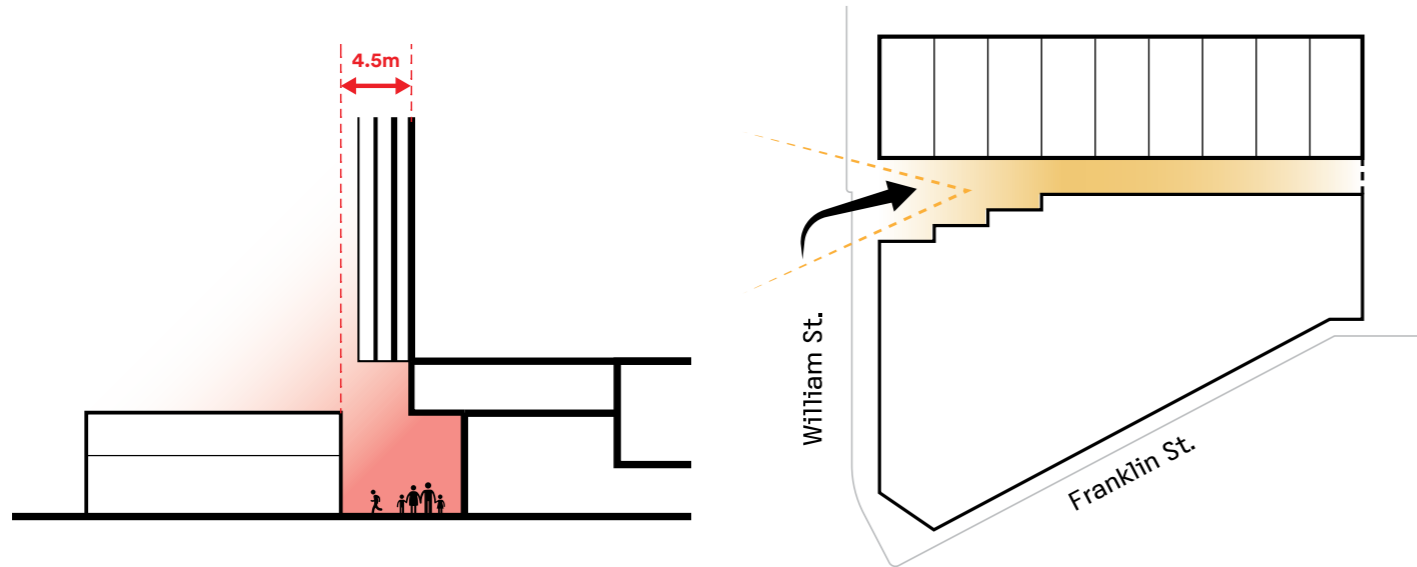


# 1.3.7 Building Form Requirements

## 1.3.7.2 Franklin Street Stores

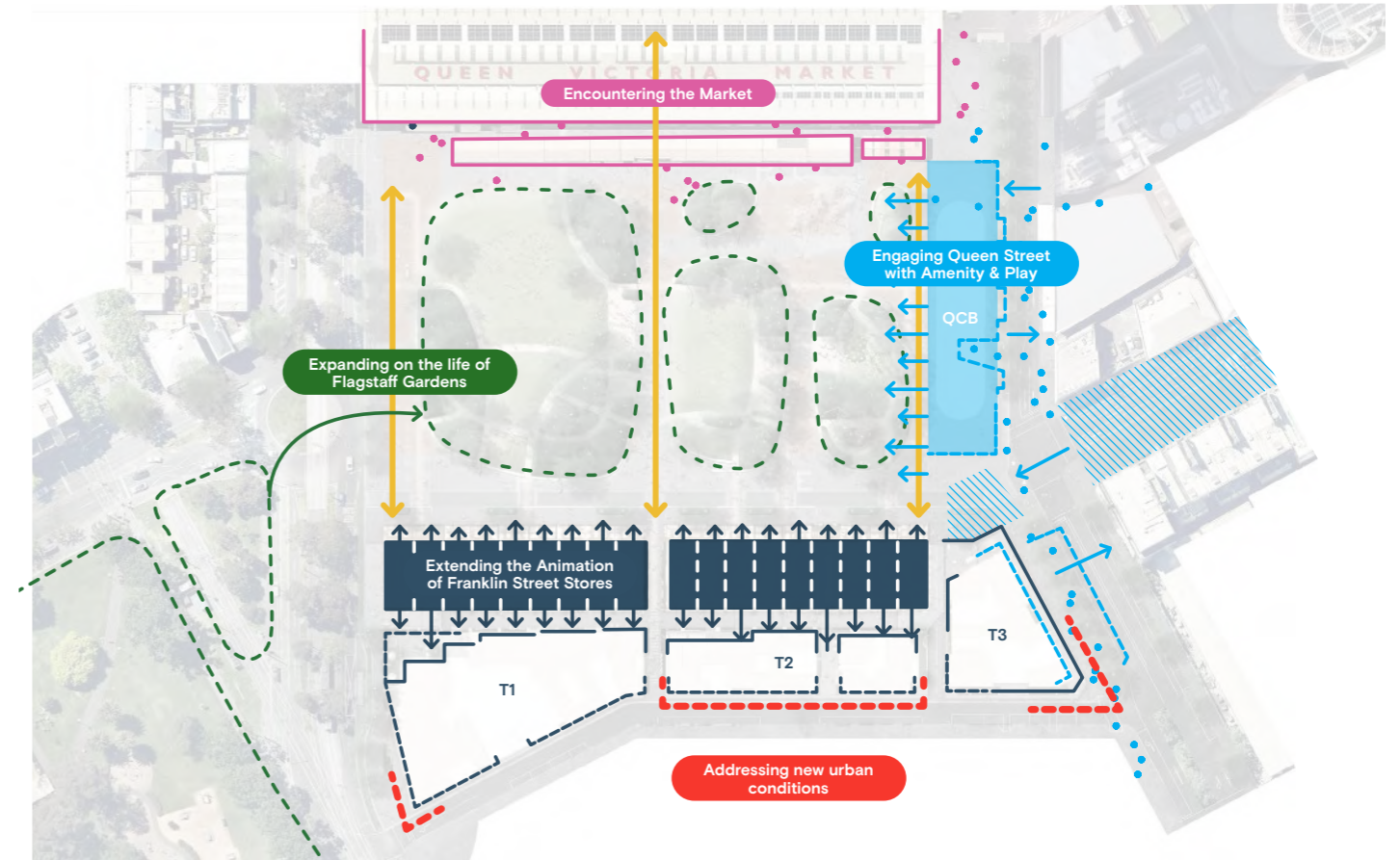


### Design Principle 3

Balance daylight and amenity to the new pedestrian links, through the partial removal of the southern canopy of the Franklin Street Stores, consistent with any approval under the Heritage Act 2017.

### Design Principle 4

Provide for enhanced views of the Franklin Street Stores, through the eroding of the north-western podium edge to Tower 1, to allow views of the south-western facades of the Franklin Street Stores. Setback the northern edge of the Tower 3 building to provide for views to the eastern façade of the Franklin Street Stores.



### Design Principle 5

Ensure that the Franklin Street Stores remain visually connected to the Market. Consider activation of the northern ground plane of the Stores as related to their adaptive reuse and animation to the northern facades,

and graded access to the northern bays to enable outdoor seating and above ground (but concealed) provision of services, subject to approval under the Heritage Act 2017.

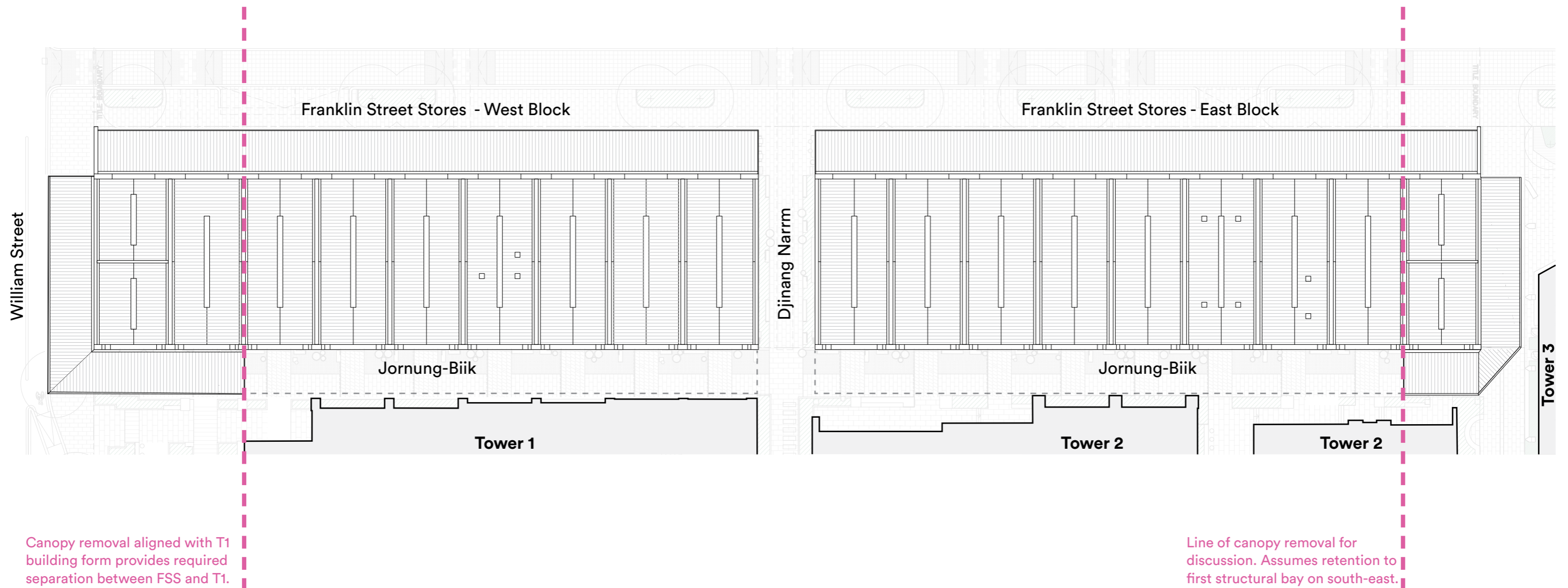
Imagery shown for illustrative purposes only to demonstrate design principles.

# 1.3.7 Building Form Requirements

## 1.3.7.3 Franklin Street Stores Interface

The proposed building interface to the Franklin Street Stores seeks to improve upon the DPO11 allowable cantilever.

Extent of modification or removal of the Franklin Street Store canopy proposed is consistent with the concurrent application made to Heritage Victoria for this development.



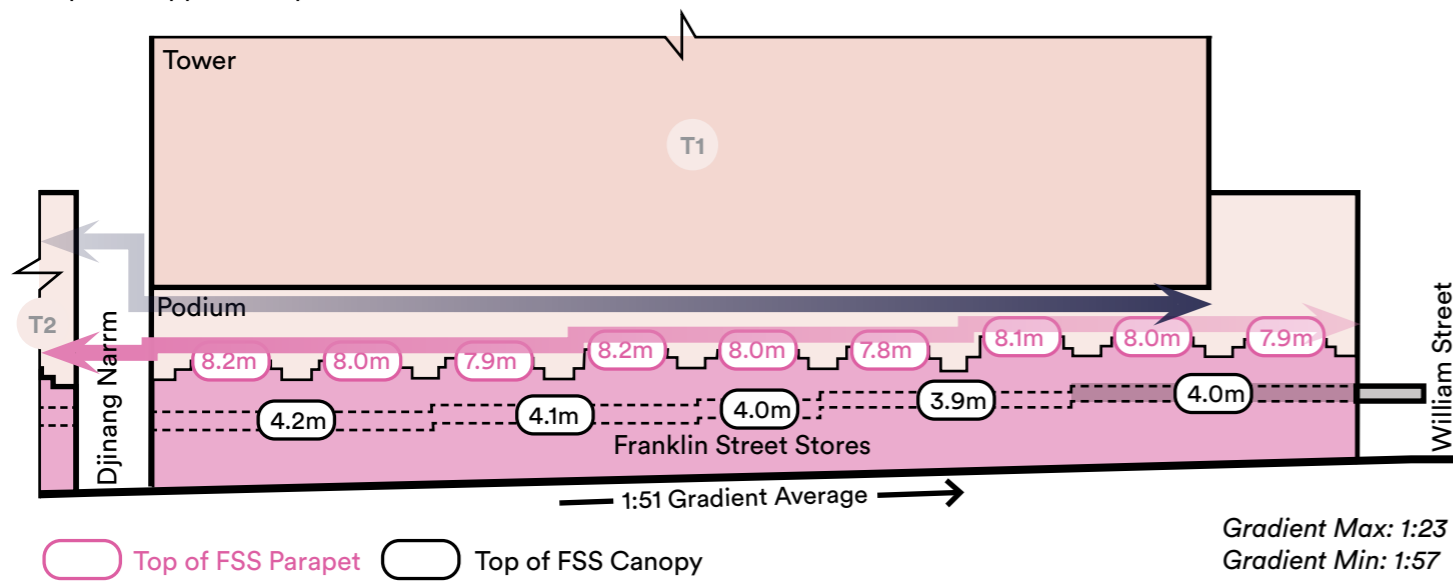
# 1.3.7 Building Form Requirements

## 1.3.7.3 Franklin Street Stores Interface

The proposed building interface to the Franklin Street Stores seeks to improve upon the DPO11 allowable cantilever.

