

Report to the Future Melbourne (Planning) Committee

Agenda item 6.3

**Ministerial Planning Referral: TPM-2020-2
139-149 Boundary Road, North Melbourne**

1 December 2020

Presenter: Evan Counsel, Director Planning and Building**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial planning application seeking approval for construction of a twelve-storey mixed-use building, including dwellings, shops and food and drink premises, and to create or alter access to a Road Zone Category 1 at 139-149 Boundary Road, North Melbourne (refer Attachment 2 – Locality Plan).
2. The applicant is Beg Developments Pty Ltd c/o Planning & Property Partners Pty Ltd, the owner is No Assets Pty Ltd, and the architect is CHT Architects Pty Ltd.
3. The site is located within the Arden-Macaulay Urban Renewal Area and is identified for built form change. The land is located within the Mixed Use Zone (MUZ) and is affected by Design and Development Overlay Schedule 26 (DDO26) and Schedule 63 Area 7 (DDO63-A7), Development Contributions Plan Overlay Schedule 2 (DCPO2) and the Environmental Audit Overlay (EAO).
4. More specifically, the application seeks approval for construction of a twelve-storey, U-shaped building with a north-facing central courtyard and four basement levels. The proposed development has 35,012.6m² gross floor area and contains 273 dwellings, 808.5m² communal indoor areas, 1,196m² communal outdoor areas, 262.5m² retail floorspace, 326 car parking spaces and 424 bicycle parking spaces. Vehicle access to parking, loading and servicing within the basement is via Alfred Street. The ground floor is setback from Boundary Road and two pedestrian connections are proposed along the north and west boundaries. The application also includes an affordable housing contribution.
5. The Minister for Planning has given formal notice of the application to Council under section 52 of the *Planning and Environment Act 1987* (Act).

Key issues

6. The key issues relevant to this proposal relate to: urban design and built form, including an assessment against the design objectives and built form controls in DDO63-A7; equitable development and amenity impacts; Clause 58 (BADS) and internal amenity; parking, loading, traffic and waste; environmentally sustainable design; affordable housing; potentially contaminated land; and Aboriginal cultural heritage.
7. The proposed development is a high quality design response with an appropriate site layout, building envelope and façade articulation that provides a human scale and vertical grain. The U-shaped building with north-facing central courtyard provides a high level of internal amenity, communal open space and landscaping opportunities.
8. The setback from Boundary Road at ground level provides for footpath widening and weather protection. The pedestrian connections are open-to-sky, safe, direct, attractive and aligned with the approved and proposed connections on the neighbouring sites. The development is appropriately setback from the side and rear boundaries to provide for the amenity and equitable development of the adjoining properties.
9. The affordable housing offer is structured to give maximum flexibility to a registered housing agency and equates to: 5 dwellings transferred for nil consideration; or 16 dwellings managed by a registered housing agency for nil consideration; or 16 dwellings sold to a registered housing agency with a market discount.

Recommendation from management

10. 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 application subject to the conditions in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting attachment (Page 2 of 105)
2. Locality Plan (Page 3 of 105)
3. Plans (Page 4 of 105)
4. Delegate Report (Page 58 of 105)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning has formally notified the Council of the application under section 52 of the Act.
3. Council is afforded third party notice and appeal rights pursuant to Clause 32.04 (Mixed Use Zone) and Clause 43.02 (Design and Development Overlay Schedule 63-A7).

Finance

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

Conflict of interest

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

Health and safety

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

Stakeholder consultation

7. 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 pursuant to Clause 32.04 (Mixed Use Zone) and Clause 43.02 (Design and Development Overlay Schedule 63-A7).
8. It is the responsibility of Department of Environment, Land, Water and Planning on behalf of the Minister for Planning to administer public notice where required.

Relation to Council policy

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

Environmental sustainability

10. The development has acceptable ESD and WSUD targets to satisfy Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
11. Permit conditions requiring implementation of the ESD initiatives are recommended.

Locality Plan

139-149 Boundary Road, North Melbourne



PROPOSED DEVELOPMENT
139 - 149 Boundary Road | North Melbourne

NO.	SHEET NAME	REV.
TP0.00	COVER SHEET	C
TP0.01	DEVELOPMENT SUMMARY 01	C
TP0.02	DEVELOPMENT SUMMARY 02	C
TP1.01	SITE PLAN	C
TP2.00	BASEMENT 03	C
TP2.01	BASEMENT 02	C
TP2.02	BASEMENT 01	C
TP2.03	LOWER GROUND FLOOR PLAN	C
TP2.04	UPPER GROUND FLOOR PLAN	C
TP2.05	LEVEL 01	C
TP2.06	LEVEL 02	C
TP2.07	LEVEL 03	C
TP2.08	LEVEL 04	C
TP2.09	LEVEL 05	C
TP2.10	LEVEL 06	C
TP2.11	LEVEL 07	C
TP2.12	LEVEL 08	C
TP2.13	LEVEL 09	C
TP2.14	LEVEL 10	C
TP2.15	LEVEL 11	C
TP2.16	ROOF	C
TP2.17A	BOUNDARY ROAD FACADE - DETAIL PLAN - A	C
TP2.17B	BOUNDARY ROAD FACADE - DETAIL PLAN - B	C
TP2.18A	BOUNDARY ROAD FACADE - DETAIL ELEVATION - A	C
TP2.18B	BOUNDARY ROAD FACADE - DETAIL ELEVATION - B	C
TP2.20	APARTMENT DESIGN GUIDELINES 01 - TOWNHOUSES	C
TP2.21	APARTMENT DESIGN GUIDELINES 02 - TOWNHOUSES	C
TP2.22	APARTMENT DESIGN GUIDELINES 03 - APARTMENTS	C
TP2.23	APARTMENT DESIGN GUIDELINES 04 - APARTMENTS	C
TP2.24	APARTMENT DESIGN GUIDELINES 05 - APARTMENTS	C
TP2.25	APARTMENT DESIGN GUIDELINES 06 - APARTMENTS	C
TP2.26	APARTMENT DESIGN GUIDELINES 07 - APARTMENTS	C
TP2.27	APARTMENT DESIGN GUIDELINES 08 - APARTMENTS	C
TP2.28	APARTMENT DESIGN GUIDELINES 09 - APARTMENTS	C
TP2.29	APARTMENT DESIGN GUIDELINES 10 - APARTMENTS	C
TP2.30	APARTMENT DESIGN GUIDELINES 11 - APARTMENTS	C
TP2.31	APARTMENT DESIGN GUIDELINES 12 - APARTMENTS	C
TP2.32	APARTMENT DESIGN GUIDELINES ASSESSMENT	C
TP3.00	ELEVATIONS	C
TP3.01	ELEVATIONS	C
TP3.02	ELEVATIONS	C
TP3.03	ELEVATIONS	C
TP3.05	ELEVATIONS	C
TP3.06	ELEVATIONS	C
TP4.01	SECTION A-A	C
TP4.02	SECTION B-B	C
TP4.03	SECTION C-C	C
TP4.04	SECTION D-D	C
TP4.05	SECTION E-E	C
TP4.06	SECTION F-F	C
TP5.01	EQUITABLE DEVELOPMENT RIGHTS	C
TP6.00	SHADOW DIAGRAMS	C
TP6.01	SHADOW DIAGRAMS	C
TP7.00	POWERLINE SAG & SWAY	C



TOWN PLANNING



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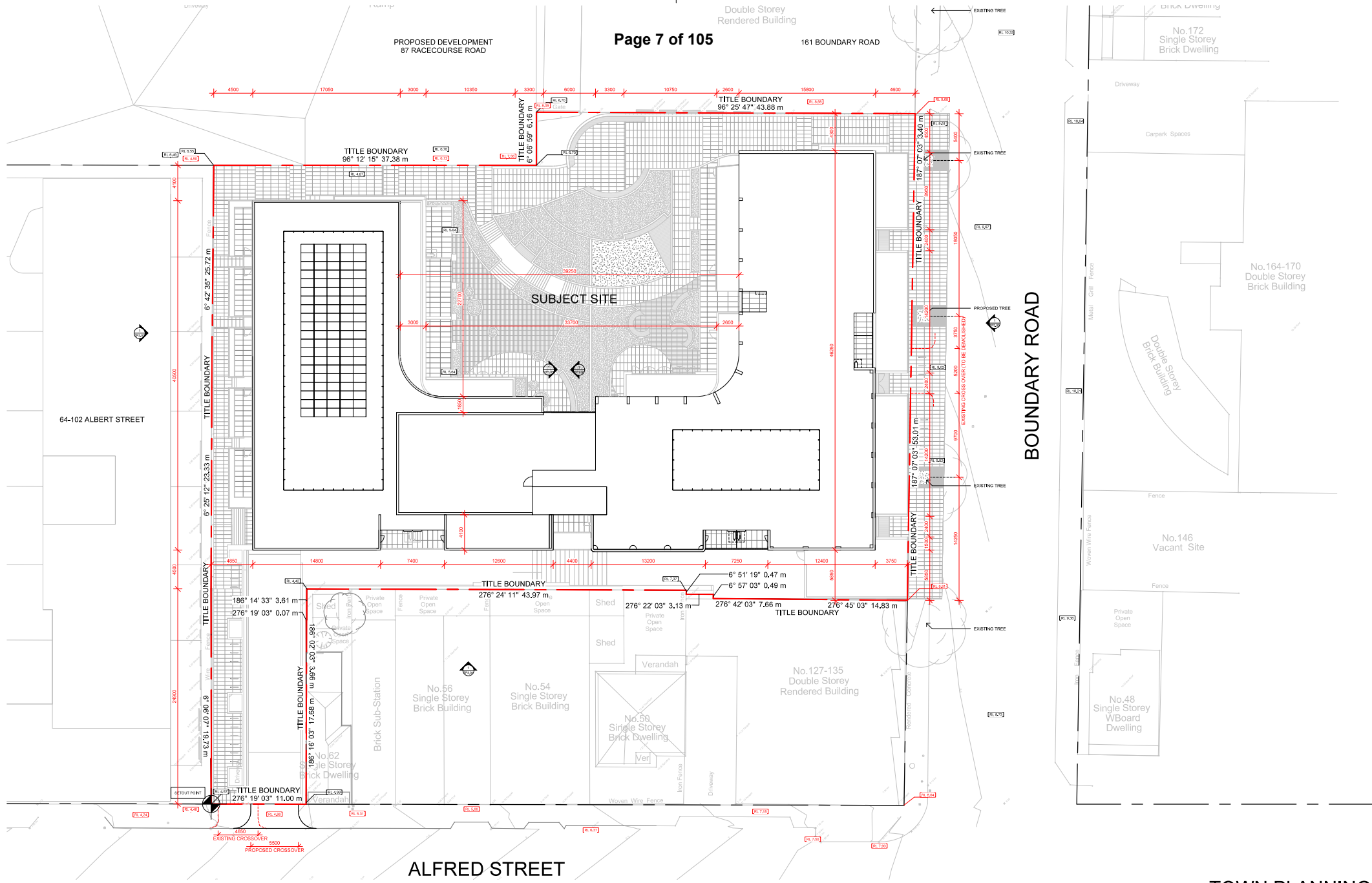
Project **MIXED USE DEVELOPMENT**
139 - 149 Boundary Road, North Melbourne
Client **BLUE EARTH GROUP**

Rev.	Date	Notes
A	08/08/20	TP SUBMITTAL
B	23/09/20	CLAW IN RESPONSE
C	30/09/20	FINAL PRELIMINARY SUBMITTAL

Title **COVER SHEET**
Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP0.00**
Revision **C**
Scale **A1**
Date **31/07/2020**

18113



ALFRED STREET

BOUNDARY ROAD

TOWN PLANNING



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MIXED USE DEVELOPMENT
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Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/07/2020	Initial Submission
B	20/07/2020	Client Responses
C	21/07/2020	Approved for Construction

Title
SITE PLAN

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP1.01

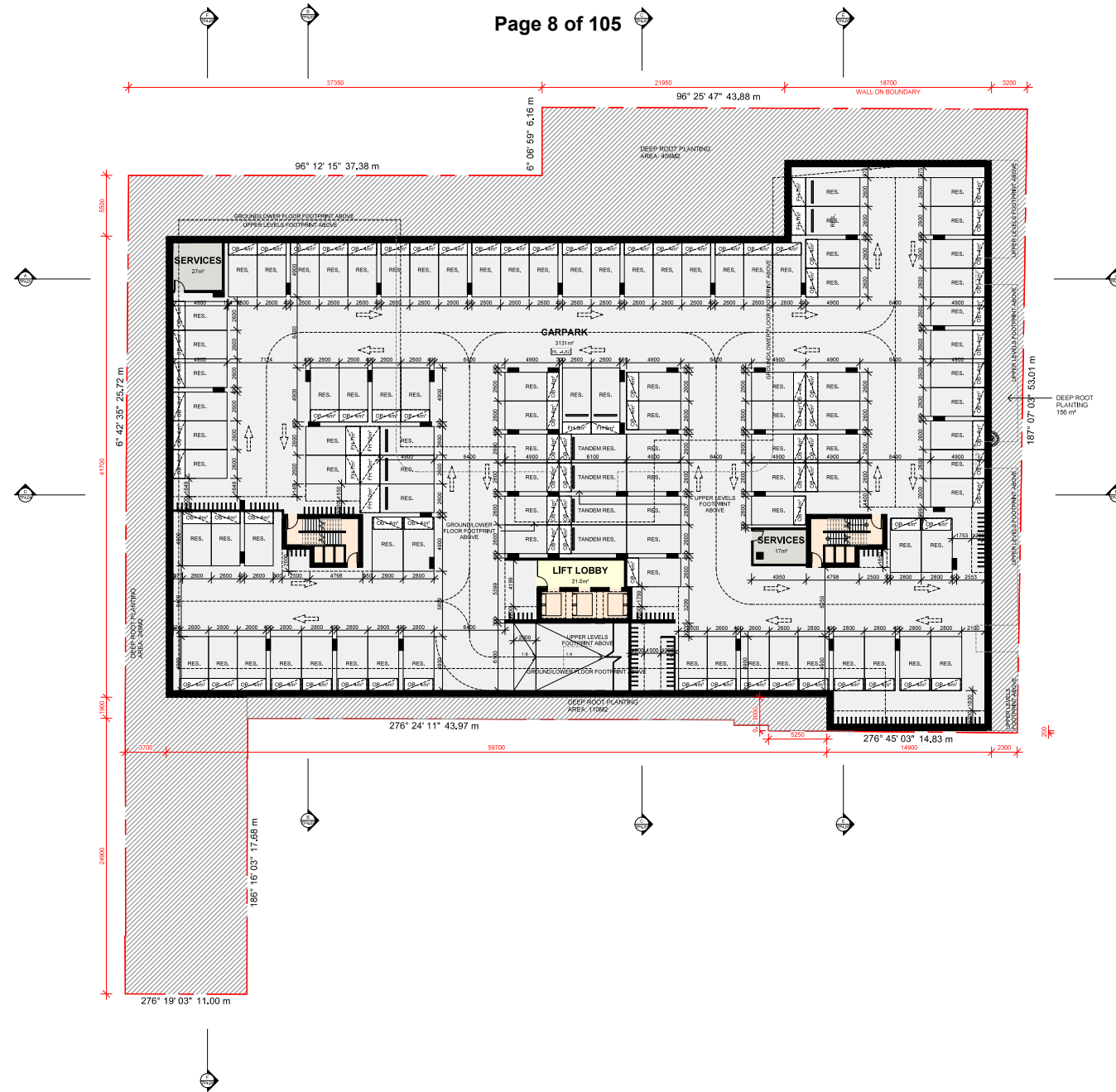
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TP - PARKING SCHEDULE - BASEMENT 3		
LEVEL	USE	NUMBER
BASEMENT 03	RES.	97
BASEMENT 03	TANDEM RES.	4

TP - BIKE SCHEDULE - BASEMENT 3		
LEVEL	USE	NUMBER
BASEMENT 03	BIKES	140

STORAGE CAGES - 4M3 FULL HEIGHT - BASEMENT 3		
LEVEL	USE	NUMBER
BASEMENT 03		9

STORAGE CAGES - 4M3 OVER BONNET - BASEMENT 3		
LEVEL	USE	NUMBER
BASEMENT 03		88

TOWN PLANNING NOTES
 • OVER BONNET STORAGE TO HAVE A MINIMUM CLEARANCE OVER PARKING SPACE OF 1.2m.



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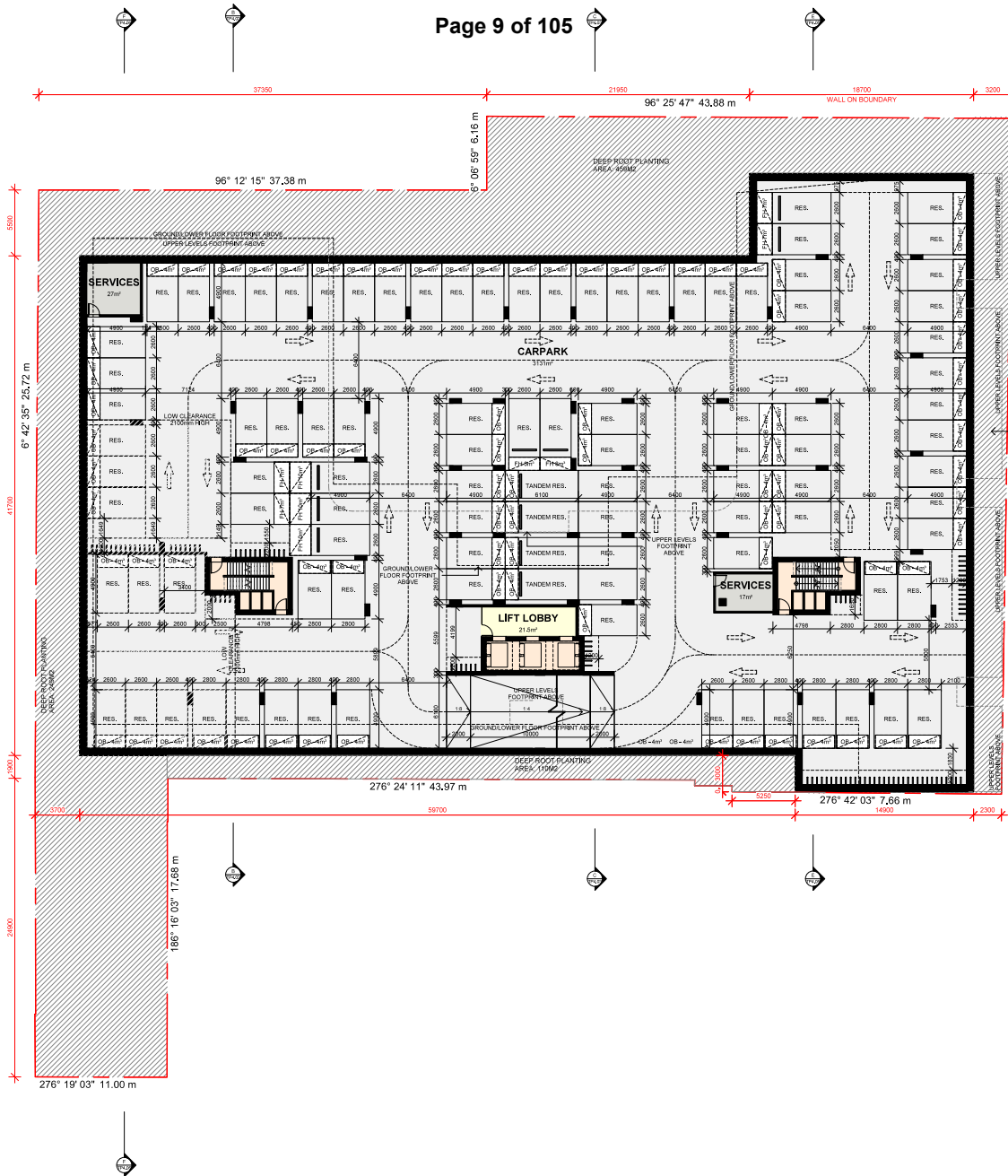
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 Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	2023/07/01	As Issued
B	2023/07/01	As Issued
C	2023/07/01	As Issued

Title
 BASEMENT 03
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TP - PARKING SCHEDULE - BASEMENT 2		
LEVEL	USE	NUMBER
BASEMENT 02	RES.	95
BASEMENT 02	TANDEM RES.	4

TP - BIKE SCHEDULE - BASEMENT 2		
LEVEL	USE	NUMBER
BASEMENT 02	BIKES	109

STORAGE CAGES - 4M3 FULL HEIGHT - BASEMENT 2		
LEVEL	USE	NUMBER
BASEMENT 02		9

STORAGE CAGES - 4M3 OVER BONNET - BASEMENT 2		
LEVEL	USE	NUMBER
BASEMENT 02		86

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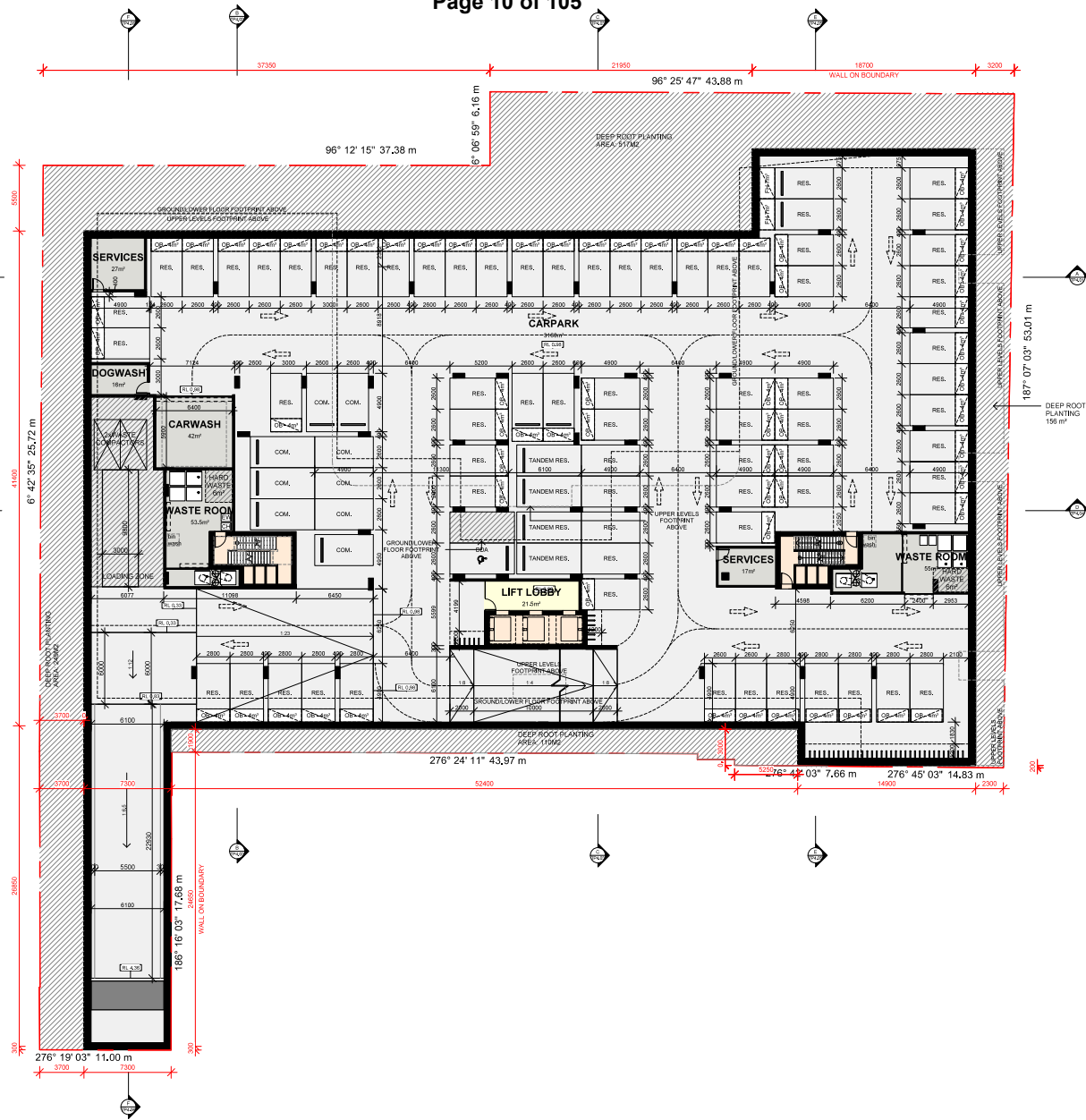
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139 - 149 Boundary Road, North Melbourne
Client
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Amendments		
No.	Date	Notes
A	20/03/2020	Re-submission
B	20/03/2020	Re-submission
C	31/07/2020	ISSUED FOR PROPOSAL SUBMISSION

Title
BASEMENT 02
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TP - PARKING SCHEDULE - BASEMENT 1		
LEVEL	USE	NUMBER
BASEMENT 01	COM.	9
BASEMENT 01	DDA	1
BASEMENT 01	RES.	71
BASEMENT 01	TANDEM RES.	4

TP - BIKE SCHEDULE - BASEMENT 1		
LEVEL	USE	NUMBER
BASEMENT 01	BIKES	63

STORAGE CAGES - 4M3 FULL HEIGHT - BASEMENT 1		
LEVEL		NUMBER
BASEMENT 01		2

STORAGE CAGES - 4M3 OVER BONNET - BASEMENT 1		
LEVEL		NUMBER
BASEMENT 01		65



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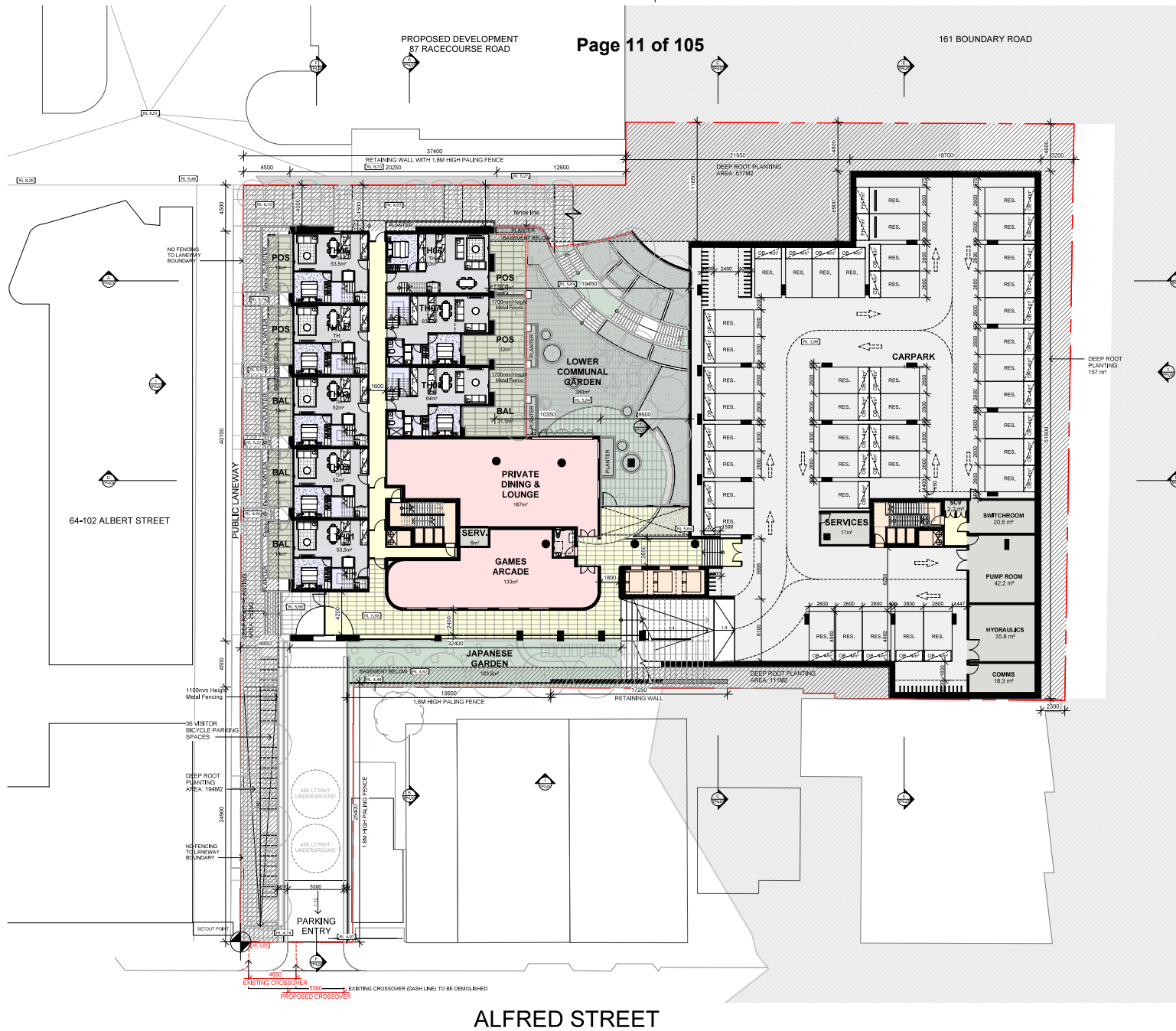
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MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	Final Submission
B	23/03/2020	Client Review
C	23/03/2020	Client Review

Title
BASEMENT 01
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NOT FOR CONSTRUCTION

TOWN PLANNING
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TP - PARKING SCHEDULE - LOWER GROUND FLOOR

LEVEL	USE	NUMBER
LOWER GROUND FLOOR	RES.	41

TP - BIKE SCHEDULE - LOWER GROUND FLOOR

LEVEL	USE	NUMBER
LOWER GROUND FLOOR	BIKES	50
LOWER GROUND FLOOR	FLAT TOP	18

STORAGE CAGES - 4M3 FULL HEIGHT - LOWER GROUND FLOOR

LEVEL	NUMBER
LOWER GROUND FLOOR	2

STORAGE CAGES - 4M3 OVER BONNET - LOWER GROUND FLOOR

LEVEL	NUMBER
LOWER GROUND FLOOR	39

BOUNDARY ROAD

ALFRED STREET



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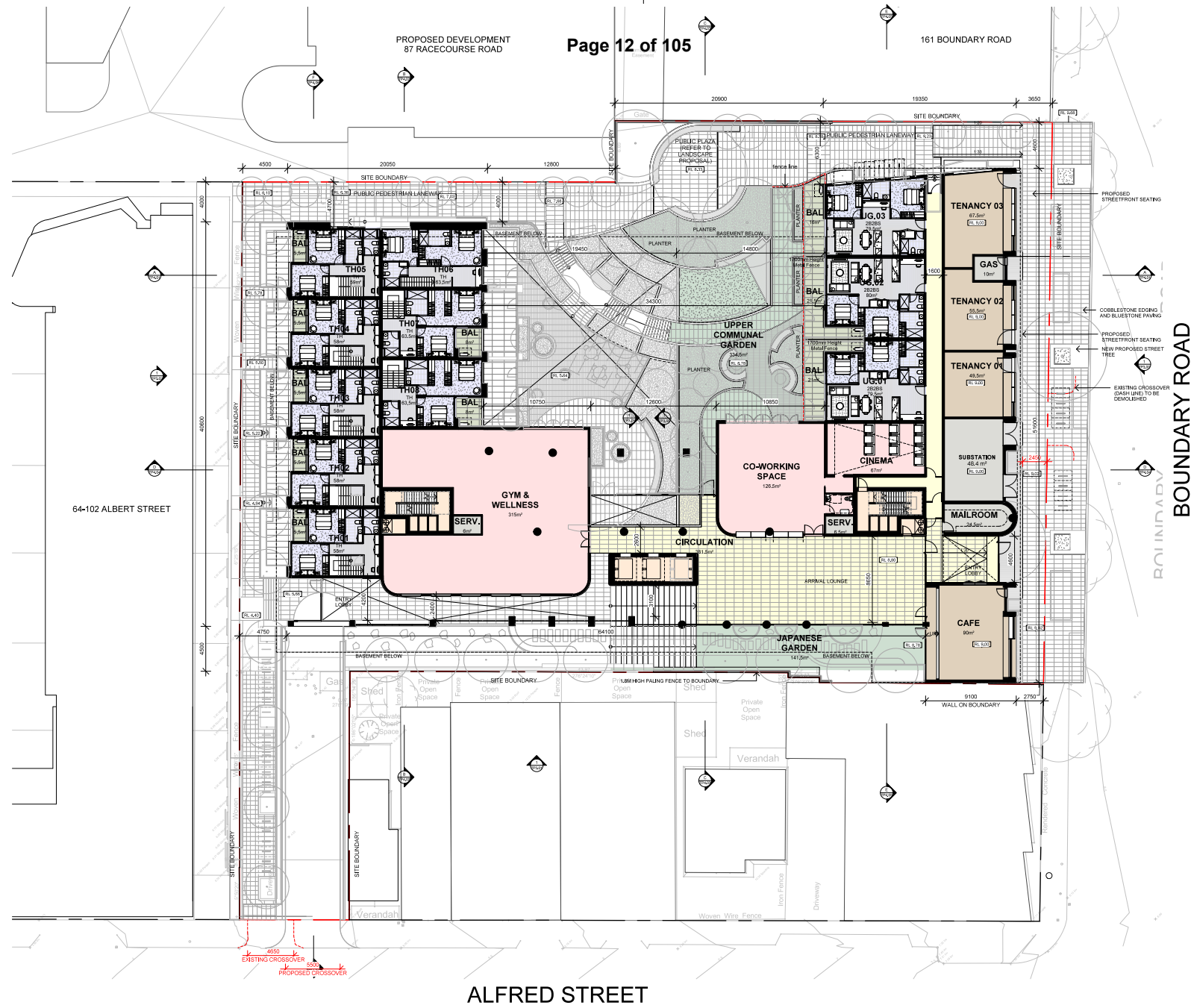
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 Client
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Amendments		
No.	Date	Notes
A	09/03/2020	As Issued
B	09/03/2020	As Issued
C	31/07/2020	As Issued

Title
LOWER GROUND FLOOR PLAN
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TOWN PLANNING
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Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	As Issued
B	20/05/2020	As Issued
C	21/07/2020	As Issued

Title
 UPPER GROUND FLOOR PLAN
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PROPOSED DEVELOPMENT
87 RACECOURSE ROAD

161 BOUNDARY ROAD



64-102 ALBERT STREET

BOUNDARY ROAD

ALFRED STREET

Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/07/2020	Re-submission
B	20/07/2020	Re-submission
C	21/07/2020	Re-submission

Title
LEVEL 01
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Urban Design



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PROPOSED DEVELOPMENT
87 RACECOURSE ROAD

161 BOUNDARY ROAD

64-102 ALBERT STREET

BOUNDARY ROAD

ALFRED STREET



Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments	
No.	Date
A	09/03/2019
B	09/03/2019
C	21/07/2020

Title
LEVEL 02

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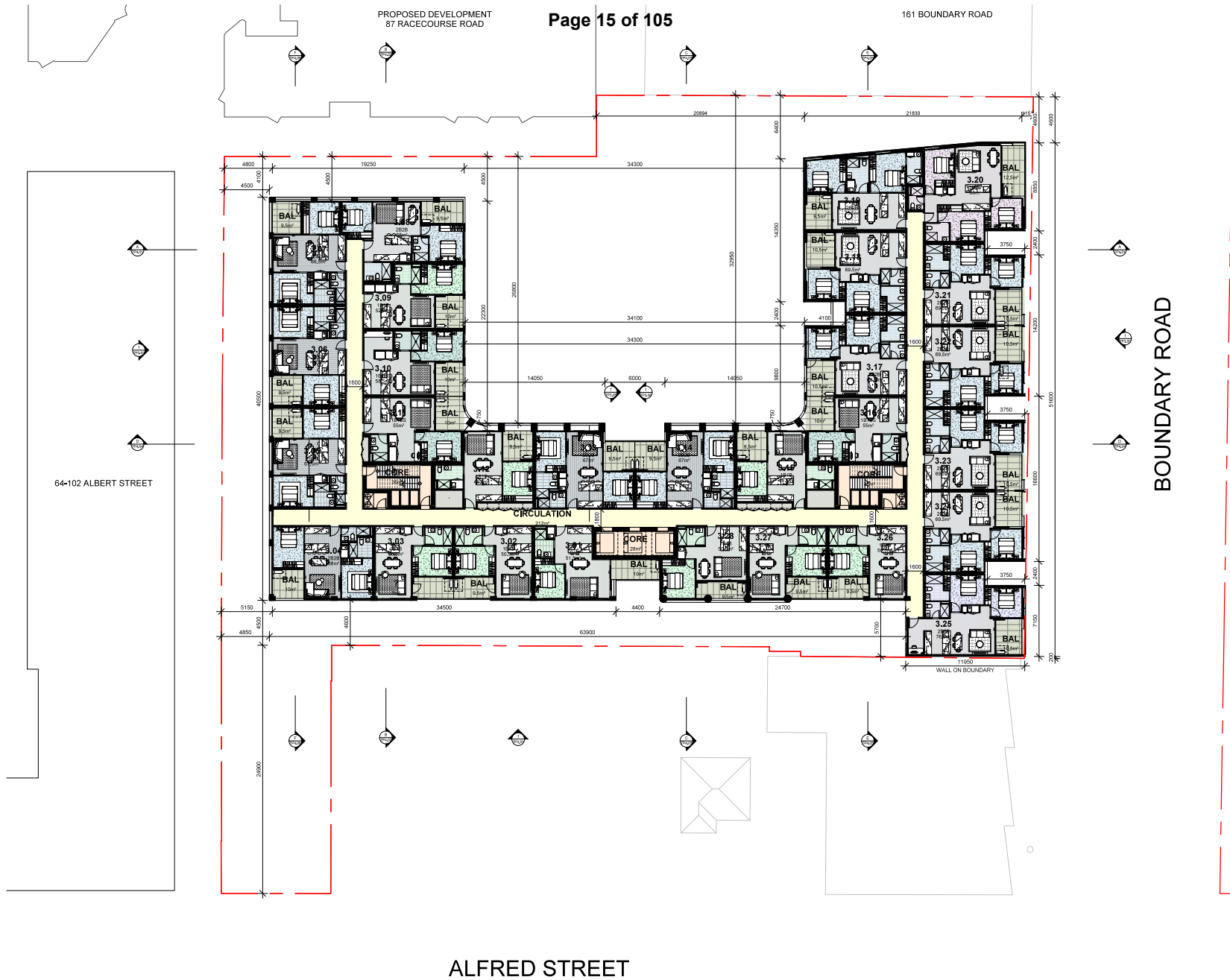
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 Architects
 Interior Design
 Urban Design



