

Report to the Future Melbourne (Planning) Committee

Agenda item 6.2

**Ministerial Planning Referral: TPMP-2019-29
132-136 Kavanagh Street, Melbourne****Presenter:** Evan Counsel, Director Planning and Building**1 December 2020****Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application seeking approval for buildings and works for the purpose of a multi-storey building comprising council facilities, retail, affordable housing and residential apartments at 132-136 Kavanagh Street, Southbank (refer Attachment 2 – Locality Plan).
2. The applicant is Kavanagh Street Development Pty Ltd c/- Tract Consultants Pty Ltd, the owner is Melbourne City Council, and the architects are DKO Architecture Pty Ltd.
3. The Site is currently used as temporary open space, was formally a part of the original Boyd School site and is subject to a land sale and development agreement between the Council and PDG Corporation.
4. The land is located within the Capital City Zone Schedule 3 (CCZ3) and is affected by Heritage Overlay (HO1214, City Road Industrial and Warehouse Precinct), Design and Development Overlay Schedule 10 (DDO10, General Development Area) and Land Subject to Inundation Overlay 1.
5. The application proposes a 41 level (138.7 metres to top of plant) mixed use tower. The proposal has a total gross floor area of 38,427 m², a floor area ratio of 20.37:1 and comprises of 394 apartments, 40 of which will be affordable rental dwellings, 920m² of council facilities and 201m² of retail uses.
6. The Department of Environment, Land, Water and Planning, on behalf of the Minister for Planning, has formally referred the application to Council as a recommending referral authority.

Key issues

7. The key issues for consideration are built form and urban design, floor area uplift and associated public benefits, and proposed Melbourne Planning Scheme Amendment C308 (Urban Design).
8. The proposal responds positively to the built form outcomes of HO1214 and DDO10. The street wall height at 23 metres ensures a human scale and responds to the height of the Boyd Community Hub building and the podium heights in the area. The proposal uses materials such as brick and metal which are respectful and sympathetic to the heritage character of Boyd Community Hub. The development provides a weather-protected pedestrian link to the Boyd Park and Boyd Community Hub in the form of a colonnade and provides multiple pedestrian entry points. There is no additional overshadowing of Boyd Park during the regulated times.
9. In accordance with Clause 22.03, the floor area uplift requirement has been more than satisfied via the provision of council facilities space and therefore is supported. The proposal also incorporates 40 affordable rental dwellings which will only be available to persons who meet the Department of Health and Human Services Victorian Office of Housing eligibility criteria.
10. The proposal is consistent with key aspects of the seriously entertained Melbourne Planning Scheme Amendment C308 with the exception of sleeving podium car parking with active uses to main streets and streets. The 'un-sleeved' podium car parking is allowable in this unique circumstance because the Site is an island site and has been designed to focus active uses towards Boyd Park and away from Kings Way and the West Gate Freeway. Basement car parking is not viable due to flooding and ground conditions.

Recommendation from management

11. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council does not object to the proposal subject to the conditions outlined in the delegate report (refer to Attachment 4).

Attachments:

1. Supporting Attachment (Page 2 of 77)
2. Locality Plan (Page 3 of 77)
3. Selected Plans (Page 4 of 77)
4. Delegate Report (Page 35 of 77)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning referred the application to the Council pursuant to section 55 of the *Planning and Environment Act 1987* (Act) on 13 November 2019 and an amended form on 3 September 2020.

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 general or material conflict of interest in relation to the matter of the report.

Health and Safety

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

Stakeholder consultation

6. The application is not 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 Act.
7. The Department of Environment, Land, Water and Planning directed that notice of the proposal be given by ordinary mail to the owners and occupiers of the surrounding properties.

Relation to Council policy

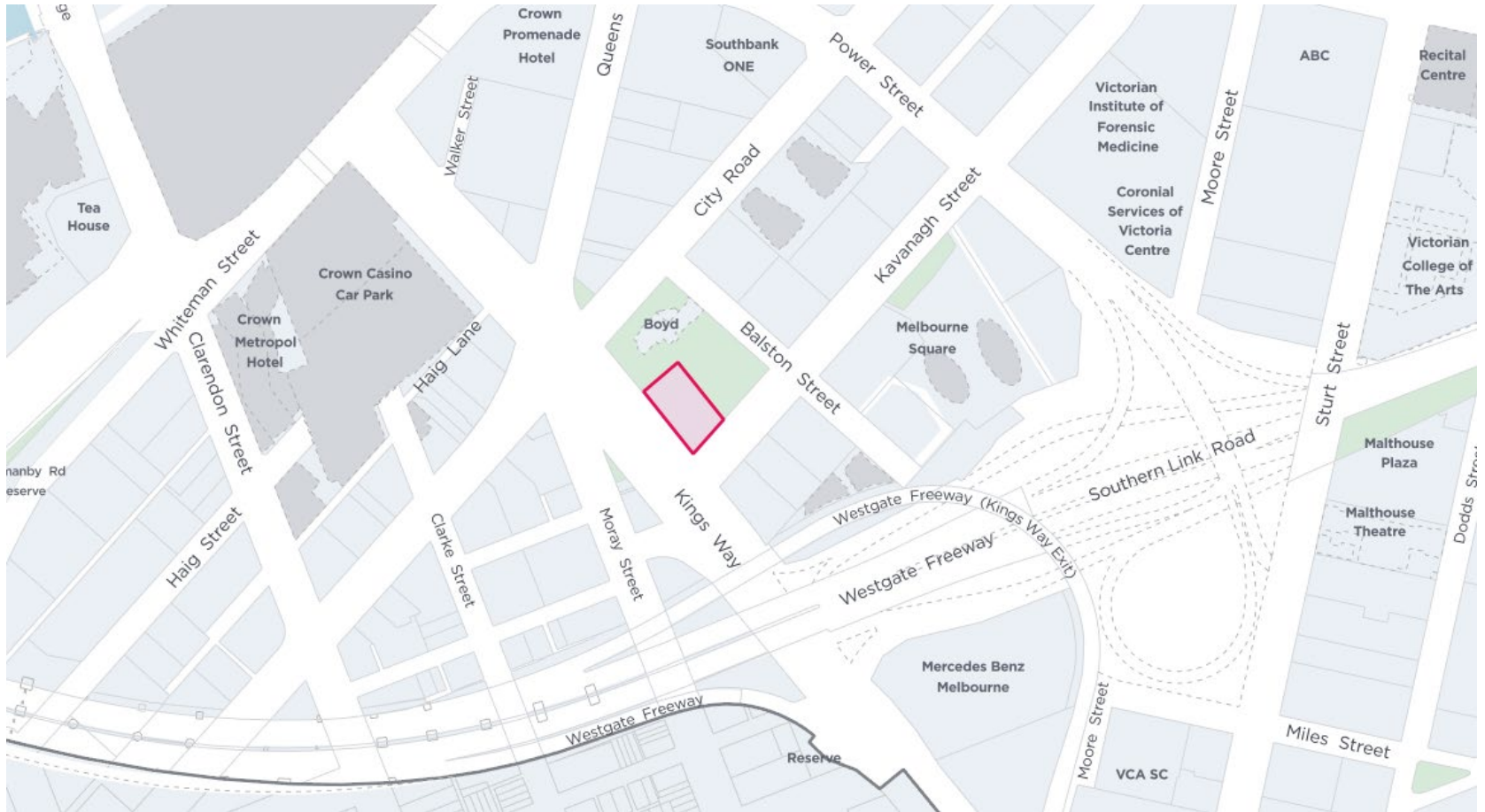
8. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

9. The Environmentally Sustainable Design (ESD) Report submitted with the application demonstrates that the development will achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
10. Permit conditions requiring implementation of the ESD initiatives are recommended.

Locality Plan

132-136 Kavanagh Street, Southbank





*All levels shown to Australian Height Datum (AHD)

Landscape Plan Overlay prepared by Site Image Landscape Architects. Refer to landscape drawings.

Item 1.8

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name
Site Series
Site Plan

Drawn By IT
Checked By RM
Date 31/08/20
Scale 1:200@A1, 1:400@A3

Drawing Number TP101
Revision



*All levels shown to Australian Height Datum (AHD)

Landscape Plan Overlay prepared by Site Image Landscape Architects. Refer to landscape drawings.

Item 1.8

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

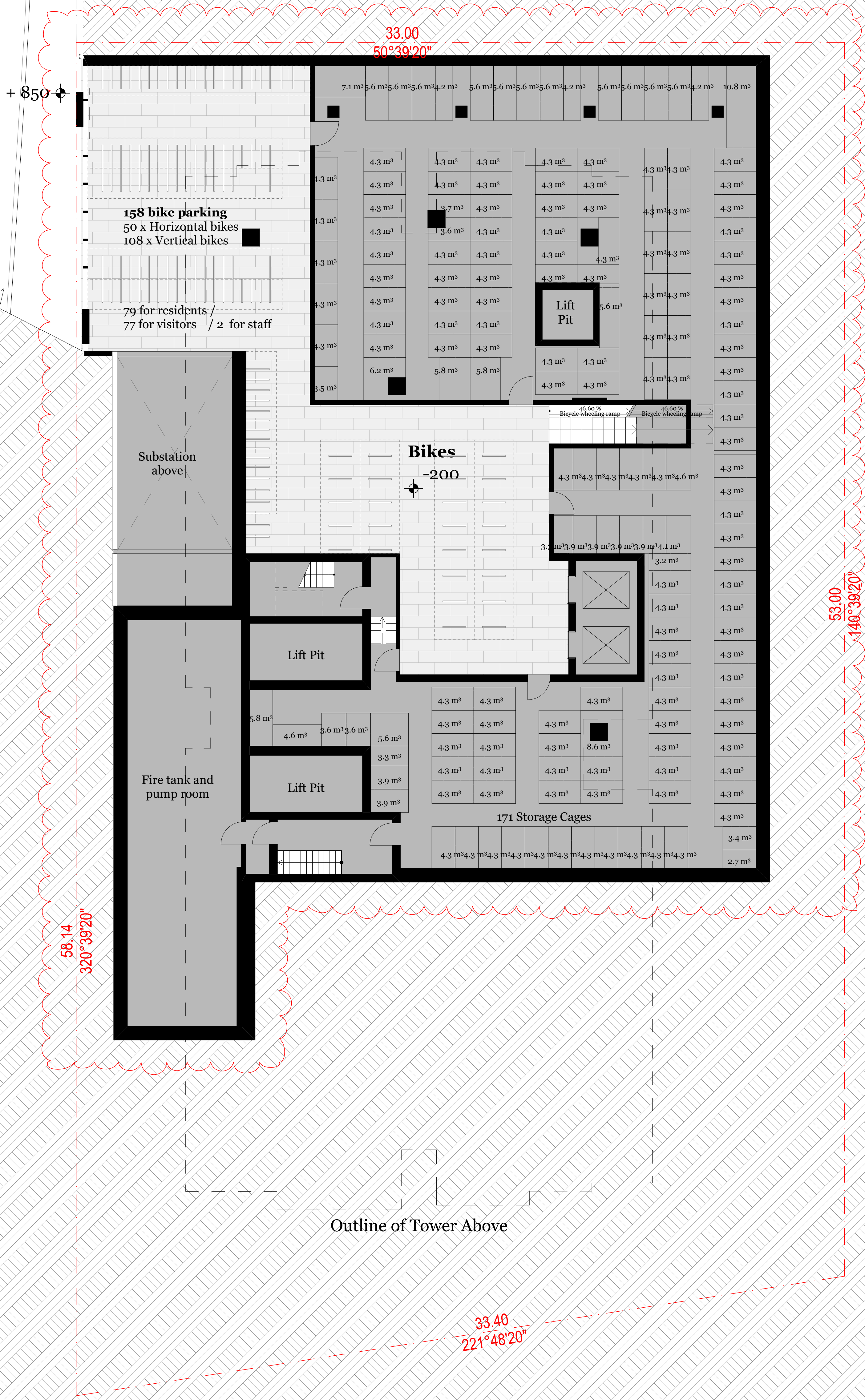
Drawing Series: TP102
 Drawing Name: Ground floor context plan

Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale: 1:200@A1, 1:400@A3

Drawing Number: TP102
 Revision: P1

K I N G S W A Y

K A V A N A G H S T



Item 1.8
Item 1.14
Item 1.17

Item 6.5
Item 6.6

58.14
320°39'20"

53.00
140°39'20"

33.40
221°48'20"

Outline of Tower Above

*All levels shown to Australian Height Datum (AHD)

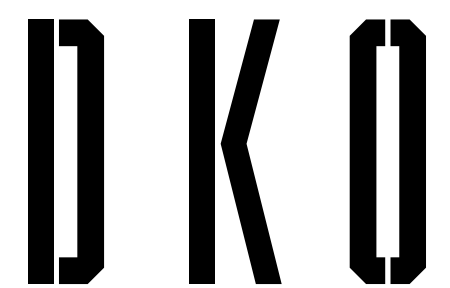
Item 1.8

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
P	17/09/2019	IT	RM	Issue for coordination

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
P	17/09/2019	IT	RM	Issue for coordination

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series: Plans
 Drawing Name: Basement

Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale: 1:100@A1, 1:200@A3

Drawing Number: TP200
 Revision: P3

K I N G S W A Y



- Item 1.8
- Item 1.17
- Item 6.1
- Item 6.2
- Item 6.3
- Item 6.4
- Item 6.8

*All levels shown to Australian Height Datum (AHD)

Item 1.8

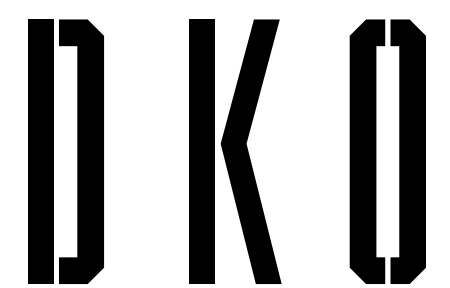
K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series: Plans
 Drawing Name: Level 2
 Drawing Number: TP203
 Revision: P1

Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale: 1:100@A1, 1:200@A3

K I N G S W A Y



- Item 1.8
- Item 1.17
- Item 6.1
- Item 6.2
- Item 6.3
- Item 6.4
- Item 6.8

*All levels shown to Australian Height Datum (AHD)

Item 1.8

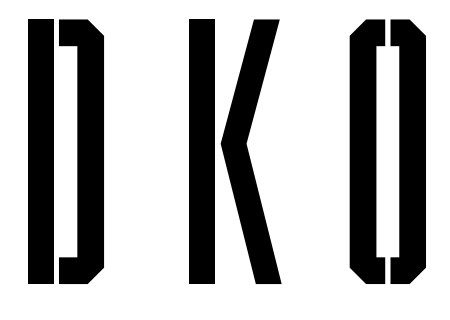
K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-				

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series: Plans
 Drawing Name: Level 4

Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale: 1:100@A1, 1:200@A3

Drawing Number: TP205
 Revision: P1

K I N G S W A Y



- Item 1.8
- Item 1.17
- Item 1.23

- Item 6.1
- Item 6.2
- Item 6.3
- Item 6.4
- Item 6.8

*All levels shown to Australian Height Datum (AHD)

K A V A N A G H S T

Item 1.8

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



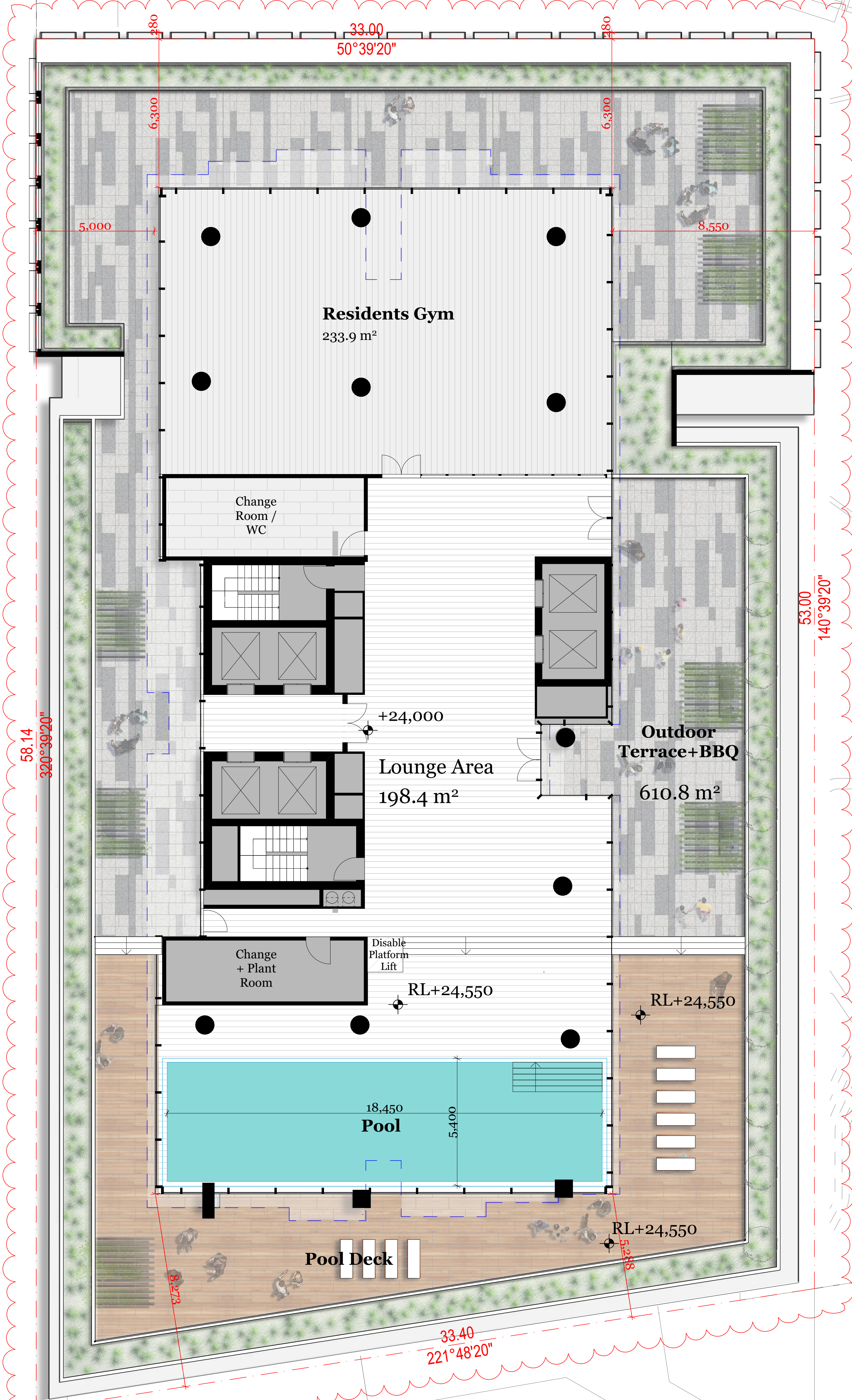
Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series: Plans
 Drawing Name: Level 5

Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale: 1:100@A1, 1:200@A3

Drawing Number: TP206
 Revision: P1

K I N G S W A Y



- Item 1.8
- Item 1.17
- Item 1.21
- Item 2.2
- Item 6.2
- Item 6.4

*All levels shown to Australian Height Datum (AHD)
 Landscape Plan Overlay prepared by Site Image
 Landscape Architects. Refer to landscape drawings.