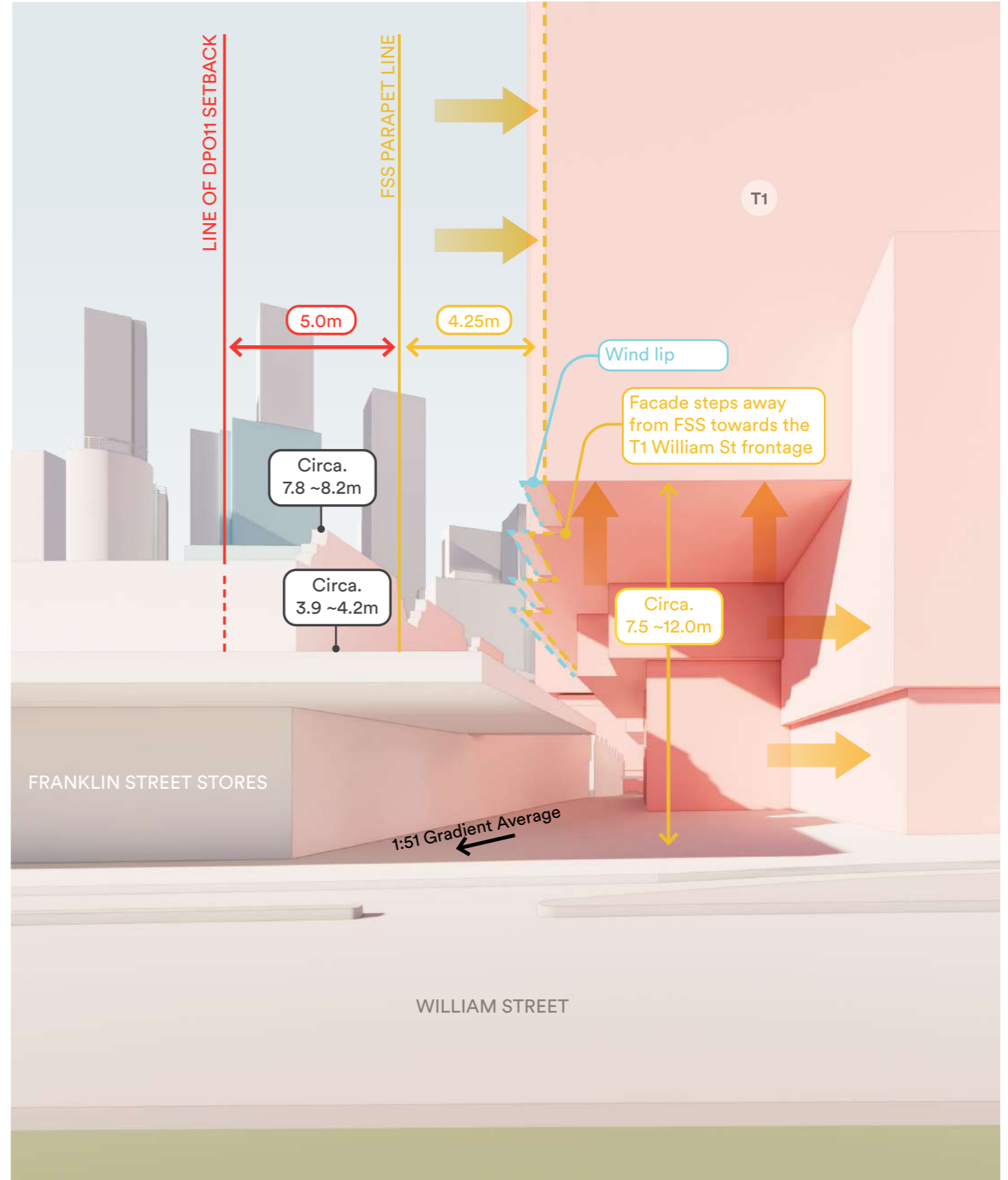
The interface should:

- The reading of the Franklin Street Stores as a legible and repetitive form.
- Provide an appropriate interface, high quality interface to the southern development site buildings.
- Avoid cantilever over or columns structures within the principal heritage forms of the Stores themselves.
- Improve on the DPO11 cantilever, but limiting cantilever to the southern canopy except for wind lip.
- Subject to approval under the Heritage Act, seek to optimise the urban character of the east west laneway and the presentation of the south elevation of the stores in views into and within the space. The laneway should have an appropriate level of daylight and wind impact.
- Peel back the building form to William Street to create dialogue between the new urban foyer and the heritage fabric of the activated Franklin Street Stores.
- The detail of the interface will be resolved in the permit application process.



Franklin Street Store West End - Surveyed Heights

Massing includes facade projections (except balustrades, wind fins and wind lips) for T1/T2/T3 on the Southern Development Site.



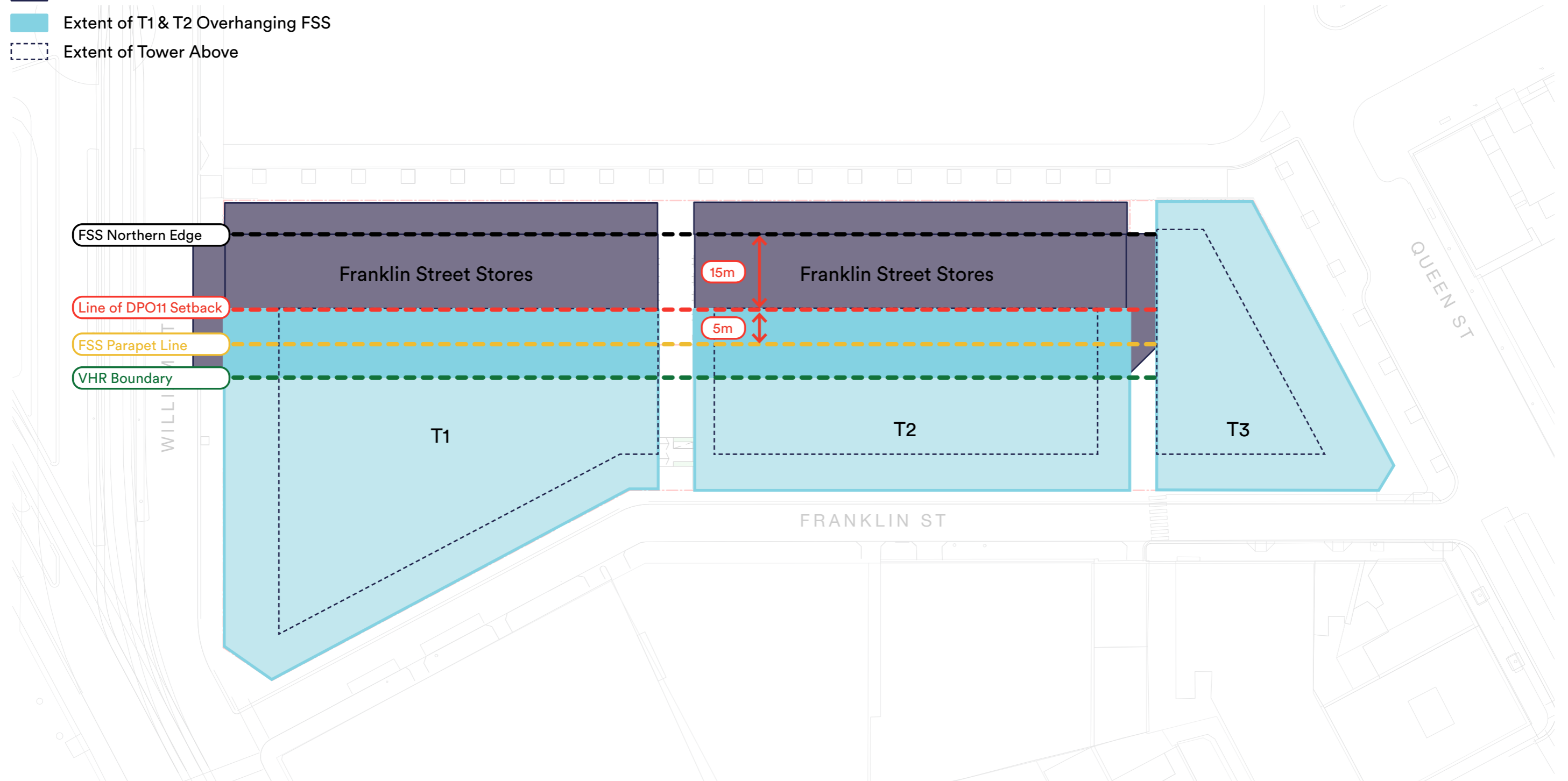
Franklin Street Store View from Williams Street - Proposed Building Envelope

Note: Extent of modification or removal of the Franklin Street Store canopy proposed in the Development Plan is consistent with the Heritage Permit application; subject to the resolution of the Heritage Permit. Heights refer to Natural Ground Level.

# 1.3.7 Building Form Requirements

## 1.3.7.3 Building Cantilevers - DPO11 Franklin Street Stores (FSS) Interface

- Extent of FSS Roofs and Canopies
- Extent of T1 & T2 Overhanging FSS
- Extent of Tower Above

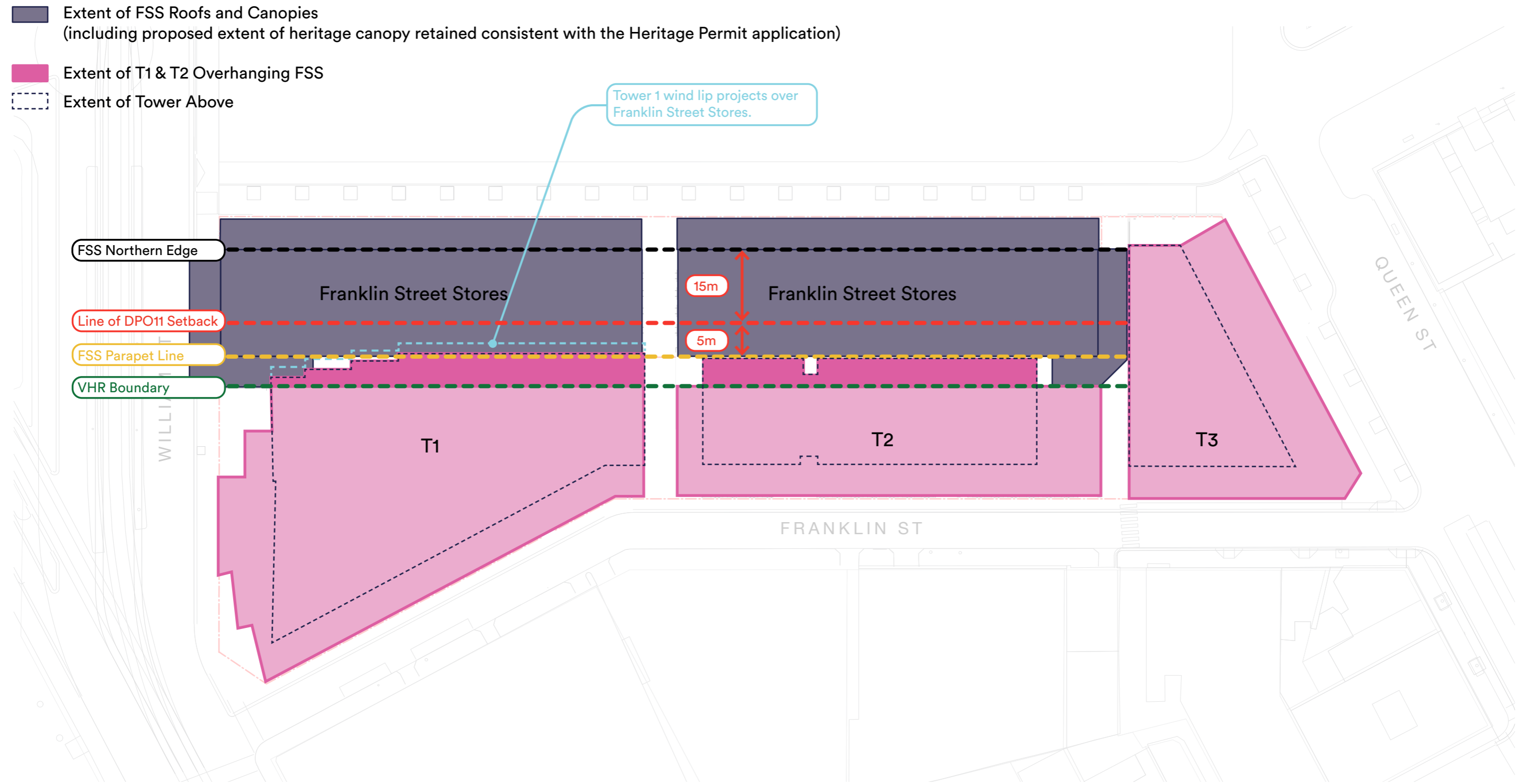


The figure above shows the DPO11 controls.



