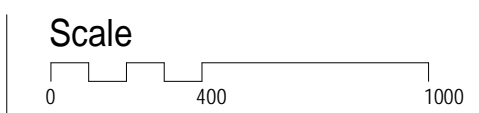
Client

Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

CROMWELL FUNDS MANAGEMENT

TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
FACADE TYPE DETAIL - APARTMENT

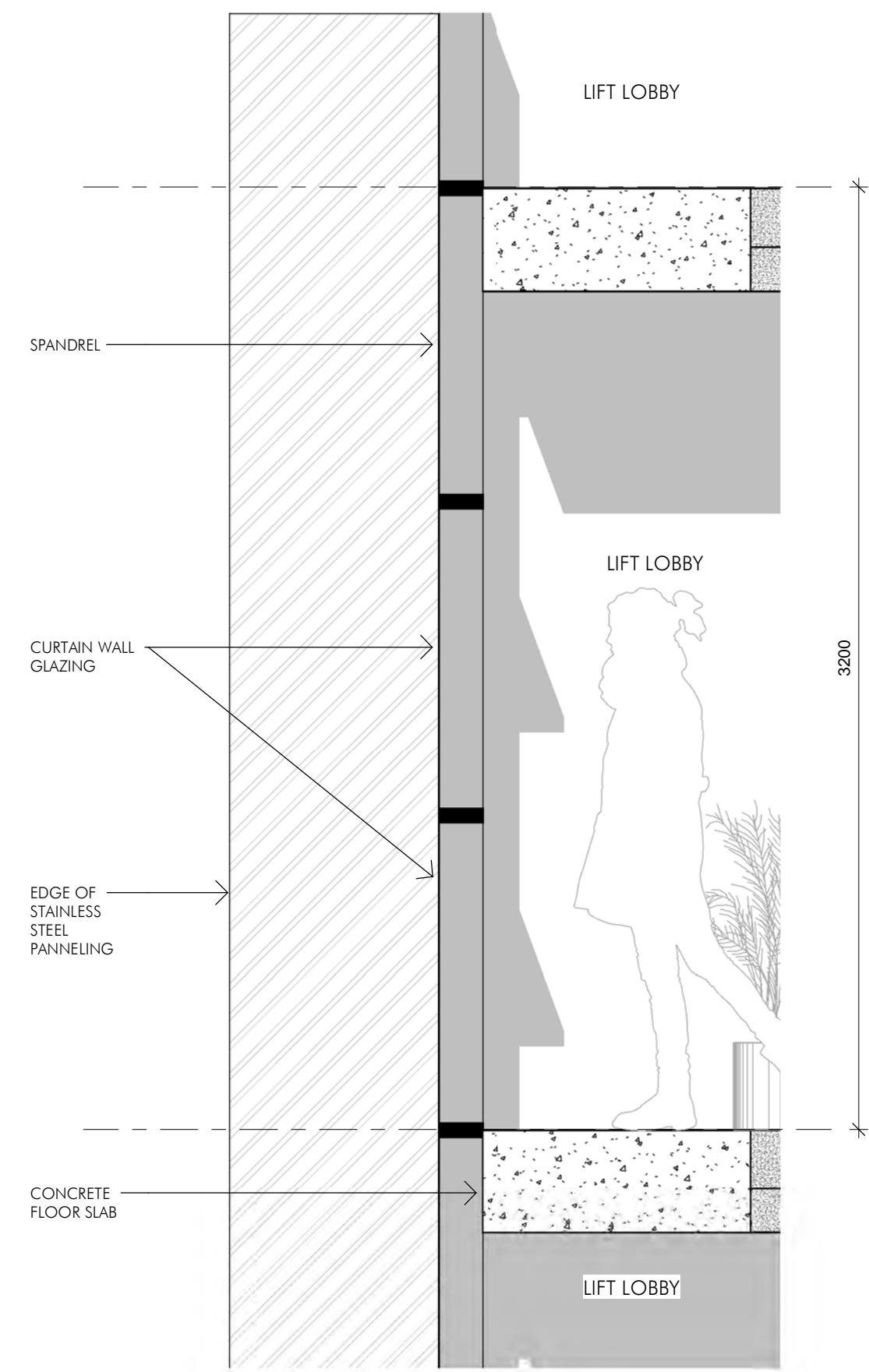
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Checked: CG
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10697_TP382

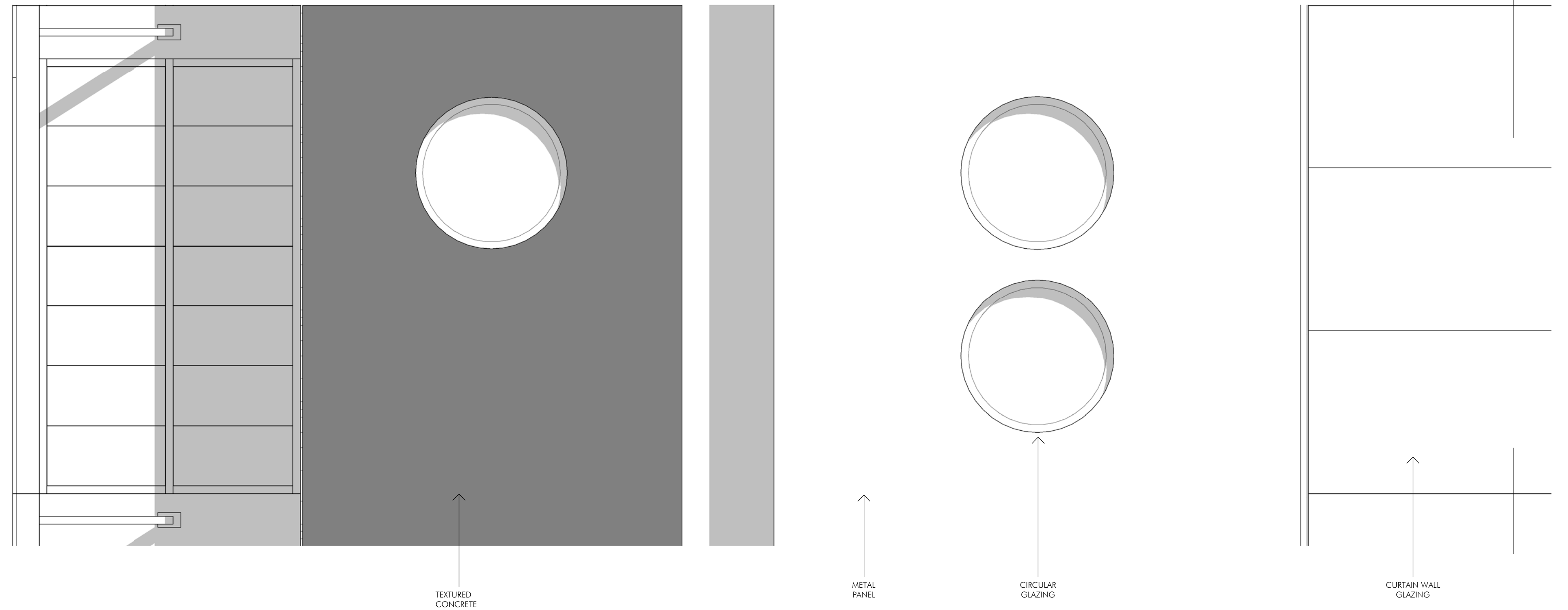
Issue:
2

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t +61 3 8547 1400
e: melbourne@nettletontribe.com.au w: nettletontribe.com.au



3 FACADE SECTION - CORE
1 : 20

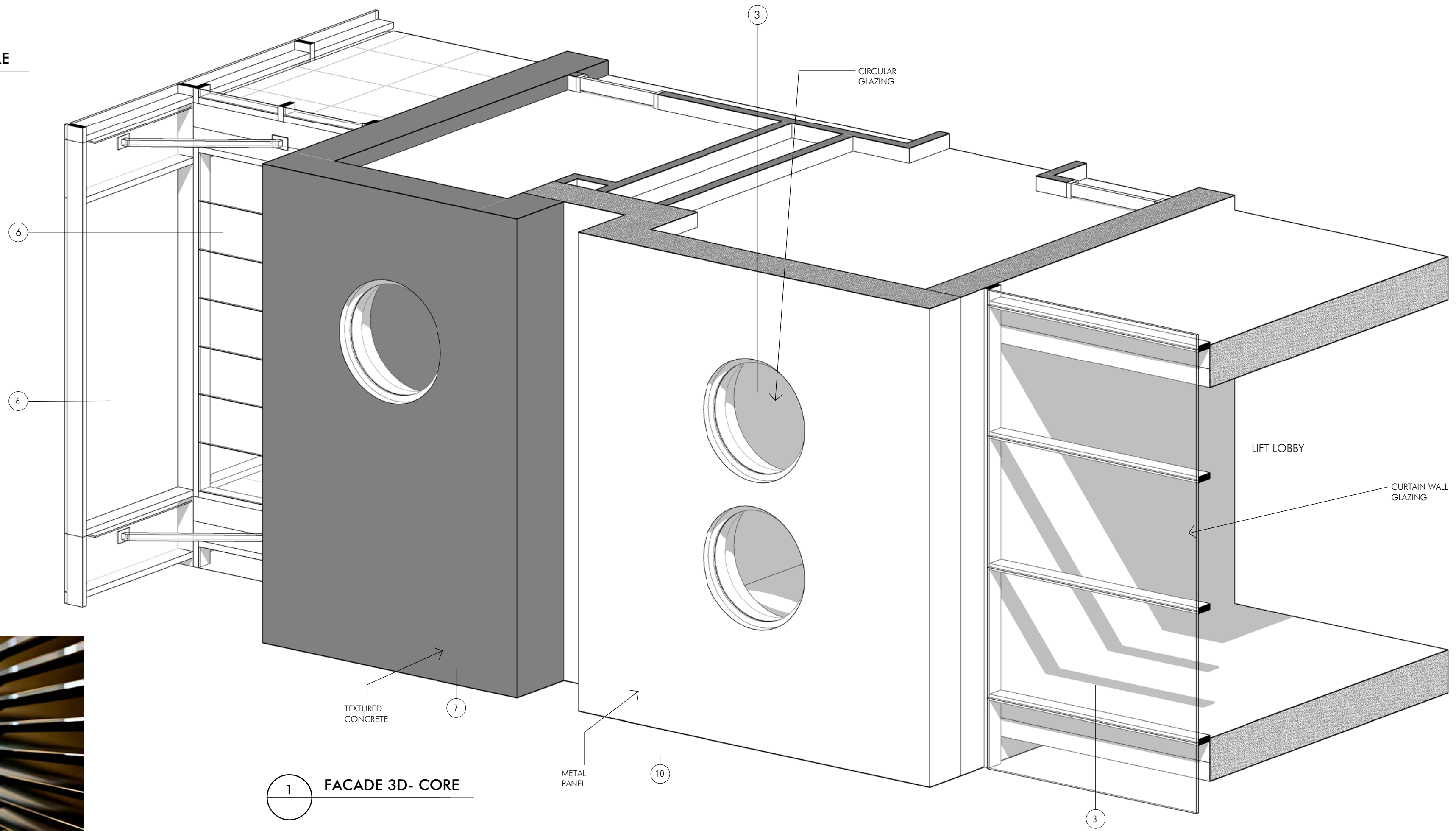


2 FACADE ELEVATION- CORE
1 : 20

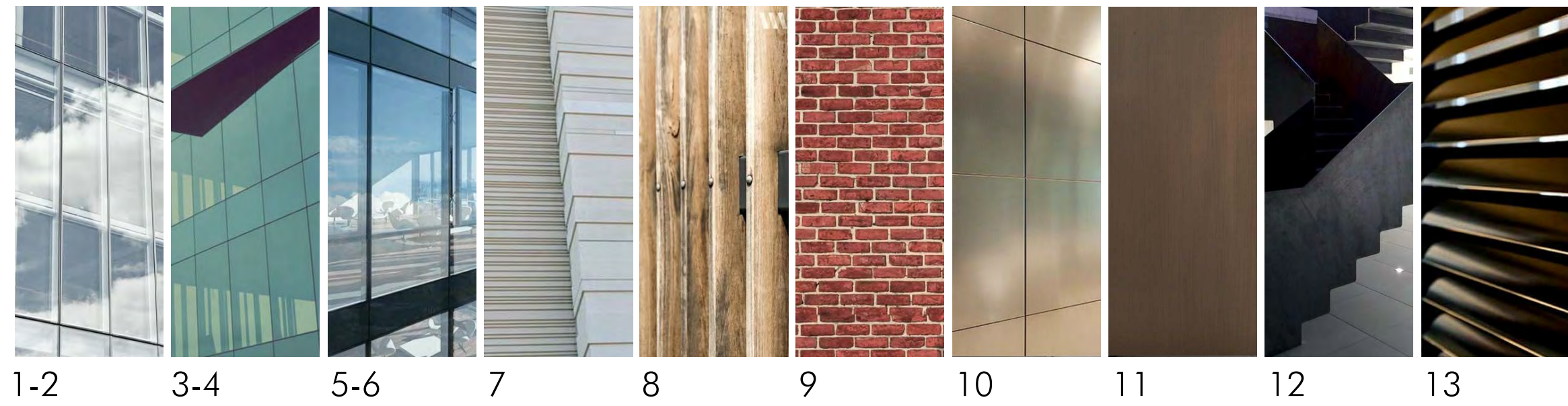


FACADE DESIGN CONCEPT - CORE

A UNIQUE CHARACTERISTIC OF THIS BUILDING IS THE EXPRESSED CORE TO THE EAST AND WEST OF THE TOWER FORM. THE EXPRESSION OF THE CORE IS INHERENT IN THE EXPRESSION OF THE COMPLEXITY OF THE PROGRAM OF THE BUILDING. IN THIS PROJECT THE CORE IS CELEBRATED THROUGH A TEXTURAL AND MATERIAL COMBINATION THAT BREAKS DOWN THE MASS INTO SLENDER VERTICAL ELEMENTS THAT ACCENTUATE THE PROPORTION OF THE BUILDING. THE ORIENTATION OF THE CORE AIDS IN ABETTING THE SOLAR HEAT GAIN TO THE EAST AND WEST WHILE MAINTAINING SPECTACULAR VIEWS FROM THE LIFT LOBBIES.

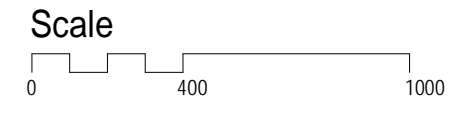


1 FACADE 3D- CORE



- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
FACADE TYPE DETAIL - CORE

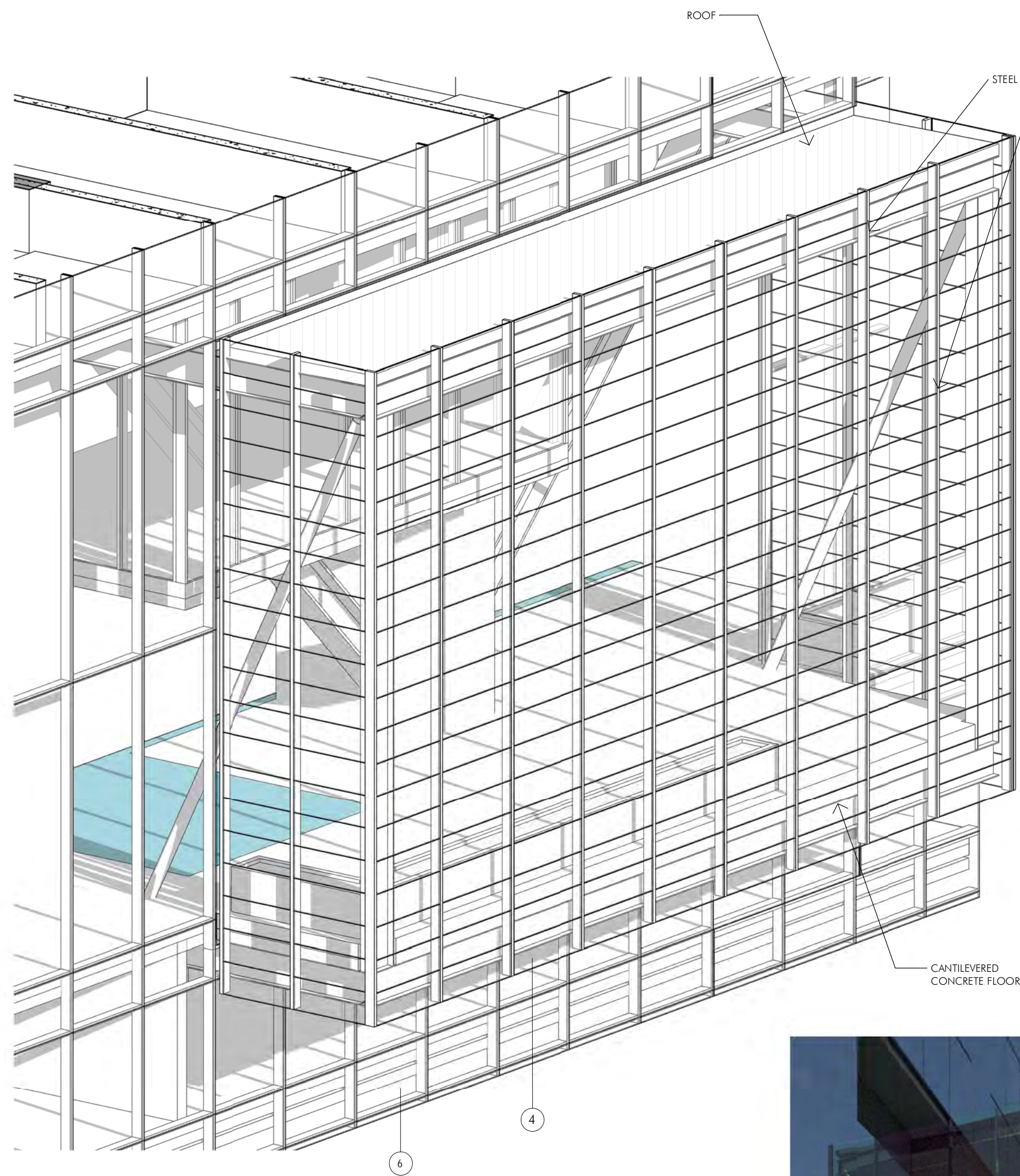
Author: CJ
Checked: CG
Sheet Size: A1
Scale: As indicated
Drawing Number: **10697_TP383**
Issue: **2**

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TOWN PLANNING

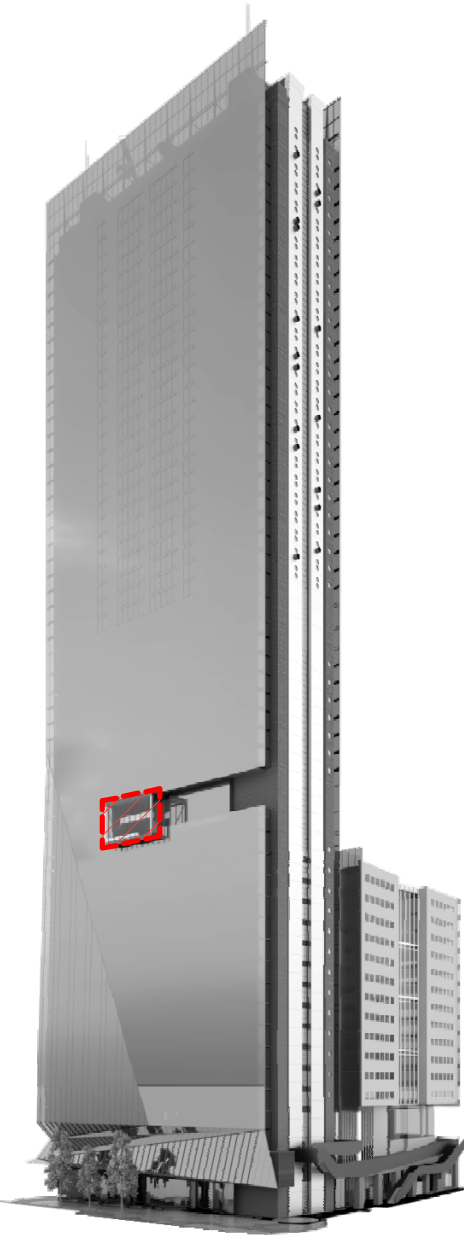


1 FACADE 3D - GARDEN ROOM



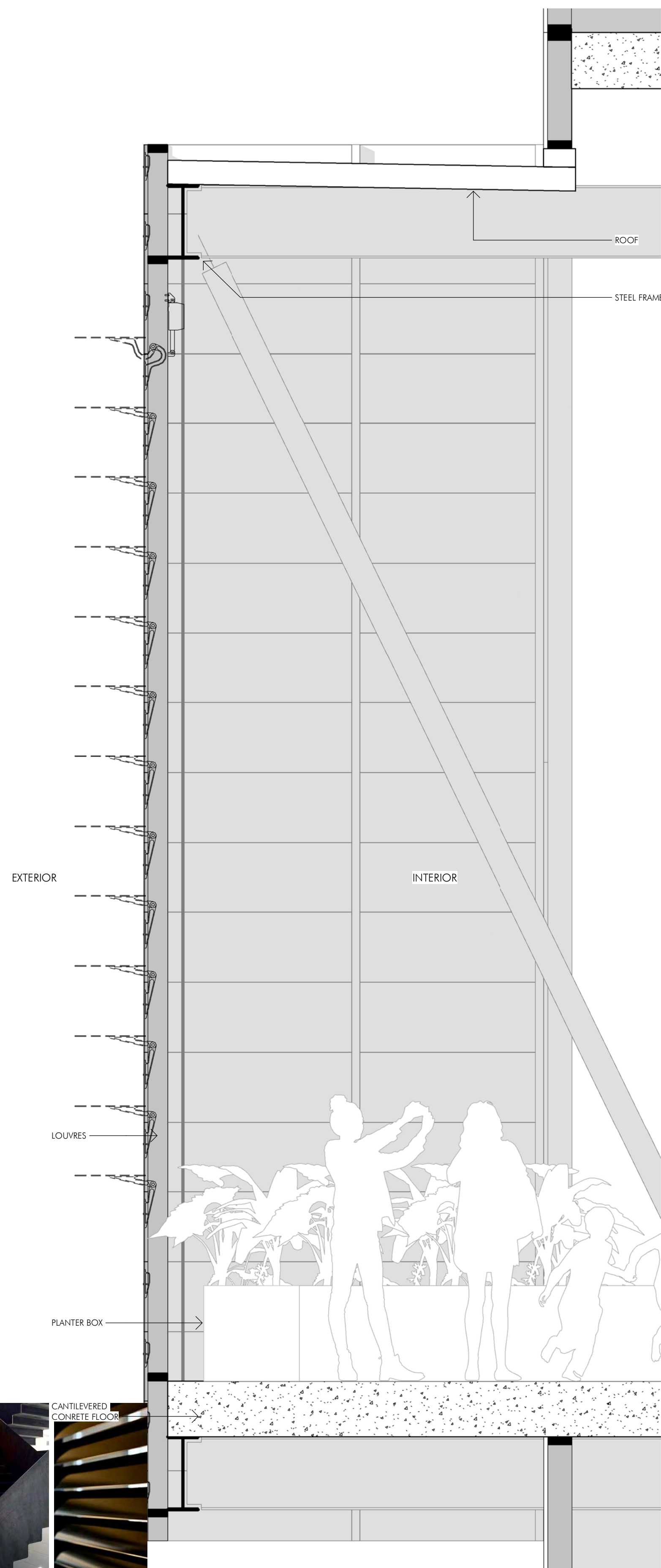
FACADE DESIGN CONCEPT - GARDEN ROOM

A UNIQUE CHARACTERISTIC OF THE PROPOSAL IS THE CANTILEVERED INDOOR/ OUTDOOR SPACE OF THE LOUVERED GARDEN ROOM. AN ENVIRONMENTALLY CONTROLLABLE SPACE THAT HAS REGARDS FOR THE SITE DYNAMICS AND ENVIRONMENTAL CONDITIONS OF THE AREA. POISED OUTSIDE THE MAIN BUILDING FACADE, ITS GLASS COLOUR MAKES A REFERENCE TO THE EXISTING BUILDING WHILE ITS EXPRESSION MAKES REFERENCE TO THE RIGOR OF MELBOURNE'S VISTAS AND ORTHOGONAL NATURE OF ITS GRID.



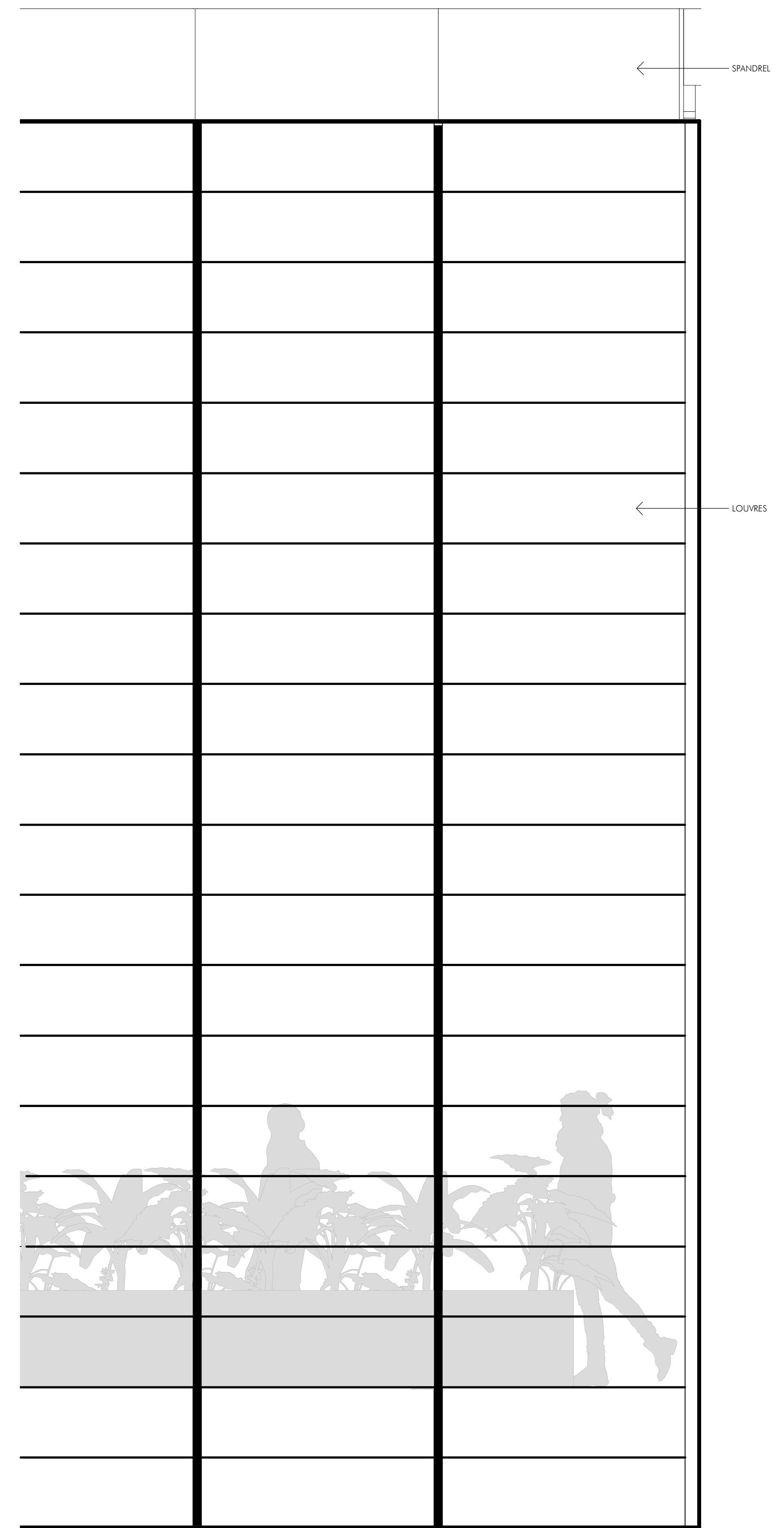
MATERIALITY PALETTE

1. PERFORMANCE GLAZING (TYPE 1)
2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
3. PERFORMANCE GLAZING (TYPE 2)
4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
5. PERFORMANCE GLAZING (TYPE 3)
6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
7. TEXTURED OFF-FORM CONCRETE
8. RECYCLED TIMBER CLADDING
9. BRICK SLIP CLADDING
10. METAL PANELING
11. OXIDISED MILD STEEL
12. BLACKENED MILD STEEL
13. METAL LOUVRE PAINT FINISH



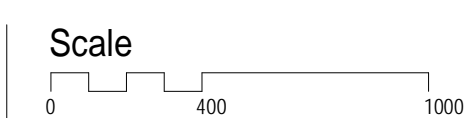
3 FACADE SECTION - GARDEN ROOM

1 : 20



2 FACADE ELEVATION - GARDEN ROOM

1 : 20

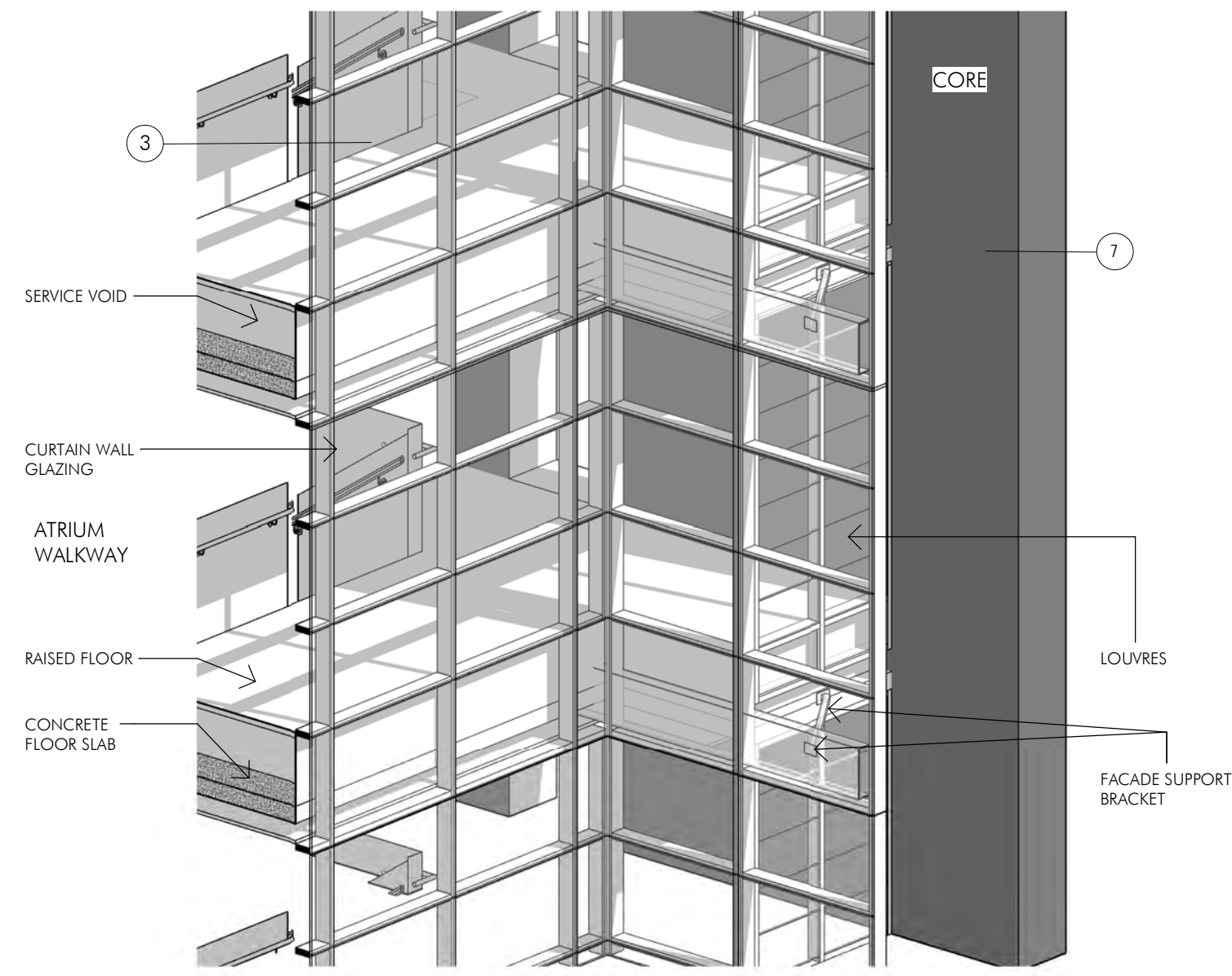


Drawing Title: FACADE TYPE DETAIL - GARDEN ROOM

Author: CJ, Check: CG, Sheet Size: A1, Scale: As indicated, Drawing Number: 10697_TP385, Issue: 2

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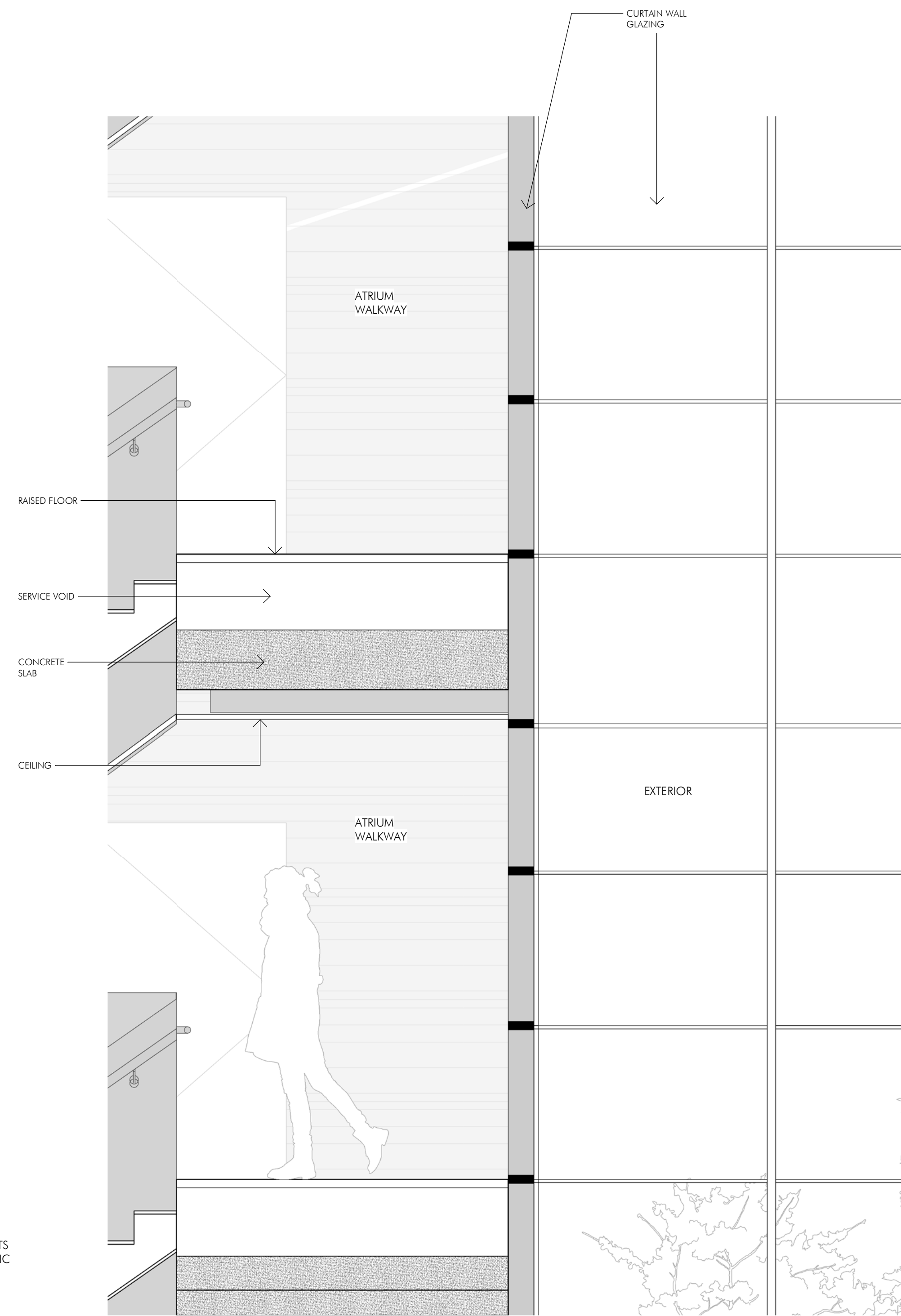


1 FACADE 3D - ATRIUM

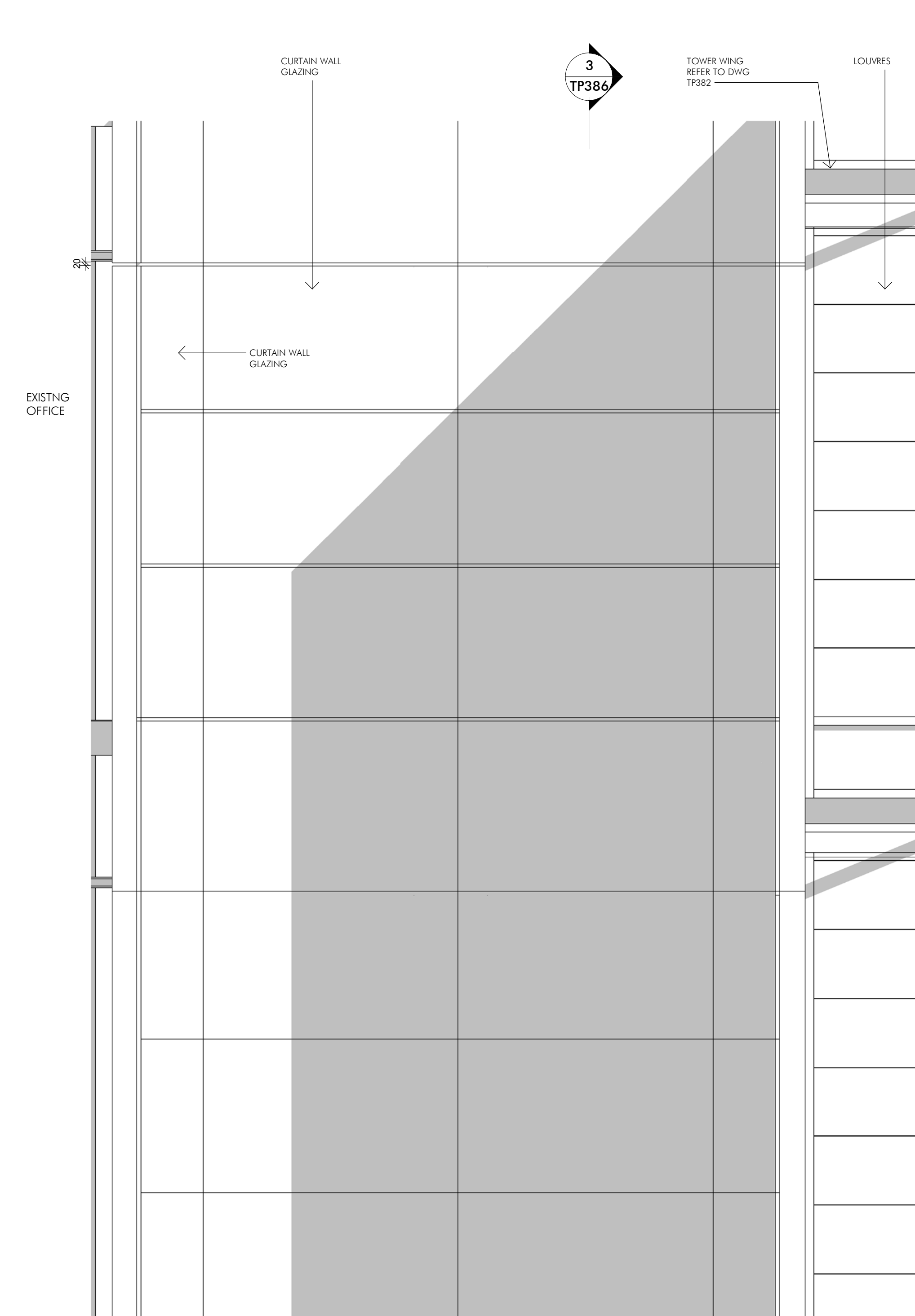


FACADE DESIGN CONCEPT - ATRIUM

THE ATRIUM FACADE IS A TRANSITIONAL SPACE BETWEEN THE EXISTING AND NEW BUILDINGS CREATING A COVERED LANEWAY. ITS EXPRESSION IS SIMPLE TO CREATE A SENSE OF OPENNESS AND TRANSITION INTO A GLAZED SKYLIGHT WITH A SIMILAR GEOMETRIC EXPRESSION.



3 FACADE SECTION - ATRIUM
1 : 20

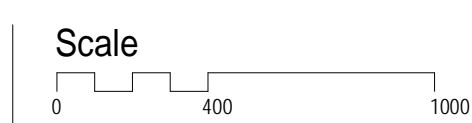


2 FACADE ELEVATION - ATRIUM
1 : 20



- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
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 8. RECYCLED TIMBER CLADDING
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 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
FACADE TYPE DETAIL - ATRIUM

Author:	Checker:	Sheet Size:	Scale:
CJ	CG	A1	As indicated
Drawing Number:	Issue:		
10697_TP386	2		

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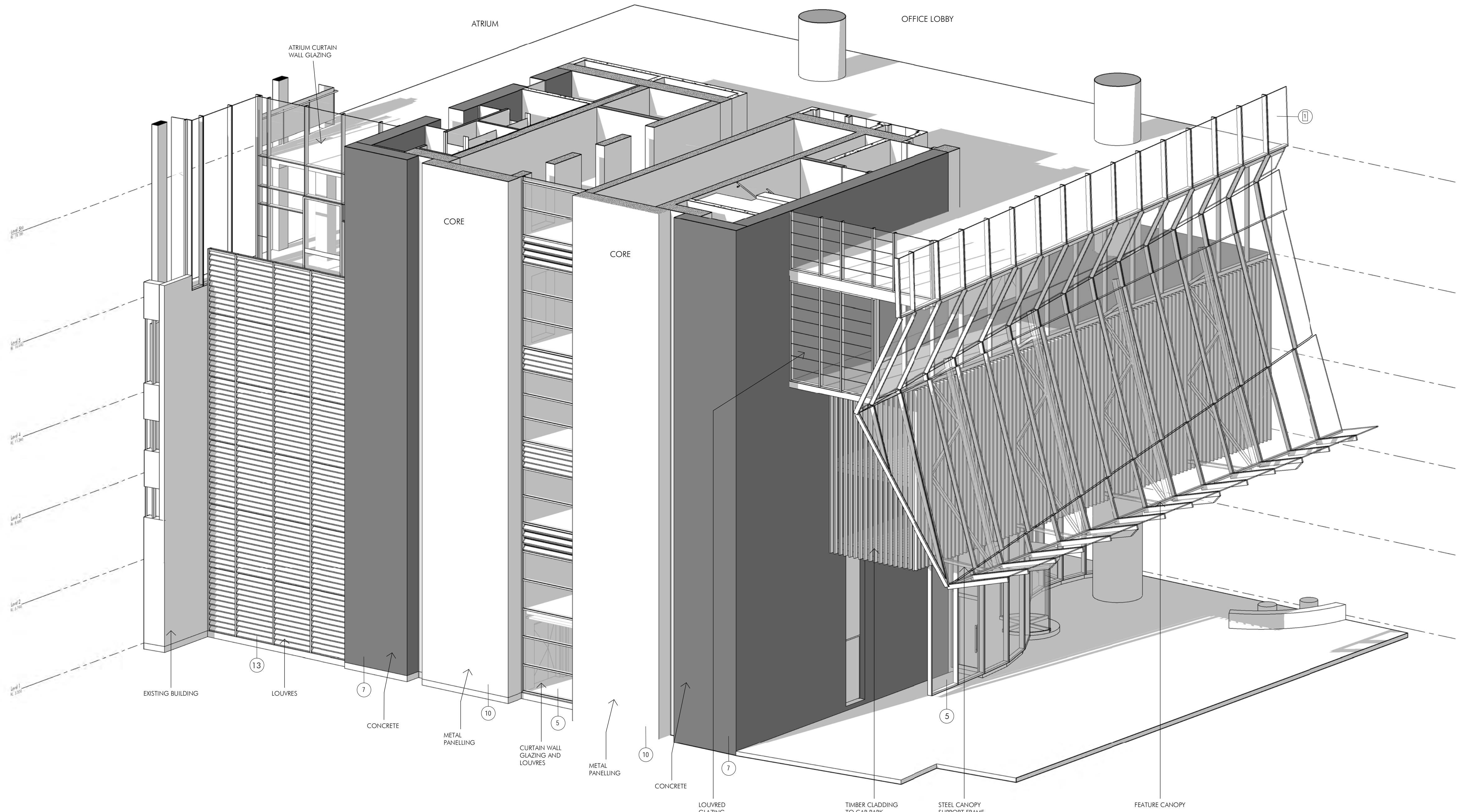
CROMWELL
FUNDS MANAGEMENT

Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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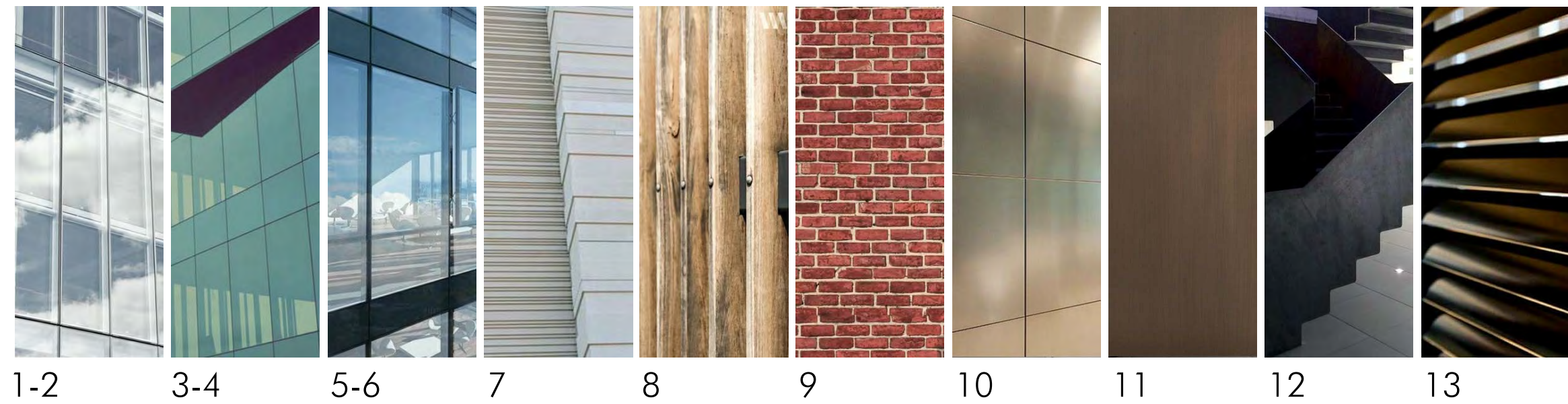
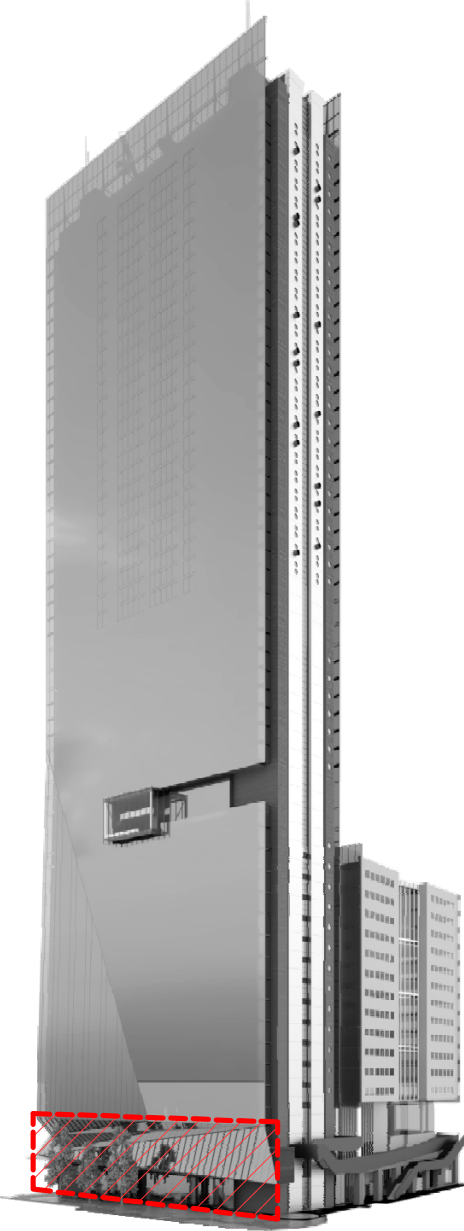
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FACADE DESIGN CONCEPT - PODIUM

THE CHALLENGE OF INTEGRATING A NEW TOWER FORM INTO A MIDRISE BUILDING WITH ZERO SETBACKS PRESENTS AN OPPORTUNITY TO COMBINE TEXTURE, MATERIAL AND GEOMETRIC DEVICE TO CREATE A NEW WHOLE THAT IS STRUCTURALLY HONEST AND DYNAMIC AS IT HITS THE GROUND. WURUNDJERI WAY AND MAYFIELD PLACE REALISE THE POLAR DIFFERENCES AND CHARACTERISTICS OF THE BUILDING AS A WHOLE. AT THE BASE OF THE BUILDING THE SHEER PLANE OF GLASS IS COMPRESSED TO FORM A FOLDED CANOPY THAT PROVIDES WEATHER PROTECTION FOR THE PEDESTRIAN. METAL PANELS, LOUVRED GLASS, RUSTIC TIMBERS AND STEEL FRAMED WINDOWS PROVIDE A RICH AND TEXTURED PALETTE AT THE PEDESTRIAN LEVEL.