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ALFRED STREET

BOUNDARY ROAD

64-102 ALBERT STREET

PROPOSED DEVELOPMENT
87 RACECOURSE ROAD

161 BOUNDARY ROAD

MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
BLUE EARTH GROUP

Project
Client

Amendments

No.	Date	Notes
A	09/03/2020	As Issued
B	09/03/2020	As Issued
C	31/07/2020	As Issued

Title

LEVEL 03

Sheet

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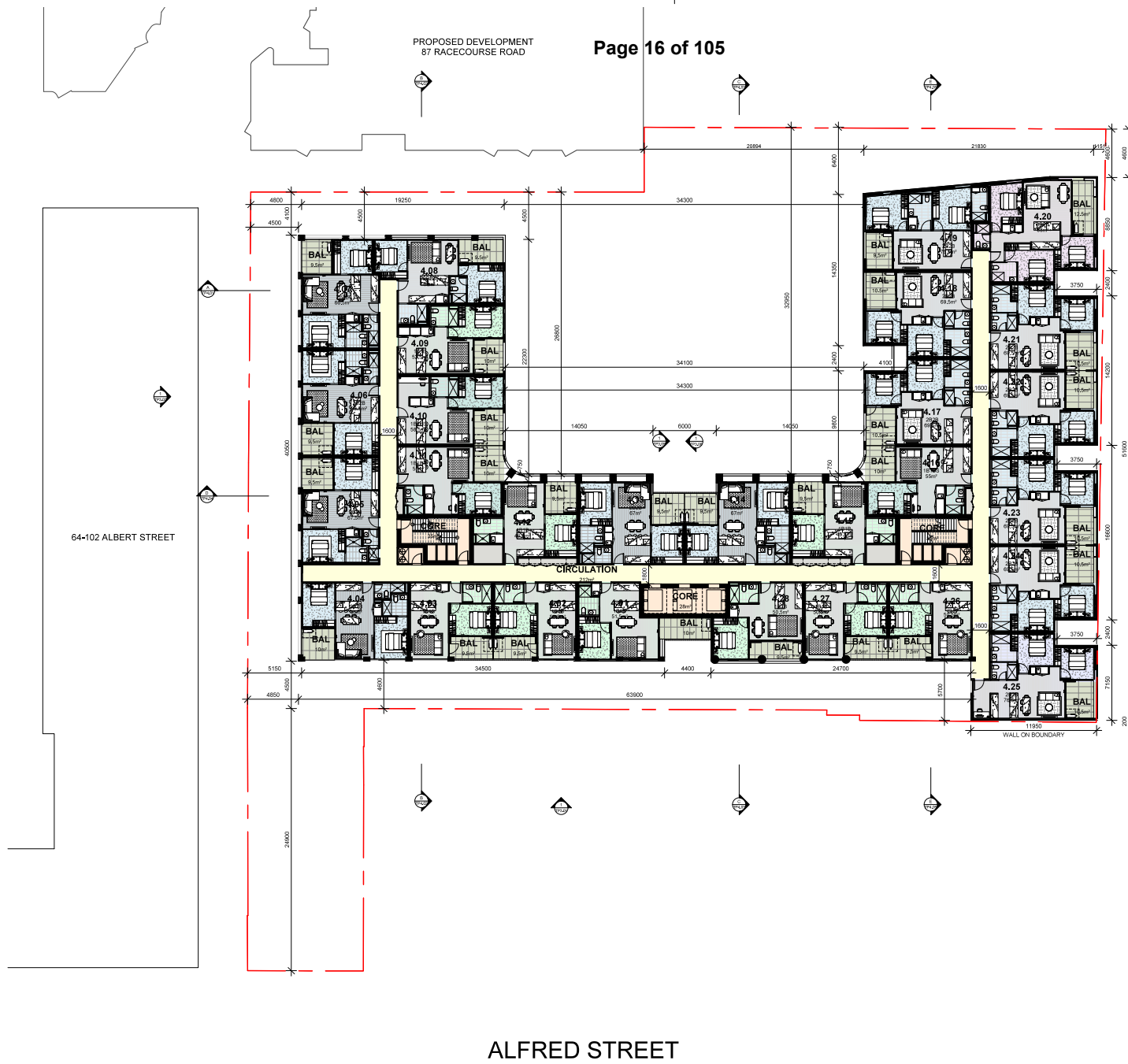


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PROPOSED DEVELOPMENT
87 RACECOURSE ROAD



64-102 ALBERT STREET

BOUNDARY ROAD

ALFRED STREET

Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	As Issued
B	20/05/2020	As per client responses
C	21/07/2020	As per client responses

Title
LEVEL 04

Sheet
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TOWN PLANNING

Sheet No.
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Date
31/07/2020

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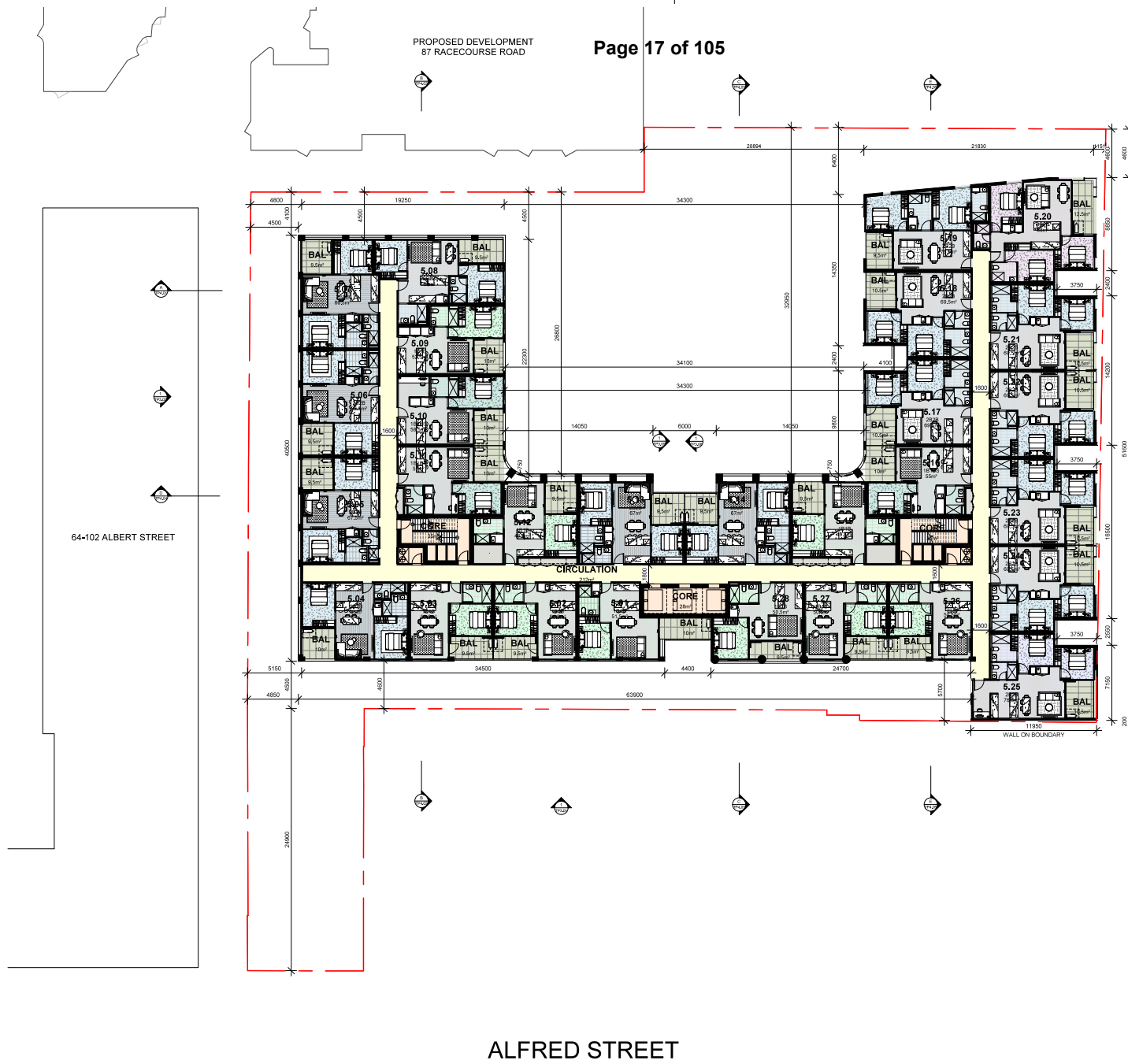
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PROPOSED DEVELOPMENT
87 RACECOURSE ROAD



64-102 ALBERT STREET

BOUNDARY ROAD

ALFRED STREET

Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	As Issued
B	20/05/2020	As per client responses
C	31/07/2020	As per client responses

Title
LEVEL 05

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING

Sheet No.
TP2.09

Revision
C

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Date
31/07/2020

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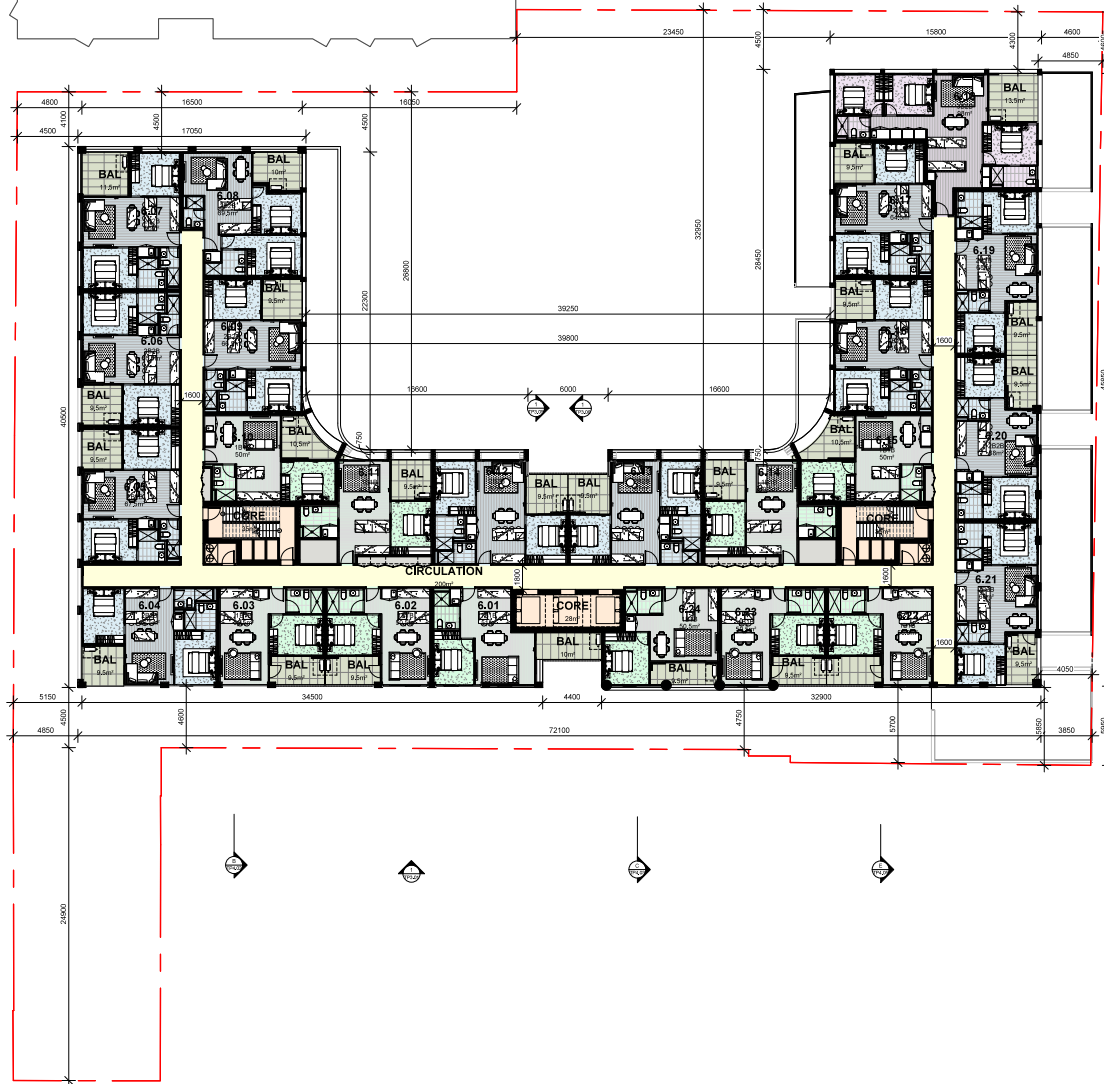
CHT Architects Pty Ltd
ABN 29 158 008 519

Architects
Interior Design
Urban Design

64-102 ALBERT STREET

BOUNDARY ROAD

ALFRED STREET



Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2018	Initial Design
B	25/03/2018	Client Responses
C	31/03/2018	Approved for construction

Title
LEVEL 06

Sheet
**PRELIMINARY
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TOWN PLANNING

Sheet No.
TP2.10

Revision
C

Scale
1:200@A1

Date
31/07/2020

18113



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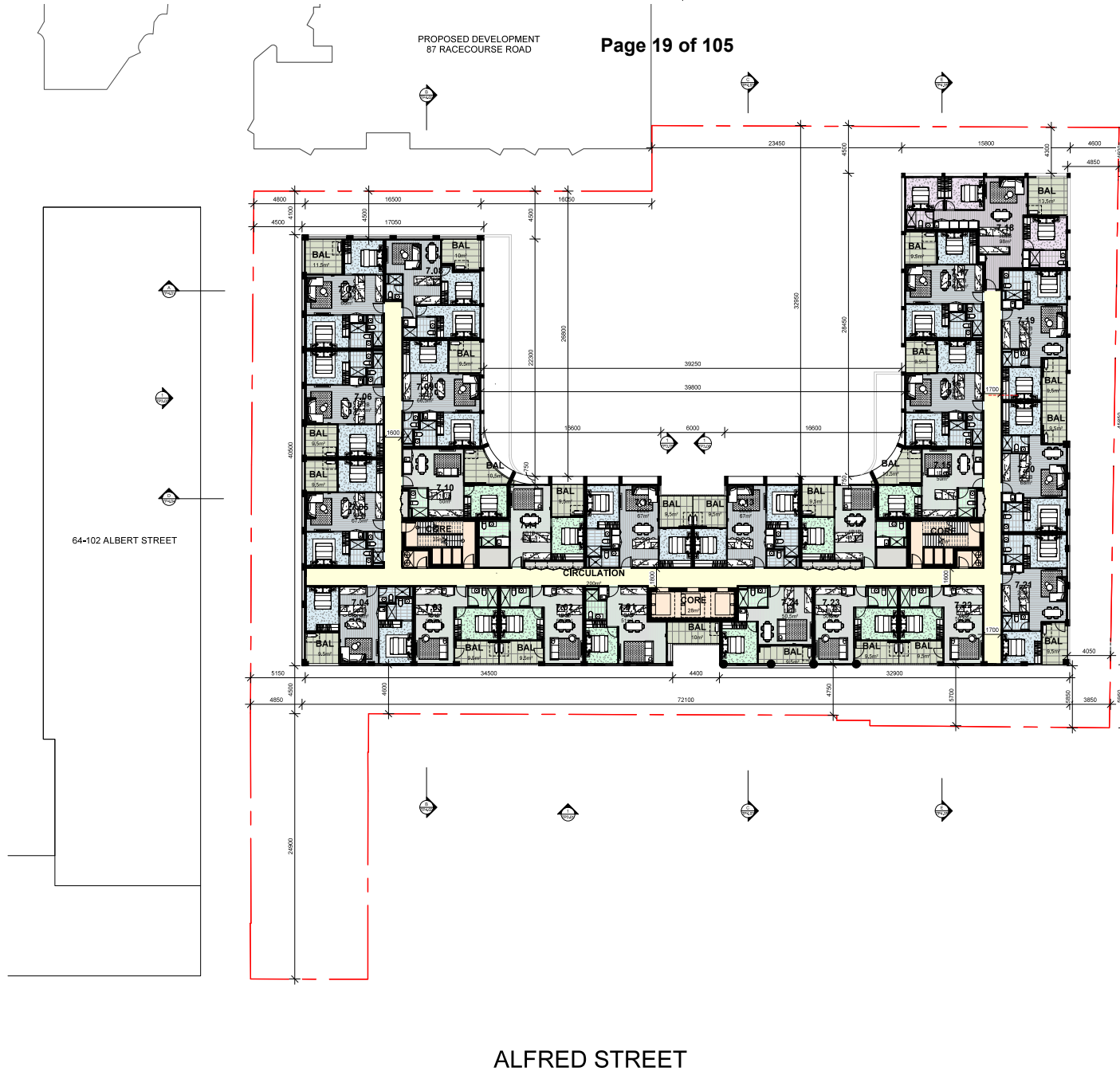
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Interior Design
Urban Design



64-102 ALBERT STREET

BOUNDARY ROAD

ALFRED STREET

TOWN PLANNING



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Project

MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/03/2020	As Issued
B	09/03/2020	As Issued
C	31/07/2020	As Issued

Title

LEVEL 07

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.

TP2.11

Revision

C

Scale

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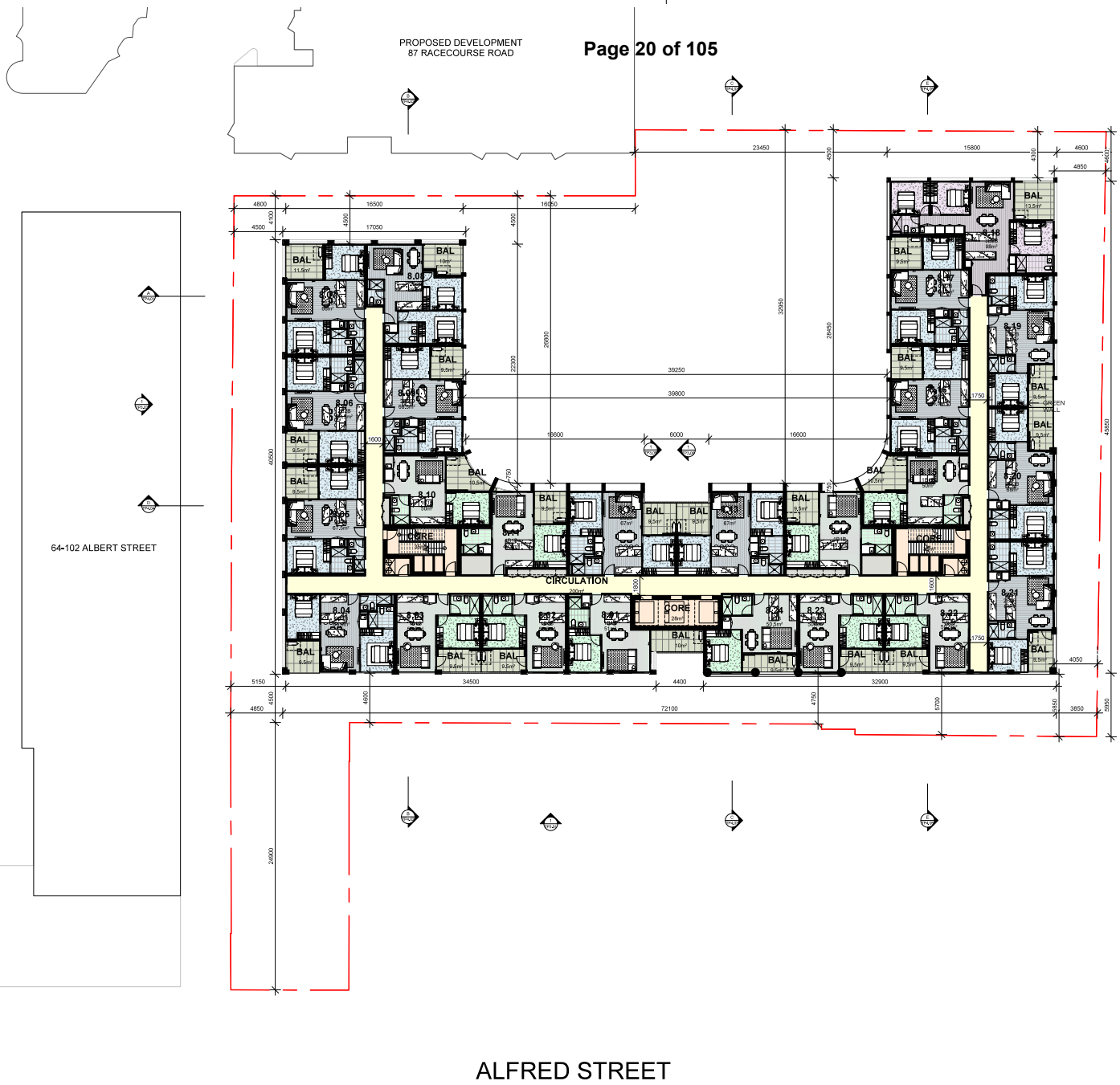
Date

31/07/2020



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
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Amendments		
No.	Date	Notes
A	09/03/2020	As Issued
B	09/03/2020	As Issued
C	31/07/2020	As Issued

Title
LEVEL 08

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING

Sheet No.
TP2.12

Revision
C

Scale
1:200@A1

Date
31/07/2020

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64-102 ALBERT STREET

BOUNDARY ROAD

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Project
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139 - 149 Boundary Road, North Melbourne

Client
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Amendments		
No.	Date	Notes
A	09/03/2019	Re-submission
B	05/05/2019	Drawings in progress
C	31/07/2020	Drawings for approval

Title
LEVEL 09

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING

Sheet No.
TP2.13

Scale
1:200@A1

Date
31/07/2020

Revision
C

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64-102 ALBERT STREET

BOUNDARY ROAD

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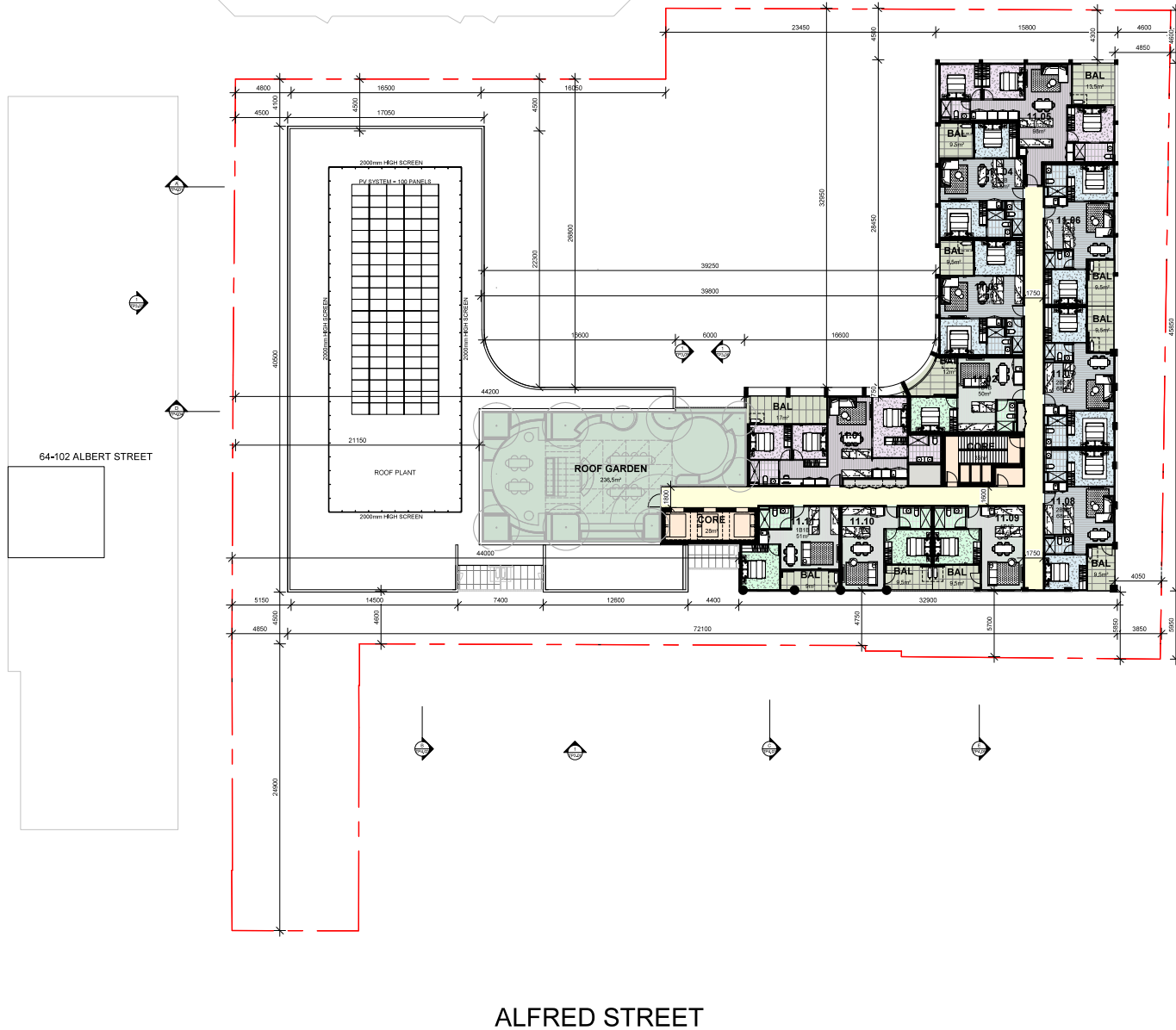
Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	Re-submission
B	09/03/2020	Re-submission
C	31/07/2020	Approved proposal with modification

Title
LEVEL 10
Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING
Sheet No.
TP2.14
Revision
C
Scale
1:200@A1
Date
31/07/2020
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PROPOSED DEVELOPMENT
BY RACECOURSE ROAD



ALFRED STREET

BOUNDARY ROAD



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Client
BLUE EARTH GROUP

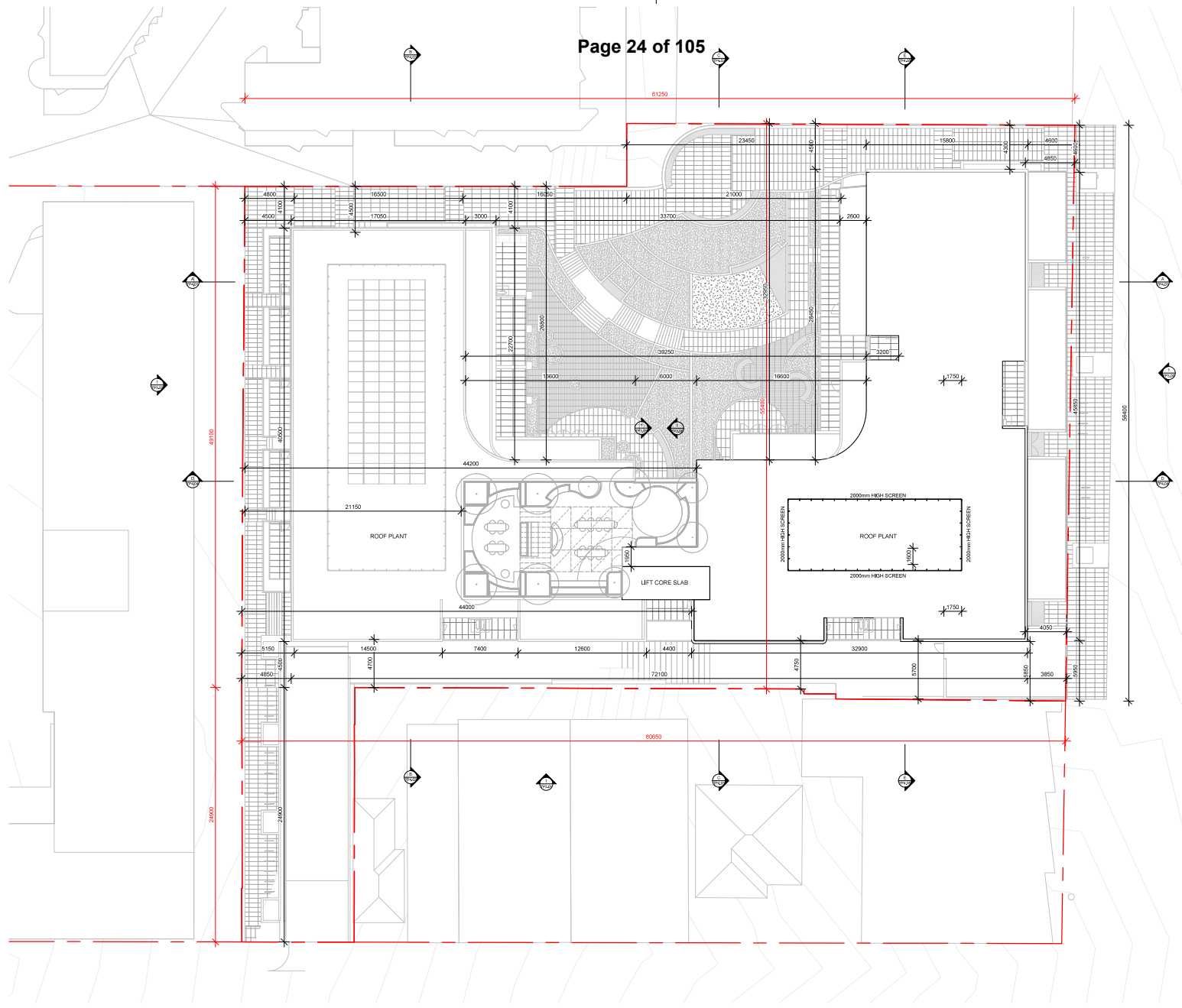
Amendments		
No.	Date	Notes
A	20/03/2020	Re-submission
B	20/03/2020	Re-submission
C	31/07/2020	Revised proposal

Title
LEVEL 11
Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING
Sheet No.
TP2.15
Revision
C
Scale
1:200@A1
Date
31/07/2020
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Project **MIXED USE DEVELOPMENT**
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 Client **BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
A	29/07/2020	As Issued
B	29/07/2020	As Issued
C	31/07/2020	As Issued

Title **ROOF**
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NOT FOR CONSTRUCTION

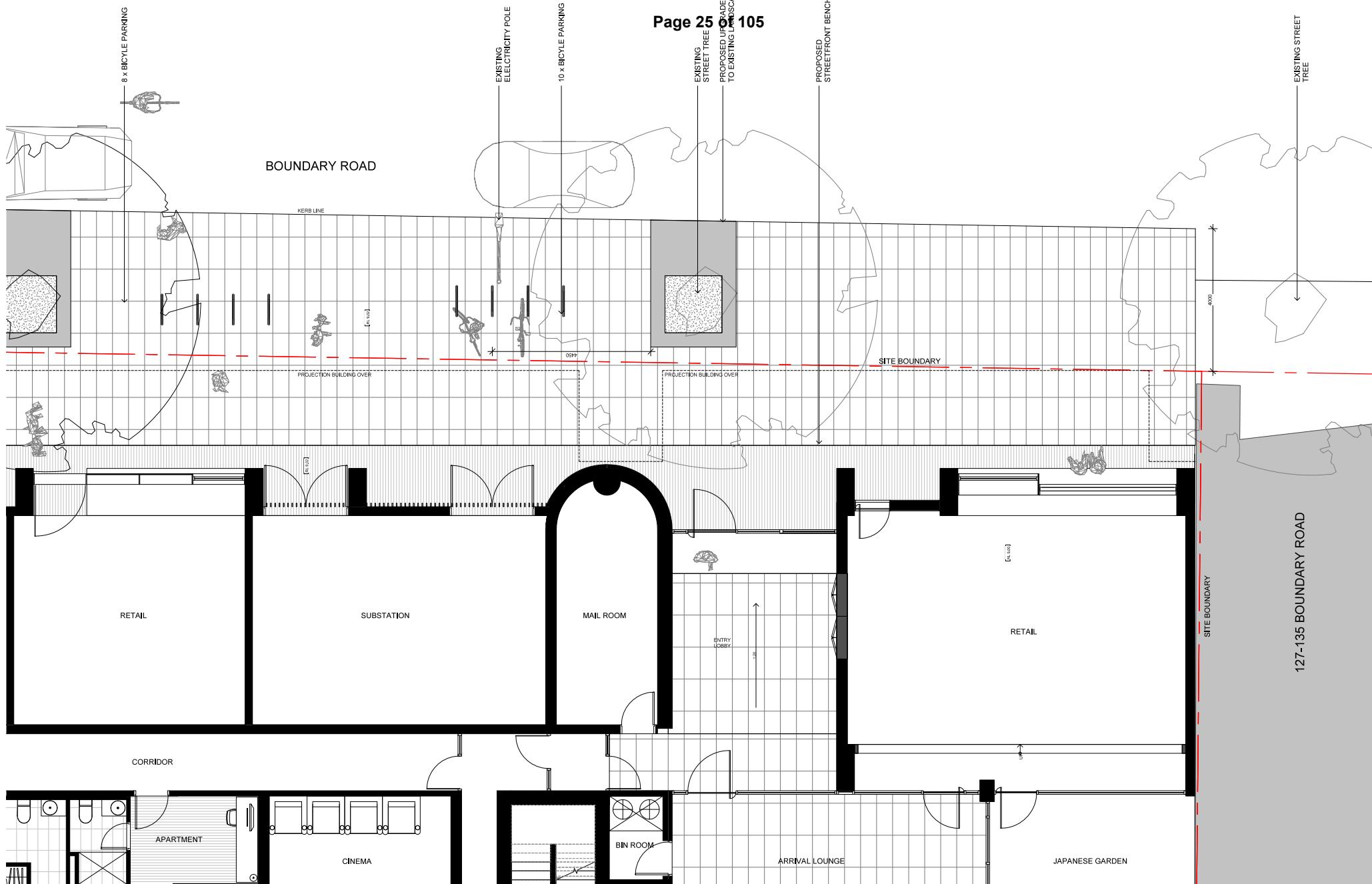
TOWN PLANNING

Sheet No. **TP2.16** Revision **C**

Scale **1:200@A1**

Date **31/07/2020**

18113



1. BUILDING A - BOUNDARY ROAD FACADE - DETAIL PLAN A
Sheet 1 of 20

TOWN PLANNING



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Client
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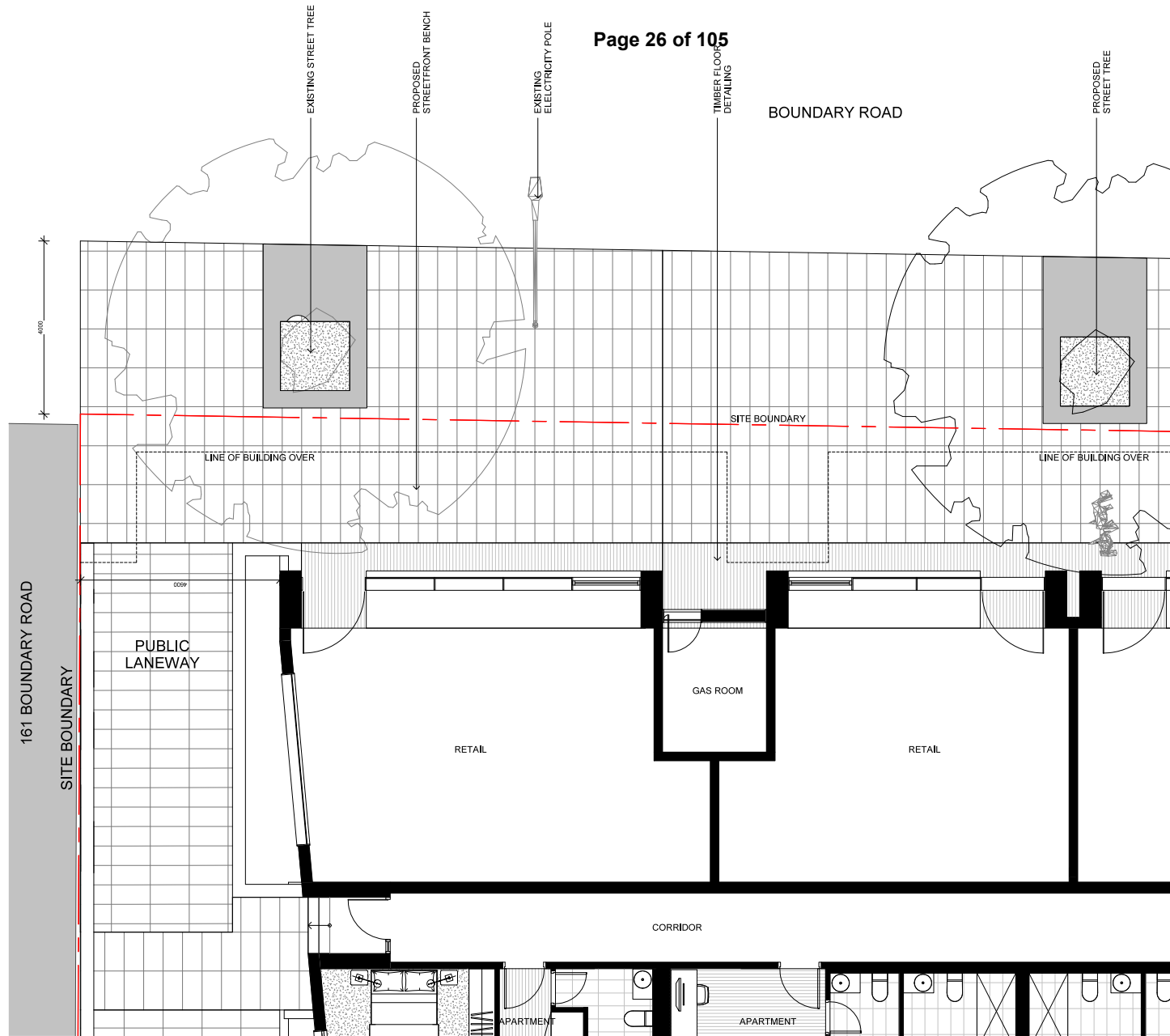
Amendments		
No.	Date	Notes
1	27/03/2020	ISSUE FOR PERMIT
2	03/07/2020	ISSUE FOR PERMIT - REVISED