# 1.3.7 Building Form Requirements

## 1.3.7.3 Building Cantilevers - Proposed Franklin Street Stores (FSS) Interface

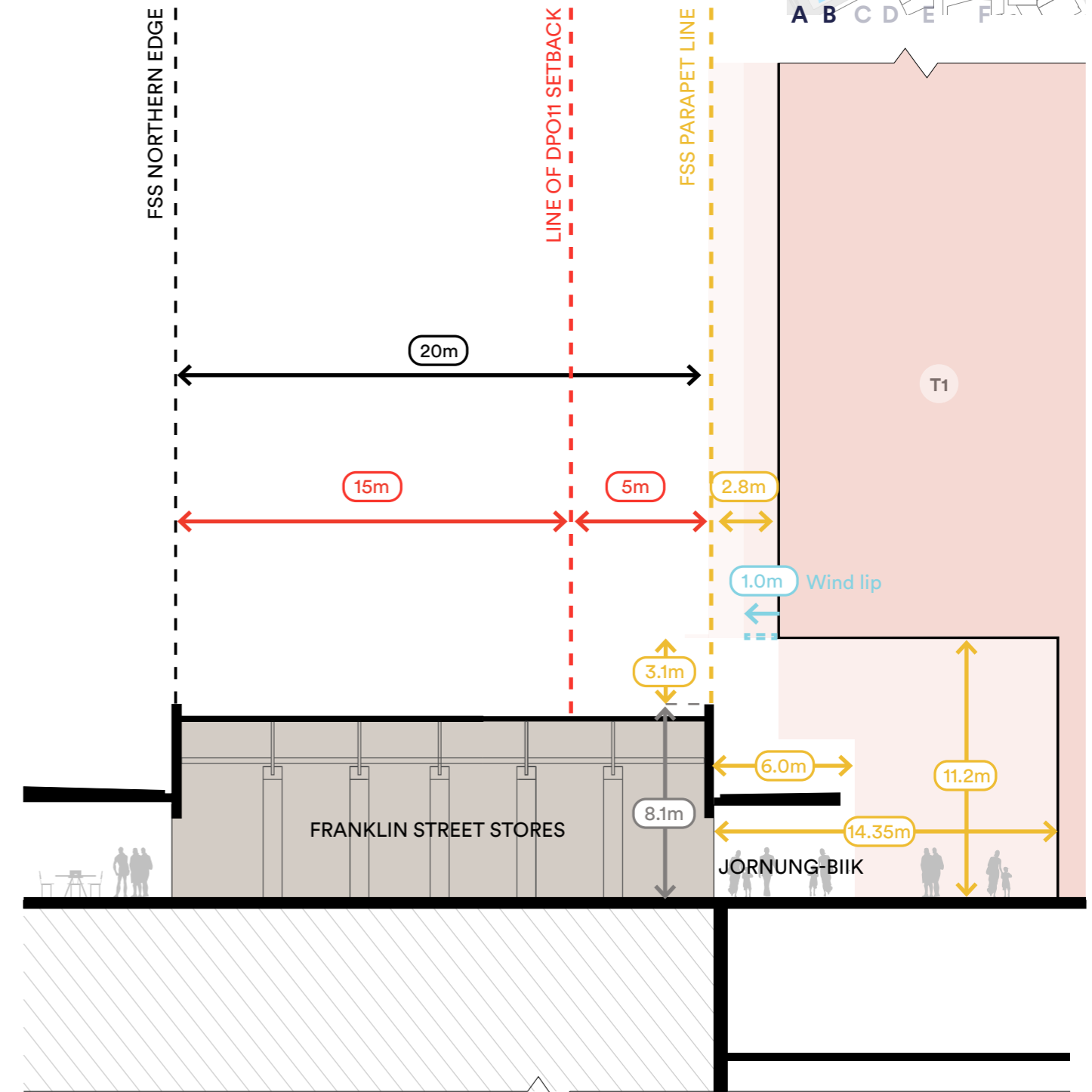
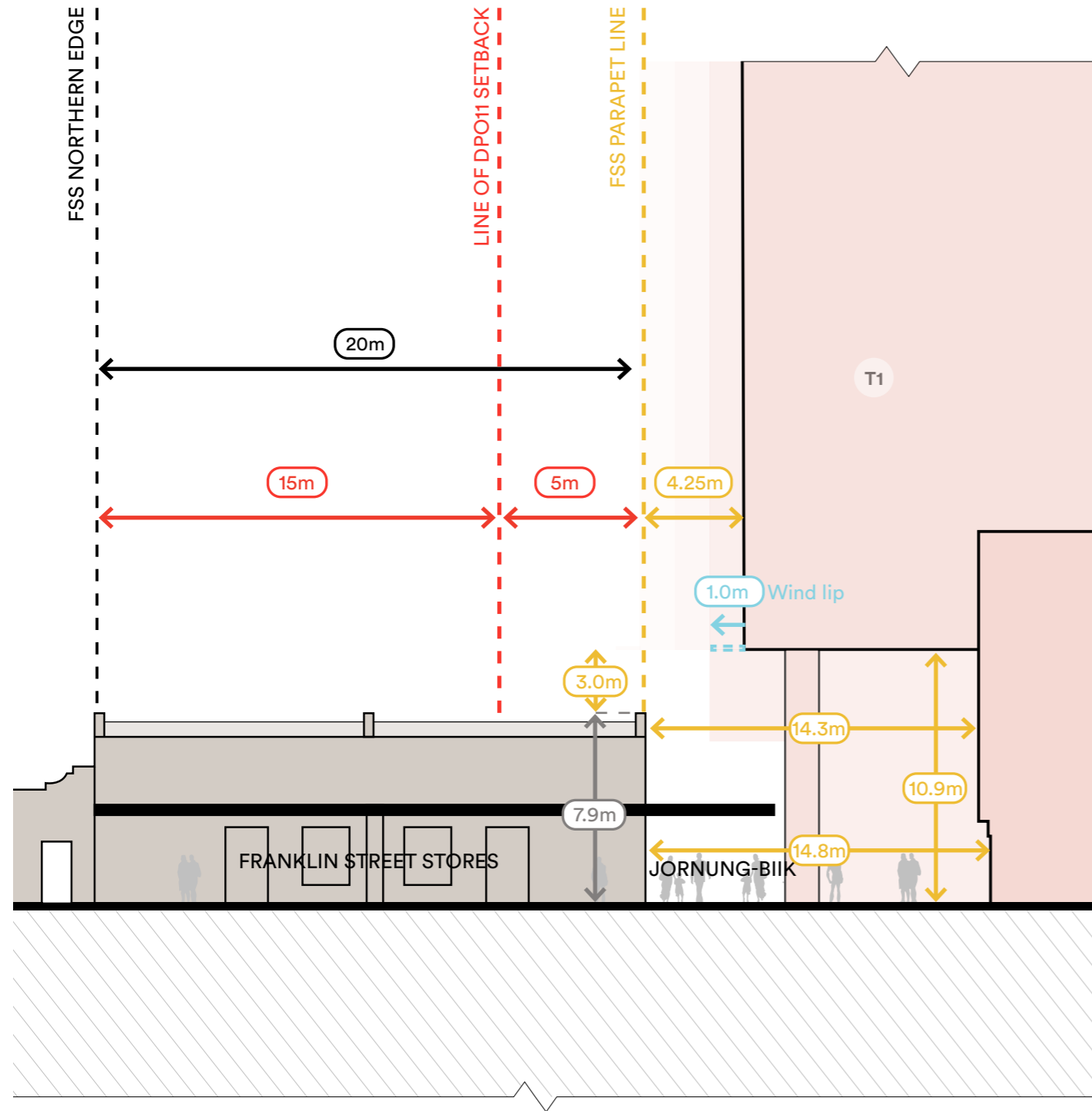
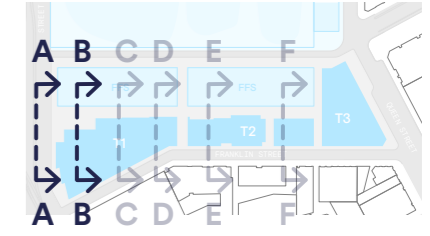


The figure above shows the proposed extent of cantilever for this Development Plan, the extent of modification or removal of the Franklin Street Store canopy proposed in the Development Plan is consistent with the Heritage Permit application and subject to the resolution of the Heritage Permit.

Proposed Building Envelope

Note: Dimensions are approximate and vary along Jornung-Biik. Dimensions are to the edge of T1 facade projection. Wind fins not shown.

Refer to Volume 3: Wind Environment Assessment prepared by Windtech for further details.



**Section A - North South - Proposed Building Envelope - T1**

Massing includes facade projections (except balustrades, wind fins and wind lips) for T1/T2/T3 on the Southern Development Site.

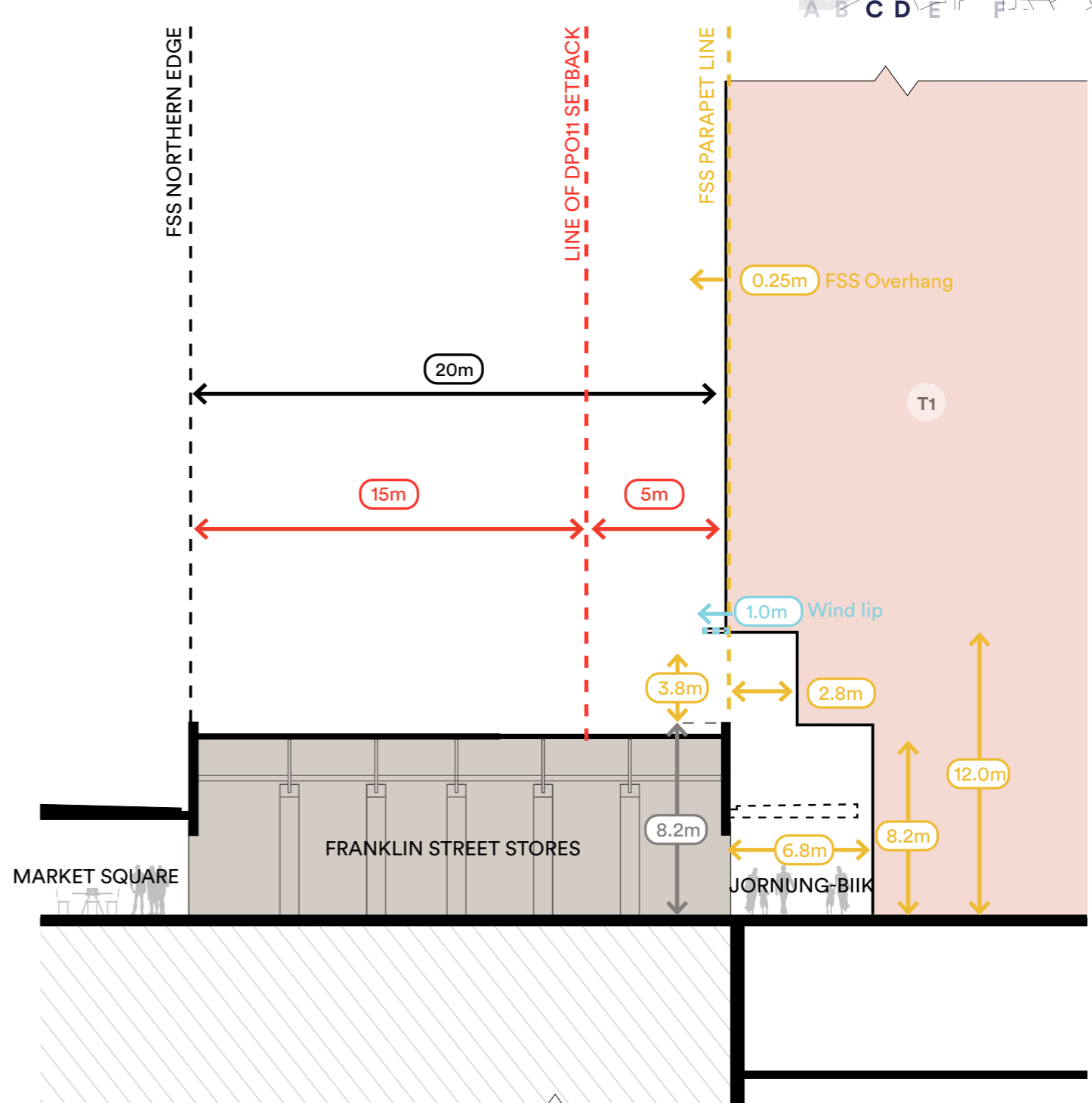
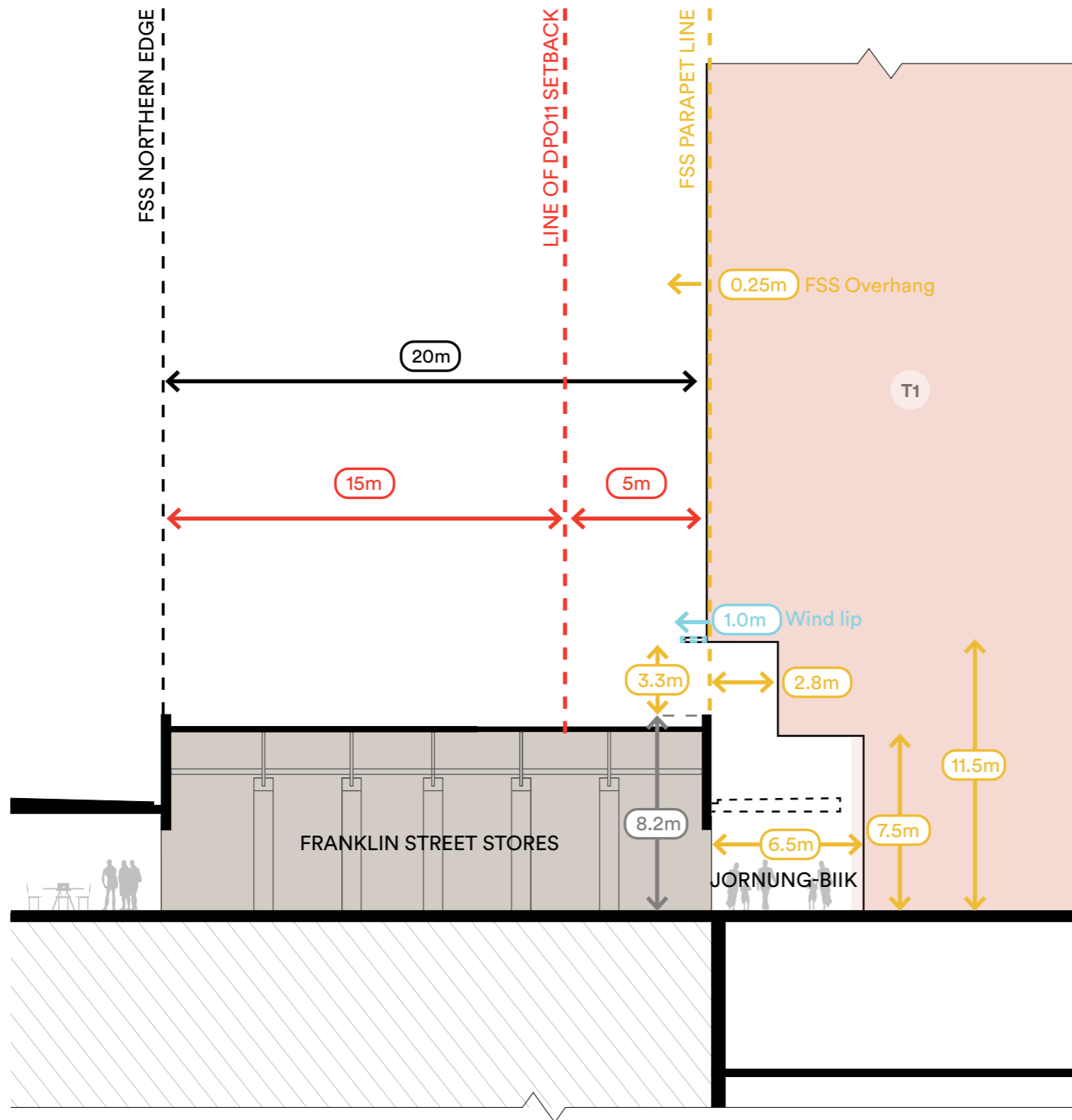
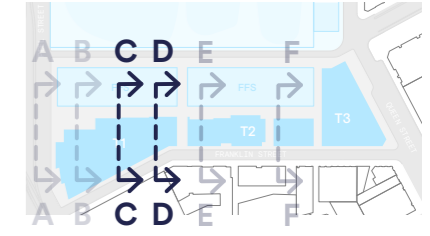
**Section B - North South - Proposed Building Envelope - T1**

Note: Extent of modification or removal of the Franklin Street Store canopy proposed in the Development Plan is consistent with the Heritage Permit application; subject to the resolution of the Heritage Permit. Heights refer to Natural Ground Level.

Proposed Building Envelope

Note: Dimensions are approximate and vary along Jornung-Biik. Dimensions are to the edge of T1 facade projection. Wind fins not shown.

Refer to Volume 3: Wind Environment Assessment prepared by Windtech for further details.