1 FACADE 3D - PODIUM



Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Minor Amendments to Traffic Eng Comments	26.06.2019

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- MATERIALITY PALETTE**
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 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
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 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELLING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
FACADE TYPE DETAIL - PODIUM SHEET 1

Author: CJ
 Check: CG
 Sheet Size: A1
 Scale: As indicated

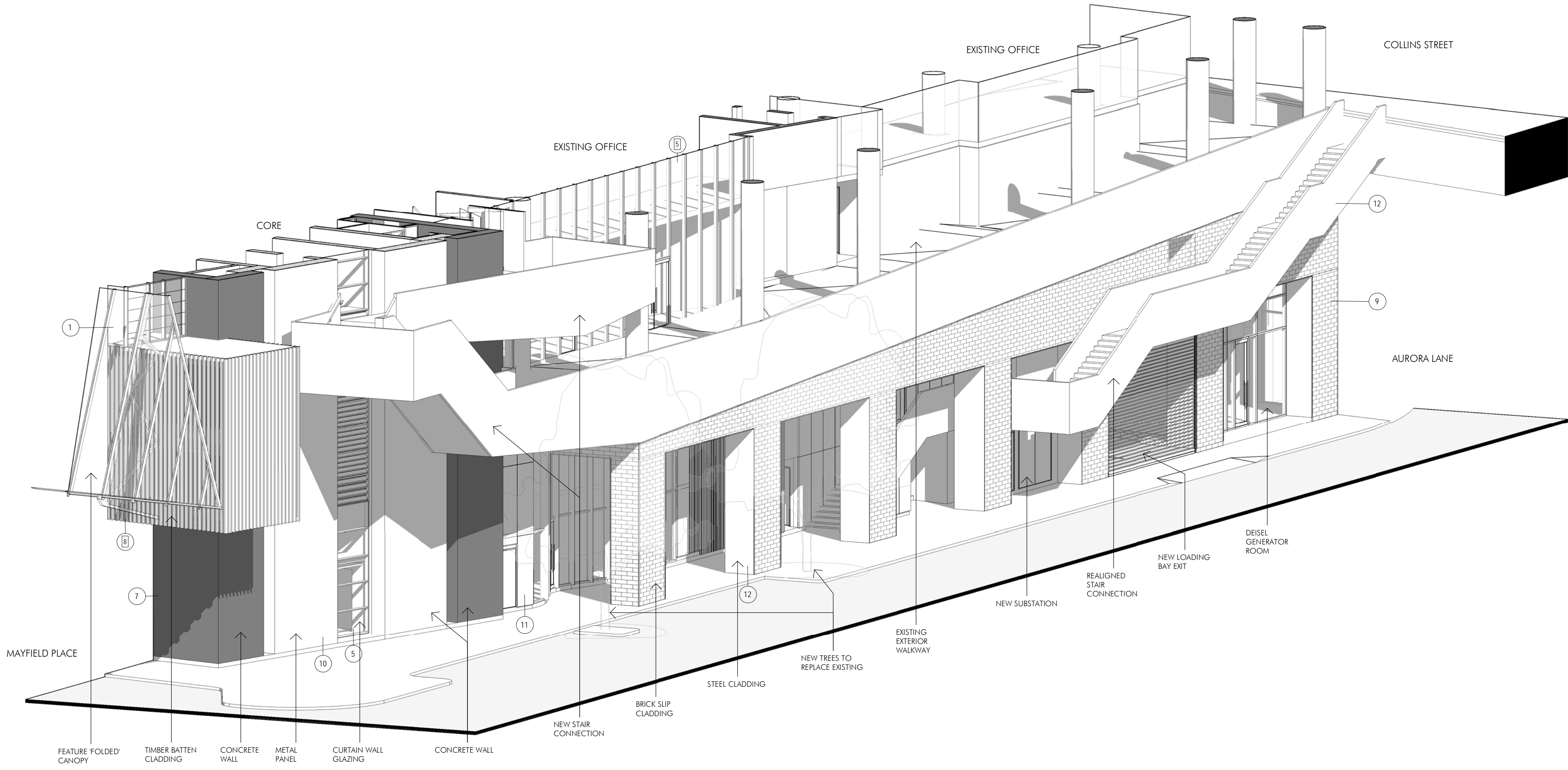
Drawing Number:
10697_TP387

Issue:
2

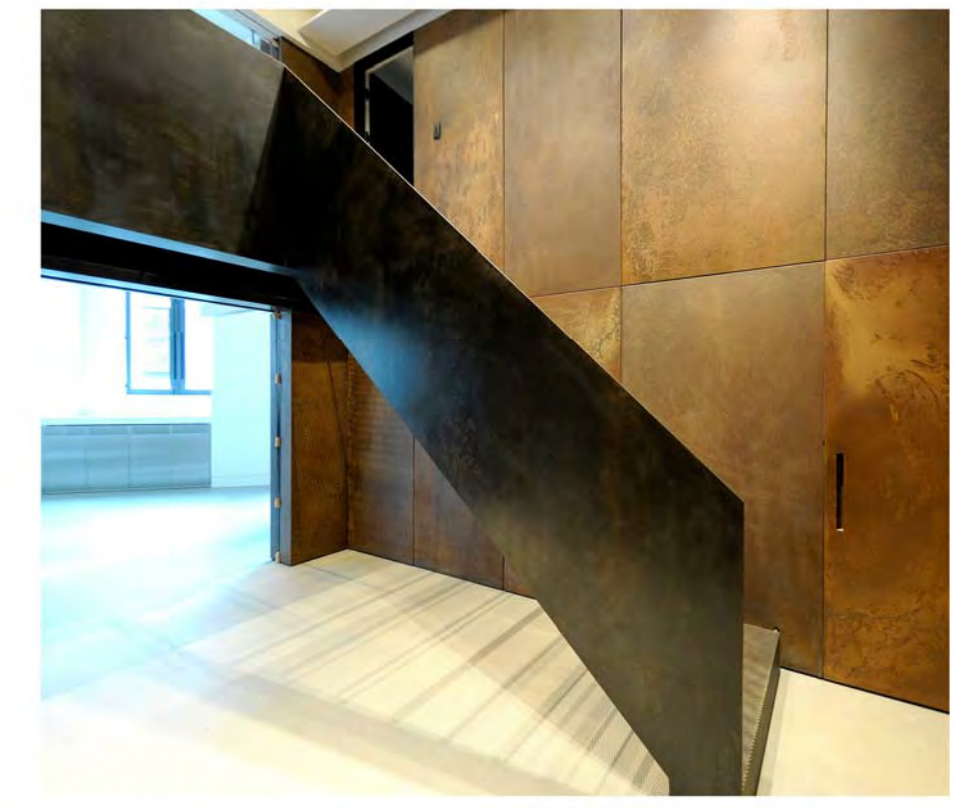
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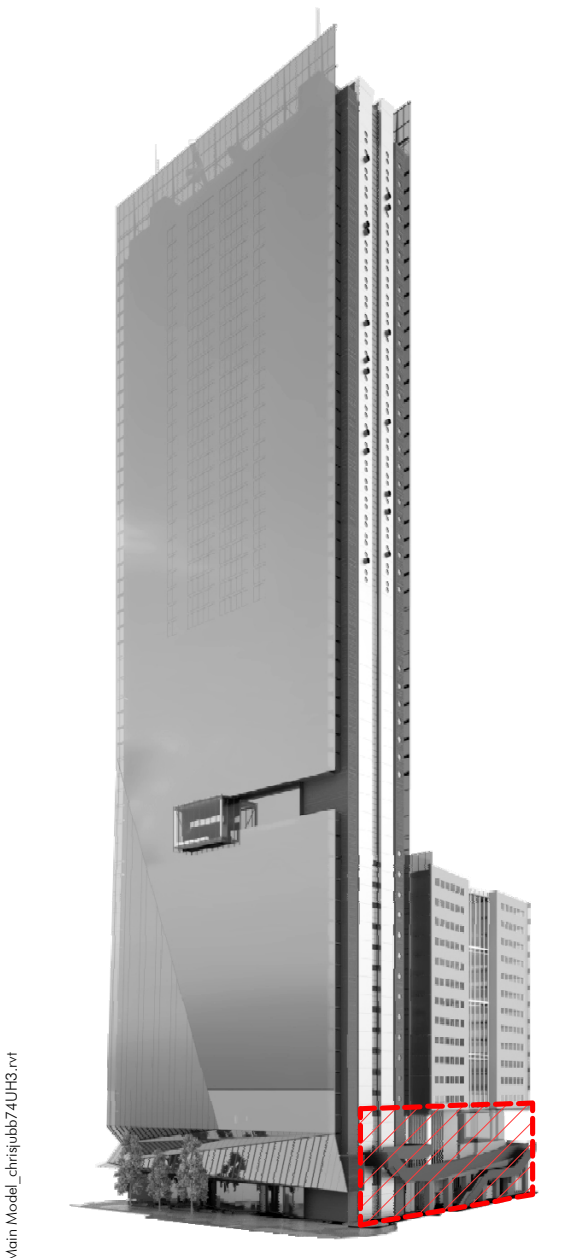
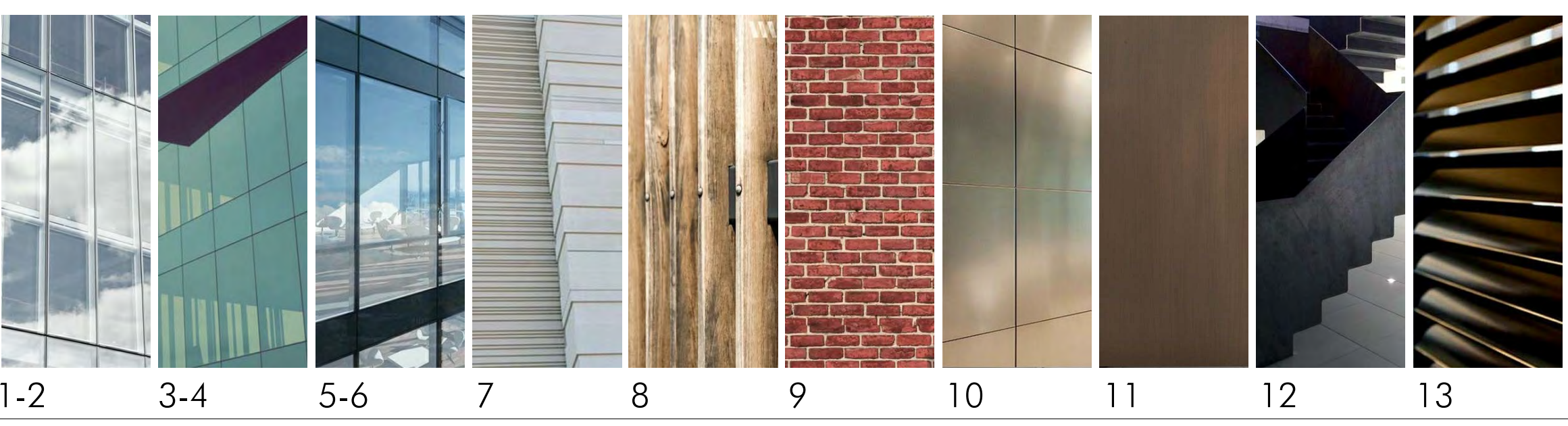


1 FACADE 3D - AURORA LANE



FACADE DESIGN CONCEPT - AURORA LANE COLONNADE

THE MATERIALITY OF THE GROUND PLANE INTRODUCES A FINE GRAIN ASPECT TO THE BUILDING. THE USE OF RICH TEXTURE AND HONEST MATERIALS EVOKE A SENSE OF A GLORIOUS PAST. THE STEEL TRIM CONTROLS AND CELEBRATES THE COLONNADE BY CREATING A STRONG PORTAL. RE-FACING THE EXISTING TIRED PRECAST CONCRETE FACADE AND COLUMNS PROVIDES A SENSE OF PERMANENCE AND ECHOES THE SITE'S INDUSTRIAL PAST. THIS FAMILIAR ARCHITECTURAL LANGUAGE REFLECTS THE SURROUNDING BRICK BUILDINGS AND ALLOWS THE PROPOSAL TO SIT COMFORTABLY WITHIN THE GOODS SHED PRECINCT. THE USE OF OXIDIZED MILD STEEL CELEBRATES THE DOCK HISTORY BY THE USE OF A MATERIAL USED FOR SHIPPING AND SHIP BUILDING.



17/1/2019 2:15:17 PM - C:\BENTON\GALLERY\700 Collins\Aurora Lane\Main\Main_01_11_2019.rvt



Issue	Description	Date
3	Issue For DELWP Response	01.11.2019
2	Issue For Information	17.09.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
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 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
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 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDIZED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne

Scale

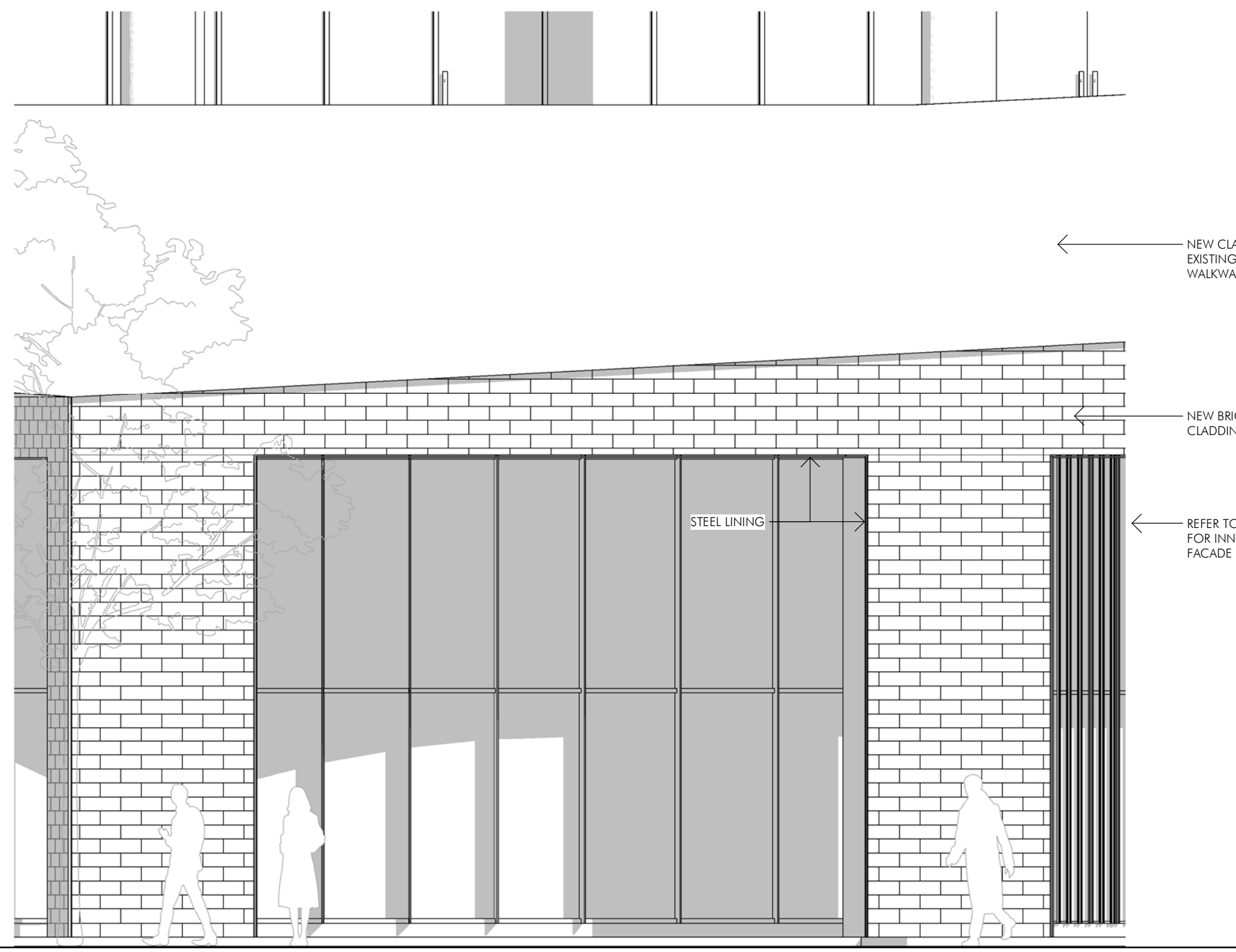
Drawing Title:
FACADE TYPE DETAIL - AURORA SHEET 1

Author: CJ Checker: CG Sheet Size: A1 Scale: As indicated

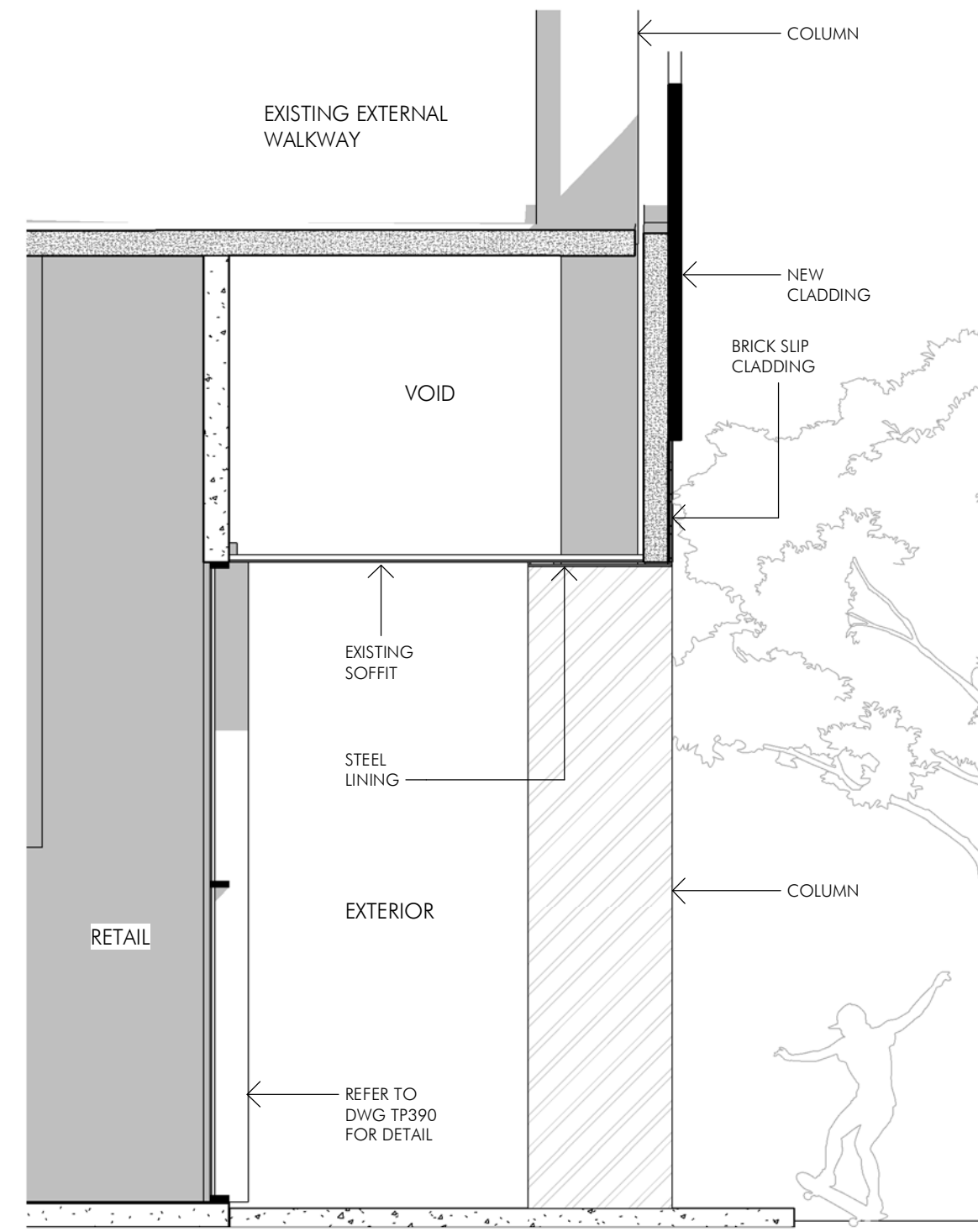
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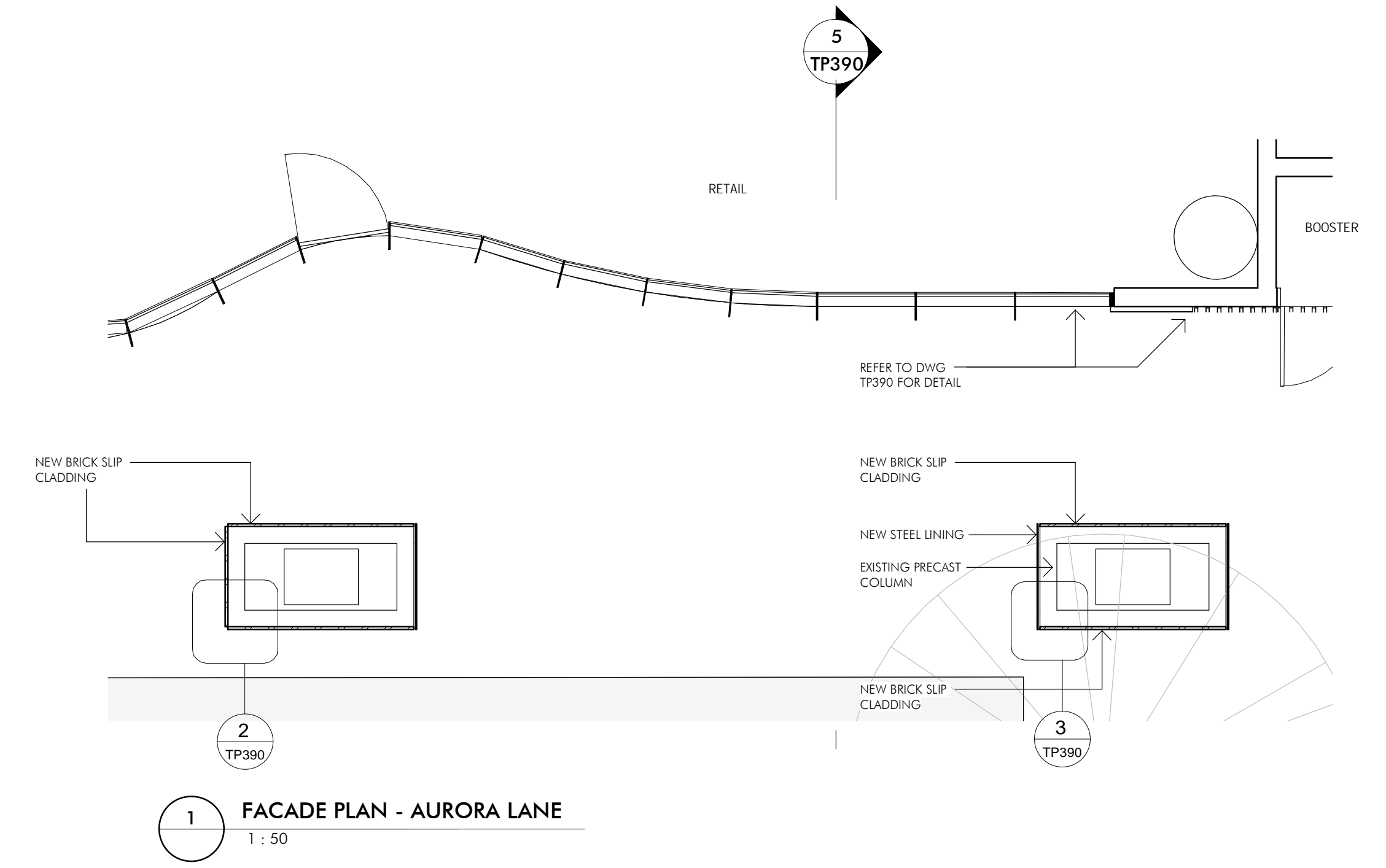
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 t +61 3 8547 1400
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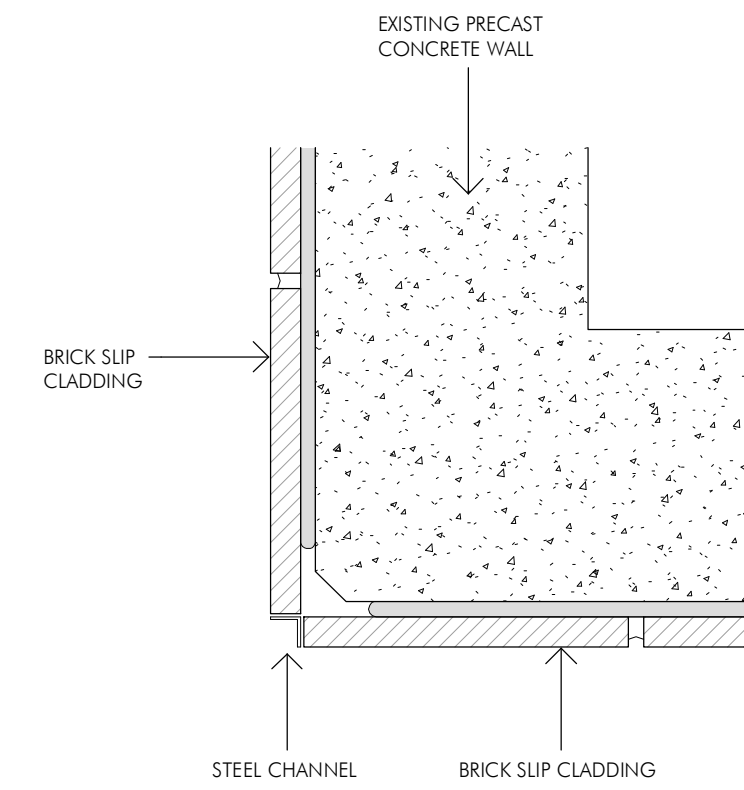
4 FACADE ELEVATION - AURORA LANE
1 : 50



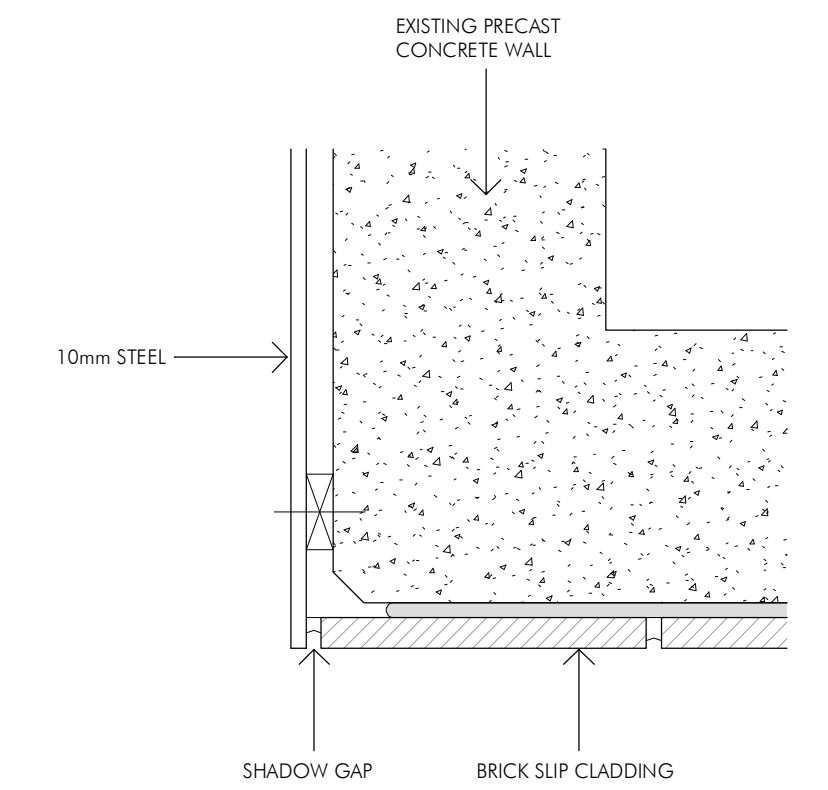
5 FACADE SECTION - AURORA LANE
1 : 50



1 FACADE PLAN - AURORA LANE
1 : 50



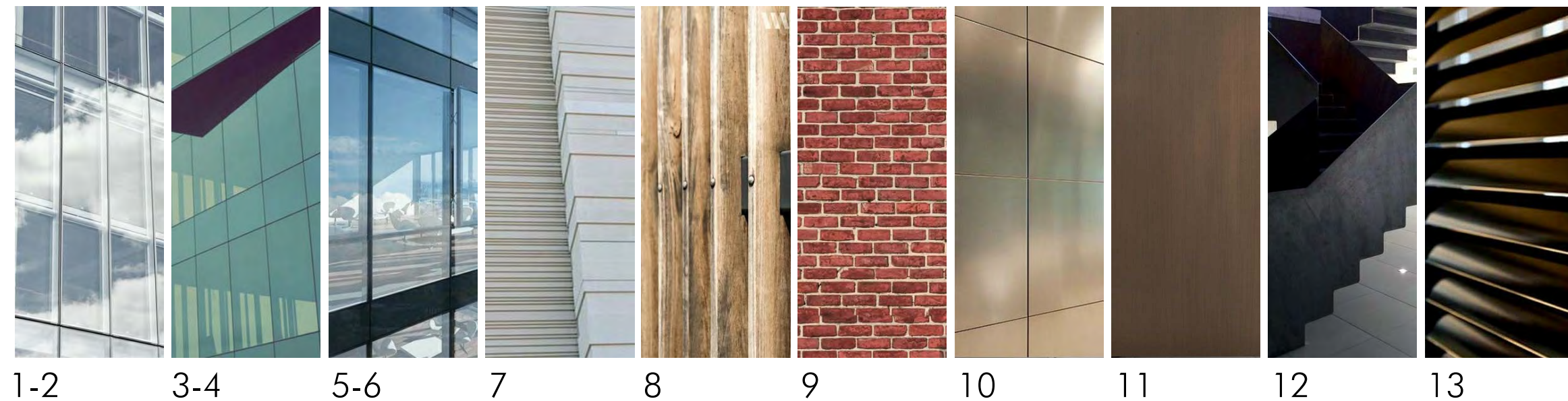
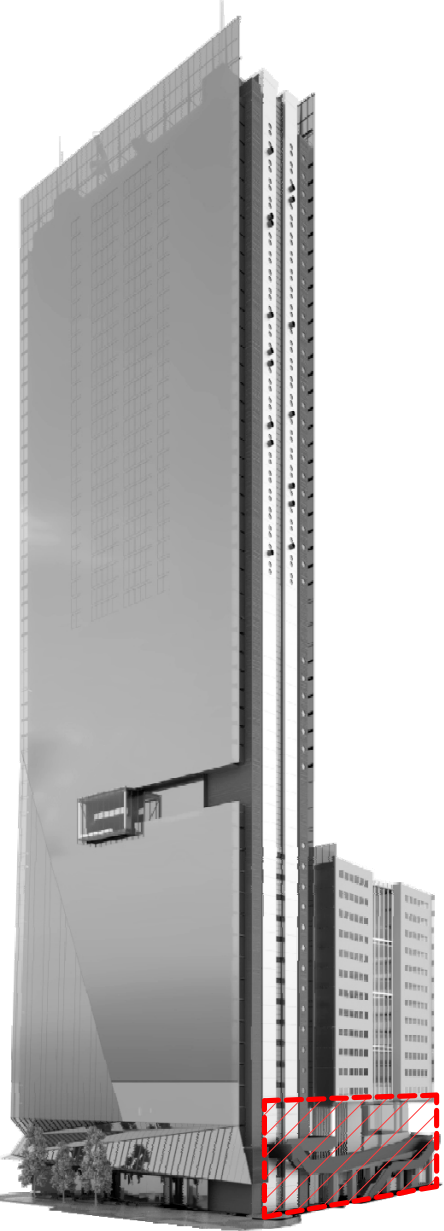
2 PLAN DETAIL - BRICK SLIP CORNER
1 : 5



3 PLAN DETAIL - TYPICAL COLUMN CORNER
1 : 5

FACADE DESIGN CONCEPT - AURORA LANE COLONNADE

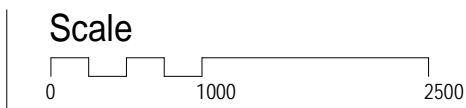
THE COLONNADE FACADE CONCEPT IS A CONSCIOUS ATTEMPT TO RE-INVIGORATE A TIRED AREA OF AURORA LANE TO EXPRESS IN A POSITIVE AND TACTILE WAY, THE HISTORY AND SENSE OF PLACE THAT HAS A RICH INDUSTRIAL AND MARITIME PAST. THE COMBINATION OF BRICK AND STEEL EXPRESSES A UNIQUE MELBOURNE CHARACTER THAT IS WARM AND ROBUST.



MATERIALITY PALETTE

1. PERFORMANCE GLAZING (TYPE 1)
2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
3. PERFORMANCE GLAZING (TYPE 2)
4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
5. PERFORMANCE GLAZING (TYPE 3)
6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
7. TEXTURED OFF-FORM CONCRETE
8. RECYCLED TIMBER CLADDING
9. BRICK SLIP CLADDING
10. METAL PANELING
11. OXIDISED MILD STEEL
12. BLACKENED MILD STEEL
13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
FACADE TYPE DETAIL - AURORA SHEET 2
Author: CJ, Checked: CG, Sheet Size: A1, Scale: As indicated, Issue: 3, Drawing Number: **10697_TP390**

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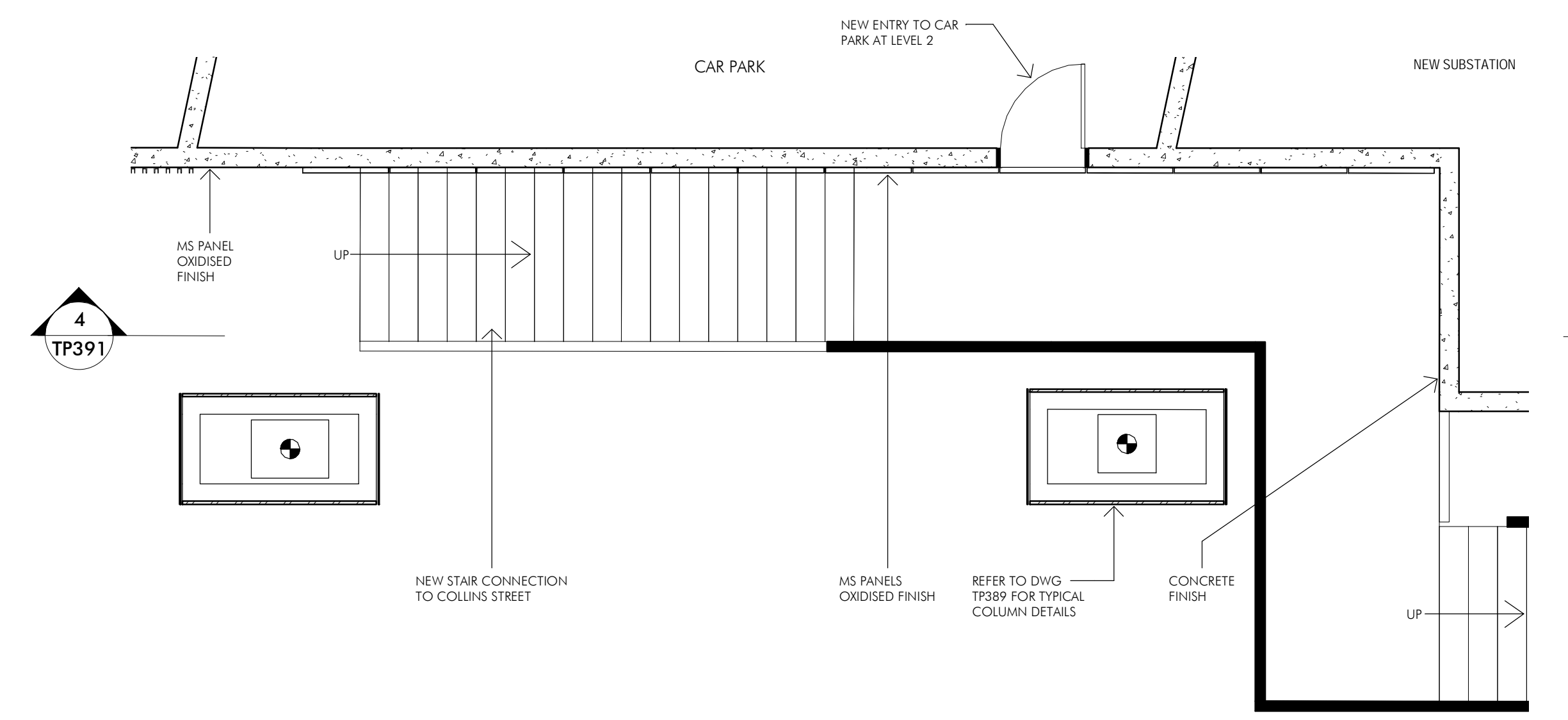
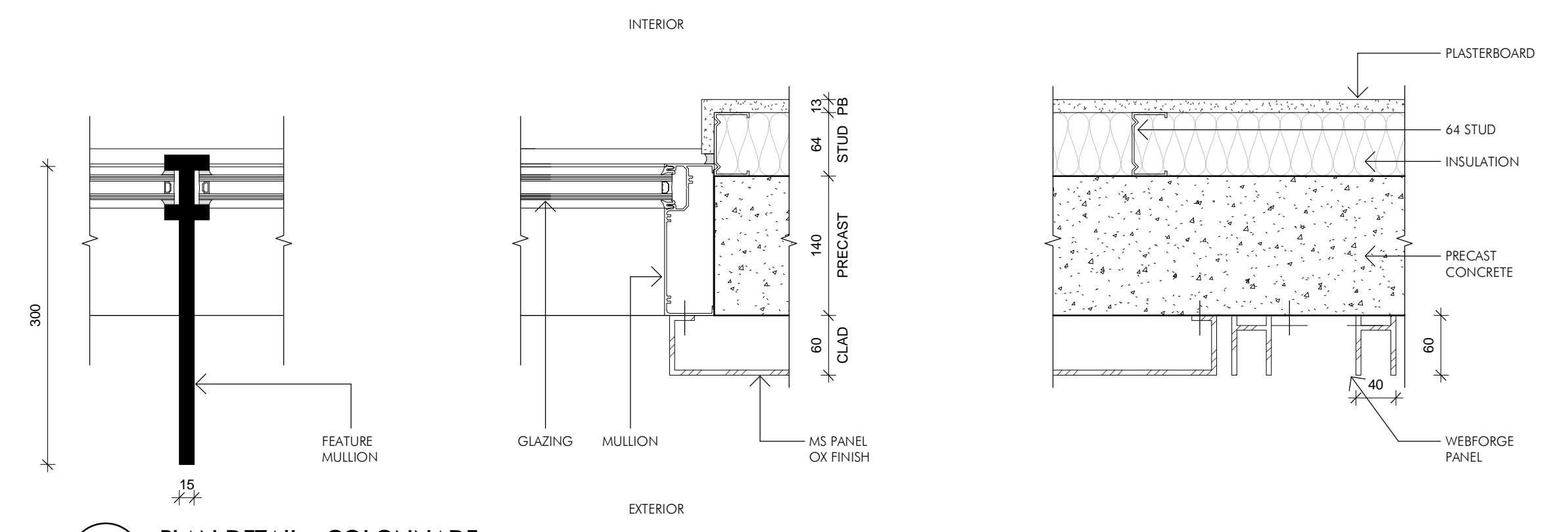
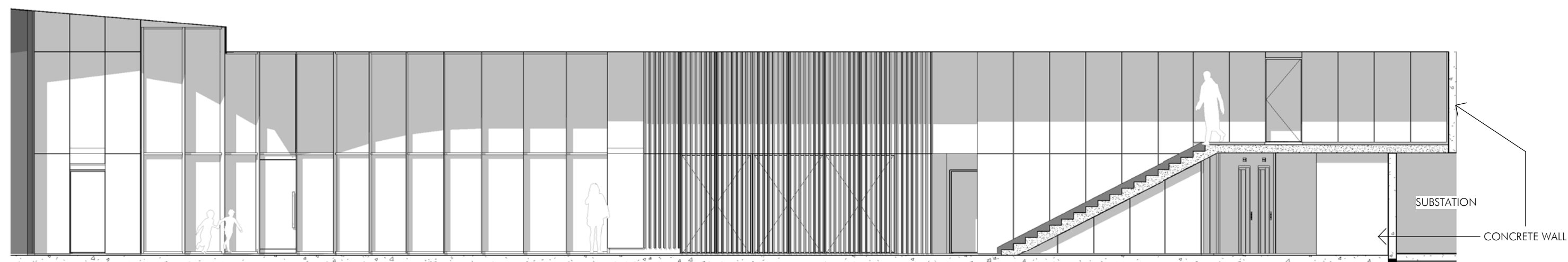
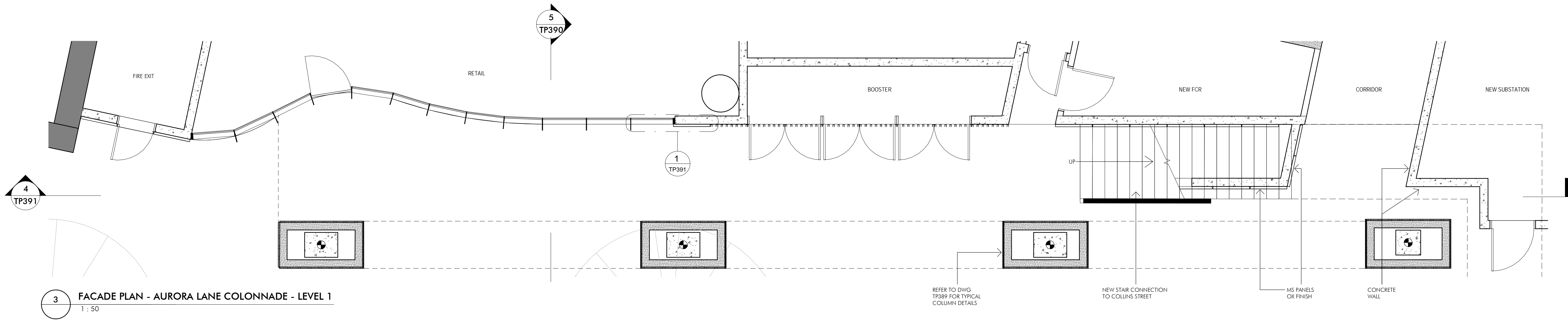
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TOWN PLANNING

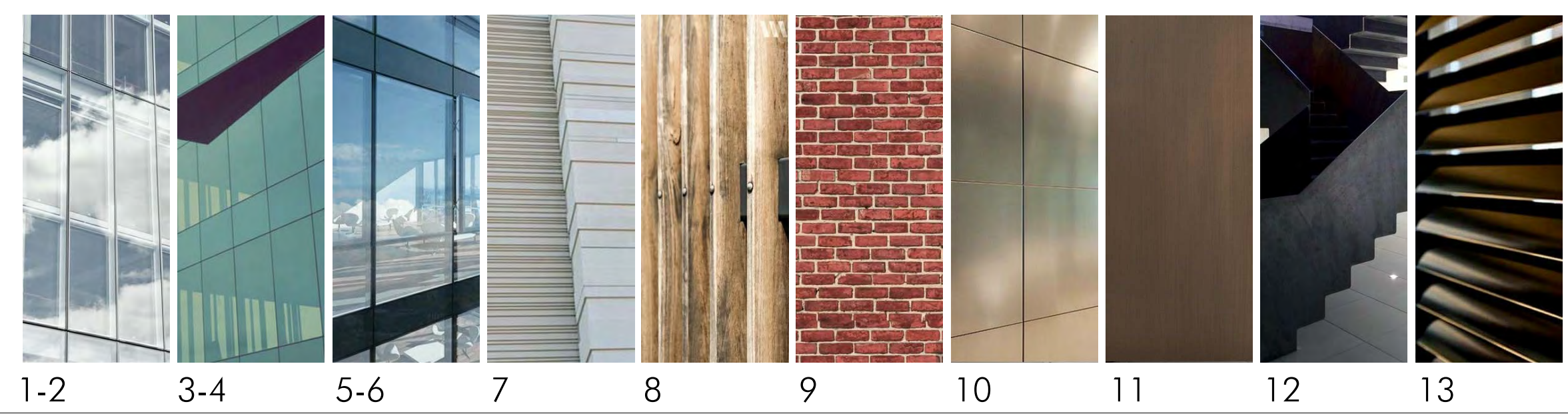
Issue	Description	Date
3	Issue For DELWP Response	01.11.2019
2	Issue For Information	17.09.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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FACADE DESIGN CONCEPT - AURORA LANE COLONNADE

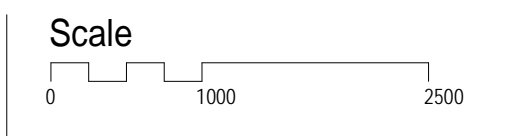
THE INNER FACADE OF GROUND LEVEL IN AURORA LANE IS A COMBINATION OF ACTIVE AND FUNCTIONAL USES. ITS MATERIALITY AND DETAIL UTILIZE THE INHERENT CHARACTERISTICS OF THE INDUSTRIAL AND MARITIME MATERIAL STEEL, IN ITS RAWEST FORM. THE RICHNESS OF THE OXIDIZED STEEL BRINGS A RICH AND TEXTURED LAYERING OF THE OUTER TO THE INNER FACADE PROVIDING A SENSORY STIMULATION TO THE PASSER BY.