Title
BOUNDARY ROAD FACADE - DETAIL PLAN - A
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP2.17A C
Scale
1:500@A1
Date
31/07/2020

18113

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1. BUILDING A - BOUNDARY ROAD FACADE - DETAIL PLAN B
SCALE: 1:50



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Project
MIXED USE DEVELOPMENT
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Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
1	27/03/2020	ISSUE FOR APPROVAL
2	03/07/2020	ISSUE FOR REVISION AND DESIGN

Title
BOUNDARY ROAD FACADE - DETAIL PLAN - B
Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING
Sheet No.
TP2.17B C
Revision
C
Scale
1:500@A1
Date
31/07/2020

18113



1 BUILDING A - BOUNDARY ROAD FACADE - DETAIL ELEVATION A
SCALE 1:50

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINI WAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINI WAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



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Client
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Amendments		
No.	Date	Notes
1	20/07/2020	ISSUE FOR PERMIT
2	20/07/2020	ISSUE FOR PERMIT - REVISION

Title
BOUNDARY ROAD FACADE - DETAIL ELEVATION - A
Sheet
PRELIMINARY NOT FOR CONSTRUCTION

Sheet No.
TP2.18A C
Scale
1:50 @ A1
Date
31/07/2020

TOWN PLANNING

18113



1 BUILDING A - BOUNDARY ROAD FACADE - DETAIL ELEVATION B
SCALE: 1:50

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINI WAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINI WAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



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Project
MIXED USE DEVELOPMENT
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Client
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Amendments		
No.	Date	Notes
1	27/03/2020	ISSUE FOR PERMIT
2	27/03/2020	ISSUE FOR PERMIT - REVISED

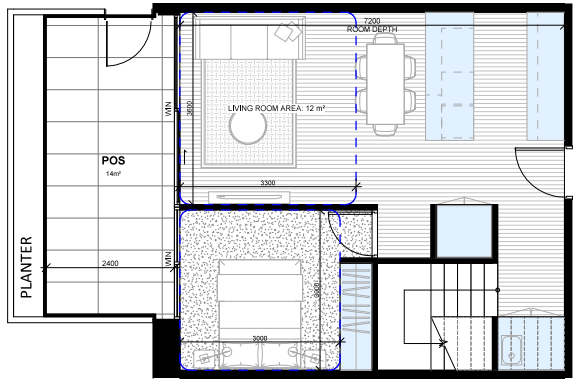
Title
BOUNDARY ROAD FACADE - DETAIL ELEVATION - B

Sheet
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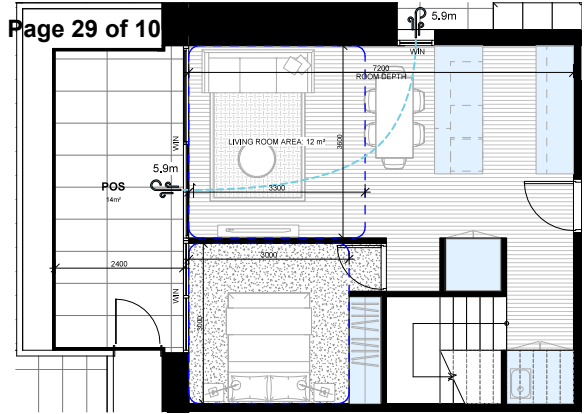
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TP2.18B C

Sheet No.
18113

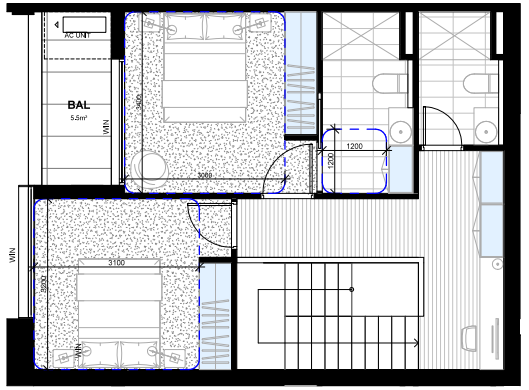
Revision
1:50@A1
Date
31/07/2020



1 TOWNHOUSE TYPE 1 LOWER GROUND
SCALE: 1:50

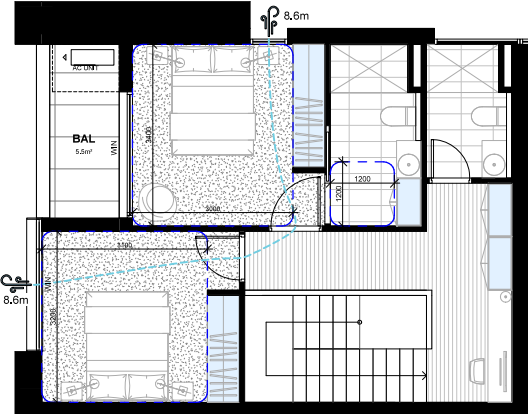


3 TOWNHOUSE TYPE 1A LOWER GROUND
SCALE: 1:50



2 TOWNHOUSE TYPE 1 UPPER GROUND
SCALE: 1:50

D17 D19 D20 D24 D25 D26 D27



4 TOWNHOUSE TYPE 1A UPPER GROUND
SCALE: 1:50

D17 D19 D20 D24 D25 D26 D27

LEGEND

D17	STANDARD D17 COMPLIANT
D19	STANDARD D19 COMPLIANT
D20	STANDARD D20 COMPLIANT
D24	STANDARD D24 COMPLIANT
D25	STANDARD D25 COMPLIANT
D26	STANDARD D26 COMPLIANT
D27	STANDARD D27 COMPLIANT
DM	DUAL ASPECT APARTMENT STANDARD D27 NOT APPLICABLE
NC	NON COMPLIANT STANDARD

UNIT TYPE: TOWN HOUSE 3 BED & 2 BATH AREA: 110m² + 19.1m² (POS)
TOWNHOUSE: TH01, TH02, TH03 & TH04.

TOWNHOUSE TYPE 1 INTERNAL STORAGE SCHEDULE

CUPBOARD	3 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	3 m³
WARDROBE	3 m³
WARDROBE	4 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	21 m³

UNIT TYPE: TOWN HOUSE 3 BED & 2 BATH AREA: 112.5m² + 19.3m² (POS)
TOWNHOUSE: TH05.

TOWNHOUSE TYPE 1A INTERNAL STORAGE SCHEDULE

CUPBOARD	3 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	3 m³
WARDROBE	3 m³
WARDROBE	4 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	21 m³

NOTES:

CEILING HEIGHTS:
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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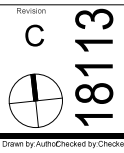
Project: **MIXED USE DEVELOPMENT**
139 - 149 Boundary Road, North Melbourne
Client: **BLUE EARTH GROUP**

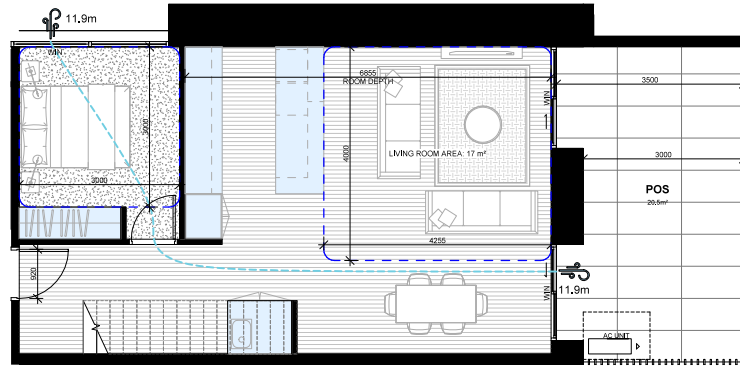
Amendments

No.	Date	Notes
A	20/03/2020	Re-submission
B	20/03/2020	Re-submission
C	31/07/2020	Re-submission

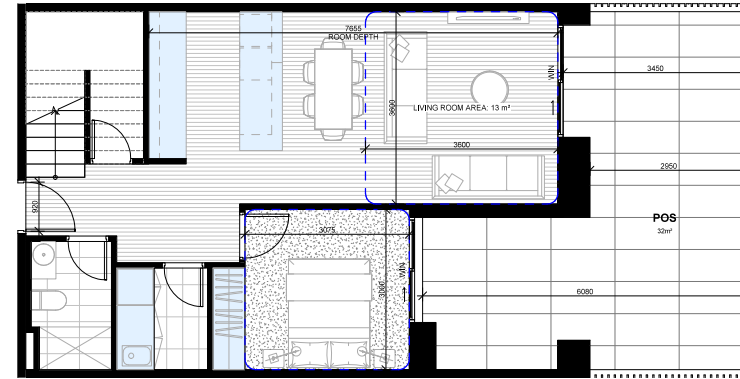
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01 - TOWNHOUSES
Sheet: **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP2.20**
Revision **C**
Scale **1:50@A1**
Date **31/07/2020**

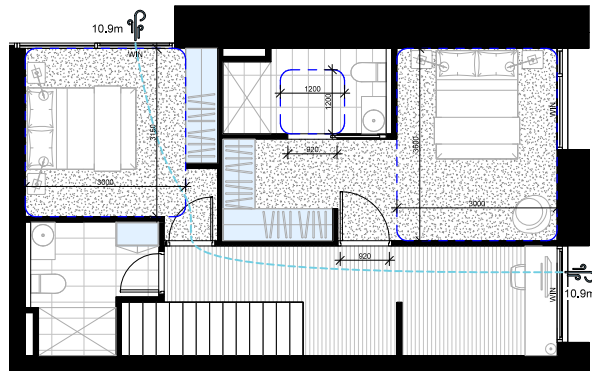




3 TOWNHOUSE TYPE 2 LOWER GROUND
SCALE 1:50



1 TOWNHOUSE TYPE 2A LOWER GROUND
SCALE 1:50

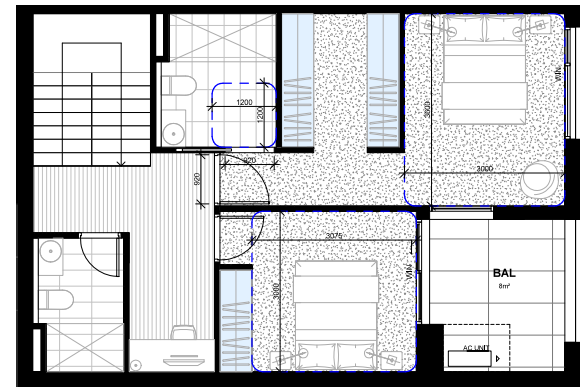


4 TOWNHOUSE TYPE 2 UPPER GROUND
SCALE 1:50

- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 1 BED & 1 BATH
AREA: 51m² + 9.7m² (balcony)
TOWNHOUSE: TH06

TYPE 01 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
CUPBOARD	1 m ³
ISLAND BENCH	2 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	3 m ³
WARDROBE	3 m ³
WARDROBE	3 m ³
WARDROBE	3 m ³
WARDROBE	2 m ³
TOTAL INTERNAL STORAGE	20 m³



2 TOWNHOUSE TYPE 2A UPPER GROUND
SCALE 1:50

- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 1 BED & 1 BATH
AREA: 50m² + 9.5m² (balcony)
TOWNHOUSE: TH07, TH08

TYPE 02 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	4 m ³
WARDROBE	4 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	20 m³

LEGEND

	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD D25 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:

ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:

ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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ABN 29 158 028 519
Architects
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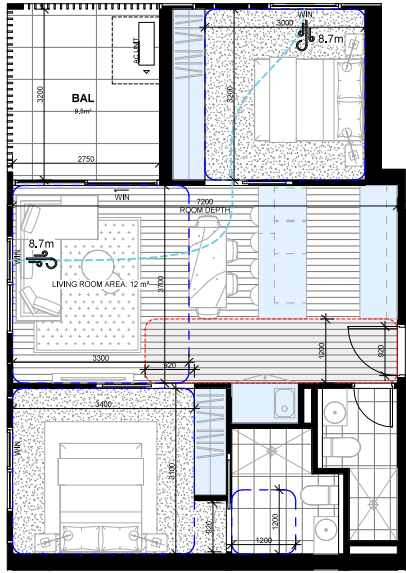
Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/07/2020	Final submission to the council
B	20/07/2020	Revised floor plans
C	21/07/2020	Revised floor plans and site plan

Title
APARTMENT DESIGN GUIDELINES
02 - TOWNHOUSES
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP2.21
Revision
C
Scale
1:50@A1
Date
31/07/2020



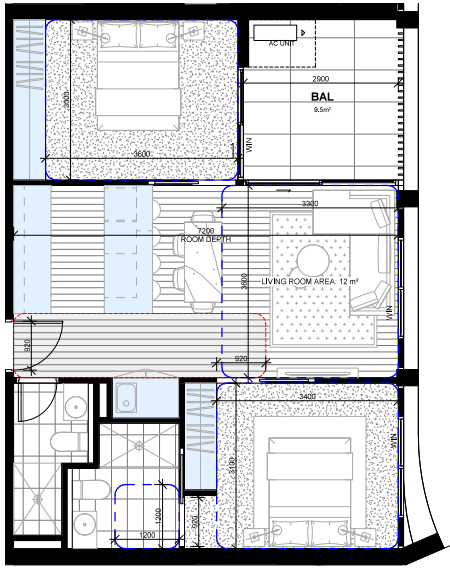


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UNIT TYPE: 2 BED & 2 BATH
 AREA: 66,5m² + 9,4m² (balcony)
 APT: 1.07, 2.07, 3.07, 4.07, 5.07

4 APARTMENT TYPE 3
 SCALE 1:50

TYPE 03 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	5 m ³
TOTAL INTERNAL STORAGE	13 m³

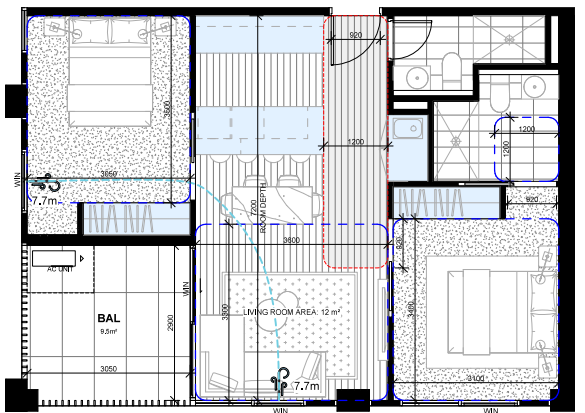


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UNIT TYPE: 2 BED & 2 BATH
 AREA: 67,5m² + 9,5m² (balcony)
 APT: 1.05, 1.06, 2.05, 2.06, 3.05, 3.06, 4.05, 4.06, 5.05, 5.06, 6.05, 6.06, 6.09, 6.16, 7.05, 7.06, 7.09, 7.16, 8.05, 8.06, 8.09, 8.16, 9.05, 9.06, 9.09, 9.16, 10.05, 10.06, 10.09, 10.16, 11.03

2 APARTMENT TYPE 3A
 SCALE 1:50

TYPE 03A INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	5 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	12 m³



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-

UNIT TYPE: 2 BED & 2 BATH
 AREA: 66m² + 9,8m² (balcony)
 APT: 1.04, 2.04, 3.04, 4.04, 5.04, 6.04, 7.04, 8.04, 9.04, 10.04

3 APARTMENT TYPE 3B
 SCALE 1:50

TYPE 03B INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	11 m³

LEGEND

	STANDARD D17 COMPLIANT
	STANDARD D18 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD DES NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2,9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3,6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES,

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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Project: **MIXED USE DEVELOPMENT**
 139 - 149 Boundary Road, North Melbourne

Client: **BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
A	2023/03/06	As Issued
B	2023/03/06	As Issued
C	2023/03/06	As Issued

Title: **APARTMENT DESIGN GUIDELINES**
 03 - APARTMENTS

Sheet: **PRELIMINARY**
 NOT FOR CONSTRUCTION

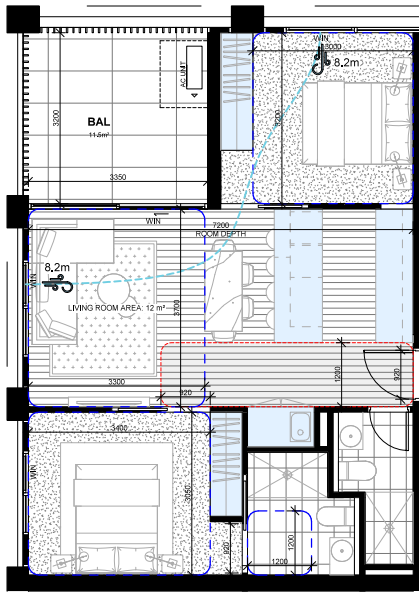
Sheet No. **TP2.22**

Revision **C**

Scale **1:50@A1**

Date **31/07/2020**

18113

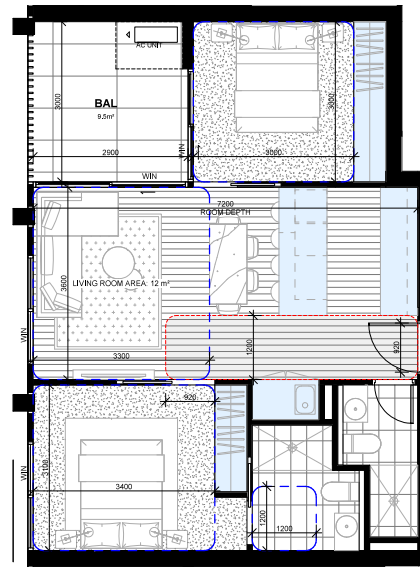


UNIT TYPE: 2 BED & 2 BATH
 AREA: 66m² + 11,4m² (balcony)
 APT: 6.07, 7.07, 8.07, 9.07, 10.07



4 APARTMENT TYPE 3C
 SCALE 1:50

TYPE 03C INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	4 m ³
TOTAL INTERNAL STORAGE	11 m³

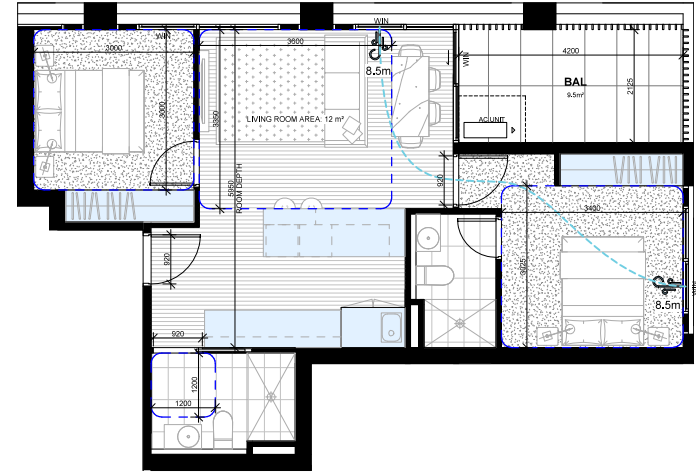


UNIT TYPE: 1 BED & 1 BATH
 AREA: 50m² + 10,4m² (balcony)
 APT: 6.17, 7.17, 8.17, 9.17, 10.17, 11.04



5 APARTMENT TYPE 3D
 SCALE 1:50

TYPE 03D INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	5 m ³
TOTAL INTERNAL STORAGE	12 m³



UNIT TYPE: 2 BED & 2 BATH
 AREA: 68m² + 9,8m² (balcony)
 APT: 1.08, 2.08, 3.08, 4.08, 5.08



6 APARTMENT TYPE 4
 SCALE 1:50

TYPE 04 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	2 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	4 m ³
WARDROBE	4 m ³
TOTAL INTERNAL STORAGE	12 m³

LEGEND

	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD D25 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2,9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3,6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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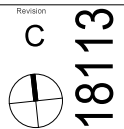
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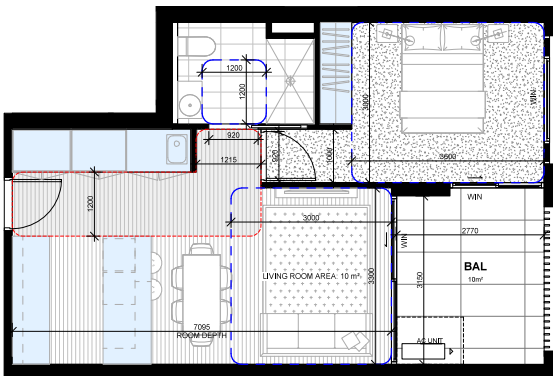
Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	Re-submission
B	09/03/2020	Client responses
C	31/07/2020	Approved for construction

Title
APARTMENT DESIGN GUIDELINES
 04 - APARTMENTS
 Sheet
PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No.
TP2.23
 Scale
 1:50 @ A1
 Date
 31/07/2020

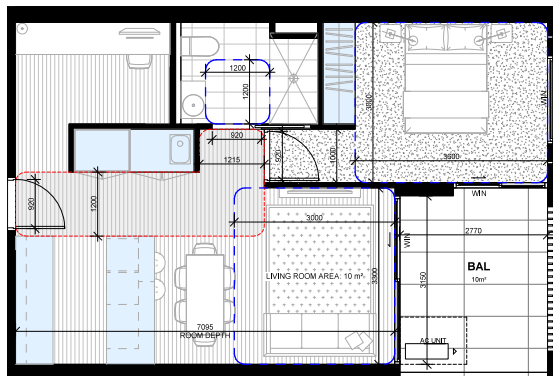




UNIT TYPE: 1 BED & 1 BATH
 AREA: 52.5m² + 9.9m² (balcony)
 APT: 1,09, 2,09, 3,09, 4,09, 5,09

2 APARTMENT TYPE 5
 SCALE: 1:50

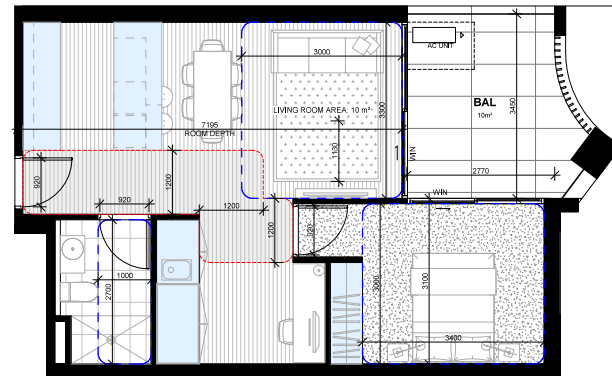
TYPE 05 INTERNAL STORAGE SCHEDULE	
CUPBOARD	2 m³
CUPBOARD	2 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	12 m³



UNIT TYPE: 1 BED & 1 BATH + STUDY
 AREA: 58.5m² + 9.9m² (balcony)
 APT: 1,10, 2,10, 3,10, 4,10, 5,10

3 APARTMENT TYPE 6
 SCALE: 1:50

TYPE 06 INTERNAL STORAGE SCHEDULE	
CUPBOARD	2 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	10 m³



UNIT TYPE: 1 BED & 1 BATH + STUDY
 AREA: 55m² + 9.9m² (balcony)
 APT: 1,11, 1,16, 2,11, 2,16, 3,11, 3,16, 4,11, 4,16, 5,11, 5,16

4 APARTMENT TYPE 7
 SCALE: 1:50

TYPE 07 INTERNAL STORAGE SCHEDULE	
CUPBOARD	3 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

LEGEND

D17	STANDARD D17 COMPLIANT
D19	STANDARD D19 COMPLIANT
D20	STANDARD D20 COMPLIANT
D24	STANDARD D24 COMPLIANT
D25	STANDARD D25 COMPLIANT
D26	STANDARD D26 COMPLIANT
D27	STANDARD D27 COMPLIANT
AS	DUAL ASPECT APARTMENT STANDARD D26 NOT APPLICABLE
NC	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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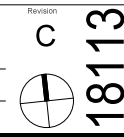
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Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	Initial Issued for Construction
B	09/03/2020	Revised for Construction
C	31/07/2020	Revised for Construction

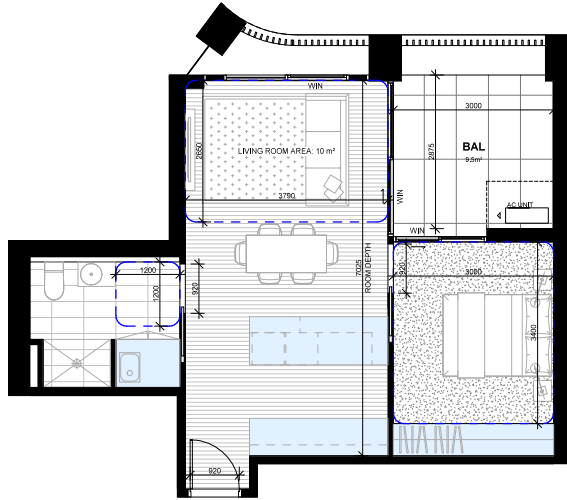
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APARTMENT DESIGN GUIDELINES
 05 - APARTMENTS
 Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP2.24
 Revision
C
 Scale
 1:50 @ A1
 Date
 31/07/2020



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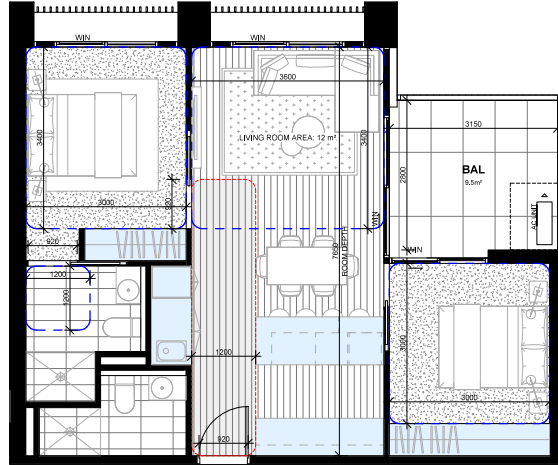
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- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 1 BED & 1 BATH
 AREA: 49,5m² + 9,5m² (balcony)
 APT: 1.12, 1.15, 2.12, 2.15, 3.12, 3.15, 4.12, 4.15, 5.12, 5.15, 6.11, 6.14, 7.11, 7.14, 8.11, 8.14, 9.11, 9.14, 10.11, 10.14

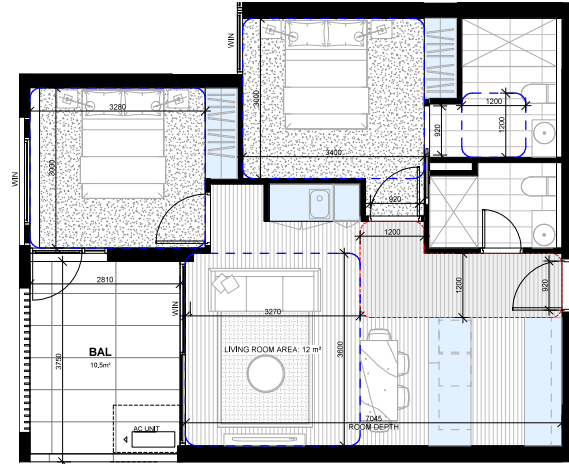
1 APARTMENT TYPE 8
 SCALE: 1:50



- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 2 BED & 2 BATH
 AREA: 67m² + 9,3m² (balcony)
 APT: 1.13, 1.14, 2.13, 2.14, 3.13, 3.14, 4.13, 4.14, 5.13, 5.14, 6.12, 6.13, 7.12, 7.13, 8.12, 8.13, 9.12, 9.13, 10.12, 10.13

2 APARTMENT TYPE 09
 SCALE: 1:50



- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 2 BED & 2 BATH
 AREA: 65,5m² + 10,5m² (balcony)
 APT: 1.17, 1.18, 1.21, 1.22, 2.17, 2.18, 2.21, 2.22, 2.23, 2.24, 3.17, 3.18, 3.21, 3.22, 3.23, 3.24, 4.17, 4.18, 4.21, 4.22, 4.23, 4.24, 5.17, 5.18, 5.21, 5.22, 5.23, 5.24,

3 APARTMENT TYPE 10
 SCALE: 1:50

LEGEND

D17	STANDARD D17 COMPLIANT
D19	STANDARD D19 COMPLIANT
D20	STANDARD D20 COMPLIANT
D24	STANDARD D24 COMPLIANT
D25	STANDARD D25 COMPLIANT
D26	STANDARD D26 COMPLIANT
D27	STANDARD D27 COMPLIANT
DUAL	DUAL SUBJECT APARTMENT STANDARD D27 NOT APPLICABLE
NON	NON COMPLIANT STANDARD

NOTES:
 CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2,9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3,6M CEILING HEIGHT
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES,
 SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

TYPE 08 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	5 m ³
TOTAL INTERNAL STORAGE	10 m³

TYPE 09 INTERNAL STORAGE SCHEDULE

CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	5 m ³
TOTAL INTERNAL STORAGE	13 m³

TYPE 10 INTERNAL STORAGE SCHEDULE

CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	2 m ³
TOTAL INTERNAL STORAGE	10 m³



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Project: **MIXED USE DEVELOPMENT**
 139 - 149 Boundary Road, North Melbourne
 Client: **BLUE EARTH GROUP**

Amendments

No.	Date	Notes
A	20/03/2020	Re-submission
B	20/03/2020	Re-submission
C	21/07/2020	Revised proposal, see update

Title: **APARTMENT DESIGN GUIDELINES 06 - APARTMENTS**
 Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**

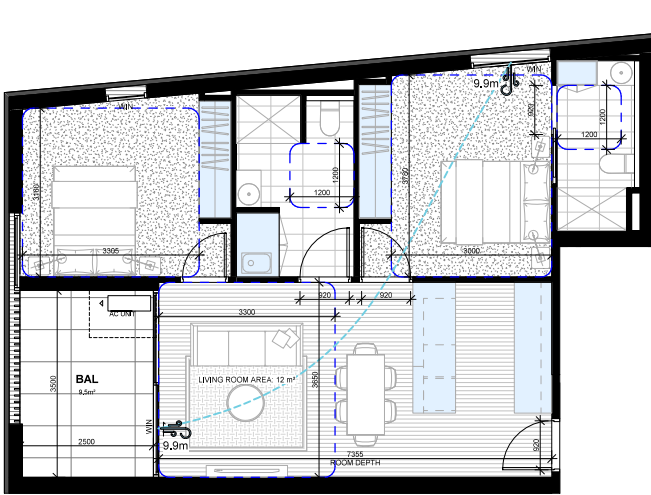
TOWN PLANNING

Sheet No. **TP2.25**
 Revision **C**
 Scale **1:50@A1**
 Date **31/07/2020**

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18/11/2020 11:07:20 AM

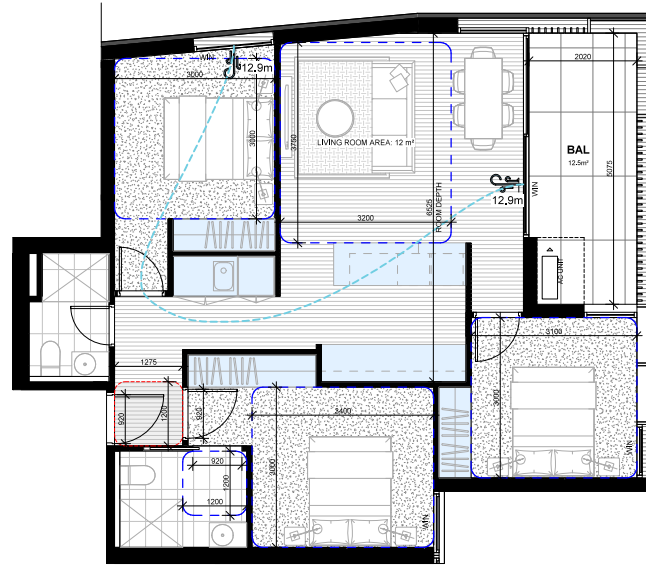


- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 2 BED & 2 BATH
 AREA: 75.5m² + 9.5m² (balcony)
 APT: 1,19, 2,19, 3,19, 4,19, 5,19

1 APARTMENT TYPE 11
 SCALE: 1:50

TYPE 11 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	2 m ³
TOTAL INTERNAL STORAGE	10 m³

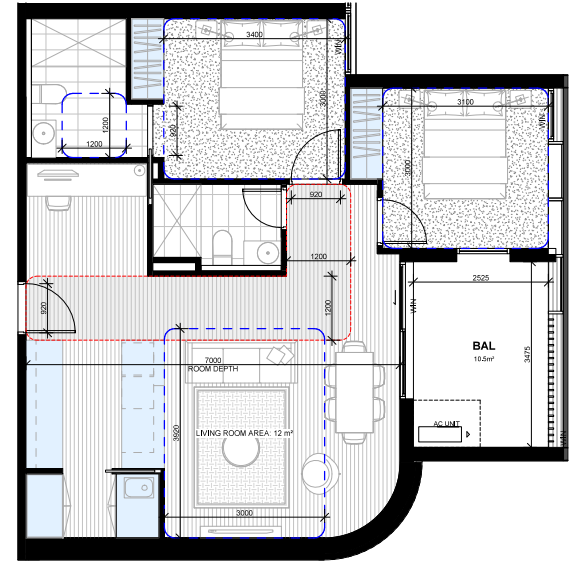


- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 3 BED & 2 BATH
 AREA: 88m² + 12.3m² (balcony)
 APT: 1,20, 2,20, 3,20, 4,20, 5,20

2 APARTMENT TYPE 12
 SCALE: 1:50

TYPE 12 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	4 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	15 m³



- D17
- D19
- D20
- D24
- D25
- D26
- D27

UNIT TYPE: 2 BED & 2 BATH
 AREA: 83m² + 10.4m² (balcony)
 APT: 1,23

3 APARTMENT TYPE 13
 SCALE: 1:50

TYPE 13 INTERNAL STORAGE SCHEDULE	
CUPBOARD	2 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	2 m ³
TOTAL INTERNAL STORAGE	11 m³

LEGEND

	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD D25 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2,9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3,6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE
 BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL
 PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm &
 IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED
 WITH READILY REMOVABLE HINGES,

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE
 SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL
 HAVE A REMOVABLE SCREEN.