**Section C - North South - Proposed Building Envelope - T1**

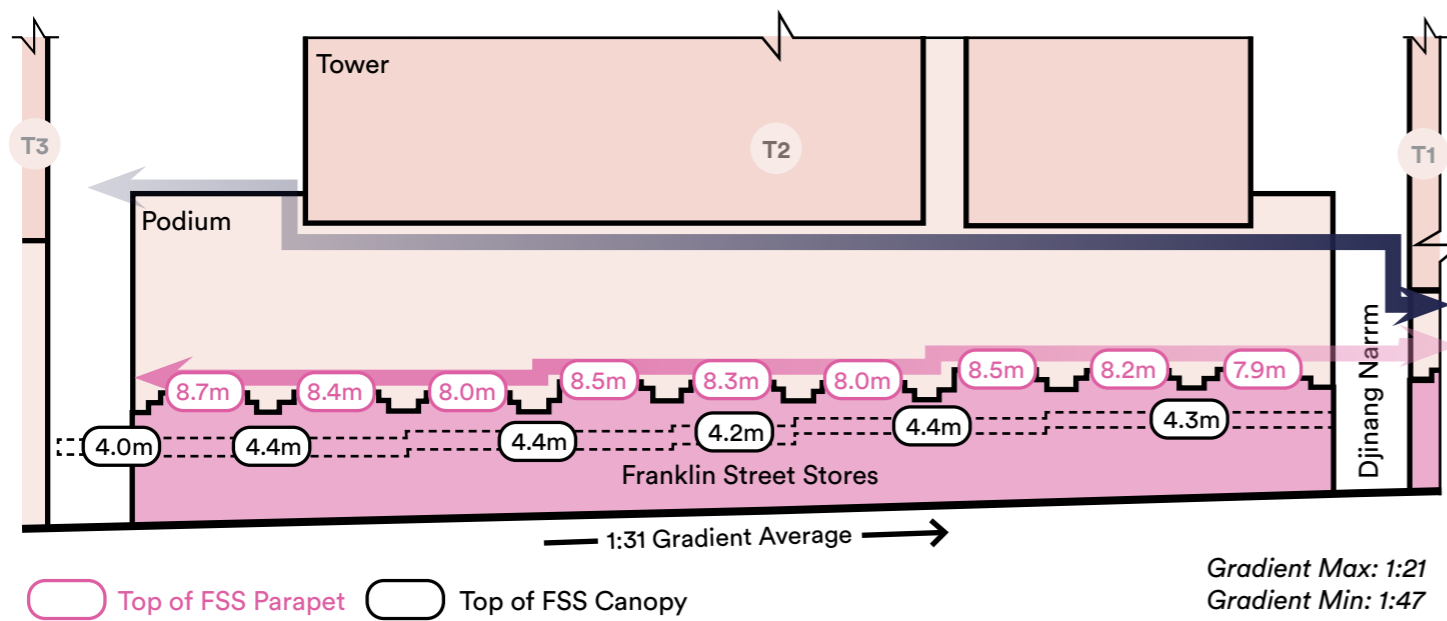
**Section D - North South - Proposed Building Envelope - T1**

Massing includes facade projections (except balustrades, wind fins and wind lips) for T1/T2/T3 on the Southern Development Site.

Note: Extent of modification or removal of the Franklin Street Store canopy proposed in the Development Plan is consistent with the Heritage Permit application; subject to the resolution of the Heritage Permit. Heights refer to Natural Ground Level.

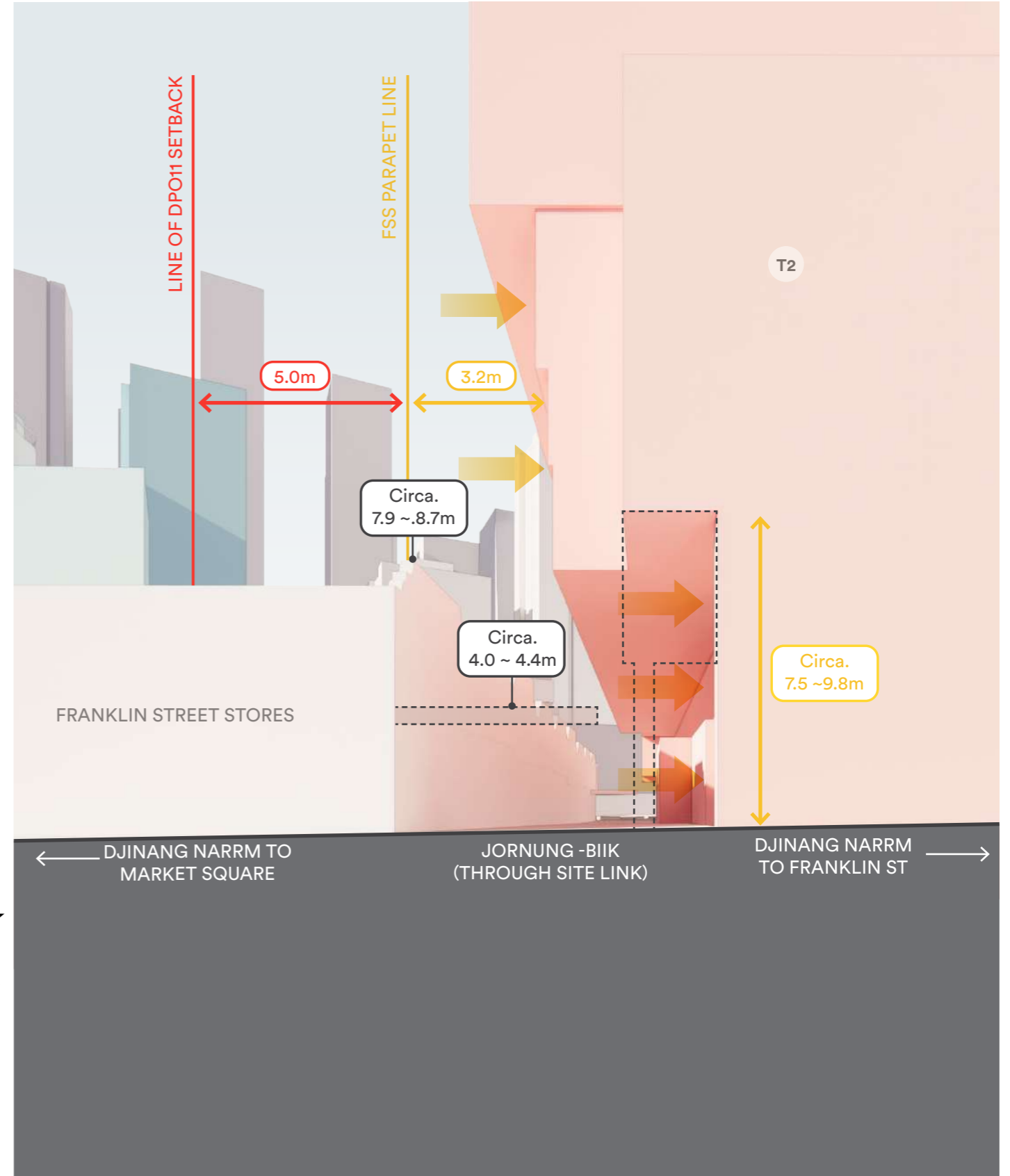
# 1.3.7 Building Form Requirements

## 1.3.7.3 Franklin Street Stores Interface



Franklin Street Store East End - Surveyed Heights

Massing includes facade projections (except balustrades, wind fins and wind lips) for T1/T2/T3 on the Southern Development Site.



Franklin Street Store View from Djinang Narrm - Proposed Building Envelope - T2

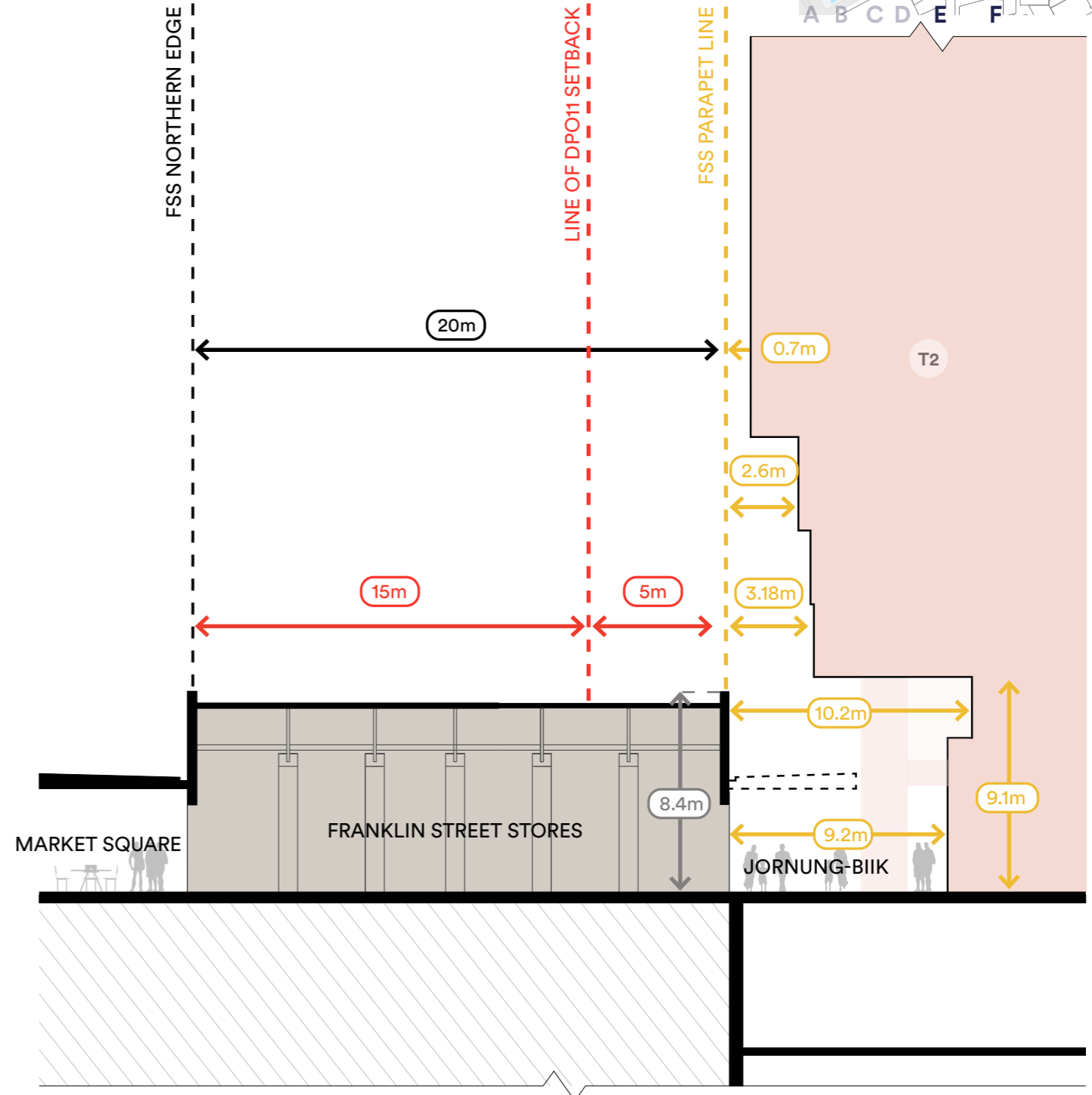
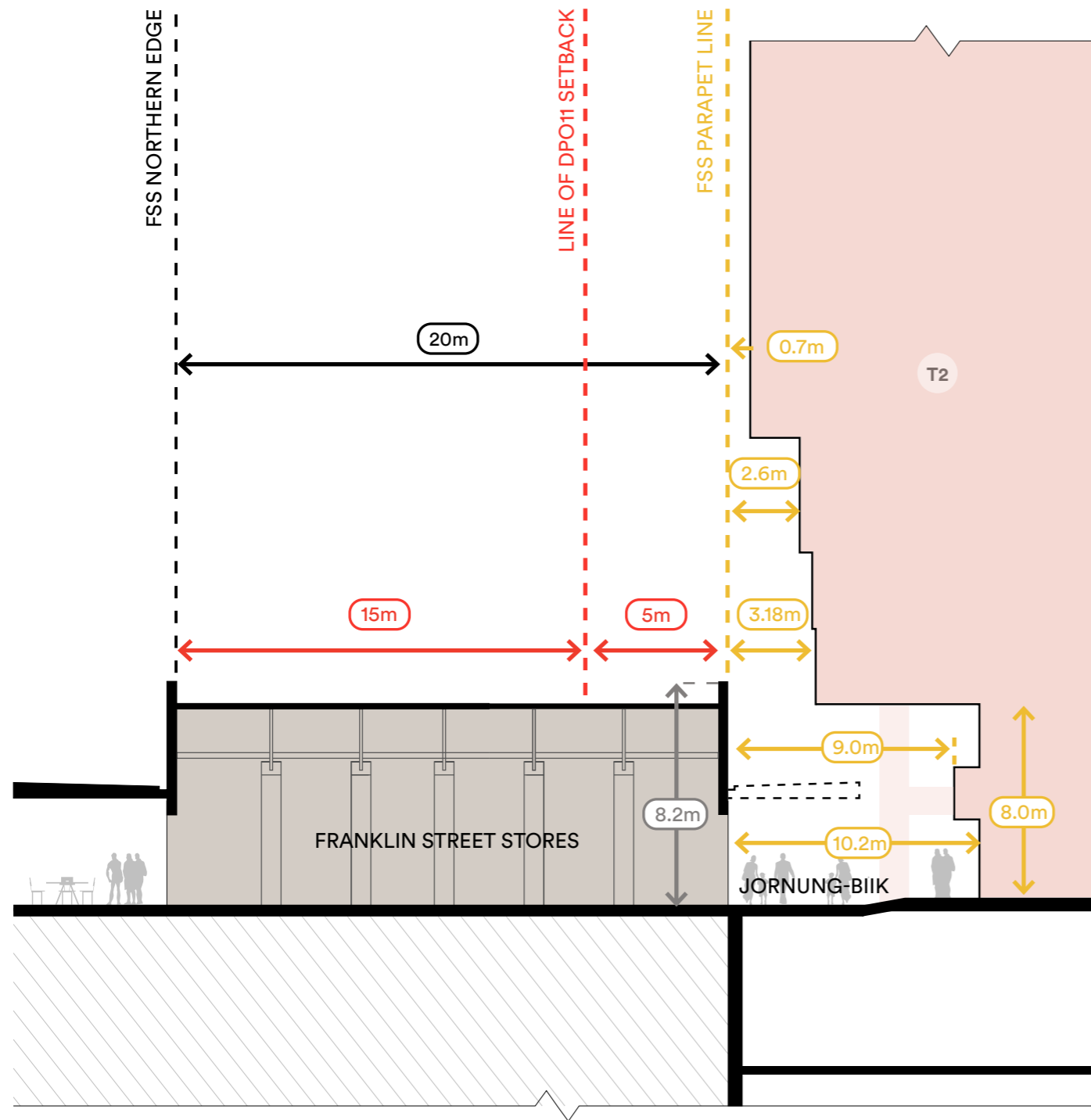
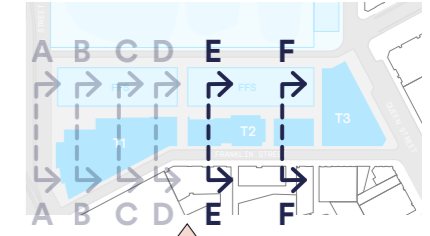
Note: Extent of modification or removal of the Franklin Street Store canopy proposed in the Development Plan is consistent with the Heritage Permit application; subject to the resolution of the Heritage Permit. Heights refer to Natural Ground Level.