Item 1.8

K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-				

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636

DKO

Project Name Boyd School Site
 Project Number 12199
 Project Address 132 Kavanagh Street, Southbank, VIC 3006

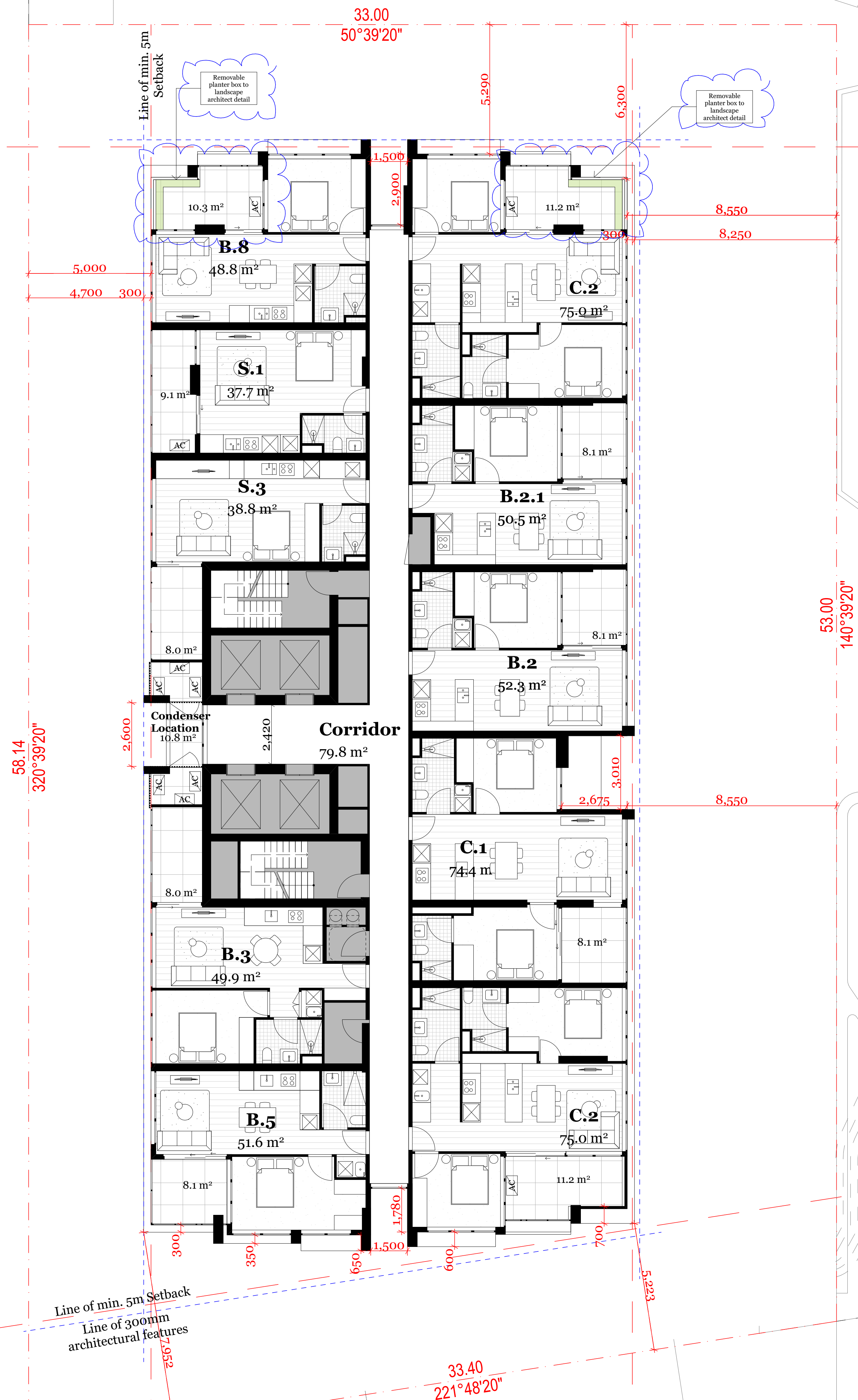
Drawing Series
 Drawing Name
 Plans
 Level 6

Drawn By IT
 Checked By RM
 Date 31/08/20
 Scale 1:100@A1, 1:200@A3

Drawing Number TP207
 Revision P1

Typical Plate 01 includes:
Level 7, 9, 11, 13, 15, 17, 19, 21, 25, 27, 29, 31, 33, 35, 27, 39

K I N G S W A Y



*All levels shown to Australian Height Datum (AHD)

Item 1.8

K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



Project Name: Boyd School Site
Project Number: 12199
Project Address: 132 Kavanagh Street, Southbank, VIC 3006

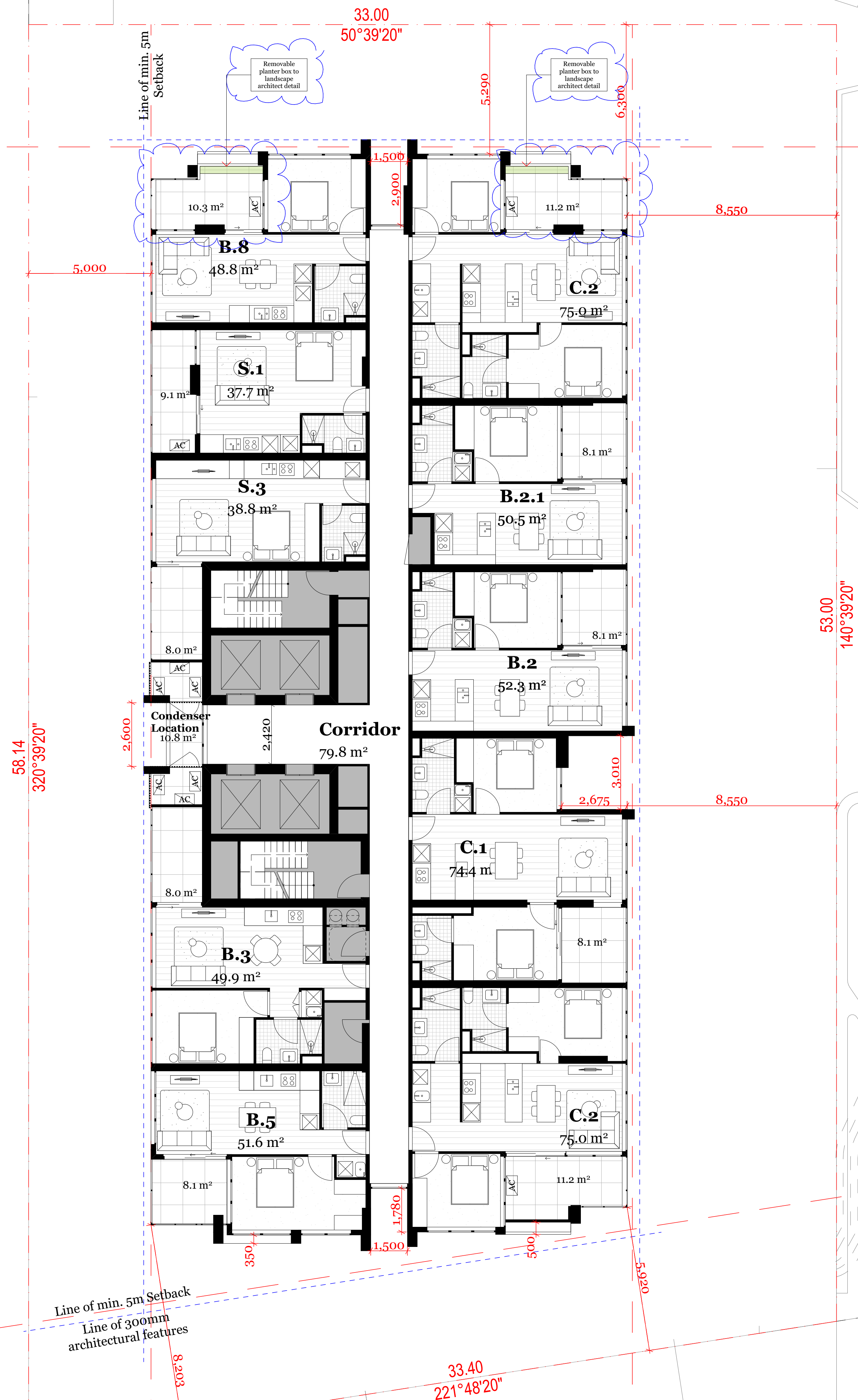
Drawn By: IT
Checked By: RM
Date: 31/08/20
Scale: 1:100@A1, 1:200@A3

Drawing Series: Plans
Drawing Name: Typical Plate 01

Drawing Number: TP208
Revision: B

Typical Plate 02 includes:
Level 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38

K I N G S W A Y



53.00
140°39'20"

58.14
320°39'20"

Line of min. 5m Setback
Line of 300mm architectural features

33.40
221°48'20"

*All levels shown to Australian Height Datum (AHD)

Item 1.8

K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



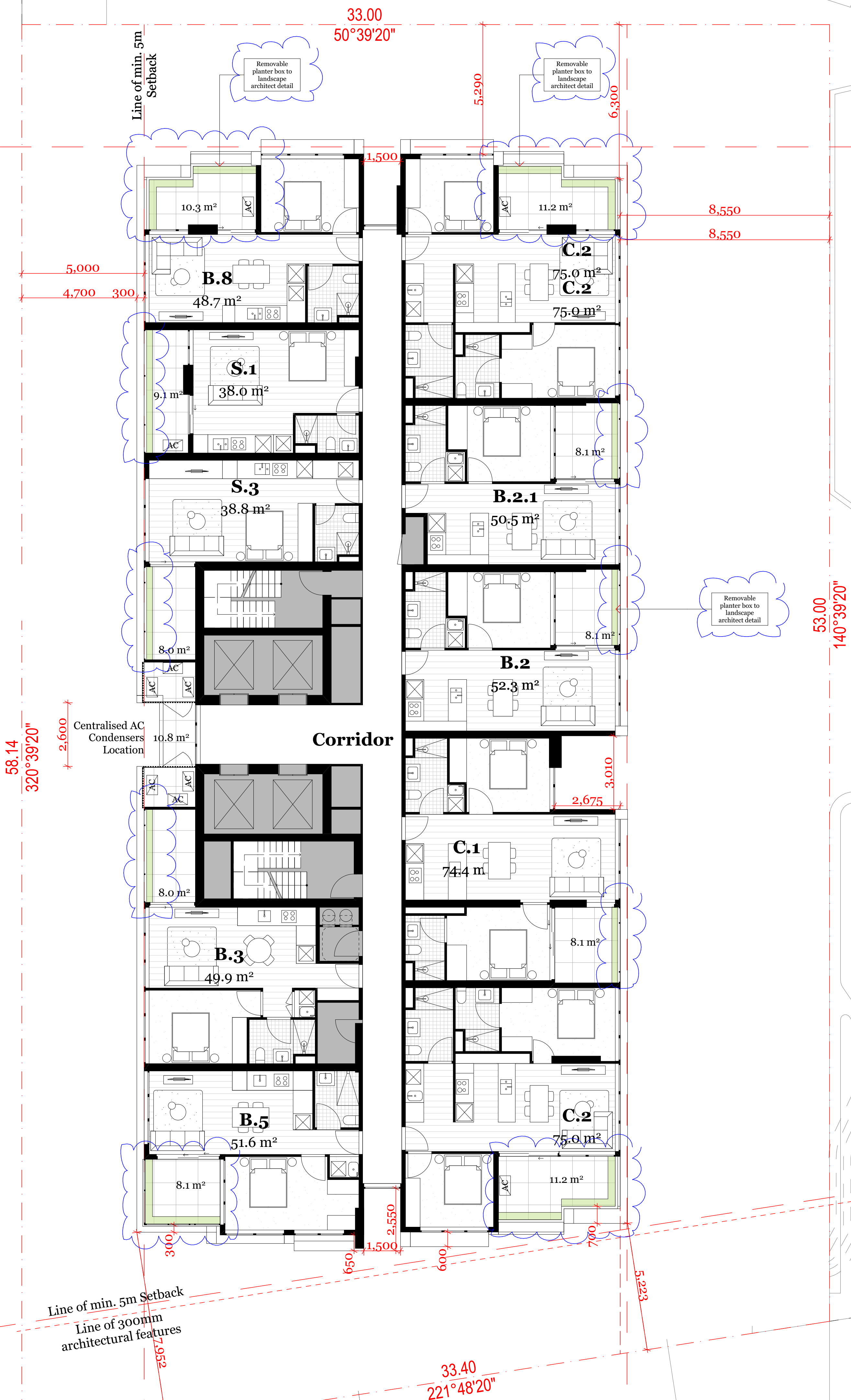
Project Name: Boyd School Site
Project Number: 12199
Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series: Plans
Drawing Name: Typical Plate 02

Drawn By: IT
Checked By: RM
Date: 31/08/20
Scale: 1:100@A1, 1:200@A3

Drawing Number: TP209
Revision: B

K I N G S W A Y



58.14
320°39'20"

2.600
Centralised AC
Condensers
Location

Corridor

Line of min. 5m Setback
Line of 300mm architectural features

33.40
221°48'20"

53.00
140°39'20"

*All levels shown to Australian Height Datum (AHD)

Item 1.8

K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



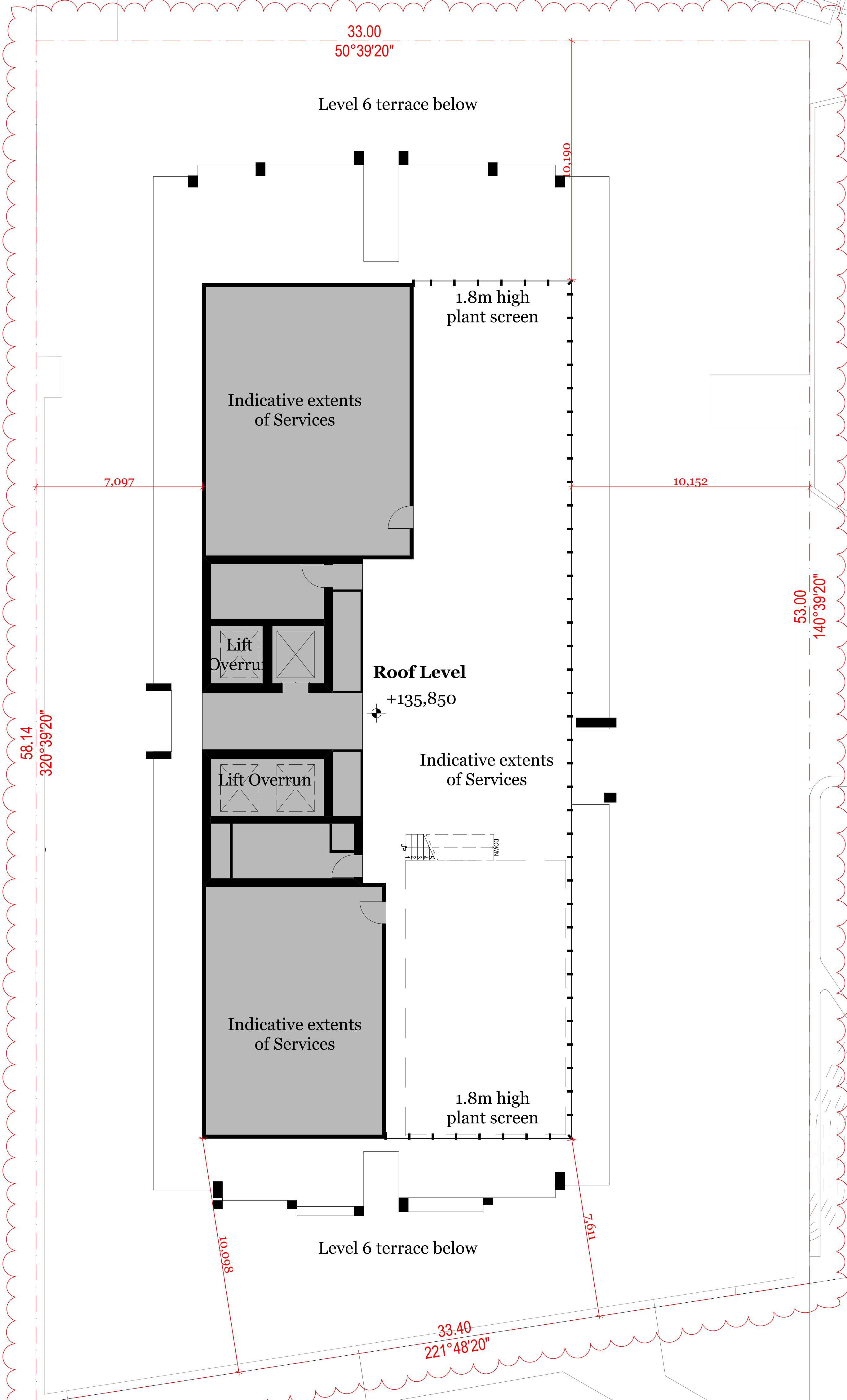
Project Name: Boyd School Site
Project Number: 12199
Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series: Plans
Drawing Name: Level 23

Drawn By: IT
Checked By: RM
Date: 31/08/20
Scale: 1:100@A1, 1:200@A3

Drawing Number: TP216
Revision: B

K I N G S W A Y



Item 1.8
Item 1.17

58.14
320°39'20"

53.00
140°39'20"

33.40
221°48'20"

*All levels shown to Australian Height Datum (AHD)

Item 1.8

K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-				

DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636

DKO

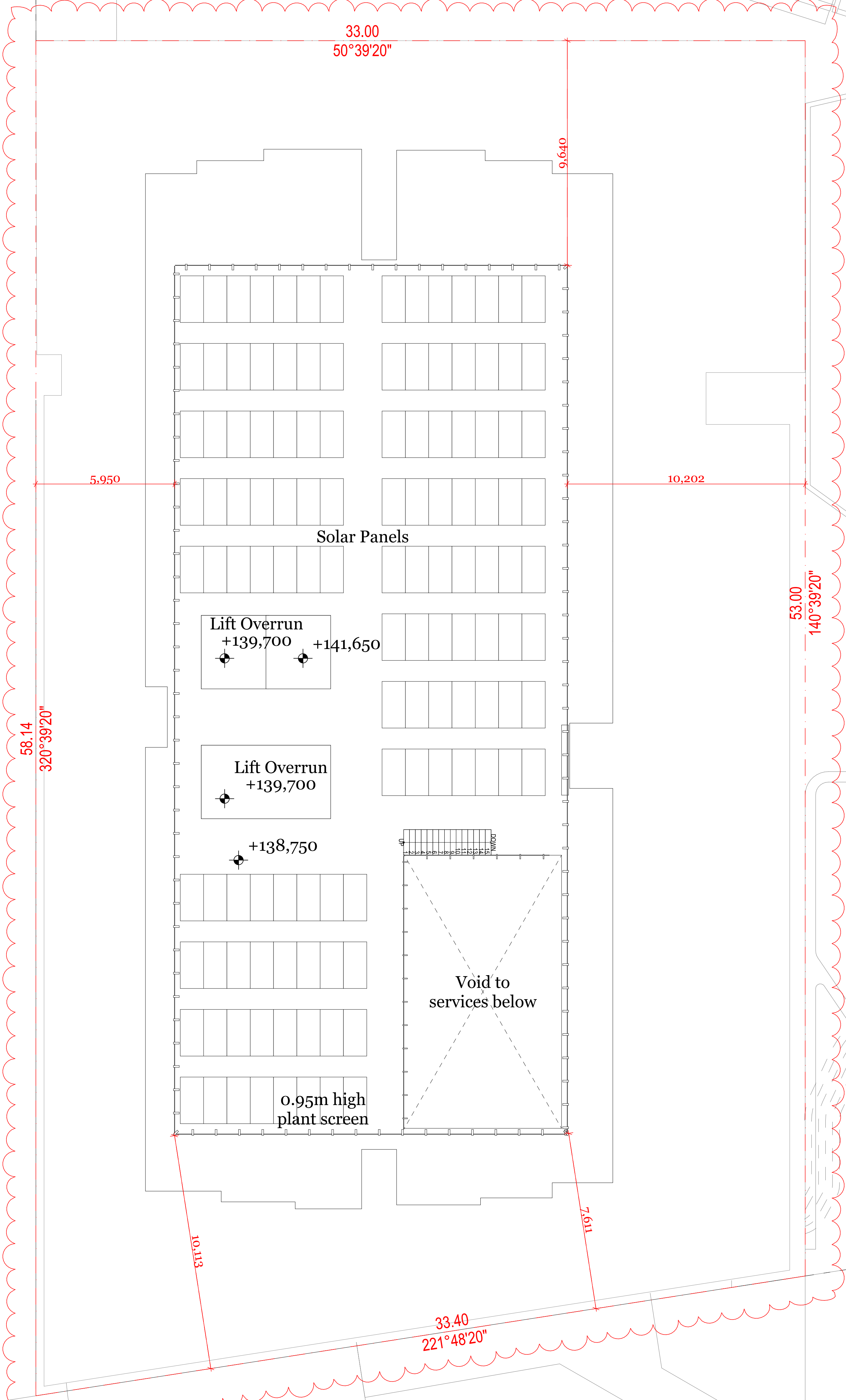
Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name
Plans
Roof Level

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP220**
Revision **P1**

K I N G S W A Y



*All levels shown to Australian Height Datum (AHD)