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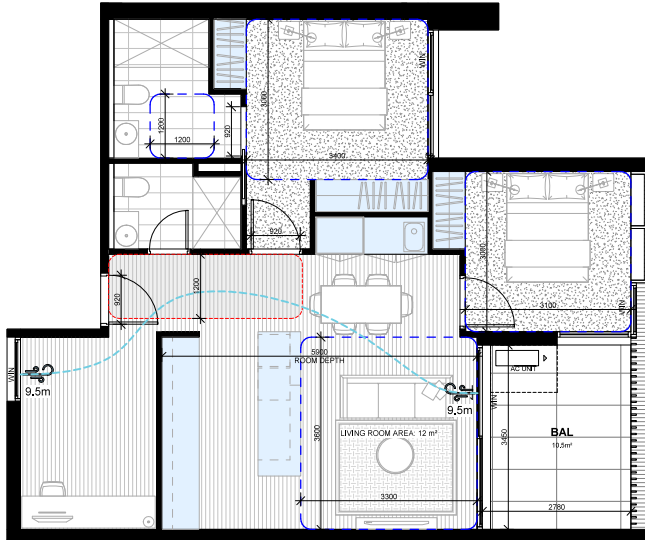
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Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

Amendments	
No.	Date
A	09/03/2019
B	09/03/2019
C	21/07/2020

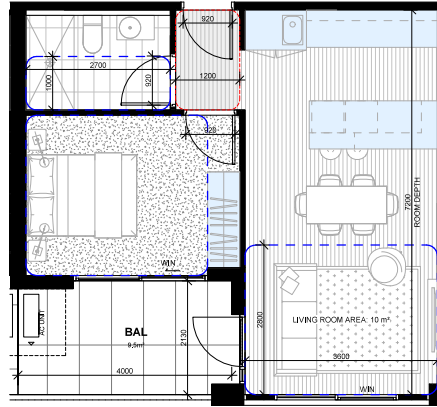
Title
APARTMENT DESIGN GUIDELINES
 07 - APARTMENTS
 Sheet
PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No.
TP2.26
 Scale
 1:50 @ A1
 Date
 31/07/2020
18113



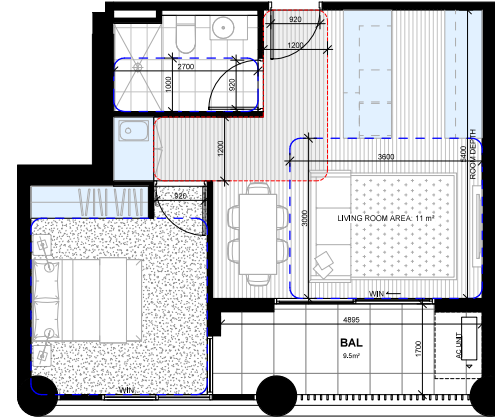
UNIT TYPE: 2 BED & 2 BATH + STUDY
 AREA: 87.5m² + 10.6m² (balcony)
 APT: 1.24

1 APARTMENT TYPE 14
 SCALE: 1:50



UNIT TYPE: 1 BED & 1 BATH
 AREA: 50.5m² + 9.3m² (balcony)
 APT: 1.02, 1.03, 1.25, 1.26, 2.02, 2.03, 2.26, 2.27, 3.02, 3.03, 3.26, 3.27, 4.02, 4.03, 4.26, 4.27, 5.02, 5.03, 5.26, 5.27, 6.02, 6.03, 6.22, 6.23, 7.02, 7.03, 7.22, 7.23, 8.02, 8.03, 8.22, 8.23, 9.02, 9.03, 9.22, 9.23, 10.02, 10.03, 10.22, 10.23, 11.09, 11.10

2 APARTMENT TYPE 15
 SCALE: 1:50



UNIT TYPE: 1 BED & 1 BATH
 AREA: 50.5m² + 9.4m² (balcony)
 APT: 1.27, 2.28, 3.28, 4.28, 5.28, 6.24, 7.24, 8.24, 9.24, 10.24, 11.11

3 APARTMENT TYPE 16
 SCALE: 1:50

LEGEND

	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASSESS APARTMENT STANDARD D25 NOT APPLICABLE
	NON COMPLIANT STANDARD

TYPE 14 INTERNAL STORAGE SCHEDULE

CUPBOARD	2 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	2 m ³
LAUNDRY	2 m ³
WARDROBE	2 m ³
WARDROBE	2 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	14 m³

TYPE 15 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	7 m³

TYPE 16 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	4 m ³
TOTAL INTERNAL STORAGE	8 m³

NOTES:
 CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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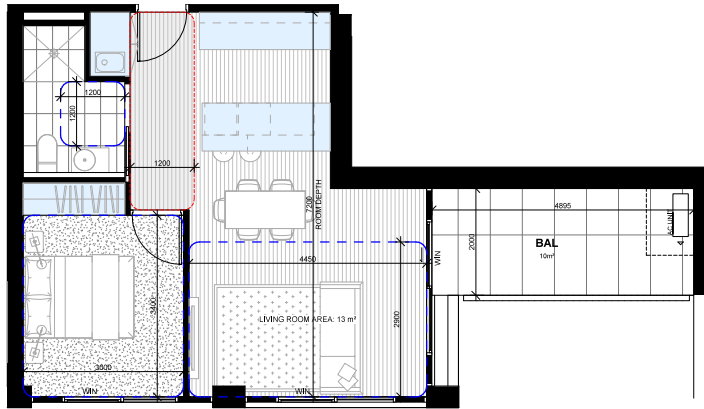
Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

No.	Date	Notes
A	20/03/2020	Initial Design
B	20/03/2020	Client Review
C	20/03/2020	Final Design

Title
APARTMENT DESIGN GUIDELINES
 08 - APARTMENTS
 Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP2.27
 Revision
C
 Scale
 1:50 @ A1
 Date
 31/07/2020

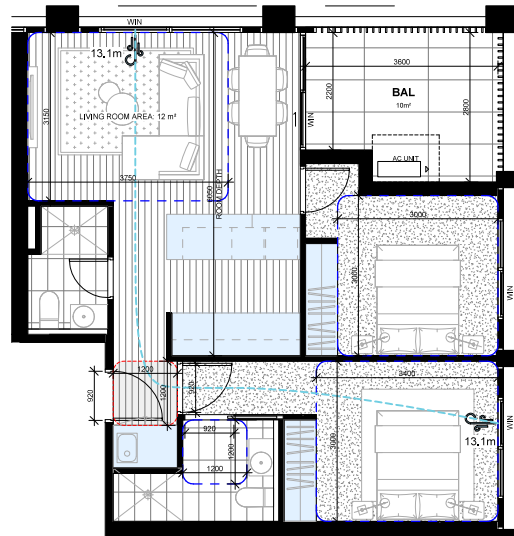




UNIT TYPE: 1 BED & 1 BATH
 AREA: 51m² + 10m² (balcony)
 APT: 1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.1, 9.01, 10.01

3 APARTMENT TYPE 17
 SCALE 1:50

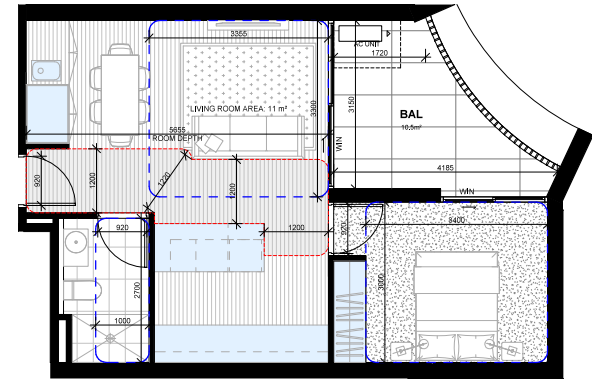
TYPE 17 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	7 m³



UNIT TYPE: 2 BED & 2 BATH
 AREA: 69.5m² + 10m² (balcony)
 APT: 6.08, 7.08, 8.08, 9.08, 10.08

1 APARTMENT TYPE 18
 SCALE 1:50

TYPE 18 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	11 m³



UNIT TYPE: 1 BED & 1 BATH
 AREA: 50m² + 10.4m² (balcony)
 APT: 6.10, 6.15, 7.10, 7.15, 8.10, 8.15, 9.10, 9.15, 10.10, 10.15, 11.02

2 APARTMENT TYPE 19
 SCALE 1:50

TYPE 19 INTERNAL STORAGE SCHEDULE	
CUPBOARD	2 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	2 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	10 m³

LEGEND	
	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD D25 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

TOWN PLANNING



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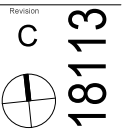
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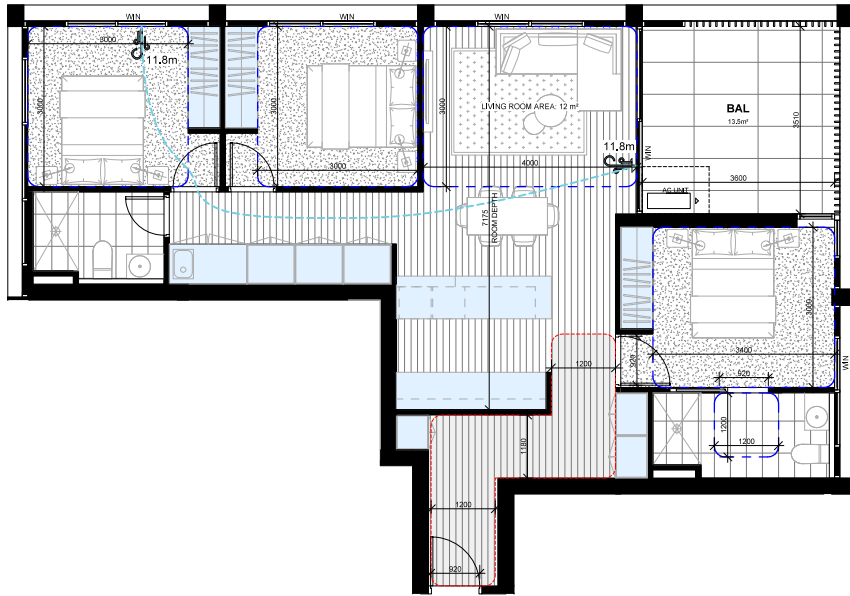
Project: MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client: BLUE EARTH GROUP

No.	Date	Notes
A	20/03/2020	REVISED PER
B	20/03/2020	REVISED PER
C	20/03/2020	REVISED PER

Sheet No. APARTMENT DESIGN GUIDELINES
 09 - APARTMENTS
 Scale 1:500A1
 Date 31/07/2020
 PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No. TP2.28
 Revision C
 Date 31/07/2020

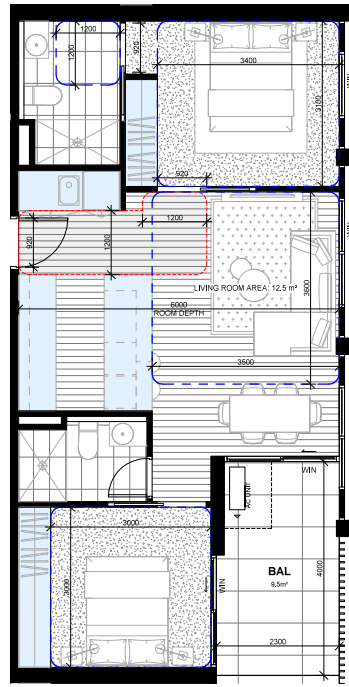




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UNIT TYPE: 3 BED & 2 BATH
 AREA: 98m² + 13.4m² (balcony)
 APT: 6,18, 7,18, 8,18, 9,18, 10,18, 11,05

1 APARTMENT TYPE 20
 SCALE: 1:50

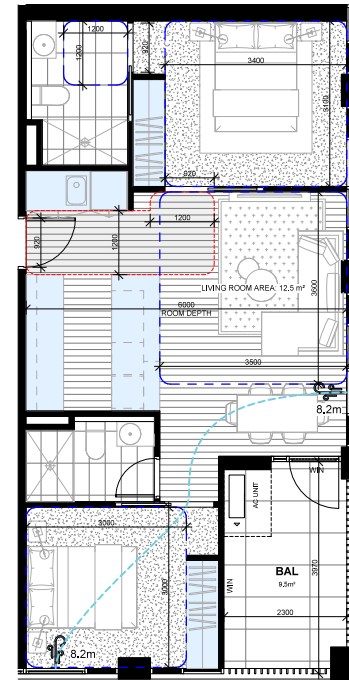


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UNIT TYPE: 2 BED & 2 BATH
 AREA: 68m² + 9.5m² (balcony)
 APT: 6,19, 6,20, 7,19, 7,20, 8,19, 8,20, 9,19, 9,20, 10,19, 10,20, 11,06, 11,07

2 APARTMENT TYPE 21
 SCALE: 1:50

TYPE 21 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	5 m³
TOTAL INTERNAL STORAGE	14 m³



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UNIT TYPE: 2 BED & 2 BATH
 AREA: 68m² + 9.5m² (balcony)
 APT: 6,21, 7,21, 8,21, 9,21, 10,21, 11,08

3 APARTMENT TYPE 21A
 SCALE: 1:50

TYPE 21A INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	12 m³

LEGEND

	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD D22 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:
 CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBBLES STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

TYPE 20 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m³
CUPBOARD	2 m³
CUPBOARD	2 m³
CUPBOARD	2 m³
CUPBOARD	1 m³
CUPBOARD	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	23 m³

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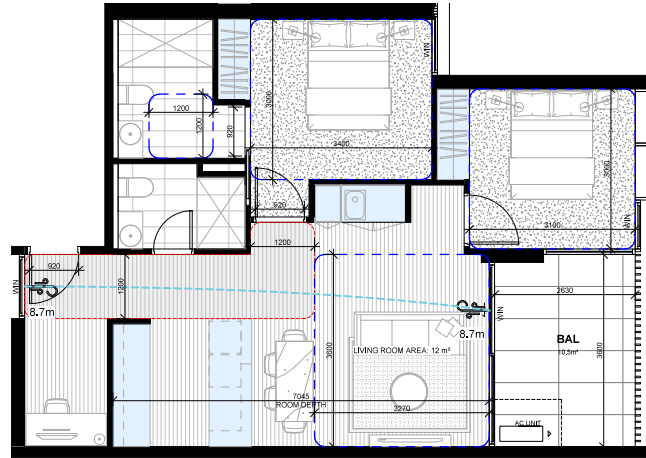
Project: **MIXED USE DEVELOPMENT**
 139 - 149 Boundary Road, North Melbourne
 Client: **BLUE EARTH GROUP**

Amendments		
No.	Date	Notes

Title: **APARTMENT DESIGN GUIDELINES**
 10 - APARTMENTS
 Sheet: **PRELIMINARY**
 NOT FOR CONSTRUCTION

Sheet No.: **TP2.29**
 Revision: **C**
 Scale: **1:50@A1**
 Date: **31/07/2020**

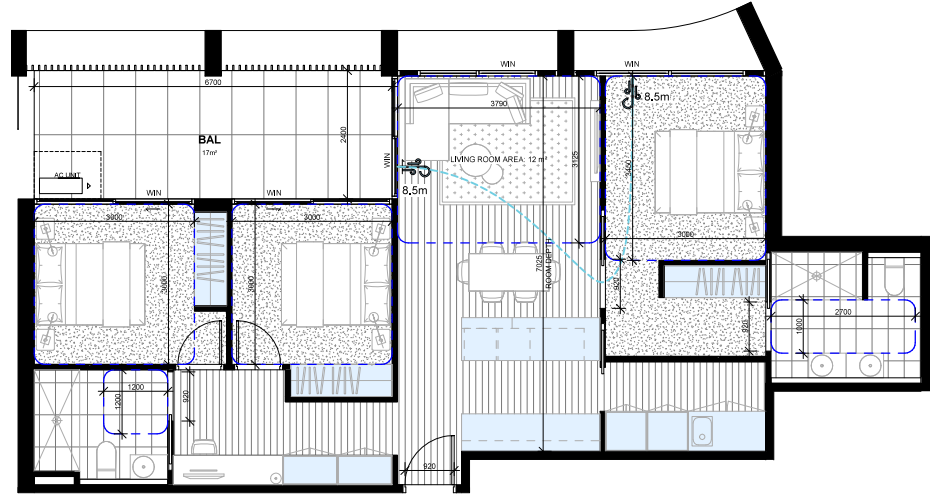
TOWN PLANNING
18113



UNIT TYPE: 2 BED & 2 BATH + STUDY
 AREA: 76.7m² + 10.6m² (balcony)
 APT: 2.25, 3.25, 4.25, 5.25

1 APARTMENT TYPE 14A
 SCALE: 1:50

TYPE 14A INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	2 m ³
TOTAL INTERNAL STORAGE	10 m³



UNIT TYPE: 2 BED & 2 BATH + STUDY
 AREA: 76.7m² + 10.6m² (balcony)
 APT: 2.25, 3.25, 4.25, 5.25

2 APARTMENT TYPE 22
 SCALE: 1:50

TYPE 22 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
CUPBOARD	1 m ³
CUPBOARD	1 m ³
CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	3 m ³
WARDROBE	3 m ³
TOTAL INTERNAL STORAGE	19 m³

LEGEND	
	STANDARD D17 COMPLIANT
	STANDARD D19 COMPLIANT
	STANDARD D20 COMPLIANT
	STANDARD D24 COMPLIANT
	STANDARD D25 COMPLIANT
	STANDARD D26 COMPLIANT
	STANDARD D27 COMPLIANT
	DUAL ASPECT APARTMENT STANDARD D22 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
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Project

MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
1	31/07/2020	ISSUED FOR RESPONSE - CHAS, NICK & BEN

Title

APARTMENT DESIGN GUIDELINES
 11 - APARTMENTS

Sheet

PRELIMINARY
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Sheet No.

TP2.30

Revision

C

Scale

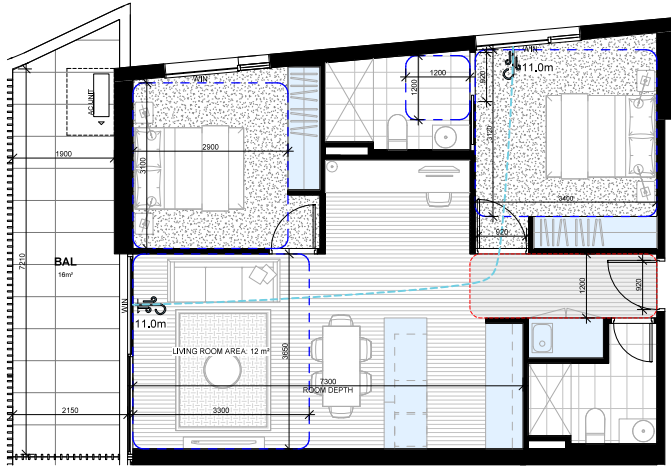
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Date

31/07/2020

TOWN PLANNING

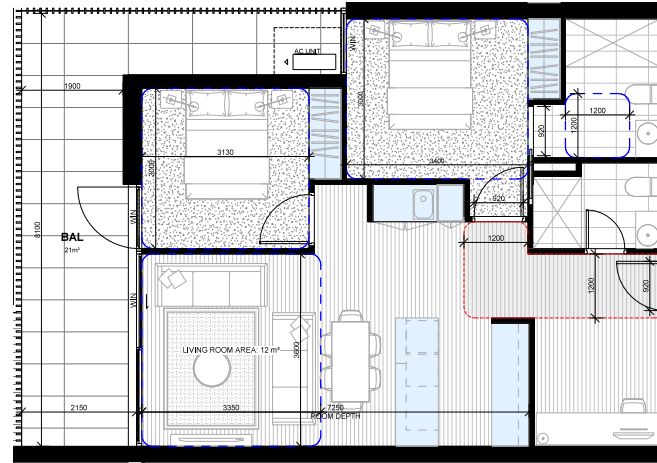
18113



UNIT TYPE: 2 BED & 2 BATH + STUDY
 AREA: 79.4m² + 16.1m² (balcony)
 APT. UG.03

1 APARTMENT TYPE 23
 SCALE 1:50

TYPE 23 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	4 m ³
WARDROBE	4 m ³
TOTAL INTERNAL STORAGE	12 m ³



UNIT TYPE: 2 BED & 2 BATH + STUDY
 AREA: 79.5m² + 21.1m² (balcony)
 APT. UG.01, UG.02

2 APARTMENT TYPE 24
 SCALE 1:50

TYPE 24 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m ³
ISLAND BENCH	1 m ³
KITCHEN BENCH	1 m ³
LAUNDRY	2 m ³
WARDROBE	3 m ³
WARDROBE	2 m ³
TOTAL INTERNAL STORAGE	10 m ³

LEGEND

[Color]	STANDARD D17 COMPLIANT
[Color]	STANDARD D19 COMPLIANT
[Color]	STANDARD D20 COMPLIANT
[Color]	STANDARD D24 COMPLIANT
[Color]	STANDARD D25 COMPLIANT
[Color]	STANDARD D26 COMPLIANT
[Color]	STANDARD D27 COMPLIANT
[Color]	DUAL ASPECT APARTMENT STANDARD D27 NOT APPLICABLE
[Color]	NON COMPLIANT STANDARD

NOTES:
 CEILING HEIGHTS:
 LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT
 UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:
 ALL APARTMENT ENTRANCE DOORS. ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:
 ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



1 EAST ELEVATION
SCALE 1:200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	LV01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	2020/07/06	As Issued
B	2020/07/06	Client Responses
C	2020/07/06	Approved for Construction

Title
ELEVATIONS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

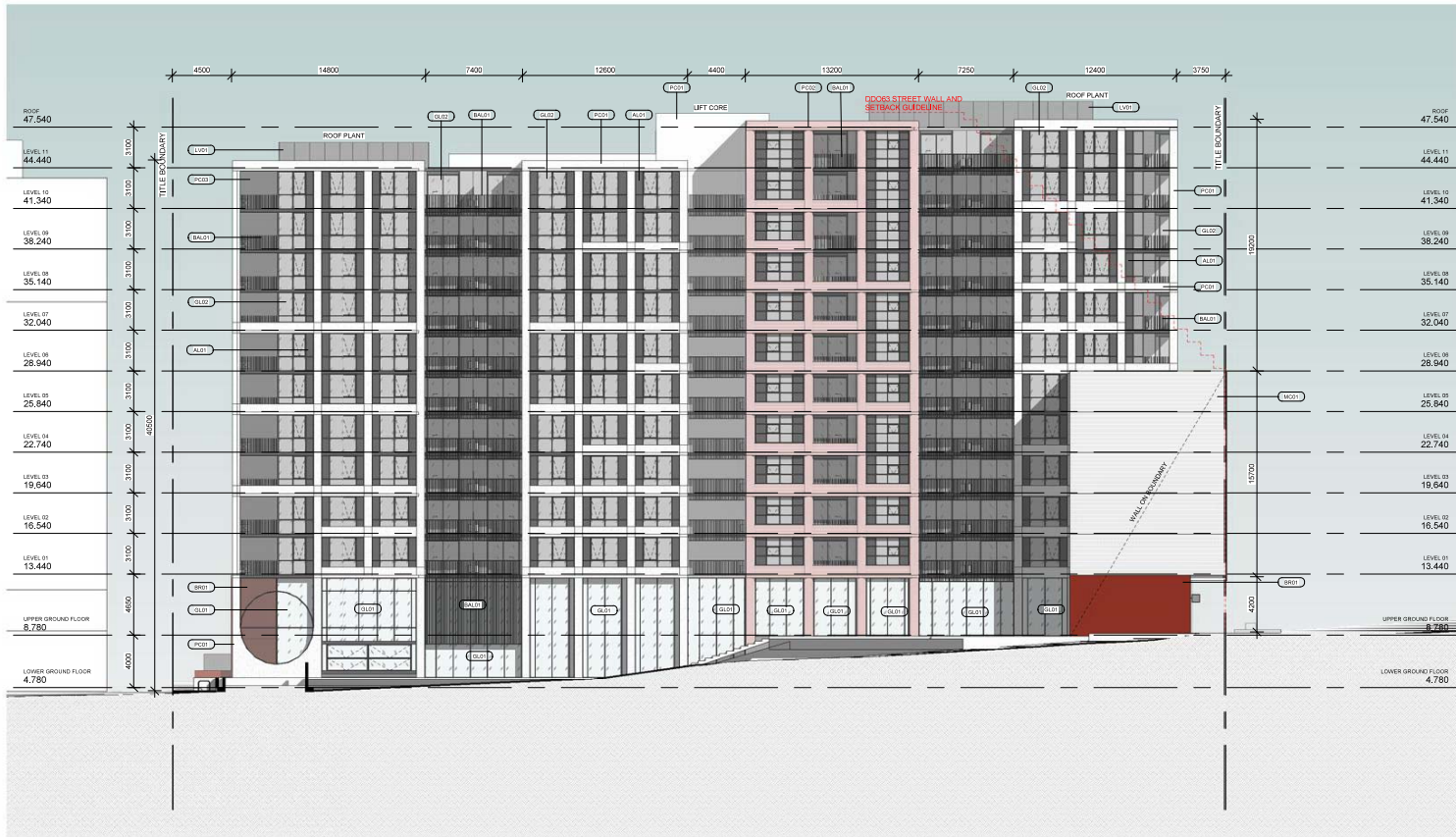
Sheet No.
TP3.00

Revision
C

Scale
1:200@A1

Date
31/07/2020

18113



1 SOUTH ELEVATION
SCALE 1:200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
		TF01	
		TM01	



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/03/2020	As submitted
B	20/03/2020	As per responses
C	31/07/2020	As per responses and updates

Title
ELEVATIONS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

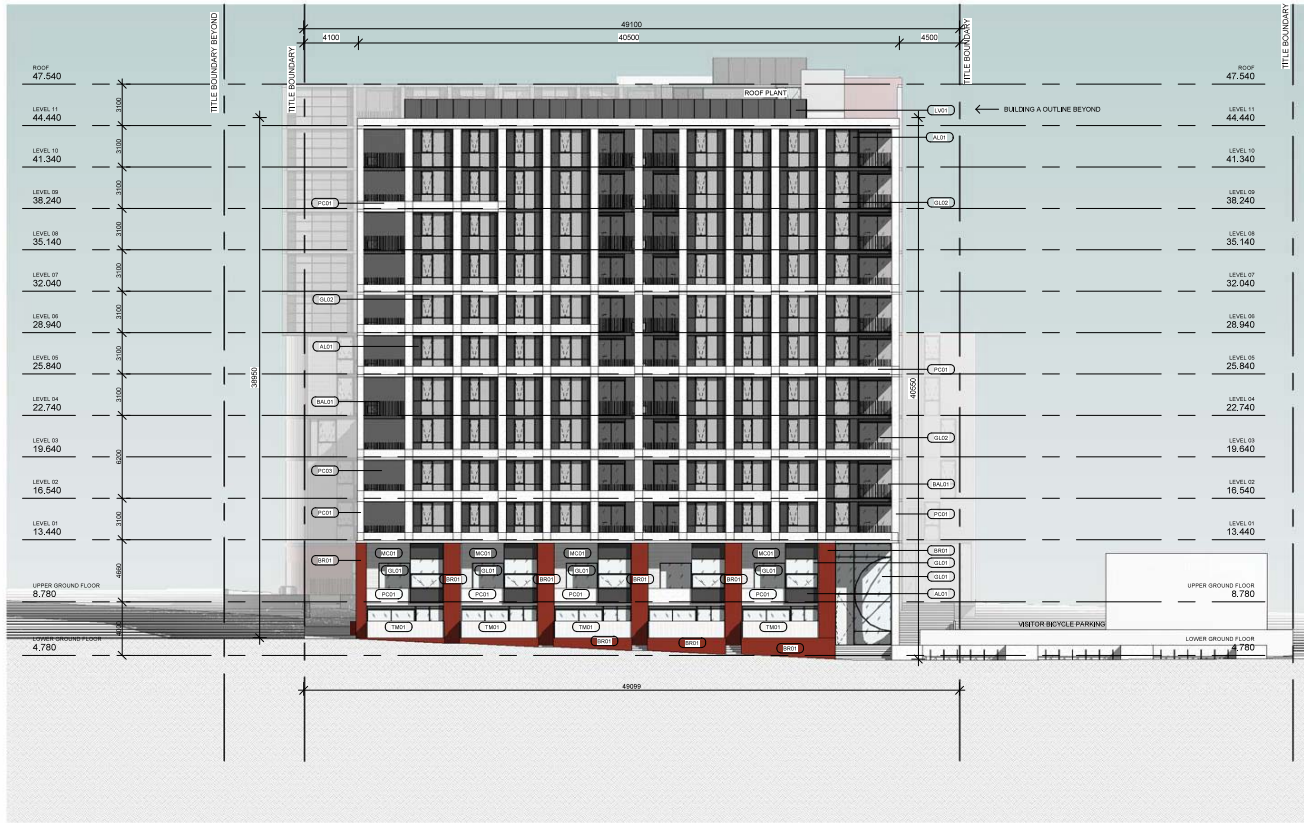
Sheet No.
TP3.01

Revision
C

Scale
1:200@A1

Date
31/07/2020

18113



1 WEST ELEVATION
SCALE 1 : 200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	LV01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



1 NORTH ELEVATION
SCALE: 1:200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	LV01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	As Issued
B	27/05/2020	Revised in response to Council's responses
C	31/07/2020	As per Council's approval

Title
ELEVATIONS

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN PLANNING

Sheet No.
TP3.03

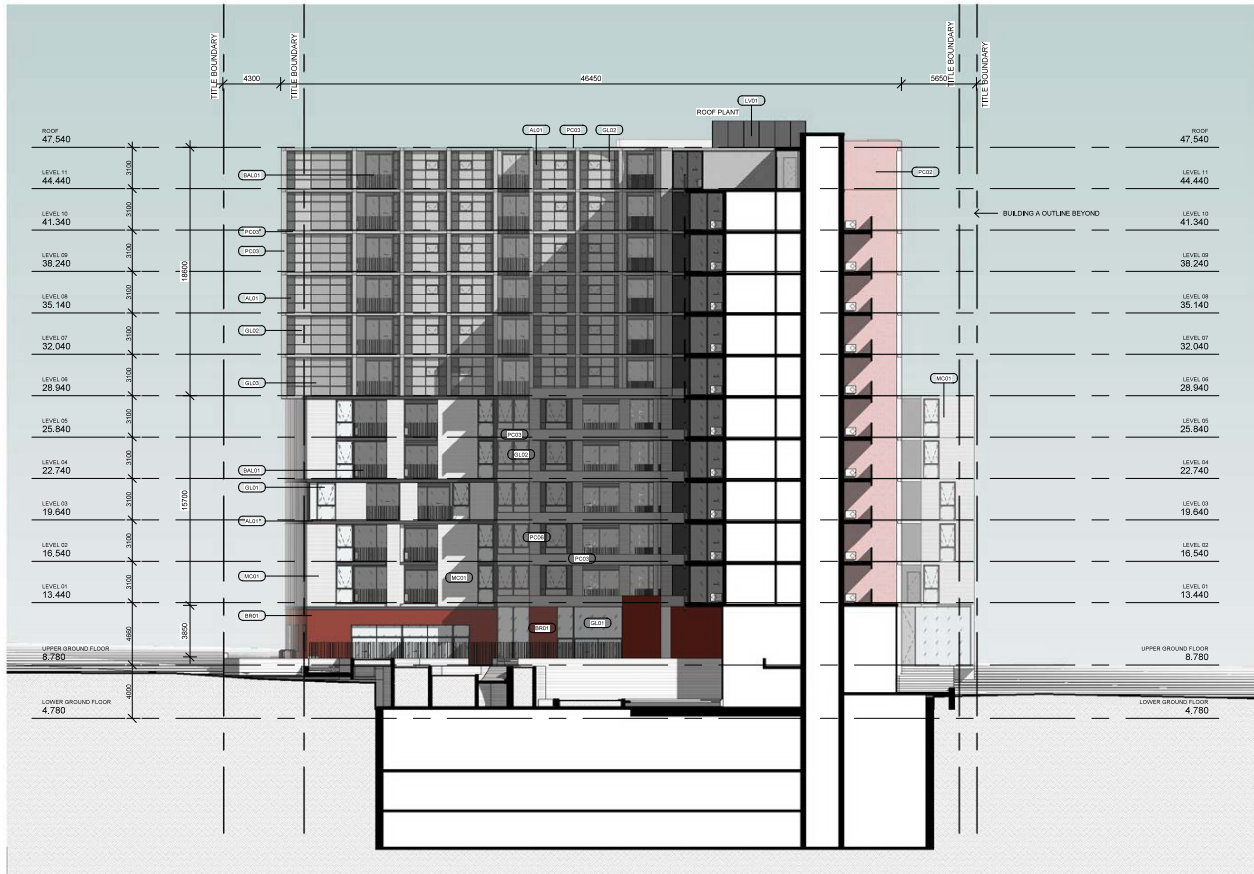
Revision
C

Scale
1:200@A1

Date
31/07/2020

18113

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1 INTERNAL WEST ELEVATION, CENTRAL COURTYARD
SCALE 1:200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	LV01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



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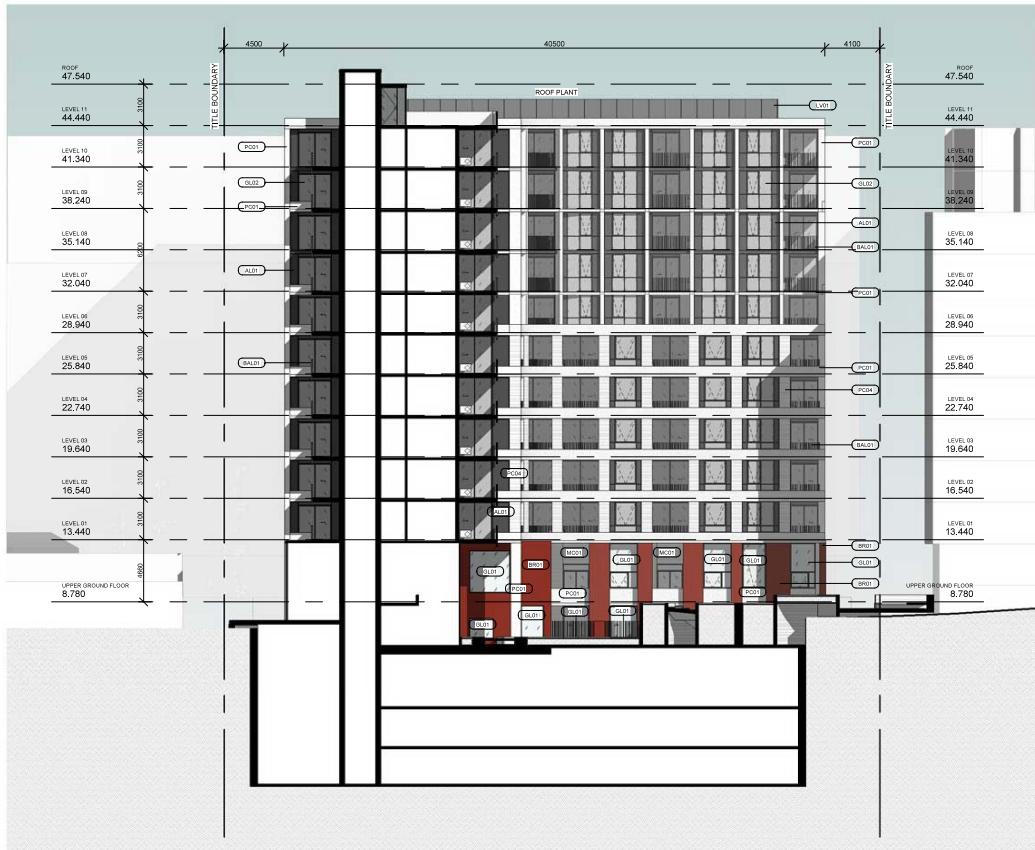
Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2016	Re-submission
B	09/03/2016	Re-submission
C	31/07/2020	Revised drawings for construction

Title
ELEVATIONS
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP3.05
Revision
C
Scale
1:200@A1
Date
31/07/2020

18113



1 INTERNAL EAST ELEVATION, CENTRAL COURTYARD
SCALE: 1:200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BRICK	BR01	RED TONE BRICK FINISH
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	LV01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC01	NATURAL CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	RED TINTED CONCRETE TONE, SMOOTH FINISH
	PRECAST CONCRETE	PC03	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC04	NATURAL CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, RECKLI FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, RECKLI FINISH
	TF01	TM01	