Proposed Building Envelope

Note: Dimensions are approximate and vary along Jorning-Biik. Dimensions are to the edge of T1 facade projection. Wind fins not shown.

Refer to Volume 3: Wind Environment Assessment prepared by Windtech for further details.



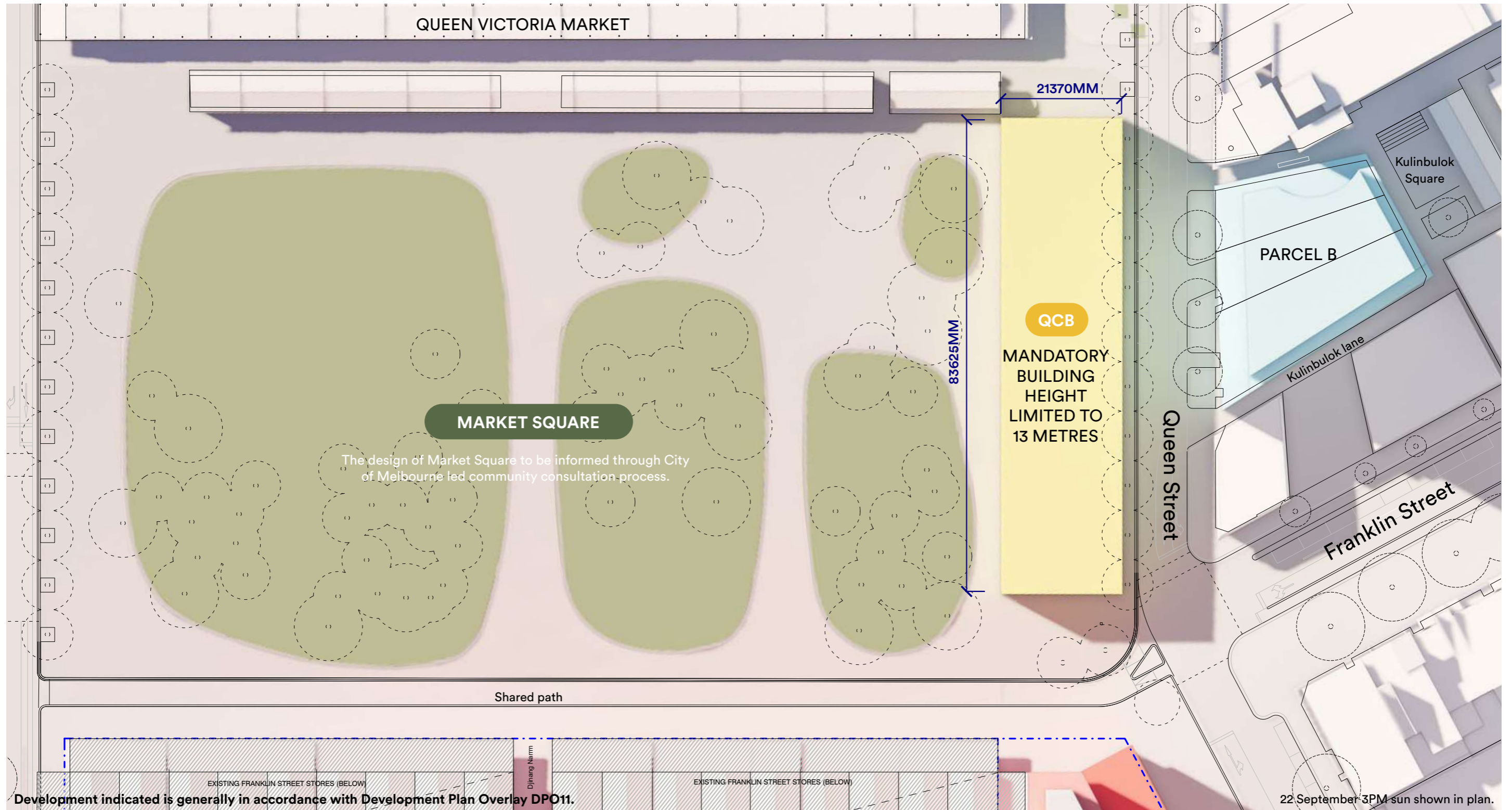
**Section E - North South - Proposed Building Envelope - T2**      **Section F - North South - Proposed Building Envelope - T2**

Massing includes facade projections (except balustrades, wind fins and wind lips) for T1/T2/T3 on the Southern Development Site.

Note: Extent of modification or removal of the Franklin Street Store canopy proposed in the Development Plan is consistent with the Heritage Permit application; subject to the resolution of the Heritage Permit. Heights refer to Natural Ground Level.

# 1.3.7 Building Form Requirements

## 1.3.7.4 Queens Corner Building





# 1.3.7 Building Form Requirements

## 1.3.7.4 Queens Corner Building

### Design Principles

Development should be consistent with the Vision for Queen Victoria Market set out at Clause 3.0 of DPO11.

The following design principles have been prepared to further guide future planning permit applications.



**Design Principle 1**

Deliver a Civic Contribution. QCB will provide a generous civic offering and activated edge conditions to all elevations, being a free-standing building in-the-round, including each elevation, public realm soffits, and roof. All plant and services are to be screened when viewed from nearby towers.



**Design Principle 2**

Provide Porosity and Connection. QCB will create a porous ground plane that opens up to the city and Market Square.



**Design Principle 3**

Provide a backdrop to the park. QCB will frame and provide connection to Market Square, acting as a civic backdrop to the park.



**Design Principle 4**

Support the Market. QCB will provide Market aligned amenity, storage and programming.



**Design Principle 5**

Deliver a form that Resonates. QCB will provide a high-quality design that responds to the site's unique location, identity and context. The form and massing of the QCB will maintain eastern view lines from Franklin Street (northern footpath) to the Franklin Street Stores, the share path and Market Square.



**Design Principle 6**

Connect to the Market. QCB will create an urban infill between the Southern Development Site, Market Square and Queen Victoria Market.

**Design Principle 7**

Provide for a scale of development that is modest, with a maximum height of 13m.



# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies

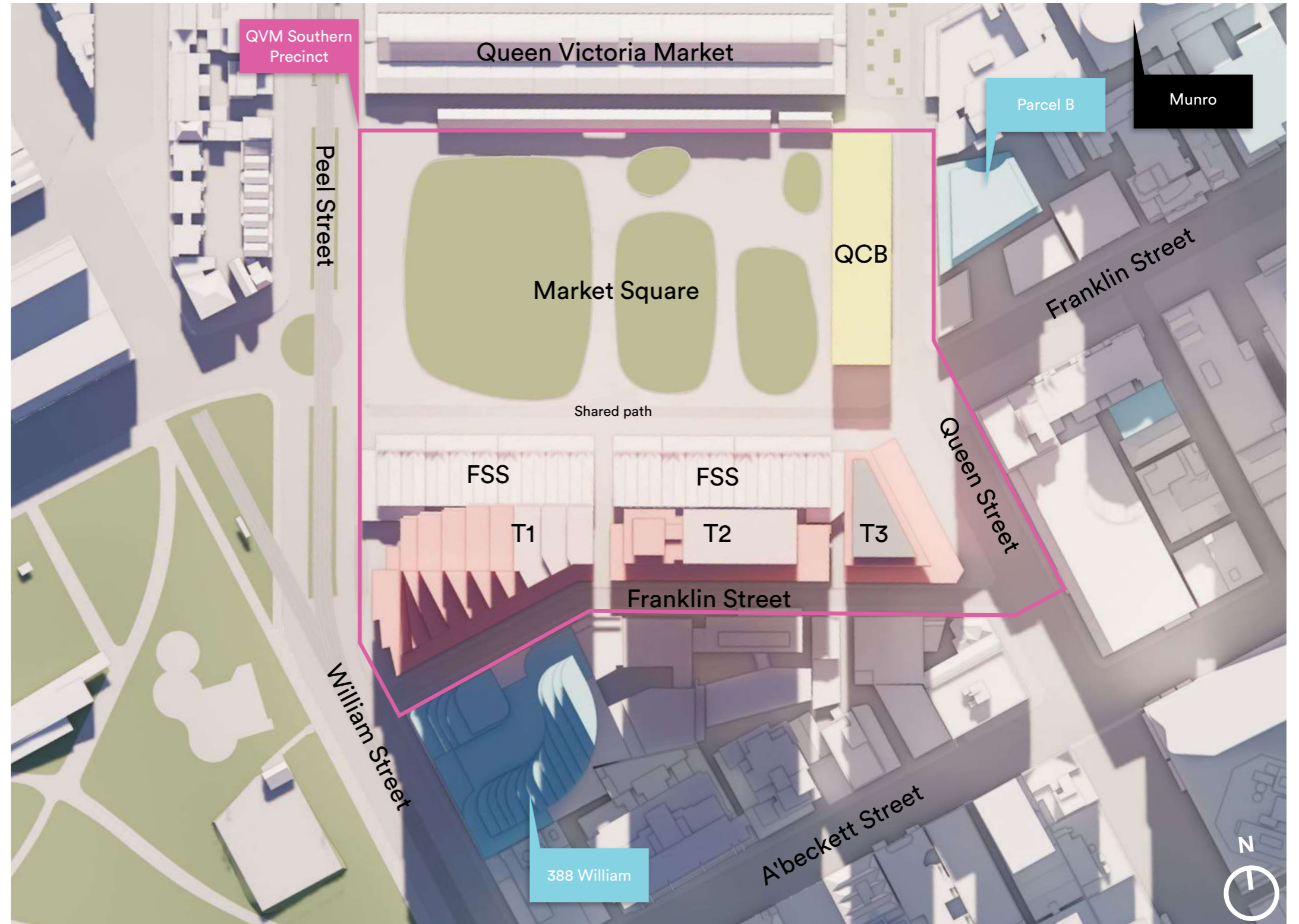
### QVM Southern Precinct

The broader Queen Victoria Market renewal contemplates a precinct with more intense built form to reflect the site's location at the end of Melbourne's CBD, as part of the broader renewal of the Precinct.

This Precinct is created by allowing for a taller built form around, and oriented towards the Market, with relatively low podiums ensuring an activated street level and to reference the interface with the lower scale heritage buildings. Precinct renewal has begun, evidenced by the recently completed Munro development (125m) and the approved building at 432-450 Queen St (67m). This transformation is expected to continue within the balance of Parcel B of the precinct, which includes a discretionary 40 metre height control.

Further to the south and east within the established area where DDO10 applies, increased heights are supported. In the Queen Street corridor recent approvals to the east include 104 Franklin st (41 storeys) and to the south-east, Queens Place and Paragon. To the south-west are approvals for 354-360 William Street (20 storeys) and 388 William Street (36 storeys), continuing the scale of development and change within this part of the City.

DPO11 anticipates substantial change and redevelopment within Parcel D to provide for more intense built form to provide for revitalisation of the Market precinct.