Item 1.8

K A V A N A G H S T

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



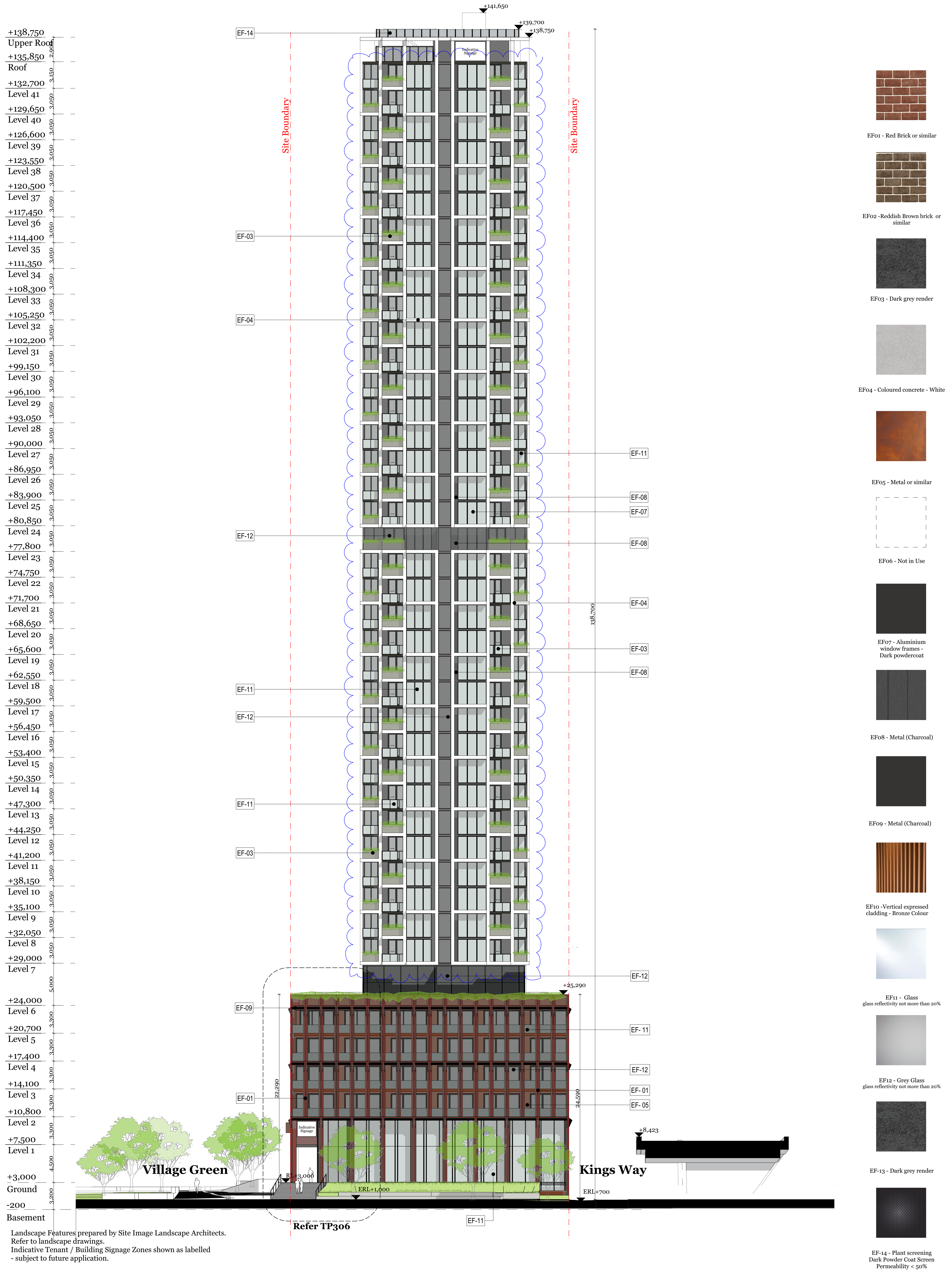
Project Name Boyd School Site
 Project Number 12199
 Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
 Drawing Name

Plans
 Upper Roof Level

Drawn By IT
 Checked By RM
 Date 31/08/20
 Scale

Drawing Number **TP221**
 Revision



+138,750	Upper Roof
+135,850	Roof
+132,700	Level 41
+129,650	Level 40
+126,600	Level 39
+123,550	Level 38
+120,500	Level 37
+117,450	Level 36
+114,400	Level 35
+111,350	Level 34
+108,300	Level 33
+105,250	Level 32
+102,200	Level 31
+99,150	Level 30
+96,100	Level 29
+93,050	Level 28
+90,000	Level 27
+86,950	Level 26
+83,900	Level 25
+80,850	Level 24
+77,800	Level 23
+74,750	Level 22
+71,700	Level 21
+68,650	Level 20
+65,600	Level 19
+62,550	Level 18
+59,500	Level 17
+56,450	Level 16
+53,400	Level 15
+50,350	Level 14
+47,300	Level 13
+44,250	Level 12
+41,200	Level 11
+38,150	Level 10
+35,100	Level 9
+32,050	Level 8
+29,000	Level 7
+24,000	Level 6
+20,700	Level 5
+17,400	Level 4
+14,100	Level 3
+10,800	Level 2
+7,500	Level 1
+3,000	Ground
-200	Basement

-  EF01 - Red Brick or similar
-  EF02 - Reddish Brown brick or similar
-  EF03 - Dark grey render
-  EF04 - Coloured concrete - White
-  EF05 - Metal or similar
-  EF06 - Not in Use
-  EF07 - Aluminium window frames - Dark powdercoat
-  EF08 - Metal (Charcoal)
-  EF09 - Metal (Charcoal)
-  EF10 - Vertical expressed cladding - Bronze Colour
-  EF11 - Glass glass reflectivity not more than 20%
-  EF12 - Grey Glass glass reflectivity not more than 20%
-  EF13 - Dark grey render
-  EF14 - Plant screening Dark Powder Coat Screen Permeability < 50%

Landscape Features prepared by Site Image Landscape Architects. Refer to landscape drawings. Indicative Tenant / Building Signage Zones shown as labelled - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



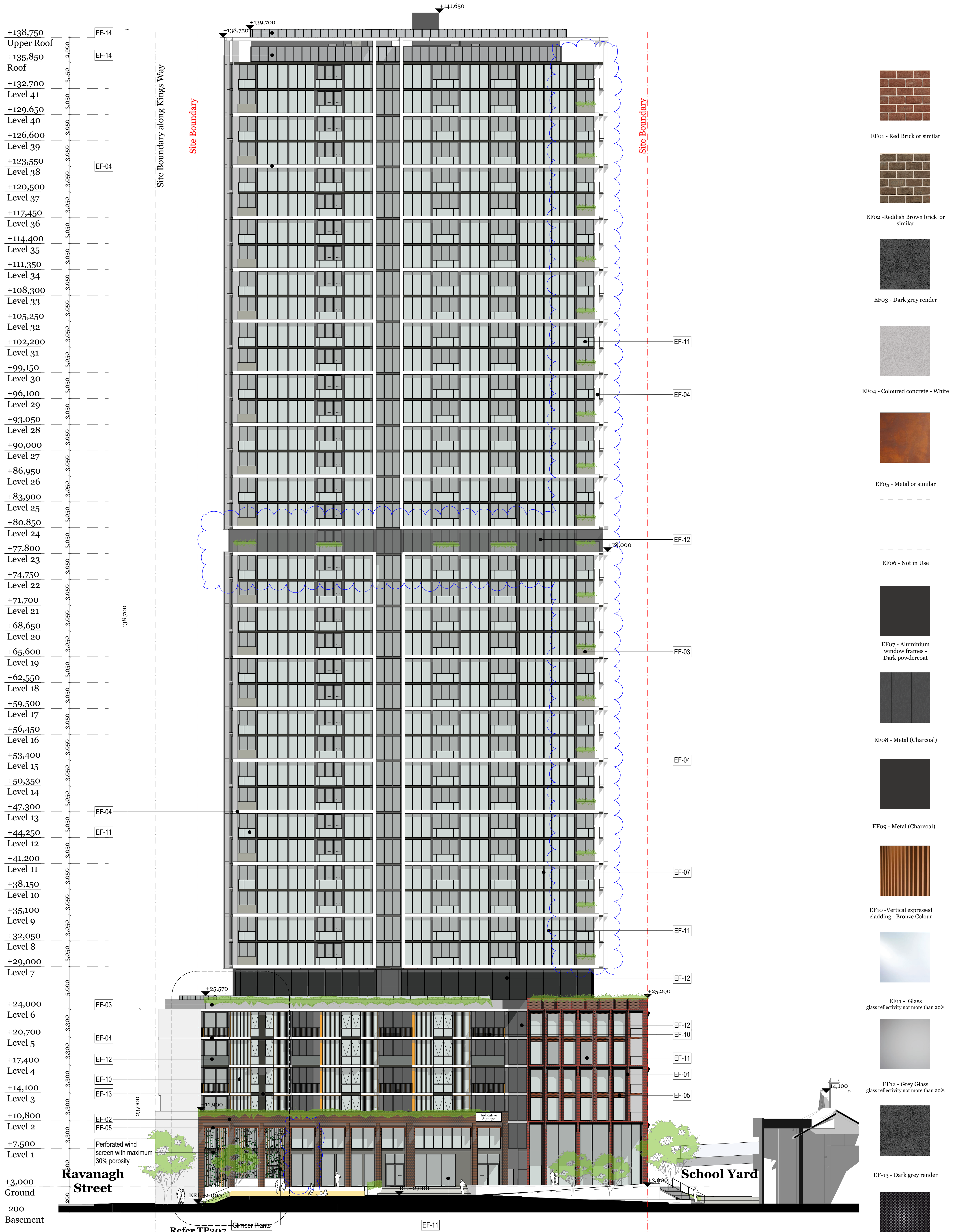
Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawn By: IT
 Checked By: RM
 Date: 31/08/20

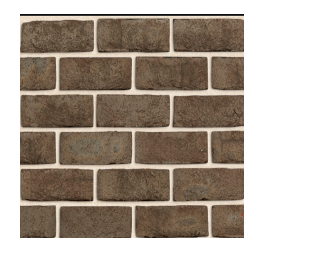
Drawing Series: Elevations & Sections
 Drawing Name: Elevation - North

Drawing Number: TP300
 Revision: B

© DKO Architecture (VIC) Pty Ltd
 Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of DKO Architecture.



EF01 - Red Brick or similar



EF02 - Reddish Brown brick or similar



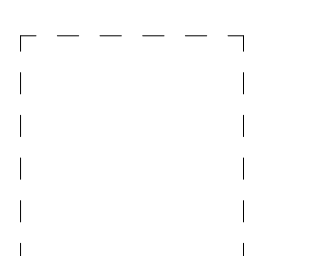
EF03 - Dark grey render



EF04 - Coloured concrete - White



EF05 - Metal or similar



EF06 - Not in Use



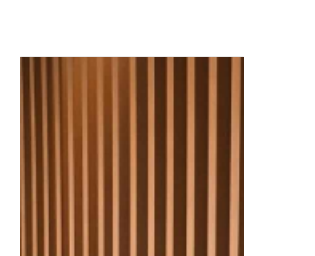
EF07 - Aluminium window frames - Dark powdercoat



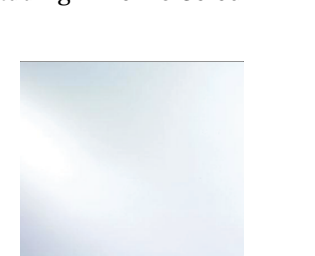
EF08 - Metal (Charcoal)



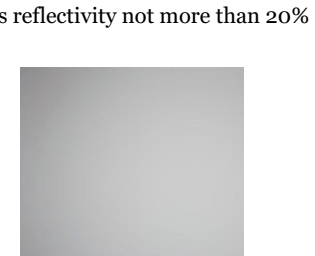
EF09 - Metal (Charcoal)



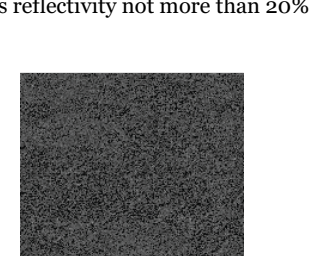
EF10 - Vertical expressed cladding - Bronze Colour



EF11 - Glass glass reflectivity not more than 20%



EF12 - Grey Glass glass reflectivity not more than 20%



EF13 - Dark grey render



EF14 - Plant screening Dark Powder Coat Screen Permeability < 50%

Refer TP307
Landscape Features prepared by Site Image Landscape Architects.
Refer to landscape drawings.
Indicative Tenant / Building Signage Zones shown as labelled
- subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Builder/Contractor shall verify job dimensions before any job commences.
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Builder/Contractor shall verify job dimensions before any job commences.
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings shall be submitted to the Architect/Consultant, and manufacturer shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



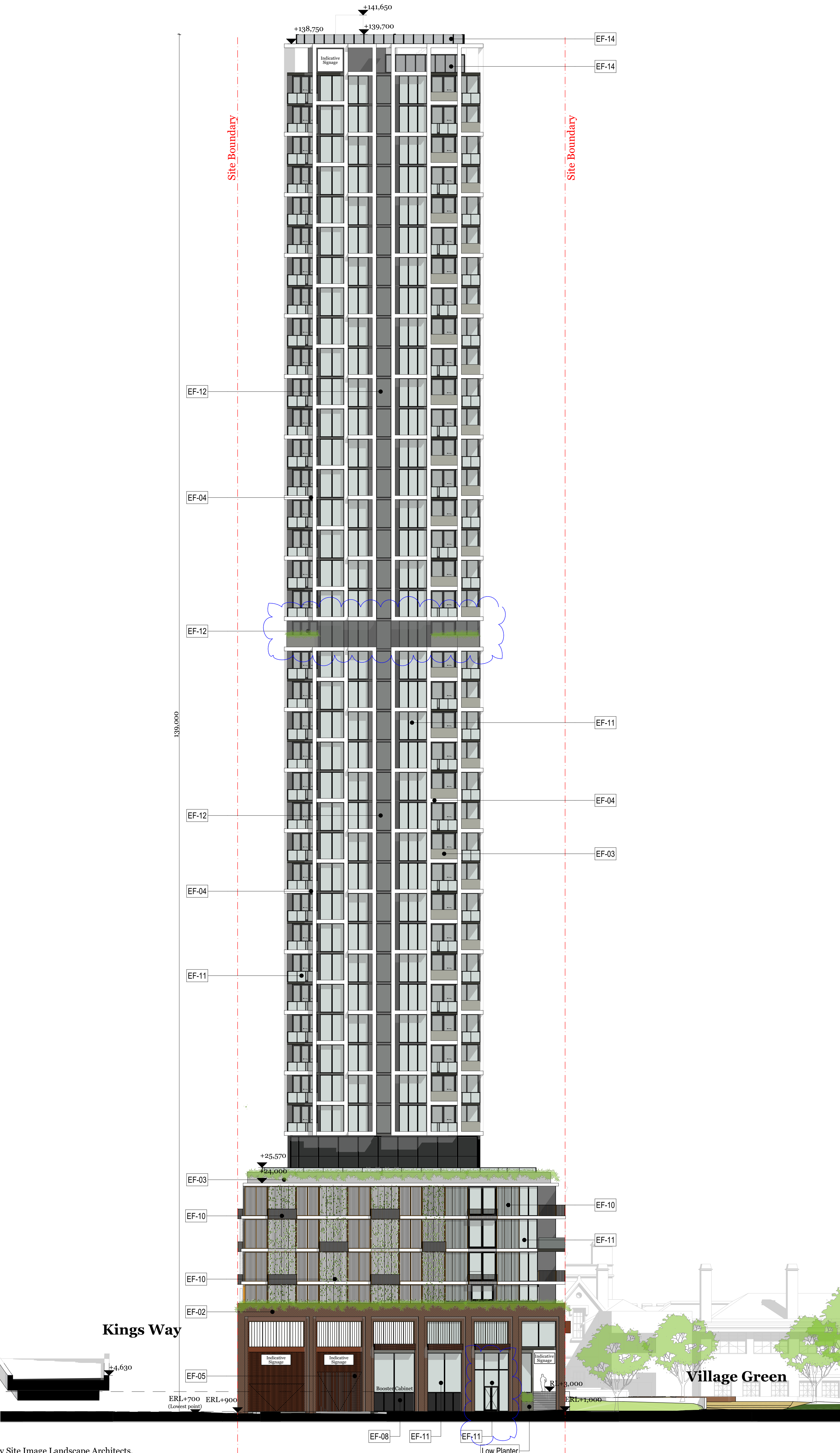
Project Name: Boyd School Site
Project Number: 12199
Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawn By: IT
Checked By: RM
Date: 31/08/20

Drawing Series: Elevations & Sections
Drawing Name: Elevation - East

Drawing Number: TP301
Revision: B

+138,750	Upper Roof
+135,850	Roof
+132,700	Level 41
+129,650	Level 40
+126,600	Level 39
+123,550	Level 38
+120,500	Level 37
+117,450	Level 36
+114,400	Level 35
+111,350	Level 34
+108,300	Level 33
+105,250	Level 32
+102,200	Level 31
+99,150	Level 30
+96,100	Level 29
+93,050	Level 28
+90,000	Level 27
+86,950	Level 26
+83,900	Level 25
+80,850	Level 24
+77,800	Level 23
+74,750	Level 22
+71,700	Level 21
+68,650	Level 20
+65,600	Level 19
+62,550	Level 18
+59,500	Level 17
+56,450	Level 16
+53,400	Level 15
+50,350	Level 14
+47,300	Level 13
+44,250	Level 12
+41,200	Level 11
+38,150	Level 10
+35,100	Level 9
+32,050	Level 8
+29,000	Level 7
+24,000	Level 6
+20,700	Level 5
+17,400	Level 4
+14,100	Level 3
+10,800	Level 2
+7,500	Level 1
+3,000	Ground
-200	Basement



-  EF01 - Red Brick or similar
-  EF02 - Reddish Brown brick or similar
-  EF03 - Dark grey render
-  EF04 - Coloured concrete - White
-  EF05 - Metal or similar
-  EF06 - Not in Use
-  EF07 - Aluminium window frames - Dark powdercoat
-  EF08 - Metal (Charcoal)
-  EF09 - Metal (Charcoal)
-  EF10 - Vertical expressed cladding - Bronze Colour
-  EF11 - Glass glass reflectivity not more than 20%
-  EF12 - Grey Glass glass reflectivity not more than 20%
-  EF13 - Dark grey render
-  EF14 - Plant screening Dark Powder Coat Screen Permeability < 50%

Landscape Features prepared by Site Image Landscape Architects. Refer to landscape drawings. Indicative Tenant / Building Signage Zones shown as labelled - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

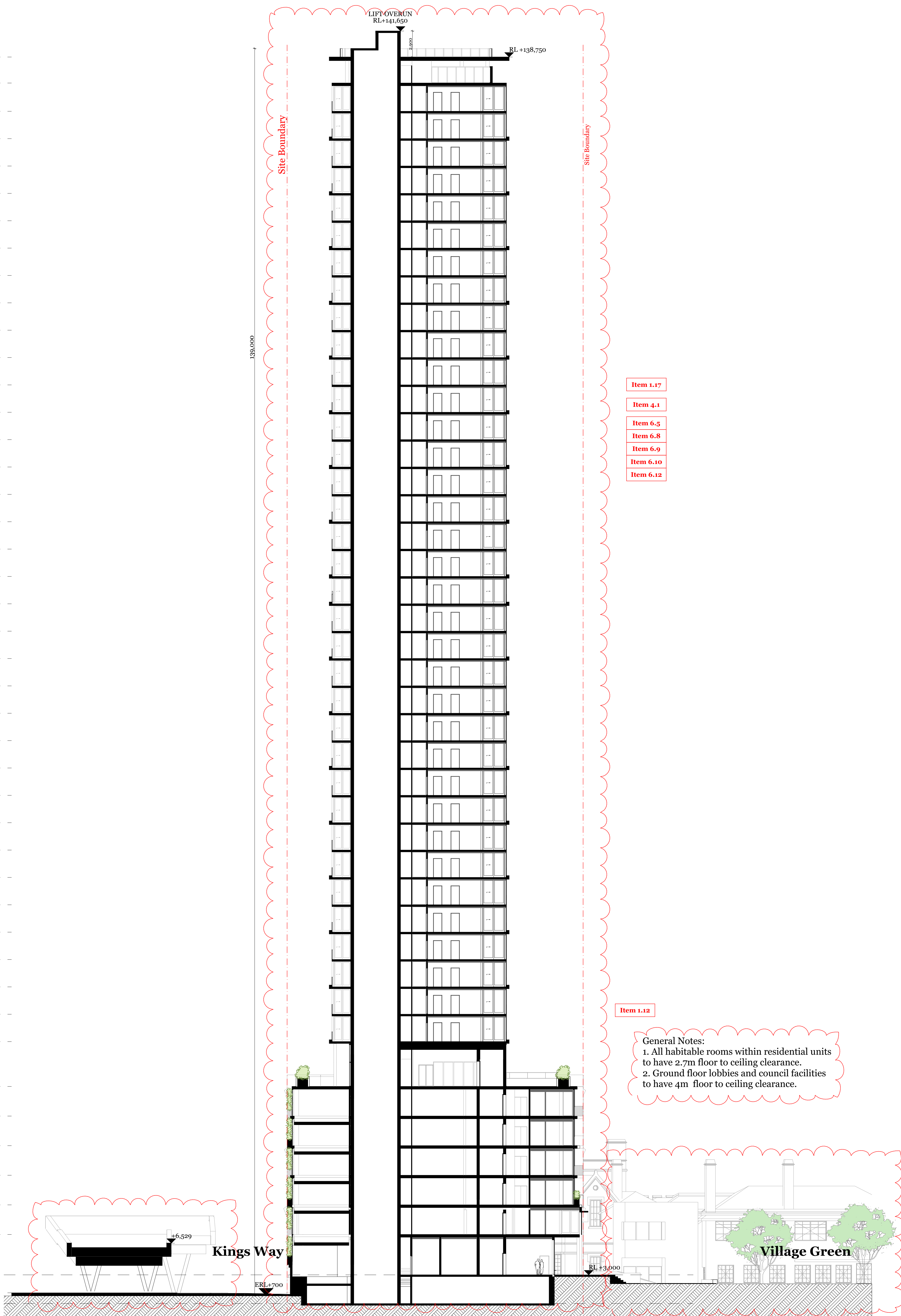
DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006
 Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale:

Drawing Series: Elevations & Sections
 Drawing Name: Elevation - South
 Drawing Number: TP302
 Revision: B

+138,750	Upper Roof
+135,850	Roof
+132,700	Level 41
+129,650	Level 40
+126,600	Level 39
+123,550	Level 38
+120,500	Level 37
+117,450	Level 36
+114,400	Level 35
+111,350	Level 34
+108,300	Level 33
+105,250	Level 32
+102,200	Level 31
+99,150	Level 30
+96,100	Level 29
+93,050	Level 28
+90,000	Level 27
+86,950	Level 26
+83,900	Level 25
+80,850	Level 24
+77,800	Level 23
+74,750	Level 22
+71,700	Level 21
+68,650	Level 20
+65,600	Level 19
+62,550	Level 18
+59,500	Level 17
+56,450	Level 16
+53,400	Level 15
+50,350	Level 14
+47,300	Level 13
+44,250	Level 12
+41,200	Level 11
+38,150	Level 10
+35,100	Level 9
+32,050	Level 8
+29,000	Level 7
+24,000	Level 6
+20,700	Level 5
+17,400	Level 4
+14,100	Level 3
+10,800	Level 2
+7,500	Level 1
+3,000	Ground
-200	Basement



- Item 1.17
- Item 4.1
- Item 6.5
- Item 6.8
- Item 6.9
- Item 6.10
- Item 6.12

Item 1.12

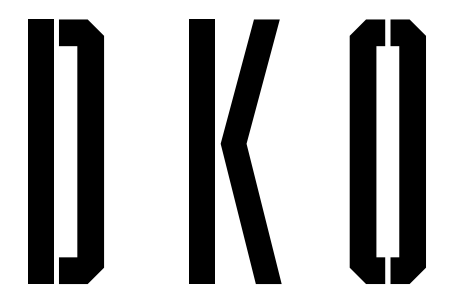
General Notes:
 1. All habitable rooms within residential units to have 2.7m floor to ceiling clearance.
 2. Ground floor lobbies and council facilities to have 4m floor to ceiling clearance.