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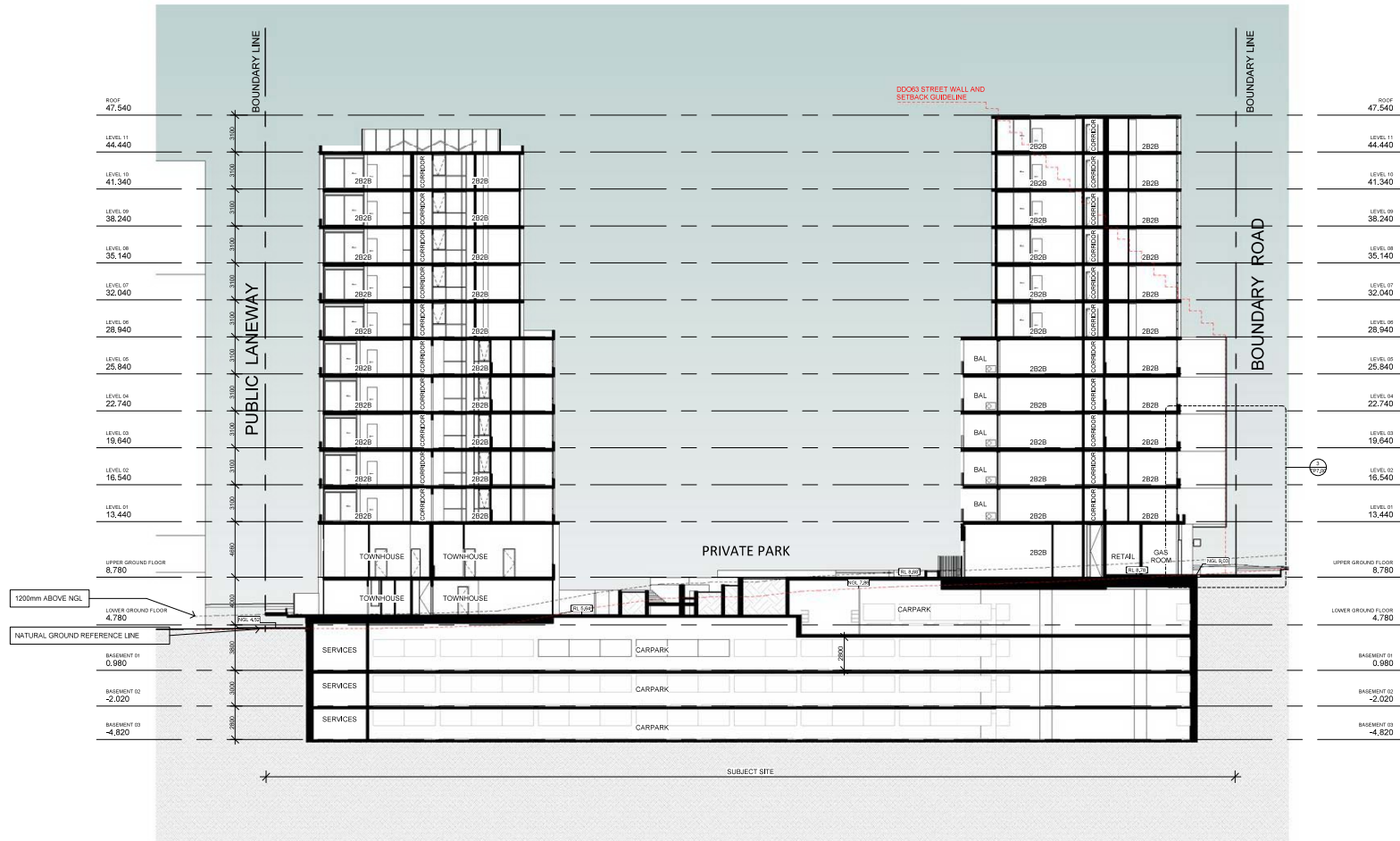
Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/03/2020	Initial Design
B	20/03/2020	Client Responses
C	21/07/2020	Development Application Approval

Title
ELEVATIONS
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP3.06
Revision
C
Scale
1:200@A1
Date
31/07/2020
18113

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TOWN PLANNING



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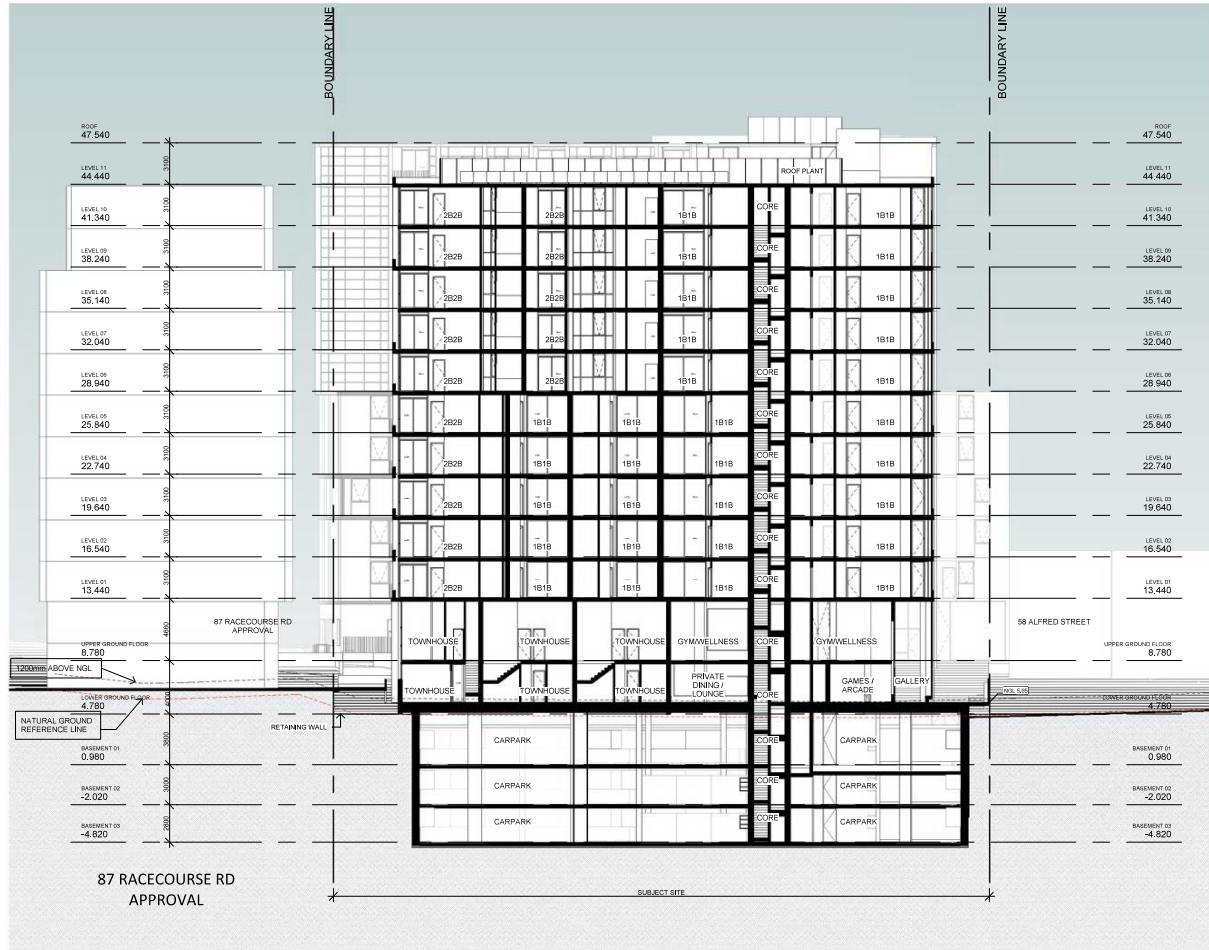
Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/03/2020	As Issued
B	20/03/2020	As Issued
C	31/07/2020	As Issued

Title
 SECTION A-A
 Sheet
 PRELIMINARY
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Sheet No.
TP4.01
 Revision
C
 Scale
 1:200@A1
 Date
 31/07/2020

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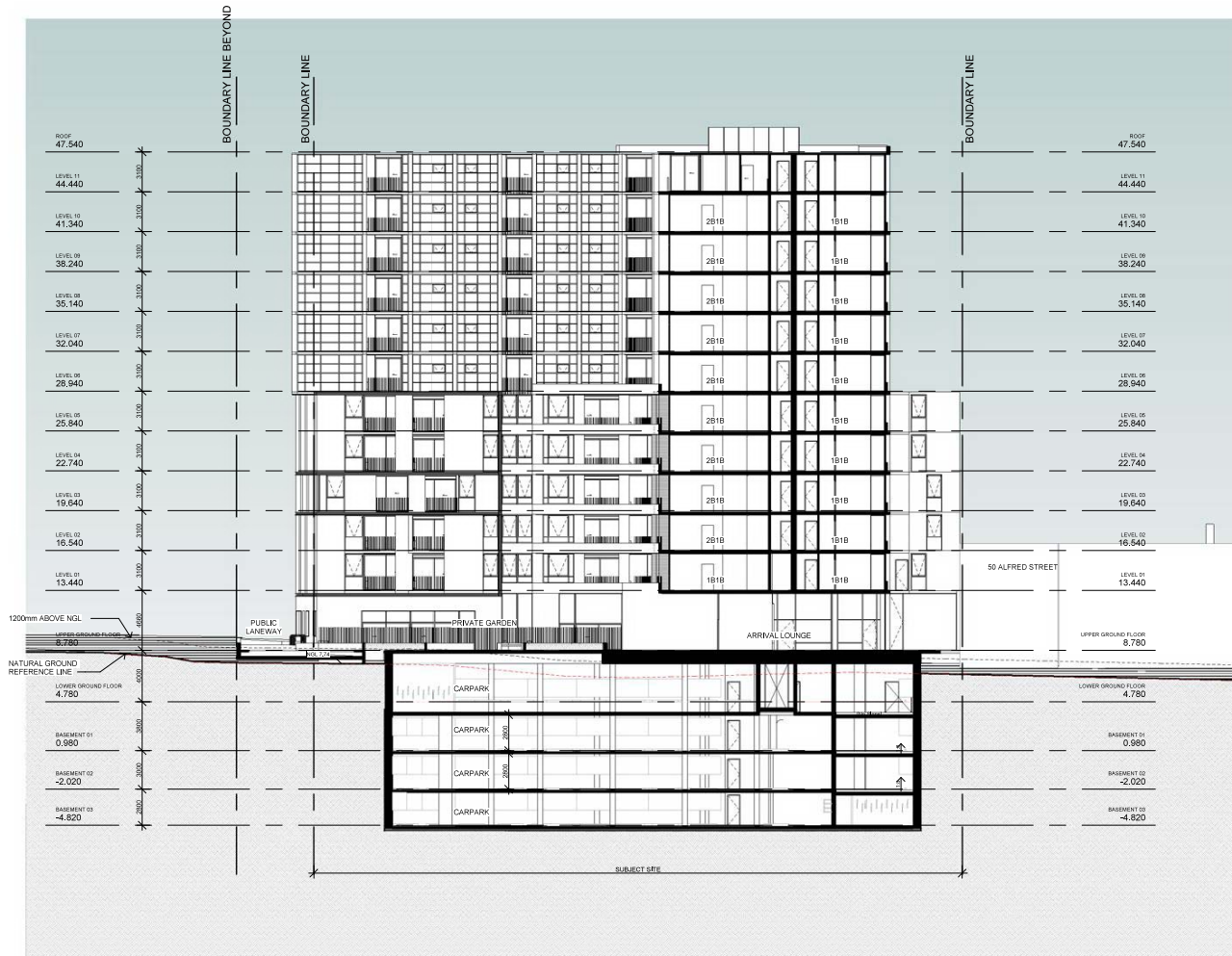
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Project
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 Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/03/2020	Re-submission
B	20/03/2020	Review of responses
C	31/07/2020	Approved for construction

Title
SECTION B-B
 Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
 Sheet No.
TP4.02
 Scale
 1:200@A1
 Date
 31/07/2020
 Revision
C
18113



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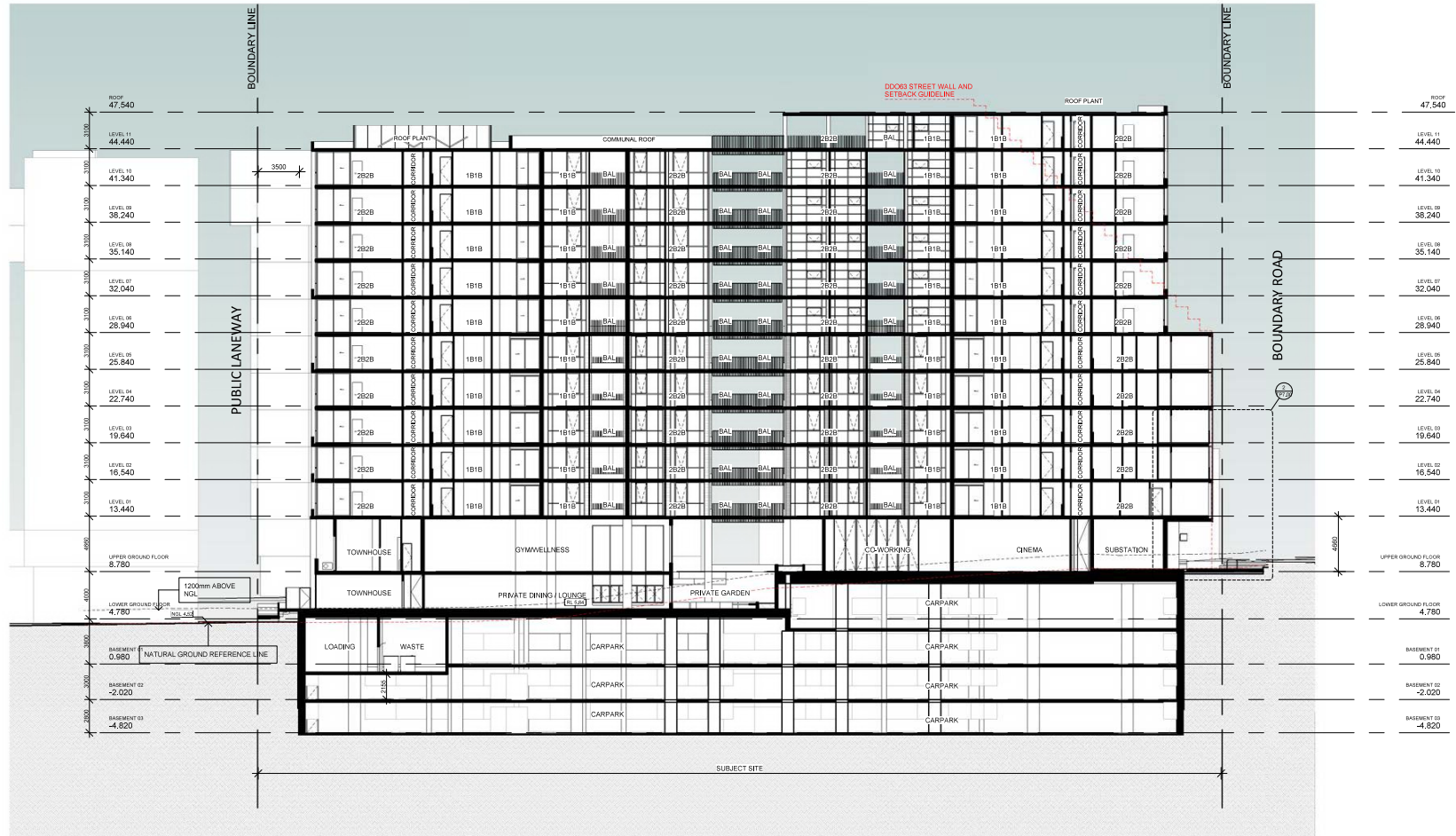
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Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

No.	Date	Notes
A	20/03/2020	Initial Submission
B	20/03/2020	Review Responses
C	31/07/2020	Approved for Construction

Title
SECTION C-C
 Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
 Sheet No.
TP4.03
 Scale
 1:200@A1
 Date
 31/07/2020
 Revision
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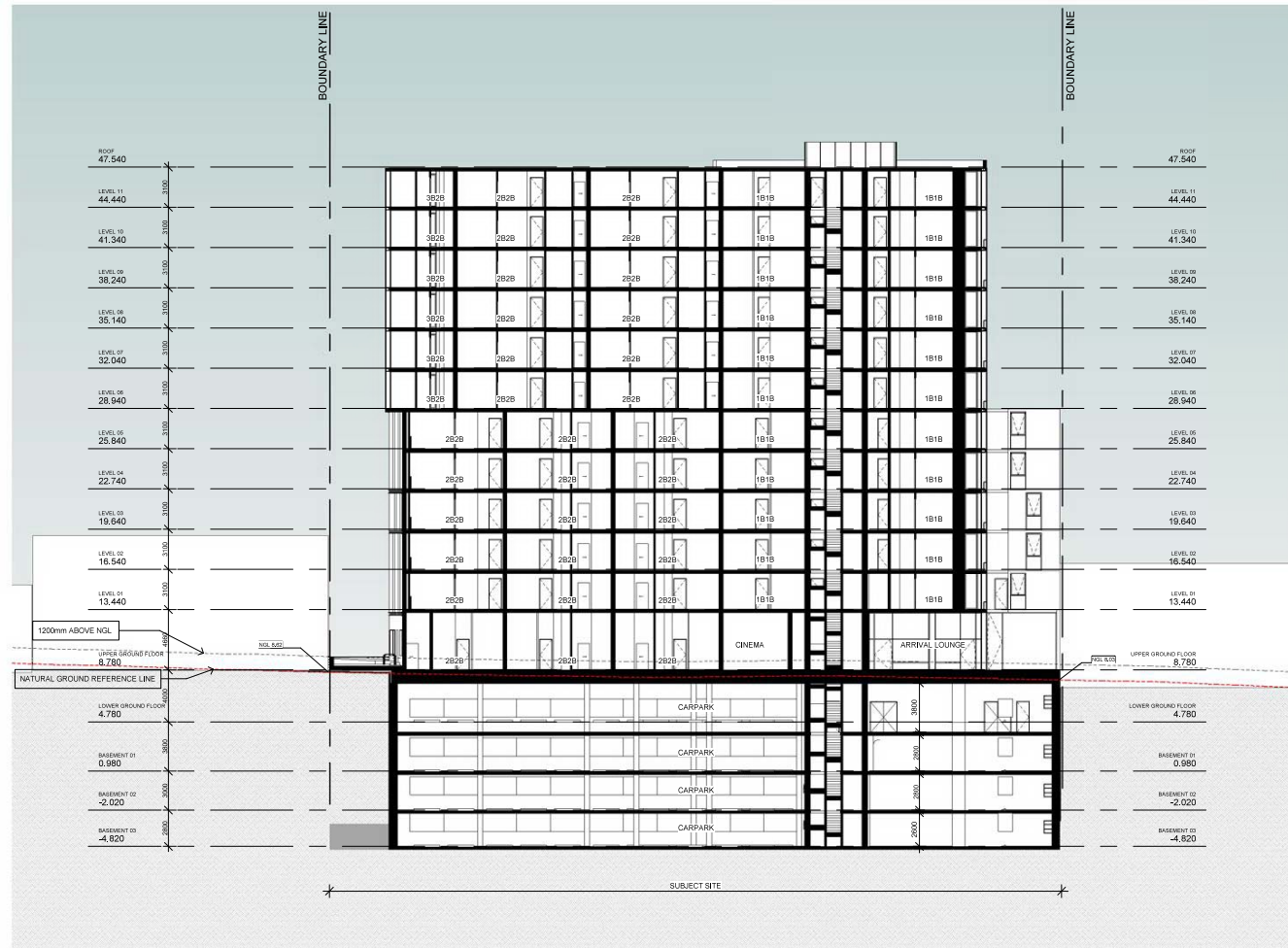
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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

No.	Date	Notes
A	20/07/2020	As Issued
B	20/07/2020	As Issued
C	21/07/2020	As Issued

Title
SECTION D-D
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP4.04
Revision
C
Scale
1:200@A1
Date
31/07/2020
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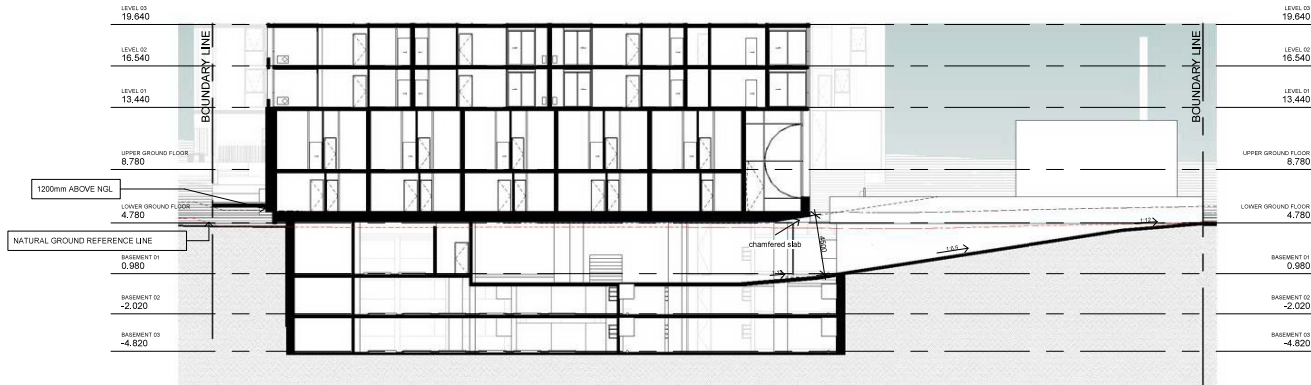
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Project
MIXED USE DEVELOPMENT
 139 - 149 Boundary Road, North Melbourne
 Client
BLUE EARTH GROUP

No.	Date	Notes
A	20/03/2020	Re-submission
B	20/03/2020	Revised floor plates
C	31/07/2020	As per the proposed council modification

Title
SECTION E-E
 Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
 Sheet No.
TP4.05
 Revision
C
 Scale
 1:200@A1
 Date
 31/07/2020
18113



F SECTION F-F
SCALE 1:200

TOWN PLANNING



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/03/2020	Re-submission
B	20/05/2020	Drawn for responses
C	31/07/2020	Drawn for approval and finalisation

Title
SECTION F-F
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP4.06
Revision
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Scale
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Date
31/07/2020

18113

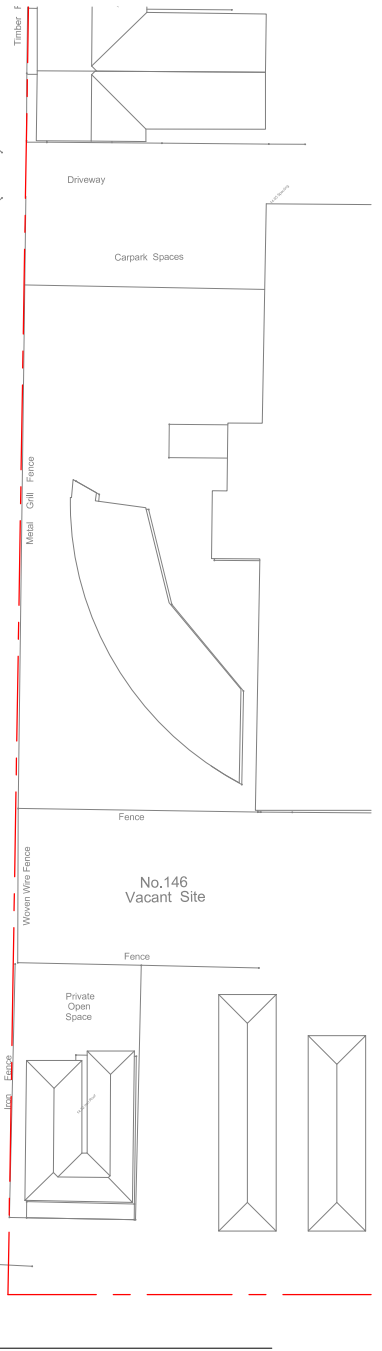
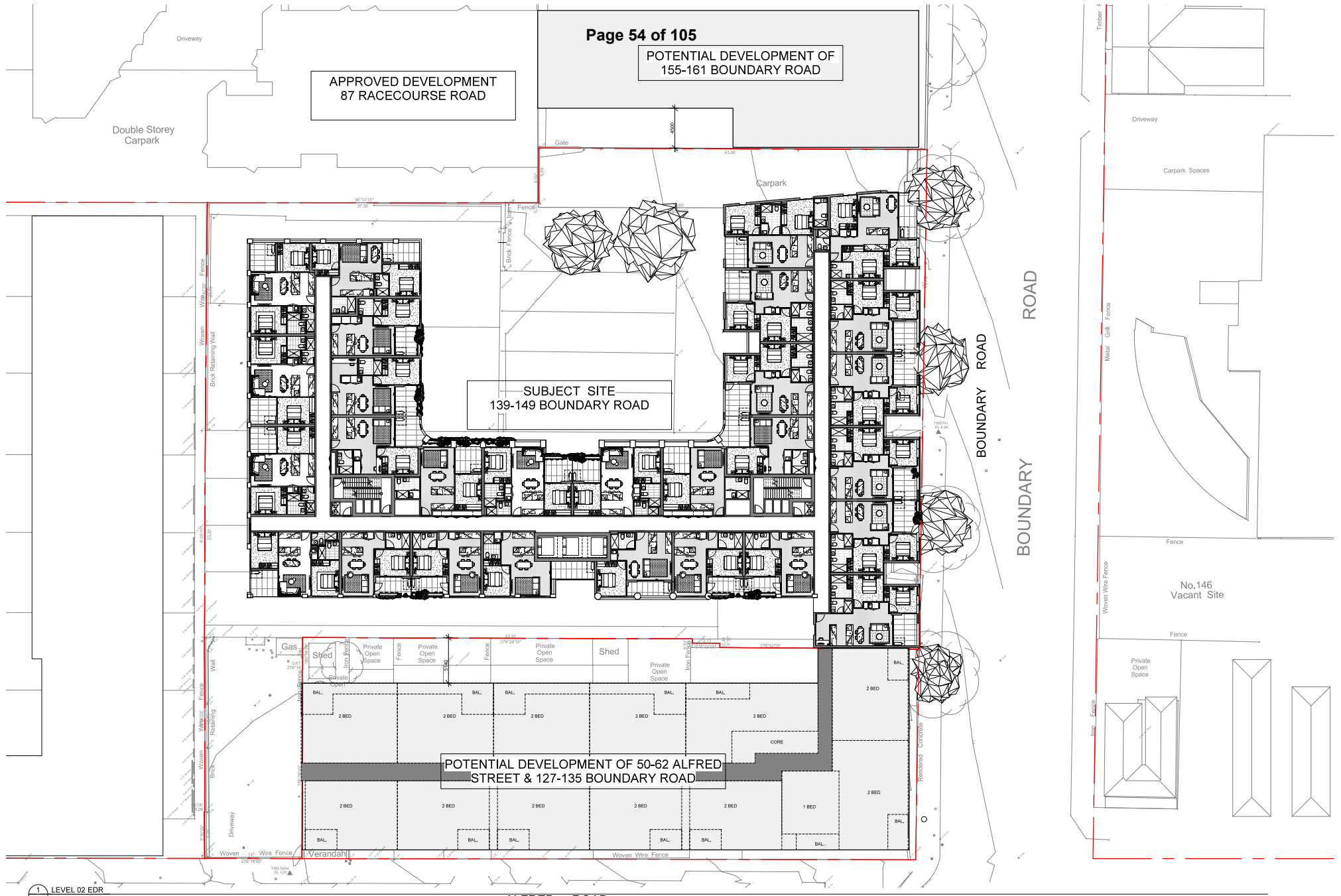
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POTENTIAL DEVELOPMENT OF 155-161 BOUNDARY ROAD

APPROVED DEVELOPMENT 87 RACECOURSE ROAD

SUBJECT SITE 139-149 BOUNDARY ROAD

POTENTIAL DEVELOPMENT OF 50-62 ALFRED STREET & 127-135 BOUNDARY ROAD



1 LEVEL 02 EDR
SCALE 1:200

ALFRED ROAD

BOUNDARY ROAD

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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/07/2020	Re-submission
B	20/07/2020	Client's responses
C	31/07/2020	Approved proposal, final approval

Title
EQUITABLE DEVELOPMENT RIGHTS
Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP5.01
Scale
1:200@A1
Date
31/07/2020

Revision
C
18113



1 EXISTING SHADOW DIAGRAM 9AM
SCALE 1:500



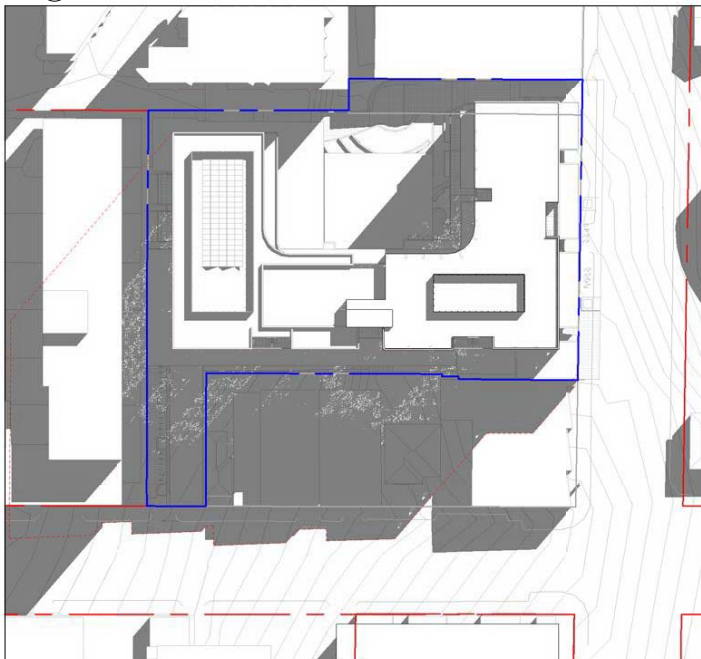
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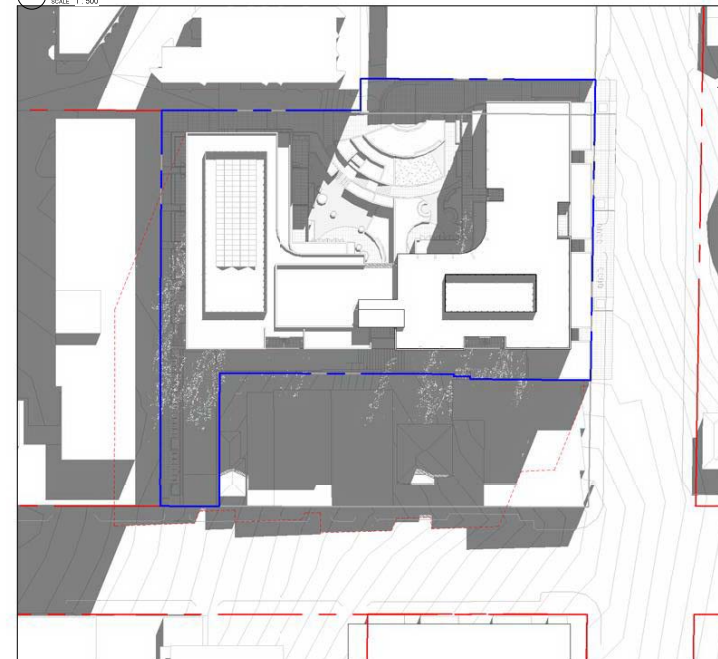
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SCALE 1:500



3 PROPOSED SHADOW DIAGRAM 9AM
SCALE 1:500



6 PROPOSED SHADOW DIAGRAM 10AM
SCALE 1:500



2 PROPOSED SHADOW DIAGRAM 11AM
SCALE 1:500



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Project

MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	20/03/2020	As submitted
B	20/03/2020	Revised responses
C	31/07/2020	Revised responses

Title

SHADOW DIAGRAMS

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.

TP6.00

Scale

1:500@A1

Date

31/07/2020

Revision

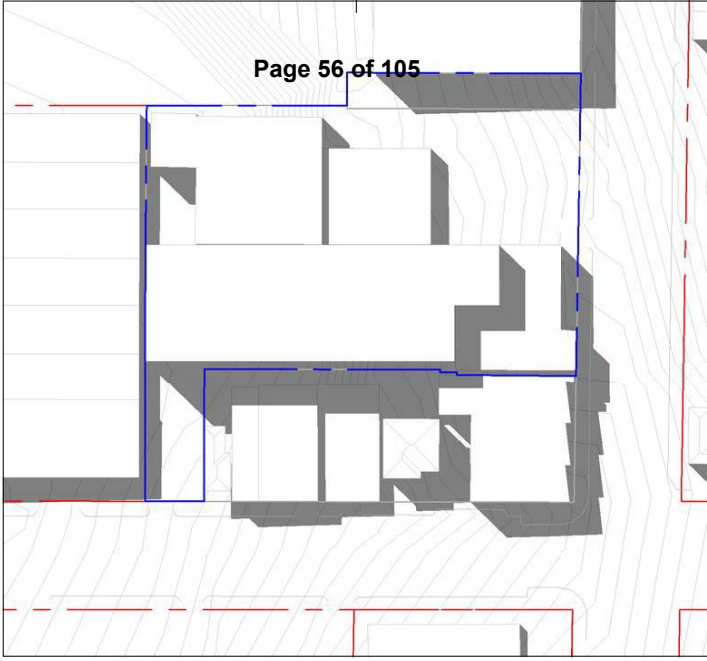
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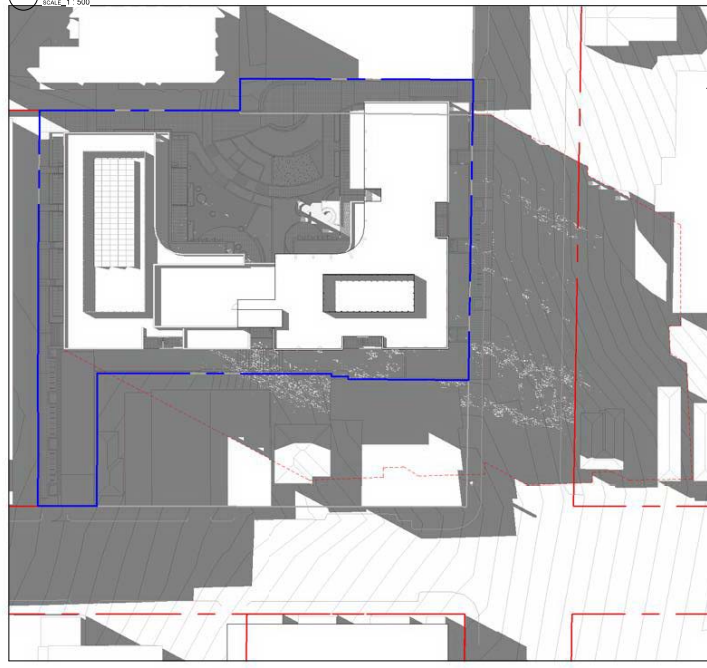
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4 EXISTING SHADOW DIAGRAM 1PM
SCALE 1:500

1 EXISTING SHADOW DIAGRAM 2PM
SCALE 1:500

5 EXISTING SHADOW DIAGRAM 3PM
SCALE 1:500



6 PROPOSED SHADOW DIAGRAM 1PM
SCALE 1:500

2 PROPOSED SHADOW DIAGRAM 2PM
SCALE 1:500

3 PROPOSED SHADOW DIAGRAM 3PM
SCALE 1:500

TOWN PLANNING



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

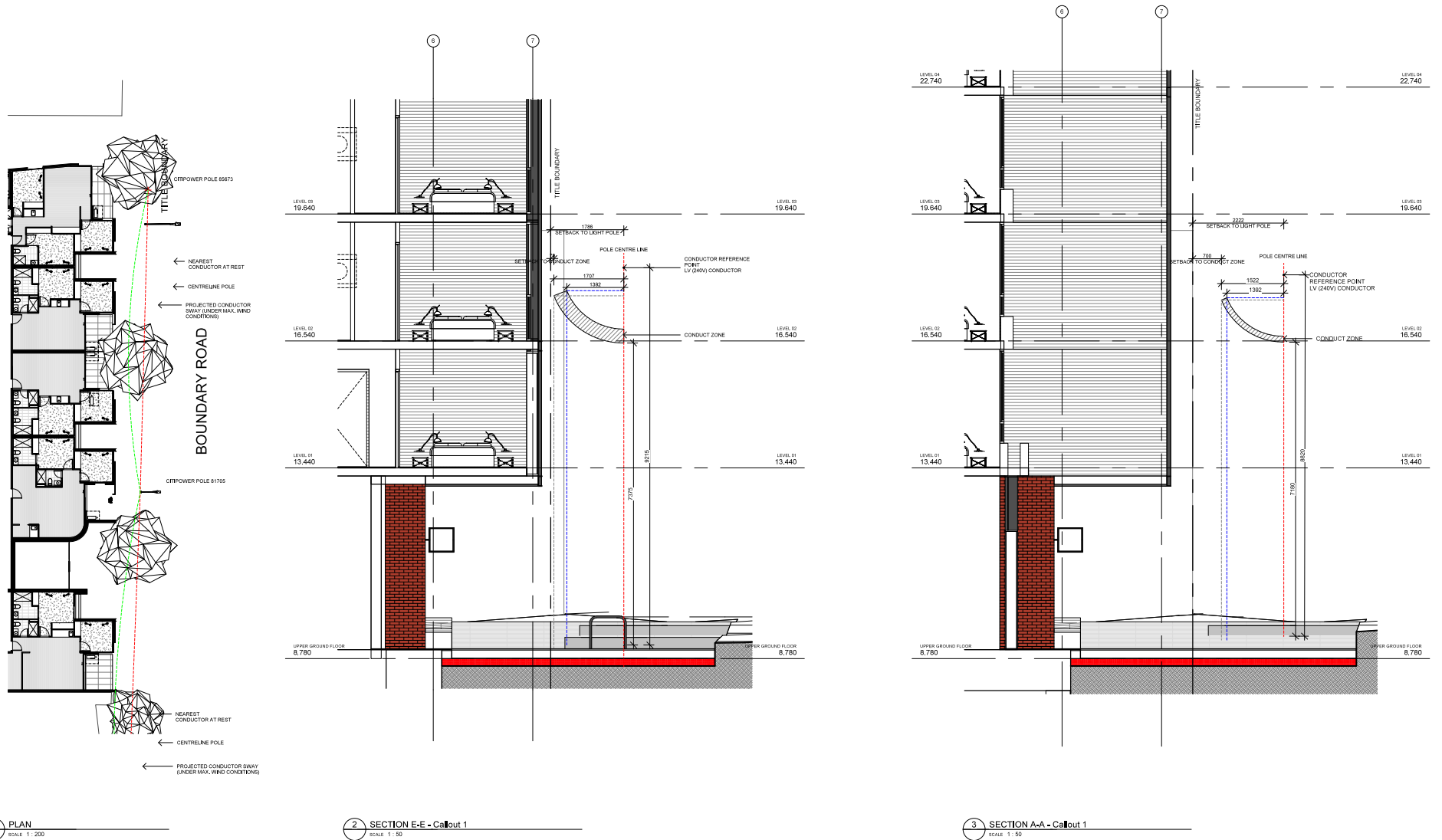
Amendments		
No.	Date	Notes
A	09/03/2020	As Issued/Drawn
B	09/03/2020	Drawn/Revised
C	31/07/2020	Drawn/Revised/Checked/Approved

Title
SHADOW DIAGRAMS
Sheet
**PRELIMINARY
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Sheet No.
TP6.01
Scale
1:500@A1
Date
31/07/2020

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18113
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1 PLAN
SCALE: 1:200

2 SECTION E-E - Callout 1
SCALE: 1:50

3 SECTION A-A - Callout 1
SCALE: 1:50



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Project
MIXED USE DEVELOPMENT
139 - 149 Boundary Road, North Melbourne
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	20/03/2020	Re-submission
B	27/03/2020	Re-submission
C	31/07/2020	As per proposal - final approval

Title
POWERLINE SAG & SWAY
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP7.00
Revision
C
Scale
As indicated @ A1
Date
31/07/2020

18113

DELEGATE REPORT

MINISTERIAL PLANNING REFERRAL

Application number:	TPM-2020-2
Applicant / Owner / Architect:	Beg Developments Pty Ltd c/o Planning & Property Partners Pty Ltd No Assets Pty Ltd CHT Architects Pty Ltd
Address:	139-149 Boundary Road, North Melbourne
Proposal:	Construction of a twelve-storey mixed-use building, including dwellings, shops and food and drink premises, and to create or alter access to a Road Zone Category 1
Cost of works:	\$62 million
Date received by City of Melbourne:	3 January 2020
Responsible officer:	Ashley Treloar, Principal Urban Planner

1 SUBJECT SITE AND SURROUNDS

1.1 Subject site

The subject site is located on the west side of Boundary Road between Racecourse Road to the north and Alfred Street to the south. The site is generally rectangular in shape except for a dog-leg at its southwest corner that connects to Alfred Street. The site has a 56.3m primary frontage to Boundary Road, a depth of 67.9m and a secondary frontage to Alfred Street of 10.9m. The site has a total area of approximately 4,548m². The site slopes approximately 4m from east to west. The site is developed with a complex of light industrial buildings and has vehicle access from Boundary Road and Alfred Street.