- MATERIALITY PALETTE**
1. PERFORMANCE GLAZING (TYPE 1)
 2. OPERABLE PERFORMANCE GLAZING (TYPE 1)
 3. PERFORMANCE GLAZING (TYPE 2)
 4. OPERABLE PERFORMANCE GLAZING (TYPE 2)
 5. PERFORMANCE GLAZING (TYPE 3)
 6. OPERABLE PERFORMANCE GLAZING (TYPE 3)
 7. TEXTURED OFF-FORM CONCRETE
 8. RECYCLED TIMBER CLADDING
 9. BRICK SLIP CLADDING
 10. METAL PANELING
 11. OXIDISED MILD STEEL
 12. BLACKENED MILD STEEL
 13. METAL LOUVRE PAINT FINISH

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
FACADE TYPE DETAIL - AURORA SHEET 3

Author: CJ
Checker: CG
Sheet Size: A1
Scale: As indicated

Drawing Number: 10697_TP391
Issue: 3

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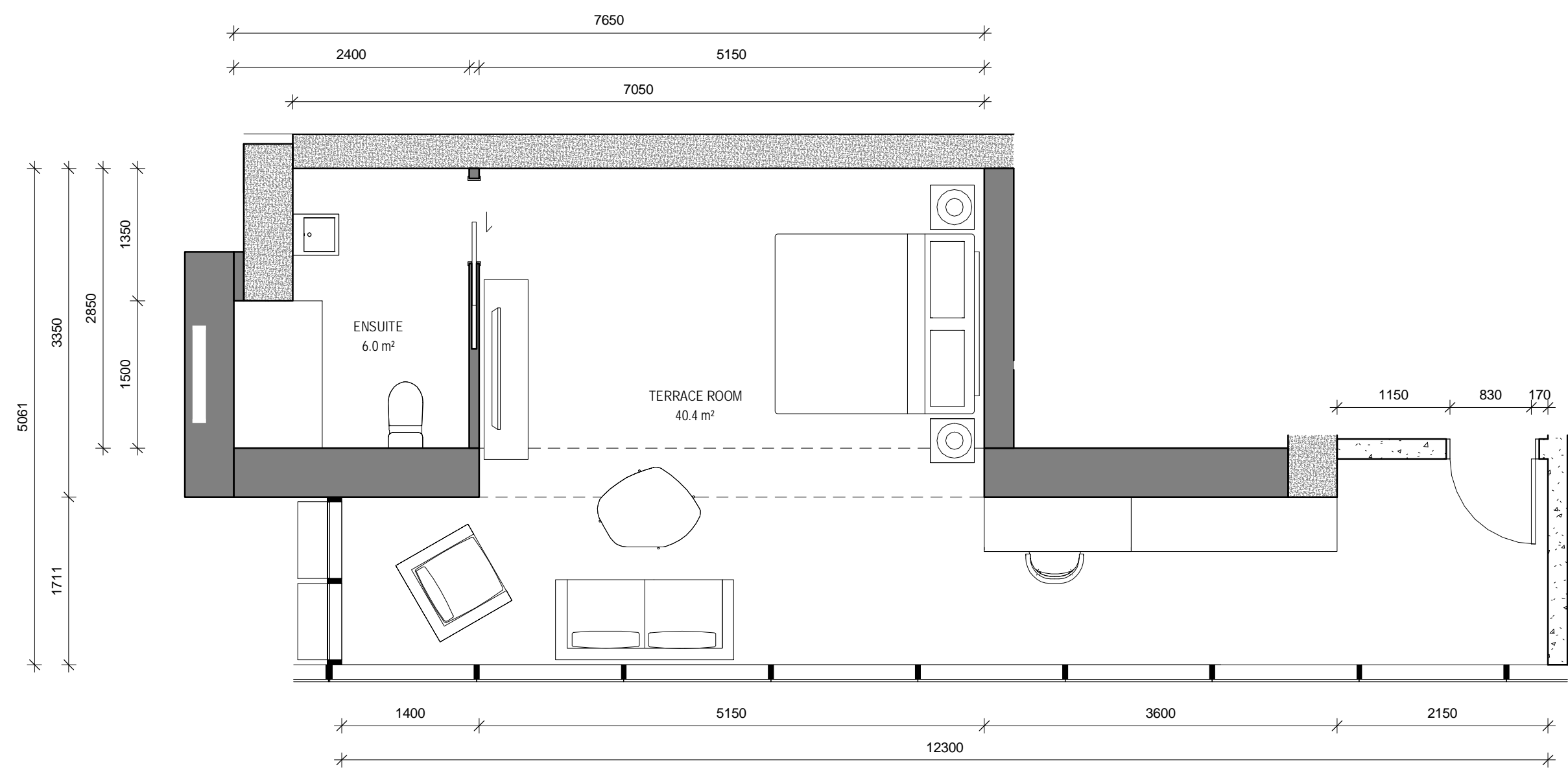
Client

CROMWELL FUNDS MANAGEMENT

Issue	Description	Date
3	Issue For DELWP Response	01.11.2019
2	Issue For Information	17.09.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

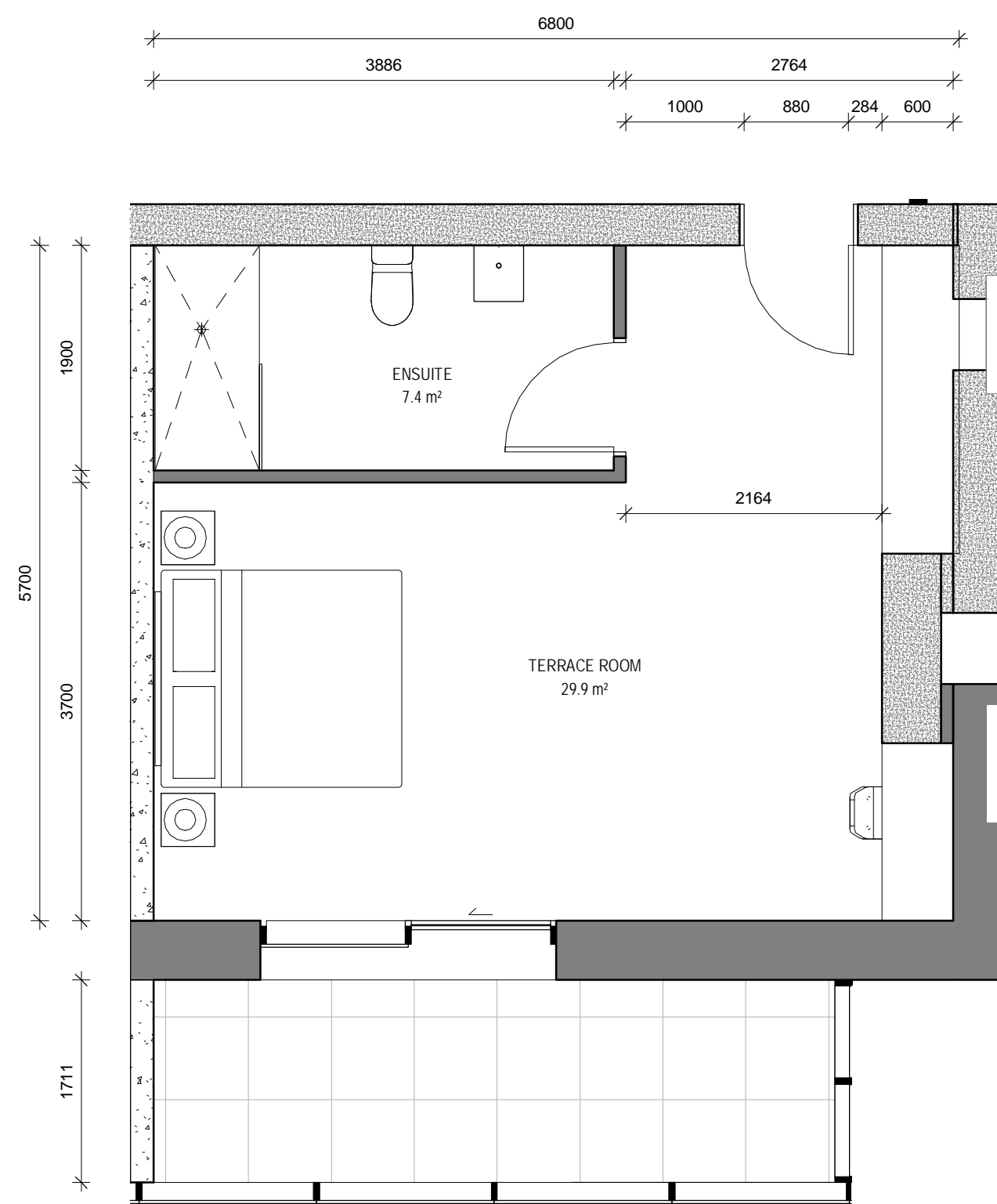
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TOWN PLANNING



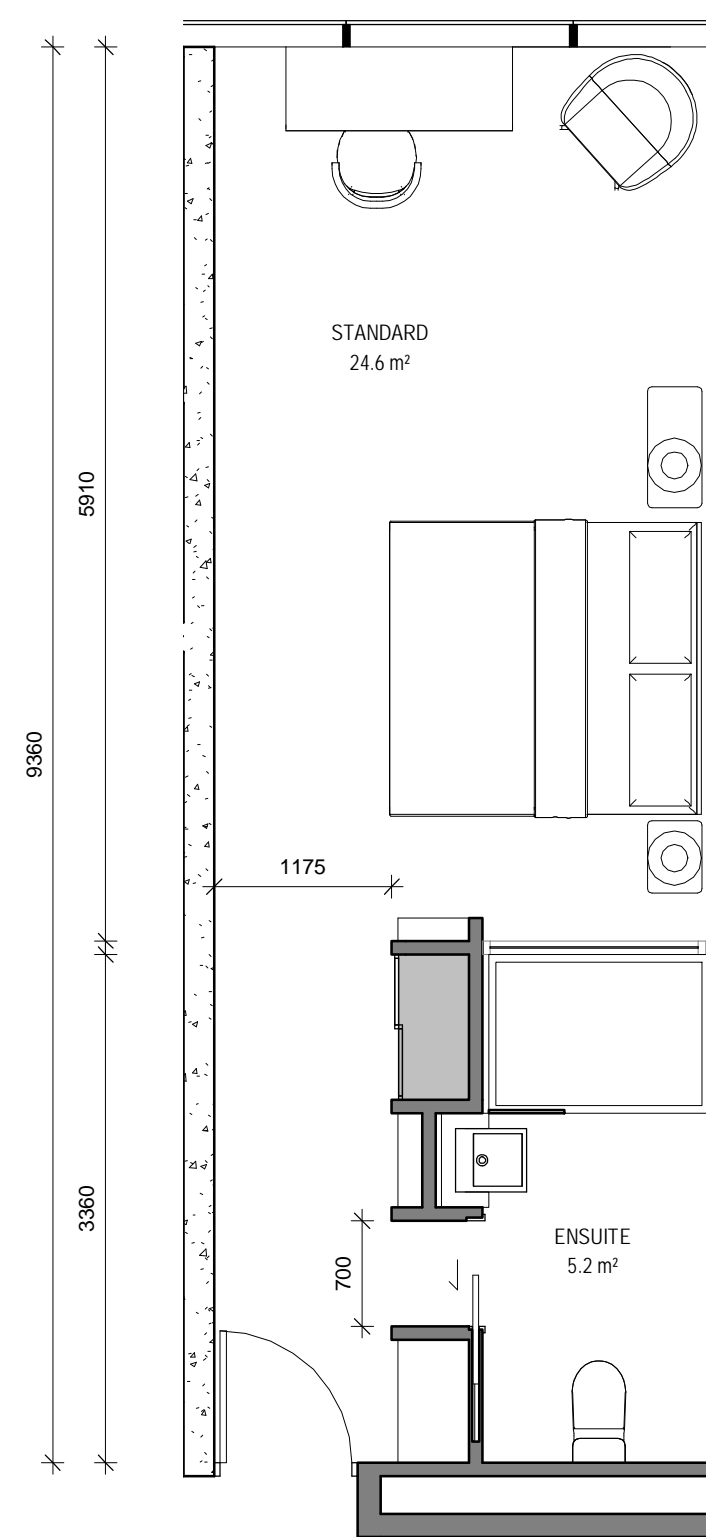
2 Typical Hotel Layout - Type B

1 : 50



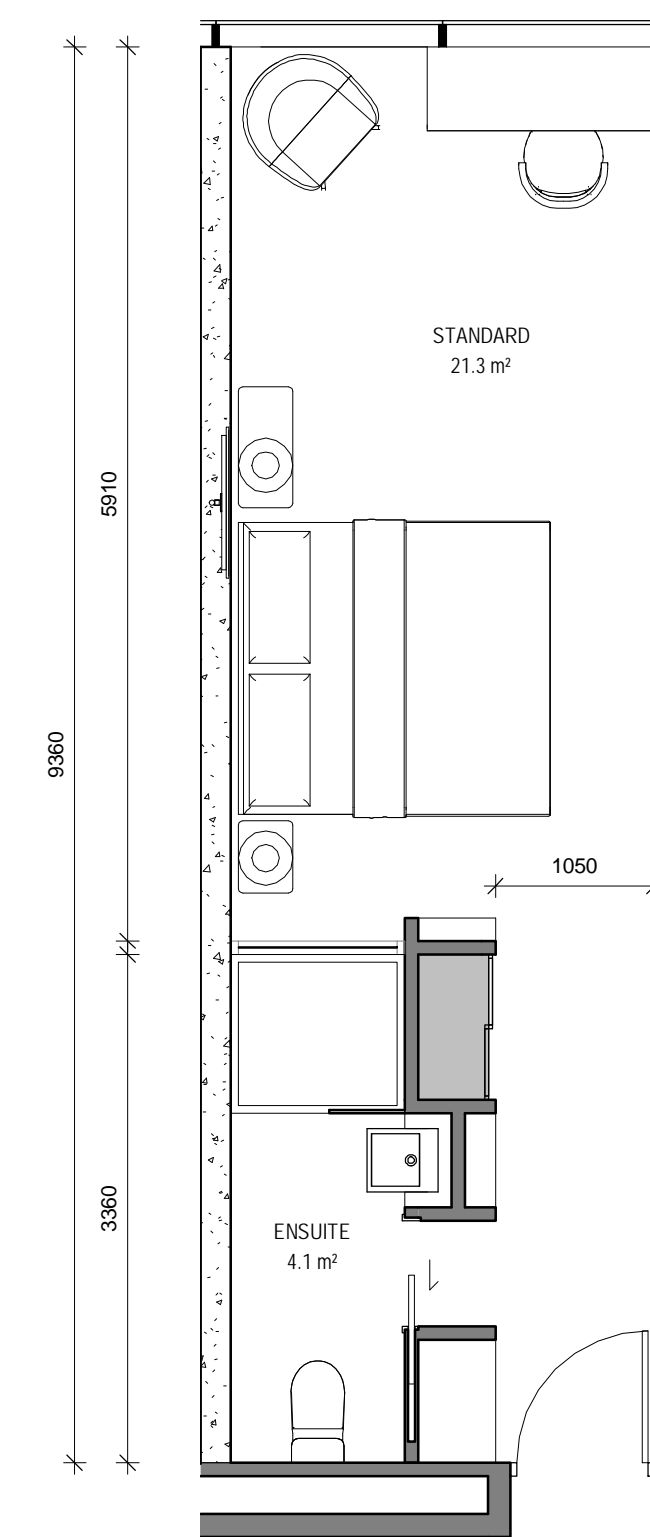
5 Typical Hotel Layout - Type E

1 : 50



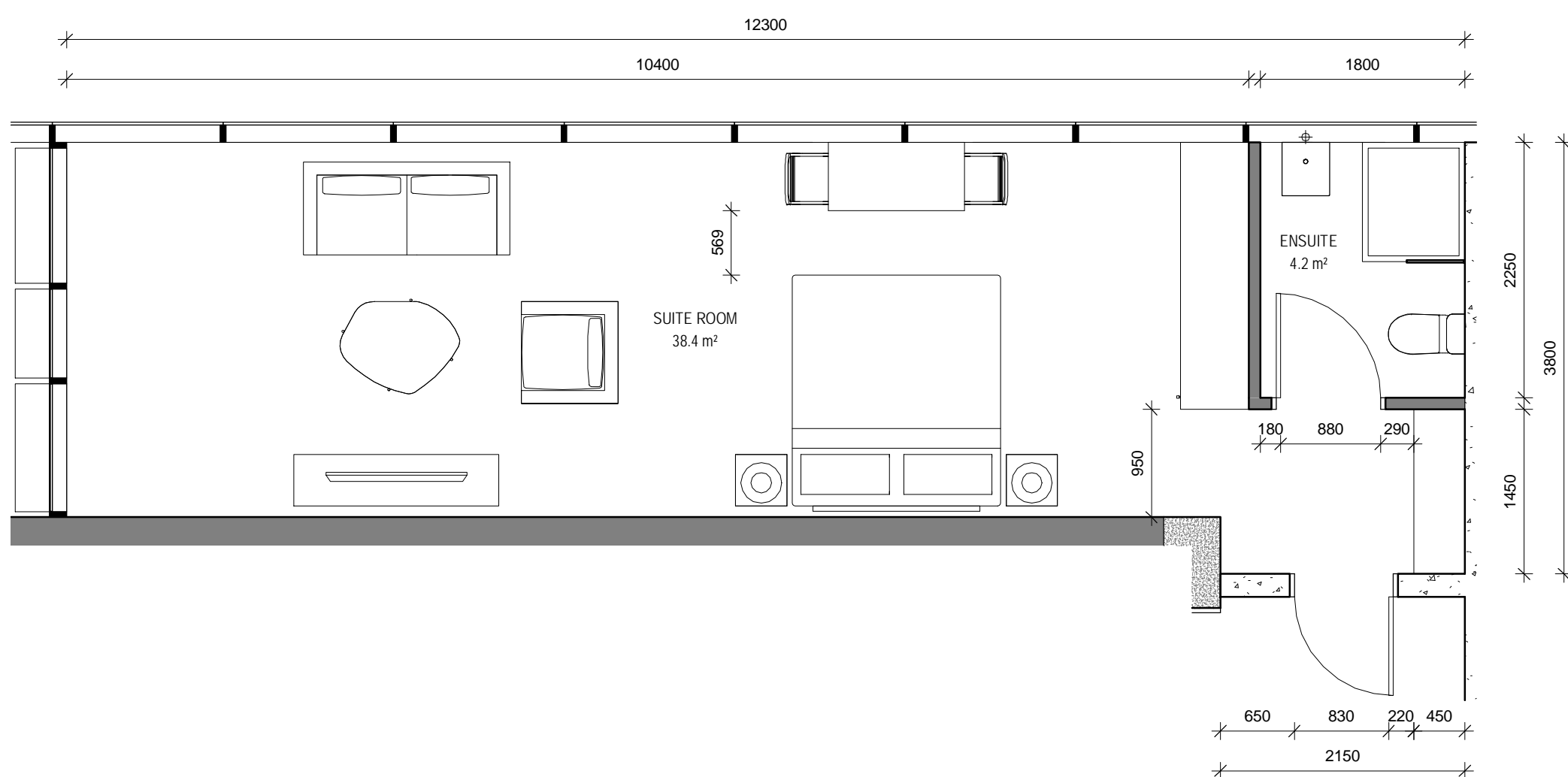
6 Typical Hotel Layout - Type F

1 : 50



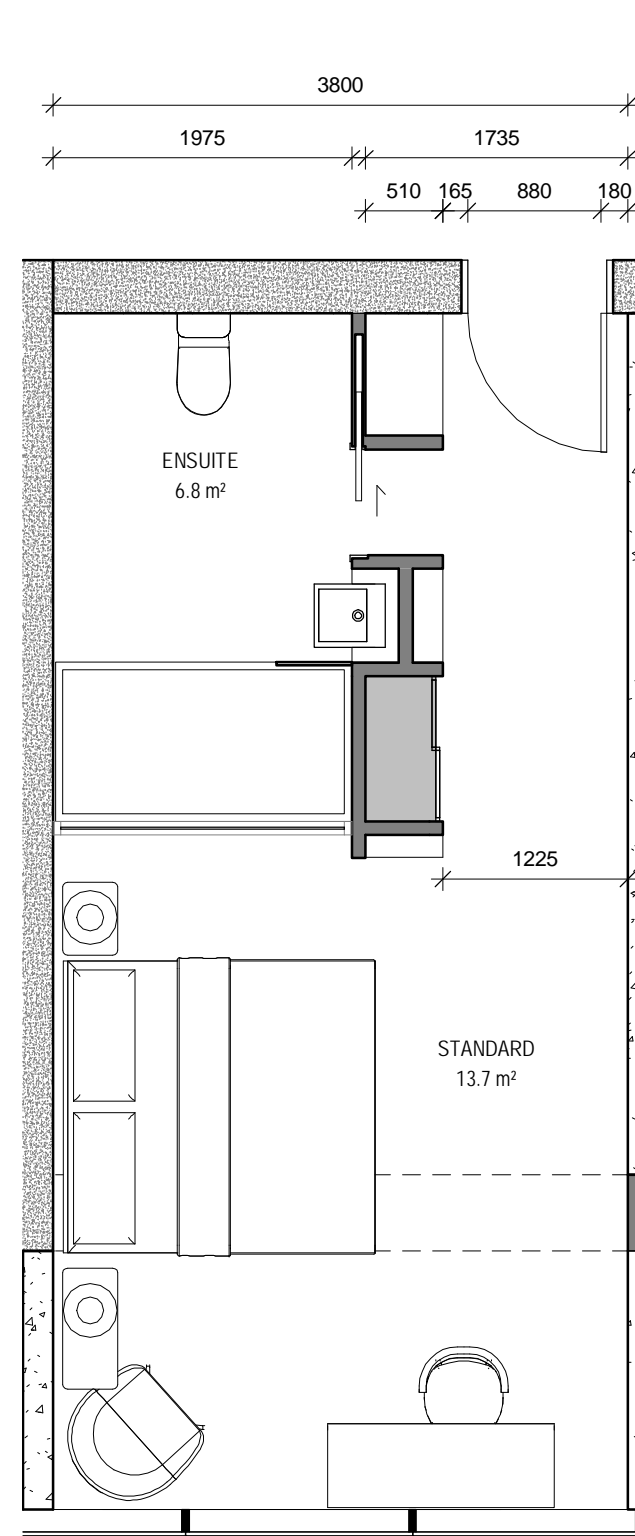
8 Typical Hotel Layout - Type G

1 : 50



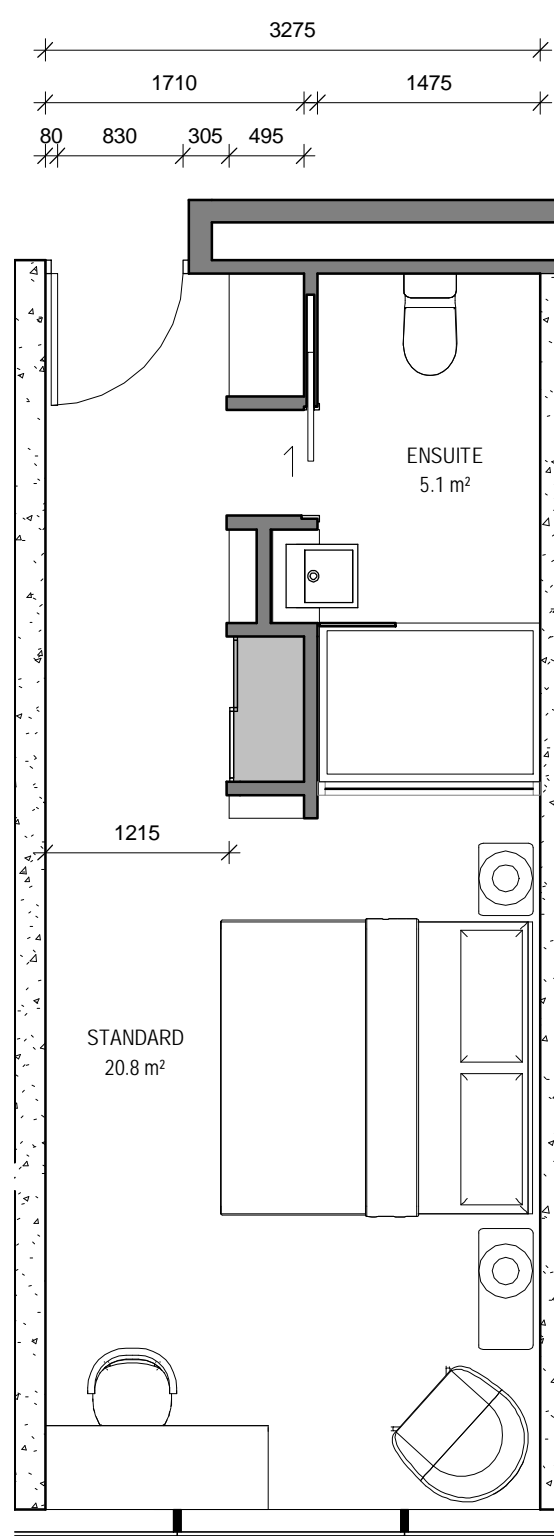
1 Typical Hotel Layout - Type A

1 : 50



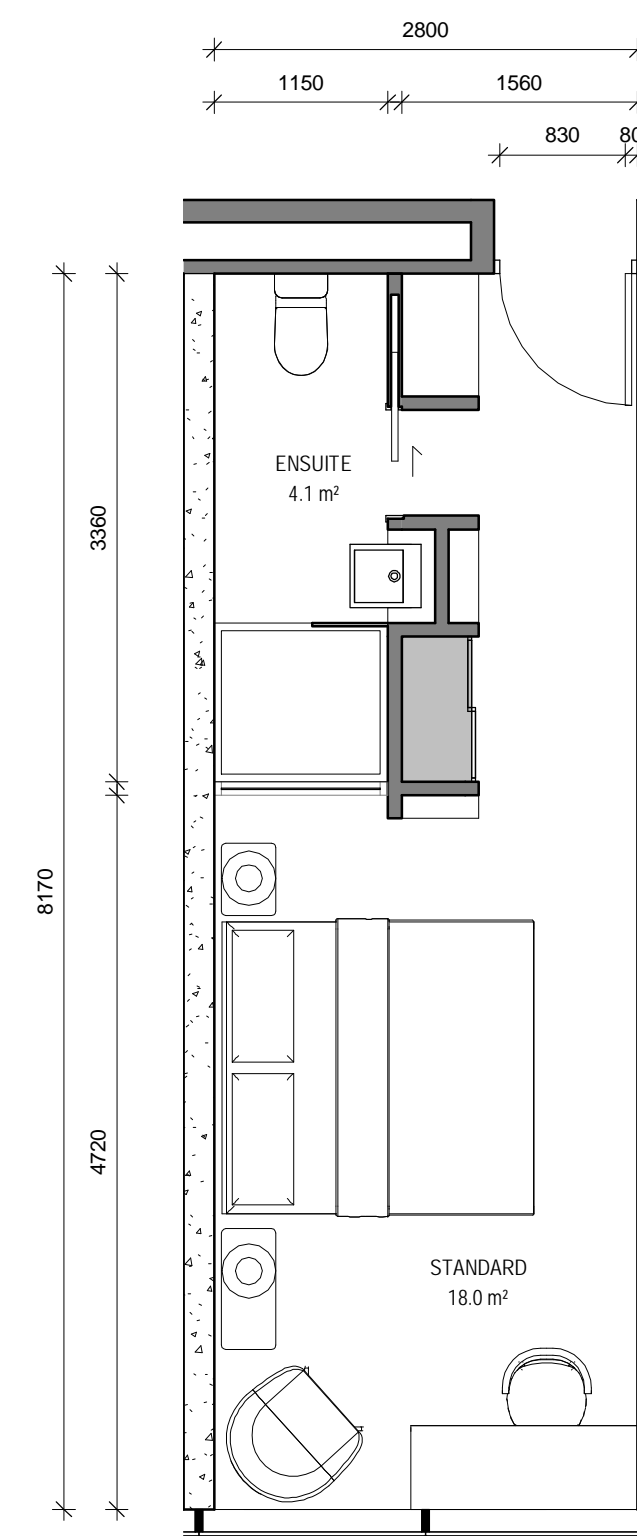
4 Typical Hotel Layout - Type D

1 : 50



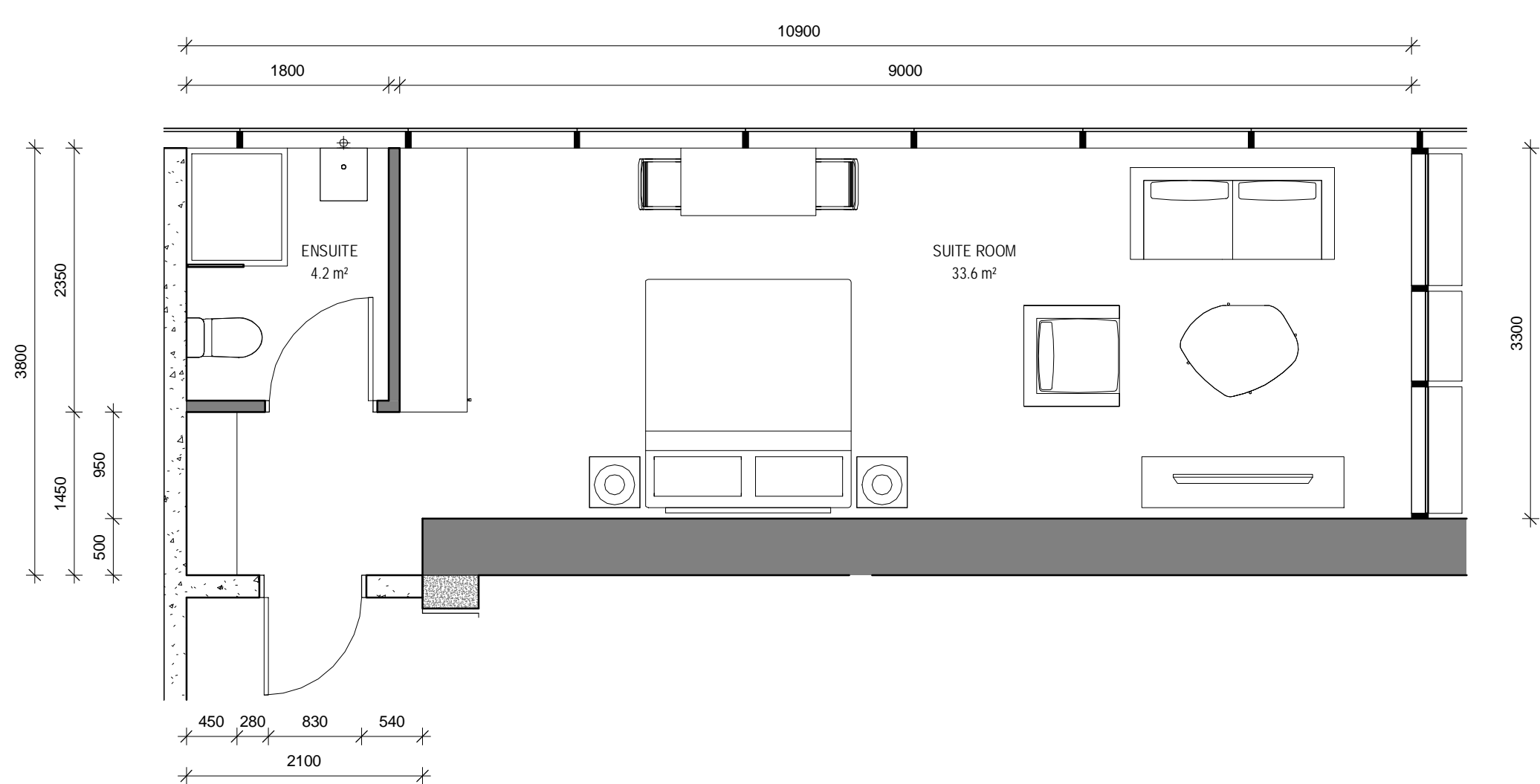
7 Typical Hotel Layout - Type H

1 : 50



9 Typical Hotel Layout - Type J

1 : 50

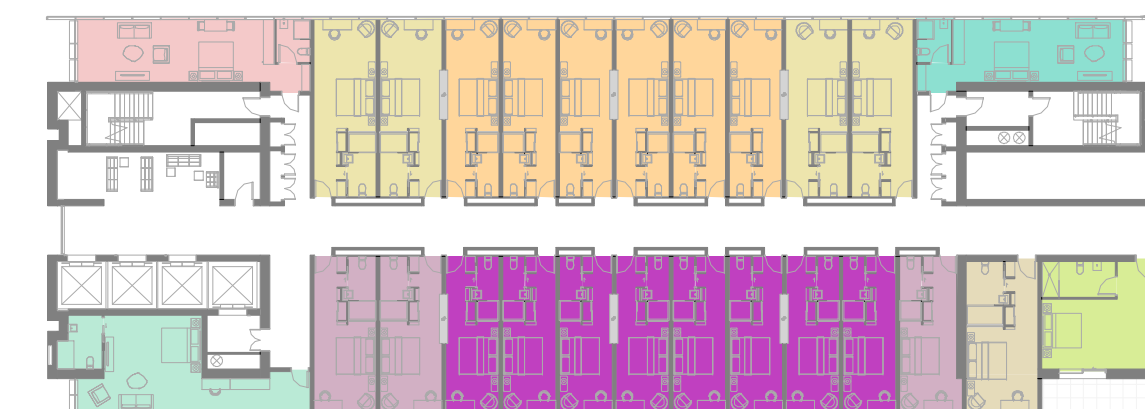


3 Typical Hotel Layout - Type C

1 : 50

Apartment Type Legend

- Type A
- Type B
- Type C
- Type D
- Type E
- Type F
- Type G
- Type H
- Type J



10 Typical Apartment Layout - L21-27

1 : 400

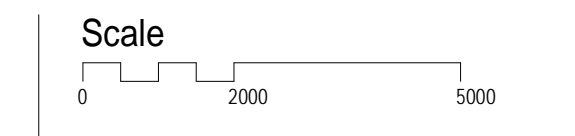
Issue	Description	Date
4	Issue For DELWP Response	01.11.2019
3	Issue For Town Planning	26.06.2019
2	2nd Draft Issue For Town Planning	13.06.2019
1	Draft Issue For Town Planning	07.06.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
TYPICAL HOTEL ROOM LAYOUTS

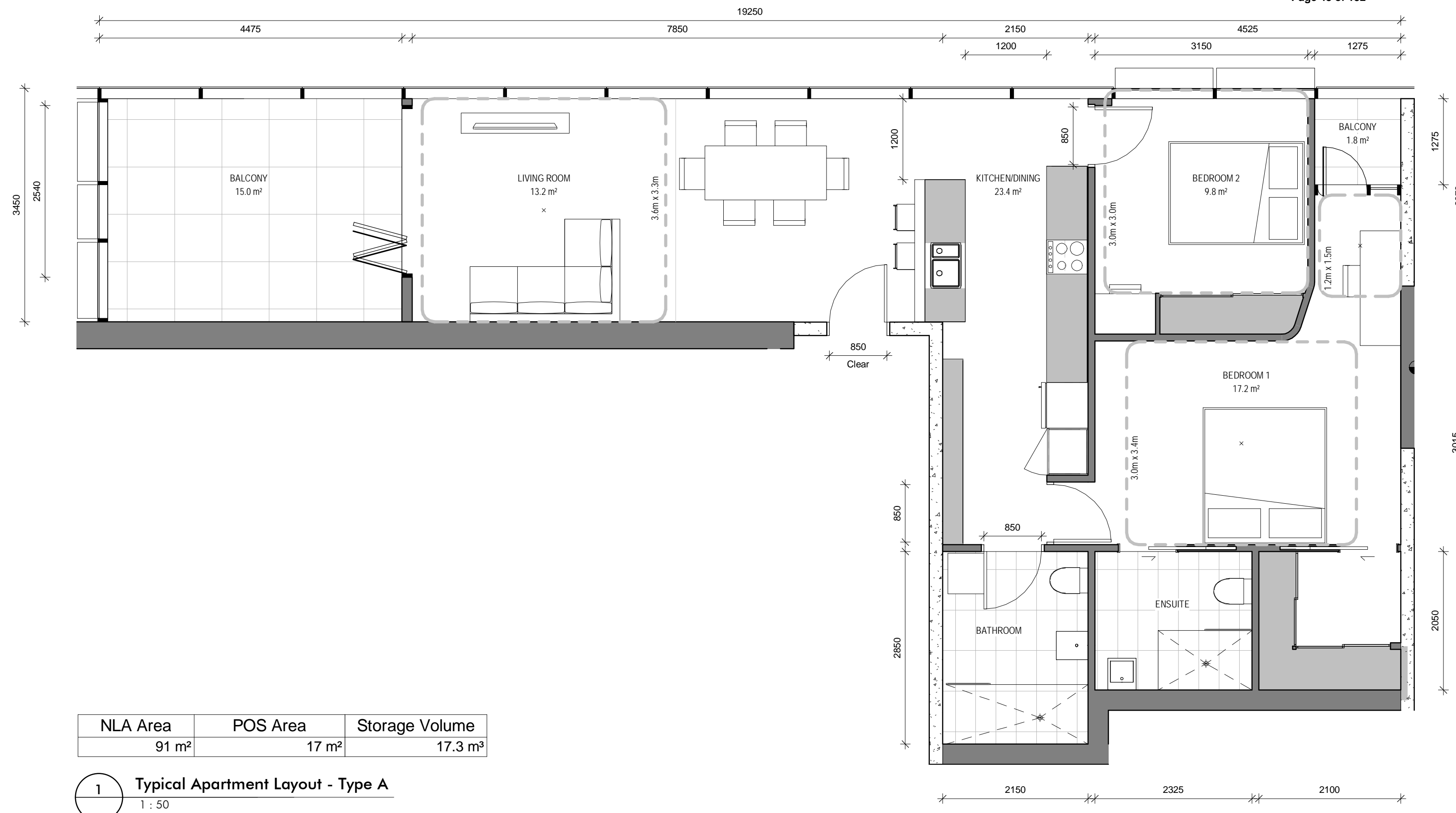
Author: AD
Checked: CG
Sheet Size: A1
Scale: As indicated

Drawing Number:
10697_TP400

Issue:
4

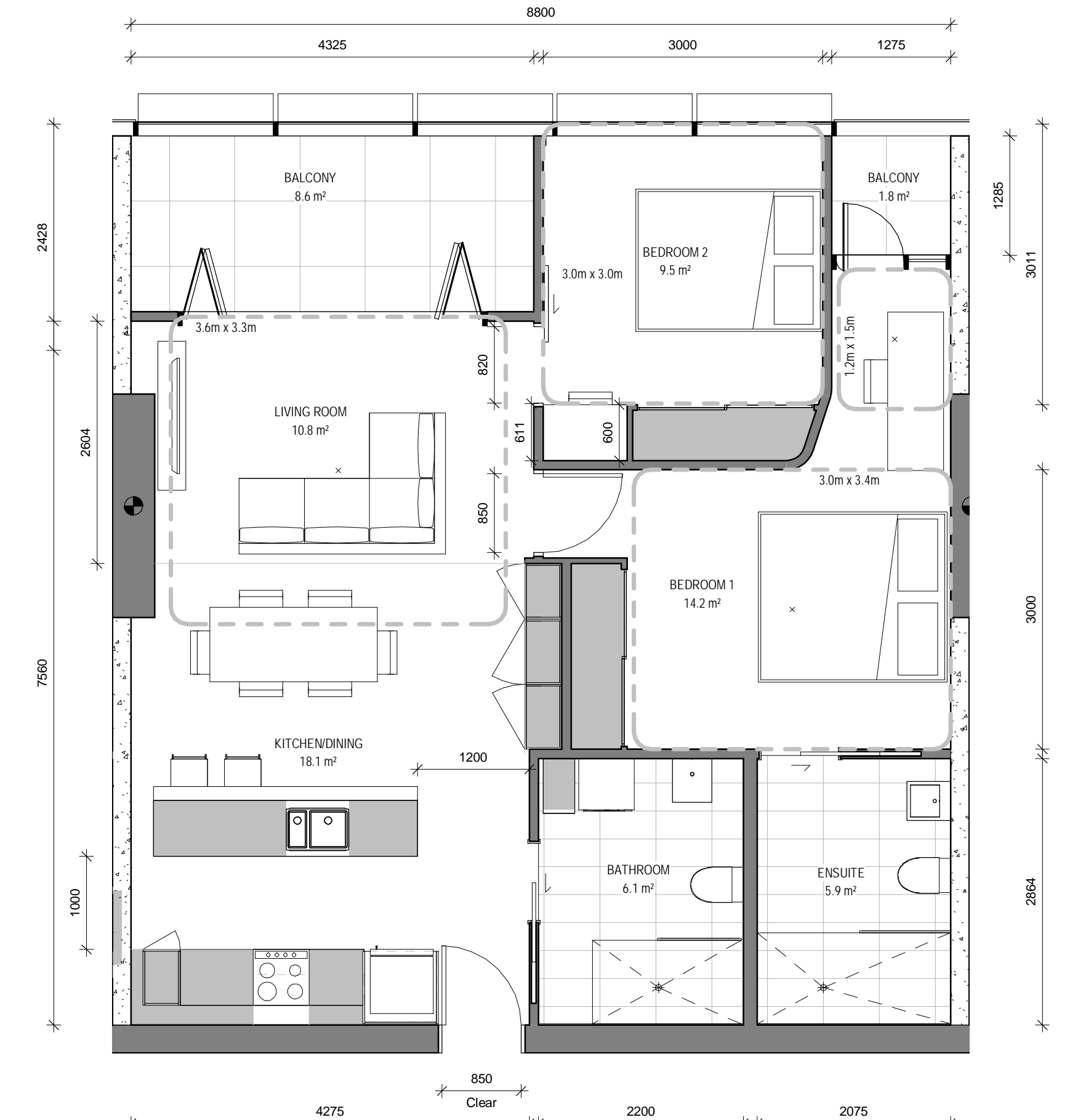
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Suite 415, 838 Collins Street, Victoria Harbour, VIC 3008
t +61 3 8547 1400
e: melbourne@nettletontribe.com.au w: nettletontribe.com.au



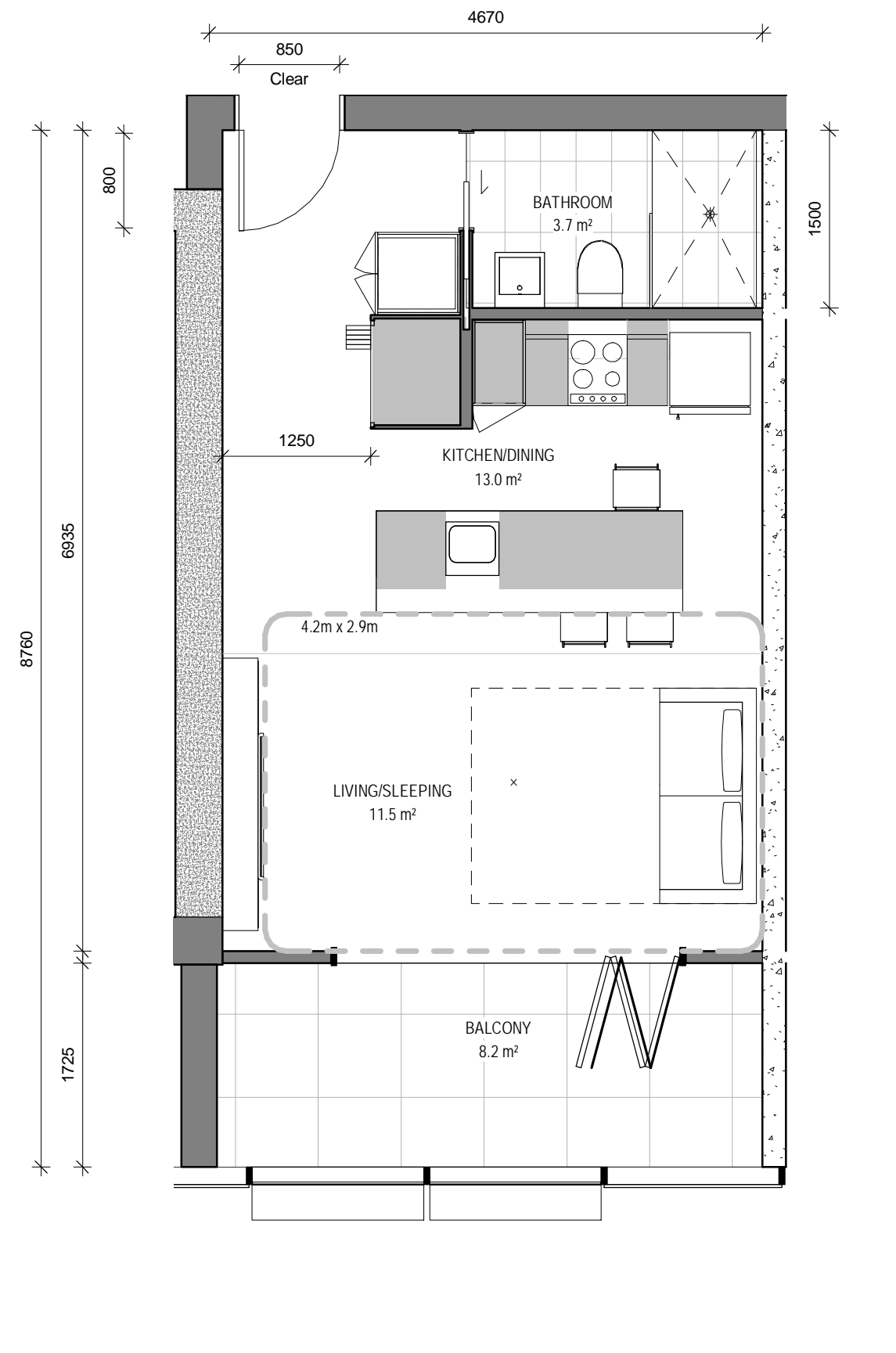
NLA Area	POS Area	Storage Volume
91 m ²	17 m ²	17.3 m ³

1 Typical Apartment Layout - Type A
1 : 50



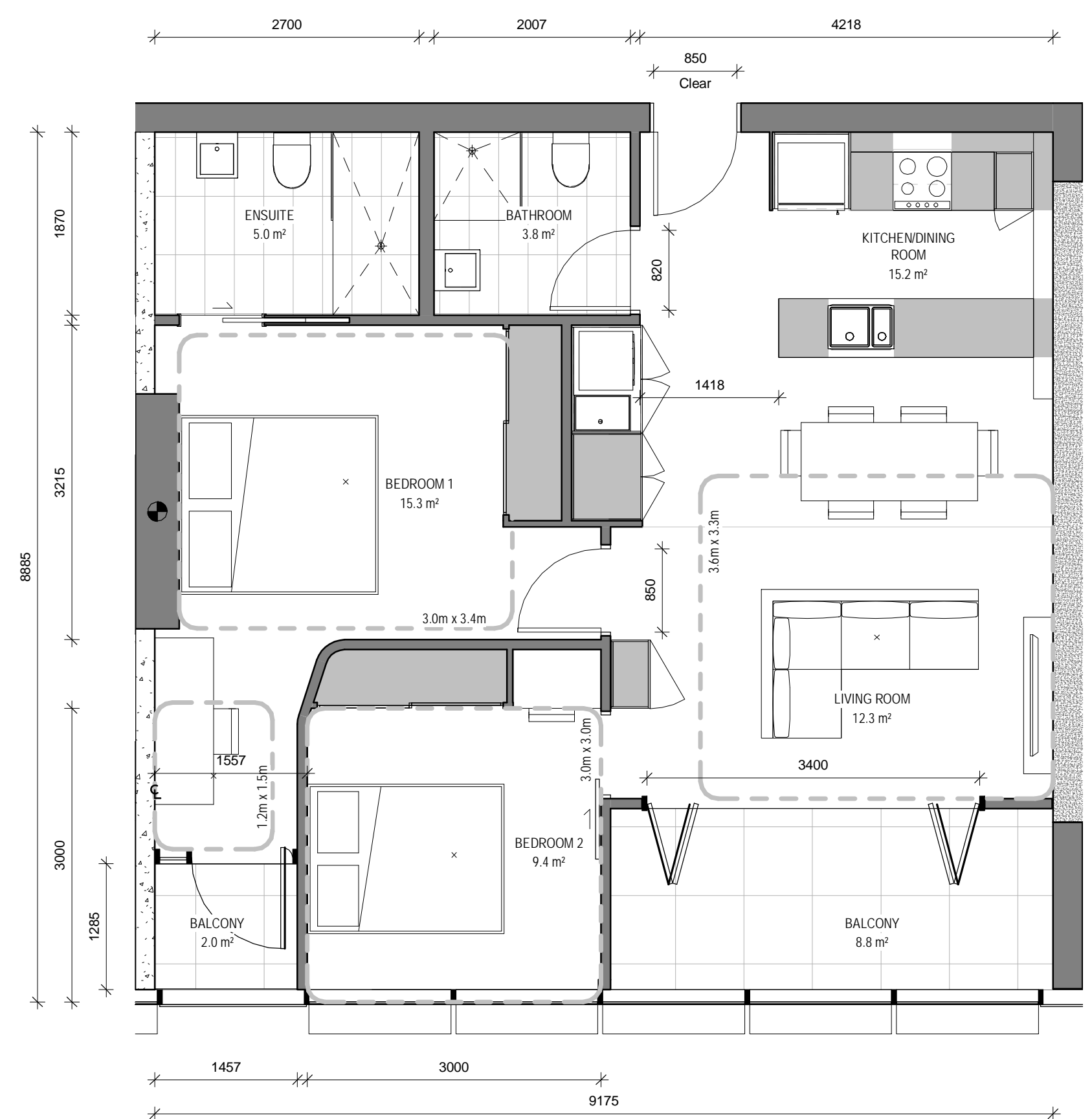
NLA Area	POS Area	Storage Volume
79 m ²	11 m ²	15.9 m ³