Landscape Features prepared by Site Image Landscape Architects.
 Refer to landscape drawings.
 Indicative Tenant / Building Signage Zones shown as labelled
 - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636

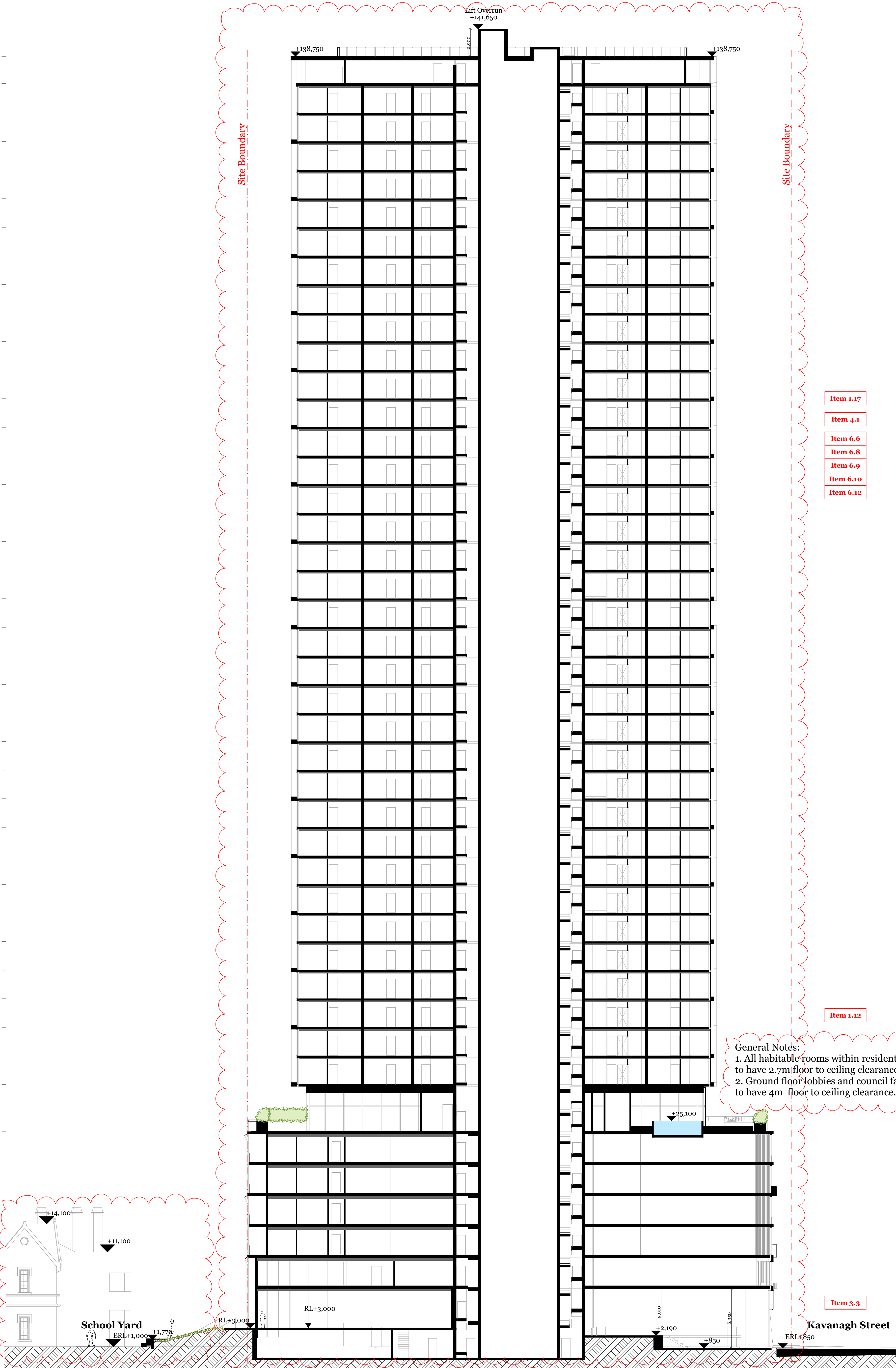


Project Name	Boyd School Site	Drawing Series	Elevations & Sections
Project Number	12199	Drawing Name	Section AA
Project Address	132 Kavanagh Street, Southbank, VIC 3006		

Drawn By	IT	Drawing Number	TP304
Checked By	RM	Revision	A
Date	09/07/20		
Scale			

© DKO Architecture (VIC) Pty Ltd
 Except as allowed under copyright act, no part of this
 drawing may be reproduced or otherwise dealt with
 without written permission of DKO Architecture.

+138,750	Upper Roof
+135,850	Roof
+132,700	Level 41
+129,650	Level 40
+126,600	Level 39
+123,550	Level 38
+120,500	Level 37
+117,450	Level 36
+114,400	Level 35
+111,350	Level 34
+108,300	Level 33
+105,250	Level 32
+102,200	Level 31
+99,150	Level 30
+96,100	Level 29
+93,050	Level 28
+90,000	Level 27
+86,950	Level 26
+83,900	Level 25
+80,850	Level 24
+77,800	Level 23
+74,750	Level 22
+71,700	Level 21
+68,650	Level 20
+65,600	Level 19
+62,550	Level 18
+59,500	Level 17
+56,450	Level 16
+53,400	Level 15
+50,350	Level 14
+47,300	Level 13
+44,250	Level 12
+41,200	Level 11
+38,150	Level 10
+35,100	Level 9
+32,050	Level 8
+29,000	Level 7
+24,000	Level 6
+20,700	Level 5
+17,400	Level 4
+14,100	Level 3
+10,800	Level 2
+7,500	Level 1
+3,000	Ground
-200	Basement



- Item 1.17
- Item 4.1
- Item 6.6
- Item 6.8
- Item 6.9
- Item 6.10
- Item 6.12

Item 1.12

General Notes:
 1. All habitable rooms within residential units to have 2.7m floor to ceiling clearance.
 2. Ground floor lobbies and council facilities to have 4m floor to ceiling clearance.

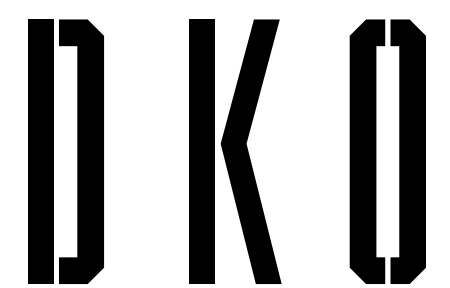
Item 3.3

Landscape Features prepared by Site Image Landscape Architects.
 Refer to landscape drawings.
 Indicative Tenant / Building Signage Zones shown as labelled
 - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



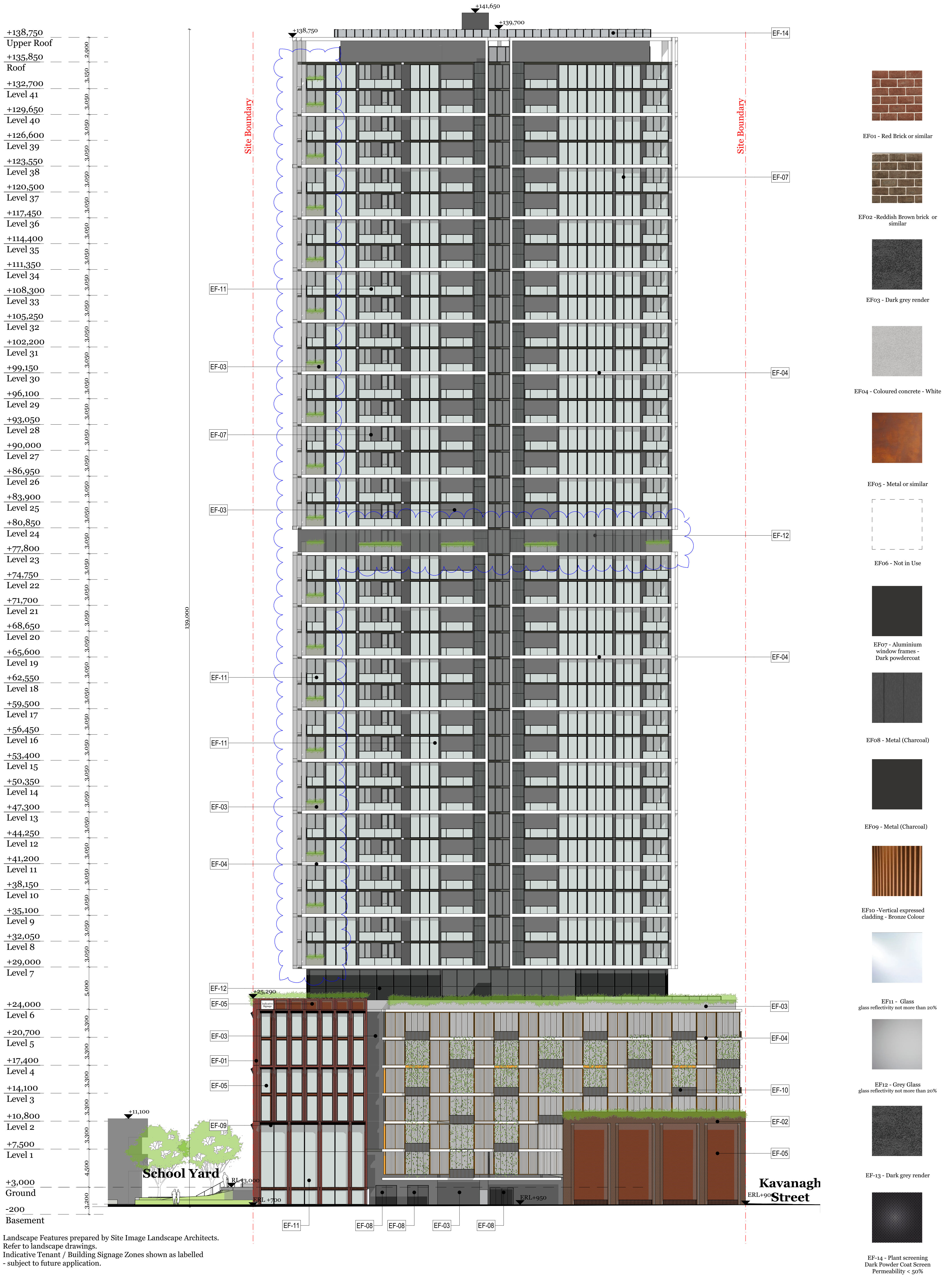
Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawn By: IT
 Checked By: RM
 Date: 09/07/20
 Scale:

Drawing Series: Elevations & Sections
 Drawing Name: Section BB

Drawing Number: TP305
 Revision: A

© DKO Architecture (VIC) Pty Ltd
 Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of DKO Architecture.



Landscape Features prepared by Site Image Landscape Architects.
 Refer to landscape drawings.
 Indicative Tenant / Building Signage Zones shown as labelled
 - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

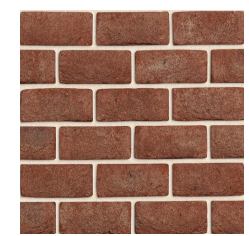
Drawn By: IT
 Checked By: RM
 Date: 31/08/20

Drawing Series: Elevations & Sections
 Drawing Name: Elevation - West

Drawing Number: TP303
 Revision: B



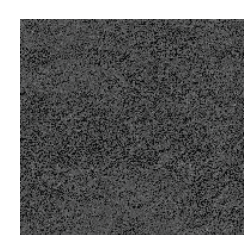
1:50 Detailed North Elevation



EF01 - Red Brick or similar



EF02 - Reddish Brown brick or similar



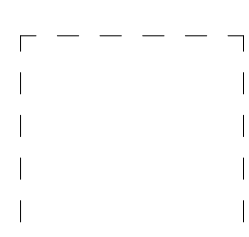
EF03 - Dark grey render



EF04 - Coloured concrete - White



EF05 - Metal or similar



EF06 - Not in Use



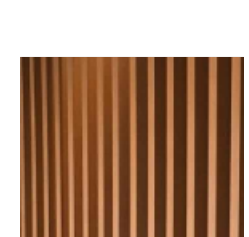
EF07 - Aluminium window frames - Dark powdercoat



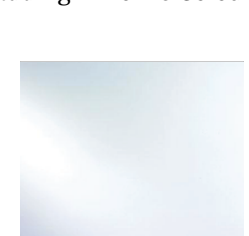
EF08 - Metal (Charcoal)



EF09 - Metal (Charcoal)



EF10 - Vertical expressed cladding - Bronze Colour



EF11 - Glass glass reflectivity not more than 20%



EF12 - Grey Glass glass reflectivity not more than 20%



EF13 - Dark grey render



EF14 - Plant screening Dark Powder Coat Screen Permeability < 50%

- Item 1.10
- Item 1.11
- Item 1.17

- Item 6.4
- Item 6.8
- Item 6.10
- Item 6.12

Landscape Features prepared by Site Image Landscape Architects. Refer to landscape drawings. Indicative Tenant / Building Signage Zones shown as labelled - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name: Boyd School Site
 Project Number: 12199
 Project Address: 132 Kavanagh Street, Southbank, VIC 3006

Drawn By: IT
 Checked By: RM
 Date: 31/08/20
 Scale:

Drawing Series: Elevations & Sections
 Drawing Name: Detail Elevation - North

Drawing Number: TP306
 Revision: -

© DKO Architecture (VIC) Pty Ltd. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of DKO Architecture.



1:50 Detailed East Elevation

Landscape Features prepared by Site Image Landscape Architects. Refer to landscape drawings. Indicative Tenant / Building Signage Zones shown as labelled - subject to future application.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name Boyd School Site
 Project Number 12199
 Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawn By IT
 Checked By RM
 Date 31/08/20
 Scale

Drawing Series Elevations & Sections
 Drawing Name Detail Elevation - East

Drawing Number **TP307**
 Revision -




Item 1.10
 Item 1.11
 Item 1.17

Item 6.4
 Item 6.8
 Item 6.10
 Item 6.12

© DKO Architecture (Vic.) Pty Ltd
 Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of DKO Architecture.



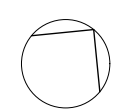
0900 SEP 21
1:1000

-  Shadow casted by proposed development
-  Outline of shadow casted by proposed development
-  Shadow casted by surrounding development

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name




Supporting Drawings
Shadows - 21 Sep 9am

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP401**
Revision **P1**



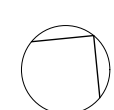
1000 SEP 21
1:1000

-  Shadow casted by proposed development
-  Outline of shadow casted by proposed development
-  Shadow casted by surrounding development

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



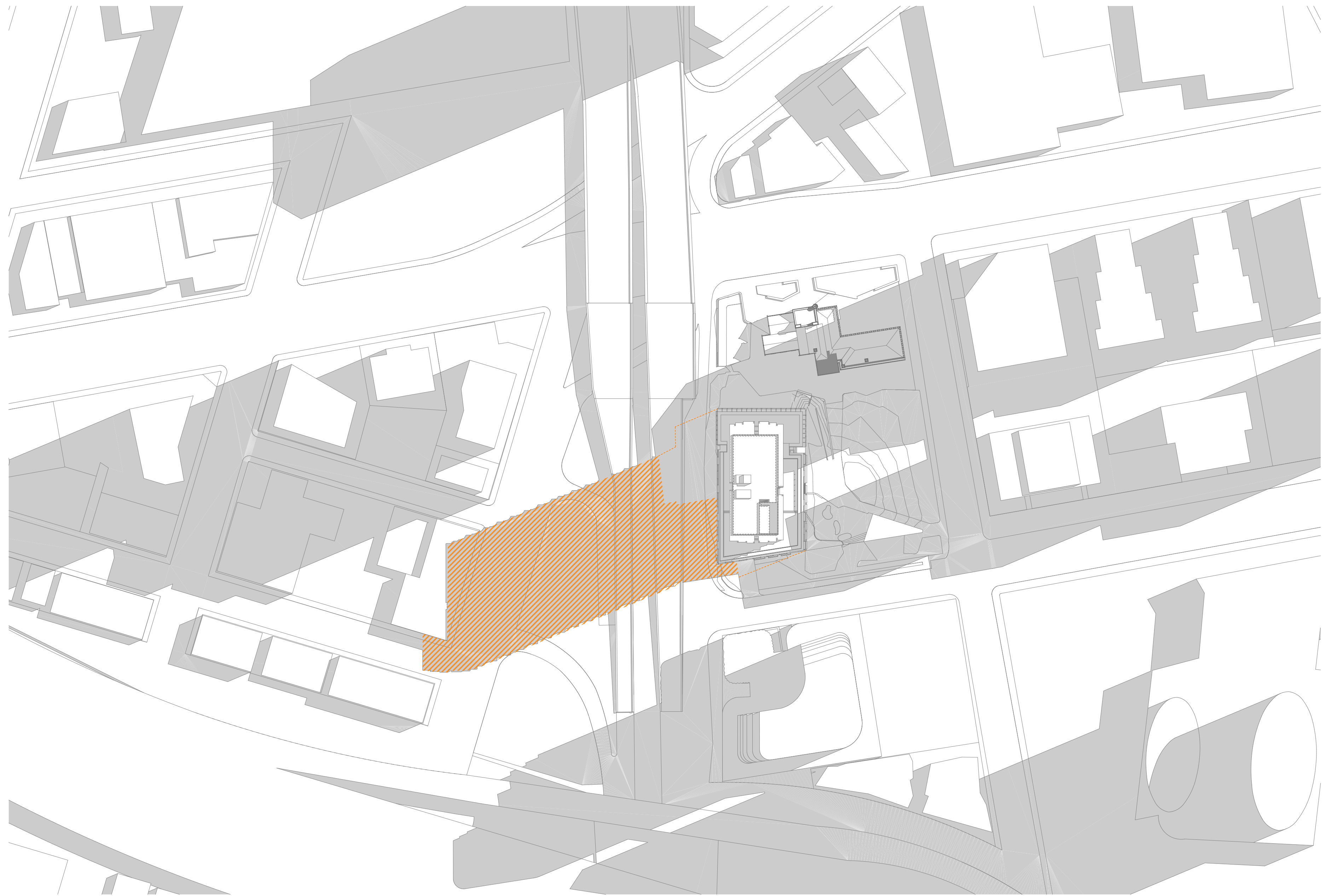
Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name




Supporting Drawings
Shadows - 21 Sep 10am

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP402**
Revision **P1**



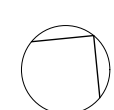
1100 SEP 21
1:1000

-  Shadow casted by proposed development
-  Outline of shadow casted by proposed development
-  Shadow casted by surrounding development

Builder/Contractor shall verify job dimensions before any job commences.
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street,
Southbank, VIC 3006

Drawing Series
Drawing Name

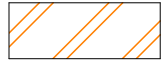


Supporting Drawings
Shadows - 21 Sep 11am

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP403**
Revision **P1**



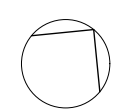
1200 SEP 21
1:1000

-  Shadow casted by proposed development
-  Outline of shadow casted by proposed development
-  Shadow casted by surrounding development

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name

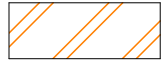


Supporting Drawings
Shadows - 21 Sep 12pm

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP404**
Revision **P1**



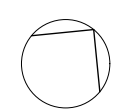
1300 SEP 21
1:1000

-  Shadow casted by proposed development
-  Outline of shadow casted by proposed development
-  Shadow casted by surrounding development