The site is formally described as:

- Land in Plan of Consolidation 155107 (Volume 09525, Folio 227).
- Lot 1 on Title Plan 529098S (Volume 04094, Folio 674).

The site is not affected by any easements or restrictive covenants.

Part of the site is located within an area of Aboriginal cultural heritage significance.

1.2 Adjoining and nearby properties

155-161 Boundary Road

To the north, 155-161 Boundary Road is developed with a two-storey commercial building built in 1975 and currently occupied by Southern Cross Education Institute.

87-105 Racecourse Road

To the northwest, 87-105 Racecourse Road is being developed in accordance with Planning Permit TP-2018-770 issued 30 May 2019 (Stage 1) and Planning Permit TP-2019-196 issued

13 July 2020 (Stage 2), which together allow construction of two twelve-storey mixed-use buildings, including dwellings, serviced apartments (residential hotel), office, retail and gym, to create or alter access to a Road Zone Category 1, and a reduction of car parking at 87-105 Racecourse Road, 103 Alfred Street and the Crown Land to the west.

68-102 Alfred Street

To the west, 68-102 Alfred Street is developed with a two-storey warehouse and office built in 1982 and currently occupied by Melbourne Pathology Training Centre.

Ministerial Planning Application PA1900619 (Council Ref. TPM-2020-1) has been submitted for construction of multiple multi-storey mixed-use buildings, including dwellings, office, retail and childcare, and a reduction of car parking. This development forms Stage 3 of the broader development of 68-102 Alfred Street, 87-105 Racecourse Road, 103 Alfred Street and the Crown Land to the west. The permit applicant has lodged an application for review of Stage 3 under Section 79 of the *Planning and Environment Act 1987* (failure to determine). This application is under assessment and will be presented to the Future Melbourne Committee in due course.

127-137 Boundary Road

To the south, on the northwest corner of Boundary Road and Alfred Street, 127-137 Boundary Road is developed with a two-storey commercial building built and subdivided into three units in 2007.

50 to 62 Alfred Street

Also to the south:

- 50 Alfred Street contains a single-storey dwelling.
- 54 Alfred Street contains a single-storey workshop.
- 56 Alfred Street contains a single-storey warehouse.
- 60 Alfred Street contains a single-storey substation.
- 62 Alfred Street contains a single-storey dwelling.

115-117 Boundary Road

On the southwest corner of Boundary Road and Alfred Street, 115-117 Boundary Road is developed with a two-storey warehouse built in 1997 together with the three warehouses to the south at 111-113, 107-109 and 103-105 Boundary Road.

Ministerial Planning Permit PA1900619 issued 23 June 2020 allows construction of two multi-storey mixed-use buildings, including dwellings, office and retail, to create or alter access to a Road Zone Category 1, and a reduction of car parking at 115-117 and 103-109 Boundary Road and part of 59-101 Alfred Street. This development forms Stage 1 of the broader development of these sites. This application was presented to the Future Melbourne Committee on 4 February 2020 (Council Ref. TPM-2020-22) subsequent to an application for review by the permit applicant under Section 79 of the *Planning and Environment Act 1987* (failure to determine). The application for review was settled by a consent order.

59-101 Alfred Street

On the opposite side of Alfred Street, 59-101 Alfred Street is vacant except for a two-storey heritage building located in the northeast corner.

Ministerial Planning Application PA1900705 (Council Ref. TPM-2019-28) has been submitted for construction of four multi-storey mixed-use buildings, including dwellings, retirement village, residential hotel, theatre, exhibition space, office, retail and minor sports and recreation facility, to create or alter access to a road in a Road Zone Category 1, and a reduction of car parking. This development forms Stage 2 of the broader development of 59-101 Alfred Street and 103-109 and 115-117 Boundary Road. The permit applicant has

lodged an application for review of Stage 2 under Section 79 of the *Planning and Environment Act 1987* (failure to determine). This application was presented to the Future Melbourne Committee on 23 June 2020. The Committee resolved to advise the Minister for Planning that Council objects to the proposal. A merits hearing was held in August and October 2020 and the parties are awaiting the Tribunal's decision.

164-170 Boundary Road

On the opposite side of Boundary Road, 164-170 Boundary Road is developed with a complex of one and two-storey hostel buildings currently occupied by the Salvation Army Open Door.

146 Boundary Road

Also on the opposite side of Boundary Road, 146 Boundary Road is vacant.

Planning Permit TP-2016-812 issued 4 May 2017 and extended on 12 February 2019 allows construction of four dwellings, to create or alter access to a Road Zone Category 1, and a reduction of car parking.

1.3 Surrounding area

The site is located within the Arden-Macaulay Urban Renewal Area and is identified for built form change.

The surrounding area includes a mix of industrial, commercial and residential land uses.

The industrial and commercial sites range in size but are predominately developed with one and two-storey built form with high site coverage.

The residential properties also range in size, including a mix of single dwellings and larger apartment buildings.

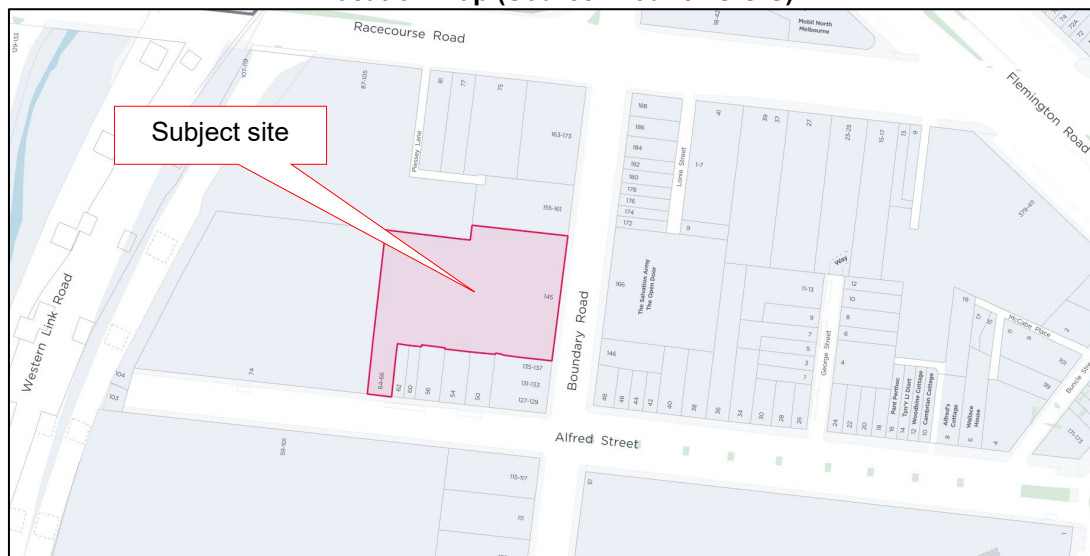
Boundary Road has a 21m wide road reserve with one lane of traffic in each direction and parallel parking on both sides. It is a Road Zone Category 1.

Alfred Street has a 20m wide road reserve with one lane of traffic in each direction, parallel parking on the north side and angled parking on the south side.

The site is well served by public transport, including Flemington Bridge Train Station and tram routes on Racecourse Road and Flemington Road.

To the east, over Flemington Road, is Royal Park. To the west, beneath CityLink, is the Moonee Ponds Creek and the Capital City Trail.

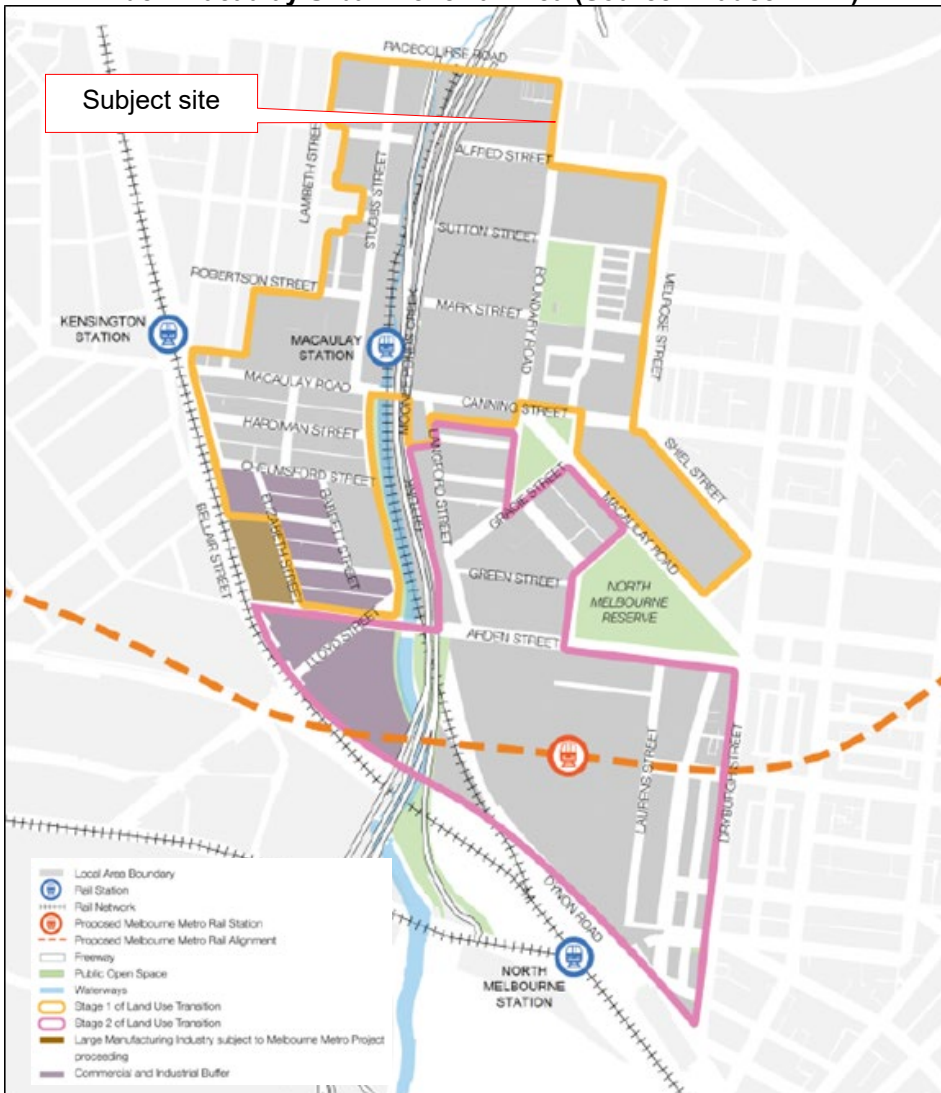
Location Map (Source: Council's GIS)



Aerial Photograph (Source: Council's GIS dated April 2020)



Arden-Macaulay Urban Renewal Area (Source: Clause 21.14)



2 BACKGROUND AND HISTORY

2.1 Pre-application discussions

A pre-application meeting was held prior to lodgement.

2.2 Application history

On 3 January 2020, the application was received by the City of Melbourne from the Department of Environment, Land, Water and Planning (DELWP).

On 15 January 2020, DELWP issued the permit applicant a request for further information.

On 30 January 2020, the proposal was considered by the Office of the Victorian Government Architect (OVGA) and a design review report was provided on 14 February 2020.

On 18 August 2020, the permit applicant's further information response was received by the City of Melbourne from DELWP.

The further information response includes a number of changes to address the concerns raised by the OVGA, namely revising the proposal from three twelve-storey buildings to one U-shaped twelve-storey building.

2.3 Planning permit history

There is no relevant planning permit history for the subject site.

The relevant applications for the surrounds have been set out in section 1.2 of this report.

3 PROPOSAL

The application subject to this assessment seeks planning permission for construction of a twelve-storey mixed-use building, including dwellings, shops and food and drink premises, and to create or alter access to a Road Zone Category 1.

The plans referred to the City of Melbourne for comment are those received 18 August 2020 following DELWP's request for further information. The plans that have been considered in this assessment are the drawings by CHT Architects Pty Ltd dated 31 July 2020 Revision C.

3.1 Development summary

Gross floor area (GFA)	35,012.6m ²
Building height / number of storeys	38.8m / 12 storeys
Street wall height	20.2m / 6 storeys
Upper level setback	4.6m to 3.9m
Retail net lettable area	90.0m ² Café 49.5m ² Tenancy 1 55.5m ² Tenancy 2 67.5m ² Tenancy 3 Total 262.5m²
Communal indoor area	67.0m ² Cinema 126.5m ² Co-working space 315.0m ² Gym and wellness 167.0m ² Dining and lounge 133.0m ² Games arcade Total 808.5m²

Communal outdoor area	123.5m ² Lower Japanese garden 360.0m ² Lower communal garden 141.5m ² Upper Japanese garden 334.5m ² Upper communal garden 236.5m ² Rooftop terrace Total 1,196.0m²									
Dwelling typology and quantity	<table border="1"> <tr> <td>1 bedroom</td> <td>114 (41.8%)</td> </tr> <tr> <td>2 bedroom</td> <td>147 (53.8%)</td> </tr> <tr> <td>3 bedroom</td> <td>12 (4.4%)</td> </tr> <tr> <td>Total</td> <td>273</td> </tr> </table>		1 bedroom	114 (41.8%)	2 bedroom	147 (53.8%)	3 bedroom	12 (4.4%)	Total	273
1 bedroom	114 (41.8%)									
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3 bedroom	12 (4.4%)									
Total	273									
Car parking spaces	<table border="1"> <tr> <td>Retail</td> <td>9</td> </tr> <tr> <td>Residential</td> <td>317</td> </tr> <tr> <td>Total</td> <td>326</td> </tr> </table>		Retail	9	Residential	317	Total	326		
Retail	9									
Residential	317									
Total	326									
Bicycle parking spaces	<table border="1"> <tr> <td>Visitors</td> <td>62</td> </tr> <tr> <td>Residents</td> <td>362</td> </tr> <tr> <td>Total</td> <td>424</td> </tr> </table>		Visitors	62	Residents	362	Total	424		
Visitors	62									
Residents	362									
Total	424									
Vehicle access	Vehicle access/ egress to the basement is via Alfred Street.									
Loading/ unloading	A 6.1m x 9.8m loading dock is provided on basement level 1.									

3.2 Description

- The development is twelve-storeys plus four levels of basement, which steps down from east to west with the slope of the land.
- Car parking, bicycle parking, a loading dock, external storage cages and services are located in the basement.
- The basement is accessed via a crossover on Alfred Street and a 29.4m long driveway.
- The ground floor features a residential entry and four retail units along Boundary Road.
- The ground floor is setback 3.7m to 2.8m from Boundary Road to widen the footpath.
- The dwellings are accessed via the residential entry and a 4m wide (approx.) through block link adjoining the north boundary. This east-west, open-to-sky pedestrian connection is unencumbered by built form above and below ground and is proposed to be transferred to Council.
- A 1.8m wide (approx.) through block link adjoining the west boundary provides access to the rear of the site from Alfred Street. This north-south, open-to-sky pedestrian connection is unencumbered by built form above and below ground and is proposed to be transferred to Council.
- The building is U-shaped with a north-facing central courtyard.
- The distance between the east and west wings of the building is 34.3m.
- The building is setback a minimum of 4.5m from the side and rear boundaries, except for a 12.1m long x 15.7m high wall on the south boundary.

- The front façade to Boundary Road has red brick on the ground floor, black metal cladding to the 'podium' element, and two concrete finishes to the 'tower' element (a light natural tone to the southern half and a darker grey tone to the northern half). The building is articulated by windows and balconies in a grid pattern that creates a series of geometric volumes.
- The application also includes an affordable housing contribution of:
 - 2% of the total number of dwellings (5 dwellings) transferred to a registered housing agency for nil consideration, or
 - 6% of the total number of dwellings (16 dwellings) managed by a registered housing agency for nil consideration, or
 - 6% of the total number of dwellings (16 dwellings) sold to a registered housing agency with a market discount.

3.3 Renders and plans

View from Boundary Road looking north



View from Boundary Road looking south



View from Alfred Street looking north



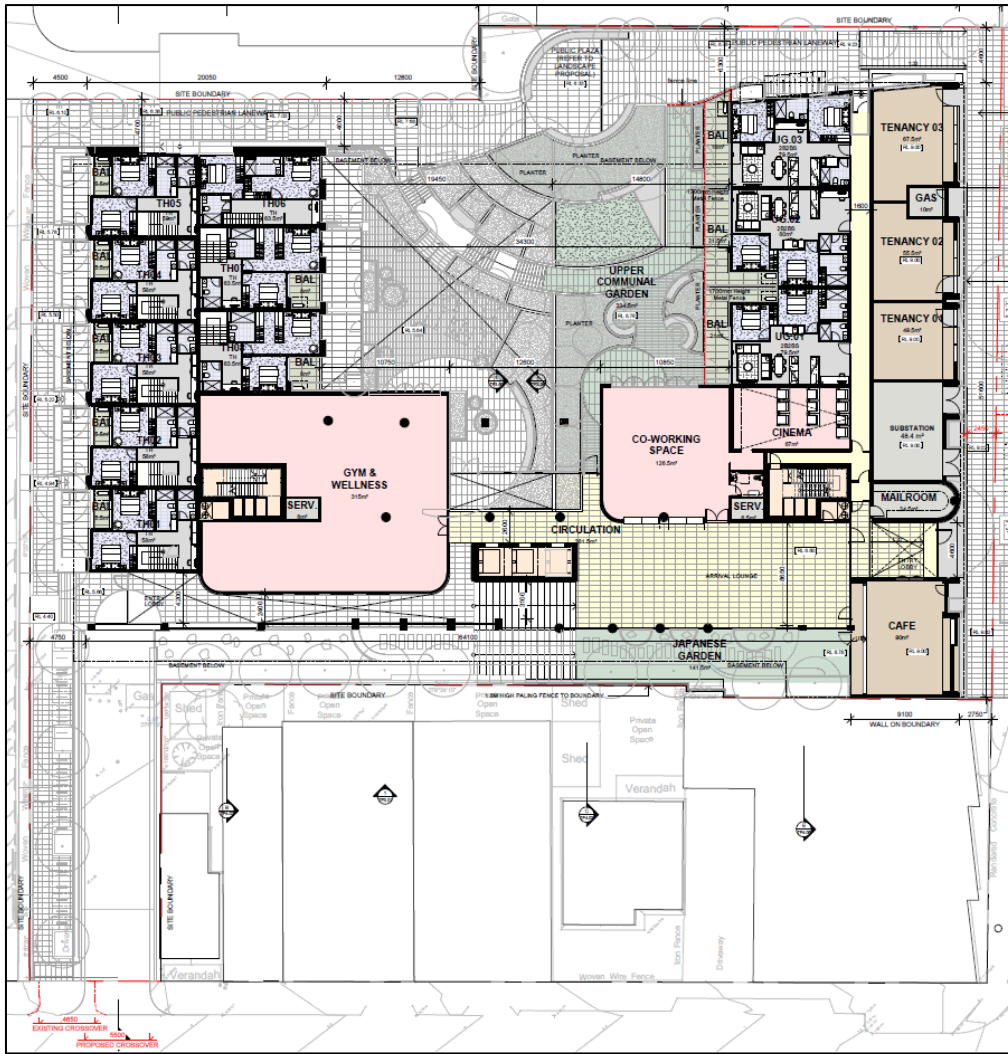
View from Boundary Road looking north



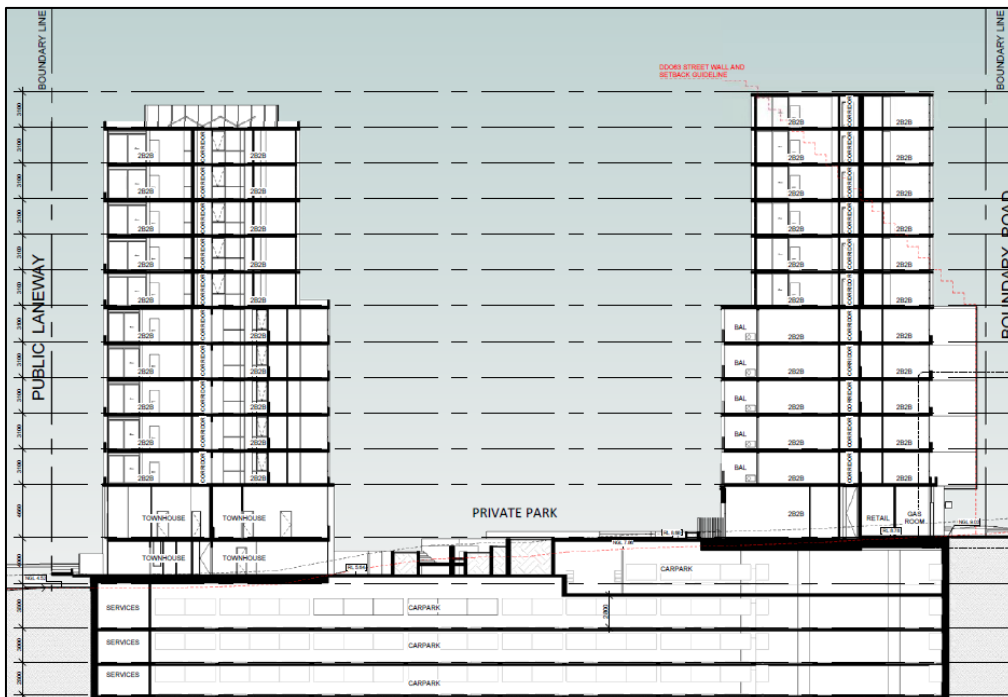
Internal view from within the central courtyard looking southwest



Ground floor plan



Section



4 STATUTORY CONTROLS

The following provisions of the Melbourne Planning Scheme apply to the application.

Planning Policy Framework	<p>Clause 11 – Settlement</p> <p>Clause 13 – Environmental Risks and Amenity</p> <p>Clause 15 – Built Environment and Heritage</p> <p>Clause 16 – Housing</p> <p>Clause 17 – Economic Development</p> <p>Clause 18 – Transport</p> <p>Clause 19 – Infrastructure</p>
Municipal Strategic Statement	<p>Clause 21.02 – Municipal Profile</p> <p>Clause 21.03 – Vision</p> <p>Clause 21.04 – Settlement</p> <p>Clause 21.06 – Built Environment and Heritage</p> <p>Clause 21.07 – Housing</p> <p>Clause 21.08 – Economic Development</p> <p>Clause 21.09 – Transport</p> <p>Clause 21.10 – Infrastructure</p> <p>Clause 21.16 – Proposed Urban Renewal Areas (Arden-Macaulay)</p>
Local Planning Policies	<p>Clause 22.17 – Urban Design outside the Capital City Zone</p> <p>Clause 22.19 – Energy, Water and Waste Efficiency</p> <p>Clause 22.23 – Stormwater Management</p>

Statutory Controls	
<p>Clause 32.04</p> <p>Mixed Use Zone</p>	<p>No permit is required to use the land for dwellings, a food and drink premises with a leasable floor area less than 150m², and a shop (other than adult sex product shop) with a leasable floor area less than 150m². As such, the proposed land uses are Section 1 – permit not required.</p> <p>A permit is required to construct two or more dwellings on a lot and residential buildings. An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay</p> <p>Schedule 26 (noise attenuation)</p>	<p>A permit is required for buildings and works associated with new, refurbished or converted developments for noise sensitive uses.</p> <p>The provisions of this schedule relate to building design and pre-construction noise measurement, and verification testing.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay</p> <p>Schedule 63-A7 (Macaulay Urban Renewal Area)</p>	<p>A permit is required to construct a building or construct or carry out works.</p> <p>The provisions of this schedule relate to building height, street wall height, upper level setbacks, active street frontages, weather protection and façade treatments, connectivity and laneways, and heritage.</p>
<p>Clause 45.06</p>	<p>A permit may be granted to construct a building or construct and carry out works before a development contributions plan has been prepared to the satisfaction of the Responsible Authority if any of the following apply:</p>

<p>Development Contributions Plan Overlay Schedule 2</p>	<ul style="list-style-type: none"> • An agreement under Section 173 of the <i>Planning and Environment Act 1987</i> has been entered into with the Responsible Authority that makes provision for development contributions; • The permit contains a condition requiring an agreement under Section 173 of the <i>Planning and Environment Act 1987</i> that makes provision for development contributions to be entered into before the commencement of the development.
<p>Clause 45.03 Environmental Audit Overlay</p>	<p>Before a sensitive use (residential, childcare centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:</p> <ul style="list-style-type: none"> • A certificate of environmental audit must be issued for the land in accordance with Part IXD of the <i>Environment Protection Act 1970</i>, or • An environmental auditor appointed under the <i>Environment Protection Act 1970</i> must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Particular Provisions	
<p>Clause 52.06 Car Parking</p>	<p>The site is located within the Principal Public Transport Network, which has the following car parking requirements.</p> <p>Dwelling:</p> <ul style="list-style-type: none"> • 1 space to each one or two bedroom dwelling • 2 spaces to each three or more bedroom dwelling <p>Shop and food and drink premises:</p> <ul style="list-style-type: none"> • 3.5 spaces to each 100m² of leasable floor area <p>The development provides:</p> <ul style="list-style-type: none"> • 261 one and two bedroom dwellings • 12 three bedroom dwellings • 262.5m² retail floor space <p>The development generates a statutory requirement of 294 car parking spaces, including 285 spaces for the dwellings and 9 spaces for the retail units.</p> <p>The development provides 326 car parking spaces; an over supply of 41 spaces. As such, no permit is required under this clause.</p>
<p>Clause 52.29 Land Adjacent to a Road Zone Category 1</p>	<p>A permit is required to create or alter access to a road in a Road Zone Category 1.</p>
<p>Clause 52.34 Bicycle Facilities</p>	<p>The bicycle facilities requirements are set out below.</p> <p>Dwelling, in developments of four or more storeys:</p> <ul style="list-style-type: none"> • 1 resident space to each 5 dwellings • 1 visitor space to each 10 dwellings <p>Shop:</p> <ul style="list-style-type: none"> • 1 employee space for each 600m² of leasable floor area if the leasable floor area exceeds 1,000m²

	<ul style="list-style-type: none"> 1 shopper space to each 500m² of leasable floor area if the leasable floor area exceeds 1,000m² <p>Retail premises, including food and drink premises:</p> <ul style="list-style-type: none"> 1 employee space to each 300m² of leasable floor area 1 visitor space to each 500m² of leasable floor area <p>The development generates a statutory requirement of 82 bicycle parking spaces, including:</p> <ul style="list-style-type: none"> 55 spaces for residents and 27 spaces for visitors <p>The development provides 424 bicycle parking spaces; an oversupply of 342 spaces. As such, no permit is required under this clause.</p>
Clause 58 Apartment Developments	A development must meet all of the objectives and should meet all of the standards of this clause that apply to the application.

General Provisions	
Clause 72.01 Responsible Authority for this Planning Scheme	<p>The Minister for Planning is the responsible authority for this application as the gross floor area (GFA) of the development exceeds 25,000m².</p> <p>The Minister for Planning has informally referred the application to Melbourne City Council as an interested party, seeking Council's recommendation on the application, including recommended permit conditions.</p>
Clause 65 Decision Guidelines	The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause, which include the matters set out in Section 60 of the <i>Planning and Environment Act 1987</i> .
Clause 66.02 Use and Development Referrals	The Minister for Planning is responsible for referrals of the kind listed in Clause 66.02-11 (Integrated Public Transport Planning).
Clause 66.03 Referral of Permit Applications under other State Standard Provisions	The Minister for Planning is responsible for referrals of the kind listed in Clause 66.03 (Clause 52.29 Land Adjacent to a Road Zone Category 1 or a Public Acquisition Zone for a Road Zone Category 1).

5 PUBLIC NOTIFICATION

The Minister for Planning has formally notified Melbourne City Council of the application under section 52 of the Act. Council is afforded third party notice and appeal rights pursuant to Clause 32.04 (Mixed Use Zone) and Clause 43.02 (Design and Development Overlay Schedule 63-A7).

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 *Planning and Environment Act 1987*. It is the responsibility of DELWP on behalf of the Minister for Planning to administer public notice where required.

6 INTERNAL REFERRALS

6.1 Urban Design

The RFI response was referred to Urban Design who provided the following comments (summarised).

6.1.1 Urban structure and site layout

- The RFI response includes a complete reconfiguration of the building and pedestrian connections across the site, which are supported.
- The through block link adjoining the north boundary is activated by communal gardens and will attract pedestrians and provide for passive surveillance.
- The through block link adjoining the west boundary is activated by windows and balconies. A landscaped buffer delineates the public and private realms.
- It is important that the driveway and through block link adjoining the west boundary are adequately separated by a boundary wall and garage door or gate to ensure safety at the interface.
- The private path for residents adjoining the south boundary is supported.
- The U-shaped building and large central courtyard is supported as it increases the amenity and outlook of the dwellings and provides a more viable communal open space offering. However, the security gates between the northern through block link and the central courtyard limits public access and is not supported.

6.1.2 Building mass

- We are concerned with the building height to Boundary Road and the northern and western through block links, and recommend nine-storeys to these interfaces.

6.1.3 Public interfaces and design detail

- The six-storey street wall to Boundary Road should have a human scale, vertical grain, façade depth, contextual relevance and design quality. While brickwork has been included on the ground floor and portions of the first floor, the remainder of the street wall lacks the same level of design quality. Robust and high quality materials such as brickwork, textured concrete or masonry tiles are encouraged. This is particularly important given the industrial character of Macaulay.
- We support the ground floor detail that incorporates plinths, integrated seating and interesting fenestration.
- We support the different tints of precast concrete to the 'tower' element and acknowledge the pursuit of a fine grain composition across the wide street frontage.

6.2 Traffic Engineering

The RFI response was referred to Traffic Engineering who provided the following comments (summarised).

6.2.1 Car parking

- We have no objection to the provision of 326 car parking spaces. However, 294 spaces are recommended in keeping with the statutory requirements to encourage sustainable transport modes.
- All spaces, ramps, grades, transitions, accessways and height clearances must be designed generally in accordance with the Melbourne Planning Scheme or AS/NZS 2890.1:2004.
- A ramp grade of <1:10 should be provided for the first 5m from the site boundary.

- Pedestrian sight triangles of 2m x 2.5m must be provided at the exit from the car park.
- While this development on its own is not expected to have a significant traffic impact on the operation of the surrounding network, the cumulative impact of this and other developments will require the signalisation of the intersection at Boundary Road and Alfred Street. The developer should contribute to the cost of the signalisation intersection.
- A condition requiring a Road Safety Audit should be included on the planning permit.
- A note regarding on-street parking restrictions and resident parking permits should be included on the planning permit.

6.2.2 Motorcycle parking

- We encourage the provision of motorcycle parking at a rate of 1 motorcycle parking space per 50 car parking spaces to meet the likely demand. This equates to 6 spaces for the proposed development.

6.2.3 Bicycle parking

- We support the provision of 424 bicycle parking spaces, as it significantly exceeds statutory requirement of 82 spaces. The design and dimensions of the bicycle parking should comply with the relevant Australian Standards or Bicycle Network Guidelines.

6.2.4 Car share

- In 2015, Council approved a new car share policy that set a target of 2,000 on-street and off-street car share spaces within the municipality by 2021. Such an ambitious target was set because car share programs help reduce the number of privately owned cars on the road and in private car parks. Research suggests that each car share vehicle reduces each member's usage by 50% and the number of resident owned vehicles by 9%. In order to meet the likely demand, it is requested that several car share spaces are provided on-site.

6.2.5 Loading

- A Loading Management Plan must be prepared, specifying how the access/egress of loading vehicles is to be managed so that any conflicts are minimised. A dock manager should be employed, responsible for controlling the operation of the loading bay and unloading of goods.

6.3 Waste Engineering

The RFI response was referred to Waste Engineering who provided the following comments (summarised).

- The Waste Management Plan (WMP) by onemilegrid dated 15 July 2020 is unacceptable. The following items need to be addressed.
 - Council will collect residential waste only. Commercial waste must be collected by a private contractor.
 - The weekly generation rates for residential garbage and recycling are incorrect, they should be 26,220L per week.
 - The transfer route of bins through the car park is a safety issue that needs to be addressed in the Road Safety Audit.
 - The transfer route for residents to deposit hard waste is a safety issue that needs to be addressed in the Road Safety Audit.
 - The compactors are too close together, there should be a 500mm minimum clearance between the compactors.