4 Typical Apartment Layout - Type C
1 : 50



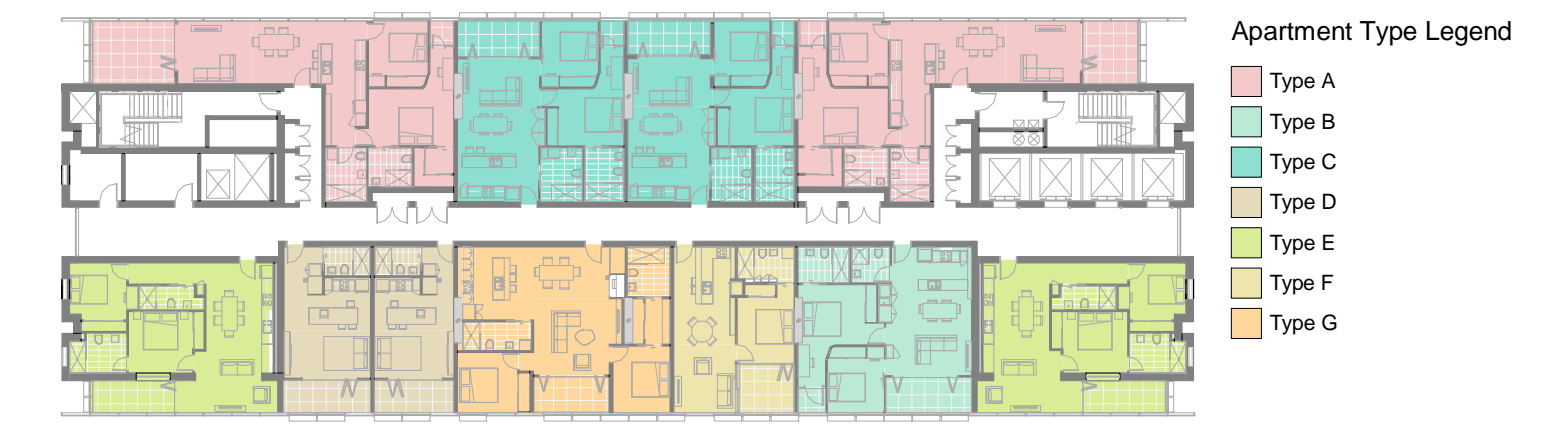
NLA Area	POS Area	Storage Volume
38 m ²	7 m ²	14.8 m ³

2 Typical Apartment Layout - Type D
1 : 50

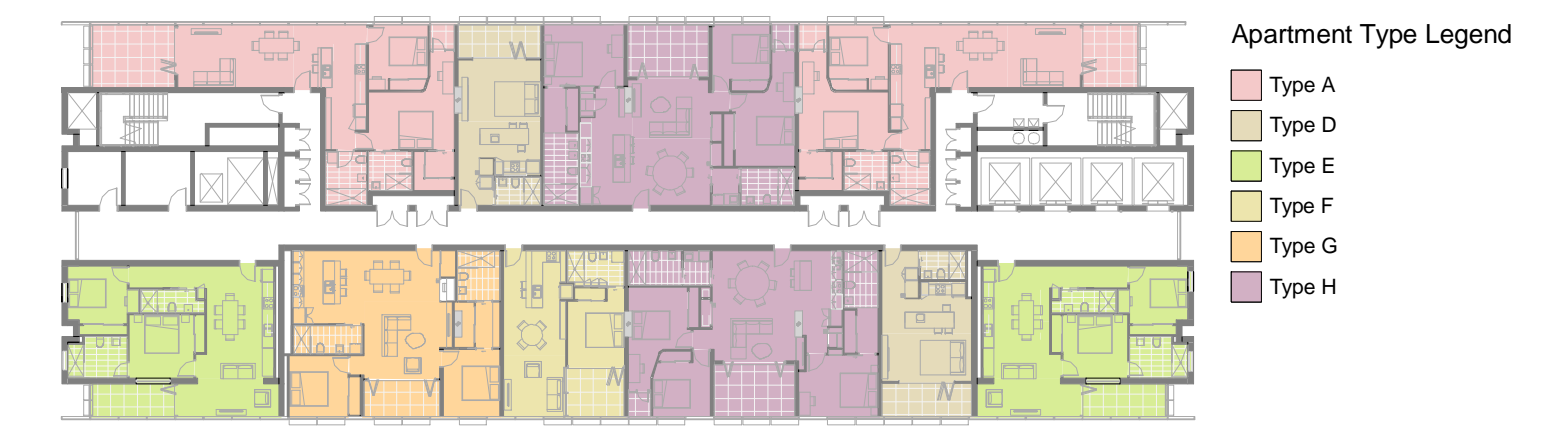


NLA Area	POS Area	Storage Volume
76 m ²	12 m ²	7.9 m ³

3 Typical Apartment Layout - Type B
1 : 50



5 Typical Apartment Layout - L30-44
1 : 400



6 Typical Apartment layout - L45-54
1 : 400

Level	Storage Cage_Apt	Count
Level 2	Storage Cage_Apt	113
Level 3	Storage Cage_Apt	28
Level 4	Storage Cage_Apt	28
Level 19a	Storage Cage_Apt	44
Level 28a	Storage Cage_Apt	52
		265

Client: 1/1/2019 9:16:23 AM C:\PROJECTS\700 Collins Street Expansion\Drawings\TP401.dwg

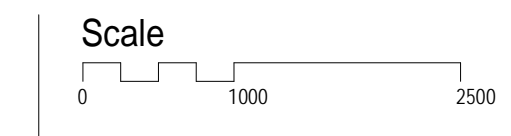


Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	13.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	08.02.2019
1	Issue For Information	31.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



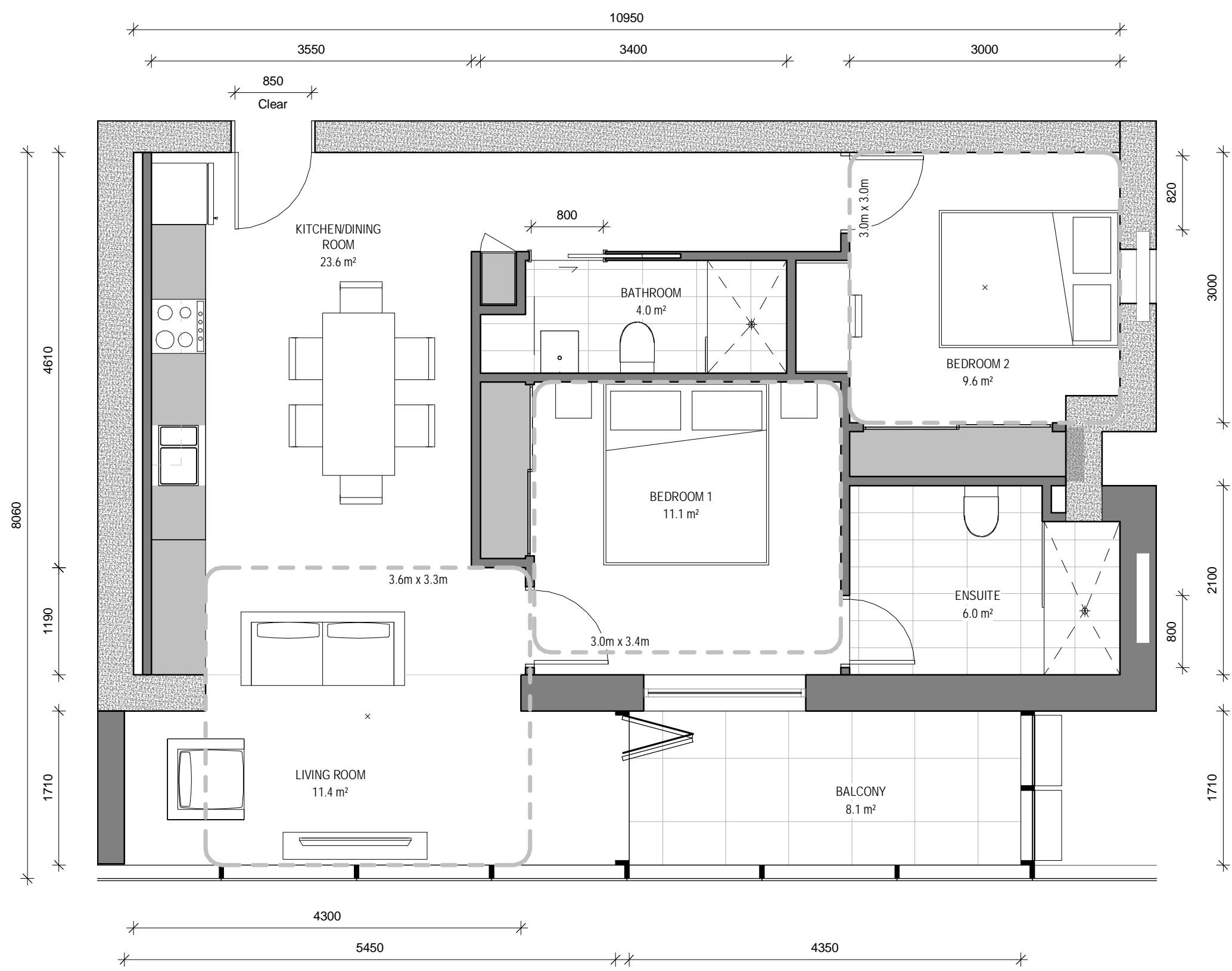
Drawing Title:
TYPICAL APARTMENT LAYOUTS - Sheet 1

Author: AD Checker: CG Sheet Size: A1 Scale: As indicated

Drawing Number:
10697_TP401 Issue: **6**

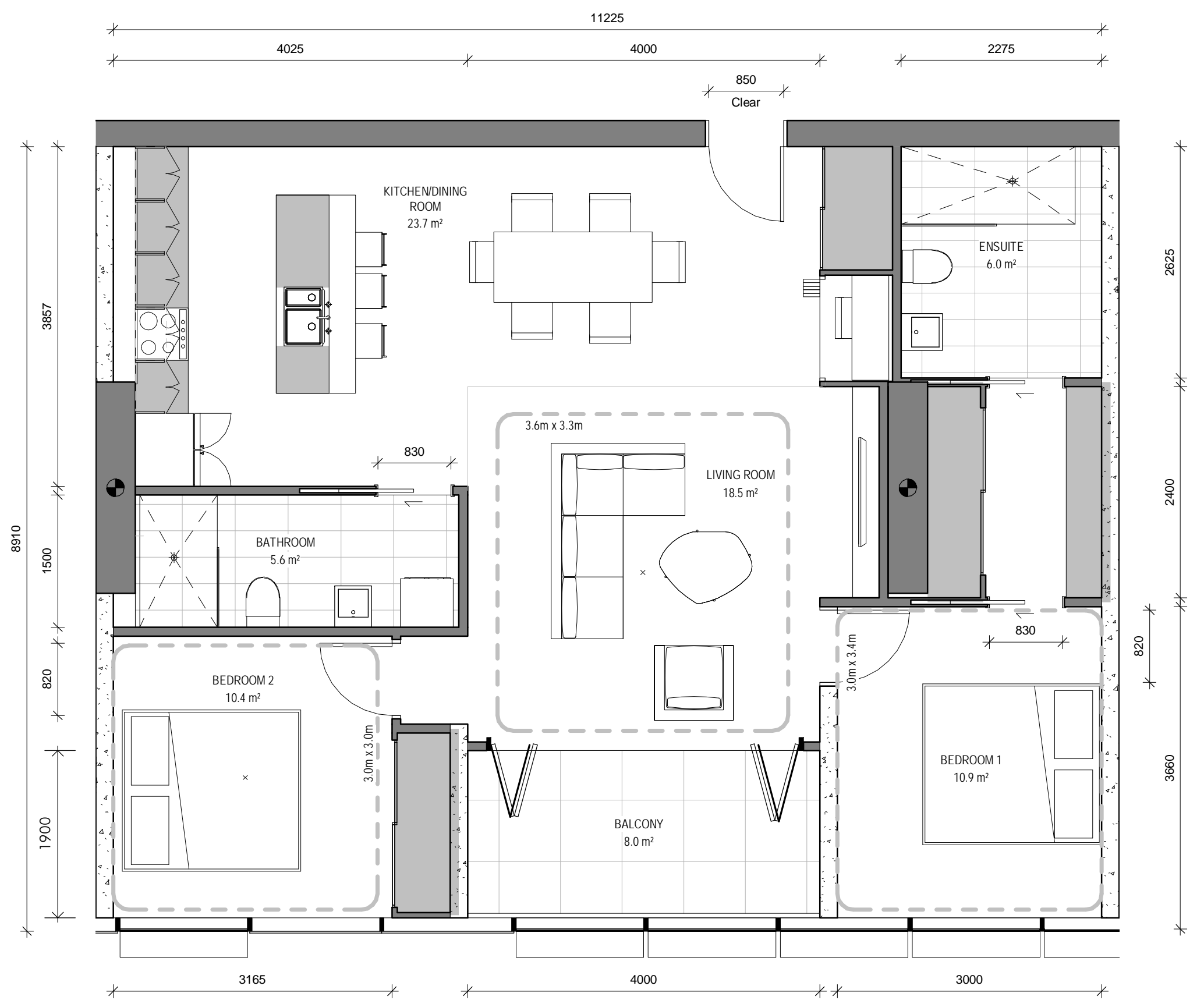
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t +61 3 8547 1400
e: melbourne@nettletontribe.com.au w: nettletontribe.com.au



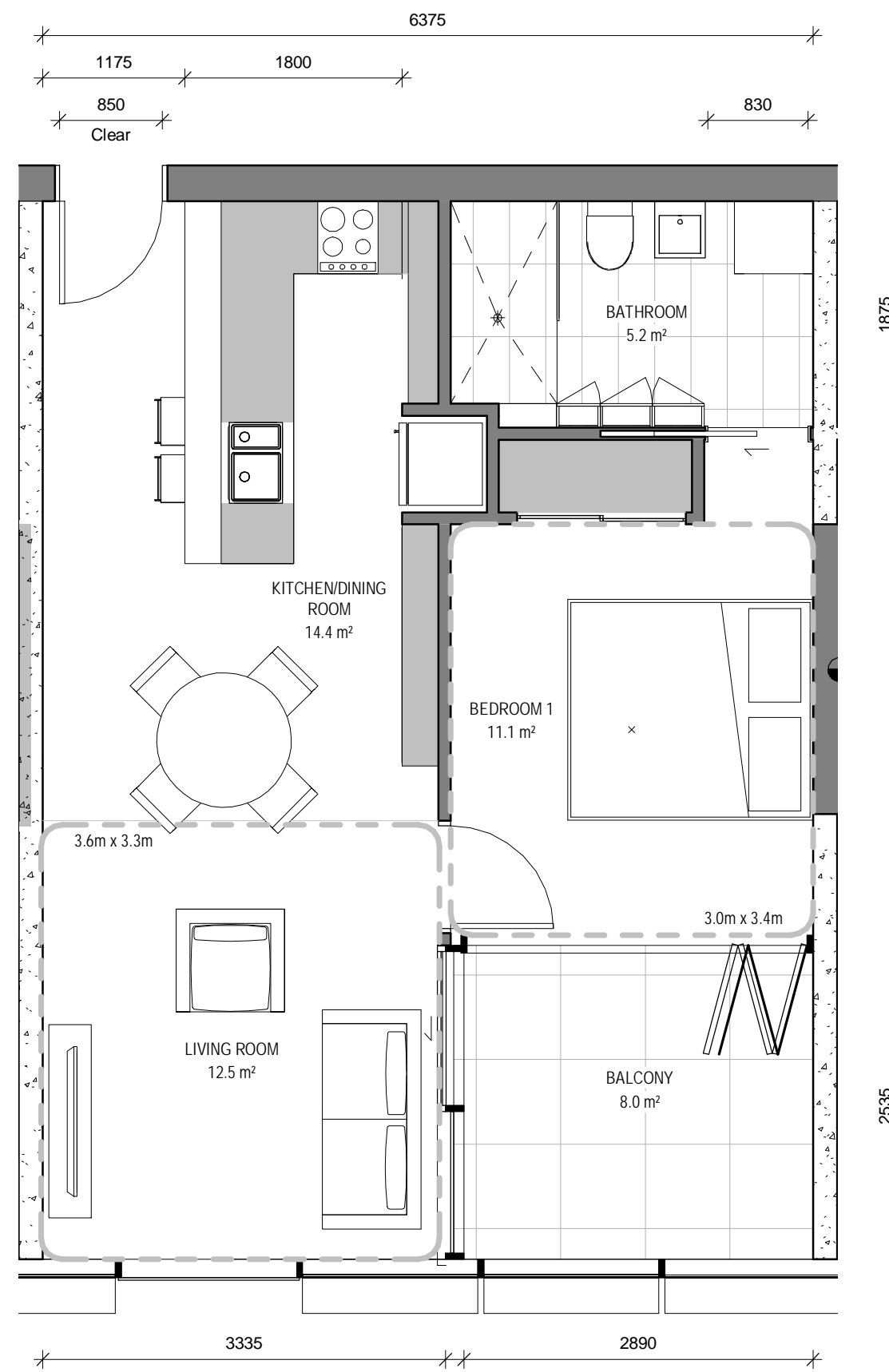
NLA Area	POS Area	Storage Volume
86 m²	8 m²	12.6 m³

3 Typical Apartment Layout - Type E
1 : 50



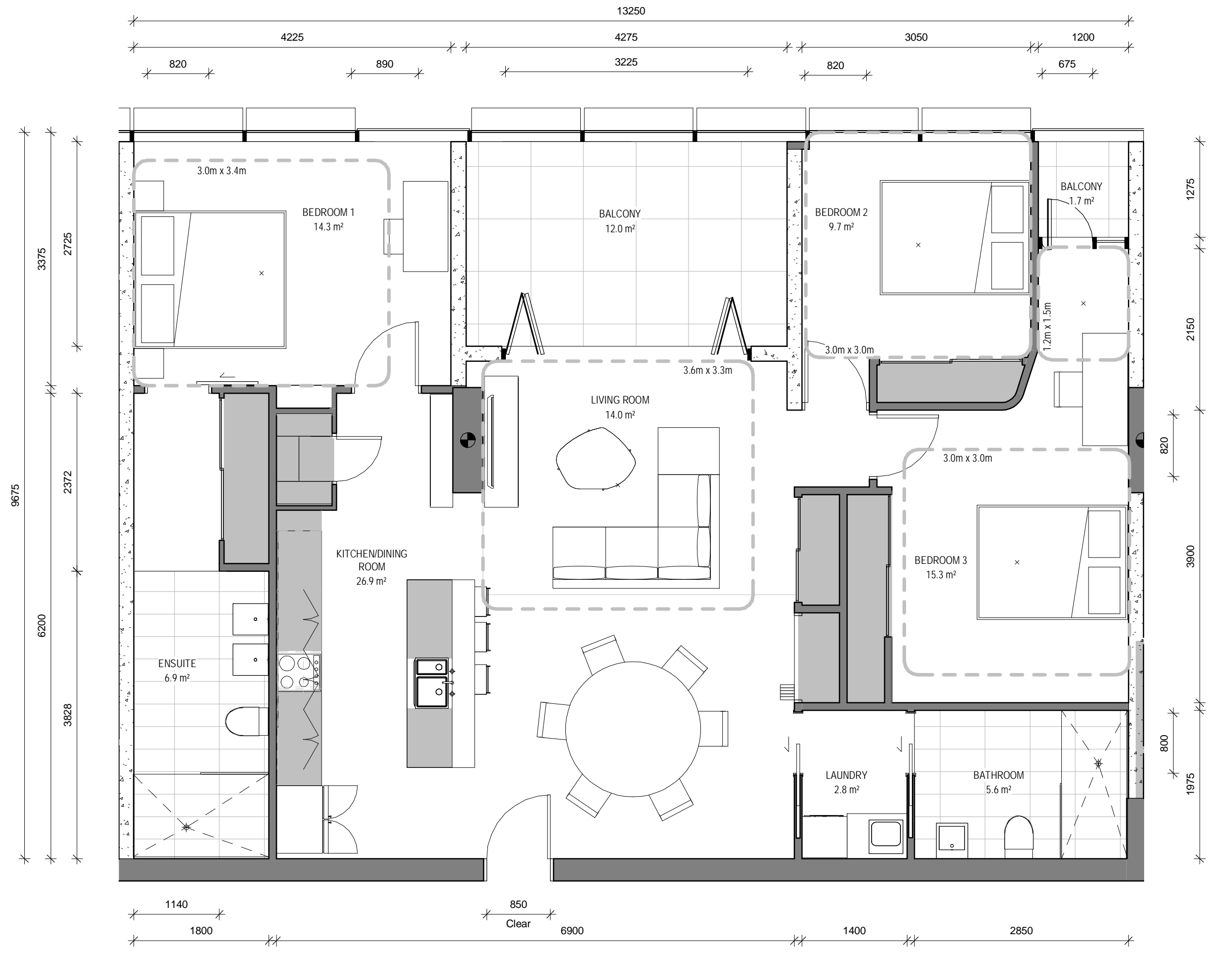
NLA Area	POS Area	Storage Volume
97 m²	8 m²	19.2 m³

1 Typical Apartment Layout - Type G
1 : 50



NLA Area	POS Area	Storage Volume
52 m²	9 m²	9.8 m³

2 Typical Apartment Layout - Type F
1 : 50

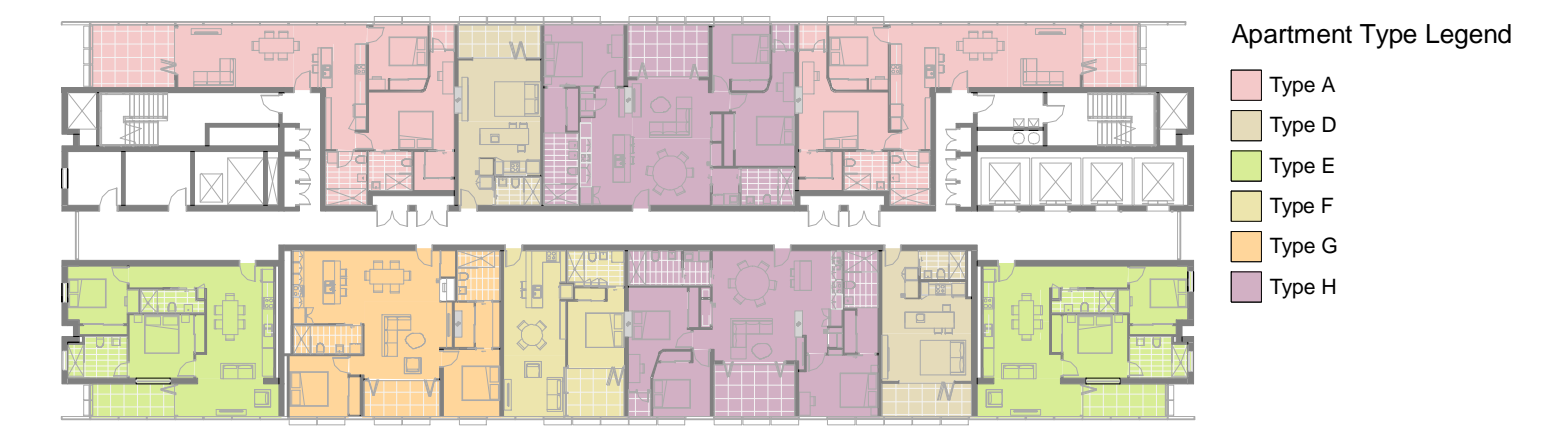


NLA Area	POS Area	Storage Volume
122 m²	12 m²	22.8 m³

4 Typical Apartment Layout - Type H
1 : 50



5 Typical Apartment Layout - L30-44
1 : 400



6 Typical Apartment layout - L45-54
1 : 400

Storage Cage Schedule

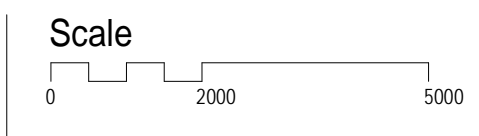
Level 2	Storage Cage_Apt	113
Level 3	Storage Cage_Apt	28
Level 4	Storage Cage_Apt	28
Level 19a	Storage Cage_Apt	44
Level 28a	Storage Cage_Apt	52
		265

Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	13.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	08.02.2019
1	Issue For Information	31.01.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
TYPICAL APARTMENT LAYOUTS - Sheet 2

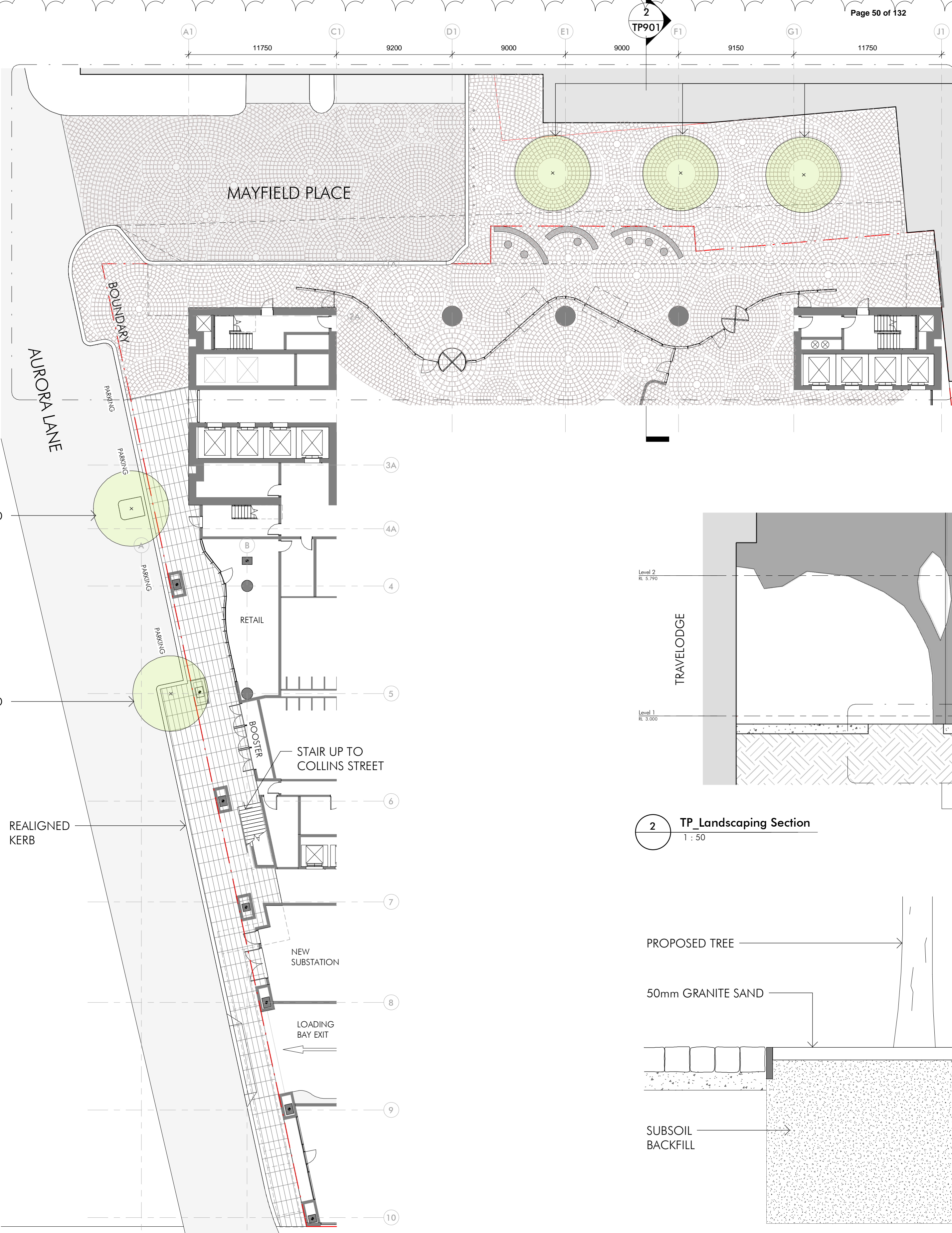
Author: DZ
Checked: CG
Sheet Size: A1
Scale: As indicated

Drawing Number:
10697_TP402

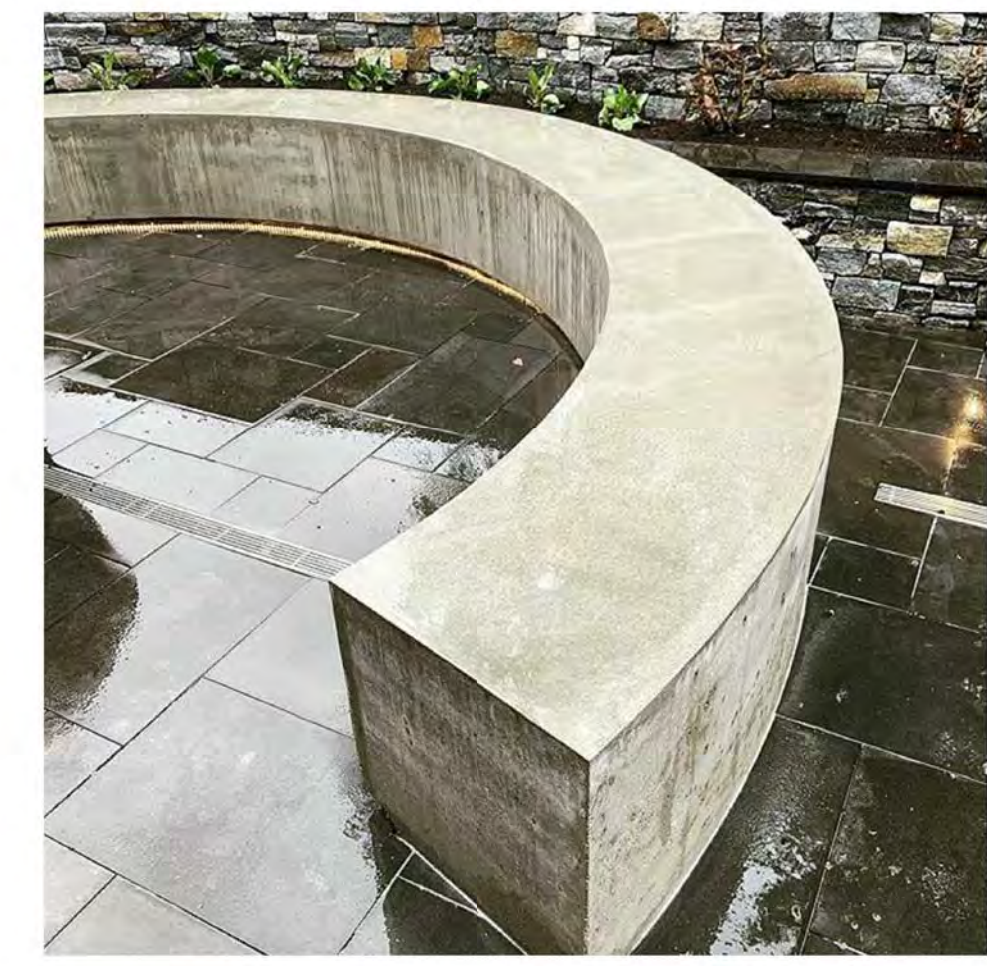
Issue:
6

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1 TP_Landscape Plan - Aurora Lane
1:200

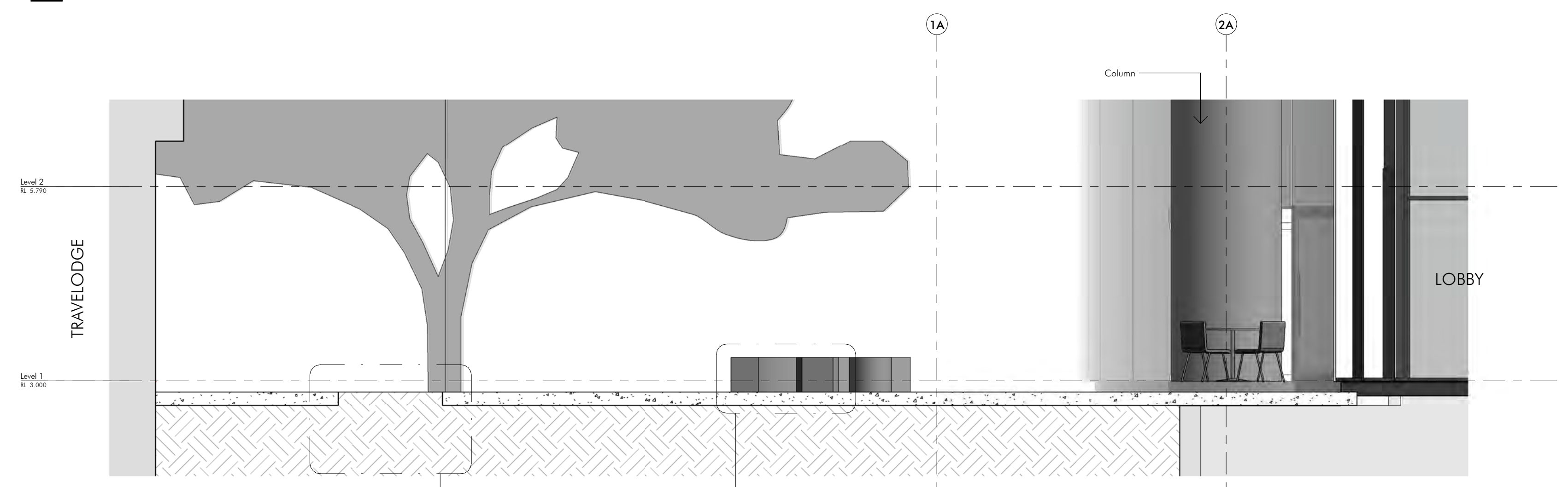


INSITU CONCRETE SEATING EXAMPLE

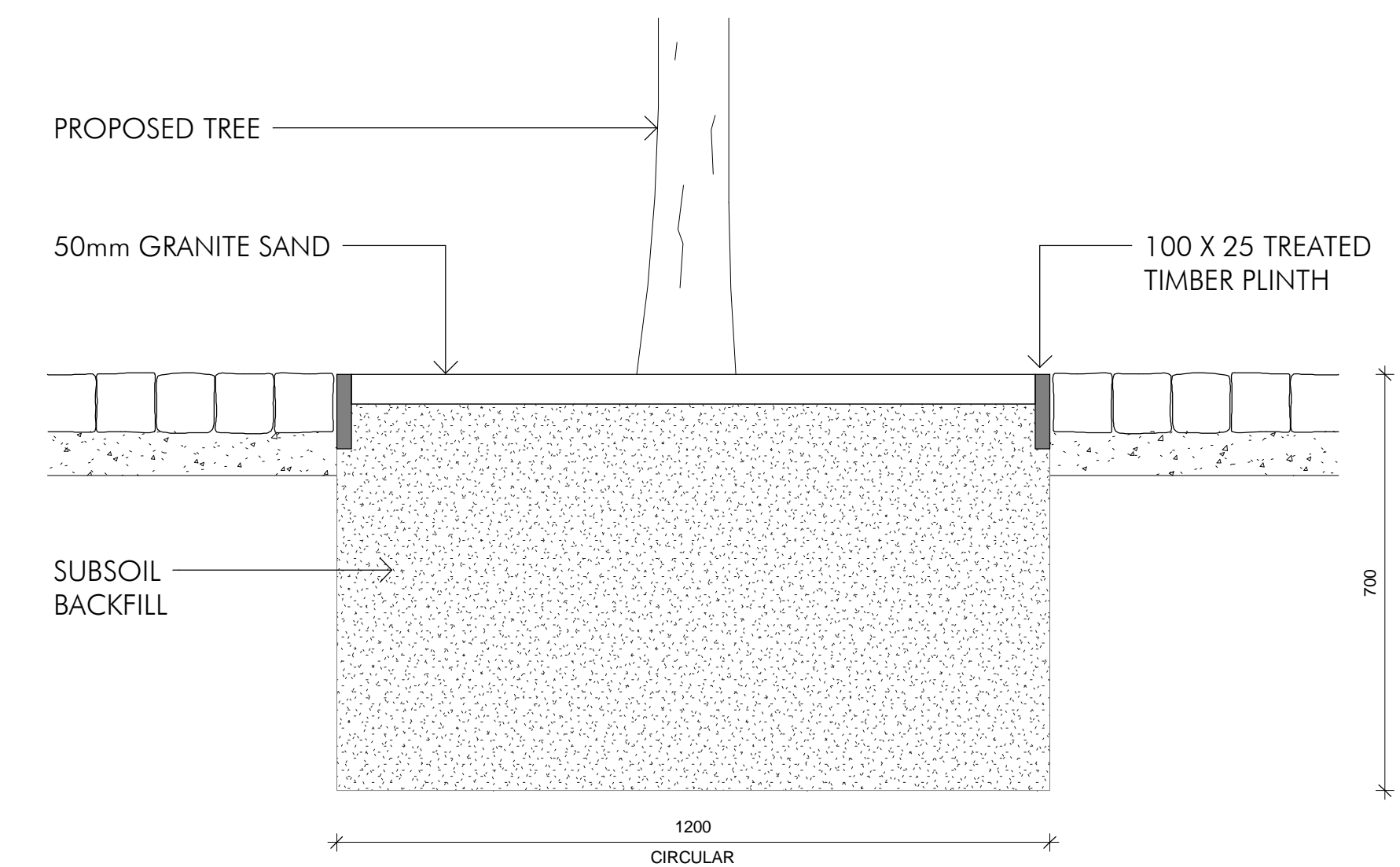


ANGOPHORA SMOOTH-BARKED APPLE MYRTLE

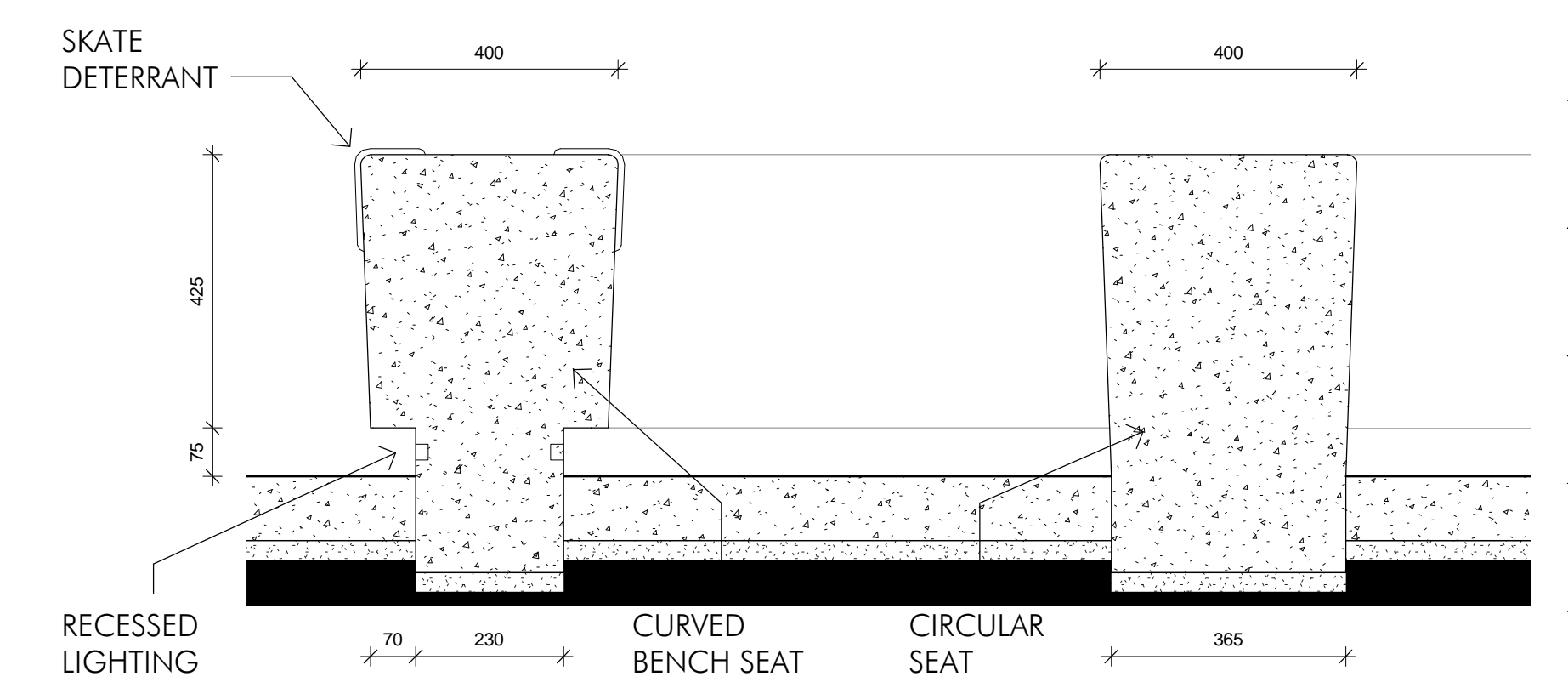
2 TP_Landscaping Section
1:50



3 Tree Planter Detail
1:10



4 TP_Bench Seat Detail
1:10



ALL DETAILS TO BE IN ACCORDANCE WITH CITY OF MELBOURNE DESIGN STANDARDS

Client

Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Information - In Progress for DELWP Response	24.09.2019
3	Issue For Town Planning	26.06.2019
2	2nd Draft Issue For Town Planning	19.06.2019
1	Draft Issue For Town Planning	07.06.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
LANDSCAPE PLAN - SHEET 1

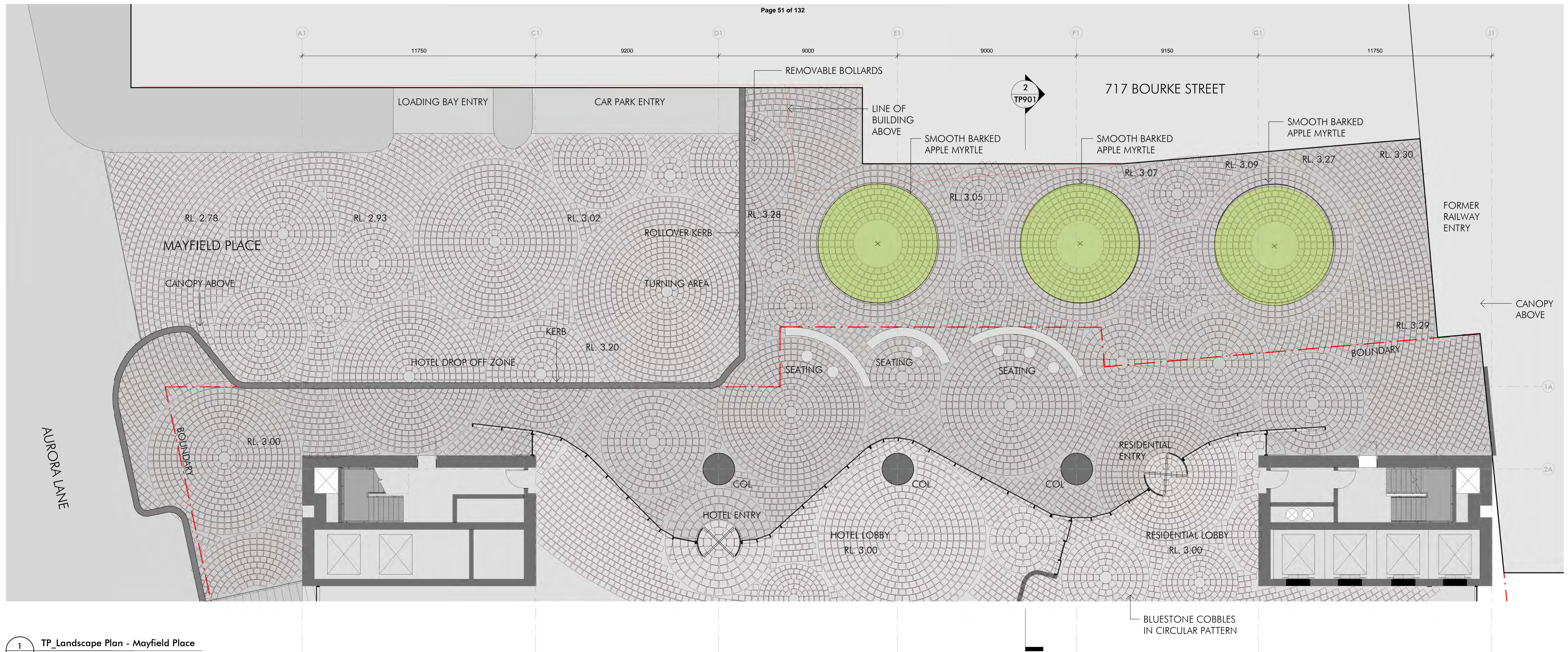
Author: CJ
Checker: CG
Sheet Size: A1
Scale: As indicated

Drawing Number:
10697_TP901

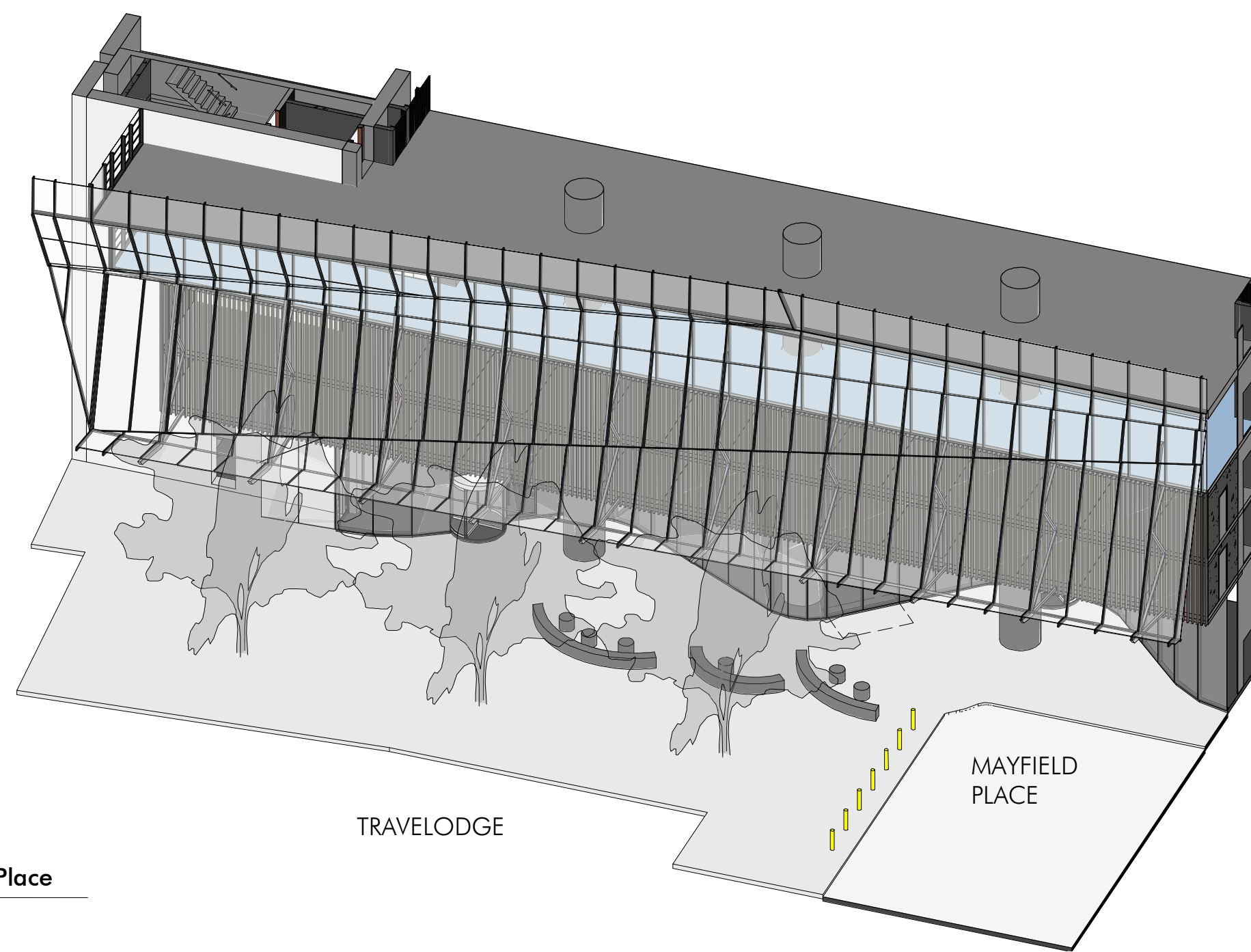
Issue:
5

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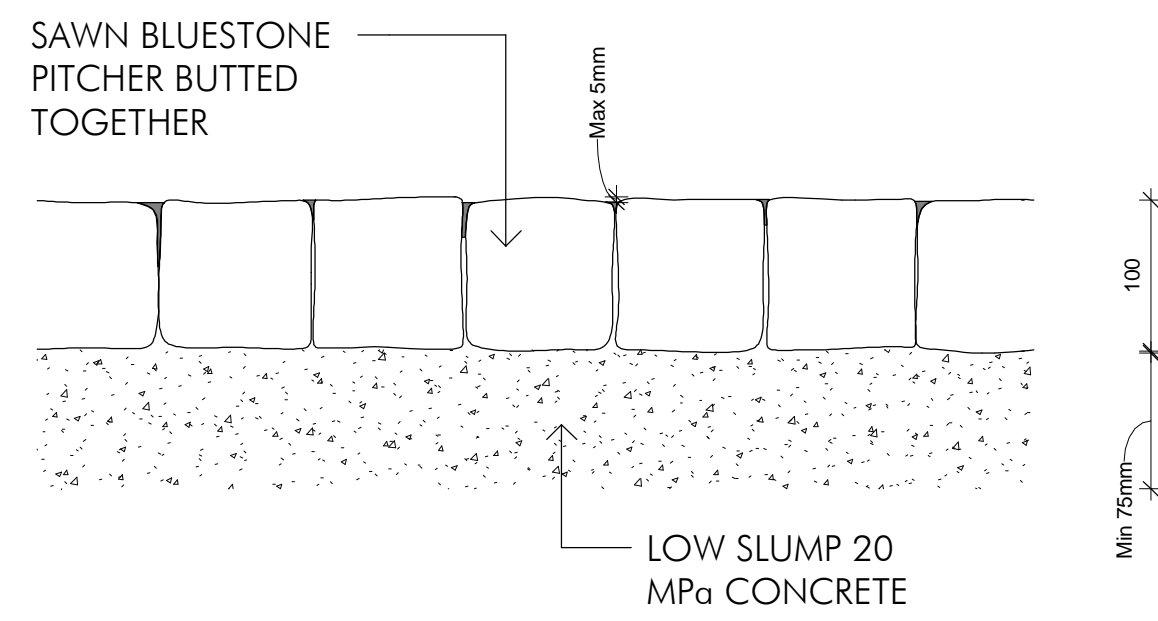
nettleton tribe partnership pty ltd ABN 58 161 683 122
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e: melbourne@nettletontribe.com.au w: nettletontribe.com.au