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



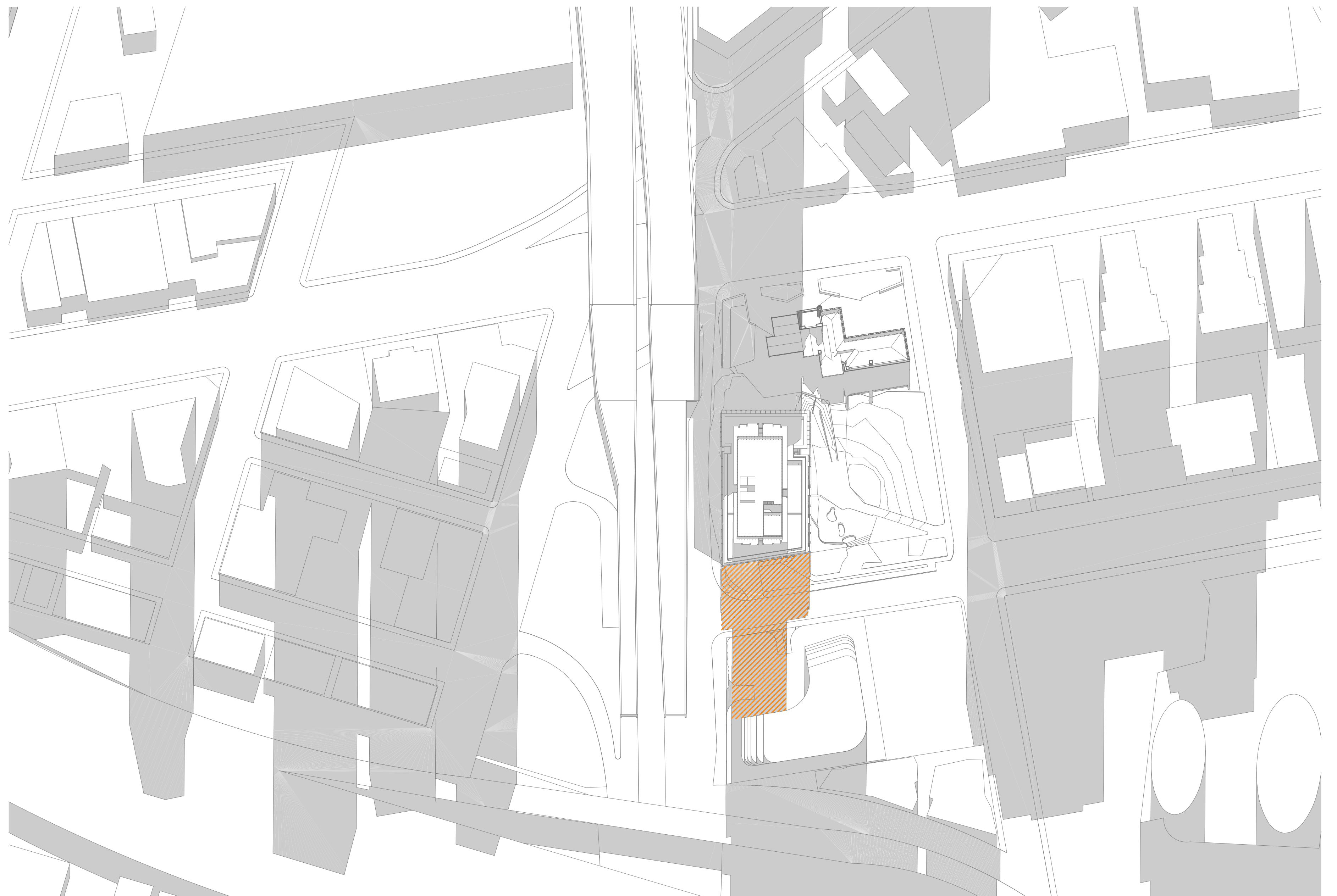
Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name




Supporting Drawings
Shadows - 21 Sep 1pm

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP405**
Revision **P1**



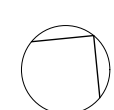
1400 SEP 21
1:1000

-  Shadow casted by proposed development
-  Outline of shadow casted by proposed development
-  Shadow casted by surrounding development

Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636



Project Name Boyd School Site
Project Number 12199
Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawing Series
Drawing Name

Supporting Drawings
Shadows - 21 Sep 2pm

Drawn By IT
Checked By RM
Date 31/08/20
Scale

Drawing Number **TP406**
Revision **P1**



Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636

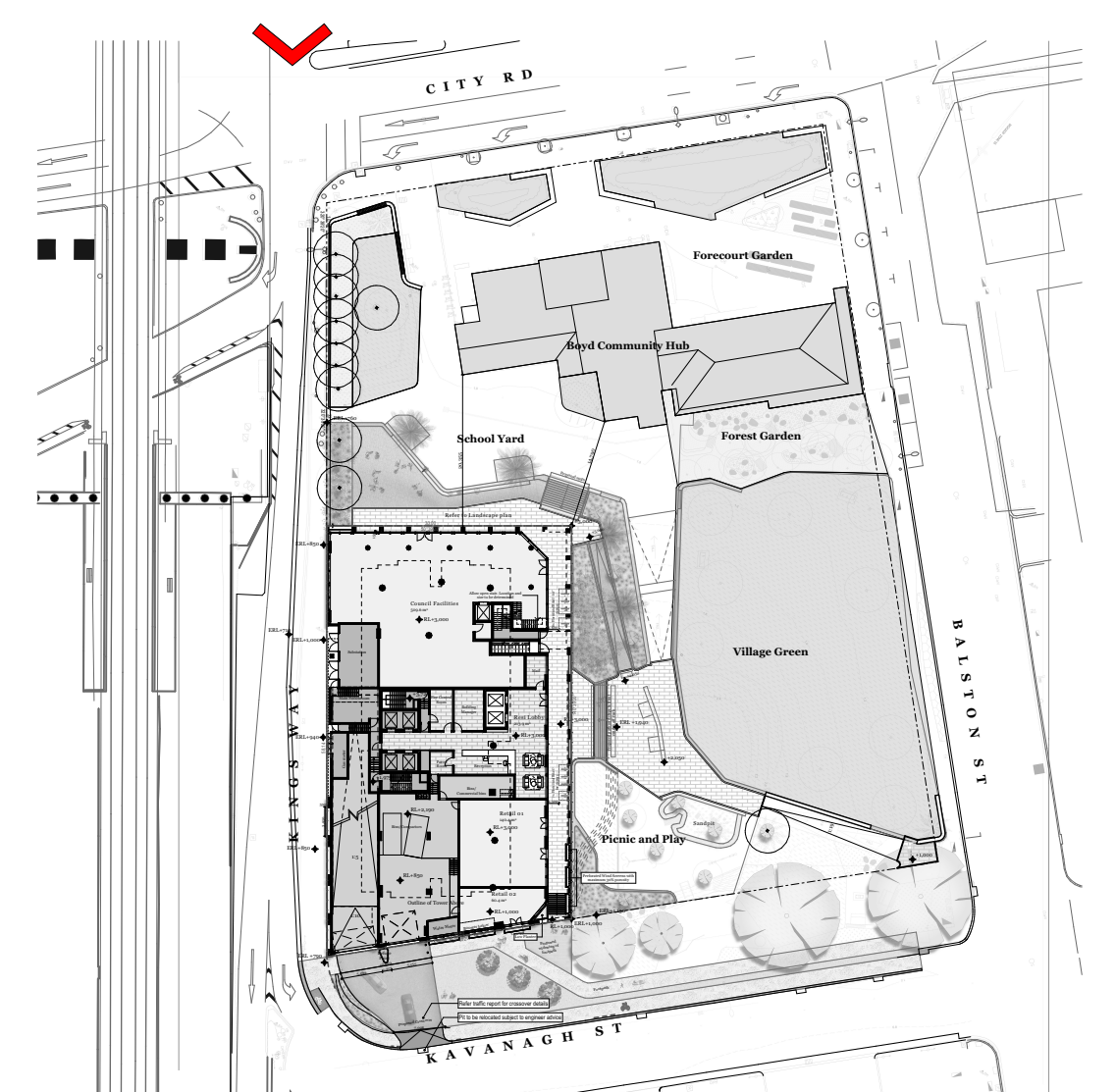


Project Name Boyd School Site
 Project Number 12199
 Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawn By IT
 Checked By RM
 Date 31/08/20
 Scale

Drawing Series Supporting Drawings
 Drawing Name Artists Impression

Drawing Number TP410
 Revision B



Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
-	14/10/2019	IT	RM	TP Submission
A	09/07/2020	IT	RM	TP RFI
B	31/08/2020	IT	RM	TP RFI

Rev.	Date	By	Ckd	Description
------	------	----	-----	-------------

DKO Architecture (Vic.) Pty Ltd
 90-94 Rokeby Street
 Collingwood, VIC 3066
 T +61 3 8601 6000
 info@DKO.com.au
 www.DKO.com.au
 ABN: 61413783636



Project Name Boyd School Site
 Project Number 12199
 Project Address 132 Kavanagh Street, Southbank, VIC 3006

Drawn By IT
 Checked By RM
 Date 31/08/20
 Scale

Drawing Series
 Drawing Name
 Supporting Drawings
 Artists Impression

Drawing Number **TP411**
 Revision **B**

DELEGATE REPORT MINISTERIAL PLANNING REFERRAL

Application number:	TPMR-2019-29
DELWP Application number:	PA1900715
Applicant:	Kavanagh Street Development Pty Ltd c/- Tract Consultants Pty Ltd
Owner:	Melbourne City Council
Architect:	DKO Architecture Pty Ltd
Address:	132-136 Kavanagh Street, SOUTHBANK VIC 3006
Proposal:	Buildings and works for the purpose of a multi-storey building comprising council facilities, retail, affordable housing and residential apartments
Cost of works:	\$95 million
Date received by City of Melbourne:	13 November 2019 and 3 September 2020
Responsible officer:	Kate Yuncken, Principal Urban Planner

1. SUBJECT SITE AND SURROUNDS

1.1. Site

The subject site (the Site) is located on the north corner of Kavanagh Street and Kings Way, Southbank. The Site comprises of two parcels of land and is formally identified as Lot 1 on PS817458. The Site also has direct frontage to the Boyd Park to the north and east. The Site has an overall area of 1,834m².

The title boundary lengths of the Site are as follows (approximately):

- North – 33.0 metres
- East – 53 metres
- South 33.4 metres
- West – 58.14 metres

The Site is currently used as a temporary public basketball court and there is park furniture and trees along the Kavanagh Street frontage.

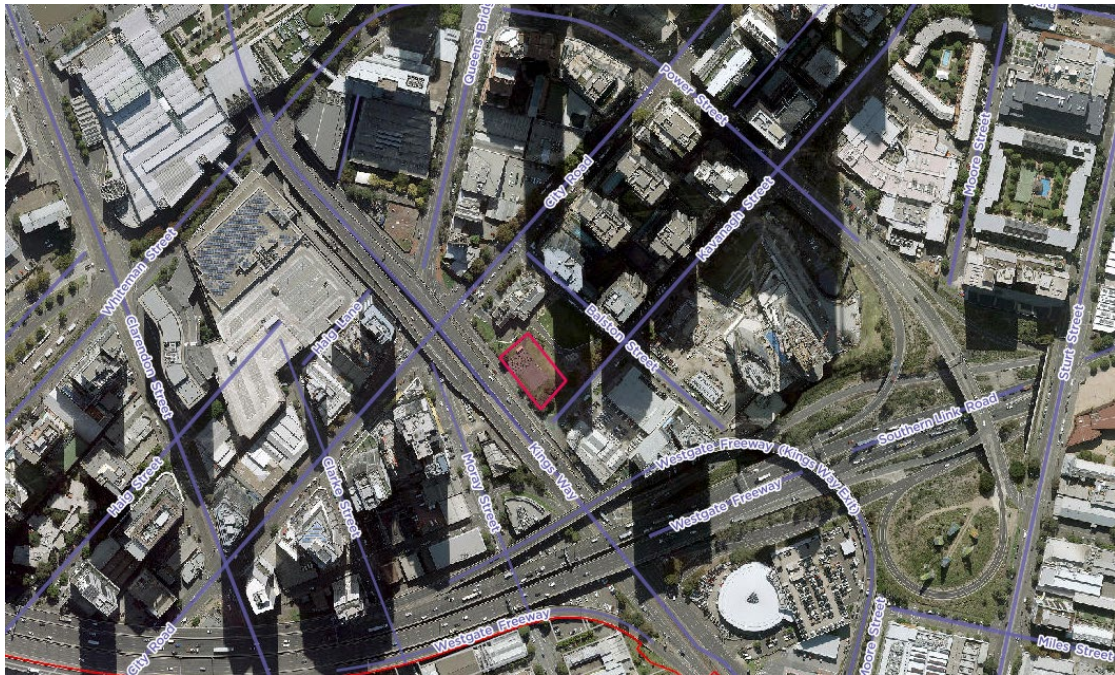
The Site was formally a part of the original Boyd School site and is subject to a land sale and development agreement between the City of Melbourne and the PDG Corporation. More information about the land sale and development agreement can be found at <https://www.melbourne.vic.gov.au/news-and-media/pages/vibrant-new-community-village-for-southbank.aspx>



1. Boyd Park Concept Site Plan - City of Melbourne



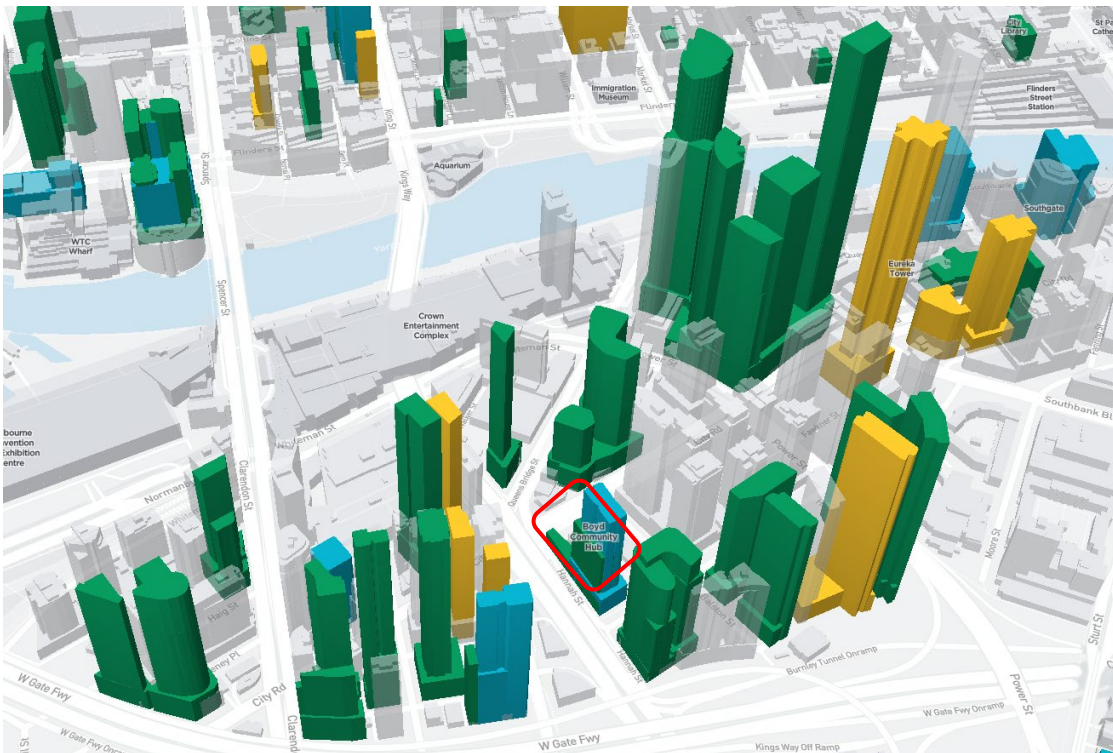
2. Map of the Site and surrounds



3. Aerial of subject site and surrounds (28 April 2020)



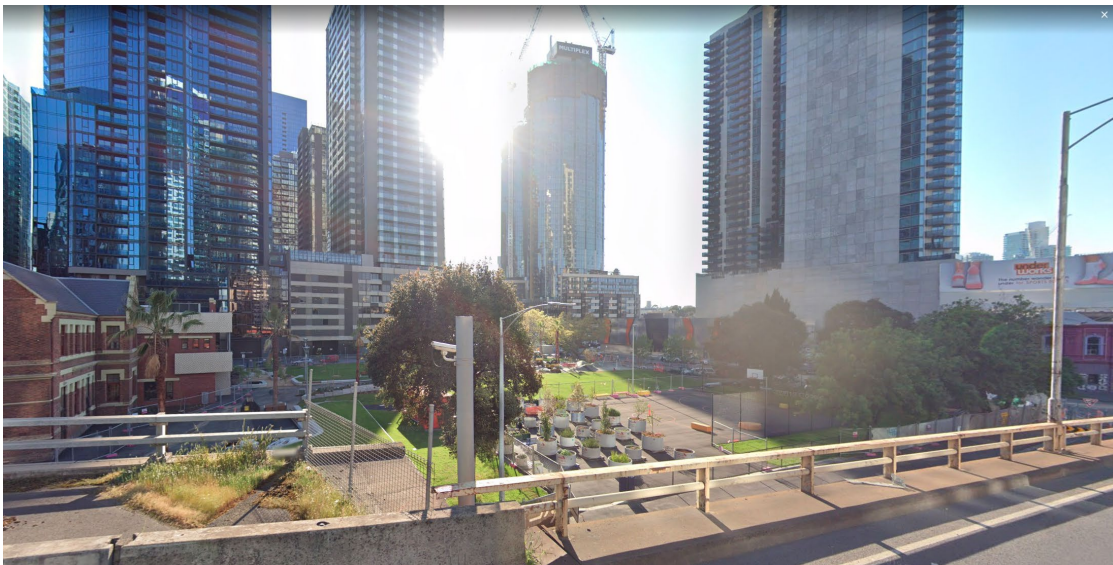
4. 3D aerial of subject site's immediate built form context (Google Maps). *Note the building along Balston Street has been removed and the works to Boyd Park have commenced.



5. City of Melbourne Development Activity Monitor showing subject site's immediate built form context. Existing developments in grey, developments under construction in yellow approved developments in green and proposed developments in blue.



6. The Site, Boyd Park and surrounds from above Boyd Community Hub (City of Melbourne).



7. The Site and surrounds from Kings Way (Google Street View October 2019).

1.2. Surrounds

The Site is located in the southern corner of the JH Boyd Girl's School site. The balance of the site accommodates the Boyd Community Hub and the future Boyd Park.

The existing Boyd Community Hub is a three-storey brick building. The building is of architectural and historical significance, is listed on the Victorian Heritage Register (1036) and is within Heritage Overlay Schedule 369. The Victorian Heritage Register describes the building as:

‘a commanding Tudor Revival design executed in Hawthorn bricks, embellished with bands of cream brick and render mouldings. The Tudor influence is repeated in a castellated parapet and octagonal turret.’

The building was redeveloped by the City of Melbourne in 2012 as a Community Hub and contains a hall, a café, maternal and child health services, family support and counselling, Southbank’s library and artist spaces.

The main characteristics further afield in the area include:

- North of the Site is City Road, a five lane dual road which is categorised as Category 1 road. On the other side of City Road at 129-131 and 133 Queens Bridge Street is the former Castlemaine Brewery which contains a two and a six storey brick building. The site is on the Victorian Heritage Register.
- South of the Site is Kavanagh Street, which runs on a skewed east-west axis and has a dual carriageway with parking on both sides. On the opposite side of Kavanagh Street is a two-storey building at 63-83 Kings Way, an at grade car parking facility at 127-129 Kavanagh Street, and a three-storey warehouse at 121-125 Kavanagh Street. These sites have planning approval for a 42 storey mixed use building.



8. Perspective of approved building at 127-129 Kavanagh and 63-83 Kings Way, Southbank (DELWP ref: 2010/024795-2 / MCC ref TPRM-2010-28/A)

- East of Boyd Park is Balston Street, a two-lane dual carriageway with on-street parking on both sides of the street. On the opposite side of Balston Street is a 47 storey tower at 1-13 Balston Street known as Southbank Central, and a 42 storey tower at 110-120 Kavanagh Street.
- West of the Site is the Kings Way flyover, which comprises two two-lane sections of the elevated road. The road reserve incorporates the Kings Way entrance ramp and a service lane known as Hannah Street. Kings Way is classified as a Category 1.

- On the opposite side of Kings Way is 18-24 Moray Street, a mixed-use development of 38 storeys and 241 City Road contains a 43 storey development.

2. BACKGROUND

2.1. Site Approval History

TP number	Description of Proposal	Approval Date
TP-2011-224	Use of the building as a place of assembly including cafe/gallery, meeting rooms, library, playgroup, consulting rooms and artists studios and the waiving of the car parking requirements associated with the use.	27 May 2011
TPM-2012-31	Construction of mixed use multi storey building comprising of dwellings and ground floor retail premises (excluding hotel, tavern and/or gaming premises)	14 May 2013
TP-2017-975	Removal of Reserve 1 on PS641940X, Reserve 2 on PS805565M and Reserve 3 on PS817458V under the provisions of section 24A of the Subdivision Act 1988 and creation of new consolidated Reserve 1 in accordance with PS817467U	14 March 2018
TP-2018-48	Demolition and buildings and works for the development of public park	20 Apr 2018

2.2. Ministerial Planning Permit Application TPM-2012-31 (DELWP ref: 2012/005857)

Ministerial Planning Permit Application TPM-2012-31 (DELWP ref: 2012/005857) for the site formally known as 229 City Road, Southbank was referred by the Minister for Planning to the City of Melbourne on 26 Jul 2012 for comment. The application sought planning approval for a 80 metre building with ground floor retail tenancies, a café, podium level office areas and 146 car parking spaces. The proposal included 251 apartments of which 46 were affordable housing apartments.