- Swept path diagrams are required to clearly show the hook-lift vehicle aligning with each compactor.
- There should be a 1m minimum clearance to each side of the hook-lift vehicle when it is in the loading area to allow occupants to safely exit/enter the vehicle.
- Cross section diagrams are required to show the height clearances for waste vehicles from the entry to the collection points.
- Swept path diagrams are required for a MRV that will collect municipal hard waste, and the size of the vehicle that will provide commercial collections.
- The WMP should note that building management will present residential hard waste to the loading area.
- The bin lifters and their relocation position should be shown on the floor plans. Building management will be responsible for relocation of bin lifters.
- All internal bins are to be supplied by the developer.
- The WMP should be consistent with the floor plans and include the floor area of all retail units. Waste generation rates should correspond with the intended use of each tenancy.
- All commercial tenancies are required to have internal access to their bin storage area.
- Commercial bins must be stored separately to residential bins.
- The path of travel for commercial tenants to their bin storage area should be shown.

6.4 Civil Engineering

The application was referred to Civil Engineering who provided the following comments (summarised).

6.4.1 Comments

- Pursuant to the *Road Management Act 2004*, any works within the road reserve of Boundary Road, an arterial road, require the written consent of VicRoads, the Coordinating Road Authority. The 'road' is the reserve from building line to building line. The footpaths, nature strips and medians of such roads fall under the City of Melbourne's control. Subsequently, our conditions for works on the footpaths, nature strips and medians of arterial and municipal roads are listed below.
- All projections over the street alignment must conform to Building Regulations 2018, Part 6, Section 98 to 110 as appropriate. Reference can be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from the face/back of kerb.
- The internal roads should remain the responsibility of the land owner(s) in perpetuity. The City of Melbourne is unlikely to agree to the internal roads being made public.

6.4.2 Conditions

Detailed in full in the proposed permit wording at the end of this report:

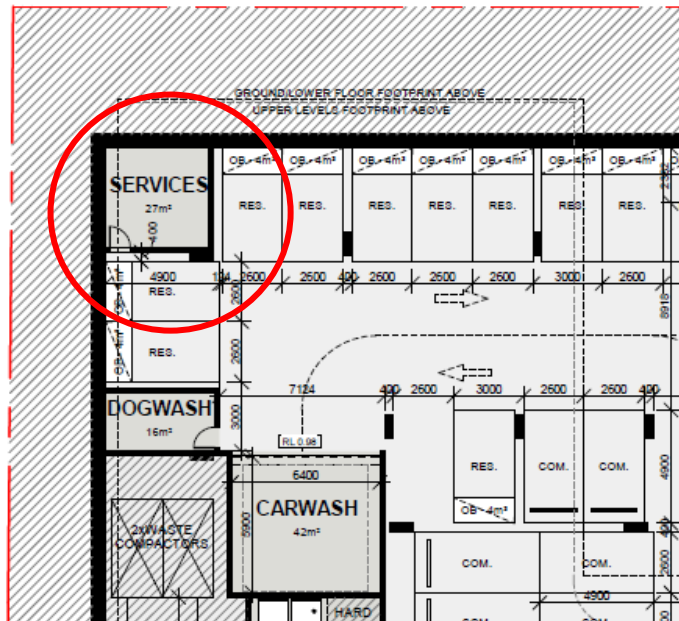
- Drainage of projections (PR.09)
- Drainage connection underground (DET.11)
- Demolish and construct access (AC.02)
- Roads
- Footpaths
- Street levels not to be altered without approval (AC.11)

- Street lighting not to be altered without approval (AC.12)
- Street furniture not to be altered without approval
- New street furniture (AC.14)
- Public lighting.

6.5 Land Survey

The RFI response was referred to Land Survey who provided the following comments (summarised).

- Access to one of the service areas is via a car parking space. The car parking space should be deleted or the service area relocated to ensure that access is via common property.



6.6 Urban Forest and Ecology

The RFI response was referred to Urban Forest and Ecology who provided the following comments (summarised).

6.6.1 Comments

- The plans show that all public trees on Boundary Road are to be retained and an additional tree plot is proposed.
- Pruning the public trees that currently overhang the boundary will be necessary. An assessment of the ongoing viability of the public trees that may require significant pruning will be carried out at the appropriate time. However, the retention of existing public trees and the provision of additional tree plots are a priority.
- The proposed bus stop may be within the tree protection zone of public tree asset 1290292 and this, along with any other civil works, will need to be determined at the submission of engineering drawings.
- The most negative impacts to public trees occur at demolition and construction stages when space constraints lead to increased pressure for removal or significant pruning. While the Melbourne Planning Scheme does not require applicants to consider how a building will be demolished and constructed, it is a factor for Council. The Tree Retention and Removal Policy supports the retention of public trees and minimal pruning.

6.6.2 Conditions

- Tree protection plan
- Tree protection zone
- Bank guarantee for public trees
- Removal and replacement of public trees

6.7 City Design

The RFI response was referred to City Design who provided the following comments (summarised):

- Works outside of the title boundary should be excluded from the architectural plans and landscape drawings to avoid confusion.
- Landscape Design Response (page 5/14 of the Landscape Report by Tract Pty Ltd dated 29 July 2020), this diagram is the basis for a more detailed proposal. We have the following queries:
 - 'Western interface' – the shade tolerant planting palette along the western interface is supported, but it is inconsistent with the notation referring to the Moonee Ponds Creek which should be deleted.
 - 'WSUD opportunities' – we query how the WSUD opportunities notation is developed in the remainder of the report.
- Ground Level Plan (page 6/14), we support the design response that includes a central courtyard where sunlight is mostly uninterrupted. We have the following comments:
 - 'Grading and universal access' – this space is split between two levels. Terracing and planter boxes take up the level changes. This generous central area provides a range of spaces and opportunities as well as visual amenity for the surrounding buildings. However, there does not appear to be universal access. The detailed design should ensure universal access and include play opportunities.
 - 'Northern laneway' – the through block link is 4.8m to 4m wide. We request a review of the functional and horticultural practicality of the reduction in the width to 3m to 2.5m by in-ground planting (page 8/14).
- Roof Level Plan (page 7/14), the potential play space notation is unclear. We support the inclusion of a play space and request confirmation of the inclusion or otherwise.
- The detailed drawings of the balcony planters have been removed from the Landscape Report and included in the architectural plans. However, further information is required regarding the design, height and volume of the balcony planters.

6.8 ESD and Green Infrastructure

The RFI response was referred to ESD and Green Infrastructure who provided the following comments (summarised).

6.8.1 General comments

- The ESD targets meet the minimum requirements of Clause 22.19 (Energy, Water and Waste Efficiency).
- The development can demonstrate the design potential to achieve 5 Star Green Star Design and As-Built performance with amendments.

6.8.2 Green Star pathway

- The Green Star pathway targets 60.5 points for a 5 Star rating. This approach is insufficiently conservative to achieve a 5 Star rating in practice. Additional points should be targeted to provide contingency for design changes.
- Preliminary Green Star calculators and any modelling (daylight etc.) used to calculate predicted points should be included in the appendices.

6.8.3 Energy

- The energy targets are reflective of minimum practice for similar building typologies in the City of Melbourne. The minimum average 6.5 star NatHERS target is less than other comparable developments in the immediate neighbourhood. An average 7-7.5 star NatHERS with a minimum of 6 stars is encouraged.

6.8.4 Renewable energy

- The development includes 30kW of solar PV capacity.

6.8.5 Green infrastructure and landscaping

- The development contains an attractive mix of ground level on-structure landscaping, communal terrace gardens and green roofs; however all of these elements require additional information to assess their viability.
- Conditions requiring a complete Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Specification are recommended.
- It is suggested that the development incorporate benchmarking of the green infrastructure by voluntary use of the City of Melbourne's Green Factor tool.

6.8.6 Transport

- The transport response is good, with bicycle parking in line with best practice
- The development also targets Green Star credit 17B.3, Low Emissions Vehicle Infrastructure. 5% of the car parking spaces will be provided with a General Purpose Outlet (GPO) for electric vehicle charging. The ESD report must be updated to include a minimum 32A electric vehicle charging circuit to enable the future installation of fast charge units.

6.8.7 Stormwater management

- The ESD report provides an appropriately detailed MUSIC modelling report as an appendix, including all assumptions and inputs.

7 ASSESSMENT

The key issues in the assessment of the application are:

- Urban design and built form, including an assessment against the design objectives and built form controls in DDO63-A7.
- Equitable development and amenity impacts.
- Clause 58 (BADS) and internal amenity.
- Parking, loading, traffic and waste.
- Environmentally sustainable design.
- Affordable housing.
- Potentially contaminated land.
- Aboriginal cultural heritage.

- Other matters, including DDO26, DCPO2 and the Road Zone Category 1.

7.1 Built form

7.1.1 DDO63-A7

The site is affected by Design and Development Overlay Schedule 63 Area 7 (DDO63-A7).

DDO63 has the following design objectives:

- *To create a compact, high density, predominantly mid-rise, 6 – 12 storey walkable neighbourhood that steps down at the interface with low scale surrounding established residential neighbourhoods.*
- *To provide for higher development that delivers identified demonstrable benefits on large sites that do not interface with the low scale surrounding established residential neighbourhoods.*
- *To create urban streetscapes that are defined by a generally consistent plane of building facades that enclose streets but allow daylight and sunlight to penetrate to the streets and lower building levels.*
- *To ensure that built form elements above the street wall are visually recessive and do not contribute to visual bulk.*
- *To encourage the ground floor of buildings to be designed so that they can be used for a variety of uses over time.*

An assessment against the building height and built form outcomes in Tables 1 and 2 to DDO63 is provided in the table below.

Area	Preferred maximum height	Absolute maximum height	Built form outcomes
A7	9 storeys	12 storeys	<p>Deliver a scale of development that provides street definition and a pedestrian friendly scale.</p> <p>Deliver a scale of development that provides appropriate access to sunlight and daylight.</p> <p>Provide limited opportunities for taller buildings that deliver significant public realm outcomes.</p>
All areas			<p>Ensure laneways have appropriate levels of access to daylight and sunlight.</p> <p>Deliver developments that maximise surveillance of public and communal areas and nearby creek environs.</p> <p>Deliver a scale of development setback from the Moonee Ponds Creek environs, which responds to the creek/ public space conditions and provision of public thoroughfares in the public and private domain adjacent to the creek, as appropriate.</p> <p>Where development responds to flood risk by providing ramp structures or other flood mitigation measures, high quality urban design outcomes must be provided at the building and public interfaces.</p>
<p>Assessment:</p> <p>DDO63 states that development should not exceed the preferred maximum height. Development that exceeds the preferred maximum height must demonstrate each of the following:</p> <ul style="list-style-type: none"> • A demonstrable benefit to the broader community that includes amongst others: <ul style="list-style-type: none"> - Exceptional design quality. 			

- A positive contribution to the public realm.
- High quality pedestrian links where needed.
- Good solar access to the public realm.

A permit cannot be granted to exceed the absolute maximum height (except in Area 5).

The proposed development is twelve-storeys. It has a six-storey street wall to Boundary Road. The upper levels are setback 4.6m to 3.9m from the street frontage having regard to the angled boundary. The development is setback 4.3m to 4.5m from the north boundary to provide for the open-to-sky through block link. The upper levels are setback 5.9m to 4.8m from the south boundary having regard to the irregular boundary.

The massing approach to Boundary Road is considered acceptable for the following reasons:

- Boundary Road has a 21m wide road reserve and is a Road Zone Category 1. The siting and massing of the development provides an acceptable street edge and human scale to this road.
- The development does not unreasonably enclose or overshadow Boundary Road having regard to its width and north-south alignment.
- There are no fine-grain low-scale residential properties directly opposite. On the opposite side of Boundary Road, 164-170 Boundary Road is developed with a complex of one and two-storey hostel buildings currently occupied by the Salvation Army Open Door. 146 Boundary Road is currently vacant. Planning Permit TP-2016-812 allows construction of four three-storey dwellings.
- The properties to the south are not considered to be a low-scale established residential neighbourhood. These properties are located within the Mixed Use Zone and include two dwellings, a workshop, warehouse and substation.
- The upper levels are setback from the street frontage and side boundaries so as not to result in visual bulk or a continuous street wall, including a 4.3m setback from the north boundary for the through block link.
- The front elevation is only one vantage point. When viewed from the north (looking south along Boundary Road), the U-shaped building envelope will be visible. When viewed from the south (looking north along Boundary Road or from Alfred Street), the twelve-storey building will sit behind the one and two-storey buildings fronting Alfred Street and be setback 5.9m to 4.5m from the shared boundary, excluding the 12.1m long x 15.7m high wall on the south boundary adjoining the street frontage. From this vantage point, the building height steps-down with the fall of the land from east to west and the south elevation is articulated by four vertical concrete framing elements in natural and red tones.
- The development is appropriately articulated on all elevations to moderate the perceived bulk and mass.
- This is a large site that can accommodate higher density development and provide demonstrable benefits to the broader community, as set out below.
- The development satisfies the criteria for demonstrable benefits to the broader community to justify the absolute maximum height. The demonstrable benefits include:
 - The ground floor is setback 3.7m to 2.8m from Boundary Road to widen the footpath.
 - A 4m wide (approx.) through block link adjoining the north boundary. This open-to-sky pedestrian connection is unencumbered by built form above and below ground and is proposed to be transferred to Council. It will provide a future connection to the adjoining development at 68-102 Alfred Street, 87-105 Racecourse Road, 103 Alfred Street and the Crown Land to the west.
 - A 1.8m wide (approx.) through block link adjoining the west boundary. This open-to-sky pedestrian connection is unencumbered by built form above and below ground and is proposed to be transferred to Council. It will provide a future connection to the adjoining development and a footpath on the east side of the extension of Plessey Lane. This is discussed further in section 7.2.3 of this report.
 - The development has 55.5% site coverage (above ground), which is uncommon for large sites in urban renewal areas. This site coverage provides high quality open space and

landscaping opportunities; public realm, including two through block links; internal amenity; and equitable development.

- The development has four retail units along Boundary Road to contribute to the mixed-use neighbourhood.
- The development provides a range of high quality indoor and outdoor communal areas for residents and visitors with a total of 808.5m² indoor space (cinema, co-working, gym and wellness, dining and lounge, and games arcade) and 1,196m² outdoor space (Japanese garden, communal garden and rooftop terrace).
- An affordable housing offer that gives maximum flexibility to a registered housing agency. The offer is: 2% of the total number of dwellings (5 dwellings) transferred to a registered housing agency for nil consideration; or 6% of the total number of dwellings (16 dwellings) managed by a registered housing agency for nil consideration; or 6% of the total number of dwellings (16 dwellings) sold to a registered housing agency with a market discount.

In relation to the 'all areas' provision, the site does not adjoin any existing laneways or the Moonee Ponds Creek.

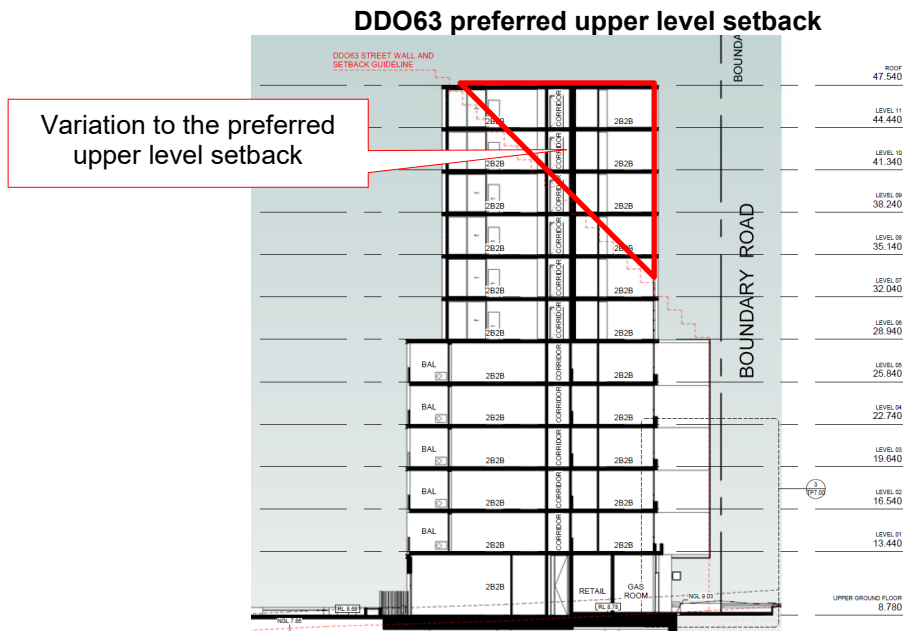
An assessment against the street wall height and upper level setbacks in DDO63 is provided below.

Interface type shown on Map 1	Mandatory street wall height Preferred upper level setback
20m and 30m wide renewal street (Boundary Road)	Development at the frontage must not exceed a height of 6 storeys. Development above the street wall should be setback 1m for every metre of height above 20m.

Assessment:

The street wall is six-storeys and complies with the mandatory street wall height.

The upper levels are setback 4.6m to 3.9m having regard to the angled boundary, which is variation to the preferred upper level setback of 1m for every metre of height above 20m, as shown below.

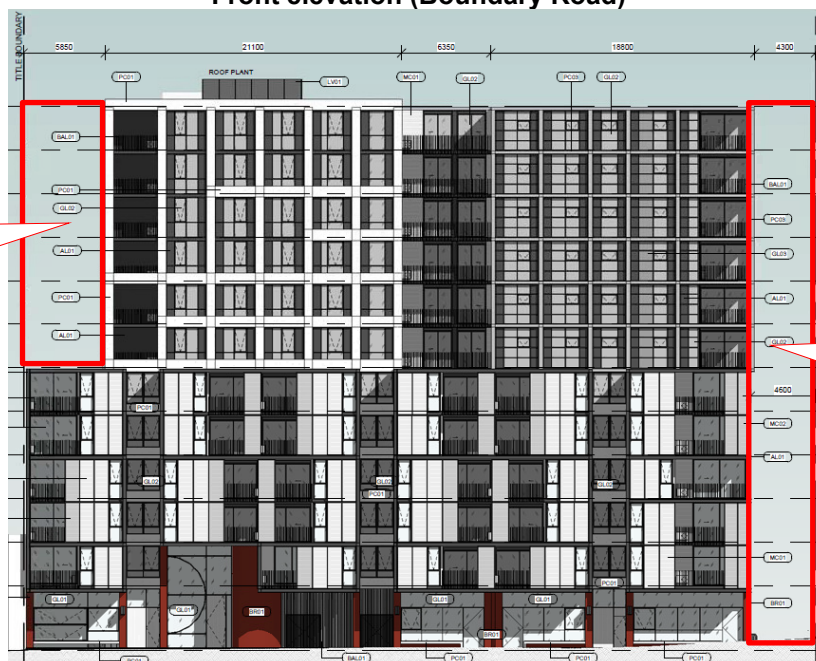


The variation to the preferred upper level setback is considered acceptable for the same reasons as those provided in the table above, including:

- Boundary Road has a 21m wide road reserve and is a Road Zone Category 1. The siting and massing of the development provides an acceptable street edge and human scale to this road.

- The development does not unreasonably enclose or overshadow Boundary Road having regard to its width and north-south alignment.
- There are no fine-grain low-scale residential properties directly opposite.
- The upper levels are setback from the street frontage and side boundaries so not to result in visual bulk or a continuous street wall (see image overleaf).
- The front elevation is only one vantage point. When viewed from the north, the U-shaped building envelope will be visible. When viewed from the south, the twelve-storey building will sit behind the one and two-storey buildings fronting Alfred Street and be setback 5.9m to 4.5m from the shared boundary, excluding the 12.1m long x 15.7m high wall on the south boundary adjoining the street frontage. From this vantage point, the building height steps-down with the fall of the land from east to west and the south elevation is articulated by four vertical concrete framing elements in natural and red tones (see renders in section 3.3 of this report).
- The development is appropriately articulated on all elevations to moderate the perceived bulk and mass.

Front elevation (Boundary Road)



5.9m setback from the south boundary

4.3m (minimum) setback from the north boundary

Laneway provisions

Table 3 to DDO63 states that development along a laneway must not exceed a street wall height of three-storeys. Development above the street wall should be setback 4m. In addition, development on the north side of an east-west laneway should be setback 1m for every metre of height above the preferred maximum.

The laneway provisions on pages 6 and 7 of DDO63 differ from those in Table 3 to DDO63 and state that development along new and existing laneways and pedestrian connections must comply with the laneway controls in Table 3.

As such, there is some confusion regarding the laneway controls and whether they apply to:

- existing laneways, or
- the laneways identified in Map 1 to DDO63, or
- new and existing laneways and pedestrian connections.

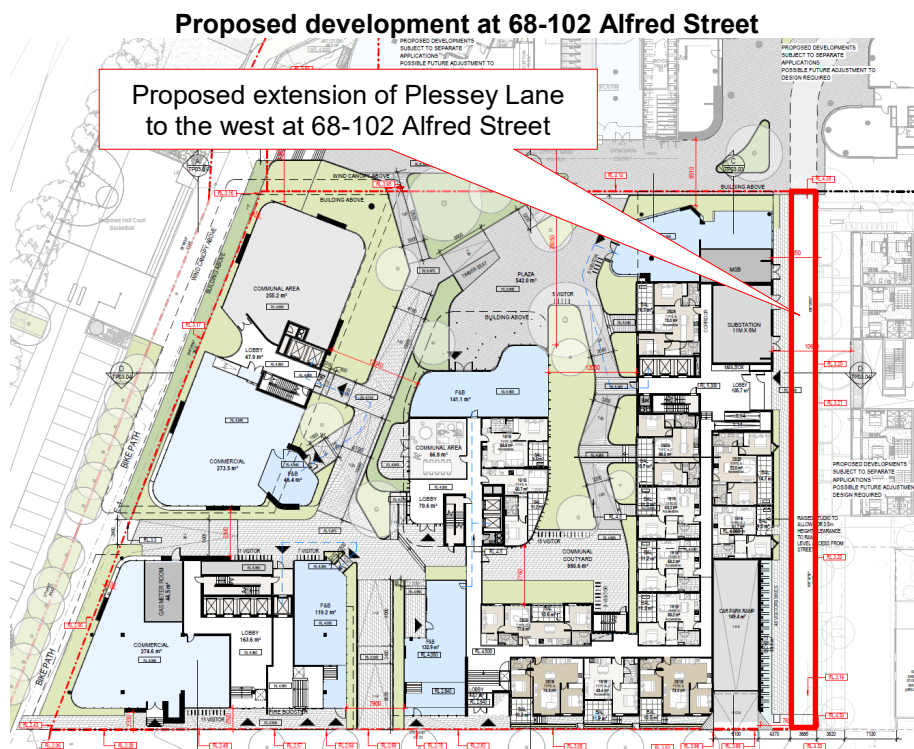
This is one of the matters in dispute before the Tribunal in P137/2020 for Ministerial Planning Application PA1900705 (Council Ref. TPM-2019-28) at 59-101 Alfred Street, North Melbourne.

Existing laneways and pedestrian connections

The subject site does not adjoin any existing laneways or pedestrian connections.

New laneways

The subject site adjoins a proposed laneway at 68-102 Alfred Street. The adjoining development at 68-102 Alfred Street in Ministerial Planning Application PA1900619 (Council Ref. TPM-2020-1) includes the extension of Plessey Lane along the west boundary of the subject site. It is noted that this laneway extension is not identified in Map 1 to DDO63.



The proposed development at 139-149 Boundary Road (subject site) includes a 1.8m wide (approx.) through block link adjoining the west boundary to provide rear access from Alfred Street and complement the proposed extension of Plessey Lane at 68-102 Alfred Street.

The built form adjoining the proposed laneway complies with the mandatory street wall height and requires a variation to the preferred upper level setback. The development is setback 2.7m (approx.) from the proposed laneway, including the carriageway at 68-102 Alfred Street and the footpath on the east side of the carriageway at 139-149 Boundary Road, as such there is no 'street wall'. A variation to the preferred upper level setback of 1.3m is considered acceptable having regard to the north-south alignment of the proposed laneway, and the road reserve and building separation that these distances would provide if they were mirrored at 68-102 Alfred Street i.e.:

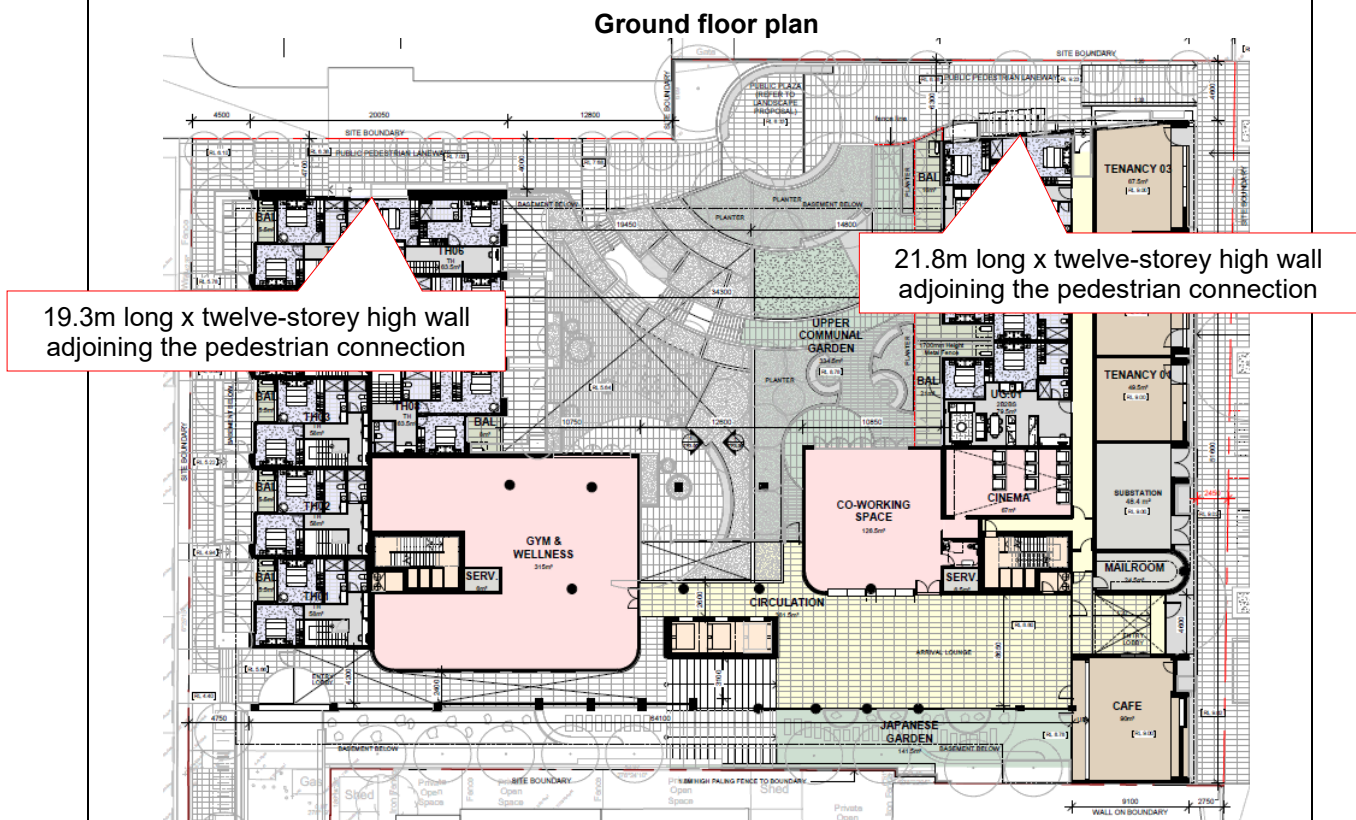
- A 3.7m wide carriageway, plus
- A 1.8m wide footpath on both sides, plus
- A 2.7m building setback on both sides, provides
- A 7.3m wide road reserve and a 12.7m building separation.

A 12.7m separation between twelve-storey buildings would: provide an acceptable streetscape; allow daylight and sunlight to penetrate the laneway and the lower levels of the buildings; ensure adequate outlook; and limit direct views.

New pedestrian connections

The proposed development includes a 4m wide (approx.) through block link adjoining the north boundary. However, it is considered that the laneway controls in DDO63, i.e. the mandatory street wall height and preferred upper level setback, should not be applied to new pedestrian connections. Nonetheless, it is important to assess the impact of the built form on the public realm.

In this instance, the U-shaped building provides a large central courtyard adjoining the pedestrian connection that provides a sense of openness as well as activation and passive surveillance. The twelve-storey built form adjoining the through block link is acceptable given it is limited in length to 21.8m and 19.3m.



Active street frontages

DDO63 encourages an active and physically connected street frontage at ground level.

The development satisfies this requirement by providing a residential entry and four retail units to Boundary Road with multiple entrances and glazed shopfronts.

Weather protection and façade treatment

The weather protection provisions in DDO63 do not apply to the site as Boundary Road is not identified on Map 2.

DDO63 encourages façade articulation to express a fine grain and modulation that assists in reducing the visual dominance of buildings and wide street frontages.

The site has 56.3m frontage to Boundary Road. The building mass and façade articulation is broken-up to express a fine grain and reduce the visual bulk by:

- A 4.6m to 3.9m upper level setback from the street frontage.
- A 4.3m minimum setback from the north boundary (side).
- A 5.9m upper level setback from the south boundary (side).

- Three 2.4m wide x 3.8m deep insets within the 'podium' element.
- Windows and balconies in a grid pattern that create a series of geometric volumes.
- Red brick on the ground floor, black metal cladding to the 'podium' element, and two concrete finishes to the 'tower' element (a light natural tone to the southern half and a darker grey tone to the northern half).

Connectivity and laneways

DDO63 encourages development that provides a fine grain system of laneways and pedestrian connections that are:

- Publicly accessible;
- Safe, direct and attractive; and
- Aligned with other lanes or pedestrian connections to provide direct through routes.

The development includes two new pedestrian connections:

- A 4m wide (approx.) through block link adjoining the north boundary.
- A 1.8m wide (approx.) through block link adjoining the west boundary.

The pedestrian connections are open-to-sky, safe, direct, attractive and aligned with the approved and proposed connections at 68-102 Alfred Street, 87-105 Racecourse Road, 103 Alfred Street and the Crown Land to the west.

The east-west pedestrian connection adjoining the north boundary will meet with the north-south extension of Plessey Lane adjoining the west boundary, if the laneway extension is approved as part of the neighbouring development. This arrangement is acceptable as Plessey Lane will be one-way and is expected to carry a low volume of traffic through a pedestrian priority environment. The new laneway(s) and pedestrian connections on the subject site and adjoining properties will be subject to plans and specifications first approved by Engineering Services, which will carefully consider their integration, including road width, levels, interfaces and surface treatments to ensure a cohesive network through the urban renewal area.

Heritage

The heritage provisions in DDO63 do not apply to the site as there are no adjoining heritage buildings located within the Heritage Overlay.

7.1.2 Clause 22.17 Urban Design outside the Capital City Zone

Context and building height and scale

Clause 22.17 encourages site responsive development, acknowledging that any development is part of a larger setting and each setting is different. It is policy that building scale is considered in terms of building location and alignment, subdivision pattern and human scale. In areas where a desire for built form change has been identified, the scale of development is encouraged to respond to the preferred built form in terms of its overall dimensions and individual elements.

The site is located within the 'Arden-Macaulay Urban Renewal Precinct', which is identified for built form change and higher density development as set out in Clause 21.16 (Proposed Urban Renewal Areas) and DDO63. An assessment against the maximum building height, mandatory street wall heights and preferred upper level setbacks is provided in section 7.1.1 of this report.

Building bulk

This policy is consistent with the 'façade treatment' provision in DDO63 and has been assessed in section 7.1.1 of this report.

Fronts and backs of buildings and street level frontages

It is policy that building design acknowledges local access patterns, gives prominence to principal streets and provides ground level interest through a direct relationship of entries, shopfronts, and doors and windows.

The development achieves this by providing parking, loading and servicing in the basement accessed via Alfred Street and active frontages to Boundary Road and the through block links along the north and west boundaries.

Building tops

The building services are appropriately setback from the edges of the building and screened.

Visible facades and blank walls

All elevations are articulated to avoid blank walls.

Pedestrian connections and vehicle access

This policy is consistent with the 'connectivity and laneways' provision in DDO63 and has been assessed in section 7.1.1 of this report.

Building alcoves and projections

There are no alcoves and the development does not project beyond the title boundary.

Weather protection

The Wind Impact Assessment by Vipac Engineers and Scientists Limited dated 14 July 2020 concludes that:

- The wind conditions along Boundary Road are expected to achieve walking criterion.
- The residential entry and retail frontages along Boundary Road are expected to achieve standing criterion.
- The central courtyard is expected to achieve walking criterion without landscaping.
- The rooftop is expected to achieve walking criterion with landscaping.

However, no wind tunnel testing has been carried out and the wind effects and comfort criterion used by Vipac is different to that commonly used by Council (as set out at DDO10). As such, a condition requiring an amended wind impact assessment is recommended.

It is policy that new developments provide weather protection where it is an established pattern. While there is no established pattern of weather protection along Boundary Road, the 3.7m to 2.8m setback at ground floor provides a recess that allows for footpath widening and weather protection.

Landscaping

Landscaping opportunities are provided at ground level, including the central courtyard and setbacks along the side and rear boundaries, as well as the balconies and rooftop terrace. Conditions requiring a complete Landscape Package, Landscape Maintenance Plan and Irrigation Performance Specification are recommended.

Access and safety in public spaces

It is policy that public spaces are safe and accessible for people with disabilities. Active uses should abut public spaces to increase use, interest and the perception of safety.

The development includes two through block links along the north and west boundaries that are activated by the dwelling entries, windows and balconies. The pedestrian connections will be subject to plans and specifications to the satisfaction of Engineering Services and will provide universal access as far as practicable, noting that the land slopes approximately 4m from east to west.

7.2 Equitable development and amenity impacts

The adopted policies encourage development that considers the development potential of adjoining sites. Clause 22.17 (Urban Design outside the Capital City Zone) states that in areas where a desire for built form change has been identified, new buildings and works should consider the potential for other development to occur in the immediate environment and respect the ability for surrounding sites to be at least equally developed.

7.2.1 155-161 Boundary Road

To the north, 155-161 Boundary Road is developed with a two-storey commercial building currently occupied by Southern Cross Education Institute. The building is built to the shared boundary and there is no relevant planning history for this site.

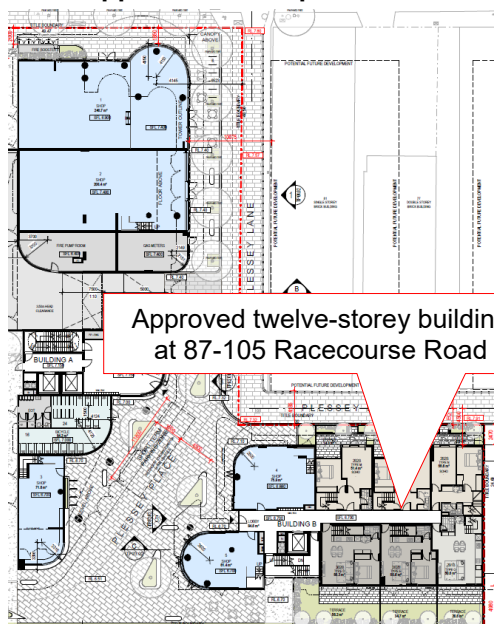
The proposed development is setback 4.6m to 6.4m (minimum) from the shared boundary, which provides for the equitable development of the adjoining property. Any future development at 155-161 Boundary Road will also benefit from the central courtyard at the subject site, in terms of outlook and daylight to any south-facing dwellings.

7.2.2 87-105 Racecourse Road

To the northwest, 87-105 Racecourse Road is being developed in accordance with Planning Permit Nos. TP-2018-770 and TP-2019-196, which together allow construction of two multi-storey mixed-use buildings. Building B adjoins the subject site and is twelve-storeys. Ground floor and level 1 are setback 5m from the shared boundary, levels 2 to 8 are setback 4.5m, and levels 9 to 11 are setback 6m. It is noted that plans to satisfy condition 1 of the respective permits have not yet been endorsed.

The proposed development is setback 4.5m from the shared boundary, which provides a 9m (minimum) building separation. A 9m separation between the twelve-storey buildings is considered acceptable given the size, shape and juxtaposition of the properties, and the U-shaped building at the subject site. Building B at 87-105 Racecourse Road will benefit from the central courtyard at the subject site, in terms of outlook and daylight to the south-facing dwellings.

Approved development at 87-105 Racecourse Road (advertised documents)



Ground floor



Building B east elevation

7.2.3 68-102 Alfred Street

To the west, 68-102 Alfred Street is developed with a two-storey warehouse and office currently occupied by Melbourne Pathology Training Centre.

Ministerial Planning Application PA1900619 (Council Ref. TPM-2020-1) has been submitted for construction of multiple multi-storey mixed-use buildings. This development forms Stage 3 of the broader development of 68-102 Alfred Street, 87-105 Racecourse Road, 103 Alfred Street and the Crown Land to the west. The permit applicant has lodged an application for review of Stage 3 under Section 79 of the *Planning and Environment Act 1987* (failure to determine). This application is under assessment and will be presented to the Future Melbourne Committee in due course.