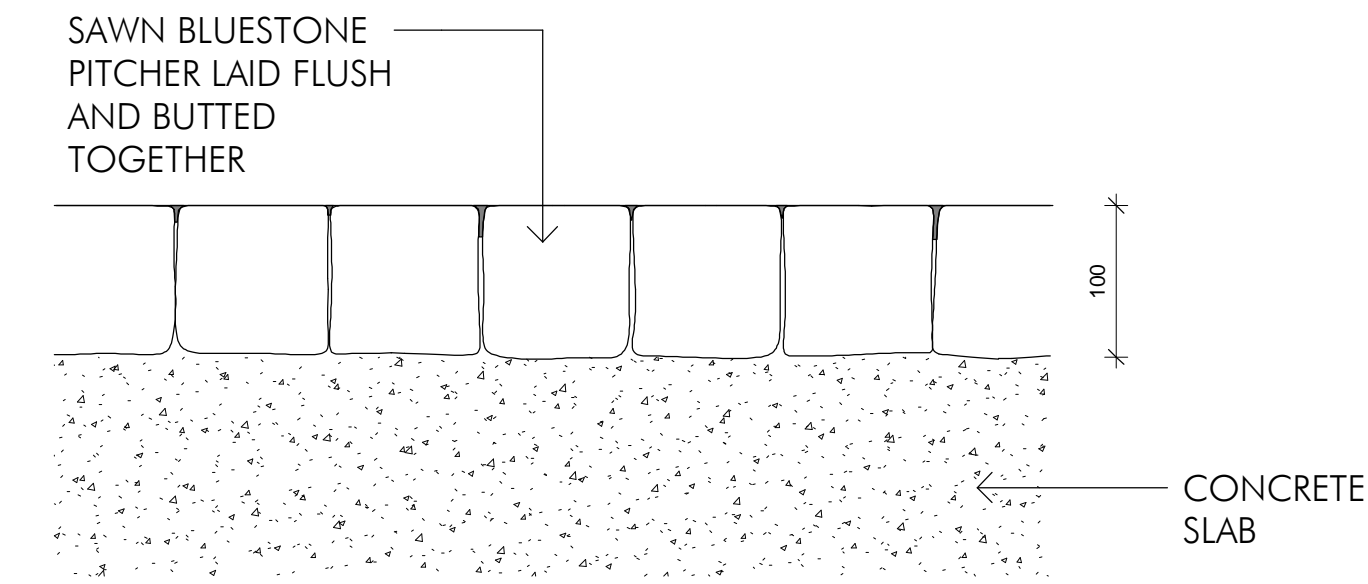
1 TP_Landscape Plan - Mayfield Place
1:100



2 3D_Mayfield Place



3 Bluestone Cobbles_Exterior
1:5



4 Bluestone Cobbles_Interior
1:5

ALL DETAILS TO BE IN ACCORDANCE WITH CITY OF MELBOURNE DESIGN STANDARDS

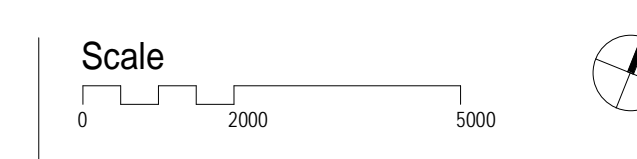
Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

Client
CROMWELL FUNDS MANAGEMENT

TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
LANDSCAPE PLAN - SHEET 2

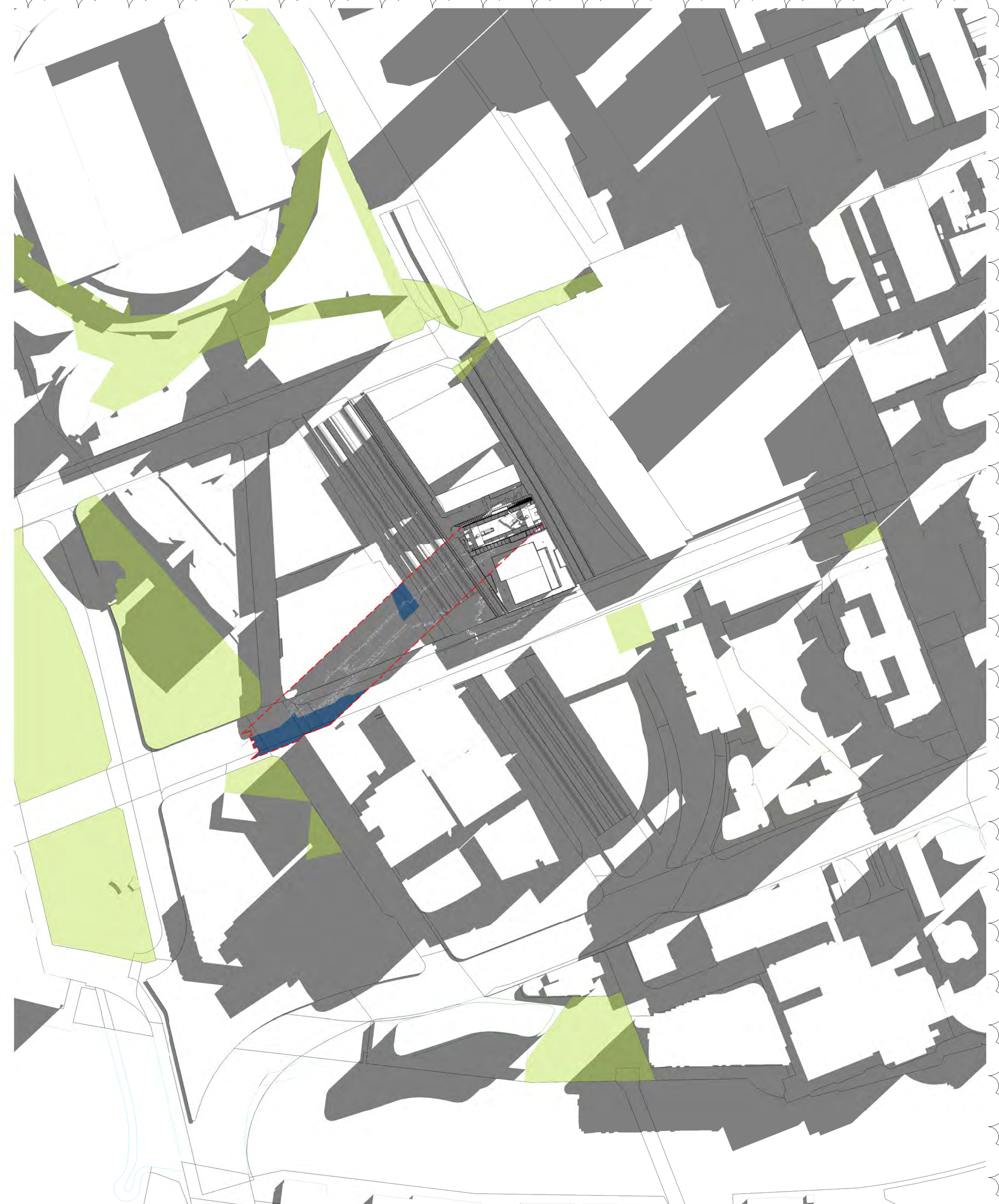
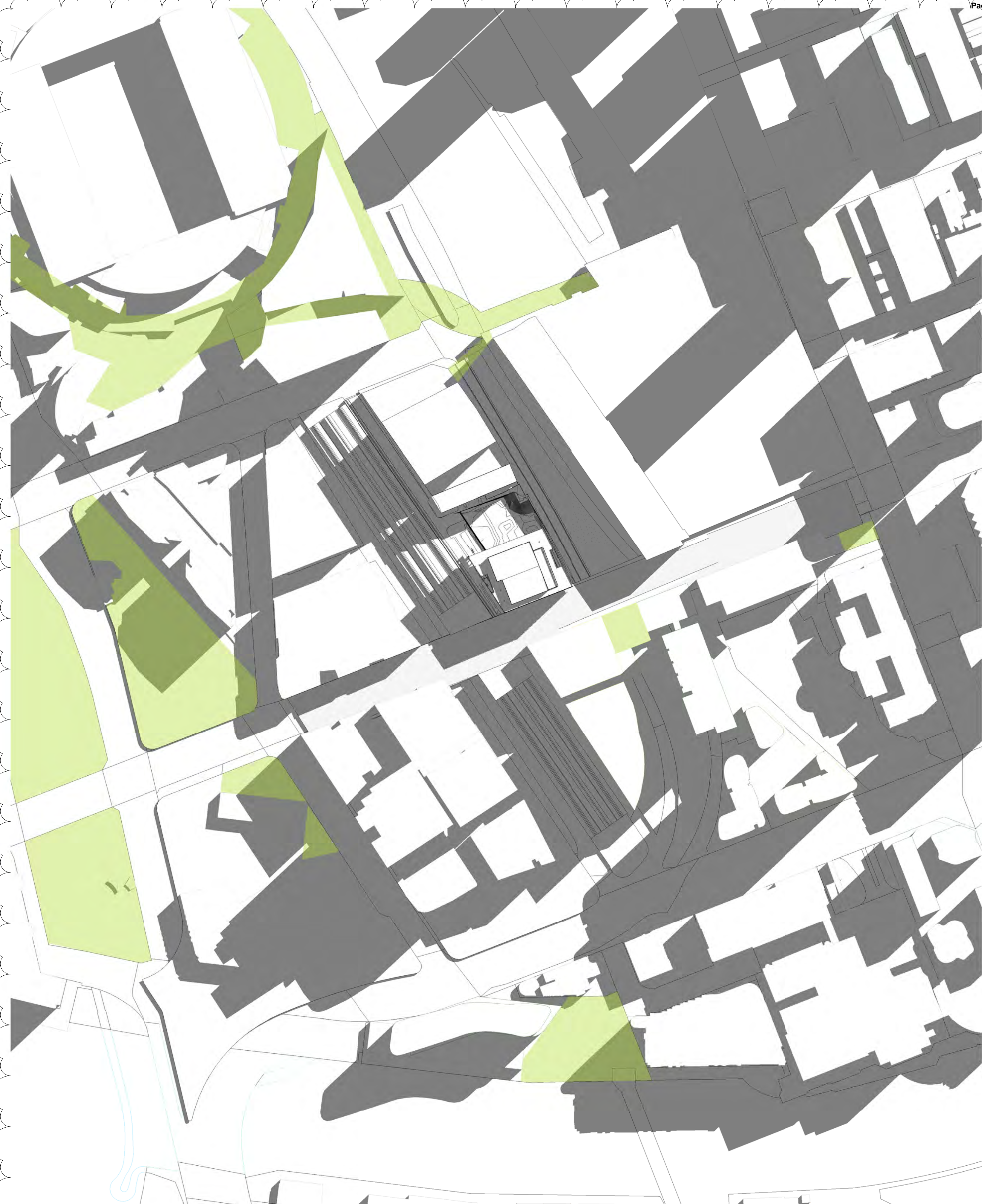
Author: CJ, Checker: CG, Sheet Size: A1, Scale: As indicated

Drawing Number:
10697_TP902

Issue:
2

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1 TP Shadow Diagram_Spring 10am_Existing
1 : 2000

2 TP Shadow Diagram_Spring 10am_Proposed
1 : 2000

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOW AT STREET LEVEL
- BUILDING SHADOW

ADDITIONAL SHADOW AREA = 1640m²

17/10/2019 2:11:11 PM C:\BENTON\2019\700 Collins Street\Main\Map\Map_01.dwg

Client



Issue	Description	Date
4	Issue For DELWP Response	01.11.2019
3	Issue For Information - In Progress for DELWP Response	24.09.2019
2	Issue For Town Planning	20.06.2019
1	2nd Draft Issue For Town Planning	19.06.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
SHADOW STUDY - SHEET 2

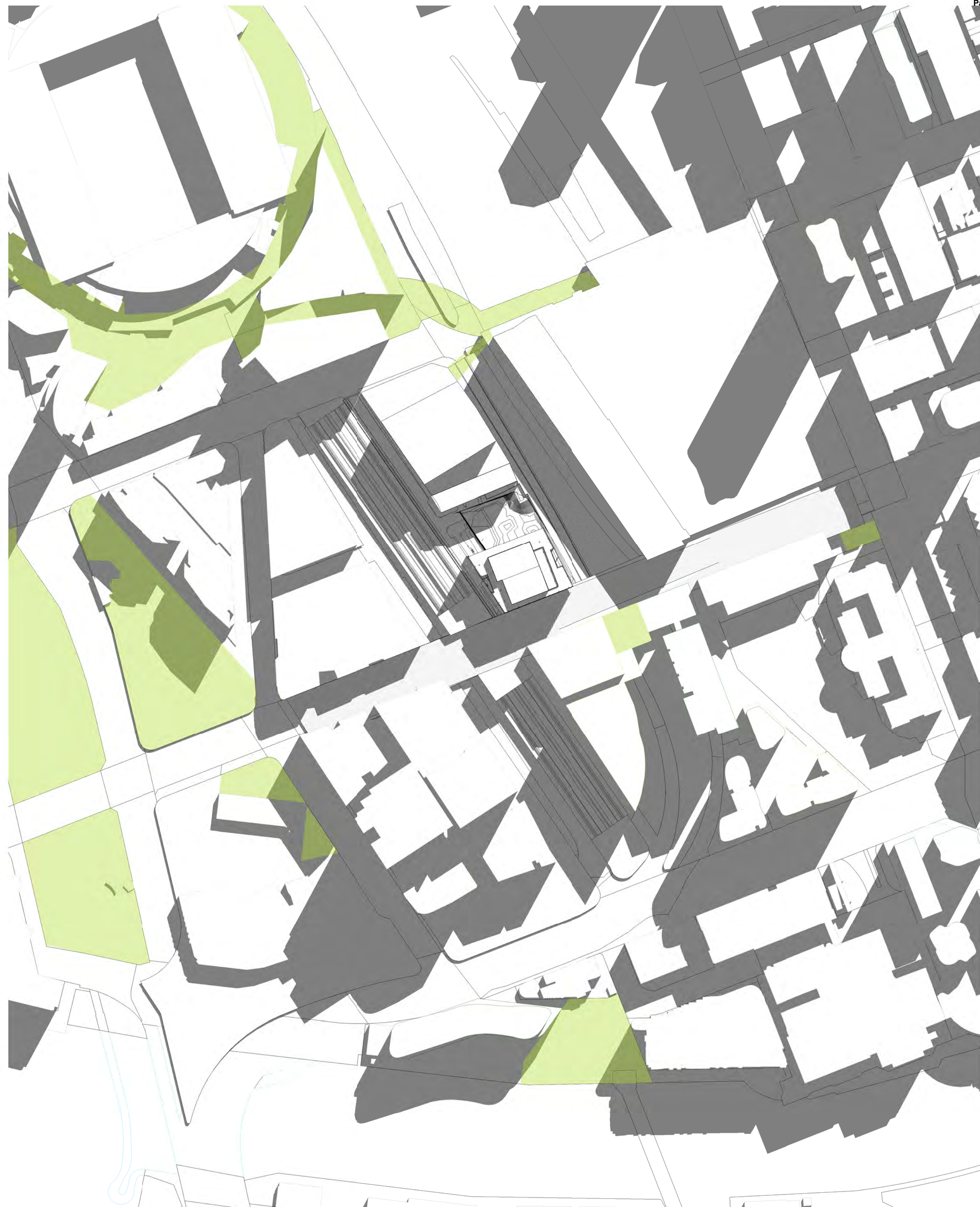
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Drawing Number:
10697_TP912

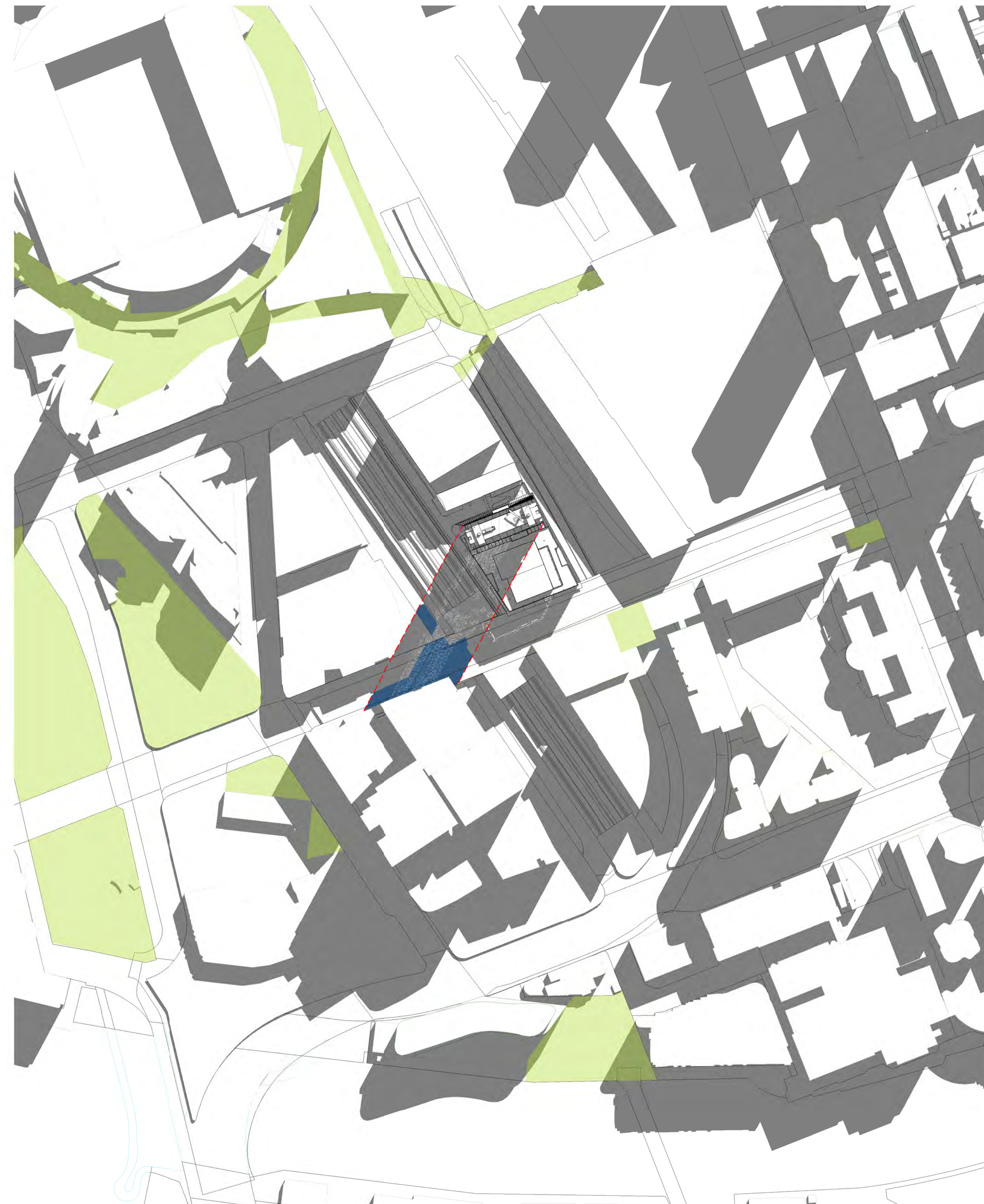
Issue:
4

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1 TP_Shadow Diagram_Spring 11am_Existing
1 : 2000



2 TP_Shadow Diagram_Spring 11am_Proposed
1 : 2000

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOW AT STREET LEVEL
- BUILDING SHADOW

ADDITIONAL SHADOW AREA = 1885m²

17/10/2019 2:23:54 PM C:\BENTLEY\BENTLEY\100 Collins Street\Main\Main\10697_TownPlan\10697_TownPlan.dwg



Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
SHADOW STUDY - SHEET 3

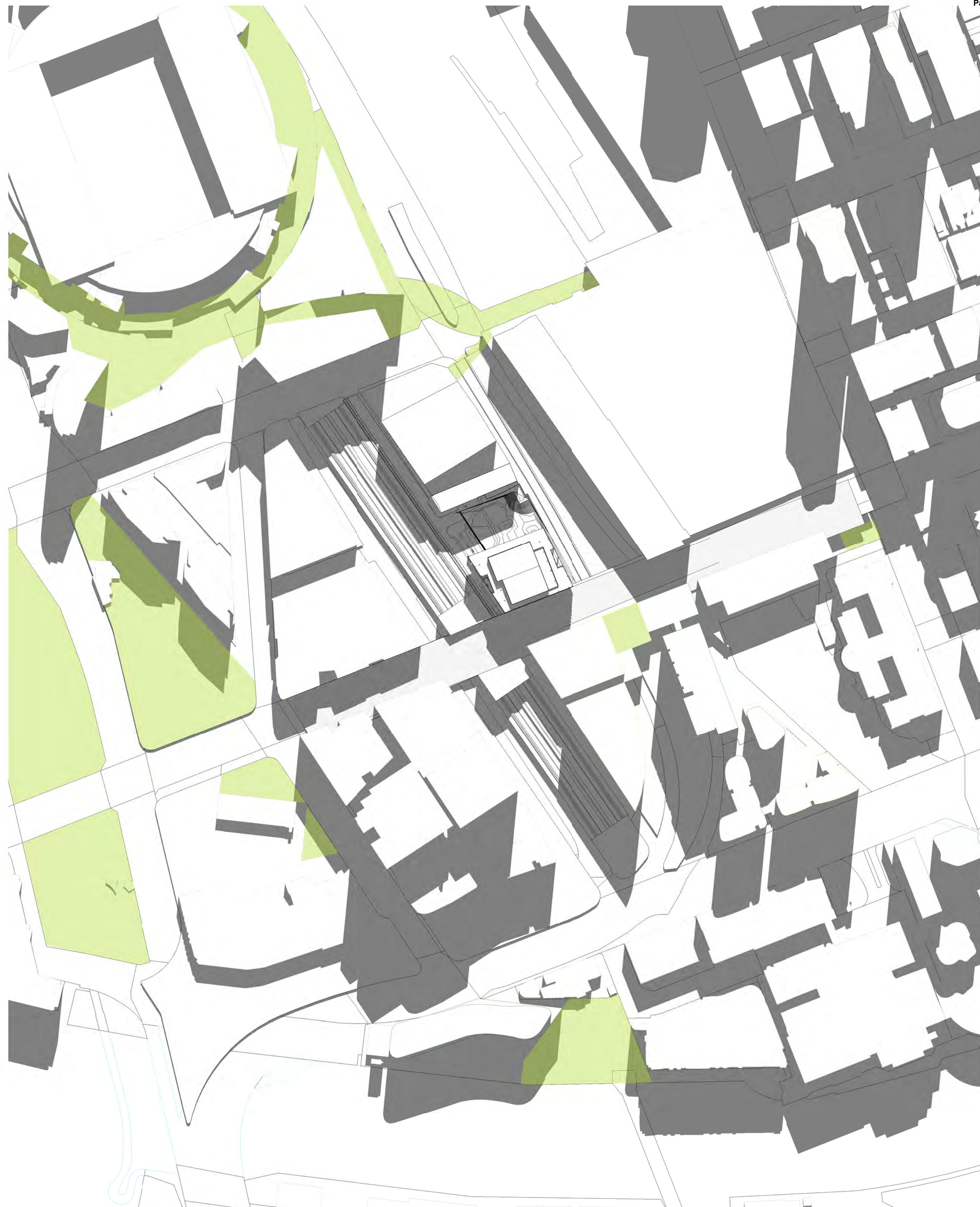
Author: CJ Checker: CG Sheet Size: A1 Scale: As indicated

Drawing Number:
10697_TP913

Issue:
2

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1 TP_Shadow Diagram_Spring 12pm_Existing
1 : 2000




2 TP_Shadow Diagram_Spring 12pm_Proposed
1 : 2000

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOW AT STREET LEVEL
- BUILDING SHADOW

ADDITIONAL SHADOW AREA = 1510m²

Client



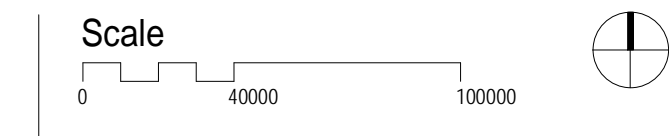
Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
SHADOW STUDY - SHEET 4

Author: CJ Checker: CG Sheet Size: A1 Scale: As indicated

Drawing Number:
10697_TP914

Issue:
2

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1 TP_Shadow Diagram_Spring 1pm_Existing
1 : 2000



2 TP_Shadow Diagram_Spring 1pm_Proposed
1 : 2000

PUBLIC OPEN SPACE
 ADDITIONAL SHADOW AT STREET LEVEL
 BUILDING SHADOW

ADDITIONAL SHADOW AREA = 250m²

17/10/2019 2:26:23 PM C:\BENTEC\2019\700 Collins Street\Main\Map\shadows\TP915.dwg

Client

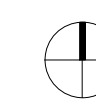
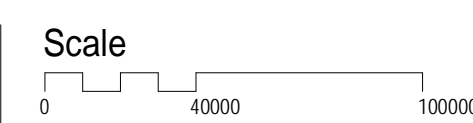


Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
SHADOW STUDY - SHEET 5

Author: CJ
Check: CG
Sheet Size: A1
Drawing Number: **10697_TP915**

Scale: As indicated
Issue: **2**

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1 TP_Shadow Diagram_Spring 2pm_Existing
1 : 2000



2 TP_Shadow Diagram_Spring 2pm_Proposed
1 : 2000

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOW AT STREET LEVEL
- BUILDING SHADOW

ADDITIONAL SHADOW AREA = 1940m²

17/1/2019 2:28:28 PM C:\BENTLEY\BENTLEY\100 Collins Street\Main\Main\10697_TownPlan.dwg



Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
SHADOW STUDY - SHEET 6

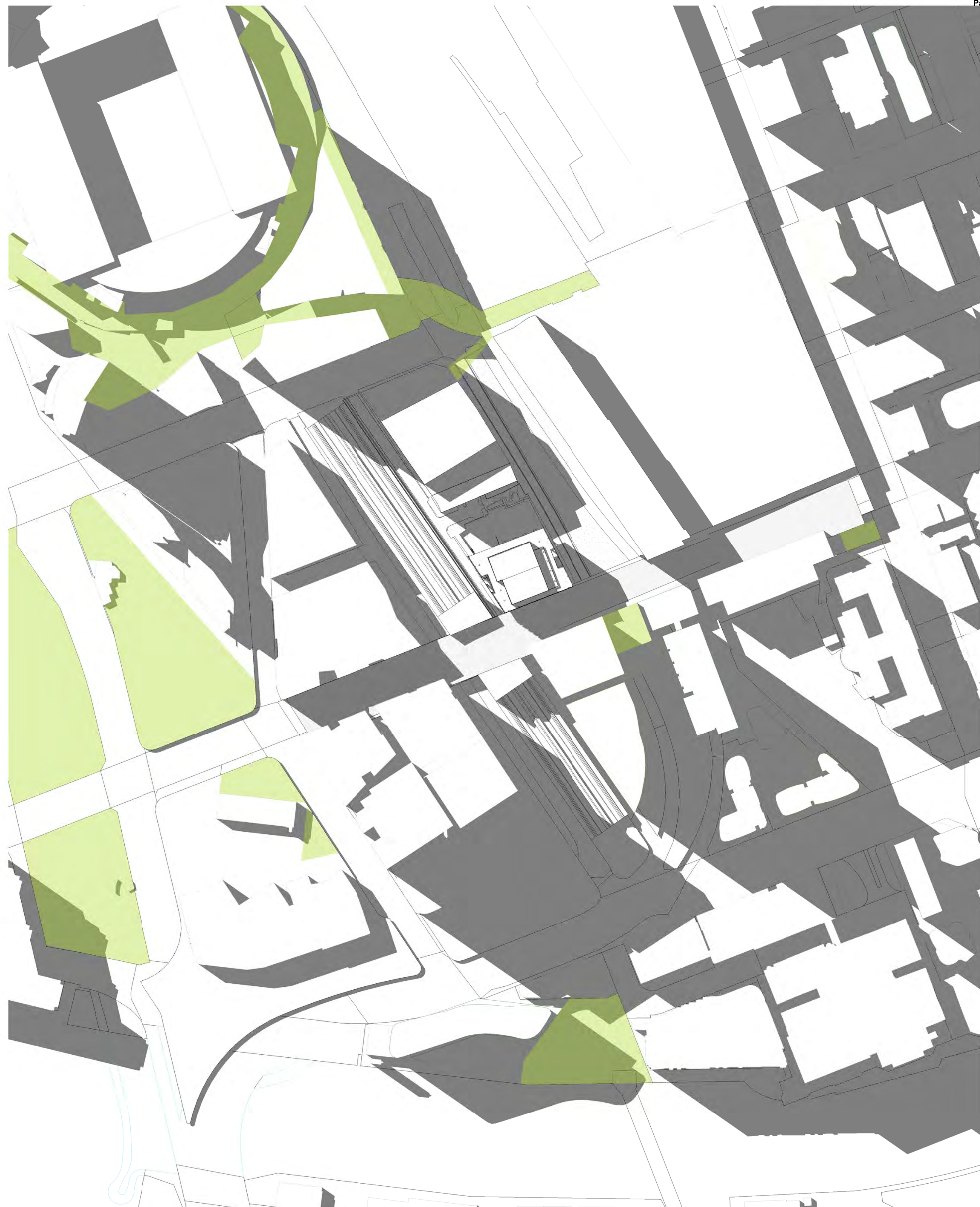
Author: CJ Checker: CG Sheet Size: A1 Scale: As indicated

Drawing Number:
10697_TP916

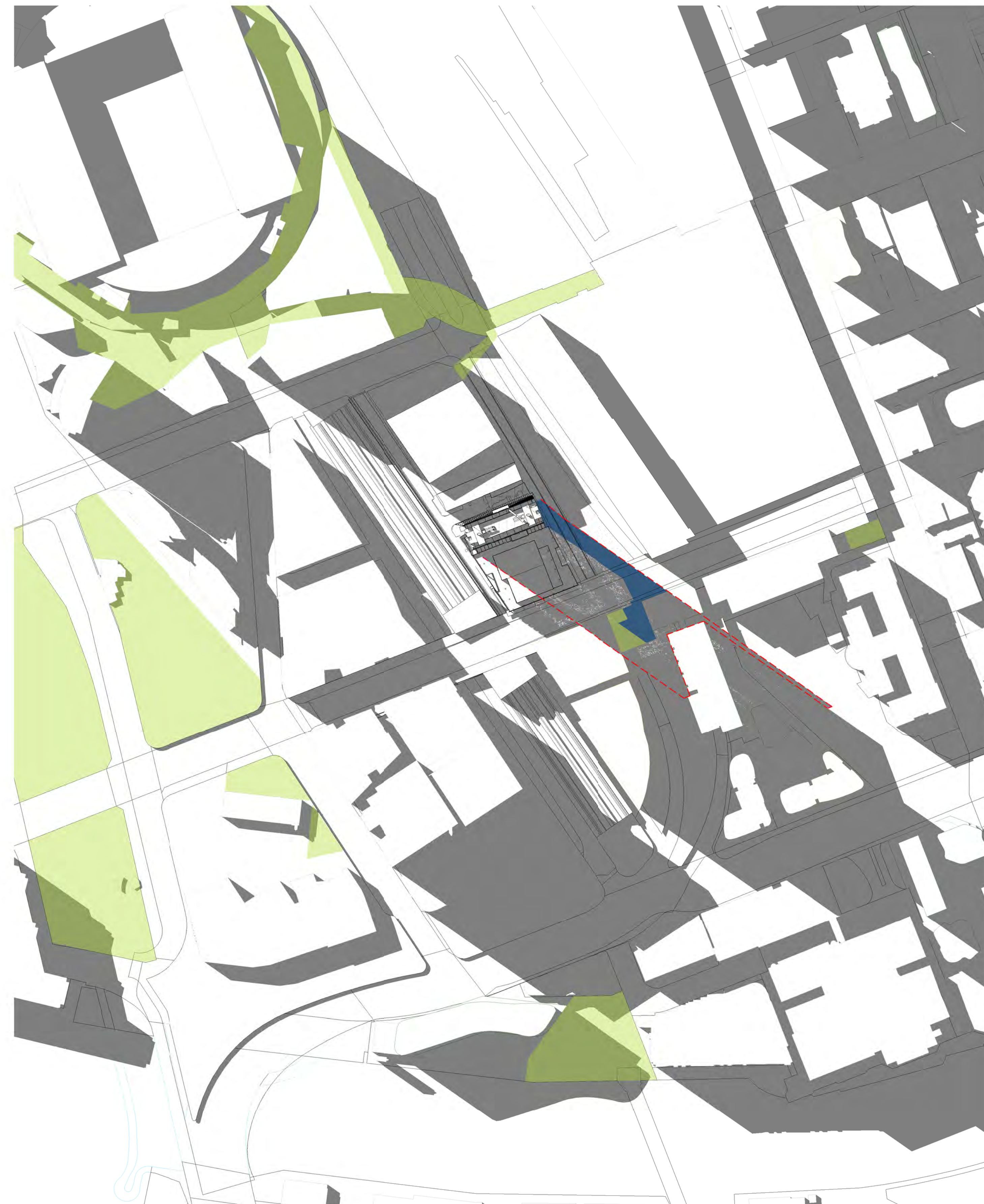
Issue:
2

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1 TP_Shadow Diagram_Spring 3pm_Existing
1 : 2000



2 TP_Shadow Diagram_Spring 3pm_Proposed
1 : 2000

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOW AT STREET LEVEL
- BUILDING SHADOW

ADDITIONAL SHADOW AREA = 2065m²

17/10/2019 3:02:31 PM C:\BENTLEY\BENTLEY\100 Collins Street\Main\Main\10697_TownPlan.dwg

Client

CROMWELL
FUNDS MANAGEMENT

Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
SHADOW STUDY - SHEET 7

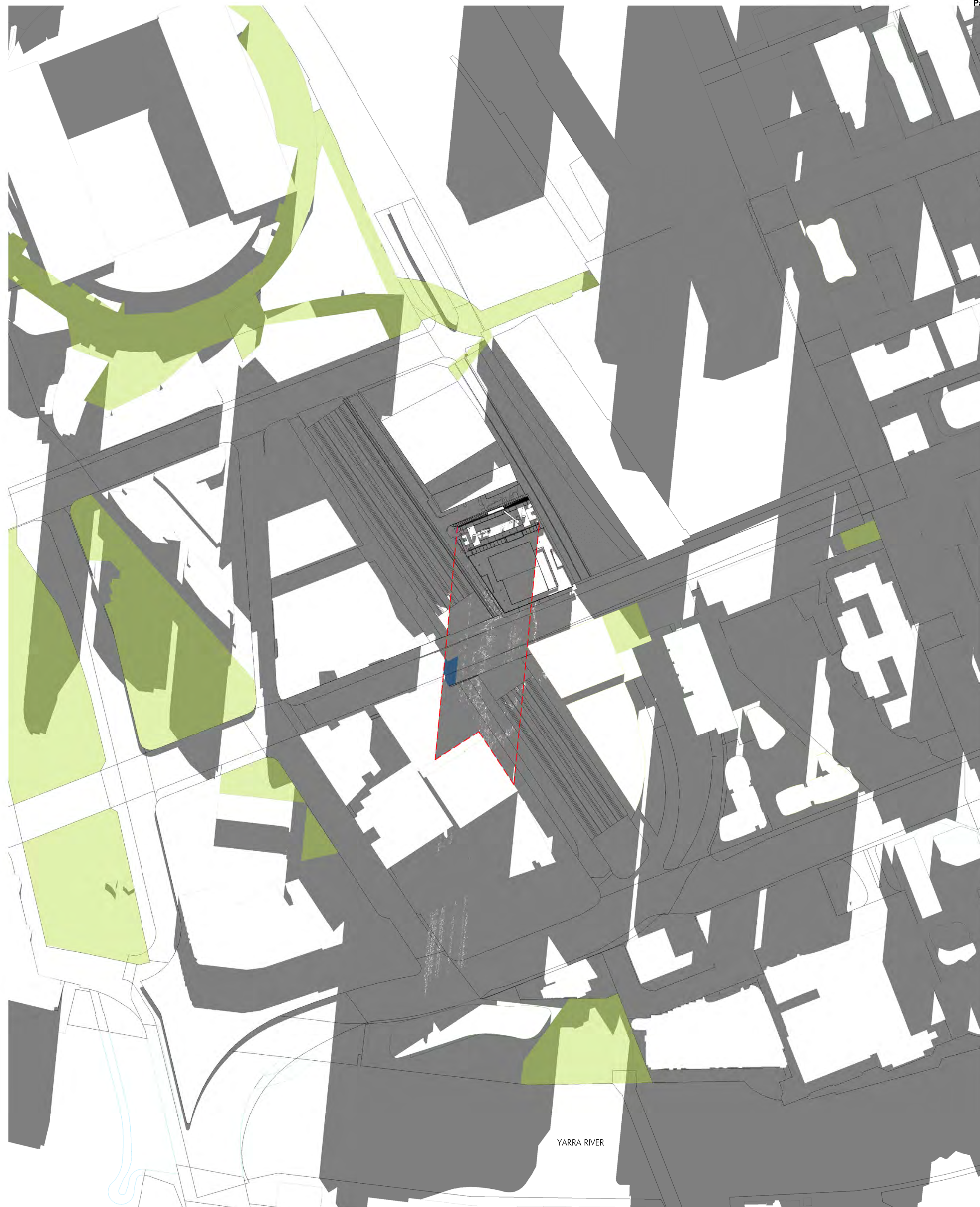
Author: CJ Checker: CG Sheet Size: A1 Scale: As indicated

Drawing Number:
10697_TP917

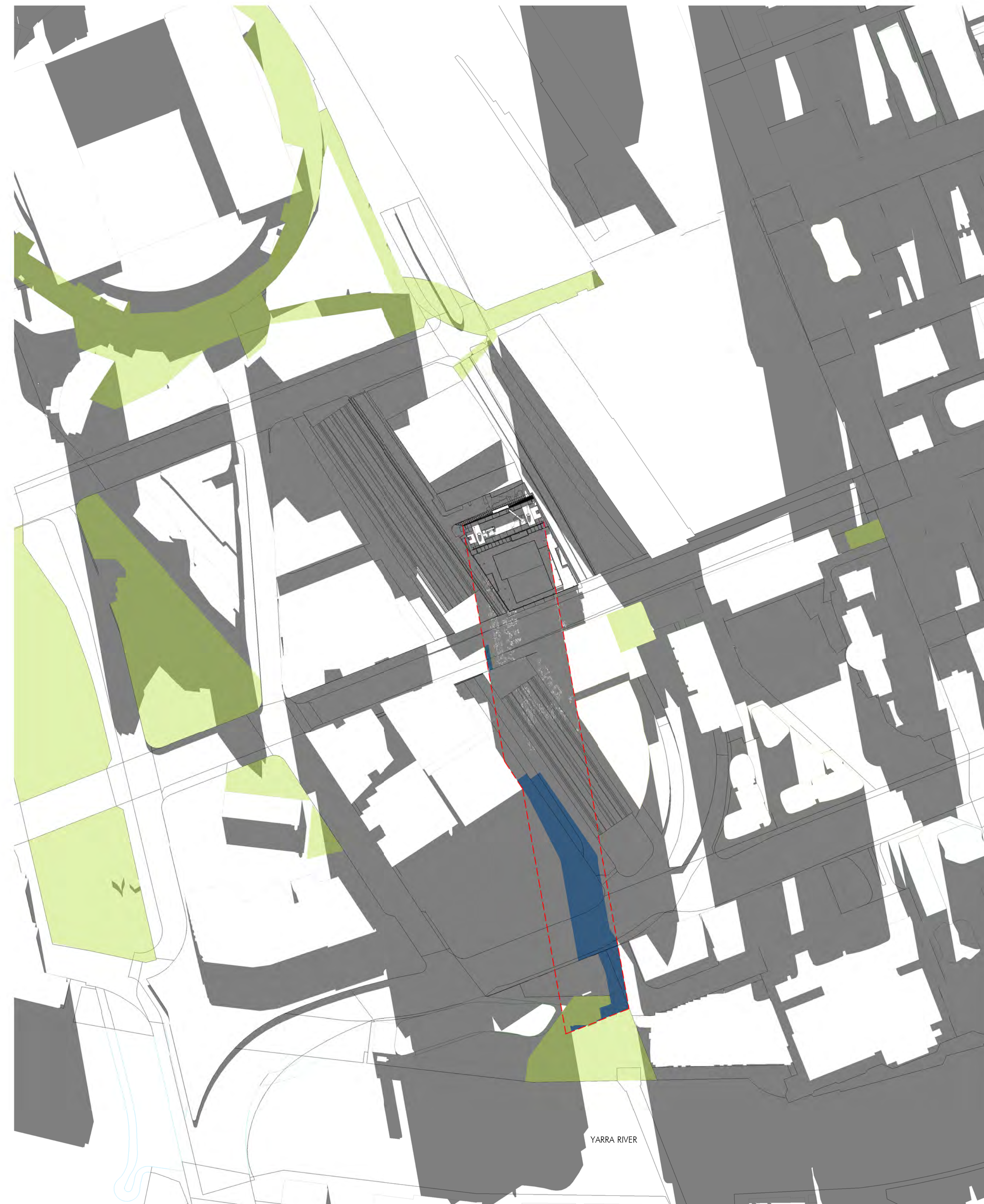
Issue:
2

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t +61 3 8547 1400
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1 TP_Shadow Diagram_Winter 12pm_Proposed
1 : 2000



2 TP_Shadow Diagram_Winter 1pm_Proposed
1 : 2000

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOW AT STREET LEVEL
- BUILDING SHADOW

17/1/2019 3:33:18 PM C:\BENTON\02\01\100 Collins Street\Main\Main\01\01\01.dwg



Issue	Description	Date
2	Issue For DELWP Response	01.11.2019
1	Issue For Information - In Progress for DELWP Response	24.09.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
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Drawing Title:
SHADOW STUDY - SHEET 8

Author: CJ Checker: CG Sheet Size: A1 Scale: As indicated

Drawing Number:
10697_TP918

Issue:
2

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Area Schedule (Development Totals)														
GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
80827 m ²	38992 m ²	2795 m ²	28952 m ²	5090 m ²	2857 m ²	154	7	21	182	30	45	170	20	265

Area Schedule (Development Summary)															
Level	GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
Level 1	2521 m ²	53 m ²	0 m ²	2054 m ²	498 m ²	413 m ²	0	0	0	0	0	0	0	0	0
Level 2	1237 m ²	0 m ²	0 m ²	706 m ²	273 m ²	361 m ²	0	0	0	0	0	0	0	0	0
Level 3	1544 m ²	0 m ²	0 m ²	374 m ²	0 m ²	1049 m ²	0	0	0	0	0	0	0	0	0
Level 4	1495 m ²	89 m ²	0 m ²	374 m ²	0 m ²	1032 m ²	0	0	0	0	0	0	0	0	0
Level 5	2419 m ²	1600 m ²	0 m ²	790 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 5M	2154 m ²	104 m ²	0 m ²	1646 m ²	1323 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 6	1458 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 7	1458 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 8	1458 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 9	1456 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 10	1459 m ²	859 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 11	1457 m ²	856 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 12	1454 m ²	854 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 13	1445 m ²	852 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 14	1451 m ²	850 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 15	1449 m ²	848 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 16	1447 m ²	846 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 17	1446 m ²	845 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 18	1444 m ²	844 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 19a	1234 m ²	0 m ²	0 m ²	1234 m ²	191 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 19 - Recreation	1267 m ²	0 m ²	53 m ²	457 m ²	757 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 20 - Recreation	1212 m ²	0 m ²	0 m ²	424 m ²	498 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 21	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 22	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 23	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 24	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 25	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 26	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 27	1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0
Level 28a	1232 m ²	0 m ²	0 m ²	1232 m ²	246 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 28 - Recreation	1285 m ²	0 m ²	0 m ²	363 m ²	922 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 29 - Recreation	1255 m ²	0 m ²	0 m ²	540 m ²	382 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 30	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 31	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 32	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 33	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 34	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 35	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 36	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 37	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 38	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 39	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 40	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 41	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 42	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 43	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 44	1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11
Level 45	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 46	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 47	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 48	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 49	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 50	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 51	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 52	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 53	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 54	1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10
Level 55 - Plant	1247 m ²	0 m ²	0 m ²	1247 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 55A	1209 m ²	0 m ²	0 m ²	760 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0
Level 55B	1213 m ²	0 m ²	0 m ²	797 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0


Parking Schedule - Proposed

DISABLED	2
SMALL	7
STANDARD	30
Level 2	39
DISABLED	1
SMALL	11
STANDARD	62
Level 3	80
DISABLED	1
SHARE CAR	2
SMALL	11
STANDARD	60
Level 4	80
Grand total	199

Cycle Parking

Level 1	82
Level 2	45
Level 3	127
Total	254

Client



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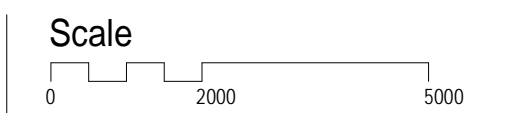
Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion

Project Address
700 Collins St, Melbourne



Drawing Title:
Development Summary

Author: **DZ** Checker: **CG** Sheet Size: **A1**

Drawing Number:
10697_TP951

Scale:
1 : 100

Issue:
5



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AREAS

- CARPARK
- CORE
- LOBBY
- PLANT
- RETAIL

Area Category	Area
CARPARK	413 m ²
CORE	537 m ²
LOBBY	498 m ²
PLANT	1020 m ²
RETAIL	53 m ²
	2521 m ²

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
2521 m ²	53 m ²	0 m ²	2054 m ²	498 m ²	413 m ²	0	0	0	0	0	0	0	0	0

Client: 1/1/2019 5:33:34 PM C:\NET\COLOUR\700 Collins Street\Main\Map_dwg\level1.rvt



Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
Development Summary - Level 1

Author: DZ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP952 Issue: **5**

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MAYFIELD PLACE



AREAS

- CARPARK
- CORE
- PLANT
- STORE
- VOID

Area Category	Area
CARPARK	361 m ²
CORE	374 m ²
PLANT	59 m ²
STORE	273 m ²
VOID	170 m ²
	1237 m ²

Area Schedule (Development Summary)_Level 2

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1237 m ²	0 m ²	0 m ²	706 m ²	273 m ²	361 m ²	0	0	0	0	0	0	0	0	0