The application was presented to the City of Melbourne's Future Melbourne Committee (FMC) on 7 May 2013 where it was resolved to support the application. The Minister for Planning issued Planning Permit 2012/005857 on 15 August 2013. Council records indicate the planning permit expired on 15 February 2018.



9. Former Boyd Concept Plan – City of Melbourne



10. Perspective of eastern elevation of planning application TPM-2012-31 (DELWP ref: 2012/005857) - MSM and Associates Pty Ltd 2013

2.3. 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 31 July 2019.

The proposal included a 130m tower for use as a community facility to be operated by MCC, hotel and dwellings with affordable housing. The building featured an active façade to Boyd Park, podium car parking with high floor to ceiling heights for future adaptability and green (vegetated) facades.

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

- Tower, massing and materiality
- Podium car parking
- Public interfaces

2.4. Application History

The following table identifies the extent of material Council has received throughout the application process, which are referred to throughout this report.

Material	Date Received
Original application material referred by DELWP	13 November 2019
Response to Further Information (RFI) material referred by DELWP Changes include (summarised) <ul style="list-style-type: none"> - Removal of hotel use - Reduction in the height of the podium from 30 metres to 23 metres - Increase the height of the tower from 132 metres to 137 metres - Change of apartment mix - Reduction in the number of car parking spaces 	21 July 2020
The applicant formally amended the application under Section 50 of the <i>Planning and Environment Act 1987</i> and the application material was referred by DELWP Changes include (summarised) <ul style="list-style-type: none"> - Formally amended the application to incorporate the changes in the RFI documents - Introduction of planter boxes to the podium facades 	3 September 2020

3. PROPOSAL

The application proposes buildings and works for the purpose of a multi-storey building comprising council facilities, retail, affordable housing and residential apartments.

Broadly, the application comprises:

- Council facilities are proposed to be located on Ground and Level 1 and have been configured to take advantage of the close proximity to the existing Boyd Community Centre and northerly aspect.
- Apartments and retail are proposed to extend across the park interface and for part of Kavanagh Street and towards City Road.

- Podium car parking has been proposed along the interface with Kings Way. These levels of car parking have been designed to have the flexibility to be converted into office space with a modular and flexible green facade.
- A colonnade is proposed along the eastern boundary with Boyd Park. The colonnade provides access to retail spaces and the residential lobby.
- Built form adopts a tower podium format. The proposed materials include two different types of brick, metal framing, coloured concrete, renders and glazing.

3.1. Affordable Rental Dwellings

The proposal incorporates 40 affordable rental dwellings within the podium. The affordable rental dwellings are not nominated on the plans. The applicant has advised they will be seeking input from the registered affordable housing provider as to which apartments will be most suitable and that they will be engaging a registered affordable housing provider when a permit is issued. The affordable rental dwellings will only be available to persons who meet the Department of Health and Human Services Victorian Office of Housing eligibility criteria for such housing.

3.2. Detailed Information

Gross Floor Area (Development Summary dated 9 July 2020)

Total Site Area:	1,834 m ²	Council Facilities	920 m ²
Total Gross Floor Area excluding basement	37,364 m ²	Apartments (apt) Facilities	21,443 m ² 862 m ²
Total Gross Floor Area including basement	38,427 m ²	Retail/Shop Floor Area	201 m ²

Dwellings types

Dwellings	Studio apartments: 90 / 23% One bedroom apartments: 199 / 51% Two bedroom apartments: 105 / 27% Total: 394 Affordable apartments: 40 / 9.85%
------------------	---

Floor Area Uplift and Public Benefit

Floor Area Ratio (FAR)	$\frac{37,364 \text{ m}^2}{1,834 \text{ m}^2} = 20.37$	Floor area uplift (FAU) sought:	4,352 m ²
Proposed FAR:	20.37:1	Total value of FAU	\$2,828,800
PUBLIC BENEFIT			
\$4,600,000			
The public benefit is 1.8 times over the required public benefit.			

Built Form

Number of levels	41 (plus plant)	Number of basement levels:	1	
Total Building Height as defined by DDO10 (as measured from the centre point of Kavanagh Street)	138.7 metres (including plant and not the overrun)	Street Wall Height:	Kavanagh Street: 23 m	
Tower Setbacks (above street wall):	South (Kavanagh Street)	5.2 – 8 m	East (Boyd Park)	8.3 – 8.6 m
	North	5.3 – 6.3 m	West (Kings Way)	5 m

Access, car parking, bicycle facilities and loading / unloading

Car parking, bicycle facilities and loading and unloading			
Car parking spaces:	104	Bicycle spaces:	158
Motorcycle spaces:	2	Bicycle facilities:	0
Parking access:	Car parking access will be via Kavanagh Street.		
Loading / unloading:	Loading access will be via Kavanagh Street. The loading area is located in the south west section of the site on the ground level.		

Building Programme

Level	Use
Basement level 01	Bicycle parking, storage cages, and building services
Ground level	Council Facility, two retail tenancies, residential lobby, covered pedestrian walkway / colonnade, vehicle entrance, waste and loading area, building services
Levels 1	Council Facility, apartments, car parking, and storage cages
Levels 2-5	Apartments, car parking, and storage cages
Levels 6	Residential amenities (terrace areas, gym, lounge, swimming pool)
Levels 7-39	Apartments
Levels Roof	Plant, building services including photovoltaic



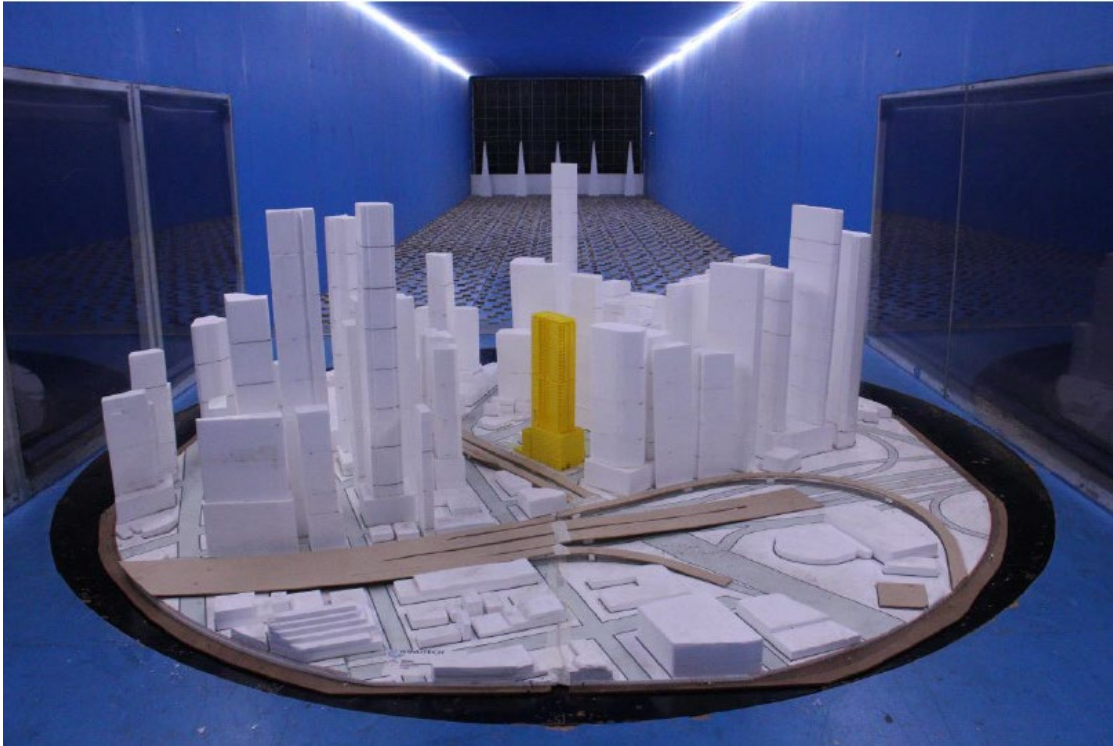
11. Ground floor and site context plan – DKO Architecture (Vic) Pty Ltd 31 August 2020



12. Perspective from Boyd Park (east) – DKO Architecture (Vic) Pty Ltd 31 August 2020



13. Perspective from City Road (north) – DKO Architecture (Vic) Pty Ltd 31 August 2020



14. Photograph of the Wind Tunnel Model (view from the south) showing the proposal in yellow and the existing, approved and proposed built form in the area– Windtech Consultants Pty Ltd

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

	<p>Clause 21.07 – Housing</p> <p>Clause 21.08 – Economic Development</p> <p>Clause 21.13-1 – Southbank</p> <p>Clause 22.01 – Urban Design within the Capital City Zone</p> <p>Clause 22.04 – Heritage Places within the Capital City Zone</p> <p>Clause 22.19 – Energy, Water and Waste Efficiency</p> <p>Clause 22.23 – Stormwater Management (WSUD)</p>
--	---

Statutory Controls	
--------------------	--

Capital City Zone 3	<p>A planning permit is required to construct a building or construct or carry out works under the Capital City Zone.</p> <p>A planning permit and prior approval for the redevelopment of the site are required to demolish or remove a building or works under the Capital City Zone.</p>										
Heritage Overlay Schedule 1214 – City Road Industrial and Warehouse Precinct	<p>A planning permit is required to demolish a building and to construct a building and carry out works.</p>										
Design and Development Overlay Schedule 10 – General Development Area Built Form	<p>A planning permit is required to construct a building or construct or carry out works (other than works at the ground level and other minor works) under the Schedule 10 of Clause 43.02.</p> <p>A permit can only be granted to vary the preferred requirement for any design element where it can be demonstrated that the development will achieve the relevant design objectives and built form outcomes.</p>										
Land Subject to Inundation Overlay 1	<p>This Clause applies to land that is identified to be in a potential existing or future flood prone area. The LSIO seeks to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.</p> <p>Pursuant to Clause 44.04-1, a permit is required to construct a building or construct or carry out works.</p>										
Clause 45.09 Parking Overlay 1	<p>Where part of the site is not used for dwellings the number of car parking spaces must not exceed the number calculated use one of the following:</p> <p>Maximum spaces =</p> $\frac{5 \times \text{net floor area of buildings on the site in m}^2}{1000 \text{ m}^2}$ <p>Or</p> $\frac{12 \times \text{site area in m}^2}{1000 \text{ m}^2}$ <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Use</th> <th style="width: 15%;">Size/No.</th> <th style="width: 15%;">Statutory Rate</th> <th style="width: 15%;">Maximum Car Parking Requirement</th> <th style="width: 15%;">Parking Provision</th> </tr> </thead> <tbody> <tr> <td>Dwelling</td> <td>394</td> <td>1 per dwelling</td> <td>Maximum of 394</td> <td></td> </tr> </tbody> </table>	Use	Size/No.	Statutory Rate	Maximum Car Parking Requirement	Parking Provision	Dwelling	394	1 per dwelling	Maximum of 394	
Use	Size/No.	Statutory Rate	Maximum Car Parking Requirement	Parking Provision							
Dwelling	394	1 per dwelling	Maximum of 394								

	Council Facility	920 ^{m2}	5 x NFA/1000	Maximum of 5	400
	Retail	201 ^{m2}	5 x NFA/1000	Maximum of 1	
	Total			400 (max)	
Based on this assessment the maximum number of spaces that could be provided would be 400. As the proposed development only provides 104 spaces, no permit is required.					

Particular Provisions	
Clause 52.34 Bicycle Facilities	<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 = 79</p> <p>1 to each 10 dwellings for visitors = 39</p> <p><u>Community Use (assumed Library)</u></p> <p>1 to each 500 m² of net floor area for employees = 2</p> <p>4 plus 2 to each 200 m² of net floor area for visitors = 14</p> <p><u>Retail</u></p> <p>1 to each 600 m² for staff, if the floor area exceeds 1000 m² = 0</p> <p>1 to each 600 m² for customers, if the floor area exceeds 1000 m² = 0</p> <p>Based on this assessment the minimum number of bicycle spaces that could be provided is 134. As the proposed development provides 158 bicycle spaces, no permit is required.</p>
Clause 58 Apartment Developments	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.

Operational Provisions	
Clause 65 - Decision Guidelines	DELWP is the Responsible Authority and must determine if the development generates acceptable outcomes with reference to the decision guidelines of this clause. This includes the matters set out in Section 60 of the Planning and Environment Act 1987.
Clause 66.02 - Use and Development Referrals	As Responsible Authority, DELWP is required to refer the application to relevant authorities. In this case, Transport for Victoria is a determining referral authority.
Clause 66.04 -	As Responsible Authority, DELWP is required to refer the

Referral of Permit Applications under Local Provisions	application to relevant determining and recommending referral authorities. In this case, the City of Melbourne is a recommending referral authority.
Clause 72.01 Responsible Authority for this Planning Scheme	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 m ² .

In addition to the preceding policies, Amendment C308 to the Melbourne Planning Scheme (Urban Design in the Central City and Southbank) is also of relevance. This amendment was adopted by the City of Melbourne on 26 November 2019 and as such is now seriously entertained.

The amendment seeks to introduce a new urban design policy (Schedule 1 to the DDO) into the Melbourne Planning Scheme. This new schedule would include an illustrative guide detailing policy objectives. Importantly, the overarching purpose of the amendment is to improve the quality of urban design and development in the central city and Southbank.

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 not exempt under Clause 43.02-1 (Heritage Overlays HO1214). Council has been advised notice of the application has been given by ordinary mail to the owners and occupiers of surrounding properties and by posting notices on the Site for 14 full days until at least 29 September 2020.

5.1. Objections

The City of Melbourne has received twelve objections to the proposal. Objectors were notified that the Minister is the Responsible Authority for determining the application and that they should submit their objection directly to DELWP. Objectors were also informed that Melbourne City Council is a referral authority for the application.

In summary the objections mainly related to the proposal resulting in a loss of public open space and that the proposal would overshadow Boyd Park.

6. REFERRALS

6.1. Urban Design

Public interfaces – Kavanagh Street

The hotel component has been removed from the proposal resulting in notable changes to the ground level conditioning to Kavanagh Street. The hotel entrance has been replaced with a new retail space that is elevated and accessed from a side stairway only.

It is acknowledge the ground level change is a flood prone requirement. It is recommended this condition be revised to ensure active uses connect to the street. A two tier approach, as previously proposed, absorbs level changes internally and enables activation, shopfront circulation alongside a flood refuge is recommended (refer Central Melb Design Guide p66).

In terms of the podium, the removal of two levels of parking is a welcomed improvement. As previously mentioned we would still encourage residential uses wrap further along the Kavanagh Street podium parking edge, however as Amendment C308 is yet to be gazetted this cannot be mandated as yet.

Massing

Building height changes

As discussed above, the podium to the south has been reduced which is a positive, however the overall tower height has increased by ~9.25m. As there are no shadow studies provided for 22 April (only 21 September) any amenity impacts of this additional height are still to be confirmed.

Wind mitigation

The proposed building height will result in wind impacts to publicly accessible areas and this is to be mitigated through a range of measures including chamfering the building corners to the north and south/east and a perforated windscreen along the eastern park edge. The screen is to span ~15m in length and occupy the full height of the colonnade. Concern is raised that this element will either ineffectively mitigate wind impacts or serve as a wall that inhibits interaction between retail activities and the park and so request further details be provided.

Building program

Park integration

We defer to the Landscape Architecture team for advice and coordination, however integration between this development and Boyd Park is key and efforts to minimise a kind of wall effect around the upper public realm which emphasises separation would be welcomed.

Bike hoops

A minor note previously raised, the bike hoops location along the north-east colonnade location is problematic. This position is opposite a fire exit stair and along a limited width pathway so should be relocated to a less encumbered location.

Comments in response to the advice from applicant (summarised):

- Ground level interface arrangements are currently being discussed with Melbourne Water.
- The proposed car parking is highly constrained and any further changes will result in further inefficiencies and will threaten the project viability.
- 22 April 12 pm – 2 pm have now been provided and demonstrate the building does not cast any shadow over Boyd Park.
- Further advice has been sought from the wind engineer and the wind screen has subsequently been reduced.
- Visitor bicycle parking has been relocated

6.2. Land Survey

The plans show the lower podium built to the boundary for which the subject land has not light and air rights over the abutting title boundary (Boyd Park). Please obtain comments from Parks and Open Space as the proposed built form may require a light and air easement over the abutting title boundary.

The plans also show proposed projections/architectural into the abutting title boundary. Please seek further comments from parks in relation to this.

The Council facility at the rear of the site will rely on access over the park for its western most entry point. It appears the building has been designed so that the main entry point appears to be off the park. Council will not allow the addressing of the development off the park. The proposed development will be allocated a Kavanagh Street Address. This comment is more for information to be provided to the applicant.

Comments in response to the advice from applicant (summarised):

- Projections are limited to non-habitable spaces.
- Access to Council Facility is available from the park and Kavanagh Street. City of Melbourne's brief for the Council facility required access to the community facility as proposed.

6.3. City Design

Support is given to the landscape design subject to the amendments described below.

Permit conditions and design process

A confirmed process for the further staged, schematic design, design development, construction documentation and construction of the public realm and for the governance of that process. Public realm design by the City of Melbourne was suggested as an effective means of assisting with the integration of completed public parks works with the proposed building and the future community use of parts of this building.

The Tract Planning and Urban Context Report, paragraph 3.6, comments that the Landscape Plan in the submission is indicative and, with reference to estimated costs, that 'these works are outside of the property boundary, on land owned by the City of Melbourne, and do not form part of this planning application'. However, in the response to Council's previous comments the Tract RFI and Referral Response document (page14/23) proposes that 'matters of design detail can be effectively resolved via condition on permit'.

Landscape design (Site Image)

As noted in the submission, the revised architectural design has facilitated an improved pedestrian and cyclist layout on Kavanagh Street, which is reflected in improvements in the landscape plans and is supported. We have listed below a number of design comments that should be responded to in the permit / design process:

The reinforced turf batter in the City of Melbourne area shown in Site Image drawing TP201, section 03/201, is impractical. This detail should be reconsidered and the drawing amended and resubmitted with practical annotated gradients. A 450mm high retaining wall at the edge of the ground floor terrace is suggested for the eastern half of the terrace, before the lawn transitions up to remain flush to the west.

The north-east stair footprint should be set back from the lower walls to ensure that handrails and TGSIs are concealed from the pedestrian thoroughfare. Existing walls should be extended to wrap around and

provide a low edge to the stairs as described in City of Melbourne's previous design advice.

If the ramp cannot be established at 1:20, thereby avoiding handrails and TGSIs, then it should be adjusted to 1:14 to minimise its footprint. The ramp as shown is considered too close to the existing palms and should be constructed outside the existing temporary sleeper wall.

The widths, shapes and profile of new walls should match those of existing walls.

Comments in response to the advice from applicant (summarised):

- Indicative landscaping is shown outside the title boundary to acknowledge that there will be a landscape transition between the new building and Boyd Park. As this land is outside of the property boundary, these indicative landscape works do not form part of this application and will be subject to a separate approvals process through the City of Melbourne which will not be subject to town planning approval.
- The design of this landscaping is required to be further resolved and must be approved by City of Melbourne.
- Confirm conditions can address:
 - the north-east stair footprint being set back from the lower walls to ensure that handrails and TGSIs are concealed from the pedestrian thoroughfare
 - the existing walls should be extended to wrap around and provide a low edge to the stairs as described in City of Melbourne's previous design advice. The widths, shapes and profile of the new walls should match those of existing walls.

6.4. Traffic

The removal of the hotel component eliminates the majority of T&P's issues relating to on-street parking impacts, and pick-up/drop-off demands. Importantly it also serves to reduce the frequency of trucks accessing the loading dock.

Support for the car parking provisions, as this aligns with various Council policies.

Vehicular access is proposed via a reversing manoeuvre from Kavanagh Street. Whilst this arrangement may have been approved under endorsed plans for a previous development on this site, this did not factor in the current plans for an off-road bike path that is proposed as a Strategic Cycling Corridor (C2) along the northern verge of Kavanagh Street. Given the geometric constraints of the site do not enable turnaround provisions for the proposed loading and waste collection vehicles, and given the removal of the hotel component which will serve to reduce the frequency of trucks accessing the dock, T&P will consider reverse access into the site, subject to the following:

- All reversing manoeuvres are conditioned to occur outside peak periods (i.e. not between 7am and 9.30am nor 3.30pm and 6.30pm).
- A Loading Management Plan (LMP) must be prepared, to the satisfaction of T&P, specifying how the access/egress of loading vehicles is to be managed, so that any potential conflicts between trucks and path users are satisfactorily addressed.