22 June midday sun

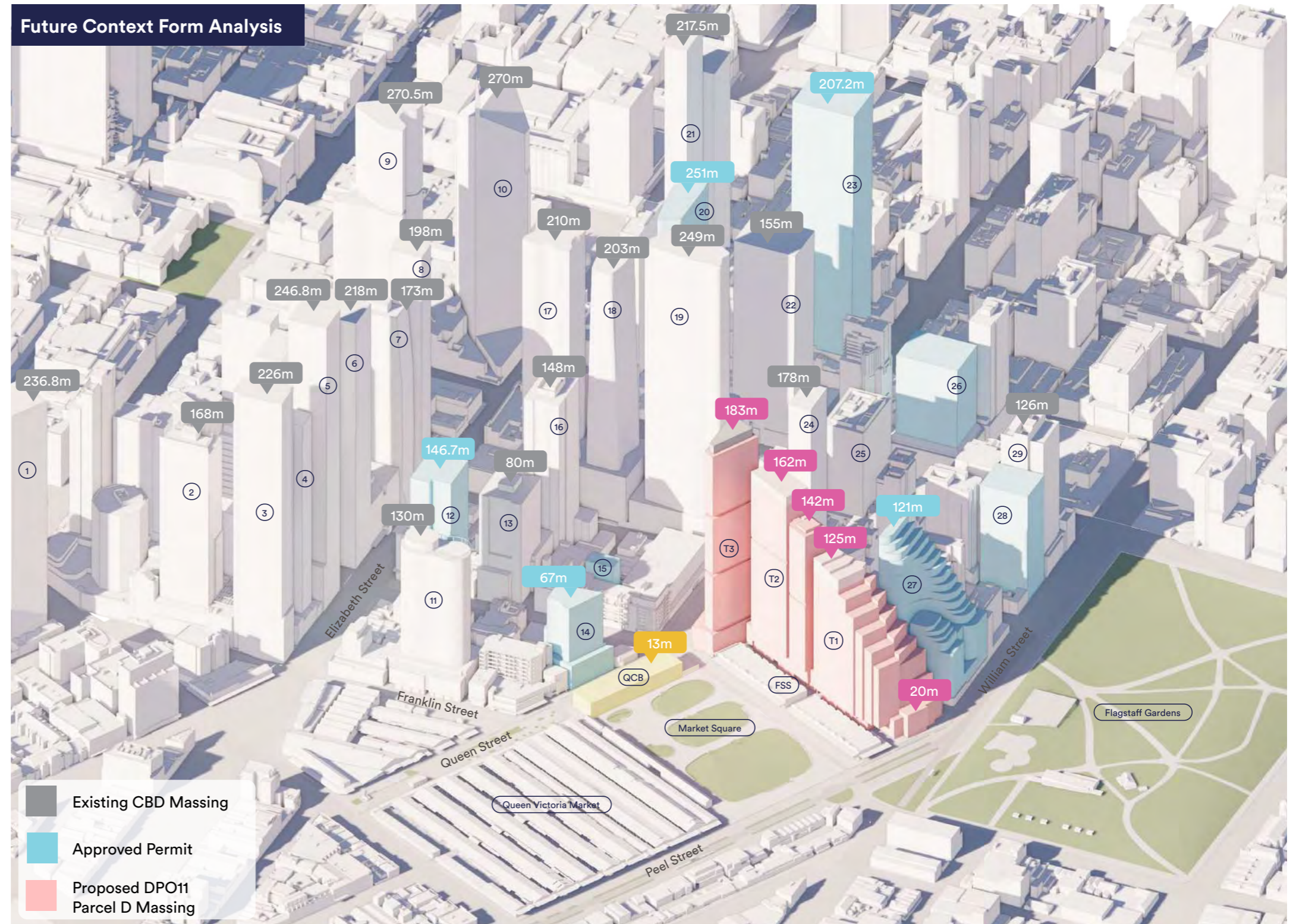


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies

### Key

1. Swanston Central, 168 Victoria Street - 236.8m
2. Zen Apartments, 27 Therry Street - 167m
3. Vision Apartments, 500 Elizabeth Street - 226m
4. Unilodge Place, 478-488 Elizabeth Street - 161m
5. Victoria One, 462 Elizabeth Street - 246.8m
6. Lighthouse Melbourne Apartments - 218m
7. MY80, 80 A'Beckett St - 173m
8. Empire Apartments, 81 A'Beckett St - 198m
9. Aurora Melbourne Central - 270.0m
10. Melbourne Central Tower - 270m
11. QVM Residences, 93-141 Therry Street - 130m
12. 100-106 Franklin Street - 146.7m
13. Fulton Lane, Northern Tower - 80m
14. Parcel B - 67m
15. 21-23 Anthony Street - 11 Levels
16. Fulton Lane, Southern Tower - 148m
17. Uno Melbourne, 111 A'Beckett Street - 210m
18. EQ. Tower A'Beckett Street - 203m
19. Queens Place, Northern Tower - 249m
20. Queens Place, Souther Tower - 251m
21. 380 Melbourne, 380 Lonsdale Street. 217.5m
22. Paragon 318 Queen Street - 155m
23. 272-282 Queen Street - 207.2m
24. 183-189 A'Beckett Street - 178m
25. 380 La Trobe Street - 21 levels
26. 383 La Trobe Street - 33 levels
27. 388 William, 386-412 William Street - 121m
28. 354-360 William Street - 20 levels
29. 350 William Street - 126m



**Note:** All heights shown are measured from footpath or natural surface level. Total building height excluding non-habitable architectural features not more than 3.0

metres in height and building services setback at least 3.0 metres behind the tower façade. Building heights are approximate and to be confirmed by licensed surveyor.

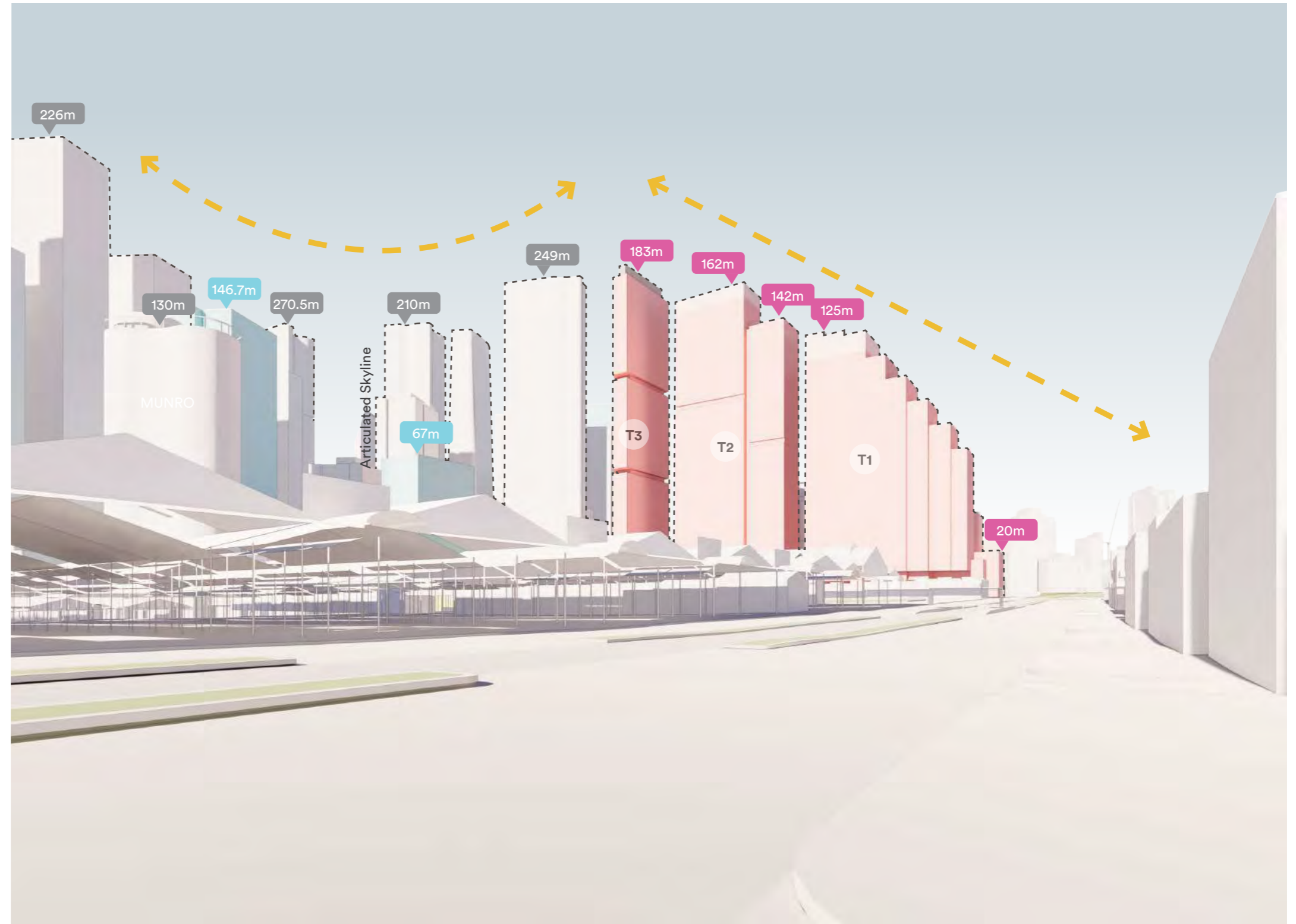


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Northern view along Peel Street



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

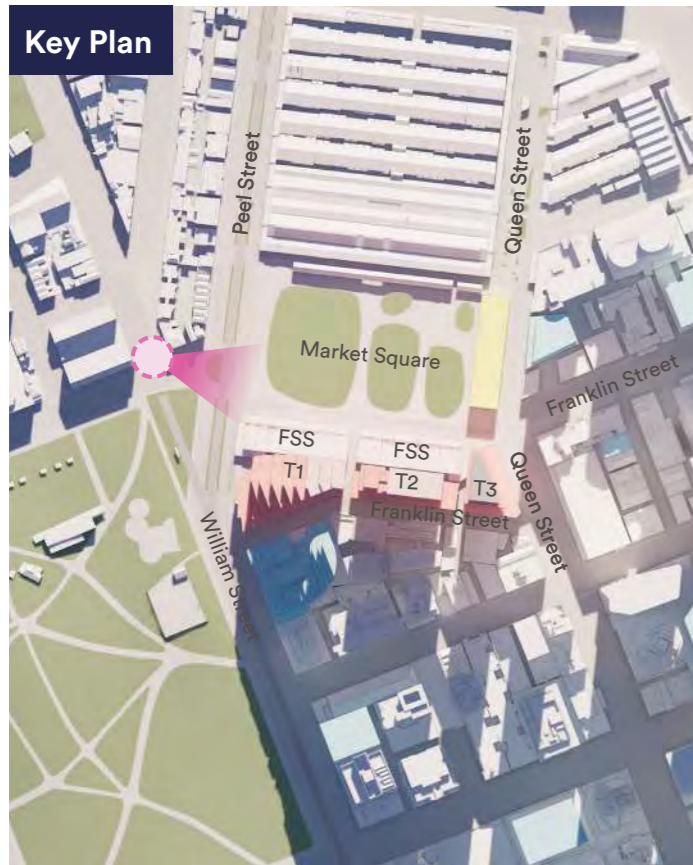
be consistent with T1.

QCB envelope does not include facade projections.

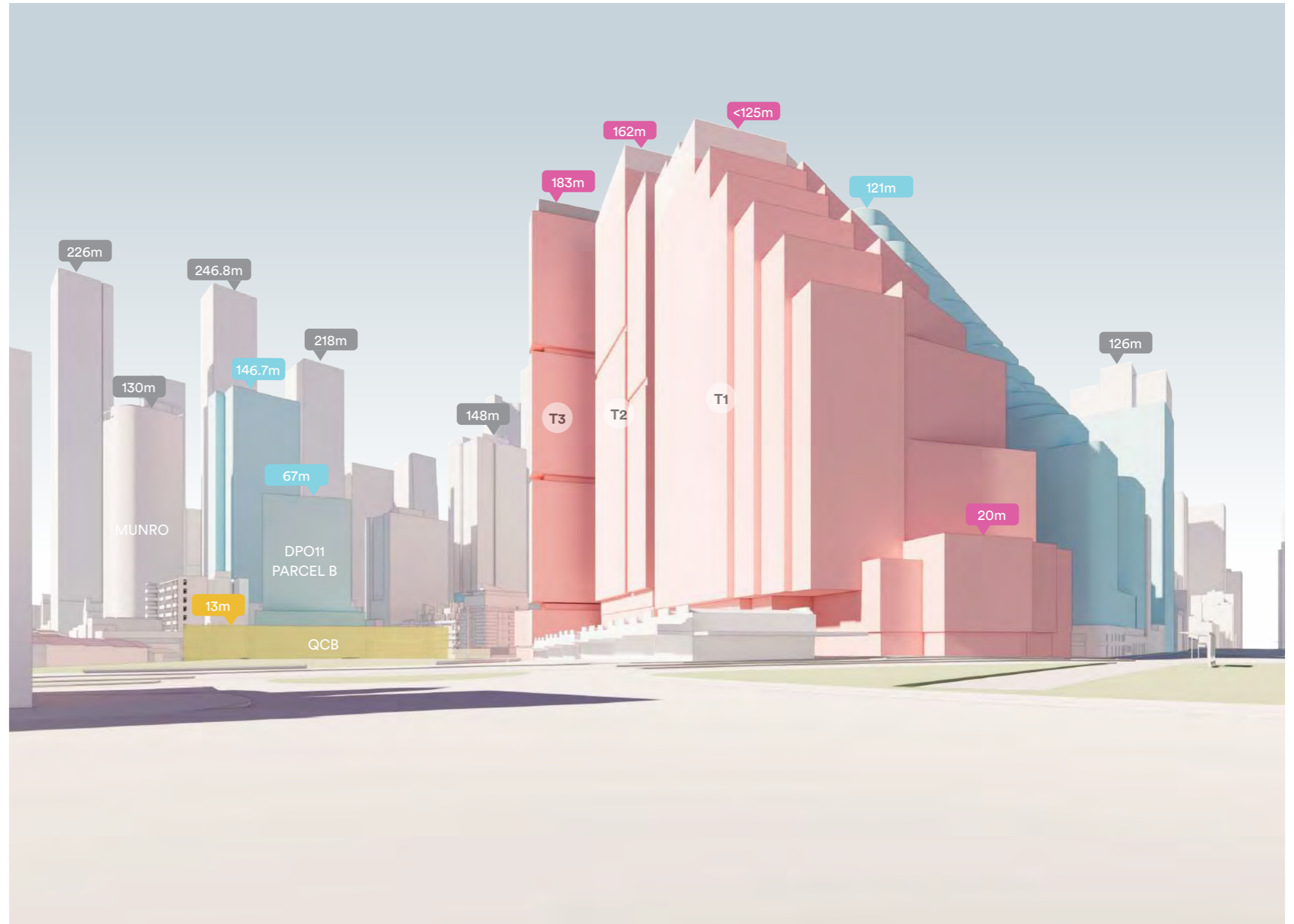
22 June midday sun

# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Western view from Dudley Street



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

QCB envelope does not include facade projections.