Client

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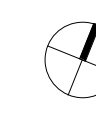
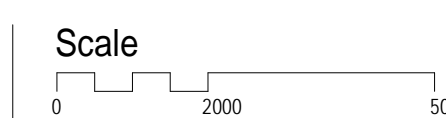


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne

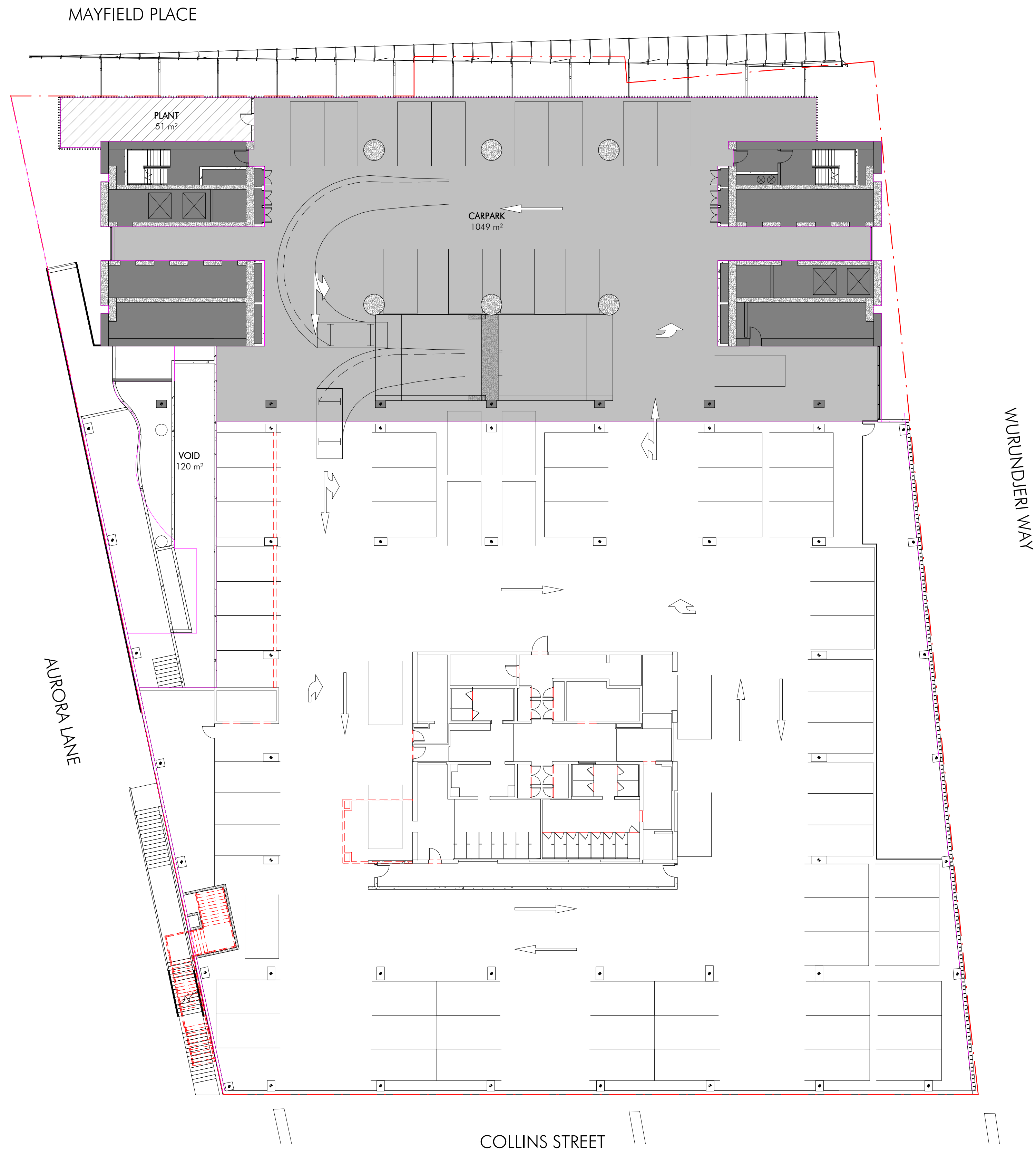


Drawing Title:
Development Summary - Level 2

Author:	Checker:	Sheet Size:	Scale:
DZ	CG	A1	1 : 200
Drawing Number:	Issue:		
10697_TP953	5		



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AREAS

- CARPARK
- CORE
- PLANT
- VOID

Area Category	Area
CARPARK	1049 m ²
CORE	323 m ²
PLANT	51 m ²
VOID	120 m ²
	1544 m ²

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1544 m ²	0 m ²	0 m ²	374 m ²	0 m ²	1049 m ²	0	0	0	0	0	0	0	0	0

Client

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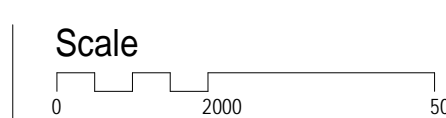


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne

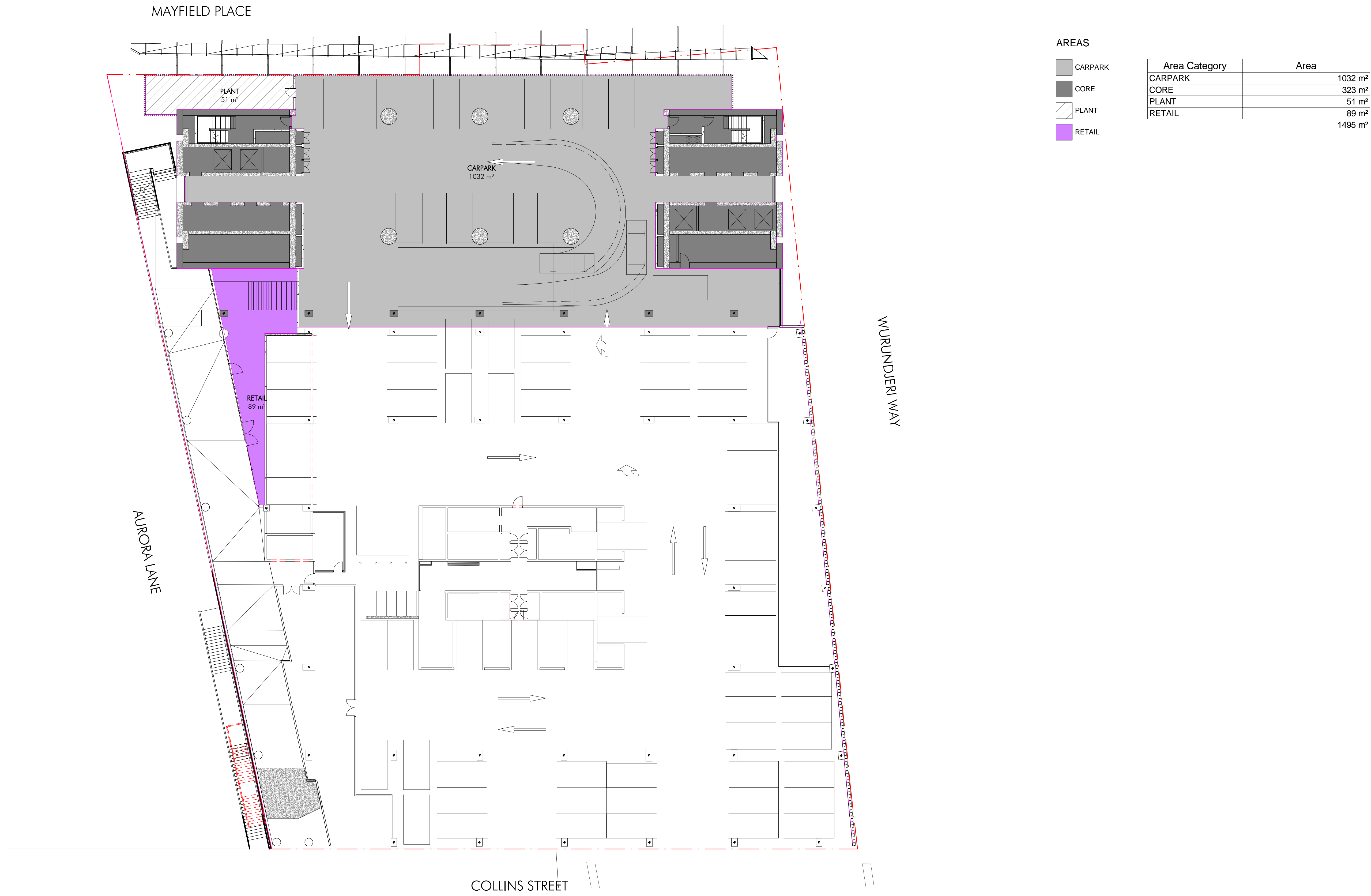


Drawing Title:
Development Summary - Level 3

Author: DZ	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP954	Issue: 5		

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GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1495 m ²	89 m ²	0 m ²	374 m ²	0 m ²	1032 m ²	0	0	0	0	0	0	0	0	0

17/1/2019 5:43:28 PM C:\BENTLEY\DRAWING\100 Collins Street\Area_Meas_01.dwg

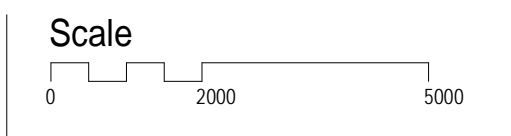


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title: Development Summary - Level 4			
Author: DZ	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP955			Issue: 5

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AREAS

- CIRCULATION
- COMMERCIAL
- CORE
- VOID

Area Category	Area
CIRCULATION	466 m ²
COMMERCIAL	1600 m ²
CORE	323 m ²
VOID	30 m ²
	2419 m ²

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
2419 m ²	1600 m ²	0 m ²	790 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0

17/1/2019 5:40 PM - C:\BENTON\2019\700 Collins Street\Area_Meas_Levels\Level 5.dwg

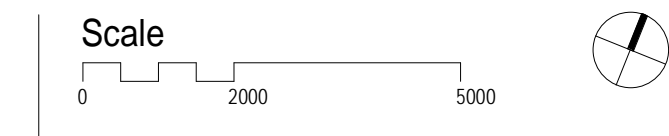


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
Development Summary - Level 5

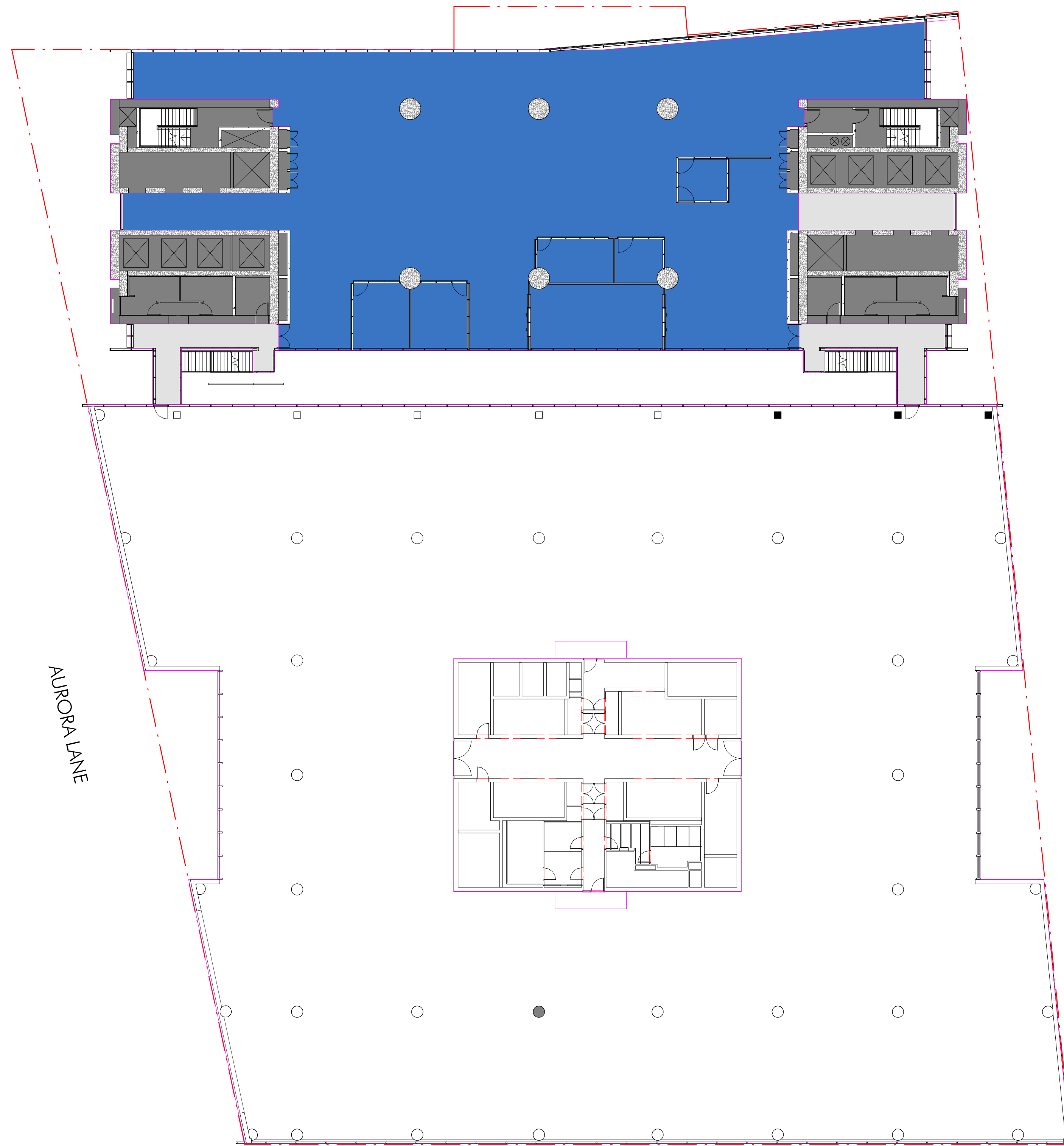
Author: DZ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP956 Issue: **5**

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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMERCIAL
- CORE
- VOID

Area Category	Area
CIRCULATION	85 m ²
COMMERCIAL	863 m ²
CORE	323 m ²
VOID	186 m ²
	1458 m ²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1458 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0

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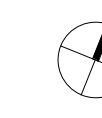
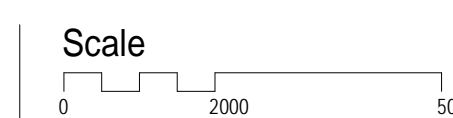


Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	13.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	18.02.2019

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TOWN PLANNING

Project Name
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 Project Address
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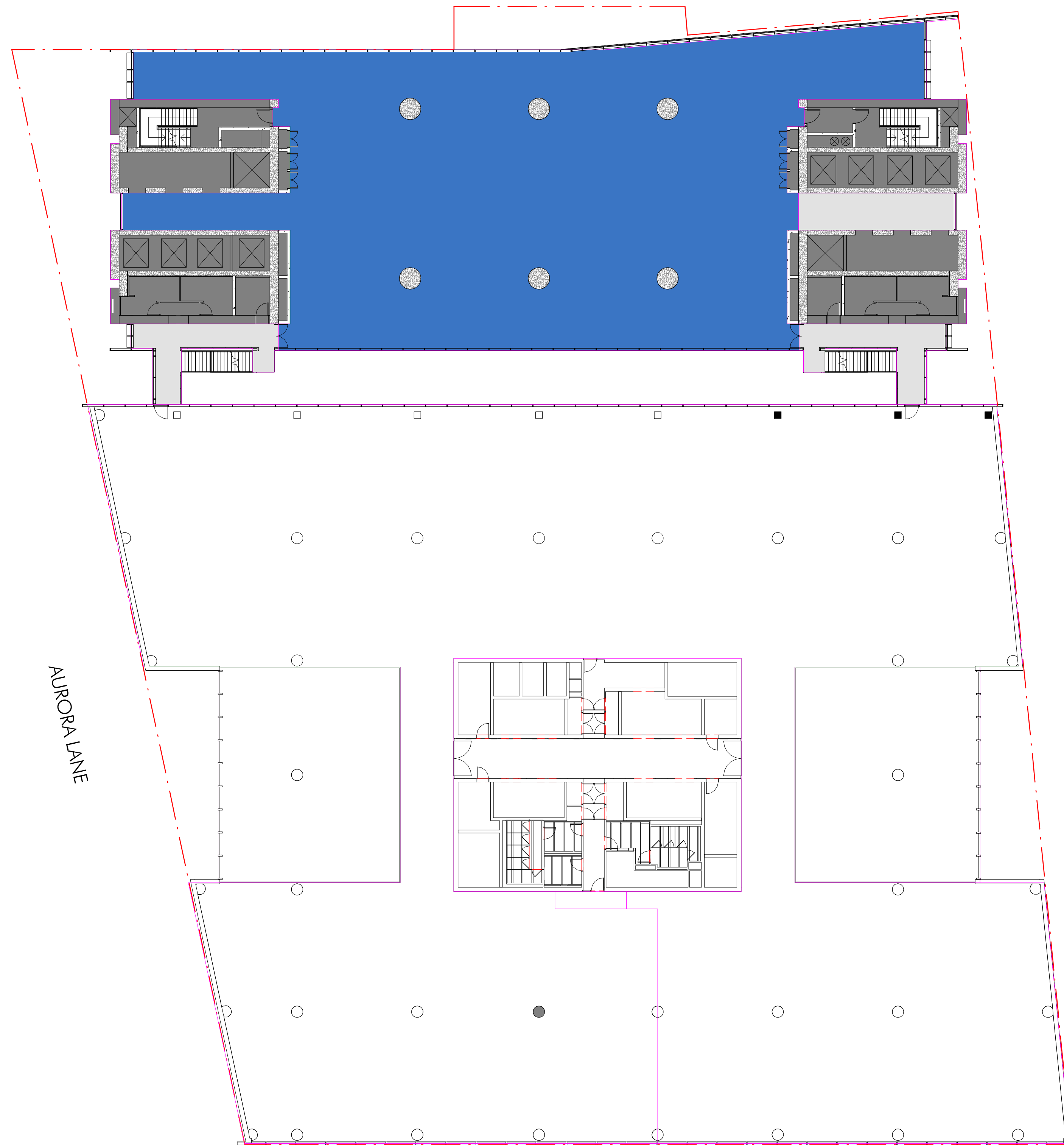


Drawing Title: Development Summary - Level 6			
Author: AD	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP957			Issue: 6

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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMERCIAL
- CORE
- VOID

Area Category	Area
CIRCULATION	85 m ²
COMMERCIAL	863 m ²
CORE	323 m ²
VOID	186 m ²
	1458 m ²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1458 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0

17/10/2019 5:42:33 PM C:\BENTEC\COLOUR\700 Collins\Area\Main\Area_7\level7.rvt

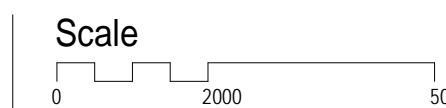


Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	13.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	18.02.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



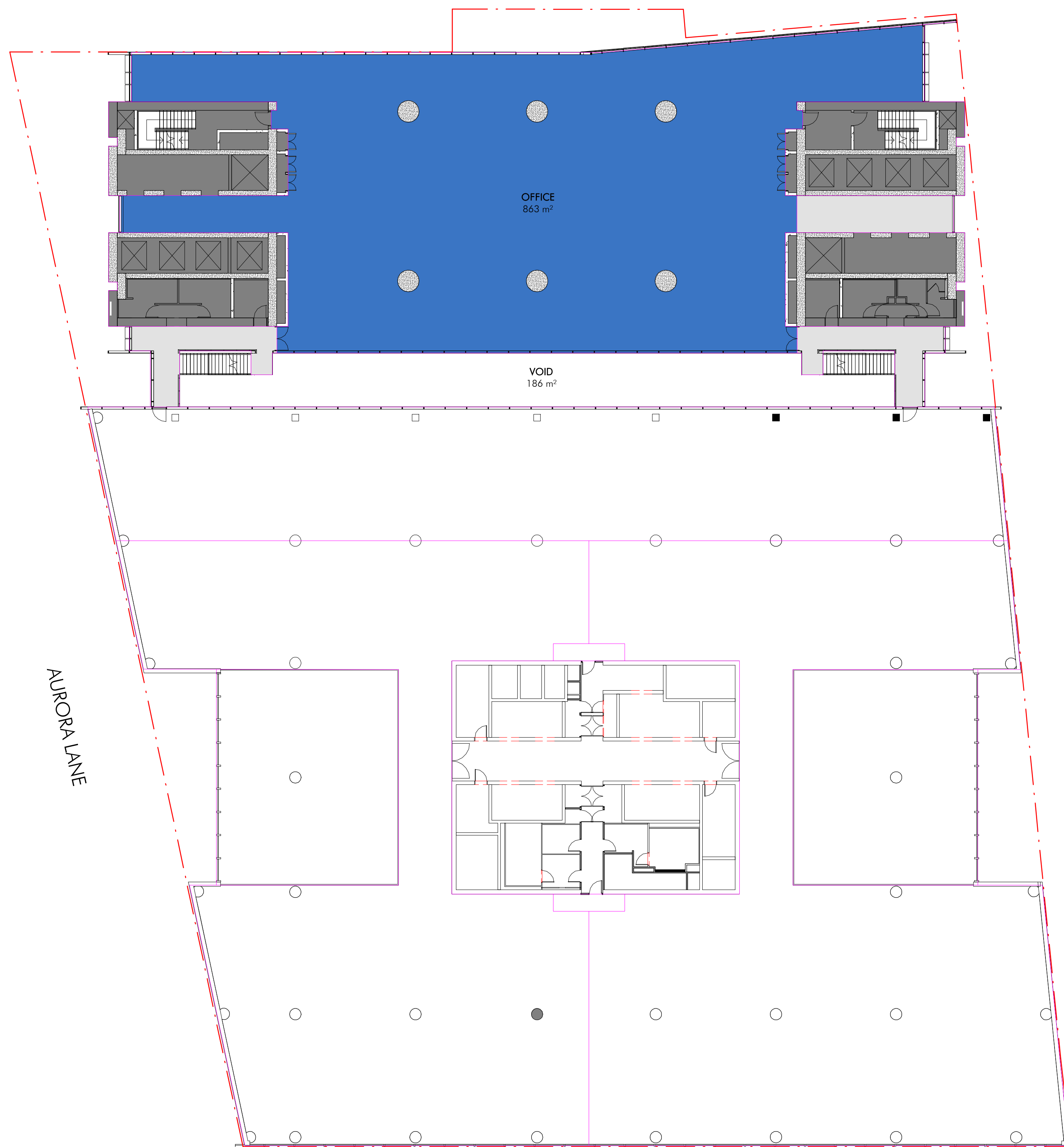
Drawing Title:
Development Summary - Level 7

Author: AD	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP958	Issue: 6		



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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMERCIAL
- CORE
- VOID

Area Category	Area
CIRCULATION	85 m ²
COMMERCIAL	863 m ²
CORE	323 m ²
VOID	186 m ²
	1458 m ²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1458 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0

Client

17/1/2019 5:44:23 PM - C:\BENTLEY\BENTLEY\1700 Collins Street\Area Schedule_Level 8.dwg

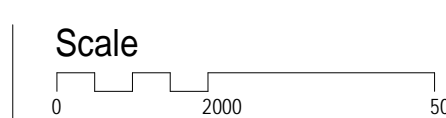


Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	13.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	18.02.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



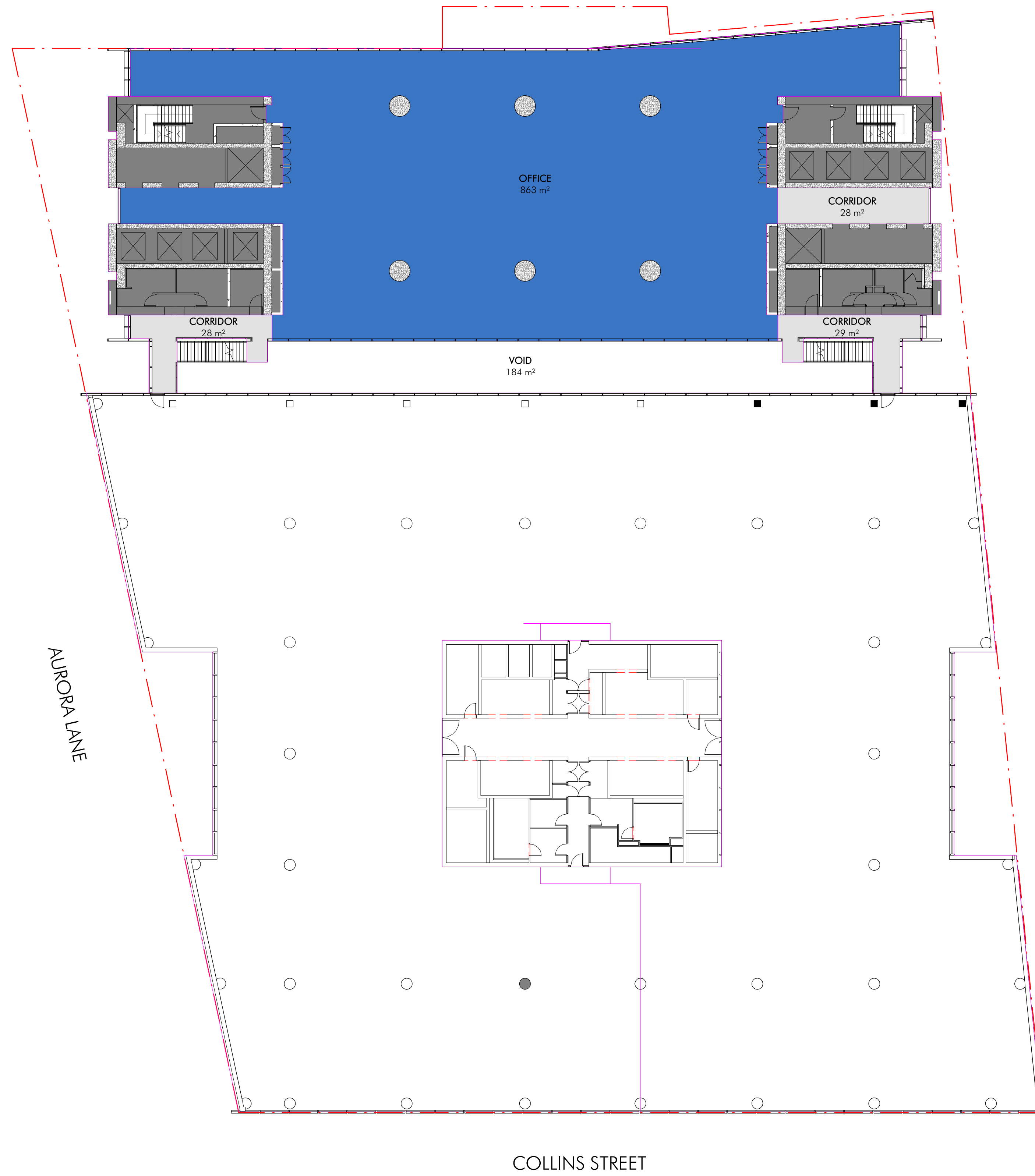
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Development Summary - Level 8

Author: AD	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP959	Issue: 6		

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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMERCIAL
- CORE
- VOID

Area Category	Area
CIRCULATION	85 m ²
COMMERCIAL	863 m ²
CORE	323 m ²
VOID	184 m ²
	1456 m ²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1456 m ²	863 m ²	0 m ²	409 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0

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Issue	Description	Date
6	Issue For DELWP Response	01.11.2019
5	Issue For Town Planning	26.06.2019
4	2nd Draft Issue For Town Planning	13.06.2019
3	Draft Issue For Town Planning	07.06.2019
2	Issue For Information	22.05.2019
1	Issue For Information	18.02.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne

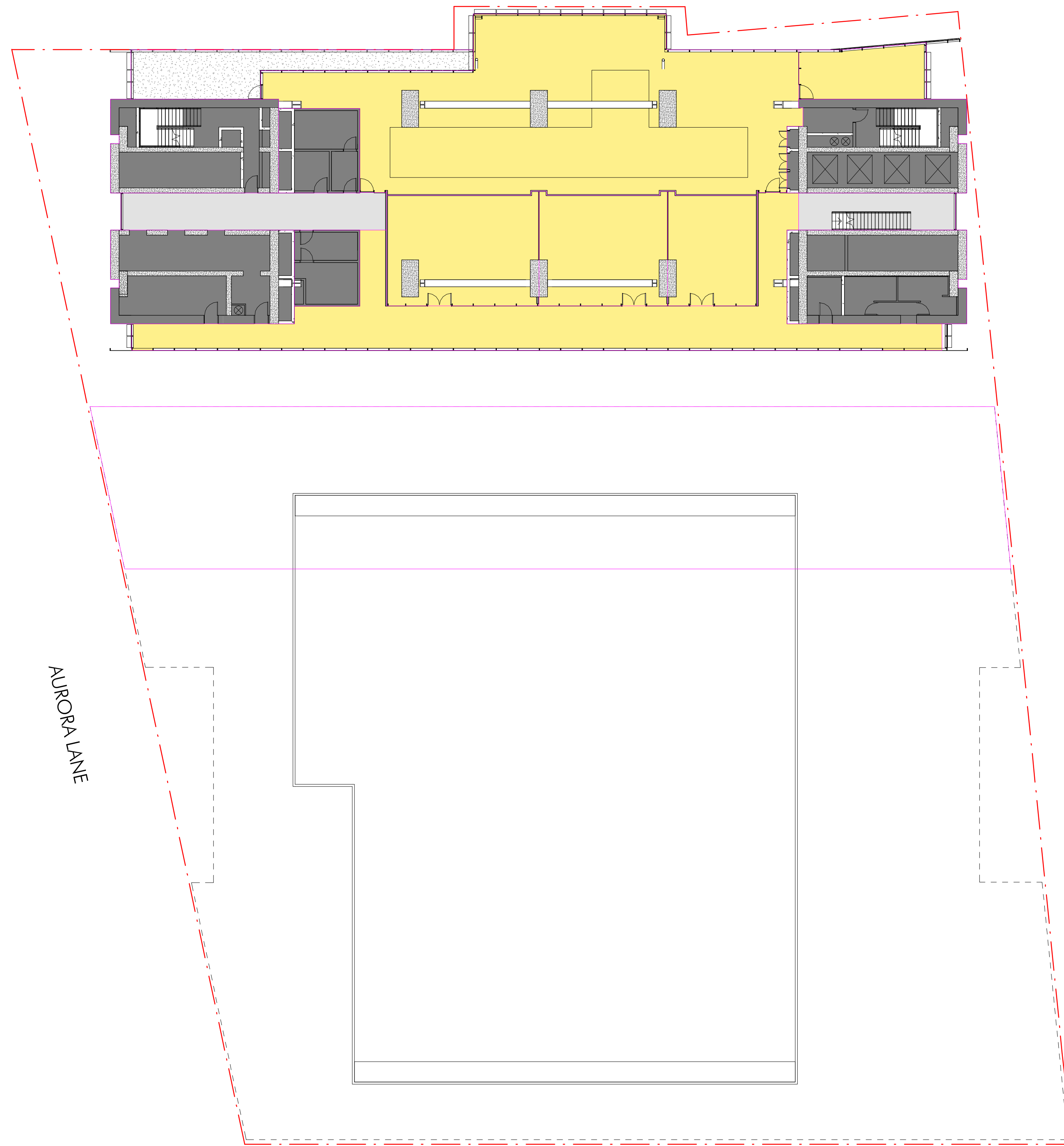


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Author: AD	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP960			Issue: 6

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MAYFIELD PLACE



AREAS

- BALCONY
- CIRCULATION
- COMMUNAL
- CORE

Area Category	Area
BALCONY	53 m ²
CIRCULATION	77 m ²
COMMUNAL	757 m ²
CORE	380 m ²
	1267 m ²

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1267 m ²	0 m ²	53 m ²	457 m ²	757 m ²	0 m ²	0	0	0	0	0	0	0	0	0

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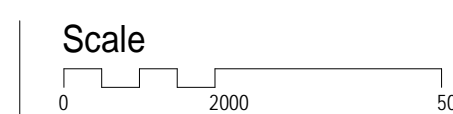


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



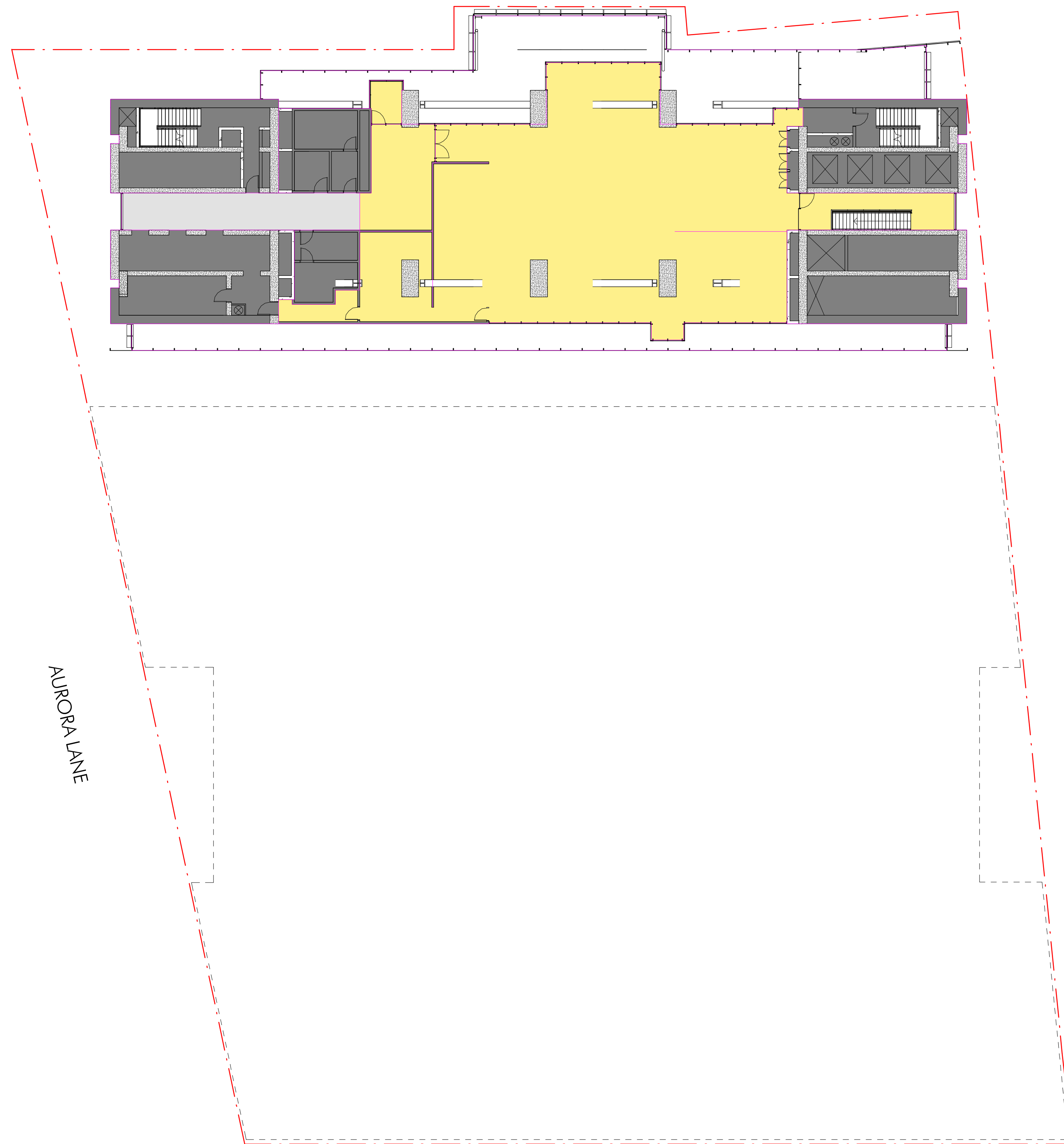
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Development Summary - Level 19

Author:	Checker:	Sheet Size:	Scale:
DZ	CG	A1	1 : 200
Drawing Number:	Issue:		
10697_TP961	5		



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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMUNAL
- CORE
- VOID

Area Category	Area
CIRCULATION	43 m ²
COMMUNAL	498 m ²
CORE	381 m ²
VOID	289 m ²
	1212 m ²

AURORA LANE

WURLINDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1212 m ²	0 m ²	0 m ²	424 m ²	498 m ²	0 m ²	0	0	0	0	0	0	0	0	0

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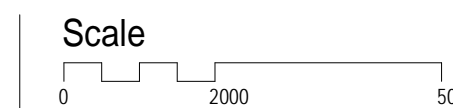


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
Development Summary - Level 20

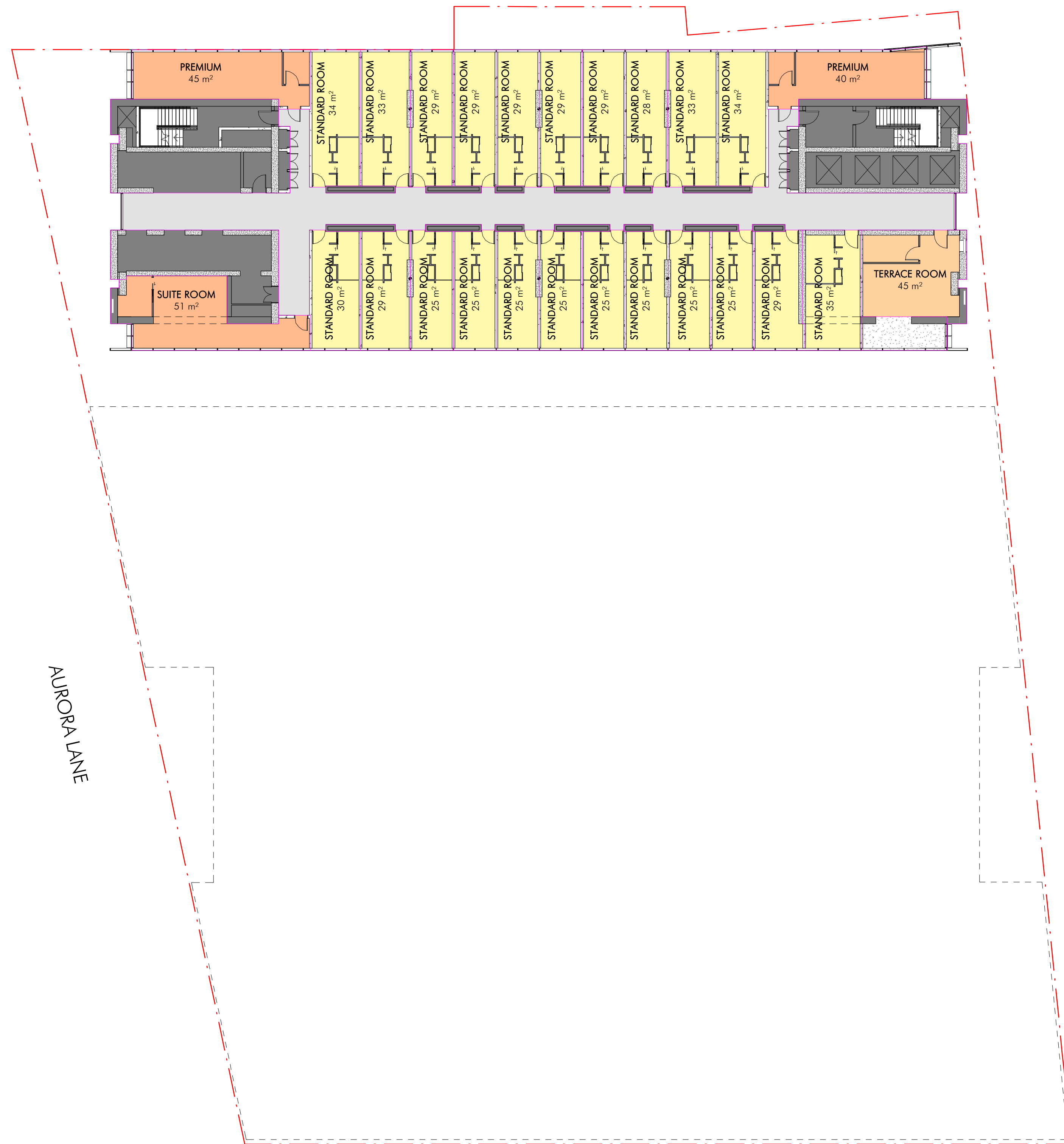
Author: DZ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP962 Issue: **5**



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MAYFIELD PLACE



AREAS

	BALCONY
	CIRCULATION
	CORE
	DELUXE
	PREMIUM
	STANDARD

Area Category	Area
BALCONY	14 m ²
CIRCULATION	177 m ²
CORE	232 m ²
DELUXE	45 m ²
PREMIUM	136 m ²
STANDARD	628 m ²
TOTAL	1232 m²

AURORA LANE

WURLINDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1232 m ²	809 m ²	14 m ²	409 m ²	0 m ²	0 m ²	22	1	3	26	0	0	0	0	0

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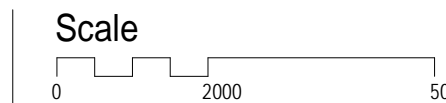


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne

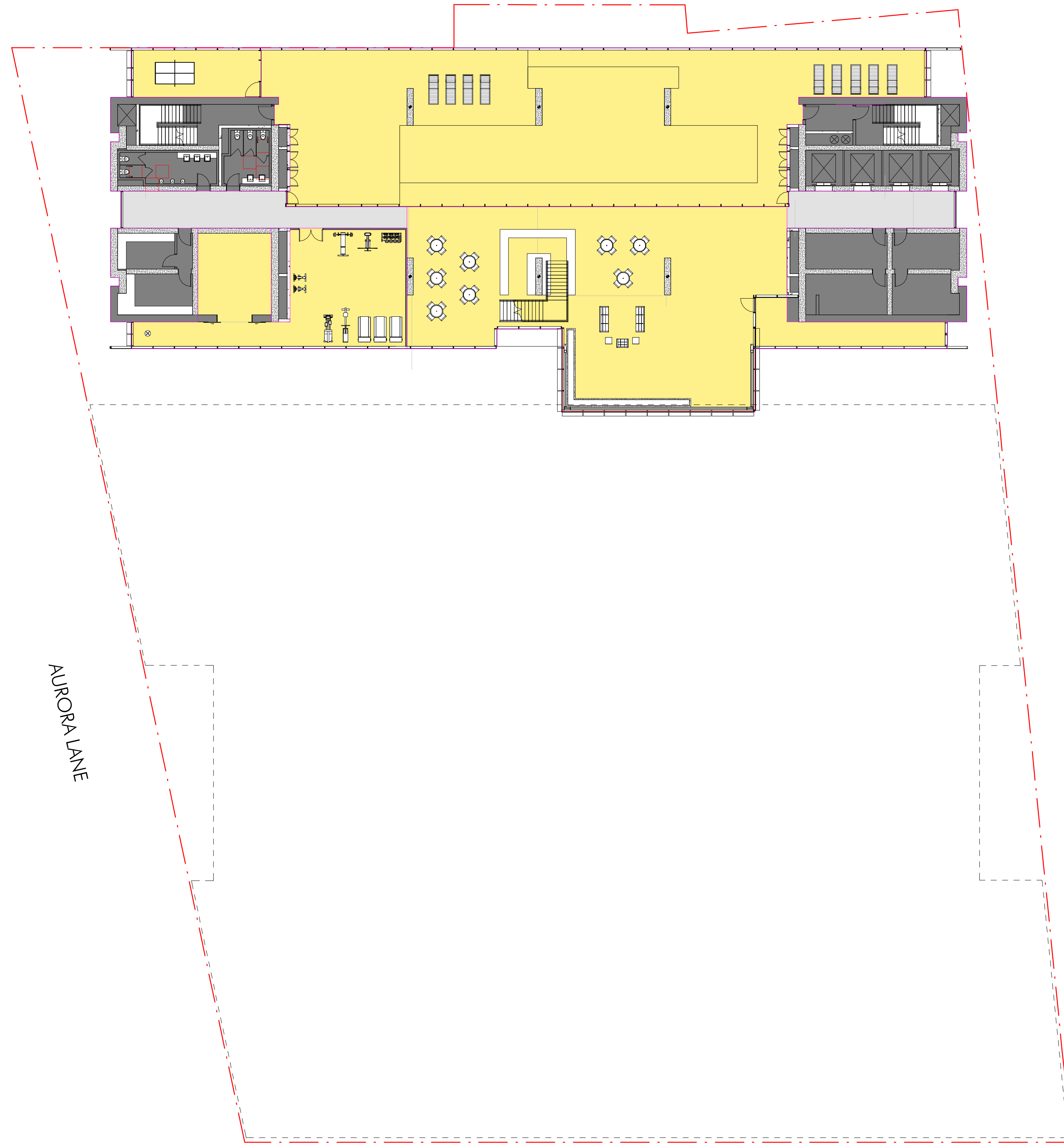


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Author: DZ	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP963			Issue: 5



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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMUNAL
- CORE

Area Category	Area
CIRCULATION	73 m ²
COMMUNAL	922 m ²
CORE	290 m ²
	1285 m ²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

Area Schedule (Development Summary)_Level 28														
GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1285 m ²	0 m ²	0 m ²	363 m ²	922 m ²	0 m ²	0	0	0	0	0	0	0	0	0

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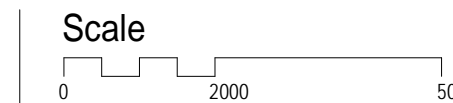


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



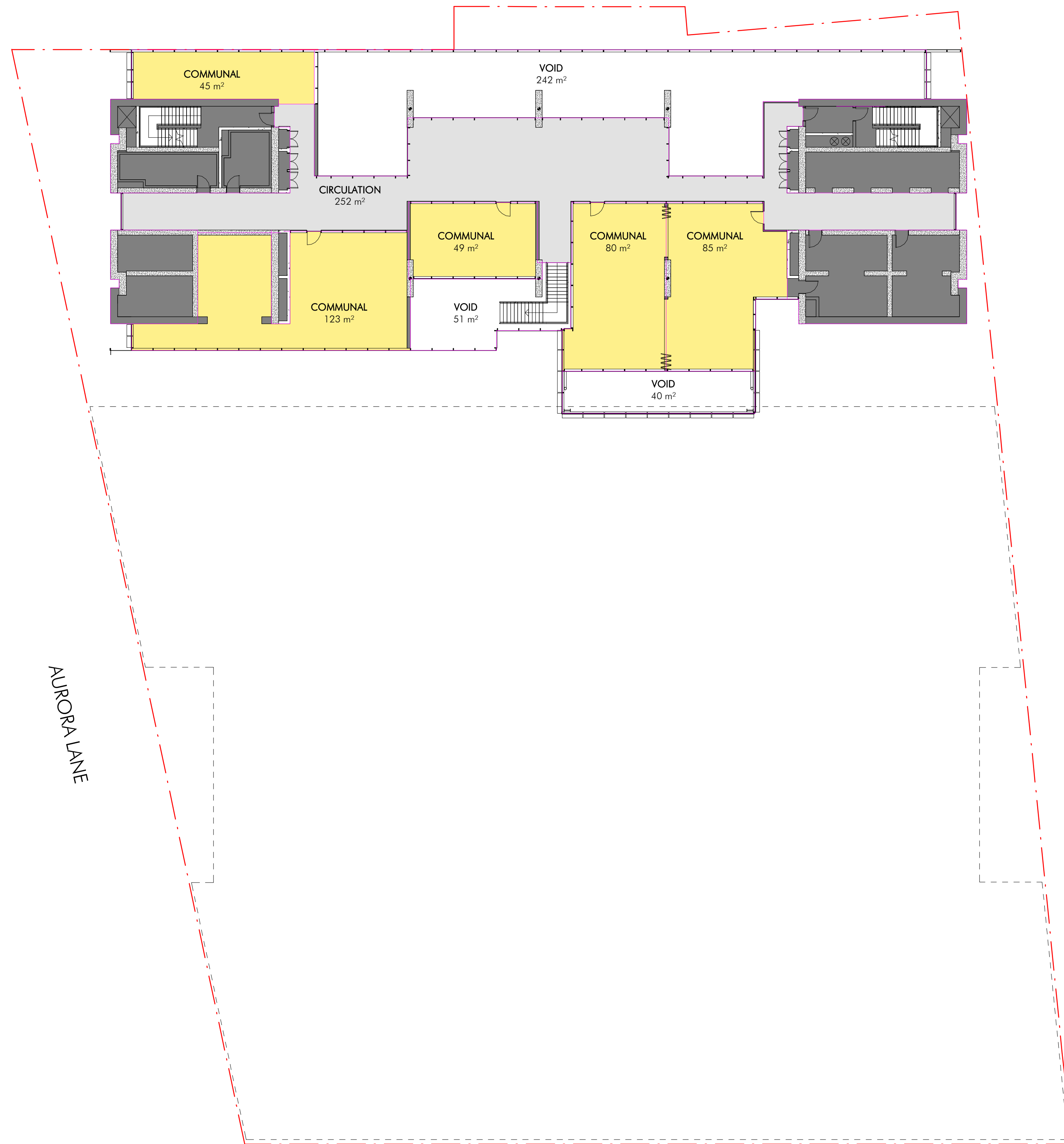
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Author:	Checker:	Sheet Size:	Scale:
DZ	CG	A1	1 : 200
Drawing Number:	Issue:		
10697_TP964	5		