- 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 vehicle/bicycle interaction at the intersection with the proposed bike path, loading arrangements and internal circulation/layout. The findings of the Audit should be incorporated into the detailed design, at the developer's expense.
- A note should be placed on any planning permit issued for the site, stating: "The City of Melbourne may not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. As this area is not subject to a resident parking scheme, the developments in this area are not entitled to resident parking permits. Therefore, the residents/visitors of this development will not be eligible to receive parking permits and will not be exempt from any of the existing/future on-street parking restrictions."

6.5. Waste

The Waste Management Plan drafted by Onemilegrid Pty Ltd dated 19th October 2020 for this proposed development was found to be unacceptable.

The following items need to be addressed:

- The hook lift vehicle will sit 1.0m in front of the compactors for collection. The swept path diagrams need to show the clearance between the compactor and truck, and show that clearance requirements at the side of the truck are still being adhered to
- Should include the clearance between the compactors.
- The residential hard waste storage area needs to be fully enclosed so that it is not accessible by the commercial tenants.

Officer comments in response to the advice

The above advice has been discussed with Council's Waste Planning Engineer and it was agreed that the above matters could be addressed by condition of permit.

6.6. Civil Engineer

Recommend standard civil engineering conditions.

6.7. Green Infrastructure & Environmentally Sustainable Design

The development generally has excellent ESD targets. The development has committed to achieving an equivalent 6 Star Green Star As-Built rating performance.

Items identified as "TBC" in the ESD report to be included in the ESD review prior to commencement of development

Recommend standard conditions.

7. ASSESSMENT

7.1. Key Issues

The key issues in the consideration of this application include:

- Whether the proposed Floor Area Uplift provides a public benefit in accordance with the requirements of Clause 22.03 (Floor Area Uplift and Delivery of Public Benefits).
- Whether the proposed development is acceptable, having regard to the design objectives, built form requirements and built form outcomes of Clause 22.01 – Urban Design within the Capital City Zone, the applicable Design and Development Overlay Schedules and Heritage Overlay.
- Other relevant matters including building separation, bicycle parking, proposed Amendment C308, ESD and master planning of the Boyd School Site.

7.2. Floor Area Uplift

The Capital City Zone Schedule 3 states that:

A permit must not be granted or amended (unless the amendment does not increase the extent of noncompliance) to construct a building or construct or carry out works with a floor area ratio in excess of 18:1 on land to which schedule 10 to the Design and Development Overlay applies unless:

- a public benefit as calculated and specified in a manner agreed to by the responsible authority is provided; and
- the permit includes a condition (or conditions) which requires the provision of a public benefit to be secured via an agreement made under section 173 of the Planning and Environment Act 1987.

Floor Area Uplift and Public Benefit

Floor Area Ratio (FAR)	37,364 m ² <u>37,364 m²</u> 1,834 m ² = 20.37	Floor area uplift (FAU) sought:	4,352 m ²
Proposed FAR:	20.37:1	Total value of FAU	\$2,828,800
PUBLIC BENEFIT \$4,600,000 (Council Facilities) The public benefit is 1.8 times over the required public benefit.			

The Floor Area Ratio (FAR) for the proposal is 20.37:1, derived from the site area of 1,834 m² and proposed Floor Area of 37,364 m² as defined in Schedule 3 to the Capital City Zone (CCZ1). The proposed floor area uplift for proposal is 4,352 m².

Clause 22.03 (Floor Area Uplift and Delivery of Public Benefits) is relevant to this proposal given that the proposed building exceeds a Floor Area Ratio (FAR) of 18:1.

An independent valuation of the residential apartments and council facility has not been provided. In accordance with DELWP's guidelines on *How to Calculate Floor Area Uplifts and Public Benefits*, the subject site is located within the Southbank Precinct of Melbourne's CBD and therefore attracts a rate of \$5,000 per m² of gross realisation value (GRV) for commercial uses (council facility).

Based on the GRV set out in Clause 22.03, a public benefit of \$2,828,800 is required to offset the uplift in floor area. The actual value of public benefit to be provided significantly exceeds the required benefit at \$4,600,000 million, is nearly twice the Floor Area Uplift sought and as such is supported. In accordance with Clause 22.03 it is recommended that a condition be placed on the permit requiring a Section 173 Agreement to be registered on title requiring the forty affordable housing apartments and the council facility.

7.3. Council facility and affordable housing

The provision of Council facilities and affordable housing within the proposal is applauded and supported.

The council facility spaces have been located in the northern section of the Site so the uses can be co-located with the existing Boyd Community Hub. The additional Council spaces will service the existing and future residents of Southbank and nearby precincts and is encouraged and supported by Clause 21.10-5. At 920m² and with an assumed GRV of \$5000/m² its value is \$4,600,000 which exceeds the required public benefit.

Melbourne has a high need for affordable dwellings and the proposal contributes to improving this situation. The provision of forty affordable dwellings in a location such as this is an ideal planning outcome and is strongly encouraged by a number of planning policies. The Site is well serviced by public transport, retail, community services and business.

7.4. DDO Schedule 10 (General Development Area – Built Form) (DDO10)

DDO10 seeks to ensure that development respects the built form, scale and urban structure of the Central City and provides clear parameters to guide appropriate built form outcomes.

Table 3 to Schedule 10

A permit can only be granted to vary the preferred requirement for any design element where it can be demonstrated that the development will achieve the relevant design objectives and built form outcomes.

Design Element	Preferred Requirement	Modified Requirement	Built Form Outcomes
Street wall height	Up to 20 metres	The street wall height must be no greater than: <ul style="list-style-type: none"> • 40 metres; or • 80 metres where it: <ul style="list-style-type: none"> • defines a street corner where at 	Street wall height is scaled to ensure: <ul style="list-style-type: none"> • a human scale. • an appropriate level of street enclosure having regard to the width of the street with lower street wall heights to narrower streets. • consistency with the prevalent parapet height of adjoining buildings.

		<p>least one street is a main street and the 80 metre high street wall should not extend more than 25 metres along each street frontage, and/or</p> <ul style="list-style-type: none"> fronts a public space including any road reserve wider than 80 metres. 	<ul style="list-style-type: none"> height that respects the scale of adjoining heritage places. adequate opportunity for daylight, sunlight and skyviews in the street. definition of main street corners and/or public space where there are no significant impacts on the amenity of public spaces. maintenance of the prevailing street wall height and vertical rhythm on the street.
--	--	--	---

Response

The street walls are proposed to be 23 metres (measured from the centre of the site at Kavanagh Street). The proposal meets the Modified Requirement.

The street wall height is considered an appropriate response as it is consistent with the built form outcomes for the following reasons:

- The 23 metre street wall ensures a human scale response.
- The approved podium height of the development at 63-83 Kings Way and 127-129 Kavanagh Street is also 23 metres, thereby providing a consistent parapet height in this section of Kavanagh Street.
- The height of the podium respects the scale of the Boyd Community Hub building.

Daylight and sunlight

The site is located on the south west corner of Kavanagh Street and King Ways with significant built form to the north and east of the site. The existing built form context and location of the site results in no unreasonable reduction in daylight and sunlight to the public realm as a result of the street wall heights.

Design Element	Preferred Requirement	Modified Requirement	Built Form Outcomes
Building setbacks above street wall	Above the street wall, towers and additions should be setback 10 metres from the title boundary.	Above the street wall, towers must be setback a minimum of 5 metres from the title boundary.	<p>Towers and additions are setback to ensure:</p> <ul style="list-style-type: none"> large buildings do not visually dominate the street or public space. the prevalent street wall scale is maintained. overshadowing and wind impacts are mitigated. <p>The tower or addition includes a distinctly different form or architectural expression.</p>

Response

The proposed setbacks are as follows:

Kavanagh Street – 5.2 metres to 8 metres

King Way - 5 metres

The street setbacks above the street walls meet the Modified Requirement.

The tower setbacks considered are acceptable. The setbacks provide a human scale and respond to the prevailing character with approved the development at 63-83 Kings Way and 127-129 Kavanagh Street also having tower setbacks of 5 – 7 metres to Kavanagh Street and 5 to Kings Ways.

The overshadowing of the public realm and wind impacts are discussed below.

Design Element	Preferred Requirement	Modified Requirement	Built Form Outcomes
Building setbacks from side boundaries and rear boundaries (or from the centre line of an adjoining laneway) and tower separation within a site	Above the street wall or 40 metres (where there is no street wall), towers and additions should be setback a minimum of 5 metres or 6% of the total building height whichever is greater.	<p>Towers and additions up to 80 metres in height:</p> <p>Above the street wall or 40 metres (where there is no street wall), towers and additions must be setback a minimum of 5 metres.</p> <p>Towers exceeding 80 metres in total height:</p> <p>Above the street wall or 40 metres (where there is no street wall), towers and additions must be setback a minimum of 5 metres and must meet the design element requirements for tower floorplate.</p> <p>Tower separation within a site:</p> <p>Towers must be separated by a minimum of 10 metres.</p>	<p>Towers and additions are designed and spaced to ensure:</p> <ul style="list-style-type: none"> • sun penetration and mitigation of wind impacts at street level. • provision of reasonable sunlight, daylight, privacy and outlook from habitable rooms, for both existing and potential developments on adjoining sites. • floorplate layout or architectural treatment limits direct overlooking between habitable rooms. • buildings do not appear as a continuous wall at street level or from nearby vantage points and maintain open sky views between them. • buildings do not visually dominate heritage places and streetscapes, nor significant view lines.
Response			
<p><i>Eastern boundary setback (Boyd Park) – 8.34 metres</i></p> <p>The total building height is 138.7 metres which requires a setback of 8.32 metres to achieve the 6% preferred requirement.</p>			

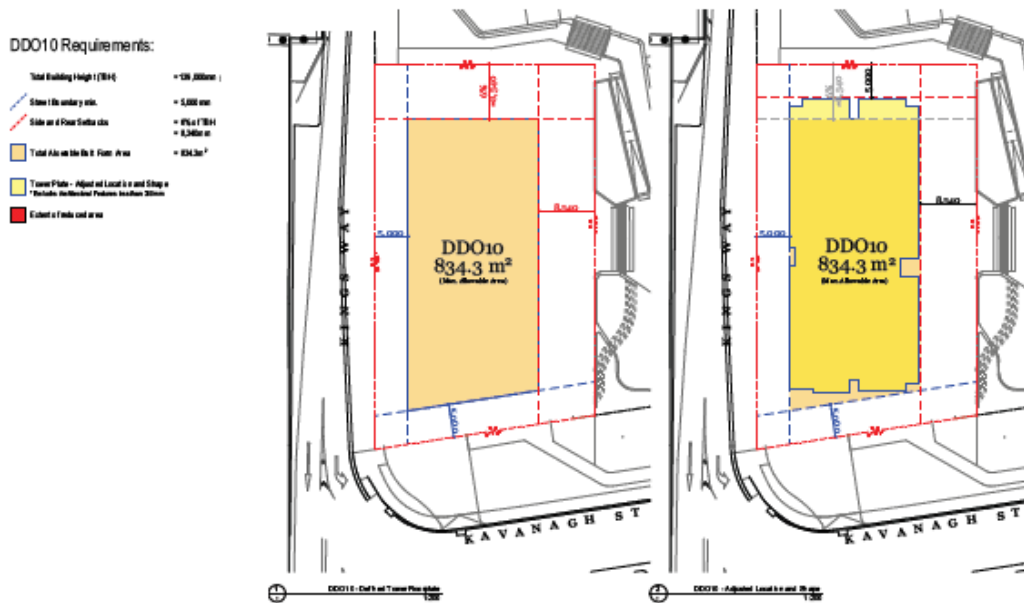
The 8.34 metre setback to the park boundary is supported. The setback provides adequate separation between the proposed tower and Boyd Park to the east thereby protecting the amenity of the Park.

The Site is separated from other residential properties. The proposal therefore does not result in unreasonable amenity impacts on nearby properties.

The overshadowing of the public realm and wind impacts are discussed below.

Design Element	Preferred Requirement	Modified Requirement	Built Form Outcomes
Tower floorplate	The tower floorplate is determined by the preferred requirement for building setbacks from side and rear boundaries and tower separation within a site, and the modified requirement for building setback(s) above the street wall.	The tower floorplates above the street wall for a tower above 80 metres in height may be adjusted in terms of location and/or shape but must not: <ul style="list-style-type: none"> • result in an increase in the floorplate area • be situated less than 5 metres from a side or rear boundary (or from the centre line of an adjoining laneway) • be less than 5 metres to a street boundary • be less than 10 metres to an adjoining tower on the site. 	The adjusted floorplate is designed and spaced to: <ul style="list-style-type: none"> • reduce impact on existing and potential neighbours in terms of privacy, outlook, daylight and sunlight access. • minimise visual bulk. • reduce impact on public spaces, including overshadowing and wind effects and reduced visual dominance. • buildings do not visually dominate heritage places and streetscapes, nor significant view lines. • buildings do not appear as a continuous wall at street level or from nearby vantage points and maintain open sky views between them.
Response			
<p>The proposal incorporates an adjusted tower floorplate to provide for an increased setback from Kavanagh Street and meaningful recesses within the tower floorplate. The adjusted tower floorplate is based on calculations of the total allowable built form area being 834.3sqm on the basis of a total site area of 1,834sqm, and setback requirements of 8.32m from the northern and eastern boundaries (138.7m x 6%) and 5 metres from the streets.</p> <p>The modified setbacks are supported for the following reasons:</p> <ul style="list-style-type: none"> - The revised setbacks allow for the tower to further setback from Kavanagh Street thereby reducing the visibility of the tower from the street and - The northern, southern and eastern elevations have all been further articulated through the use of meaningful recesses. 			

|Setback Compliance - DDO10



15. Base Floorplate and Adjusted Floorplate – DKO Architecture (Vic) Pty Ltd July 2020

7.5. Clause 22.01 Urban Design within the Capital City Zone

The proposal responds positively to the objectives and policy requirements of Clause 22.01 – Urban Design within the Capital City. The proposal achieves this for the following reasons:

- The street walls maintain a pedestrian scale at street level.
- The design of the building and the colonnade is of a high quality design standard.
- The proposal contributes to a high quality public realm. The ground level and podium facades, especially the eastern and the northern elevations provide passive surveillance opportunities to the public domain.
- The proposal includes a north south colonnade along the eastern boundary which will be publicly accessible. The colonnade will enhance pedestrian movement and permeability through this city block.
- The building envelope responds to the Site's context.
- The solid podium and recessed façade surfaces and greening and integrated outdoor terraces provide articulation and identity to the building.
- The building has been designed in the round, is of a high standard, and provides visual interest.
- The roof profile has been designed to contribute to the architectural quality of the city skyline.

As previously noted, Amendment C308 - Urban design in the central city and Docklands is now seriously entertained. The Amendment will introduce new planning policy and controls into the Melbourne Planning Scheme. The proposal is consistent with the key aspects of this proposed amendment as follows:

- The proposal contributes to a reduction in urban block size and reduces walking distances through the introduction of the pedestrian connection along the eastern boundary.
- The site layout responds to the function and character of Boyd Park and Kavanagh Street and Kings Way.
- The proposal provides opportunities for stationary activity with publicly accessible exterior spaces.
- The ground floor provides a mixture of activation including retail spaces, council facilities and residential lobby areas provide numerous entry points which engage pedestrians.
- The use of high quality and tactile materials and fine grain design.
- Weather protection in the form the colonnade along the eastern boundary.

The proposal however, does not meet one of the mandatory requirements in Table 4 - Building Program of the proposed amendment. This requirement states car parking must be sleeved with active uses to main streets and streets. Car parking is proposed from Levels 1-5 within the podium form along part of the Kavanagh Street frontage and part of the Kings Way frontage. The 'un-sleeved' podium car parking is allowable in this specific circumstance for the following reasons:

- The Site is unique to Southbank in that all four boundaries are public facing being Kavanagh Street, Kings Way, Boyd Park and the Boyd Community Hub.
- The proposed building has active frontages to Boyd Park and the Boyd Community Hub, as well as a section of the Kavanagh Street frontage (12.6 metres from Levels 1-5) and Kings Way frontage (12.48m at ground floor, 11.2 metres at Level 1, 10.4 metres from Level 2-5 and 15.5 metres at Level 6). The hierarchy of active frontages being the most along Boyd Park and the Boyd Community Hub, where there will be the highest pedestrian activity is supported.
- The Site is located adjacent to the Princes Freeway on-ramp and the Kings Way overpass which is an area that is less that is likely to be subject to high pedestrian traffic.
- The Kavanagh Street façade retains active uses at ground floor with the retail.
- The car parking levels are designed with flat floors and floor to floor heights of 3.5 metres to enable future adaptation to other land uses when demand for car parking decreases.
- The car parking elevations have been designed with planter boxes with the podium façade as well as double height brown brick columns and vertical rhythm of the Boyd Park interface.
- It is noted that the Site's flooding and ground conditions mean basement car parking is not viable.

7.6. Heritage

The Site is located within HO1214 – City Road Industrial and Warehouse Precinct. This is an interim heritage control which is due to expire on 31 January 2021. The relevant statement of significance for this precinct is set out in the Melbourne Planning Scheme Incorporated Document (Amendment C304) - Southbank – Statements of Significance, February 2018 and can found at:

<https://www.planning.vic.gov.au/resource-library/incorporated-documents/melbourne/melb-C304-Incorp-Doc-Southbank-Statements-of-Significance,-February-2018-Approval-Gazetted.pdf>

The interim heritage control seeks to protect the Industrial and Warehouse character of the area. The Site being vacant land does not contain any of the industrial and or warehouse character. The interim heritage control therefore is of little no relevance to this proposal.

Boyd Community Hub which is a three-storey brick building and is located on the adjoining site to the north is of heritage significance and is listed on the Victorian Heritage Register (1036) and is within Heritage Overlay Schedule 369.

The proposal's design response is considered to respond positively to the objectives and policy requirements of Clause 22.04 – Heritage Places within the Capital City for the following reasons:

- The proposal respects the height, scale, proportions and character of the Boyd Community Hub.
 - The podium materials being predominately brick and metal are respectful and sympathetic to the Boyd Community Hub.
 - The height of the podium is a similar height to the Boyd Community Hub building. The tower is adequately setback, thereby providing an appropriate visual separation.
- The proposal's use of brick and metal in the podium responds positively to the industrial and warehouse character of the precinct.

7.7. Wind

DDO10 sets out requirements that must and should be met in regards to wind effects. The Wind Effects section of the Schedule notes that:

‘a permit must not be granted for buildings and works...that would cause unsafe wind conditions in publicly accessible areas’ in proximity to the proposed building.

The Wind Effects section also states that:

‘a permit should not be granted for buildings and works...that do not achieve comfortable wind conditions in publicly accessible areas’ in proximity to the proposed building.

Windtech Consultants Pty Ltd conducted wind tunnel tests applying the Wind Effects distance criteria set by DDO10 and using a 1/300 scale model of the proposed development. The wind assessment prepared by Windtech Consultants Pty Ltd dated 18 August 2020 concluded that:

The results of the study indicate that wind conditions for the majority of trafficable outdoor locations within and around the development will be suitable for their intended uses. However, some areas will experience strong winds which will exceed the relevant criteria for comfort and/or safety. Suggested treatments are available in Figure 7 and are described as follows:

- The inclusion of a full-height permeable screen (maximum porosity of 30%) at the eastern corner of the development.
- The modification of the northern building façade at ground level to include a 150mm separation between the glass façade and columns.
- The chamfering of the north-eastern and south-eastern building corners.

We anticipate treatment strategies will improve wind conditions in the areas exposed to strong winds. If required, the effectiveness and extent of the proposed treatments can be confirmed by additional wind tunnel testing when the planning permit for the site is issued.

The suggested wind amelioration treatments have been incorporated into the s50 decision plans. As recommended by Windtech Consultants Pty Ltd further testing should be done to ensure the effectiveness and extent of the wind amelioration treatments. This can be addressed by condition of permit.

7.8. Sunlight to public space

When Council master planned the whole of the Boyd Site, the development parcel was strategically located south of Boyd Park so that any new building would not unreasonably overshadow Boyd Park.

Boyd Park is an important and significant open space which provides recreation opportunities for residents, visitors and workers in the area.

In regards to planning controls, Table 1 of Schedule 10 of the Design and Development Overlay states a permit must not be granted for buildings and works which would cast any additional shadow across Boyd Park between 11am and 2pm on 22 April and on 22 September. Shadow diagrams of the proposal confirm compliance with this requirement. The proposal meets the mandatory overshadowing control of DDO10.

In addition to the mandatory overshadowing requirements, the proposal allows for additional daylight access to Kavanagh Street when compared with the built form allowed under DDO10. The tower has a setback approximately 8 metres instead of 5 metres from Kavanagh Street. This approach is supported.