As discussed in section 7.1.1 of this report, the proposed development at 68-102 Alfred Street includes the extension of Plessey Lane along the west boundary of the subject site. The carriageway is approximately 3.8m wide. There is a 1.2m wide footpath and a 1.2m wide strip of land for landscaping and outward opening doors on the west side of the carriageway. Building D is opposite the subject site and is twelve-storeys setback 6m from the shared boundary, excluding the angled windows.

The proposed development at the subject site is twelve-storeys setback 4.5m to 4.9m from the shared boundary, which provides a 10.5m (minimum) building separation. A 10.5m separation between the twelve-storey buildings provides acceptable outlook, privacy and daylight to the dwellings across the north-south laneway.

This is not to say that the proposed development at 68-102 Alfred Street, namely Building D and the extension of Plessey Lane is acceptable. An assessment of the built form and public realm will be provided for the corresponding application.

Proposed development at 68-102 Alfred Street (advertised documents)



7.2.4 127-137 Boundary Road and the adjoining properties to the south

To the south, 127-137 Boundary Road is developed with a two-storey commercial building built to the shared boundary.

Also to the south:

- 50 Alfred Street contains a single-storey dwelling.
- 54 Alfred Street contains a single-storey workshop.
- 56 Alfred Street contains a single-storey warehouse.
- 60 Alfred Street contains a single-storey substation.
- 62 Alfred Street contains a single-storey dwelling.

The proposed development has a 12.1m long x 15.7m high wall on the south boundary adjoining the street frontage and 127-137 Boundary Road. The upper levels are setback 5.9m to 5.7m from the shared boundary.

The remainder of the development is setback 4.8m to 4.5m from the south boundary and the adjoining properties at 50 to 62 Alfred Street, which provides for the equitable development of the adjoining properties in the event that they are consolidated and redeveloped.

In relation to amenity impacts to the existing dwellings at 50 and 62 Alfred Street, these properties have small backyards that are enclosed and overshadowed by the existing built form. The proposed development will reduce the wall on the boundary and will not have an unreasonable impact on the amenity of the adjoining properties having regard to the daylight, sunlight and outlook that they currently receive and can reasonably expect in an urban renewal area adjoining a large site such as this. A condition is recommended requiring any south-facing dwellings with direct views into the habitable room windows and secluded private open space of 50 and 62 Alfred Street to be screened with horizontal louvers that allow outward and upward views but limit downward views into the adjoining properties.

7.3 Clause 58 and internal amenity

The development provides a high level of internal amenity for the dwellings. Variations to the objectives and standards of Clause 58 are discussed below.

Standard D11 – Access

Standard D11 requires that the width of accessways does not exceed 40% of the street frontage, if the street frontage is less than 20m.

The site has a 10.9m frontage to Alfred Street. The proposed accessway is 5.5m wide (50.4%). A variation of 1.1m (10.4%) is acceptable having regard to the width of the existing accessway on Alfred Street (4.7m or 43.1%) and that the existing accessway on Boundary Road will be closed, reducing the number of accessways from two to one.

Standard D19 – Private open space

Standard D19 requires a dwelling with a balcony to have the minimum area and dimension specified in Table D5 and convenient access from a living room. If a heating or cooling unit is located on the balcony, an additional 1.5m² should be provided.

Table D5 – Balcony size

Dwelling size	Minimum area	Minimum dimension
1 bedroom	8m ²	1.8m
2 bedroom	8m ²	2m
3 or more bedroom	12m ²	2.4m

Minor variations are required for the balcony dimensions of Dwelling Types 12, 15 and 16, which are considered acceptable given the size of the balconies and the communal outdoor areas.

Standard D21 – Common property

Standard D21 requires that common property be functional and capable of efficient management.

As set out in section 6.5 of this report, access to one of the service areas is via a car parking space. A condition is recommended requiring the car parking space to be deleted or the service area relocated to ensure that access is via common property.

Standard D23 – Waste and recycling

Standard D23 requires, amongst other things, that waste and recycling management facilities be designed and managed in accordance with a WMP approved by the responsible authority and:

- Be designed to meet the best practice guidelines for residential development adopted by Sustainability Victoria.
- Protect public health, residential amenity and adjoining properties from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

As set out in section 6.3 of this report, the WMP by onemilegrid dated 15 July 2020 is unacceptable. A condition is recommended requiring an amended WMP to address the items raised.

Standard D27 – Natural ventilation

Standard D27 requires at least 40% of dwellings to provide cross ventilation with a maximum breeze path of 18m, a minimum breeze path of 5m and openings with the same area.

22% of dwellings are cross ventilated in accordance with the standard. A variation of 18% is acceptable having regard to the design response and the doors and windows that maximise natural ventilation as much as practicable.

7.4 Parking, loading, traffic and waste

7.4.1 Car parking provision

The development provides:

- 261 one and two bedroom dwellings
- 12 three bedroom dwellings
- 262.5m² retail floor space

The development generates a statutory requirement of 294 car parking spaces, including 285 spaces for the dwellings and 9 spaces for the retail units.

The development provides 326 car parking spaces; an over supply of 41 spaces. As such, no permit is required under Clause 52.06 (Car Parking).

As set out in section 6.1.2 of this report, Engineering Services did not object to the access and layout of the car park or the traffic generated by the development and the impact on the surrounding roads.

The Department of Transport is a determining referral authority for the application and is responsible for conditions regarding the signalised intersection at Boundary Road and Alfred Street.

The Minister for Planning is responsible for referrals of the kind listed in Clause 66.03 (Clause 52.29 Land Adjacent to a Road Zone Category 1 or a Public Acquisition Zone for a Road Zone Category 1).

7.4.2 Bicycle parking provision

The development generates a statutory requirement of 82 bicycle parking spaces, including 55 spaces for residents and 27 spaces for visitors. No bicycle parking spaces or facilities are required for the retail units.

The development provides 424 bicycle parking spaces; an oversupply of 342 spaces. As such, no permit is required under Clause 52.34 (Bicycle Facilities).

362 spaces are located within the car park and will be allocated to residents. 62 spaces are located at ground level and will be allocated to visitors. However, some spaces appear to be shown on Boundary Road and will be subject to a separate assessment by Engineering Services. A condition is recommended requiring all works outside of the title boundary, other than the accessways, to be deleted from the architectural plans and landscape drawings to avoid confusion.

7.4.3 Motorcycle parking provision

While not a requirement of the Melbourne Planning Scheme, Engineering Services encourage the provision of motorcycle parking at a rate of 1 motorcycle parking space per 50 car parking spaces to meet the likely demand. This equates to 6 spaces for the proposed development.

The development does not provide dedicated motorcycle parking. However, the car parking spaces within the basement can also be used by motorcycles.

7.4.4 Loading and unloading

Clause 65.01 (Approval of an Application or Plan) requires consideration of the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

A 6.1m x 9.8m loading zone is provided on basement level 1. Engineering Services has recommended standard conditions should be permit be issued.

7.4.5 Waste storage and collection

As set out in sections 6.3 and 7.3 of this report under 'Standard D23' the WMP by onemilegrid dated 15 July 2020 is unacceptable. A condition is recommended requiring an amended WMP to address the items raised.

7.5 Environmentally sustainable design

Clause 22.19 (Energy, Water and Waste Efficiency) requires applications for buildings over 2,000m² GFA to demonstrate that the building has the preliminary design potential to achieve the performance measures set out in Clause 22.19-5.

Clause 22.19-5 requires residential developments over 5,000m² GFA and retail premises up to 2,000m² GFA achieve:

- 1 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Multi Unit Residential rating tool or equivalent.
- 5 star rating under a current version of the Green Building Council of Australia's Green Star – Multi Unit Residential rating tool or equivalent.
- 5 points for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Retail rating tool or equivalent.

As set out in section 6.8 of this report, the targets in the Sustainable Management Plan by Ark Resources dated 29 July 2020 meet the minimum requirements of Clause 22.19. However, a condition requiring an amended Sustainable Management Plan is recommended to address the items raised and ensure the development achieves a 5 Star Green Star Design and As-Built performance.

The Sustainable Management Plan by Ark Resources dated 29 July 2020 meets the requirements of Clause 22.23 (Stormwater Management).

7.6 Affordable housing

The application includes an affordable housing contribution of:

- 2% of the total number of dwellings (5 dwellings) transferred to a registered housing agency for nil consideration, or
- 6% of the total number of dwellings (16 dwellings) managed by a registered housing agency for nil consideration, or
- 6% of the total number of dwellings (16 dwellings) sold to a registered housing agency with a market discount.

The *Planning and Environment Act 1987* defines 'affordable housing' as housing, including social housing that is appropriate for the housing needs of any of the following:

- Very low income households;
- Low income households;
- Moderate income households.

Government Gazette No. 322 dated 30 June 2020 specifies, with respect to affordable housing that is not social housing, the following income ranges for Melbourne.

Greater Capital City Statistical Area of Melbourne

	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to \$26,090	\$26,091 to \$41,750	\$41,751 to \$62,610
Couple, no dependant	Up to \$39,130	\$39,131 to \$62,620	\$62,621 to \$93,920
Family with one or two parents and dependent children	Up to \$54,780	\$54,781 to \$87,670	\$87,671 to \$131,500

The definition of 'social housing' is the same as in the Housing Act 1983; public housing and housing owned, controlled or managed by a participating registered agency.

The Act states that for the purposes of determining what is appropriate for the housing needs of very low, low and moderate income households, regard must be had to the matters specified by the Minister by notice published in the Government Gazette.

Government Gazette No. 256 dated 1 June 2018 states that for the purposes of determining what is appropriate for the housing needs of very low, low and moderate households, regard must be had to the matters set out in the table below.

Affordable housing matters to be considered

Item	Consideration
Allocation	The registered housing agency will be responsible for ensuring a process is in place to make sure the affordable housing dwellings are leased or sold to an eligible household.
Affordability	The registered housing agency will determine whether the affordable housing dwellings are leased or sold, and will be responsible for ensuring that the rent or mortgage repayments are affordable for very low, low or moderate income households. The guidance material published by DELWP suggests that to be affordable, housing costs must not account for more than 30% of the gross household income.

	If the affordable housing dwellings are to be sold (rather than leased) to an eligible household, consideration must be given to how the sale can be made viable (affordable). Very conservative assumptions must be made about the availability and terms of finance for eligible households within the defined income ranges.
Longevity	The registered housing agency will be responsible for the longevity of the affordable housing dwellings.
Tenure	The registered housing agency will be responsible for the tenure of the affordable housing dwellings.
Type of housing, in terms of form and quality	The quality and accessibility of the affordable housing dwellings will be the same as the other dwellings.
Location, in terms of proximity to amenities, employment and transport	As set out in section 1 of this report, the site is located within the Macaulay Urban Renewal Area and is well served by public transport. Amenities and employment opportunities will be created within the urban renewal area and residents will have access to a range of amenities and employment opportunities in the surrounding area.
Integration, in terms of the physical build and local community	The affordable housing dwellings will be integrated with the development and it is expected that eligible households will integrate with the local community in terms of community cohesion.
The following official estimates of housing need: <ul style="list-style-type: none"> - Australian Bureau of Statistics Community Profiles - Census profiles for Victoria - Department of Health and Human Services Rental Report - Metropolitan regional housing plans to guide housing growth - Public housing waiting list (Victorian Housing Register list) - Victorian in Future data tables 	The official estimates identify the need for affordable housing in the area, which this site and development are ideally suited to deliver.

7.7 Potentially contaminated land

The site is affected by an Environmental Audit Overlay (EAO).

Clause 45.03 requires that before a sensitive use commences (residential, child care, pre-school or primary school) or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Potentially contaminated land can be addressed by conditions should a permit be issued.

7.8 Aboriginal cultural heritage

Part of the site is located within an area of Aboriginal cultural heritage significance.

Clause 22.05 (Heritage Places outside the Capital City Zone) requires that development does not adversely impact Aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain Aboriginal archaeological relics.

The Planning Report by Planning & Property Partners Pty Ltd dated December 2019 states that an 'Application for Certification of a Preliminary Aboriginal Test' by Pragmatic Cultural Heritage Services was submitted to and certified by the Director, Heritage Services of Aboriginal Victoria. The certified assessment concludes that a Cultural Heritage Management Plan (CHMP) is not required for the project because the site has been subject to significant disturbance and it is unlikely that any Aboriginal cultural heritage material is located within the activity area. If Aboriginal cultural heritage is identified, all works must immediately cease in the vicinity of the find(s) and Aboriginal Victoria must be contacted to determine how to proceed.

7.9 Other matters

7.9.1 Noise Attenuation (DDO26)

The site is affected by Design and Development Overlay Schedule 26 (DDO26), which seeks to ensure that new residential development in the vicinity of industrial operations in Arden-Macaulay include appropriate acoustic measures to attenuate noise levels within the building and in turn, do not adversely affect the viability of industry within these areas.

The Acoustic Report by Acoustic Logic dated 27 March 2020 relates to the original submission not the RFI response. A condition is recommended requiring an amended acoustic report to ensure that the development is designed and constructed to include noise attenuation that achieve the criteria in DDO26 and Standard D16 of Clause 58 (Apartment Developments).

7.9.2 Developer Contributions (DCPO2)

The site is affected by Development Contributions Plan Overlay Schedule 2 (DCPO2), which states that a permit may be granted to construct a building or construct and carry out works before a development contributions plan has been prepared subject to a condition that a Section 173 Agreement be entered into with the responsible authority to make provision for the development contributions.

The rates are \$16,127.58 per dwelling, \$182.58 per square metre of new commercial floor space and \$152.15 per square metre of new retail floor space. Contribution rates are indexed on a quarterly basis from 1 January 2018 to the Price Index of the Output of the Construction Industries (Vic.) published by the ABS.

7.9.3 Road Zone Category 1

A permit is required to create or alter access to Boundary Road, which is a Road Zone Category 1. The Minister for Planning is responsible for referrals of the kind listed in Clause 66.03 (Clause 52.29 Land Adjacent to a Road Zone Category 1 or a Public Acquisition Zone for a Road Zone Category 1).

7.9.4 Central courtyard

While Urban Design raised concern regarding the security gates between the northern through block link and the central courtyard, this arrangement is acceptable and appropriate having regard to the need to:

- Provide communal open space for residents in accordance with Standard D7 of Clause 58.
- Ensure the safety and security of residents and property in accordance with Standard D9 of Clause 58.

- Clearly delineate public and communal areas in accordance with Standard D21 of Clause 58.

Further, the central courtyard is not supported as an area of public open space owing to its size, location and the basement below.

7.9.5 Pedestrian connections

For the purposes of Clause 22.26 (Public Open Space Contributions) and Clause 53.01 (Public Open Space Contributions and Subdivision), it is noted that the through block links adjoining the north and west boundaries to be vested in Council as a road will not contribute to any future public open space contribution because these pedestrian connections do not function as public open space or satisfy the criteria at Clause 22.26-5.

8 CONCLUSION AND OFFICER RECOMMENDATION

The site is located within the Arden-Macaulay Urban Renewal Area where higher density, mixed use development is encouraged. The proposed development is consistent with the relevant sections of the Melbourne Planning Scheme and it is recommended that DELWP be advised that the City of Melbourne supports the proposal subject to the following conditions.

Amended plans

1. Prior to the commencement of the development, excluding bulk excavation and site remediation, an electronic set of plans drawn to scale, must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council, generally in accordance with the plans by CHT Architects Pty Ltd dated 31 July 2020 Revision C, but amended to show:
 - a) Deletion of all works outside of the title boundary, except the accessways.
 - b) The pedestrian connections along the north and west boundaries to be vested in Melbourne City Council, including the areas in square metres, dimensions and a notation that the land is unencumbered by buildings and works above and below ground.
 - c) All service areas within the basement accessed via common property.
 - d) Any south-facing dwellings with direct views (i.e. within a 9m distance and 45 degree arch) into the habitable room windows and secluded private open space of 50 and 62 Alfred Street screened with horizontal louvers that allow outward and upward views but limit downward views into the adjoining properties.
 - e) Outward opening doors onto the public realm redesigned to comply with the City of Melbourne's Road Encroachment Guidelines.
 - f) Any changes required as a result of the Façade Strategy in condition 5.
 - g) Any changes required as a result of the amended Sustainability Management Plan in condition 28.
 - h) Any changes required as a result of the amended Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Specification in condition 31.
 - i) Any changes required as a result of the amended Acoustic Report in condition 35.
 - j) Any changes required as a result of the amended Wind Impact Assessment in condition 40.
 - k) Any changes required as a result of the amended Waste Management Plan in condition 41.
 - l) Any changes required as a result of the Loading Management Plan in condition 45.

- m) Any changes required as a result of the amended Traffic Impact Assessment in condition 46.
- n) Any changes as required by the Road Safety Audit in condition 51.

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

Endorsed plans

- 2. The development shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Reflectivity

- 4. Except with the written consent of the Responsible Authority, all external glazing must be of a type that does not reflect more than 20% of visible light when measured at an angle of incidence normal to the glass surface.

Façade strategy

- 5. Prior to the commencement of the development, excluding bulk excavation and site remediation, a facade strategy must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. Unless otherwise agreed, the facade strategy must include but not be limited to:
 - a) A concise description by the architect(s) of the building design concept and how the façades works to achieve this.
 - b) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints to show the materials and finishes linking them to a physical sample board with clear coding.
 - c) Elevation details generally at a scale of 1:20 or 1:50 illustrating typical entries, doors, windows, balconies, utilities, façade details and any special features which are important to the buildings' presentation. The drawings must demonstrate:
 - i. The finished floor levels and ceiling levels.
 - ii. Further evolution and detail of the façade design to ensure the delivery of high quality, modulated forms with depth and texture as viewed from key vantage points in the surrounding area.
 - iii. Detailed information, including but not limited to, external materials, finishes and colours, glazing, canopies, services, security doors and lighting at the ground level.
 - d) Cross section or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or materials.
 - e) Information about how the façade will be accessed, maintained and cleaned.
 - f) Example prototypes and/or precedents that demonstrate the intended design outcome indicated on plans and perspective images to produce a high quality built form outcome in accordance with the design concept.

3D digital model

- 6. Prior to the commencement of the development, excluding bulk excavation and site remediation, a 3D digital model of the development must be submitted to and approved by the Responsible Authority. In the event that substantial modifications are made to the

building envelope, a revised 3D digital model must be submitted to and approved by the Responsible Authority.

Pedestrian connections

7. Prior to the commencement of the development, excluding bulk excavation and site remediation, the east-west pedestrian connection adjoining the north boundary that has varying dimensions but is no less than 4m wide at any point and the north-south pedestrian connection adjoining the west boundary that is no less than 1.8m wide at any point must be vested in Melbourne City Council as a road under the provisions of the Subdivision Act 1988. The new portions of road are to have no upper and lower limit, to the satisfaction of Melbourne City Council.
8. Prior to occupation of the development, pedestrian connections adjoining the north and west boundaries must be constructed in accordance with plans and specifications first approved by Melbourne City Council – Infrastructure and Assets.

Legal agreement for setback adjacent Boundary Road

9. Prior to the commencement of the development, excluding bulk excavation and site remediation, the owner of the land must enter into an agreement with Melbourne City Council pursuant to Section 173 of the Planning and Environment Act 1987 regarding the 3.7m to 2.8m setback at ground level adjacent Boundary Road. The agreement must be registered on the title to the land and provide for the following:
 - a) Provide that the setback will remain privately owned.
 - b) Give rights of public access 24 hours a day, 7 days a week.
 - c) Provide that the owner is solely responsible for the care and maintenance of the setback at the owner's cost and to the satisfaction of Melbourne City Council.

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

Legal agreement for affordable housing

10. Prior to the commencement of the development, excluding bulk excavation and site remediation, the owner of the land must enter into an agreement with Melbourne City Council pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must be registered on the title to the land and provide for the following:
 - a) Prior to the issue of a statement of compliance for the subdivision of the land, the owner will enter into a binding agreement with a registered housing agency to the satisfaction of the Responsible Authority, requiring:
 - i. Unencumbered ownership of 6% of the total number of dwellings (rounded to the nearest whole number) to be sold to the registered housing agency for a percentage of market value that will deliver an equivalent economic outcome to clause b) below; or
 - ii. Unencumbered ownership of 2% of the total number of dwellings (rounded to the nearest whole number) to be transferred to the registered housing agency for nil consideration; or
 - iii. Management of 6% of the total number of dwellings (rounded to the nearest whole number) to be assumed by the registered housing agency for leasing as affordable housing.
 - b) If the affordable housing dwellings are not purchased at a discounted price, transferred for nil consideration or assumed for management by a registered housing agency within 12 months of the date of the binding agreement referred to in clause a) above, the owner must pay to the registered housing agency within 60 days after this

sunset date, a sum of money equal to the cumulative market value of 2% of the total number of dwellings.

- c) The dwellings referred to in clause a) above must include a diversity of housing stock that is representative of the total number of dwellings to the satisfaction of the Responsible Authority.

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

Civil engineering

11. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by Melbourne City Council – Infrastructure and Assets.
12. Prior to the commencement of the development, excluding bulk excavation and site remediation, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by Melbourne City Council – Infrastructure and Assets. This system must be constructed prior to occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system.
13. Prior to 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 Melbourne City Council – Infrastructure and Assets.
14. All portions of roads and laneways affected by the building related activities 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 Melbourne City Council – Infrastructure and Assets.
15. The footpaths adjoining the site along Boundary Road and Alfred Street must be reconstructed together with associated works, including the renewal of the kerb and channel to sawn bluestone and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by Melbourne City Council – Infrastructure and Assets.
16. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from Melbourne City Council – Infrastructure and Assets.
17. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has ceased. Existing public street lighting must not be altered without first obtaining the written approval of Melbourne City Council – Infrastructure and Assets.
18. Existing street furniture must not be removed or relocated without first obtaining the written approval of Melbourne City Council – Infrastructure and Assets.
19. All street furniture such as litter bins, recycling bins, seats and bicycle rails must be supplied and installed on footpaths outside of the building to plans and specifications first approved by Melbourne City Council – Infrastructure and Assets.
20. Prior to the commencement of the development, excluding bulk excavation and site remediation, a lighting plan must be submitted to and approved by Melbourne City Council – Infrastructure and Assets. The lighting plan should be generally consistent with Council's Lighting Strategy and include the provision of public lighting in the surrounding streets. The lighting works must be undertaken prior to occupation of the development, in accordance with plans and specifications first approved by Melbourne City Council – Infrastructure and Assets.

21. All pedestrian connections shown on the endorsed plans must be constructed at the cost of the developer, in accordance with plans and specifications first approved by Melbourne City Council – Infrastructure and Assets

Street trees

22. Prior to the commencement of the development, including bulk excavation and site remediation, a Tree Protection Plan (TPP) for any public trees that may be affected by the development must be submitted to and approved by Melbourne City Council – Urban Forestry and Ecology. The TPP must be in accordance with AS 4970-2009 – Protection of Trees on Development Sites and include:
- a) City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
 - b) Reference to the final 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 public 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 public trees. These must be provided for any utility connections or civil engineering works.
 - e) Full specifications of any pruning required to public trees.
 - f) Any special arrangements required to allow ongoing maintenance of public 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 via trees@melbourne.vic.gov.au.
23. All works within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan (TPP) and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of Melbourne City Council – Urban Forestry and Ecology.
24. 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 Melbourne City Council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted, the City of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.
25. 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 submitted to and approved by Melbourne City Council – Urban Forestry and Ecology. When provided to the satisfaction of Council, the revised TPP will be endorsed to form part of this planning permit and will supersede any previously endorsed TPP.
26. Prior to the commencement of the development, excluding bulk excavation and site remediation, a Street Tree Planting Plan for the road reserves abutting the land must be submitted to and approved by Melbourne City Council – Urban Forestry and Ecology detailing all existing, replacement and new tree plots. This plan must include:
- a) Confirmation that no below ground services or above ground infrastructure would prevent new tree plots from being constructed to Melbourne City Council's specifications.

27. Prior to occupation of the development, the civil works shown on the Street Tree Planting Plan must be carried out at the cost of the developer, and completed to the satisfaction of Melbourne City Council.

Environmentally sustainable design

28. Prior to the commencement of the development, excluding bulk excavation and site remediation, an amended Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. The amended SMP must be generally in accordance with the SMP by Ark Resources dated 29 July 2020, but modified to include:
- a) Additional Green Star pathway points to provide contingency for design changes.
 - b) Preliminary Green Star calculators and any modelling (daylight etc.) used to predict points included as appendices.
 - c) A minimum 32A electric vehicle charging circuit to enable the future installation of fast charge units.
29. The performance outcomes specified in the endorsed Sustainability Management Plan (SMP) must be achieved in the completed development. Any change during detailed design that affects the approach of the endorsed SMP, must be assessed by a suitably qualified professional. The revised SMP must be endorsed by the Responsible Authority, in consultation with Melbourne City Council, prior to the commencement of the development.
30. Within six months of occupation of the development, a report must be provided to the satisfaction of the Responsible Authority, in consultation with Melbourne City Council, which details the design initiatives implemented within the completed development that achieve the performance outcomes specified in the endorsed Sustainability Management Plan (SMP).

Landscape plan, landscape maintenance plan and irrigation performance specification

31. Prior to the commencement of the development, excluding bulk excavation and site remediation, an amended Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Specification must be submitted to and approved by the Responsible Authority in consultation with Melbourne City Council. These documents must be generally in accordance with the Landscape Report by Tract Consultants Pty Ltd dated 29 July 2020, but modified to include:
- a) Urban design elements, including but not limited to, paving, lighting, seating, public art, and demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
 - b) How the project responds to water sensitive urban design principles, including how stormwater will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks.
 - c) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - d) Detailed planter sections, including soil volumes and schedules of species with consideration given to soil volume requirements and growing medium proposed, and indicative irrigation and drainage layouts.
 - e) Further detail with respect to the ongoing maintenance beyond the 52 week period following practical completion.
 - f) Detailed irrigation performance specifications.

32. Except with the prior written consent of the Responsible Authority, the endorsed Landscape Plan must be implemented prior to occupation of the development. The landscaped area(s) must be maintained to the satisfaction of the Responsible Authority.

Construction management plan

33. Prior to the commencement of the development, including bulk excavation and site remediation, a detailed Construction Management Plan (CMP) must be submitted to and approved by Melbourne City Council. The CMP must be prepared in accordance with the City of Melbourne's Construction Management Plan Guidelines and is to consider the following:
- a) Management of public access and linkages around the site during construction.
 - b) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian accessways).
 - c) Any works within the adjoining street network road reserves.
 - d) Stormwater and sediment control and site drainage.
 - e) Discharge of polluted waters.
 - f) Public safety, amenity and site security.
 - g) Hours of construction.
 - h) Control of noise, dust, vibration and soiling of roadways.
 - i) Collection and disposal of building and construction waste.
 - j) Public assets to be protected.
 - k) An arrangement for managing stockpiled soil before it is removed from the site.
 - l) Staging of works.
 - m) Program and completion date.

Development Contribution Plan Overlay – Schedule 2

34. Prior to the commencement of the development, excluding bulk excavation and site remediation, the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with Melbourne City Council for the following:
- a) The owner/developer to pay a development contribution of:
 - \$16,127.58 per dwelling, excluding affordable housing dwellings
 - \$180.58 per sqm of gross commercial floor area
 - \$150.15 per sqm of gross retail floor area
 - or other amount outlined within an approved development contribution plan to the satisfaction of the Responsible Authority.
 - b) Require that development contributions are to be indexed quarterly from 1 January 2018 to the Price Index of the Output of the Construction Industries (Vic.) published by the Australian Bureau of Statistics (ABS).
 - c) Require registration of the agreement on the titles to the affected lands as applicable.
 - d) Confirm that contributions will be payable to the City of Melbourne.
 - e) Require that where the planning permit authorises building and works and a subdivision of the subject land, full payment of the development contribution must be paid before the issue of a Statement of Compliance in respect of that subdivision or where the planning permit authorises buildings and works but not subdivision, the development contribution must be paid before the issue of either the certificate of

occupancy (in the case of a building) or a certificate of completion (in the case of works).

- f) Confirm the procedure for reducing the contribution paid if the permanent development contributions plan for the area is less than the amount stipulated in the Section 173 Agreement.
- g) The agreement must make provision for its removal from the land following completion of the obligations contained in the agreement.

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

Design and Development Overlay – Schedule 26 (noise attenuation)

- 35. Prior to the commencement of the development, excluding bulk excavation and site remediation, an amended Acoustic Report prepared by a suitably qualified professional must be submitted to and approved by the Responsible Authority. The report must:
 - a) Provide for noise attenuation measures to achieve a maximum noise level of 35dB(A)Leq in unfurnished and uncarpeted habitable rooms with all windows and doors closed, unless there is no suitable air conditioning and/or mechanical ventilation, in which case the maximum noise level of 35dB(A)Leq in unfurnished and uncarpeted habitable rooms must be achieved with all the windows half open and the doors closed.
 - b) Be based on external noise levels measured as part of a noise level assessment representative of the noise from industrial operations which occur in Arden-Macaulay. The recommendations in the approved acoustic report must be implemented at no cost to the Responsible Authority, prior to the occupation of the dwellings.
- 36. Prior to occupation of the development, acoustic testing must be conducted by a qualified acoustic consultant. The test must verify that the maximum noise level specified in the condition above is achieved to the satisfaction of the Responsible Authority. A report containing the results of the testing must be submitted to and approved by the Responsible Authority prior to occupation of the development.

Potentially contaminated land

- 37. Prior to the commencement of the development, excluding bulk excavation and site remediation, the owner of the site must provide to the Responsible Authority, in consultation with Melbourne City Council, either:
 - a) A Certificate of Environmental Audit in accordance with Section 53Y of the Environment Protection Act 1970; or
 - b) A Statement of Environmental Audit under Section 53Z of the Environment Protection Act 1970. This Statement must specifically state that the site is suitable for the intended use(s) hereby permitted and separate the conditions for privately owned land and land to be vested in Melbourne City Council.
- 38. Where a Statement of Environmental Audit is provided, all of the conditions of this Statement must be complied with to the satisfaction of the Responsible Authority, in consultation with Melbourne City Council. Written confirmation of compliance must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person acceptable to the Responsible Authority. In addition, the signing off of the Statement must be in accordance with any requirements in it regarding the verification of works.
- 39. If there are conditions on the Statement that the Responsible Authority, in consultation with Melbourne City Council, consider requires significant ongoing maintenance and/or monitoring, the applicant must enter into a legal agreement in accordance with Section 173 of the Planning and Environment Act 1987 with Melbourne City Council. This

Agreement must be executed on title prior to commencement of the development. The owner must meet all costs associated with the drafting and execution of this agreement, including those incurred by Melbourne City Council.

Wind assessment

40. Prior to the commencement of the development, excluding bulk excavation and site remediation, an amended Wind Report, including a wind tunnel assessment and wind effects and comfort criterion consistent with the Melbourne Planning Scheme, prepared by a suitably qualified consultant must be submitted to and approved by the Responsible Authority. Any modifications required to ensure acceptable wind conditions must be high quality, integrated solutions and not rely on street trees. The recommendations of the report must be implemented to the satisfaction of the Responsible Authority at no cost to the Responsible Authority.

Waste management

41. Prior to the commencement of the development, excluding bulk excavation and site remediation, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. The amended WMP must be generally in accordance with the WMP by onemilegrid dated 15 July 2020, but modified to include:
- a) Council collection for residential waste and private contractor for commercial waste.
 - b) Correct weekly generation rates for residential garbage and recycling.
 - c) A 500mm (minimum) clearance between the compactors.
 - d) Swept path diagrams to show the hook-lift vehicle aligning with each compactor.
 - e) A 1m (minimum) clearance to each side of the hook-lift vehicle when it is in the loading area to allow occupants to safely exit/enter the vehicle.
 - f) Cross section diagrams to show the height clearances for waste vehicles from the entry to the collection points.
 - g) Swept path diagrams for a MRV that will collect municipal hard waste, and the size of the vehicle that will provide commercial collections.
 - h) Building management to present residential hard waste to the loading area.
 - i) The location of the bin lifters and their relocation position.
 - j) Building management to be responsible for the relocation of bin lifters.
 - k) All internal bins to be supplied by the development.
 - l) Commercial waste generation rates that correspond with the size and intended use of each retail tenancy.
 - m) All commercial tenancies to have internal access to their bin storage area.
 - n) The path of travel for commercial tenants to their bin storage area.
 - o) Commercial bins stored separately to residential bins.
42. Waste storage and collection arrangements must not be altered without the prior consent of the Responsible Authority, in consultation with Melbourne City Council.
43. All garbage and other waste material must be stored in an area set aside for such purpose to the satisfaction of Melbourne City Council.
44. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Melbourne City Council.

Loading and unloading

45. Prior to the commencement of the development, excluding bulk excavation and site remediation, a Loading Management Plan must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. The Loading Management Plan must include, but not be limited to:
- a) The loading and unloading and delivery needs of the various uses within the development to be accommodated.
 - b) The loading and unloading of vehicles and the delivery of goods to and from the site must at all times take place within the boundaries of the site.
 - c) How the access and egress of loading vehicles is to be managed so that any conflicts are minimised and vehicles do not queue on-street.
 - d) Vehicles are able to both ingress/egress the land in a forward direction.
 - e) Any potential conflicts between various vehicles (and other road users) are satisfactorily addressed.
 - f) The loading facilities are designed generally in accordance with the relevant Australian Standard.
 - g) A dock manager responsible for controlling the operation of the loading bay and unloading of goods.

Traffic impact assessment

46. Prior to the commencement of the development, excluding bulk excavation and site remediation, an amended Traffic Impact Assessment (TIA) must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. The amended TIA must be generally in accordance with the TIA by onemilegrid dated 30 July 2020, but modified to include:
- a) All spaces, ramps, grades, transitions, accessways and height clearances designed generally in accordance with the Melbourne Planning Scheme or AS/NZS 2890.1:2004.
 - b) A ramp grade of <1:10 for the first 5m from the site boundary.
 - c) Pedestrian sight triangles of 2m x 2.5m at the exit from the car park.
 - d) The design/ dimensions of the bicycle parking spaces in accordance with the relevant Australian Standards or Bicycle Network Guidelines.

Car parking access and layout and access to be constructed and maintained

47. The accessways and areas set aside for car parking must be constructed, delineated and clearly line-marked to indicate each car space and the direction in which vehicles must proceed along the accessways, in conformity with the endorsed plans. Accessways and parking areas must be kept available for these purposes at all times and maintained to the satisfaction of the Melbourne City Council.

Parking and loading

48. The parking, loading and unloading areas shown on the endorsed plans must be kept available for that use at all times and the car parking spaces and accessways must not be obstructed or otherwise rendered inaccessible.

Must not operate as a public car park

49. The areas set aside for car parking on the endorsed plans must not be operated as a public car parking facility.

Visitor parking sign

50. Prior to occupation of the development, any visitor parking spaces shown on the endorsed plans must be identified by the provision of a sign on, or adjacent to the space, to the satisfaction of the Responsible Authority.

Road safety audit

51. Prior to the commencement of the development, excluding bulk excavation and site remediation, a formal independent desktop Road Safety Audit of the development must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council, at the owner/developer's expense. The Audit must include, but not be limited to, the vehicular/bicycle/pedestrian access arrangements, loading arrangements and internal circulation and layout, as well as any works in the public realm. The findings of the Road Safety Audit must be incorporated into the detailed design, at the owner/developer's expense.

Building appurtenances and services

52. All building plant and equipment on the roofs, balcony areas and common areas are to be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment shall be to the satisfaction of the Responsible Authority.
53. Any satellite dish, antennae or similar structure associated with the development must be designed and located at a single point in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.
54. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.
55. No building services or architectural features other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority.

Signs

56. No signs are to be erected, painted or displayed on the land without the permission of the Responsible Authority, unless in accordance with the provisions of the Melbourne Planning Scheme.

Street numbering

57. Prior to occupation of the development, street numbering of the dwellings must be displayed on the dwellings to the satisfaction of the Responsible Authority.

Permit expiry

58. This permit will expire if one of the following circumstances applies:

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

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

Notes

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

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

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

All necessary approvals and permits are to be first obtained from Melbourne City Council and the works performed to the satisfaction of Melbourne City Council – Manager Engineering Services.

The City of Melbourne will not change the on-street parking restrictions to accommodate the access, parking, servicing and delivery needs of this development. However, new parking restrictions may be introduced in the surrounding streets if considered appropriate by Council. As per Council's policy, new developments in this area that increase residential density are not entitled to resident parking permits. Therefore, the residents/visitors/staff of this development will not be eligible to receive parking permits and will not be exempt from the on-street parking restrictions.

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

In accordance with the City of Melbourne's Tree Retention and Removal Policy, a bank guarantee must be:

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

Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.

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