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MAYFIELD PLACE



AREAS

- CIRCULATION
- COMMUNAL
- CORE
- VOID

Area Category	Area
CIRCULATION	252 m ²
COMMUNAL	382 m ²
CORE	288 m ²
VOID	333 m ²
	1255 m ²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

Area Schedule (Development Summary)_Level 29														
GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1255 m ²	0 m ²	0 m ²	540 m ²	382 m ²	0 m ²	0	0	0	0	0	0	0	0	0

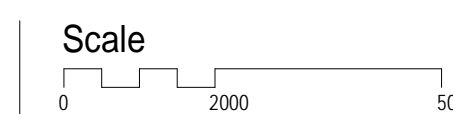
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Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title:
Development Summary - Level 29

Author:	Checker:	Sheet Size:	Scale:
DZ	CG	A1	1 : 200
Drawing Number:	Issue:		
10697_TP965	5		

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MAYFIELD PLACE



AREAS

- 1 BED
- 1 STUDIO
- 2 BED
- BALCONY
- CIRCULATION
- CORE

Area Category	Area
1 BED	52 m ²
1 STUDIO	72 m ²
2 BED	686 m ²
BALCONY	110 m ²
CIRCULATION	141 m ²
CORE	171 m ²
TOTAL	1232 m²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1232 m ²	810 m ²	110 m ²	312 m ²	0 m ²	0 m ²	0	0	0	0	2	1	8	0	11

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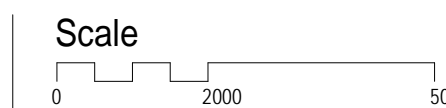


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
Development Summary - Level 30-44

Author: DZ Checker: CG Sheet Size: A1 Scale: 1:200

Drawing Number:
10697_TP966 Issue: **5**



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MAYFIELD PLACE



AREAS

- 1 BED
- 2 BED
- 3 BED
- BALCONY
- CIRCULATION
- CORE

Area Category	Area
1 BED	130 m ²
2 BED	459 m ²
3 BED	234 m ²
BALCONY	99 m ²
CIRCULATION	138 m ²
CORE	172 m ²
Total	1232 m²

AURORA LANE

WURUNDJERI WAY

COLLINS STREET

GFA Area	NLA Area	POS Area	Circ & Serv Area	Common Area	Parking Area	Standard	Deluxe	Premium	Hotel Room Totals	Studio	1 Bed	2 Bed	3 Bed	Apartment Totals
1232 m ²	823 m ²	99 m ²	310 m ²	0 m ²	0 m ²	0	0	0	0	0	3	5	2	10

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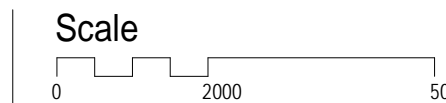


Issue	Description	Date
5	Issue For DELWP Response	01.11.2019
4	Issue For Town Planning	26.06.2019
3	2nd Draft Issue For Town Planning	13.06.2019
2	Draft Issue For Town Planning	07.06.2019
1	Issue For Information	22.05.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title: Development Summary - Level 45-54			
Author: DZ	Checker: CG	Sheet Size: A1	Scale: 1 : 200
Drawing Number: 10697_TP967		Issue: 5	



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VIEW- BOURKE STREET

1/1/2019 9:41:21 AM C:\PROJECTS\700 Collins Street\Main\Main_01\01_01_01_01.dwg

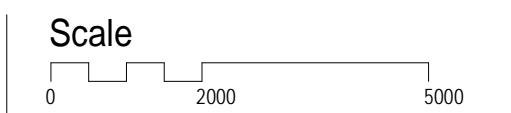


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



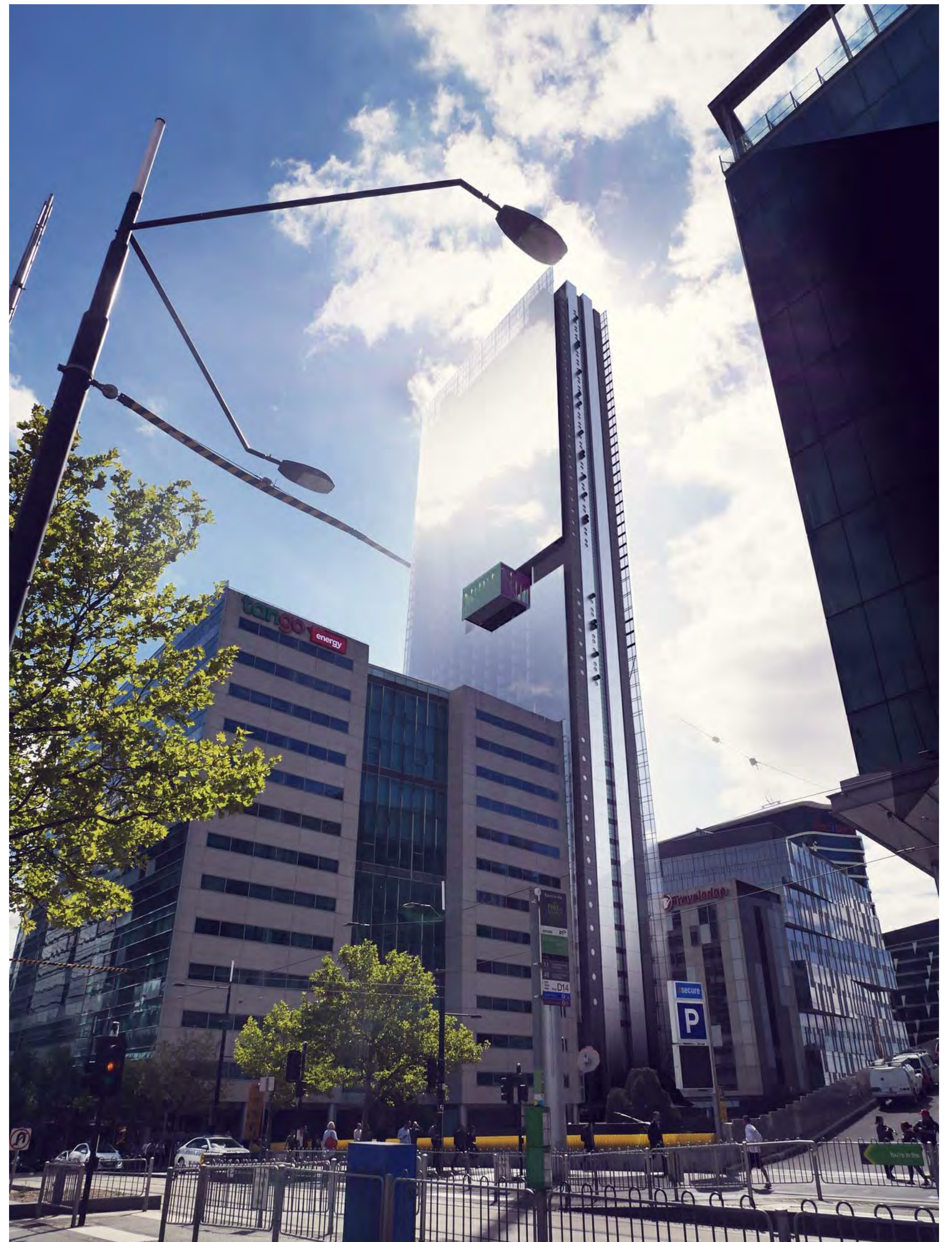
Drawing Title:
VIEW- BOURKE STREET

Author: VA Checker: CG Sheet Size: A1 Scale: _____

Drawing Number:
10697_TP971 Issue: **1**

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VIEW- COLLINS STREET

Client

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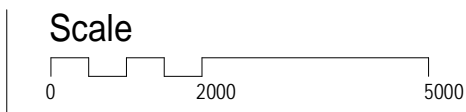


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title:
VIEW- COLLINS STREET

Author: VA Checker: CG Sheet Size: A1

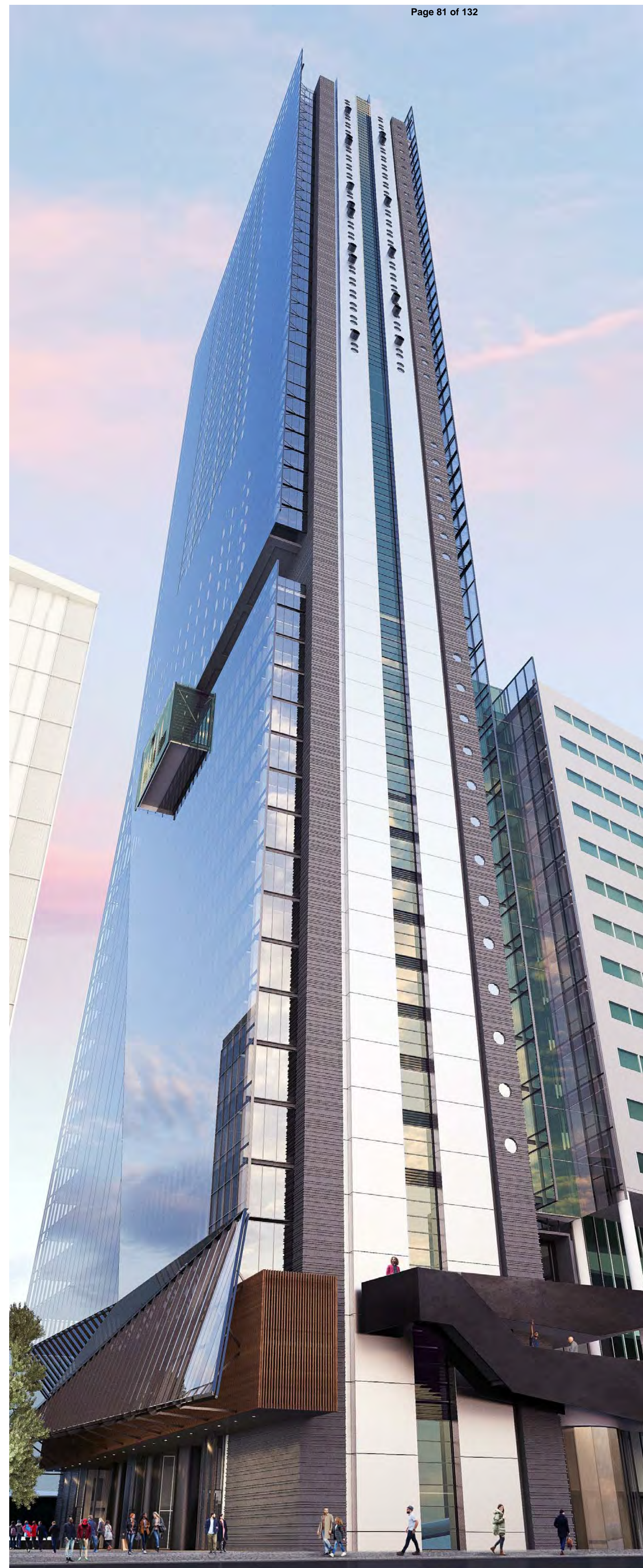
Drawing Number:
10697_TP972

Scale:

Issue:
1



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VIEW- PERSPECTIVE
VIEW- WINTER GARDEN DECK

1/1/2019 9:41:28 AM C:\PROJECTS\700 Collins Street\Main\Main_01_01_2019.rvt

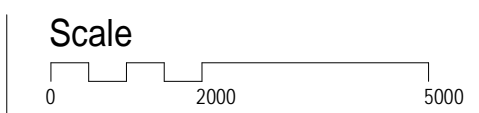


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
Project Address
700 Collins St, Melbourne



Drawing Title: VIEW- PERSPECTIVE			
Author: VA	Checker: CG	Sheet Size: A1	Scale:
Drawing Number: 10697_TP973			Issue: 1



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VIEW- AURORA LANE

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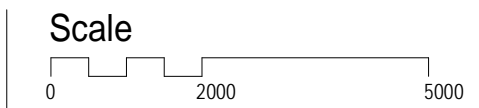


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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TOWN PLANNING

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Author: VA	Checker: CG	Sheet Size: A1	Scale:
Drawing Number: 10697_TP974			Issue: 1

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VIEW- MAYFIELD PLACE

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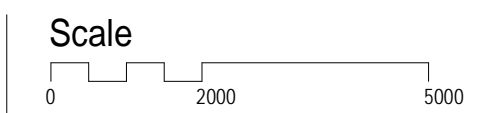


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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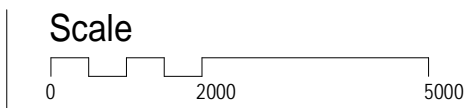


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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 Drawing Number:
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VIEW- LOBBY

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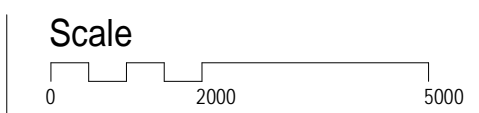


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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Drawing Number: 10697_TP977			Issue: 1

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VIEW- STAIRS TO ATRIUM

Client

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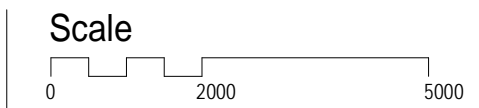


Issue	Description	Date
1	Issue For DELWP Response	01.11.2019

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TOWN PLANNING

Project Name
700 Collins Street Expansion
 Project Address
700 Collins St, Melbourne



Drawing Title: INTERIOR- STAIRS TO ATRIUM			
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Drawing Number: 10697_TP978			Issue: 1



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DELEGATE REPORT

MINISTERIAL PLANNING REFERRAL

Council Application Number:	TPM-2019-21
DELWP Application Number:	PA1900627
Applicant:	Cromwell Diversified Property Trust c/- Human Habitats
Owner:	Cromwell BT Pty Ltd
Architect:	Nettletontribe
Address:	694-704 Collins Street, Docklands
Proposal:	Partial demolition and construction of a multi storey office, residential hotel and apartment tower on the north portion of the site, partially connected to the existing retained office building; and reduction in the statutory bicycle requirements
Cost of Works:	\$310 million
Date Received by CoM:	22 July 2019
Responsible Officer:	Richard Cherry, Senior Urban Planner

1. SUBJECT SITE AND SURROUNDS

1.1. Site

The subject site is located on the north side of Collins Street, Docklands. The site also has direct frontages to Aurora Lane and Mayfield Place. Its east boundary abuts Wurundjeri Way. The site has an overall area of 4,836m².

The Collins Street frontage is elevated – approximately 11.5m higher than the Aurora Lane and Mayfield Place levels. Wurundjeri Way is approximately 4.5m higher than Aurora Lane and Mayfield Place levels.

On the southern portion of the land, the site is developed with a 14-storey office building facing Collins Street (18 storeys from Aurora Lane and Mayfield Place). On-site car parking is located within the lower four storeys. On the northern portion of the land, stands a four-storey building containing car parking with vehicle entry off Aurora Lane.

1.2. Surrounds

The site is located in an area surrounded by several low to medium-rise developments.

Collins Street is a main road that connects the CBD with Docklands. Aurora Lane and Mayfield Place are minor streets with Aurora Lane running underneath the Collins Street overpass.

Referring to Figure 4, the surrounding area is not defined by high-rise development. This pocket generally consists of lower forms that provide a transition from the taller buildings in the CBD.

Such is the zoning, the area is characterised by a broad mix of built forms and associated uses. This includes apartments, commercial (office), retail and hotels.

700 Collins Street is an island site and therefore has no direct property abutments. The following buildings, features and amenities define the immediate surrounding area:

- Wurundjeri Way and Southern Cross Station to the east.
- Travelodge and Marvel Stadium beyond to the north.
- Melbourne Quarter to the south and Seafarers Mission beyond.
- Former Goods Shed to the west and Docklands Park further beyond.
- Tram networks along Collins Street.



Figure 1: Map of subject site and surrounds



Figure 2: Aerial of subject site and surrounds (28 April 2020)

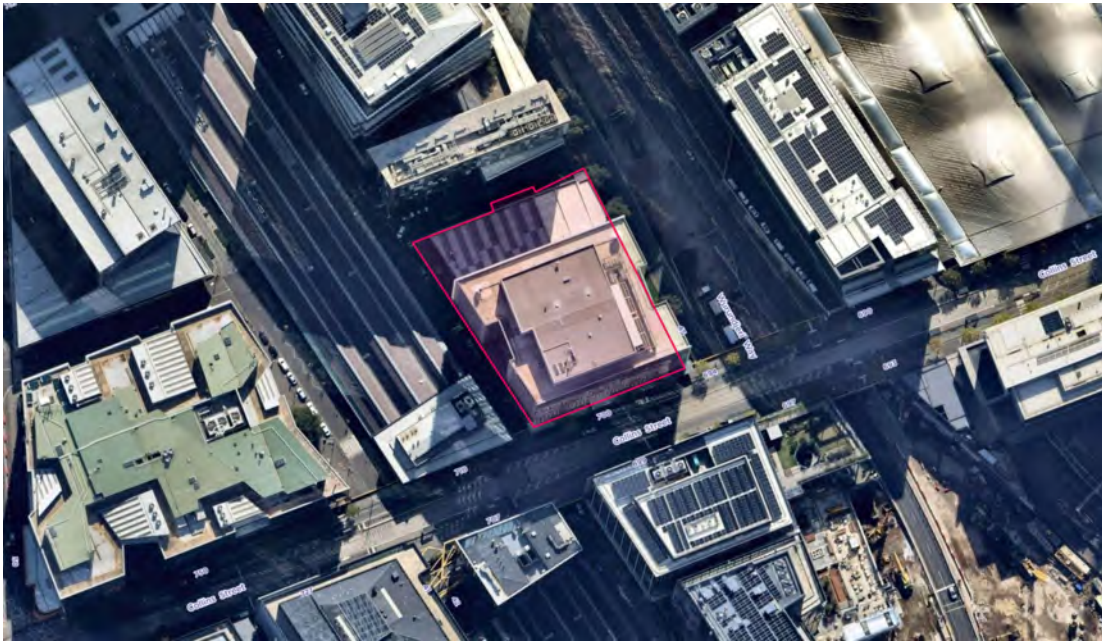


Figure 3: Aerial of subject site's immediate context (NearMap: 28 April 2020)



Figure 4: 3D aerial of subject site's immediate built form context (Google Maps)



Figure 5: Building to be retained at the Collins Street frontage (Google Street View)



Figure 6: Building to be demolished at corner of Mayfield Place and Aurora Lane (Google Street View)

2. BACKGROUND

2.1. Site Approval History

TP number	Description of Proposal	Approval Date
TPD-2000-7	Development Plan Approval 2002/519, 700 Collins Street. The Development Plan related to the existing 14 storey building on the site, used by the Bureau of Meteorology, which is to be retained as part of the proposed development.	28 October 2002
TP-2015-35	Partial demolition, alterations to the main entranceway fronting Collins Street, canopy and alfresco and erection of business identification signs.	25 February 2015
TP-2015-1172	Balcony over existing awning, with access via mezzanine level.	21 March 2016
TP-2016-1013	Minor buildings and works for the installation of	16 December 2016

	glass partitions to building façade.	
TP-2017-499	Proposed internally illuminated business identification signage.	10 December 2018

2.2. Pre-Application Discussions

A pre-application meeting was held between the Department of Land, Environment, Water and Planning (DELWP), the City of Melbourne and the permit applicant on 22 August 2018. The concept included a 180m (taken from Collins Street) tall tower to the north of the retained office building for use as office, hotel and dwellings with lower level car parking. The building featured an articulated façade with various indents and setbacks, which allowed the inclusion of vertical gardens and “biophilic design” – *“an approach to architecture that seeks to connect building occupants more closely to nature. Biophilic designed buildings incorporate things like natural lighting and ventilation, natural landscape features and other elements for creating a more productive and healthy built environment for people”* (source pre-application material).

Key questions / comments at pre-app stage related to:

- Overshadowing
- Viability of office floorplate
- Parking rates
- Wind impacts
- Limited lower level setbacks from Mayfield Place and Aurora Lane
- Limited tower setbacks
- Access to light within the office
- Maximisation of height under the DDO without relative justification provided.

The pre-app proposal is shown below (Figure 7).



Figure 7: Render of pre-app proposal (PA-2018-374)

2.3. Application Material

The following table identifies the extent of material Council has received throughout the application process, which are variously referred to throughout this report; in particular at Sections 6 (Referrals) and 7 (Assessment):

Material	Date Received
Original application material referred by DELWP	19 July 2019
RFI response referred by DELWP	24 January 2020
Without prejudice response to preliminary comments and referral responses	8 May 2020

2.4. Development Plans

The approval of various Batman's Hill Development Plans (2011, 2014 and 2016) excludes land on the north side of Collins Street (which includes the subject site) and are therefore of no consequence to the application proposal.

3. PROPOSAL

The application proposes:

- Demolition of the existing four-storey building on the north portion of the site (retention of the southern 14 storey building).
- Construction of a multi-storey tower on the north portion of the site for use as office, residential hotel and dwellings.
 - The ground and first floors are set back from the north boundary with separate ground level entrances provided for the residential hotel (to reception) and dwellings. Storage and plant is located at Level 1. Two sets of lifts and stairwells are located at the east and west bookends of the building.
 - Levels 3 and 4 are dedicated to car parking, via an existing vehicle entrance at the southern portion of the existing building on-site, off Aurora Lane (under the Collins Street overpass). The proposed parking levels are an extension of the existing parking within the retained building.
 - Levels 5 to 18 are dedicated to open plan office floor area and are variously connected to the retained building by way of consistent floor levels. A 4.5m wide glazed atrium is proposed between the existing and proposed buildings from Level 6 through to Level 18 (Figure 12).
 - Level 19 comprises conference rooms and bathroom facilities.
 - Level 19A comprises storage units and plant equipment.
 - Level 20 comprises a restaurant.
 - Levels 21-27 comprise hotel rooms.
 - Level 28 comprises residential amenities.
 - Level 28A comprises storage units and plant equipment.
 - Level 29 comprises residential amenities.
 - Levels 30 to 54 comprise dwellings.
 - Levels 55-56 comprise plant equipment.
 - A basement is proposed which comprises a waste room.
- Detailed design:

- The lower levels of the north elevation comprise a concrete and glazed façade with a steel, timber and glazed canopy structure that hovers above the Mayfield Place entrance.
 - The lower levels of the west elevation comprise a mix of punched openings between brick clad columns, a new loading bay and a new external stair from Collins Street to Aurora Lane.
 - The east and west bookends include metal panelling to the core with circular windows and a glazed curtain wall with louvres.
 - The north and south facades are constructed with a glazed curtain wall with louvres.
 - The building's main structure sits behind the glazed façades, including in some instances apartment winter gardens.
 - A cantilevered garden room is located on the north elevation at Levels 19 and 20, replicated on the south elevation at Levels 28 and 29.
 - The proposal also includes an upgrade to the Mayfield Place surface, which is outside the title boundaries, along with a hotel drop-off zone.
- Specific details of the proposal are as follows:

Dwellings	Studio apartments: 30 One bedroom apartments: 45 Two bedroom apartments: 170 Three bedroom apartments: 20 Total: 265
Residential Hotel	Hotel rooms: 182
Office	12,800m ² Net Leasable Area (approx.)
Building Height	Collins Street: 179.5 metres (53 storeys) Aurora Lane / Mayfield Place: 191 metres (57 storeys)
Total Height (including architectural feature)	Collins Street: 192 metres Aurora Lane / Mayfield Place: 203.5 metres
Setbacks	Collins Street: 50.2 metres Aurora Lane: 2.8–6.1 metres (external stairs within setback) Mayfield Place: On boundary Wurundjeri Way: On boundary
Gross Floor Area (GFA)	80,827m ²
Car Parking Spaces	199
Bicycle Spaces	254
Motorbike Spaces	15



Figures 8 and 9: Proposed building from Bourke Street footbridge (left) and Aurora Lane (right)



Figure 10: Proposed building from corner of Aurora Lane and Mayfield Place



Figures 11 and 12: Proposed building's entry from Mayfield Place (left) and proposed atrium (right)

4. PLANNING SCHEME PROVISIONS

Section	Policy
Planning Policy Framework	Clause 11.02-2S – Structure Planning; Clause 11.03-1S – Activity Centres Clause 11.03-2S – Growth Areas Clause 15.01-1S – Urban Design Clause 15.01-2S – Building Design Clause 15.01-1R – Urban Design Metropolitan Melbourne Clause 15.02-1S – Energy and Resource Efficiency Clause 16.01-1S – Integrated Housing Clause 16.01-2S – Location of Residential Development Clause 16.01-3S – Housing Diversity Clause 16.01-4S – Housing Affordability Clause 17.01-1S – Diversified Economy Clause 17.02-1S – Business Clause 17.04-1S – Facilitating Tourism Clause 18.02-1S – Sustainable Personal Transport Clause 18.02-4S – Car Parking
Local Planning Policy Framework	Clause 21.06 – Built Environment and Heritage Clause 21.07 – Housing Clause 21.08 – Economic Development Clause 21.13-2 – Docklands (Urban Renewal Areas) Clause 22.18 – Urban Design within the Docklands Zone Clause 22.19 – Energy, Water and Waste Efficiency Clause 22.23 – Stormwater Management (WSUD)

Statutory Controls	
Clause 37.05 Docklands Zone 3	<p><u>Use</u></p> <p>Pursuant to Schedule 3 of Clause 37.05-1, Accommodation (Dwelling and Residential Hotel) and Office are Section 1 (As-of-Right) uses and a permit is not required.</p> <p>No Section 2 or 3 uses are proposed.</p> <p><u>Development</u></p> <p>Pursuant to Clause 37.04-4, a permit is required to construct a building or construct or carry out works, and to demolish or remove a building or works. This does not apply:</p> <ul style="list-style-type: none"> • If a schedule to this overlay specifically states that a permit is not required. • Where the construction, carrying out, demolition or removal complies with an Existing Old Format Approval, as approved or varied with the consent of the Responsible Authority, including any conditions of that approval.
Clause 43.02 Design and Development Overlay 12 and 51-A2	<p>Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works.</p> <p>DDO12 (Noise Attenuation Areas) relates to noise sensitive uses.</p> <p>DDO51 (Batman's Hill Precinct) relates to built form outcomes for all</p>

	<p>new buildings more than 180m in height.</p> <p>Both Schedules apply.</p>
<p>Clause 43.04 Development Plan Overlay 4</p>	<p>Pursuant to Clause 43.04-2, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the Responsible Authority.</p> <p>This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority.</p> <p>Schedule 4 states that a permit may be granted to subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the Responsible Authority; and for demolition before a development plan has been prepared, provided that interim treatments are to the satisfaction of the Responsible Authority.</p>
<p>Clause 45.09 Parking Overlay 7</p>	<p><u>Car Parking Rates</u></p> <p>Pursuant to Schedule 7 of Clause 45.09, a permit is required to provide car parking spaces in excess of the car parking rates in the table at Clause 3.0 of this schedule.</p> <p>Table:</p> <p>Dwelling: 2 to each dwelling Office: 1.5 to each 100m² of gross floor area Any other use: 1 to each 100m² of gross floor area.</p>

Particular Provisions	
<p>Clause 52.34 Bicycle Facilities</p>	<p>Pursuant to Clause 52.34-1, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.</p> <p>Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.</p> <p>Rates:</p> <p><u>Dwelling</u></p> <p>1 to each 5 dwellings for residents 1 to each 10 dwellings for visitors.</p> <p><u>Office</u></p> <p>1 to each 300 m² of net floor area for employees 1 to each 1,000 m² of net floor area for visitors.</p> <p><u>Residential Building (Residential Hotel)</u></p> <p>1 to each 10 lodging rooms for employees 1 to each 10 lodging rooms for guests.</p>
<p>Clause 58 Apartment Developments</p>	<p>Pursuant to Clause 58, the provisions of this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if the apartment development is in the Docklands Zone.</p>

Operational Provisions	
<p>Clause 72.01 Responsible Authority for this Planning Scheme</p>	<p>Pursuant to the Schedule to Clause 72.01, the Minister for Planning is the Responsible Authority for this planning permit application as the gross floor area for the development exceeds 25,000 m².</p>

5. PUBLIC NOTIFICATION

The Minister for Planning is the Responsible Authority for development applications that exceed 25,000m² in gross floor area. The Department of Environment, Land, Water and Planning (DELWP) has referred the application to the City of Melbourne for comment and advice.

It is noted that the application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987*.

6. REFERRALS

6.1. Urban Design

Comments in response to original request for advice:

1. Significant Height

A substantial height of 202m (including roof plant) and 58 storeys is proposed. As this will occupy the rear of 700 Collins Street, the principal address will be to Aurora Lane, an intimate scaled laneway that is ~10m wide. DDO51 states that any new development/redevelopment must be compatible with the scale and character of adjacent buildings and the area. The neighbouring properties on Aurora Lane feature 15 storey (66 Aurora La) and 18 storeys forms (717 Bourke St). Acknowledging these conditions, we recommend the significant height proposed is reduced to more effectively relate to the surrounding forms and context.

2. Overshadowing to public streets and spaces

New development should ensure that a high level of solar access is maintained for all surrounding, well-used public realm streets and spaces. The shadow analysis reveals that the increased height will impose additional shadow impacts on Docklands Park and the neighbouring open space to the east; Aurora Lane; Harbour Esplanade; and, the southern footpath of Collins Street, including the public open space at Melbourne Quarter. This indicates that the height will have notable impacts on surrounding public realm areas and so a rationalisation of the height and further analysis is recommended.

3. Façade design and wind impacts

The proposed zero upper level setbacks and the expansive glazed curtain wall facades are problematic from a wind and contextual response perspective. The tower will induce additional wind flow into Mayfield Place and in turn Aurora La and Wurundjeri Way which is undesirable. The nature of the north and south façades, proposed to be vast glazed planes, have the potential to both exacerbate the impact of downward drafts and also contribute an indistinguishable character that offers no relationship to the Melbourne setting. The façade design should reflect the specific environmental, contextual and cultural surroundings, creating a memorable identity for the city.

4. Amenity issues

The location and scale of this proposed rear addition, setback ~4.5m from the existing Collins Street form, will compromise light access to both new and existing office spaces across 12 floors (L6 – 17). If the front form was, at a later date, redeveloped with a taller addition the new apartments would also have very limited light access given the minimal setback distance. The configuration should be reconsidered to ensure resolution of these amenity issues.

Recommendations

There are a few items that we recommend further consideration of as discussed in detail above. In brief summary these are as follows:

- 1. Revise building height to be more responsive to the locality on Aurora Lane.*
- 2. Reduce shadow impacts to key public streetscape areas.*
- 3. Reconsider façade design and floor plate configuration as discussed.*

Comments in response to further information submitted by applicant:

We refer to your planning application referral regarding amended drawings for the rear portion of 694-704 Collins Street, Docklands. As the proposal remains unchanged, previous advice is still relevant; however, further discussion regarding critical issues is discussed below.

Massing - Significant Height and overshadowing to public streets and spaces

DDO51-A2 has three design objectives that, alongside the aspiration for a landmark tower development, also cover the desire for a development that integrates, provides built form scale transition from the CBD towards Victoria Harbour, and is compatible with the scale and character of adjoining buildings and the area. As previously discussed, the significant height of this development at ~ 202m does not achieve these objectives in the context of surrounding streets and buildings. A landmark tower is not achieved by excessive height alone; the design response must also offer a cognitive reference point for orientation, be a remarkable marker of an environment and be designed to the highest quality. A glazed tower in Docklands is commonplace and the reliance on height alone to differentiate it is an inadequate response. Furthermore, the additional shadow impacts imposed by this substantial height on the Docklands Park, southern footpath of Collins Street and publically accessible open space at Melbourne Quarter are also undesirable and so a rationalisation of the height and further analysis is recommended.

Public interface – Façade design and materials

This proposal presents as two substantive glazed walls with an infill of metal and concrete panelling. Glazed forms are inherently very inefficient, particularly in this instance given the vast extent proposed across two elevations. In the context of Council's recent climate and biodiversity emergency declaration, we wish to encourage a more environmentally consciousness form that adopts hardier materials that more effectively improve the building's energy performance. This also relates to the aspiration for a landmark form that creates a memorable identity for the city and also aligns with the DDO51-A2 Decision guideline: "The use of innovative techniques, building forms and materials, in smaller and larger structures, particularly on prominent sites." As a minor note, the introduction of recycled timber panelling and brick to add warmth and tactility to the lower levels is of good intent, however, does seem incongruous with the broader palette of cool, sleek materials of glazing, metal panelling and concrete. The additional detailing and variation at lower levels would ideally be through materials that relate to the broader façade strategy.

Building Program – Future amenity issues and BADS compliance

This proposal is typically set back ~4.5m from the building fronting Collins Street, with zero setback between the cantilevered garden room on levels 28 and 29. As previously raised, if the Collins Street form is also redeveloped with a taller addition, there will be a loss of views, light, air and privacy. In response, we recommend an increased setback distance between the proposal and south form is achieved. This aligns with the Docklands Zone 3 - Schedule which states: "Where new buildings incorporate dwellings, the design should respect and anticipate the development potential of adjacent sites, to ensure that the future development of the adjacent

sites does not cause a significant loss of amenity to the subject site.” Also the proposed apartment balconies do not meet minimum BADS. The annotated area has been rounded up, which in almost all instances is short of the minimum 8sqm area and minimum 2m dimension. These areas must be revised to at least comply with minimum BADS.

Recommendations

There are a few items that we recommend further consideration of as discussed in detail above. In brief summary these are as follows:

1. Reduce building height to be more responsive to the locality on Aurora Lane/Mayfield Place and reduce shadow impacts to key public streetscape areas.
2. Revise façade design as discussed.
3. Protect against future amenity issues through an increased setback and address BADS issues.

Planner’s Response

The key items consistently raised by Council’s Urban Design team are noted. It is agreed that the apartment layouts do not adequately satisfy the requirements of the Better Apartment Design Standards (Clause 58) and these areas of non-compliance are discussed at Section 7.10 of this report. Urban Design has raised several issues with the building’s height, design detail, shadow, wind and response to the public realm. These issues are discussed in greater detail throughout Section 7 of this report.

6.2. Traffic Engineering

Comments in response to original request for advice:

As detailed in the Traffic Impact Assessment report by TraffixGroup Consultants, dated July 2019, it is proposed to extend the existing building at the above site and construct a multi-storey (58 storey) building along the northern portion of the site and provide additional office space to align with the current building fronting Collins Street and provide a residential hotel component and residential dwellings. The table below summarises the proposed uses post development.

Use	Quantity/size
Office	58,752m ²
Residential Hotel	14,199 m ² (GFA)/182 rooms
Residential Dwellings	265 no.
Retail	490m ² (GFA)

As a result of the above changes, the existing carpark (276 spaces) is also to be modified with vehicle access now being provided via the development’s southern boundary beneath the Collins Street bridge. A total of 199 car spaces are to be provided within three podium levels and spaces allocated as follows.

- Hotel: 37 spaces
- Office: 80 spaces
- Residents: 78 spaces

Car parking provision/layout

As advised in the TraffixGroup report, the site is covered by Schedule 7 to the Parking Overlay (Docklands – Batman’s Hill) of the Melbourne Planning Scheme and as such, the parking overlay specifies a maximum car parking provision. Based on the rates of Schedule 7, the maximum parking provision for the relevant uses are as follows:

<i>Dwellings:</i>	<i>maximum 530 spaces</i>
<i>Office:</i>	<i>maximum 878 spaces</i>
<i>Hotel:</i>	<i>maximum 142 spaces</i>
<i>Retail</i>	<i>maximum 5 spaces</i>

As a total of 199 spaces are to be provided on site, the proposed parking is below the maximum requirement and is therefore acceptable.

TraffixGroup has assessed the carpark layout and access arrangements and advises that the carpark generally complies with Planning Scheme and/or relevant Australian Standards. It is also advised that the carpark has been checked and is acceptable for accessibility for a B85 design vehicle as well as for concurrent two-way vehicle movements along main circulation areas within the car parking levels including at the top and bottom of the access ramp into the car park and around internal ramps (between a B99 and a B85 design vehicle). Engineering Services accepts the information provided and offers no objection in this regard.

Bicycle Parking

The TraffixGroup report advises that there is a requirement to provide 296 bicycle spaces comprising of 159 spaces for staff, 86 spaces for visitors and 51 spaces for residents.

It is advised that it is unlikely that visitors/guests associated with the hotel component of the development will cycle to/from the site and accordingly, bicycle parking for these visitors are not considered necessary in this instance. Engineering Services accepts a lower provision for this component and supports the proposal to provide 254 spaces with only 44 spaces for the overall visitor component.

Plans showing further details of the bicycle parking provision and access arrangements must be provided and contain all visitor parking within the boundaries of the development. End of trip facilities must also be provided in accordance with relevant Planning Scheme requirements.

It is also advised that a total of 15 motorcycle parking spaces are proposed as part of this development. This is in excess of the Planning Scheme requirements and is acceptable.

Loading and waste storage and collection

The plans provided indicate that a loading area is to be provided along the development's southern property boundary (same access point as the on-site carpark) entering via Aurora Lane and then exiting the site via a new crossover to Aurora Lane. The vehicle will therefore enter and exit in a forwards direction. It is advised that the loading area has been designed for vehicles up to 8.8m long, and a turning movement diagram has been provided to confirm access/egress arrangements. A height clearance of 4.5m is to be provided which is acceptable. The TraffixGroup report advises that as the same entrance is to be used for entering service vehicles and exiting passenger vehicles from the carpark, a convex mirror is to be provided to assist with visibility requirements during these situations. Engineering Services offers no objection to this arrangement.

No information has been provided with regard to waste storage and collection in the TraffixGroup report, however it would appear that waste collection can be undertaken in the same loading dock area. Turning movement diagrams of waste collection vehicles need to be provided to confirm access arrangements.

Formal waste comments will be provided separately.

Traffic generation and impact

Engineering Services accepts that the traffic assessment undertaken by TraffixGroup which indicates that the development will have minimal impact on the road network and access through Aurora Lane will be readily accommodated.

While no objection in principal is offered to the proposed hotel drop off zone in Mayfield Place, the applicant is to provide further information detailing access arrangements with turning movement diagrams of vehicles expected to be utilised in this area bearing in mind that there is another off street carpark on the north side of Mayfield Place, and there are parking restrictions on the north side of the street which cater for the servicing requirements of this area.

Road Safety Audit

A formal independent desktop Road Safety Audit of the proposed development should be undertaken prior to construction, at the developer's expense, which should include the vehicular/bicycle/pedestrian access arrangements, loading and waste arrangements & internal circulation/layout. The findings of the Audit should be incorporated into the detailed design, at the developer's expense.

Comments in response to further information submitted by applicant:

As per my previous comments, there were a number of queries regarding access arrangements for vehicles and cyclists. While additional comments have been provided showing a site movement plan to/from the development, for motorists, pedestrians and cyclists, the applicant has not clearly indicated the location and number of bicycle rails to be provided within the development and their allocation (visitors and staff/residents). Plans should be updated to clearly show these facilities.

No information has been provided with regard to waste collection services showing turning movement diagrams. Plans confirming access for these vehicles needs to be provided.

No information has been provided with regard to the hotel drop off zone in Mayfield Place. Information detailing access arrangements with turning movement diagrams of vehicles expected to be utilised in this area is required prior to any approval.

Without Prejudice

A set of without prejudice material was subsequently provided. In response to this, the Council's Traffic Engineers advised:

Traffic Comments:

- 199 car parking spaces are proposed. This is less than the maximum MPS requirement of roughly 1600 spaces and is acceptable.
- 278 bicycle parking spaces are proposed. This is below the MPS minimum requirement of 296 spaces. However, it is acknowledged that the hotel use will generate a very low visitor bicycle parking demand and therefore the provision of bicycle parking is deemed acceptable.
- 15 motorcycle spaces are proposed. This is in excess of MPS requirements and is acceptable.
- The Traffix Group report indicates traffic generation will cause minimal impact to the surrounding road network. This is acceptable.
- Turning movement diagrams of vehicles expected to use the drop-off zone in Mayfield Place have been provided and show that vehicles will be able to pick up and drop off safely. This is acceptable.
- A formal independent desktop Road Safety Audit of the proposed development should be undertaken prior to construction, at the developer's expense, which should include the vehicular/bicycle/pedestrian access arrangements, loading and waste arrangements & internal circulation/layout. The findings of the Audit should be incorporated into the detailed design, at the developer's expense.
- Swept paths in Appendix B of the Traffix Group Report showing the 8.8m vehicle entering the building from the south.

The vehicles entering (at the southern entry/exit point to the car park) are shown to be in direct conflict with any vehicles exiting at this point. The vehicles exiting will be coming down a ramp and having to make a hard left turn to exit. Sight lines between these two conflicting vehicle movements appear to be insufficient. The problem is exacerbated as the exiting vehicles are travelling down a slope on approach to exiting. Details on how these conflicting movements are to be safely managed within the site must be provided to the satisfaction of T&P before no objection can be offered to the proposed plan.

Planner's Response

The following comments are made in response to the above comments:

- 199 cars are proposed across the entire site, not just the new building. The number of spaces is below the maximum set out within Schedule 7 to the Parking Overlay and is therefore acceptable.
- The Development Summary in the further information response states that 254 bicycle spaces are proposed, which is acceptable given there is less demand for these parking by hotel guests. The plans are unclear as to where these spaces are located and as such, if a permit were to issue, a condition could be included requiring details of where these spaces will be provided.
- End-of-trip facilities are shown within the existing building, which is acceptable.

- The Traffic Report states that 15 motorbike spaces are proposed. Only five appear to be shown on the plans. If a permit were to issue, a condition could be included requiring details of where these spaces will be provided.
- If a permit were to issue, a formal independent desktop Road Safety Audit could be required by condition.
- Further details on how conflicting movements between vehicles entering and exiting the car park are to be safely managed within the site could be required by condition if a permit were to issue. This condition would require these details to be provided to the satisfaction of the Traffic Engineering department.

6.3. Waste Services

Comments in response to original request for advice:

We have reviewed the WMP for this proposal from WasteAudit dated June 2019 and found it to be unacceptable.

The following items need to be addressed:

- *A breakdown of the number of bedrooms in each of the apartments is required.*
- *The number of weekly collections from the compactors by Council and Private contractors needs to be included.*
- *Compactors should be fully transportable.*
- *A typical floor plan layout showing chute access points is required.*
- *Floor plans showing the compactors (including bin lifter) and all bins drawn to scale needs to be included.*
- *The path of travel for all commercial tenants to their bins needs to be shown.*
- *The hard waste storage area needs to be shown on the plan.*
- *The path of travel for residents to access the hard waste storage area needs to be shown.*

Full swept path diagrams showing truck access to the compactors and bins are required.

Comments in response to further information submitted by applicant:

We have reviewed the WMP for this proposal from WasteAudit dated October 2019 and found it to be unacceptable.

The following items need to be addressed:

- *A breakdown of the number of bedrooms in each of the apartments is required.*
- *The number of weekly collections from the compactors by Council and Private contractors needs to be apportioned appropriately and specified in the WMP.*
- *Compactors are to be fully transportable and specified as such in the WMP.*
- *Floor plans showing the bin lifter/s and all bins used in the development (as mentioned on pages 4, 5 & 6 in the WMP) need to be include (all drawn to scale). Bin storage areas and/or individual bins should be labelled as either 'commercial' or 'residential'.*
- *The path of travel for all commercial tenants to the commercial bin storage area needs to be shown.*

- *Commercial and residential hard waste areas are to be kept separate, with residential hard waste to be collected by CoM. The hard waste area/s should be clearly labelled as 'commercial' or 'residential'. The size of the space/s should be clearly stated.*
- *Full swept path diagrams showing truck access to the compactors and bins are required. Swept path diagrams should include manoeuvres from street level.*
- *Elevation drawings showing adequate height clearances to the compactors must be included.*

Without Prejudice

In response to the without prejudice material subsequently submitted, the Council's Waste Engineer advised:

We have reviewed the WMP for this proposal from WasteAudit dated May 2020 and found it to be unacceptable.

The following items need to be addressed:

- *The generation rates for residential garbage and recycling are incorrect. The correct amount of weekly waste and recyclables should be 25,400L. In order to reduce overall truck movements, the City of Melbourne could collect from 17m³ compactors every 2 weeks. If the larger compactors are to be used, please include swept path diagrams using 9.8m long vehicles.*
- *Floor plans showing the bin lifter/s and all bins used in the development as tabled in section 4 needs to be included. There is no correlation between the number of commercial bins in the tables and the number of bins shown in the commercial bin store, and the same with the residential bins shown in the residential bin store.*
- *The path of travel for tenants in the retail tenancy to the commercial bin storage area needs to be shown.*
- *Elevation drawings showing adequate height clearances to the compactors must be included.*
- *All equipment associated with waste collection (bins (Including residential), compactors, bin-lifters, etc.) are to be supplied by the development.*
- *The conflict of vehicular movement (waste collection vehicle with other vehicles) is an outstanding matter that will be dealt with by CoM's Traffic Engineering department.*

Planner's Response

The three Waste Management Plans submitted, as referred to above, have all been unacceptable with various items yet to be fully addressed. It is considered that, based on the WMP submitted with the without prejudice material, the listed items to be addressed could be resolved by way of conditions, if a permit were to issue.

6.4. Civil Design

Comments in response to further information submitted by applicant:

We object to the proposed patterned bluestone picher finish for Mayfield Place. The pedestrian eastern half of Mayfield Place must be reconstructed with Council's standard 995mm x 495mm bluestone pavers. The western part of Mayfield Place that is open to vehicular traffic must be reconstructed with one of Council standard road/laneway construction detail:

- Asphalt;
- Sawn surface finish bluestone pavers (old or new) to Council's standard drawing 1P50410 stretcher bond pattern;
- 495x245x80mm thick sawn bluestone pavers on 200 RC slab to Council's standard drawing 1P50402 Detail 5, stretcher bond pattern.

Pursuant to the Road Management Act 2004 (the Act) any works within the road reserve of Wurundjeri Way, an arterial road, requires the written consent of VicRoads, the Coordinating Road Authority. Footpaths, nature strips and medians of such roads fall under the City of Melbourne's control. The 'road' is the reserve from building line to building line. Subsequently our conditions for works on footpaths, nature strips and medians of arterial and municipal roads are listed below.

All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference can be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.

The works shall be undertaken in accordance with the current Docklands Design and Construction Standards for Infrastructure Works.

Planner's Response

Along with standard conditions provided, Civil Design has confirmed that the new external stairs that extend down from Collins Street to Aurora Lane on the west side of the building would be modified in order to create a new loading bay opening. As such, a Section 173 Agreement would be required to indemnify Council against any claims arising from the existence of these stairs. A condition to this effect should be included upon any permit issued.

It is also noted that a 223mm building projection over Aurora Lane is proposed at Levels 5 and 5M. This encroachment forms part of the building floor area and as such if a permit were to issue a condition should be included to set the building back within the title boundary.

6.5. Land Survey

Canopy over Mayfield Place, Collins Street and Aurora Lane must comply with Council's Road Encroachment Guidelines (CREG).

Projections over Mayfield Place, Collins Street and Aurora Lane must comply with CREG & may require a S173 for maintenance liability, indemnity and one off license fee.

Projections and proposed works into Aurora Lane must be referred to Infrastructure and Assets for further comment. Any projection into a Council Laneway and must comply with CREG may require a S173 for maintenance liability, indemnity and one off license fee.

Planner's Response

Refer comments by Council's Civil Design team at Section 6.4 of this report.

6.6. Green Infrastructure

The SMP submitted with the original documentation is well documented and complies with all of our requirements. Suggested conditions below:

Registration of Green Star Rating

Prior to commencement of development, evidence of project registration with the GBCA for the Green Star Design & As-Built rating must be submitted to the Responsible Authority.

Implementation of Environmentally Sustainable Design (ESD)

Prior to the occupation of any building approved under this permit, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended ESD report have been implemented must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans. This may include a GBCA Green Star Design & As Built Design Review Rating to confirm compliance with the stated Green Star targets.