7.9. Proposal's interface with Boyd Park

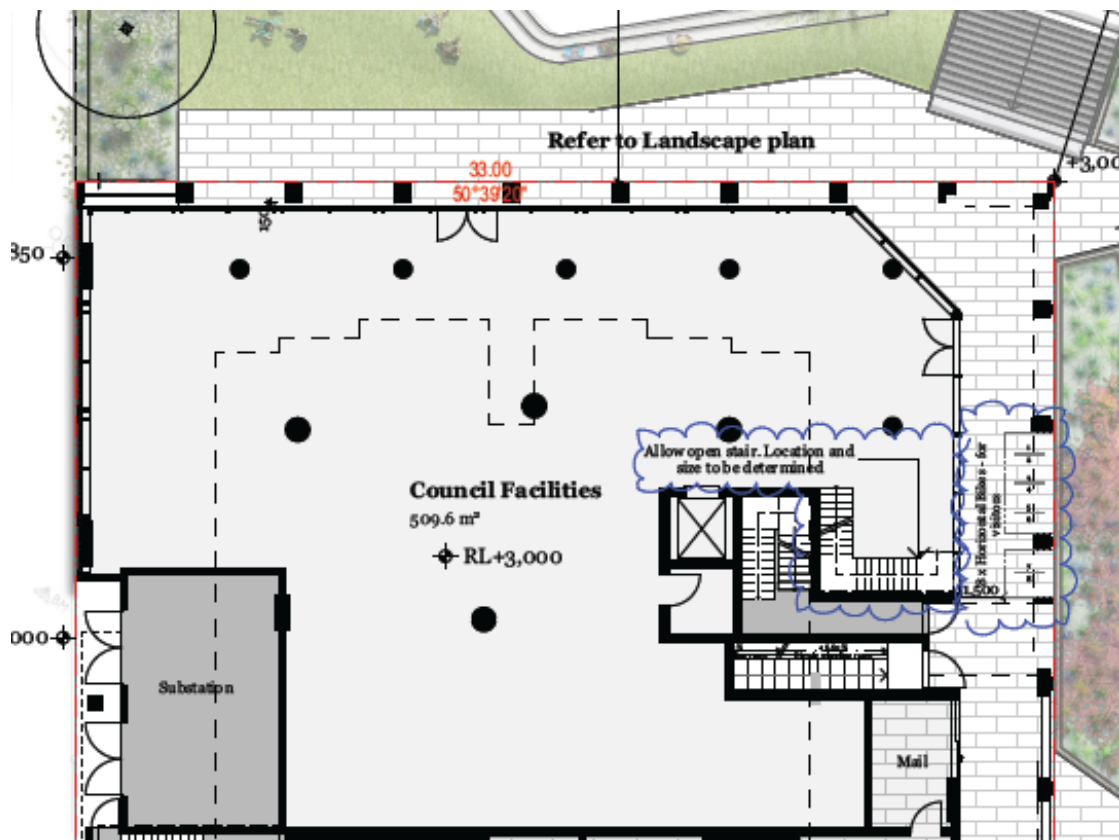
Objectors have raised concern that the proposal will result in a loss of public open space. The public open space on the Site is however only temporary. In 2007 the City of Melbourne purchased the Boyd School Site. Following consultation with the community, Council determined the whole of the site should be divided into three areas:

- A community and cultural hub developed in the heritage listed school buildings
- A portion of the site to be sold for a residential / commercial building and

- The remainder of the site to be transformed into a new park.

This planning application relates to the portion of land which will be sold for a residential / commercial building and therefore does not result in the loss of any permanent public open space.

The City of Melbourne’s master planning for the Boyd School Site envisioned public access between the Boyd Park and the Council Facilities within the proposed building and for the building to be activated along the interface with Boyd Park. The application proposes external access to the proposed Council Facilities via doors from the colonnade area which is contained within the title boundary of the Site and via doors located adjacent to Boyd Park. The doors located adjacent to Boyd Park would normally require an access easement over Boyd Park however because the Council Facilities are going to be vested in Council and Council owns Boyd Park no easement is required.



16. Northern section of the ground floor plan showing Council Facilities and entrance doors – DKO Architecture (Vic) Pty Ltd 31 August 2020

The podium has been activated through the use of windows and balconies. Some of these windows and balconies are located on or close to the title boundary with Boyd Park. The Site does not have light and air rights over Boyd Park. This arrangement is supported in this unique circumstance because Melbourne City Council owns both sites and Council’s brief for the development on the Site required the podium to be activated.

The podium has projections of approximately 700mm over the title boundary of Boyd Park. These projections are architectural features and are not trafficable or habitable. The projections over Boyd Park would require a change in the title boundary and are therefore not supported because they have the potential to limit the use and enjoyment of the reserve and open space. A condition should be placed to remove these projections.

7.10. Car Parking Provision and vehicle access

Provision

Given the proposed 104 car parking spaces will not exceed the maximum car parking rate of 400 spaces, a permit is not required under this overlay. Council's traffic engineers are supportive of the car parking provision.

Vehicle access

The geometric constraints of the site do not enable turnaround provisions for the proposed loading and waste collection vehicles. Council's traffic engineers are supportive of this arrangement subject to loading management matters and a desktop Road Safety Audit being provided and approved by the City of Melbourne. These matters can be addressed by condition of permit.

7.11. Bicycle Facilities

Clause 52.34 Bicycle Facilities provides the statutory requirements for onsite bicycle parking and facilities. The application generates a statutory bicycle parking requirement of 134 bicycle spaces and provides 158 bicycle spaces. The proposal therefore meets the requirements of this provision.

The proposed location of the residential bicycle parking is secure and safe.

7.12. Sustainability

Clause 22.19 Energy, Water and Waste Efficiency provides policy to encourage buildings that:

- Minimise greenhouse gas emissions and maximise energy efficiency.

- Minimise mains potable water consumption and encourage the use of alternative water sources, such as rainwater and grey water.

- Provide the facilities that will enable building users and occupants to reduce waste sent to landfill, maximise the recycling and reuse of materials and support the municipality's progress towards becoming a resource and material-efficient city.

The Sustainability Management Plan prepared by Simpson Kotzman dated 3 October 2019 identifies that the proposed development has acceptable ESD targets to satisfy Clause 22.19. It has committed to achieving the equivalent 6 Star Green Star As-Built rating performance.

Green Star Pathway

The ESD report's proposed Green Star pathway targets 80 points for a 6 Star rating (equivalent).

The mix of credits and sustainability initiatives targeted in the proposed pathway is reasonable, able to be achieved with proper design consideration, and appropriately considered. Once all committed initiatives have been followed through to as-built outcomes, the resulting building will perform amongst the best in the world and should be commended.

All preliminary calculators and modelling used to prepare the Green Star targets must be included as an appendix to the ESD report.

Energy

The ESD report and Green Star pathway include a minimum 35% reduction in greenhouse gas emissions from a NCC reference building for all non-residential portions of the development.

The development has committed to sourcing 50% of its power from Greenpower sources.

The target for average NatHERS performance of 8 Stars is an excellent ambition and reflective of best practice in the market.

Renewable Energy

A 60kW solar PV system (capacity to be confirmed) is proposed for the development.

Green Infrastructure and Landscaping

The proposal currently contains a high level of detail for significant landscaping elements, including podium gardens, ground level planting and façade treatments.

It is recommended that a Landscape Maintenance Plan be submitted to the satisfaction of Melbourne City Council.

The Landscape Maintenance Plan should provide further detail for ongoing maintenance of on-structure planters, including provision for maintenance beyond the fifty two week period following Practical Completion

The section details for most items are of good standard and include planting depths, demonstrating appropriate soil volume provision for selected species. The façade planters with tensile wire systems do not have soil depth annotated, this should be added to the plans where appropriate.

Transport

The ESD report targets the performance pathway to achieve sustainable transport points. Due to the spatial implications of any sustainable transport initiatives, a Sustainable Travel Plan, Transport drawings and Sustainable transport calculator as per ESD report requirements are to be included as an appendix to the ESD report

Recommendation

Permit conditions for implementation of the recommendations of the Sustainability Management Plan are recommended to ensure that the building meets the ESD targets and a permit condition requiring a Landscape Maintenance Plan will assist in ensuring landscaping will be successful.

7.13. Stormwater Management (Water Sensitive Urban Design)

The Stormwater Management Plan contained in Appendix B of the ESD report is well documented and comprehensive. The provided documentation complies with the requirements of Clause 22.23

30kL of rainwater harvesting volume is proposed, with a proprietary treatment device included treating residual pollutant loads to the required levels.

7.14. Green façades and landscaping

The green facades and landscaping are strongly supported from both environmental and design perspectives. The landscape concept is well resolved and shows green infrastructure and landscaping elements at various levels through the building which contribute to a green amenity for the building and the presentation of the building.

To ensure the green facades and landscaping are successful and maintained, it is recommended that a detailed Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Specification be required, submitted and approved prior to commencement of development.

7.15. Apartment Developments (Clause 58)

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

Standard	Response
D1 – Urban context	The site is affected by Design and Development Overlay, Schedule 10, which envisages a preferred future development of the area for a podium tower form. The proposed building measures at 138.7 metres in height, which responds to its future context. The building also proposes a substantial setback from Kavanagh Street and Boyd Park. The proposed street wall responds to surrounds, and the narrow and simple design approach of tower responds to surrounding tower forms.
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 and two 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 is via Kavanagh Street and pedestrian access via a colonnade along the eastern boundary.
D6 – Energy efficiency	The Site is an island site and has opportunities to gain amenity from each elevation. Apartments within the podium are primarily orientated east and north. There are several purely south-facing dwellings proposed in the tower. While this outcome is not ideal, these south-facing dwellings have good access to daylight as there is no built form directly south to restrict this.

	The submitted ESD report confirms the proposal has committed to achieving the equivalent 6 Star Green Star As-Built rating performance.
D7 – Communal open space	Significant communal outdoor open space (611.5 m ²) is proposed on Level 6 Internal communal areas (650 m ²) are also provided on this level. The areas include pool, residents' gym, and lounge facilities.
D8 – Solar access to communal open space	The communal open space is located on top of the podium and has access to the northerly sun.
D9 – Safety	The residential access point is located off colonnade which can be accessed via Kavanagh Street and Boyd Park. The entrance is easily identified, well-lit and safe.
D10 – Landscaping	There meaningful landscaping proposed on-site and is earmarked to blend with the landscaping of Boyd Park and will be subject to approval from the City of Melbourne.
D11 – Access	Vehicle access for the proposed building is provided via Kavanagh Street.
D12 – Parking location	Car parking is located within the podium at Levels 1 and 5 and is conveniently accessible for residents, as well as being well-removed from dwellings.
D13 – Integrated water and stormwater management	Water Sensitive Urban Design has been integrated into the development and exceeds best practice.
D14 – Building setback	The tower building has been adequately setback from streets and Boyd Park. As this is an island site, the building would not unreasonably impact on the amenity of surrounding building occupants.
D15 – Internal views	There are no unreasonable internal views.
D16 – Noise impacts	An acoustic report has been submitted with the 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). The report identifies that the Site is adjacent to Kings Way and the West Gate Freeway and recommendations glazing types for noise sensitive rooms. It is recommended that condition be placed on the permit requiring the materials to comply with the recommendation of the report. In addition to the acoustic report, noise sensitive rooms have been generally located away from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas etc.
D17 – Accessibility	165 of the apartments (53.3%) are accessible. The accessible apartments are dispersed through the building (i.e. located on various levels) which is strongly supported. The proposal exceeds the standard of 50%.
D18 – Building entry and circulation	The residential entry is clearly visible from Kavanagh Street and Boyd Park. The colonnade has been designed to be visible from the public realm.
D19 – Private open space	All apartments have balconies which meet or exceed the

	minimum area, therefore this standard is met.
D20 – Storage	All apartments meet or exceed the storage requirement.
D21 – Common property	Common property has been integrated into the development and is functional and capable of efficient management.
D22 – Site services	Installation and maintenance have been considered. Mailboxes are to be located in the residential foyer, managed by a concierge service.
D23 – Waste and recycling	Separate waste rooms are proposed for each use.
D24 – Functional layout	All bedrooms and living areas meet or exceed the requirements of this standard.
D25 – Room depth	All habitable rooms have good access to daylight. The apartments comply with this standard.
D26 – Windows	All habitable rooms have good access to daylight. The apartments comply with this standard.
D27 – Natural ventilation	Of the 394 apartments, 184 apartments comply with the requirements of this standard. This equates to 46.7% which exceeds the Standard of 40%.

8. RECOMMENDATION

That, for the reasons discussed within this report, the proposal is supported and Melbourne City Council does not object to this application subject to the following permit conditions and notes:

8.1. Conditions and notes

Amended Plans

1. Prior to the commencement of the development excluding bulk excavation and site preparation works, or as may otherwise be agreed with the Responsible Authority, an electronic set of plans, drawn to scale, must be submitted to the Responsible Authority in consultation with the Melbourne City Council, generally in accordance with the architectural plans prepared by DKO Architects Pty Ltd dated 31 October 2020 and the landscape plans prepared by Site Image Landscape Architects (Vic) Pty Ltd dated August 2020 but amended to show:
 - a. Removal of all projections over 207 City Road Southbank (Boyd Park, C/T 11971/564 RESERVE RES1 PS817467U).
 - b. Any changes as required as a result of the revised waste management plan in condition 4.
 - c. Any changes as required as a result of the revised wind tunnel test modelling in condition 5.
 - d. Any changes as required as a result of the revised landscape plan for the ground level and publicly accessible areas in condition 14.
 - e. Any changes as required as a result of the revised loading management plan in condition 17.
 - f. Any changes as required as a result of the revised above ground landscape plan in condition 15.

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

Legal agreements

2. Prior to the commencement of the development excluding bulk excavation and site preparation works, the permit holder must enter into an agreement with Melbourne City Council under Section 173 of the Planning and Environment Act 1987. The permit holder must pay all of the Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title. The agreement must specify:
 - a) The provision of at least forty affordable rental dwellings on the land in perpetuity.
 - b) The affordable rental dwellings provided on the land must be managed by a registered affordable housing provider and made available only to persons who meet the Department of Health and Human Services Victorian Office of Housing eligibility criteria for such housing.
 - c) The affordable rental dwellings provided on the land must be completed from the date of the issue of a certificate of occupancy to the satisfaction of Melbourne City Council.
 - d) The Council Facilities must have a minimum gross floor area of 920m².
 - e) The base building works of the Council Facilities provided on the land must be completed from the date of the issue of a certificate of occupancy to the satisfaction of Melbourne City Council.

Creation of a Light and Air Easement

3. Prior to the commencement of the development, the owner must lodge with the Melbourne City Council, an application for certification pursuant to Section 23 of the Subdivision Act 1988 for the creation of a Light and Air Easement/s over the abutting title boundary (Boyd Park, C/T 11971/564 RESERVE RES1 PS817467U) to protect the windows along the northern and eastern boundaries of the subject land. The easement/s must be to the satisfaction of the Melbourne City Council. When certified by the Melbourne City Council and a Statement of Compliance has issued, the plan must lodge at the Land Victoria for registration and evidence of registration must be provided to the Melbourne City Council as compliance of this condition.

Amended Waste Management Plan

4. Prior to the commencement of the development excluding bulk excavation and site preparation works, a revised waste management plan (WMP) shall be prepared, submitted and approved by the Melbourne City Council. The revised WMP should detail waste storage and collection arrangements and be prepared with reference to the Melbourne City Council Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the Melbourne City Council.

Additional Wind Tunnel Test Modelling

5. Prior to the commencement of the development excluding bulk excavation and site preparation works additional wind testing as recommended by Windtech

Consultants Pty Ltd in their report dated 18 August 2020 must be carried out by a suitably qualified consultant. A report detailing the outcome of the testing must be submitted to and be to the satisfaction of the Responsible Authority. The report must also recommend any modifications which must be made to the design of the building to reduce any adverse wind conditions in areas used by pedestrians, to the satisfaction of the Responsible Authority. The recommendations of the report must be implemented at no cost to the Responsible Authority and must not include reliance on street trees.

Construction Management Plan and Tree Protection

6. Prior to the commencement of the development, or as otherwise agreed with the Melbourne City Council, a detailed construction and demolition management plan must be submitted to and be approved by the Melbourne City Council – 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. protection of street trees.
7. Prior to the commencement of any works including bulk excavation, a Tree Protection Plan (TPP) must be provided to the satisfaction of the Melbourne City Council (Urban Forestry & Ecology) for any public trees that may be affected by the development. The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
 - a. Melbourne City Council asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
 - b. Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries.
 - c. Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site.
 - d. 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.
 - e. Full specifications of any pruning required to publicly owned trees.
 - f. Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.

- g. 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.
8. All works (including bulk excavation), 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 the the Melbourne City Council.
9. 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, the Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.
10. If a Construction Management Plan or Traffic Management Plan change any of the tree protection methodologies or impacts on public trees in ways not identified in the endorsed Tree Protection Plan (TPP), a revised TPP must be provided to the satisfaction of, and approved by, the Melbourne City Council – Urban Forestry & Ecology.

3D Digital Model

11. Prior to the occupation of the development, a 3D digital model of the approved development must be submitted to, and must be to the satisfaction of, the Responsible Authority. The model should be prepared having regard to Advisory Note – 3D Digital Modelling Melbourne City Council. Digital models provided to the Melbourne City Council may be shared with other government organisations for planning purposes. The Melbourne City Council may also derive a representation of the model which is suitable for viewing and use within its own 3D modelling environment. In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to, and be to the satisfaction of, the Melbourne City Council.

Review of Environmentally Sustainable Design

12. Prior to commencement of development excluding bulk excavation and site preparation works, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, providing further detail on the targets included in the ESD report must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must include all calculations, modelling reports, specification extracts, architectural drawing excerpts etc. that have been produced to demonstrate compliance with the targets included in the endorsed ESD report.

Implementation of Environmentally Sustainable Design

13. 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. The report must include all final calculations and modelling reports, commissioning and testing reports, building user guides and other supplementary materials etc. that have been produced to demonstrate compliance with the relevant targets included in the endorsed ESD report.

Amended landscape package for ground level and public realm

14. Prior to commencement of development excluding bulk excavation and site preparation works, or unless otherwise agreed to by the Melbourne City Council, an amended scheme for landscaping and planting in connection with the proposed development at the ground level and publicly accessible spaces must be submitted to, and be approved by the Melbourne City Council. This should include landscape plans with detailed planter sections including soil volumes and schedules of species with soil volume requirements and growing media proposed, a Landscape Maintenance Plan providing details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion and a Landscape Irrigation Performance Specification. Except with the prior written consent of the Melbourne City Council 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.

Amended landscape package for above ground level

15. Prior to commencement of development excluding bulk excavation and site preparation works, or unless otherwise agreed to by the Melbourne City Council, an amended Landscape Management Plan (non-public realm) in connection with the proposed development above the ground level must be submitted to, and be approved by the Melbourne City Council. This should provide details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion and a Landscape Irrigation Performance Specification. 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.

Road Safety Audit

16. Prior to the commencement of the development, or unless otherwise agreed to by Melbourne City Council, a desktop Road Safety Audit prepared by a suitably qualified professional must be submitted to, and be approved by the Melbourne City Council. The Road Safety Audit must address the following matters:
 - a. Vehicle and bicycle interaction at the intersection with the proposed bike path on Kavanagh Street,

- b. Vehicular / bicycle / pedestrian access arrangements including
- c. Loading arrangements
- d. Internal circulation / layout

All findings of the endorsed Audit must be incorporated into the detailed design, at the developer's expense. The endorsed Road Safety Audit must not be altered without prior consent of the Melbourne City Council.

Loading Management Plan

17. Prior to the commencement of the development excluding bulk excavation and site preparation works, or unless otherwise agreed to by the Melbourne City Council, a comprehensive Loading Management Plan (LMP) is to be prepared, specifying how the access / egress of loading vehicles is to be managed and ensuring:

- a. All reversing manoeuvres are conditioned to occur outside peak periods (i.e. not between 7am and 9.30am nor 3.30pm and 6.30pm).
- b. Any potential conflicts between trucks and path users are satisfactorily addressed

The LMP is to be approved by Melbourne City Council. The owner must reimburse Melbourne City Council for all costs associated with any parking changes.

Drainage of projections

18. 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.

Drainage connection underground

19. Prior to the commencement of the development excluding bulk excavation and site preparation works, 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.

Works to existing drainage system

20. The existing drainage pit in Kavanagh Street located within the proposed new vehicular crossing must be relocated outside of the crossing in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

Demolish and construct access

21. 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.

Boyd Park works

22. All portions of the Boyd Park affected by the building related activity or all proposed new works to the Boyd Park must be reconstructed/constructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – Park Services and Infrastructure and Assets.

Roads

23. All portions of roads affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation 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.

Footpaths

24. The footpaths adjoining the site along Kings Way and Kavanagh Street must be reconstructed together with associated works including the renewal of kerb and channel with new sawn 300mm wide bluestone kerb and 250mm wide gutterstone where necessary 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.

Street levels not to be altered

25. Existing street levels in Kings Way and Kavanagh Street adjoining the site 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.

Existing street lighting not altered without approval

26. 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.

Existing street furniture

27. Existing street furniture must not be removed or relocated without first obtaining the written approval of City of Melbourne – Infrastructure and Assets.

Street furniture

28. All street furniture such as street litter bins recycling bins, seats and bicycle rails must be supplied and installed on Kings Way and Kavanagh Street footpaths outside the proposed building to plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

Public lighting

29. 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 Kings Way and Kavanagh Street adjacent the subject site. 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.

NOTES

The City of Melbourne may not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. As this area is not subject to a resident parking scheme, the developments in this area are not entitled to resident parking permits. Therefore, the residents/visitors of this development will not be eligible to receive parking permits and will not be exempt from any of the existing/future on-street parking restrictions.”

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.