22 June midday sun

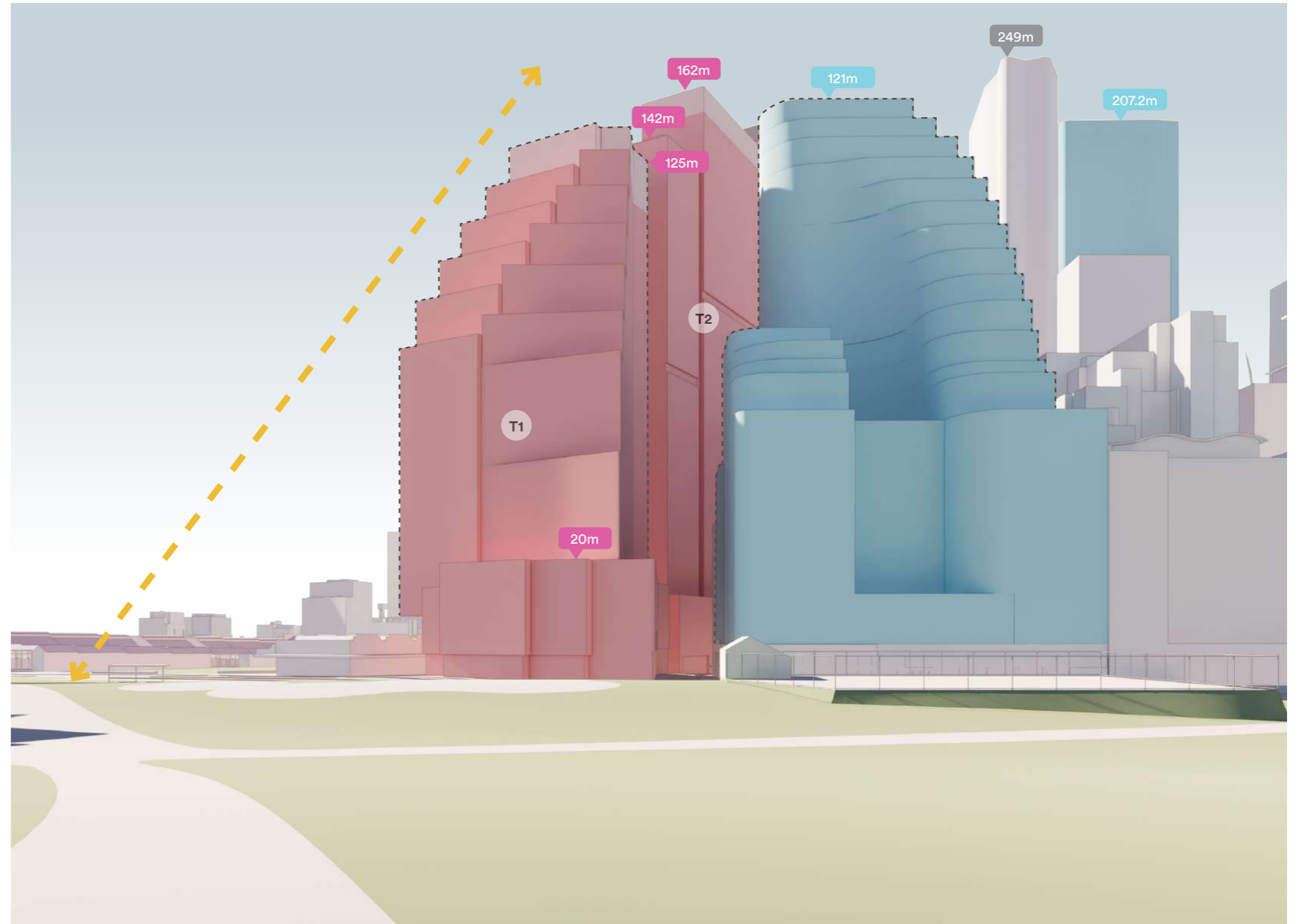


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Flagstaff Gardens view



- Existing CBD Massing
- Approved Permit
- Proposed Development Plan Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

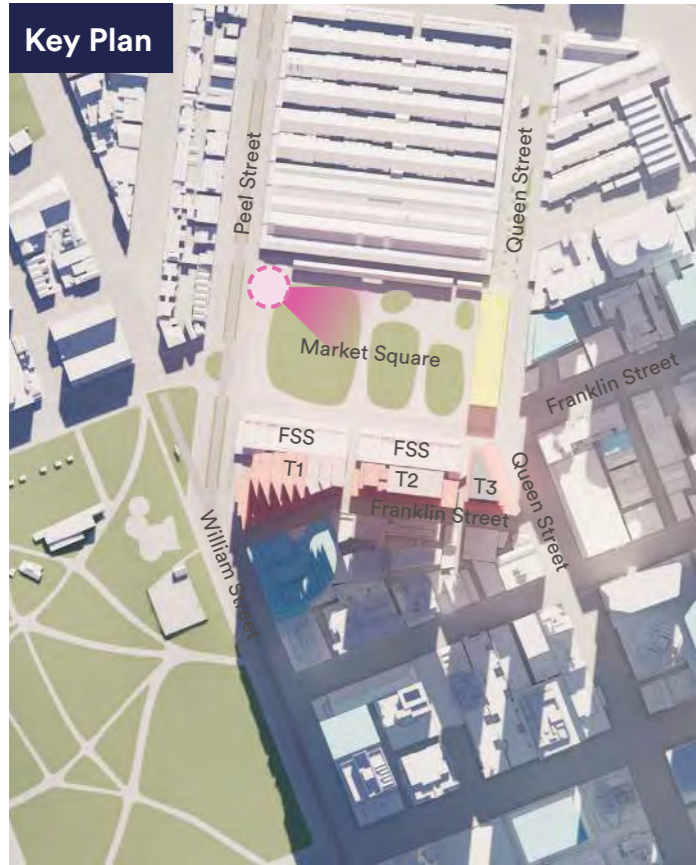
QCB envelope does not include facade projections.

22 June midday sun

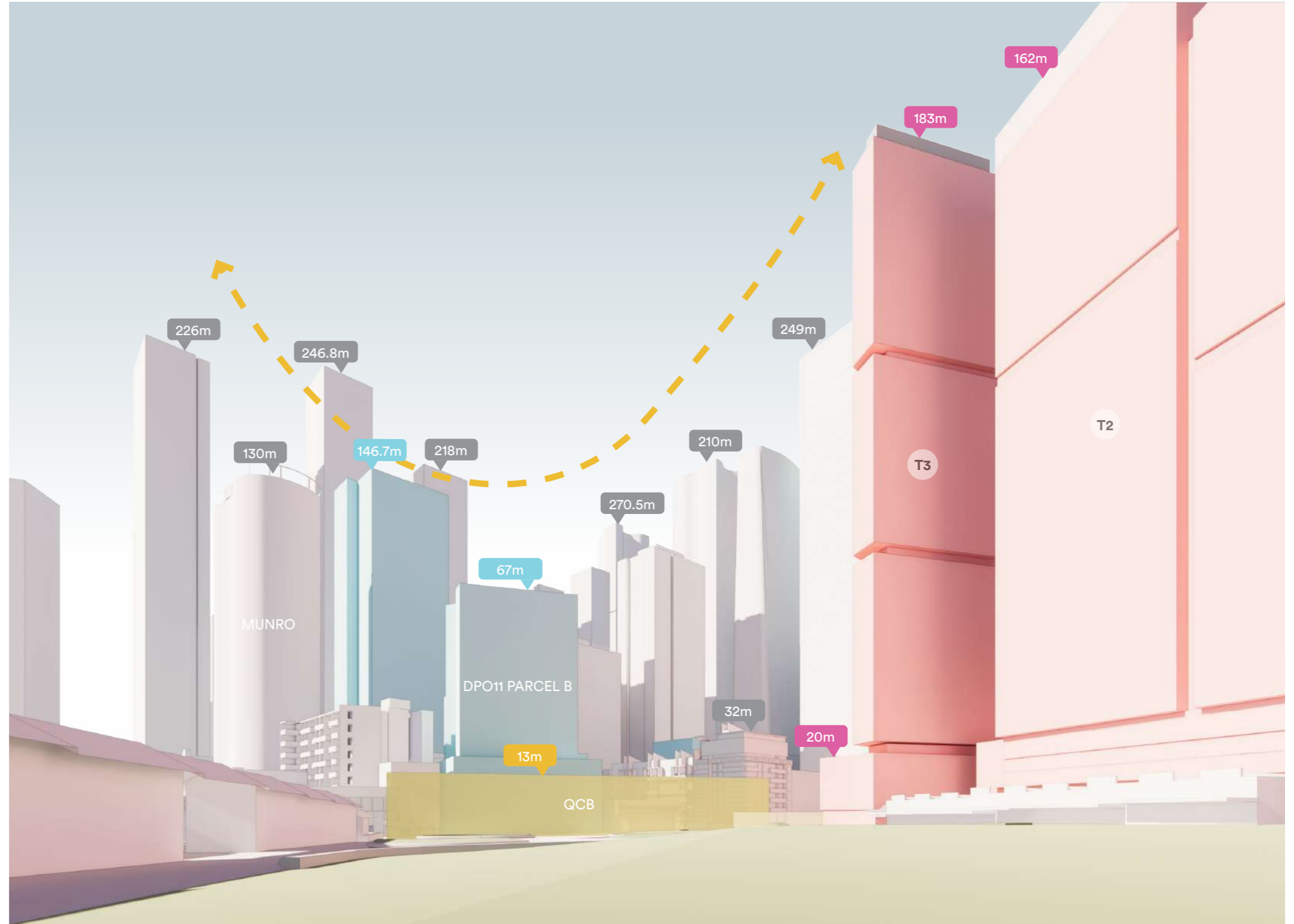


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Market Square Eastern view



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

QCB envelope does not include facade projections.

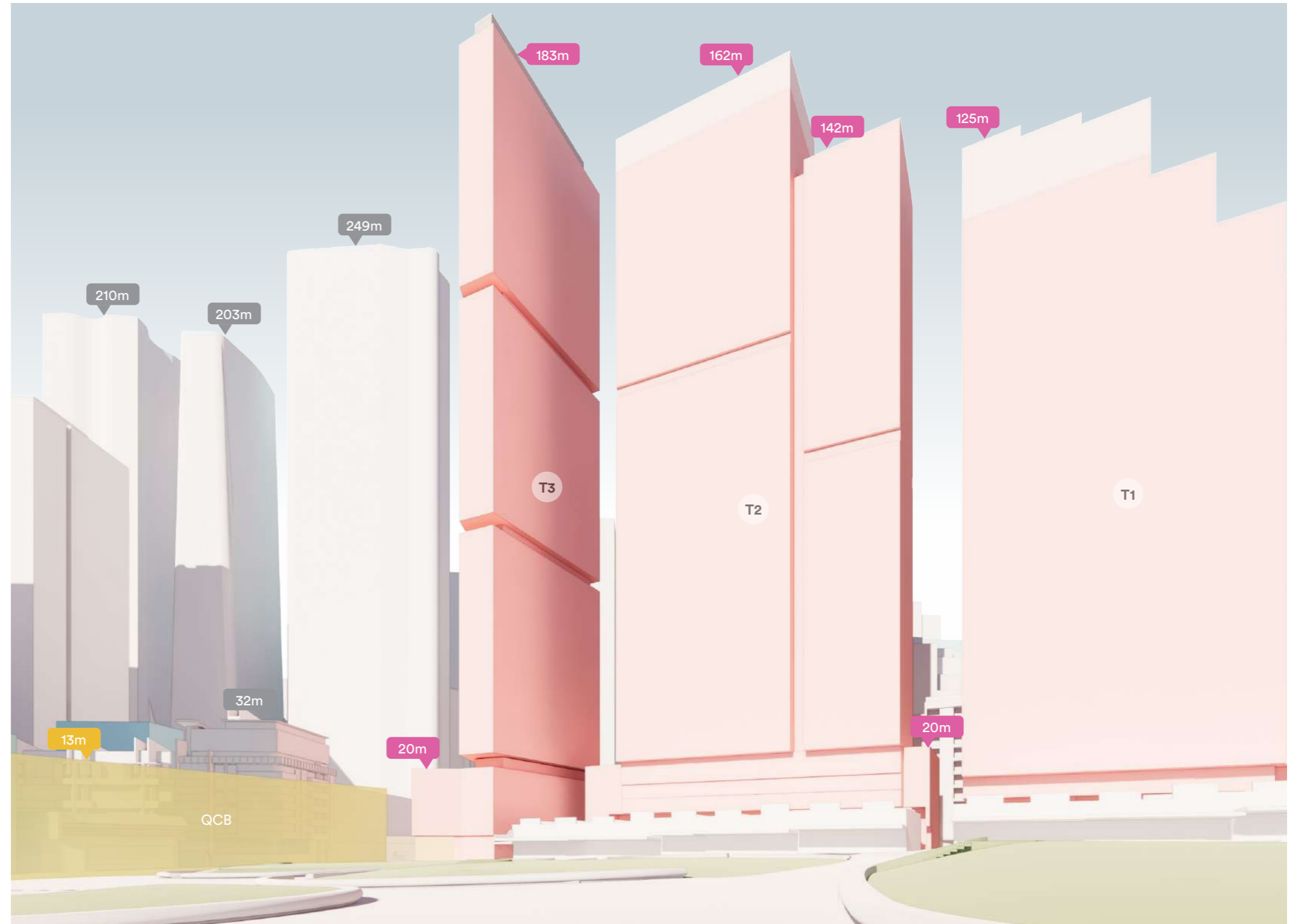
22 June midday sun

# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Market Square Southern view



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

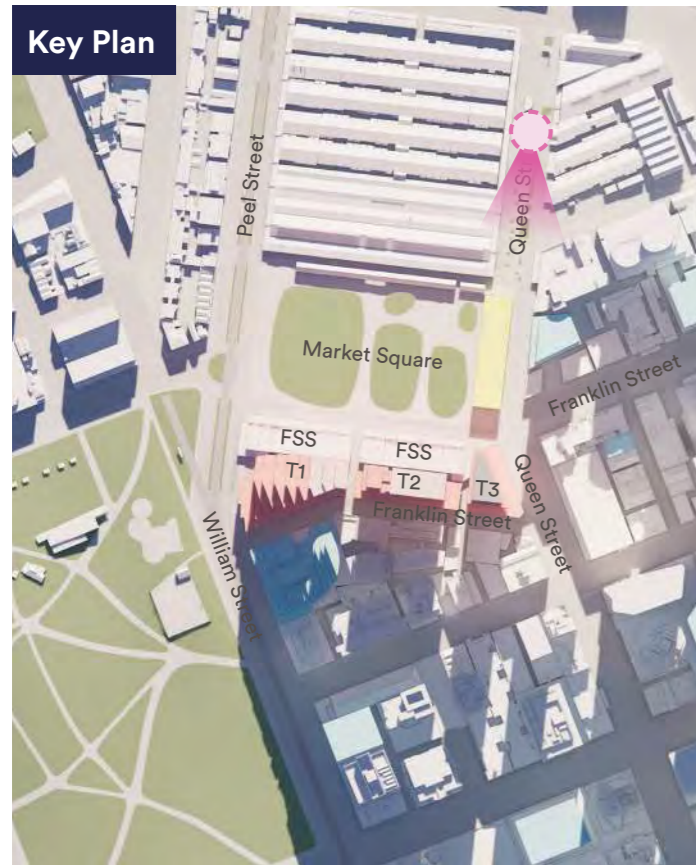
QCB envelope does not include facade projections.