Verification of Certified Green Star Rating

Following final GBCA certification of the project's Green Star Design & As-Built rating, copies of the certificate must be submitted to the Responsible Authority.

Planner's Response

The above conditions could be included in a permit if one were to issue.

6.7. Urban Forest and Ecology

Comments in response to original request for advice:

The application plans do not show public tree assets on Aurora Lane or Collins Street. As such, the applicant should be requested to provide accurate plans and an Arboricultural Impact Assessment, in accordance with AS4970-2009, that shows the proposal will not be detrimental to public trees.

Without Prejudice

An Arboricultural Impact Assessment was included as part of the without prejudice material and referred to Urban Forest and Ecology. Comments as follows:

I've established that the vegetation (mixed trees and shrubs) are public assets managed by council. The Arboricultural Impact assessment identifies that these trees, along with the two trees on Aurora Lane may need to be removed at the construction stage.

The demolition and construction impacts will not be known until the CTMP submission stage. As such the following conditions are appropriate and should ensure that the permit holder is responsible for replacement tree plots.

Planner's Response

Standard conditions were provided, which could be included if a permit were to issue.

6.8. City Design

Comments in response to original request for advice:

DELWP should be requested to more fully reference the 'Docklands Design and Construction Standards Public Infrastructure Works' document for the required process of design submission / approval and for public realm details.

Nettleton Tribe drawing TP 901 'Landscape Plan – Level 1' shows what appears to be private area paving and seating extending from within the building across the

public realm of Mayfield Place. The drawing also appears to propose tree planting. The content of this plan is not adequate for review in its current form and is therefore not supported. A more developed schematic design should be submitted. This should deal with the entire Mayfield Place and Aurora Lane development frontage in a manner consistent with the Docklands Design and Construction Standards.

Comments in response to further information submitted by applicant:

Our previous comments of 12 August 2019 requested public realm details and drew attention to the 'Docklands Design and Construction Standards Public Infrastructure Works' requirements for design submissions / approvals and the public realm details to be used.

We note that part of the proposed public realm works currently extends beyond the application site boundary. It is assumed that City of Melbourne will manage areas outside this application boundary and that Capital Projects and Infrastructure will comment from a public realm asset and traffic management perspective.

We have the following specific comments on Drawings 10697_TP902 and 10697_TP901 which illustrate the public realm design for Mayfield Place.

- We appreciate that further schematic detail has been provided. However, the proposed circular geometry of the public realm design, which includes the paving pattern, tree pits and seating elements, is not consistent with the prevailing City of Melbourne street design approach and is not supported. The character and rectilinear geometry of the streetscape of Village Street between Fishplate Lane and Bourke Street is an appropriate example of streetscape design.*
- Further details are required for the proposed materials, finishes and tree pit backfill for tree planting along Aurora Lane. We note that the proposed trees are very close to the building overhang and expect the City of Melbourne Urban Forest team to comment on the suitability of the proposed species.*

Planner's Response

Separate approval would be required for any public realm works outside title boundaries and be to the satisfaction of relevant Council departments. If a permit were to issue, all public realm works outside title boundaries would be required to be removed from the drawings and any landscaping within the boundaries connecting to the public realm works should be redesigned in accordance with Council's guidelines.

6.9. Heritage

Comments in response to further information submitted by applicant:

The Heritage Overlay, HO914 and the associated land on the Victorian Heritage Register addresses the building and limited curtilage of the No. 2 Goods shed.

The subject property is not covered by any heritage controls. Much as I might on occasions wish to expand the heritage influence, where no heritage overlay exists there is under the planning scheme no heritage concern. The general planning controls are expected to manage appropriate juxtaposition of new and existing buildings and impact on the urban setting. In this case the absence of any extended curtilage around the former Goods Shed dictates that the heritage values of the Shed are as an isolated structure, the value of which has not been considered to depend upon the nature of adjacent places. It is to be noted that there has been a curtilage specifically included over the land at the south end of the shed and in that location the extended curtilage is included in the registered land and discussed in the citation for that heritage place.

Accordingly it is my recommendation that the subject proposal need not be considered a heritage matter by the City of Melbourne.

7. ASSESSMENT

7.1. Docklands Zone Schedule 3

7.1.1. Uses

Referring to Section 3 of this report, the following uses are proposed:

- Dwellings
- Residential Hotel
- Office.

Pursuant to Schedule 3 to the Docklands Zone, all uses proposed are as-of-right and do not require a planning permit.

The mix of uses proposed respond to a purpose of DDZ3, which is to provide a broad range of residential, commercial, retail, entertainment, cultural and community uses that complement the mixed use function and purpose of the Docklands Zone.

7.1.2. Demolition

Demolition is supported. The existing building on-site is of no heritage or cultural significance. Should a permit be issued, the owner would be required to construct temporary works on the land if it remains vacant for 6 months after completion of the demolition, to the satisfaction of the Responsible Authority.

7.1.3. Construction

The construction of a new building within Schedule 3 to the Docklands Zone is informed by the purposes of the precinct and decision guidelines.

The purposes are:

- *To provide for a range of commercial, residential, recreational, educational, technology, business and leisure uses within a mixed use environment.*
- *To provide for the development of a landmark mixed use tower development of a scale of international significance.*
- *To ensure that the overall development of land will include public open spaces linking the Southern Cross Station area, Harbour Esplanade and along the north bank of the Yarra River.*
- *To acknowledge the importance of Wurundjeri Way as an arterial road.*

The decision guidelines include:

- *The siting and design quality of all buildings and works and their suitability for the use proposed in the context of the adjacent area.*
- *Provision of site landscaping in the context of adjacent areas.*
- *Effect on the visual amenity, landscape and streetscape of the area.*
- *Impact on the importance, character and appearance of any building, area or place of scientific, aesthetic, architectural, or historical importance.*

- *Where new buildings incorporate dwellings, the design should respect and anticipate the development potential of adjacent sites, to ensure that the future development of the adjacent sites does not cause a significant loss of amenity to the subject site.*
- *For residential development, ensure appropriate noise attenuation measures are adopted to limit internal and external noise to appropriate levels.*
- *The design and treatment of the public realm including the solar access to existing open spaces.*
- *The wind effects of the proposed development at ground level.*
- *Any overshadowing on the south bank of the Yarra from a building built between Flinders Street, Collins Street, Aurora Lane, and the Rail Reserve. Any new building should minimise as much as practical the effect on the amenity of the Yarra River corridor.*

The purposes and decision guidelines of DZ3 are supported by built form policy within Clause 15.01-2S (Building Design), which seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm; and ensures the form, scale, and appearance of development enhances the function and amenity of the public realm.

The proposed development is also influenced by the objectives and strategies of Clause 21.06 (Built Environment and Heritage), which seeks to protect iconic views to the city, including along the Collins Street corridor from Docklands; and ensures that the scale, bulk and quality of new development supports a high quality public realm.

Referring to a purpose of DZ3, new development may deliver a landmark tower of a scale of international significance. The applicant contends that the height of the proposed building alone would achieve this purpose. The height, or scale, is a significant factor in recognising the building as a landmark. However, the decision guidelines within DZ3 confirm that siting and design quality also informs the design outcomes for a new building in this location.

The subject site is located in an important part of the Central City, at the gateway between the CBD and Docklands, surrounded by highly trafficable infrastructure including Southern Cross Station and Marvel Stadium. The DZ3 recognises this and as outlined above, informs future built form outcomes through the following relevant decision guidelines:

- *The siting and design quality of all buildings and works and their suitability for the use proposed in the context of the adjacent area.*
- *Effect on the visual amenity, landscape and streetscape of the area.*
- *Impact on the importance, character and appearance of any building, area or place of scientific, aesthetic, architectural, or historical importance.*

The proposed building's glass façade is inherent in Melbourne history and fits in with the Central City / Docklands context. However, the design response in this instance is enhanced through a simple yet refined glass façade system on the north and south elevations, visible from long range views and accentuated with the indented and protruding recreation facilities as singular design 'events'. In addition, the tall and thin tower form sited on the north side of the retained building is a successful response to the narrow site constraint and is further enhanced by the contrasting solidity of the main building structure wedged between the two dominant glass façades; the sharp glass edges at each façade corner; a structural system that is strong, simple and memorable; and a contrasting design approach to the retained building on the south side of the site.

The ESD credentials of the building / façade are commendable and welcome having regard to Green Infrastructure referral comments at Section 6.6 of this report.

The design strategy is discussed further at Section 7.3 of this report.

With reference to the remaining decision guidelines, landscaping is discussed at Section 7.9 and 7.10 of this report, noise attenuation at Section 7.2, wind effects at Section 7.5 and overshadowing at Section 7.4.

7.2. Design and Development Overlay Schedule 12

The site is affected by Design and Development Overlay Schedule 12.

The Design Objectives are:

- *To ensure that new or refurbished developments for new residential and other noise sensitive uses constructed in the vicinity of the Docklands Major Sports and Recreation Facility include appropriate acoustic measures to attenuate noise levels, in particular music noise, audible within the building.*
- *To ensure that land use and development in the vicinity of the Docklands Major Sports and Recreation Facility is compatible with the operation of a Major Sports and Recreation Facility.*

The overlay states that any new or refurbished development or any conversion of part or all of an existing building that will accommodate new residential or other noise-sensitive uses must:

- *Be designed and constructed to include noise attenuation measures. These measures must achieve a maximum noise level of 45 dB in habitable rooms with windows closed when music is emitted from the Major Sports and Recreation Facility in the Melbourne Docklands Area.*
- *Be fitted with ducted air conditioning if the new or refurbished development is within 400 metres of the centre point of the Docklands Major Sports and Recreation Facility.*
- *Have external glazing and doors and the air conditioning or ventilation system in all new residential and other noise-sensitive use and development designed by a recognised acoustic consultant.*

For the purpose of this requirement, noise-sensitive uses are those that have an element of residential accommodation and are nested under the definition of such in the planning scheme.

An Acoustic Report, prepared by Wood & Grieve Engineers, was submitted with the original application. The report provides the noise criteria for emissions of mechanical plant associated with the development, based on EPA's SEPP N-1 and Publication 1254; and internal noise level criteria for external noise intrusion based

on the Victorian planning acoustic provisions in the Better Apartments Design Standards (BADS), the Green Star requirements for the Project and Design and Development Overlay, Schedule 12.

Preliminary recommendations are provided in the report for noise controls for external plant to achieve satisfactory internal noise levels in accordance with BADS, the Green Star requirements for the project and DDO12 and preliminary recommendations for building envelope construction, including façade glazing.

The Acoustic Report is based on the original application plans. Therefore, if a permit were to issue, an updated report would be required to ensure an assessment has been undertaken and recommendations made on the correct plans – being those submitted as part of the request for further information, the without prejudice material, and / or condition 1 plans as may be necessary. This could be required by condition if a permit were to issue.

7.3. Design and Development Overlay, Schedule 51 (Area 2)

The site is affected by Design and Development Overlay, Schedule 51-A2.

A permit is not required to construct a building or construct or carry out works if the requirements of Table 1 to this schedule are met. Table 1 is as follows:

Area	Maximum Building Height
DDO 51 Area 2	180 metres

DDO51 measures the building height as *the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of architectural features and building services.*

The site has an address to Collins Street and frontages to Collins Street, Aurora Lane and Mayfield Place. The applicant considers the Collins Street frontage to be the point where the overall building height is to be taken from.

The existing building facing Collins Street is being retained, whereas the location of the proposed building is to the rear, fronting Aurora Lane and Mayfield Place. The majority of new floor space (hotel and residential) has its main entry off Mayfield Place.

While the proposed building (parking and offices) is connected to the existing building being retained at the Collins Street frontage, it is self-sufficient (it introduces its own set of land uses, it uses its own plant equipment, it has its own pedestrian entries etc.) and identifiable as its own form (it has its own design approach removed from the Collins Street building).

The definition of 'frontage' at Clause 73.01 (General Terms) of the Melbourne Planning Scheme is:

The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.

The site abuts more than one road and as the proposed building is considered to face Mayfield Place, rather than Collins Street, the height of the building is taken from the centre of the site frontage along Mayfield Place.

The Collins Street footpath RL is 14.49, whereas the Mayfield Place footpath RL is 3.00. The height of the building, taken from RL 3.00, equates to 191.05 metres to roof level or 203.05 metres to the top of the glazed façade. As the height of the building is greater than 180m, a permit is required pursuant to DDO51 and the related design objectives and decision guidelines are therefore relevant as follows:

The design objectives are:

- *To provide for a built form scale transition from the CBD towards Victoria Harbour and the Yarra River corridor.*
- *To ensure that any new development or redevelopment is compatible with the scale and character of adjoining buildings and the area.*
- *To provide for a major landmark tower development that integrates with the CBD and surrounding Docklands precincts and recognises the presence of historic buildings.*

The decision guidelines include:

- *The orientation and design of a development and whether it will cause significant overshadowing individually or as part of a cumulative effect on the public realm.*
- *The need to ensure appropriate separation of buildings, particularly tower elements, to provide spacing of building bulk and to avoid the creation of a wall effect.*
- *Buildings exceeding 40 metres in height must provide an appropriate built form relationship to the street.*
- *The need to preserve significant vistas.*
- *The nature of wind effects caused by any new building, and design measures to address these.*
- *The cumulative impact of development particularly in terms of the number of tower elements proposed and the impact upon the public realm in terms of overshadowing, vistas and built form.*
- *The impact and relationship of any proposed structure on the significance of existing heritage places located within the Precinct.*
- *The use of innovative techniques, building forms and materials, in smaller and larger structures, particularly on prominent sites.*

Further to the above, a key objective of Clause 22.18 (Urban Design within the Docklands Zone) is to encourage exciting, viable developments built to the highest design and environmental standards. One of the design principles that correlates with the design objectives of DDO51 states:

Landmark buildings and spaces should be encouraged at significant sites, junctions, gateways and key destination and opportunities within the site. Maximise opportunities to reinforce view corridors or terminate axes via buildings, structures or landscape treatments. The applicable Design and Development Overlays identify the location of landmark buildings in Docklands.

Council's Urban Designers have suggested that the façade adopt a more environmentally consciousness form that introduces hardier materials that more effectively improve the building's energy performance. They have also commented that the lower levels appear disassociated from the form above, resulting in an incoherent overall design; and increased detailing and greater visual interest is encouraged at the lower levels of the building.

In this case, the building as a whole will not be typically viewed from the immediate context given it is set back from Collins Street behind the retained building. Along Mayfield Place and Aurora Lane, the building would have minimal impacts due to the limited views available in these narrow streets. Notwithstanding, the building is articulated at Mayfield Place through varied materials, canopy, pedestrian openings; and the Aurora Lane elevation is articulated through port holes, indents, glazing and external stairs.

Tower visibility is generally limited to long distance views where this type of articulation is less relevant. The building's landmark status as a tall, thin and simple design would be successfully captured when seen from further away. Detailed articulation of the tower façades is not a crucial component as the tower is generally only appreciated from a distance where the overall form and strength of the design concept is more important.

In regards to the building's environmental performance, the building would deliver a 6 star Green Star design rating, which responds to a DDO51 decision guideline that expects *the use innovative techniques, building forms and materials, in smaller and larger structures, particularly on prominent sites.*

The building provides a transition from the taller built form in the Hoddle Grid; is well separated from other buildings; introduces an articulated and appropriate built form relationship to Mayfield Place and Aurora Lane; replaces an undesirable public car park with a new mix of active uses to draw more pedestrians into Mayfield Place and Aurora Lane; and is compatible with the diverse scale and character of buildings in the area.

The proposed development adequately responds to the relevant design requirements of DDO51.

7.4. Overshadowing

The following policy and guidelines are relevant to the proposed development:

Clause	Policy / Decision Guidelines
22.18 Urban Design within the Docklands Zone	Development should provide sunlight access to important areas of the public domain and protect key public recreational spaces from overshadowing. Public spaces should generally be free of significant overshadowing between 11am and 3pm at the equinox (22 September / 20 March).
43.02 Schedule 51	The orientation and design of a development and whether it will cause significant overshadowing individually or as part of a cumulative effect on the public realm. The cumulative impact of development particularly in terms of the number of tower elements proposed and the impact upon the public realm in terms of overshadowing, vistas and built form.

It is noted that Clause 22.02 (Sunlight to Public Spaces) does not apply to land within the Docklands Zone.

Clause 22.18 provides discretionary guidance for overshadowing of public open space, including parks, gardens and squares. It states that public spaces should generally be free of significant overshadowing between 11am and 3pm at the Equinox.

The decision guidelines of Schedule 51 to the DDO provide more broad outcomes, seeking to ensure that the proposed development and any other existing or future developments do not cast significant shadows on the public realm.

Key public open spaces identified in the surrounding area include Docklands Park, Docklands Community Hub Reserve, Melbourne Quarter Sky Park and Seafarers Rest Park.

The applicant's response to a request for further information included a set of existing and proposed shadow diagrams at each hour between 9am and 3pm at the Equinox. The later without prejudice material identified at Section 2.3 of this report included further shadow studies in 15 minute increments from 1.30pm to 4pm at the Equinox.

An assessment of the shadows cast by the proposed development upon the aforementioned spaces is as follows:

Public Space	Assessment
Docklands Park	New shadow would be cast over a small portion of the eastern edge of Docklands Park at 9am. No additional shadow would be cast after 9am, including between 11am and 3pm. The shadow is considered minor, inconsequential to the enjoyment of the park and is at the early part of the day outside the hours specified in Clause 22.18.
Docklands Community Hub Reserve	New shadow would be cast over a portion of Docklands Community Hub Reserve at 9am. No additional shadow would be cast after 9am, including between 11am and 3pm. The shadow cast is greater than what is cast over Docklands Park; however, it is at the early part of the day outside the hours specified in Clause 22.18 and from 10am the park remains largely in sunlight for the remainder of the day.
Melbourne Quarter Sky Park	<p>Melbourne Quarter Sky Park is a recently constructed privately-owned publicly accessible elevated park, located approximately three storeys above Collins Street. The shadow diagrams submitted in response to a request for further information demonstrate that the proposed development would cast new shadow over a portion of the park at 2pm and 3pm at the Equinox. The additional shadow diagrams provided with the without prejudice material provide a more detailed analysis of the extent of the shadows that would be cast over this park. These diagrams show that new shadow would be cast between 1.45pm and 3.45pm with full shadow only from 2.15pm.</p> <p>It is considered that over the course of the day, with particular regard to the hours specified in Clause 22.18 (11am to 3pm) and the expectations of built form in this area as prescribed by the height controls of DDO51, the additional shadow cast between 1.45pm and 3pm are not significant or unreasonable over the course of the day.</p> <p>It is also noted that the park remains in full sunlight from 9am until 1.45pm.</p>

Seafarers Rest Park	No additional shadows would be cast over Seafarers Rest Park at any hour during the Equinox. The only shadow cast over this space would be limited and at 1pm during Winter. To that end, the proposed development is not considered to cast any unreasonable shadow over Seafarers Rest Park.
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7.5. Wind Effects

Pursuant to a decision guideline of DZ3, the Responsible Authority must consider the wind effects of a proposed development at ground level. Pursuant to a decision guideline of DDO51, the Responsible Authority must consider the nature of wind effects caused by any new building, and design measures to address these. Notwithstanding these decision guidelines, it is important to ensure that wind effects for any development in the Central City / Docklands are not detrimental to the surrounding street network.

A Wind Report, prepared by MEL Consultants, was submitted together with other further information. A wind tunnel model study was undertaken to understand the effects generated by the development and, if necessary, to develop wind amelioration measures in order to achieve conditions satisfying recommended environmental wind criteria.

The wind criterion is set out in the Wind Report. Wind tunnel studies were undertaken against existing and proposed conditions. These tests concluded that:

- a) While in some areas there were slight increases in wind conditions, all areas achieved the criterion for walking comfort and were generally consistent with existing conditions.
- b) Wind conditions at all test locations in the surrounding street network satisfied the safety criterion.

It is noted that the Wind Report has not undertaken any wind testing within the apartments on-site to address any potential amenity concerns. This is discussed further at Section 7.10 (Standard D27) of this report.

7.6. Traffic and Parking

Referring to Section 6.2 of this report, the following key traffic and parking components of the proposal are:

- Vehicle access is proposed via the existing entry off Aurora Lane under the Collins Street overpass. Conflicts between vehicles entering and exiting must be resolved to the satisfaction of the Council's Traffic Engineering department. This includes cars and loading vehicles, which use the same entrance to access the loading bay.
- The number of car, bicycle and motorcycle parking spaces are appropriate, subject to clarification of the location of these facilities.

An assessment against statutory car and bicycle requirements follows.

7.6.1 Car Parking

Pursuant to Schedule 7 of Clause 45.09, a permit is required to provide car parking spaces in excess of the car parking rates in Clause 3.0 of that schedule. According to the Traffic Report provided with the without prejudice material, car parking rates will be as follows:

Use	Rate	Maximum	Proposed
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Dwelling	2 to each dwelling	530	78
Office	1.5 to each 100m ² of gross floor area	959	80
Hotel	1 to each 100m ² of gross floor area	140	39

The number of car parking spaces above equates to 197; however, the plans refer to 199 car spaces. This discrepancy is minor and regardless is less than the maximum number set out in Schedule 7 to the Parking Overlay and is, in turn, acceptable given a permit is not required.

7.6.2 Motorcycle Parking

Schedule 7 to the Parking Overlay does not require any on-site motorcycle parking. Notwithstanding this, 15 spaces are to be provided on-site according to the Traffic Report submitted as part of the without prejudice material. If a permit were to issue, these 15 spaces would be required to be shown on the plans.

7.6.3 Bicycle Parking

Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6. According to the Traffic Report provided with the without prejudice material, bicycle parking rates would be as follows:

Use	Rate	Total Required
Dwelling	1 to each 5 dwellings for residents;	51
	1 to each 10 dwellings for visitors.	26
Office	1 to each 300 sq m of net floor area for employees;	141
	1 to each 1,000 sq m of net floor area for visitors.	42
Residential Building	1 to each 10 lodging rooms for employees;	18
	1 to each 10 lodging rooms for guests.	18

The total number of bicycle spaces required equates to 210 for residents / employees and 86 for visitors – totalling 296 spaces.

The Traffic Report provided with the without prejudice material states that 278 bicycle spaces are proposed, which would result in a shortfall of 18 spaces. This shortfall could however be absorbed having regard to the likely limited demands of hotel guests. However, the Development Summary in the applicant's response to a further information request states that 254 bicycle spaces are proposed. If a permit were to issue, a condition should be included requiring a minimum of 278 bicycle spaces on-site.

Sufficient end-of-trip facilities are provided on site.

7.7. Waste

Referring to Section 6.3 of this report, further clarification is required before the most recent WMP submitted with the without prejudice material can be accepted. These items could be formalised through conditions if a permit were to issue.

The only other outstanding item that must be addressed through the Traffic Engineering department is conflict between vehicles entering and exiting the car

park and trucks entering the same entry point in order to get to the loading bay. This item is discussed at Section 6.2 of this report.

7.8. Environmentally Sustainable Development

Referring to Section 6.6 of this report, the overall sustainability aspirations of the development are acceptable and conditions have been provided which could be included if a permit were to issue.

7.9. Landscaping

A landscape concept has been prepared and submitted; predominantly for public realm works to Mayfield Place. These works are proposed as the new building's entry is located off Mayfield Place.

As outlined at Section 6.8 of this report, further details are required in order to respond to and satisfy Council's guidelines for such works. In any event, as the majority of works are outside title boundaries, they should not form part of this application and could be removed by condition if a permit were to issue.

Similarly, landscaping within title boundaries is subject to further assessment and support from Council's Engineering and City Design departments to ensure all complies with Council's public realm guidelines.

7.10. Apartment Developments (Clause 58)

A Clause 58 assessment has been undertaken by the applicant and submitted with the application. This includes a written response to each Standard as well as accompanying drawings prepared by the project architects. An assessment of the development's compliance with Clause 58 Standards and Objectives is as follows:

Standard	Response
D1 – Urban context	<p>The site is affected by Design and Development Overlay, Schedule 51, which envisages a preferred future development of the area for taller built form. The proposed building measures over 190m in height, which responds to this future context, albeit slightly taller than the discretionary 180m control. The building also proposes a substantial setback from Collins Street, by virtue of retaining the lower building at the front of the site and the thin and simple design approach responds to the features of the site.</p> <p>While the Aurora Lane and Mayfield Place elevations are tall and offer little to no setbacks, podium and tower arrangements are not the prevailing context in the immediate surrounding area and close-up views of the tower would be limited due to the confined street space.</p> <p>The design response is discussed further at Sections 7.1.3 and 7.3 of this report.</p>
D2 – Residential policy	Higher density residential development is proposed and supported as the site is ideally located amongst services, infrastructure and amenities.
D3 – Dwelling diversity	A diverse mix of units including studio, one, two and three bedroom dwellings are proposed.
D4 – Infrastructure	The development can be connected to services and infrastructure.
D5 – Integration with the street	Separate pedestrian and vehicle entries are proposed. The vehicle entry point to the building would be via the existing on-site entry located off Aurora Lane, enhancing Mayfair Place as the principal pedestrian entry.

D6 – Energy efficiency	<p>The orientation of the site means that several purely south-facing dwellings are proposed. While this outcome is less than ideal, these south-facing dwellings have good access to daylight as there is no built form directly south to restrict this.</p> <p>The submitted ESD report confirms that the dwellings will achieve an average 7 star NatHERS rating.</p> <p>Refer Standard D26 for 'Windows' assessment.</p>
D7 – Communal open space	<p>No communal open space is proposed. However, adequate internal communal areas are provided within the building for residents and are easily accessible. This includes pool, fitness and lounge facilities on Level 28.</p>
D8 – Solar access to communal open space	<p>Refer D7.</p> <p>The site is nearby public open spaces that benefit from solar access.</p>
D9 – Safety	<p>The residential access point is located off Mayfield Place, adjacent the hotel entry, to ensure that it is easily identified, well-lit and safe.</p>
D10 – Landscaping	<p>There is no meaningful landscaping proposed on-site. The site's location and constraints would suggest that meaningful opportunities for landscaping at ground level are limited and not necessarily required given the site's context. Refer Section 7.9 of this report for further discussion.</p> <p>Notwithstanding, it is regrettable that the pre-application scheme proposed under PA-2018-374 (referred to at Section 2.2 of this report) included vertical gardens and described the building as "<i>an approach to architecture that seeks to connect building occupants more closely to nature. Biophilic designed buildings incorporate things like natural lighting and ventilation, natural landscape features and other elements for creating a more productive and healthy built environment for people.</i>"</p> <p>This approach has been discarded and this, in turn, has undermined the landmark credentials of the development.</p>
D11 – Access	<p>Vehicle access for the proposed building is provided within the existing access along Aurora Lane.</p> <p>A current vehicle entry located off Mayfield Place would be removed under the proposal.</p>
D12 – Parking location	<p>Existing car parking within the retained building facing Collins Street would be extended into the proposed building at Levels 3 and 4 and would be conveniently accessible for residents, as well as being well-removed from dwellings.</p>
D13 – Integrated water and stormwater management	<p>Water Sensitive Urban Design has been integrated into the development.</p>
D14 – Building setback	<p>Boundary walls are commonplace in the Docklands Zone and wider Central City. The side walls of the proposed building measure over 190m in height and while the west elevation is offset from the title boundary, it introduces no setbacks from the widened footpath. Notwithstanding, as this is an island site, the building would not unreasonably impact on the amenity of surrounding building occupants.</p>
D15 – Internal views	<p>There are no unreasonable internal views.</p>
D16 – Noise impacts	<p>Condition Required</p> <p>An acoustic report was submitted with the original application and assessed, amongst other things, internal noise level criteria for external noise intrusion based on the Victorian planning acoustic provisions in the Better Apartments Design Standards (BADs).</p>

	<p>Notwithstanding this, noise sensitive rooms are generally located away from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas etc.</p> <p>Refer to Section 7.2 of this report for further assessment.</p>
D17 – Accessibility	<p>Of the eight apartment types (A – H), types A, B, C, F, G and H appear to meet either the Design A or Design B options within the standard – equating to 165 apartments or 62% and meeting the standard of 50%.</p>
D18 – Building entry and circulation	<p>The residential entry is clearly visible from Mayfield Place, along a street that would be upgraded by way of off-site landscaping. The residential lobby space is open, well-lit and visible from the public realm.</p>
D19 – Private open space	<p>Condition Required</p> <p>Type D balconies have an area of 7.8m², which is less than the standard of 8m² and less than what is shown on the BADS plans.</p> <p>Type E balconies have an area of 7.5m², which is less than the standard of 8m² and less than what is shown on the BADS plans.</p> <p>Type F balconies have an area of 7.3m², which less than the standard of 8m² and less than what is shown on the BADS plans.</p> <p>Type G balconies have an area of 7.6m², which is less than the standard of 8m² and less than what is shown on the BADS plans.</p> <p>Type H balconies have an area of 11.6m², which is less than the standard of 12m² and less than what is shown on the BADS plans.</p> <p>While the variations are minor, as described in the Urban Design referral comments at Section 6.1 of this report, <i>the annotated area has been rounded up, which in almost all instances is short of the minimum 8sqm area and minimum 2m dimension. These areas must be revised to at least comply with minimum BADS.</i></p> <p>It is expected that balconies meet the minimum area in full and this requirement could form a condition if a permit were to issue.</p>
D20 – Storage	<p>Variation Accepted</p> <p>Type B (2 bedroom) apartments (15 in total) appear to have less than the minimum storage of 9m² within the apartments (7.9m²). However, each apartment has access to external storage cages and the remainder of apartment types meet the standard.</p>
D21 – Common property	<p>Common property has been integrated into the development and is functional and capable of efficient management.</p>
D22 – Site services	<p>Installation and maintenance has been considered. Mailboxes are to be located in the residential foyer, managed by a concierge service.</p>
D23 – Waste and recycling	<p>Condition Required</p> <p>Separate waste rooms are proposed for each use. Notwithstanding this, as discussed at Section 6.3 of this report, the various iterations of Waste Management Plans submitted are unacceptable. However, the outstanding items yet to be addressed could be resolved by way of conditions if a permit were to issue.</p>
D24 – Functional layout	<p>Condition Required</p> <p>Several bedrooms show dimensions on the plans as being 3m x 3.4m to main bedrooms and 3m x 3m in secondary bedrooms. However, the BADS plans submitted with the application appear to show the dimensions overlapping with walls, resulting in bedrooms with dimensions below the standard. The shortfalls are generally minor; however, it is expected that bedrooms meet the minimum dimensions in full and this requirement could form a condition if a</p>

	<p>permit were to issue.</p> <p>Living areas all meet the minimum dimensions and areas with the exception of Type C apartments, which have an area of less than the standard 12m² (10.8m²). The shortfall is minor and the living area is part of an open plan layout, which is accepted for the 30 Type C apartments (11%).</p>
D25 – Room depth	<p>Variation Accepted</p> <p>Type C apartment kitchens are more than 9m from the external window.</p> <p>Type G apartment kitchens are tucked away in the corner behind walls.</p> <p>The remainder of apartments have room depths that do not exceed 9m.</p> <p>The Type C apartment room depths measure approximately 10m, which is a minor departure from the standard. Moreover, Type C apartments make up only 11% of all apartments and the proposal is therefore acceptable on balance.</p>
D26 – Windows	<p>Does Not Comply</p> <p>Apartment types A, B, C and H all have a snorkel arrangement in at least one bedroom in each apartment.</p> <p>The standard states that a window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be:</p> <ul style="list-style-type: none"> • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • The window is clear to the sky <p>Each bedroom has a small balcony off the snorkel, which has an inner window (main building structure) and an outer window (façade structure). The inner windows are not clear to the sky as the balconies sit above each other. Therefore, to determine the maximum depth, the standard requires that the measurement is taken from the outer window (external surface) as these are clear to the sky.</p> <p>Type A has a secondary area width of 1.275m, which would allow a maximum depth from the outer window of 1.91m. The depth proposed equates to 3.7m – exceeding the maximum by 1.79m.</p> <p>Type B has a secondary area width of 1.457m, which would allow a maximum depth from the outer window of 2.18m. The depth proposed equates to 3.7m – exceeding the maximum by 1.52m.</p> <p>Type C has a secondary area width of 1.275m, which would allow a maximum depth from the outer window of 1.91m. The depth proposed equates to 3.7m – exceeding the maximum by 1.79m.</p> <p>Type H has a secondary area width of 1.2m, which would allow a maximum depth from the outer window of 1.8m. The depth proposed equates to 3.7m – exceeding the maximum by 1.9m.</p> <p>Standard D26 has been introduced to ensure that snorkel arrangements are avoided as they promote poor internal amenity. The dimensions listed above demonstrate that the shortfalls are significant and therefore unreasonable. The internal layout of the building which includes small balcony arrangements stacked on top of each other does not assist in minimising the depth of the internal secondary areas within each bedroom and is a main reason for the</p>

	<p>non-compliance.</p> <p>The without prejudice material provided to Council made subtle changes to the width and depth of secondary areas; however, these changes are insufficient and do not adequately address the shortfalls discussed above.</p> <p>It is also noted that the ESD report commits the bedrooms to a high level of performance (80% of areas compliant with green star requirements); however, daylight modelling has not been provided to show levels in accordance with this target and as such the provision of adequate daylight has not been adequately demonstrated.</p> <p>The decision guidelines do not consider the site's constraints and structural integrity of a building as reasons to vary the Standard. Substantial rearrangement of the apartment layouts would be required to improve the width to depth ratio of the snorkels i.e. reconsider the balcony arrangements, internal layouts etc. However, it is considered that the internal layout changes required to the bedrooms (and apartment mix in general) to ensure compliance with the Objective and Standard could not be achieved by way of permit conditions as it may require a substantial redesign of the overall architectural approach. To that end, the non-compliance with Standard D26 will form a ground of refusal.</p>
D27 – Natural ventilation	<p>Does Not Comply</p> <p>Type A apartments have openings on two different orientations; however, the breeze path through the dwelling appears to exceed 18 metres, therefore not complying with the standard.</p> <p>Type B, C and H apartments have openings on the same orientation, therefore not complying with the standard.</p> <p>All other apartment types have one opening only, therefore providing no breeze path.</p> <p>This results in zero apartments meeting the standard, which is a significant shortfall from the minimum 40%.</p> <p>A decision guideline of Standard D27 requires the consideration of the size, orientation, slope and wind exposure of the site. The applicant has not provided evidence of any wind testing for the proposed apartments which may otherwise demonstrate that the wind effects at the apartment levels of the building (within the top third of the tower) cannot achieve the level of natural ventilation sought by the Standard. It is considered that the internal layout changes required to the apartments to ensure compliance with the Objectives and Standard could not be achieved by way of permit conditions as it may require a substantial redesign of the apartment mix and overall architectural approach. To that end, the non-compliance with Standard D27 will form a ground of refusal.</p> <p>In addition, expert wind advice should be provided to determine the functionality of openable windows at this significant height.</p>

8. OFFICER RECOMMENDATION

That a letter be sent to DELWP advising that the City of Melbourne does not support the proposal on the following grounds:

1. The proposed development does not comply with Clause 58 Objectives and Standards D26 (Windows) and D27 (Natural Ventilation) of the Melbourne Planning Scheme, and the required design changes are considered too significant to be conditioned.

APPENDIX A – DRAFT CONDITIONS

Should the Minister be of the mind to support the application, the following conditions and notes are recommended:

1. Amended plans before endorsement

Prior to the commencement of the development on the land, including demolition or bulk excavation, an electronic copy of plans, drawn to scale must be submitted to the Responsible Authority generally in accordance with the application plans, but amended to show:

- a) The location and number (minimum 278) of bicycle rails to be provided within the development and their allocation (visitors and staff / residents).
- b) The location of all 15 motorcycle spaces.
- c) The 223mm building projection over Aurora Lane at Levels 5 and 5M set back within the title boundary.
- d) All future public realm streetscape works located outside the title boundaries removed from the drawings and ground level streetscape works within title boundaries notated as “subject to redesign in accordance with City of Melbourne guidelines and to Council’s satisfaction”.
- e) Apartment layouts amended to show all bedrooms complying with the minimum dimensions of Clause 58 Standard D24 (Functional Layout), measured from the internal walls of each bedroom.
- f) Apartment layouts amended to show all bedrooms complying with the minimum dimensions of all secondary areas in accordance with Clause 58 Standard D26 (Windows), with maximum depths measured from the external window.
- g) Apartment layouts amended to show a minimum 40% providing effective cross ventilation in accordance with Clause 58 Standard D27 (Natural Ventilation), or further wind testing of the residential apartments to determine the extent of natural ventilation possible at Levels 30-54 (Apartment levels) through an amended Wind Report.
- h) Detailed dimensions of all proposed canopy clearances ensuring that they comply with Council’s Road Encroachment Operational Guidelines.
- i) Any design revisions to the development in accordance with the endorsed Façade Strategy.
- j) Any design revisions to the development in accordance with the endorsed Waste Management Plan.
- k) Any design revisions to the development in accordance with the endorsed Wind Report.
- l) Any design revisions to the development in accordance with the endorsed Environmentally Sustainable Design Statement.
- m) Any design revisions to the development in accordance with the endorsed Traffic Report.
- n) Any design revisions to the development in accordance with the endorsed Landscape Plan.
- o) Any design revisions to the development in accordance with the endorsed Acoustic Assessment.

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

2. Endorsed plans

The development as shown on the endorsed plans must not be altered or modified unless with the prior written consent of the Responsible Authority.

3. Legal Agreement – Demolition in Docklands Zone

Prior to the commencement of the demolition or removal of existing buildings or works (excluding demolition or removal of temporary structures) on the land, the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must provide the following:

- a) if the land remains vacant for 6 months after completion of the demolition;
- b) demolition or construction activity ceases for a period of 6 months; or
- c) construction activity ceases for an aggregate of 6 months after commencement of the construction,

The owner must construct temporary works on the land to the satisfaction of the Responsible Authority.

Prior to the commencement of construction of the temporary works, details of the works must be submitted to and be to the satisfaction of the Responsible Authority.

Temporary works may include:

- a) The construction of temporary buildings for short-term retail or commercial use. Such structures shall include the provision of an active street frontage; or
- b) Landscaping of the site for the purpose of public recreation and open space.

The owner of the land must pay all of Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

4. Construction Management Plan

Prior to the commencement of the development, including demolition or bulk excavation, a detailed construction and demolition management plan must be submitted to and be approved by the Responsible Authority – Construction Management Group. This construction management plan must be prepared in accordance with the Melbourne City Council – Construction Management Plan Guidelines and is to consider the following:

- a) public safety, amenity and site security.
- b) operating hours, noise and vibration controls.
- c) air and dust management.
- d) stormwater and sediment control.
- e) waste and materials reuse.
- f) traffic management.
- g) a Tree Protection Plan (TPP) must be provided to the satisfaction of the Melbourne City Council . The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
 - i. All public trees affected by the works and their City of Melbourne asset number(s) (found at <http://melbourneurbanforestvisual.com.au>).

- ii. Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries, scaffold or hoardings.
- iii. Site specific details of the temporary tree protection fencing to be used to isolate public trees from the construction activities or details of any other tree protection measures considered necessary and appropriate to the site. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned tree. These must be provided for any utility connections or civil engineering works.
- iv. Full specifications of any pruning required to publicly owned trees.
- v. Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
- vi. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via trees@melbourne.vic.gov.au.

5. Waste Management Plan

Prior to the commencement of the development, including demolition or bulk excavation, an amended waste management plan must be submitted to and approved by the City of Melbourne – Waste and Recycling Branch. The amended WMP must be generally in accordance with the Operational Waste Management Plan prepared by Waste Audit and dated May 2020, but updated to respond to the following requirements:

- a) Waste collection services showing turning movement diagrams. Plans confirming access for these vehicles needs to be provided.
- b) The correct amount of weekly residential waste and recyclables should be 25,400L. In order to reduce overall truck movements, the City of Melbourne could collect from 17m³ compactors every 2 weeks. If the larger compactors are to be used, swept path diagrams using 9.8m long vehicles are required.
- c) Floor plans showing the bin lifter/s and all bins used in the development as tabled in section 4 needs to be included. There is no correlation between the number of commercial bins in the tables and the number of bins shown in the commercial bin store, and the same with the residential bins shown in the residential bin store.
- d) The path of travel for tenants in the retail tenancy to the commercial bin storage area needs to be shown.
- e) Elevation drawings showing adequate height clearances to the compactors must be included.
- f) All equipment associated with waste collection (bins (Including residential), compactors, bin-lifters, etc.) are to be supplied by the development.

These amended WMP must be to the satisfaction of the City of Melbourne and when approved shall be the endorsed plans of this permit.

6. Traffic Report

Prior to the commencement of the development, including demolition or bulk excavation, an amended Traffic Report must be prepared and submitted to the satisfaction of the Responsible Authority in consultation with the City of Melbourne. The Traffic Report must be generally in accordance with the Traffic Engineering Assessment prepared by Traffix Group dated ay 2020, but updated to reflect the

changes required under Condition 1 of this Permit. The Traffic Report must also respond to the following item:

- The vehicles entering (at the southern entry / exit point to the car park) are shown to be in direct conflict with any vehicles exiting at this point. The vehicles exiting will be coming down a ramp and having to make a hard left turn to exit. Sight lines between these two conflicting vehicle movements appear to be insufficient. The problem is exacerbated as the exiting vehicles are travelling down a slope on approach to exiting. Details on how these conflicting movements are to be safely managed within the site must be provided to the satisfaction of the City of Melbourne – Traffic Engineering.

Once approved, the Traffic Report will be endorsed to form part of the permit.

7. Road Safety Audit

Prior to the occupation of the development, a formal independent desktop Road Safety Audit of the proposed development must be prepared and undertaken at the developer's expense and submitted to the City of Melbourne. Unless otherwise agreed by Council, the Audit must include the vehicle / bicycle / pedestrian access arrangements, loading arrangements and internal circulation / layout. The findings of the audit must be incorporated into the detailed design, at the developer's expense.

The Road Safety Audit must be submitted to and be to the satisfaction of the City of Melbourne – Engineering Services and when approved, will be endorsed to form part of the permit.

8. Wind Report

Prior to the commencement of the development, including demolition or bulk excavation, an updated Wind Report must be submitted to and be to the satisfaction of the Responsible Authority in consultation with the City of Melbourne. The updated Wind Report must be generally in accordance with the Wind Report prepared by MEL Consultants dated August 2019, but updated to:

- Reflect the changes required under Condition 1 of this Permit.
- Detail wind testing in accordance with Condition 1g.

Once approved, the Wind Report will be endorsed to form part of the permit.

9. Façade Strategy

Before the development starts, including demolition, bulk excavation and site preparation works, a Façade Strategy must be submitted to and approved by the Responsible Authority in consultation with the City of Melbourne. The Façade Strategy for the redevelopment must detail a full schedule of materials, finishes and details, including but not limited to the colour, type of materials (and quality), construction and appearance. The Façade Strategy must also:

- Deliver high quality materials and finishes to the Council's satisfaction;
- Undertake an exploration of finer detail in the columns and plinths at the lower levels;
- Be updated to reflect the changes required by Condition 1 of this Permit, as necessary.

Once approved, the Façade Strategy will be endorsed to form part of the permit.

Civil Design

10. Drainage of projections

All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

11. Drainage connection underground

Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by City of Melbourne – Infrastructure and Assets. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system.

12. Demolish and construct access

Prior to the commencement of the use / occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

13. Roads

The road adjoining the site along Mayfield Place must be reconstructed together with associated works including the modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

14. Sawn bluestone footpaths

The footpaths adjoining the site along Aurora Lane and Mayfield Place must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

15. Street levels not to be altered

Existing street levels in Aurora Lane and Mayfield Place must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from City of Melbourne – Infrastructure and Assets.

16. Existing street lighting not altered without approval

All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of City of Melbourne – Infrastructure and Assets.

17. Public lighting

Prior to the commencement of the development, excluding preliminary site works, demolition and any clean up works, or as may otherwise be agreed with the City of Melbourne, a lighting plan must be prepared to the satisfaction of Council. The lighting plan should be generally consistent with Council's Lighting Strategy, and include the provision of public lighting in Aurora Lane and Mayfield Place. The lighting works must be undertaken prior to the commencement of the use / occupation of the development, in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

18. Legal Agreement – Civil Design

A legally binding agreement under Section 173 of the Planning and Environment Act 1987 shall be entered into between the land Owner(s) and the Council regarding the stair projecting over Aurora Lane. The Agreement is to indemnify Council against any claims arising from the existence of the stairs above Aurora Lane. The Agreement shall require the Owner(s) to maintain and repair the stairs above Aurora Lane at its cost and to the satisfaction of Council whether or not the need for maintenance or repair of the structures arose from the act, neglect or default of the Owner(s). The agreement must also contain such other conditions as may be advised by Council's Chief Legal Counsel. The agreement shall be to the satisfaction of the Director, Infrastructure and Assets; and the City of Melbourne's Chief Legal Counsel. The Owner must pay all of Council's reasonable legal costs and expenses of this Agreement, including Land Titles Registration fees.

19. Projections

All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference can be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face / back of kerb.

20. Acoustic Report

Prior to the commencement of the development, including demolition or bulk excavation, an updated Acoustic Report must be submitted to and be to the satisfaction of the Responsible Authority in consultation with the City of Melbourne. The updated Acoustic Report must be generally in accordance with the Acoustic Town Planning Report prepared by Wood & Grieve Engineers dated 23/05/2019, but updated to reflect the changes required under Condition 1 of this Permit.

Once approved, the Acoustic Report will be endorsed to form part of the permit.

21. Compliance with SEPP No N-1

The noise generated by the premises must at all times comply with the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.

22. Environmentally Sustainable Design (ESD) Statement

Prior to the commencement of the development, including demolition or bulk excavation, an amended Environmentally Sustainable Design (ESD) Statement must be prepared and submitted to the satisfaction of the Responsible Authority in consultation with the City of Melbourne. The ESD Statement must be generally in accordance with the Sustainability Management Report prepared by Northrop dated 22.05.2019, but updated to reflect the changes required under Condition 1 of this Permit.

Once approved, the ESD Statement will be endorsed to form part of the permit.

23. Registration of Green Star Rating (ESD)

Prior to commencement of development, evidence of project registration with the GBCA for the Green Star Design & As-Built rating must be submitted to the Responsible Authority.

24. Implementation of Environmentally Sustainable Design (ESD)

Prior to the occupation of any building approved under this permit, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended ESD report have been implemented must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans. This may include a GBCA Green Star Design & As Built Design Review Rating to confirm compliance with the stated Green Star targets.

25. Verification of Environmentally Sustainable Design (ESD)

Following final GBCA certification of the project's Green Star Design & As-Built rating, copies of the certificate must be submitted to the Responsible Authority.

26. Landscape Package

Prior to commencement of development, including demolition or bulk excavation, a detailed scheme for landscaping and planting in connection with the proposed development must be submitted to, and be approved by the Responsible Authority in consultation with the City of Melbourne. The landscape package must be updated to reflect the changes required under Condition 1 of this Permit.

Except with the prior written consent of the Responsible Authority the approved landscaping must be implemented prior to the occupation of the development. The landscaped area(s) must be maintained to the satisfaction of the Responsible Authority. Once approved, the landscape package will be endorsed to form part of the permit.

27. Public Tree Protection

All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of Melbourne City Council.

In the event that public trees are proposed for removal at any stage of the development, the applicant must submit plans for the approval of Melbourne City Council that show replacement and or additional tree plots of a larger size and increased soil volume than currently exists in the street frontages adjacent to the development.

Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.

28. Development Time Limit

This permit will expire if one or more of the following circumstances apply:

- a) The development is not started within three years of the date of this permit.
- b) The development is not completed within five years of the date of this permit.

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

NOTES

Building Approval Required

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

Building Works to Accord with Planning Permit

The applicant / owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant / owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the Responsible Authority prior to the commencement of any buildings or works.

Other Approvals May be Required

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

Civil Design

All necessary approvals and permits are to be first obtained from the City of Melbourne's Infrastructure and Assets Branch and VicRoads and the works performed to the satisfaction of the responsible road authority.

Urban Forest and Ecology

In accordance with the Tree Retention and Removal Policy a bank guarantee must be:

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

Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's

Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.

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

Approval for any tree removal is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. It should be noted that certain tree removals including but not limited significant or controversial tree removals, may be subject to decision by Council or a Committee of Council.

All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of a tree to be removed, must be met by the applicant/developer/owner of the site. The costs of these works will be provided and must be agreed to before council remove the subject trees.