22 June midday sun

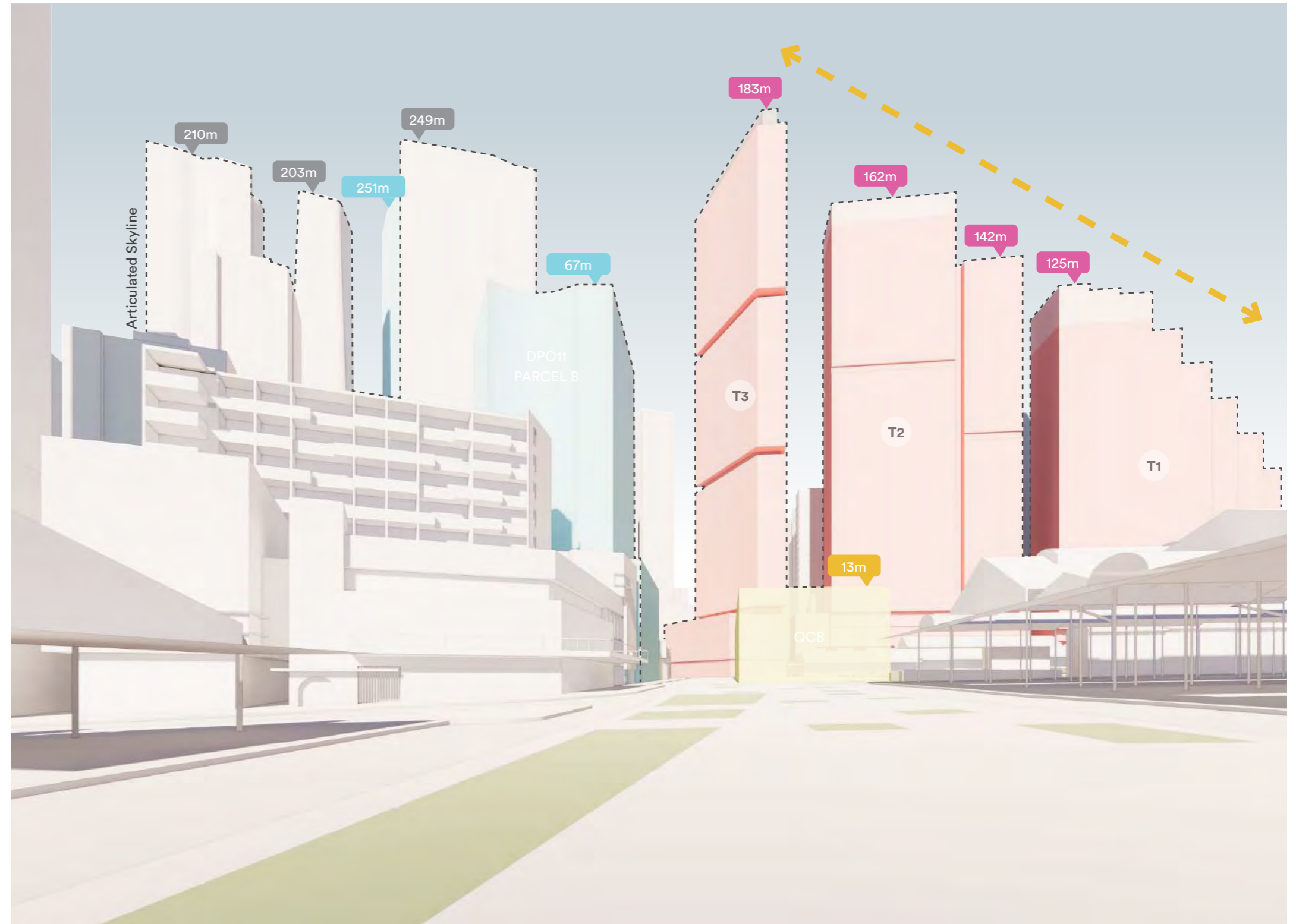


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Southern view along Queen Street



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

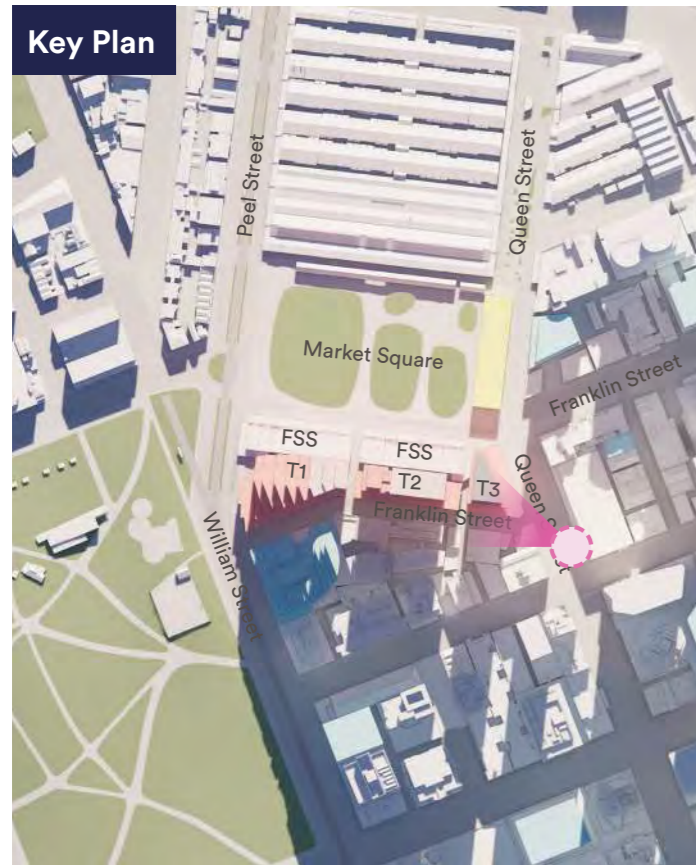
be consistent with T1.

QCB envelope does not include facade projections.

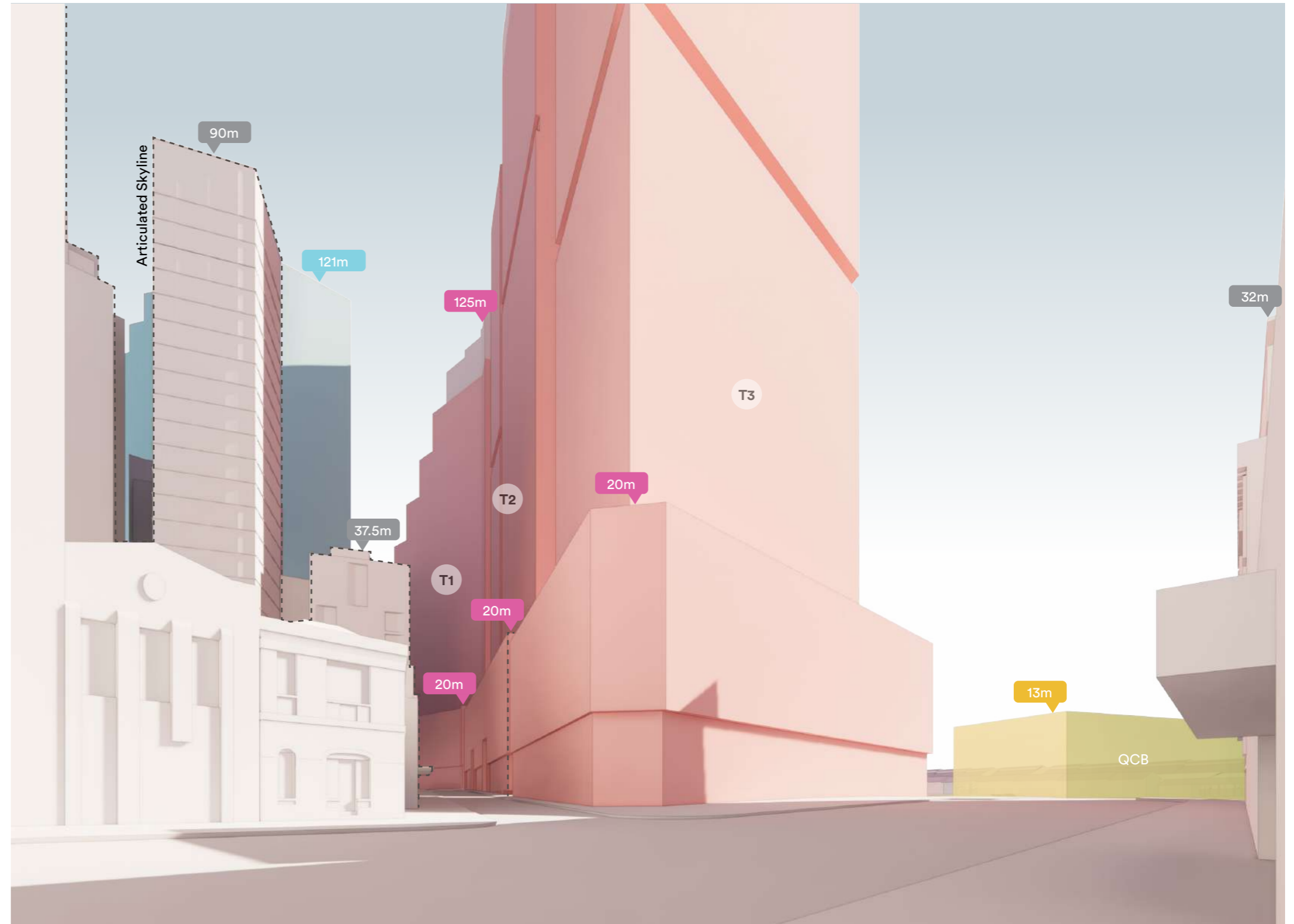
22 June midday sun

# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Queen / Franklin Street corner view



- Existing CBD Massing
- Approved Permit
- Proposed Development Plan Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

QCB envelope does not include facade projections.

22 June midday sun

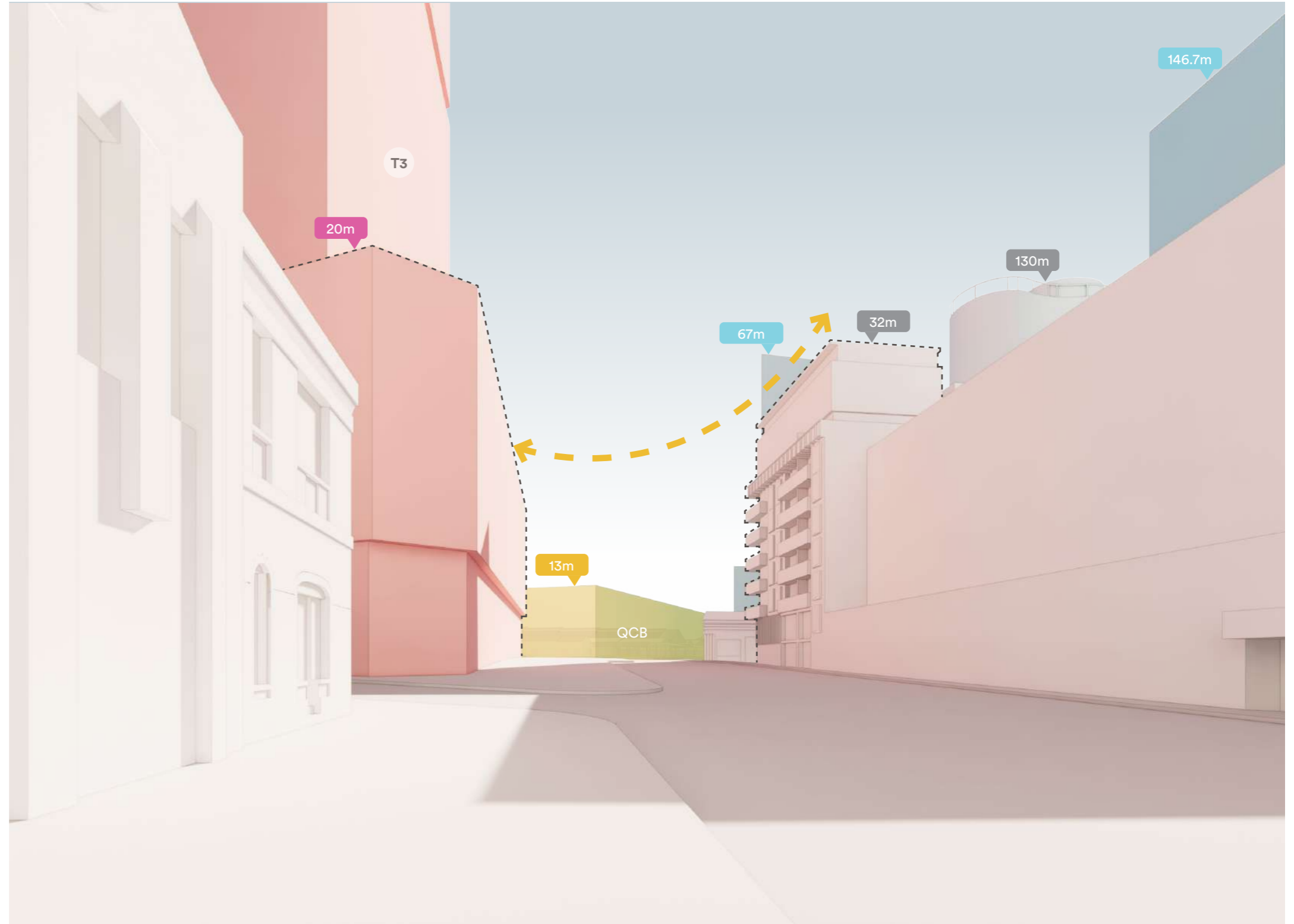


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Queen Street northern view



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

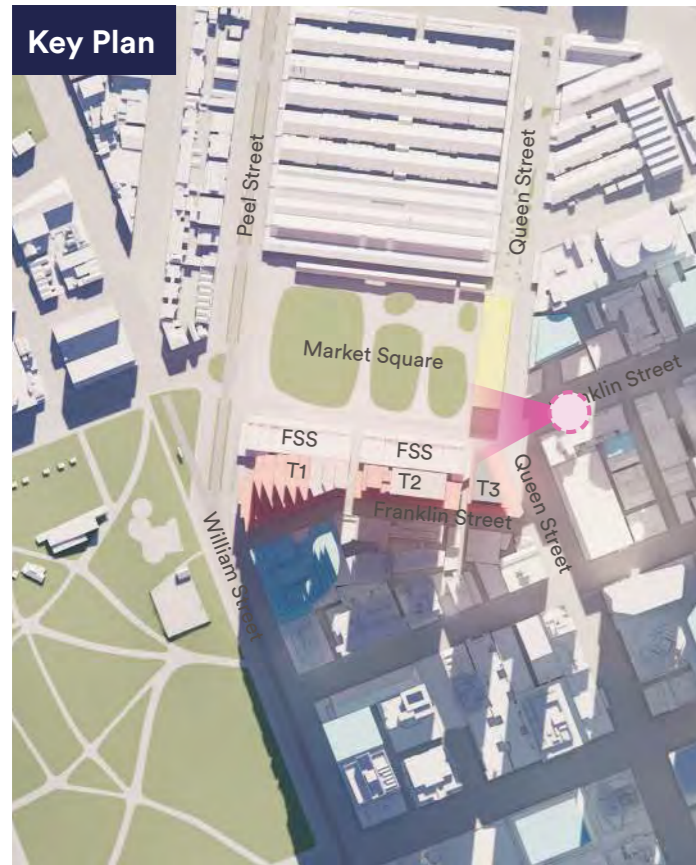
be consistent with T1.

QCB envelope does not include facade projections.

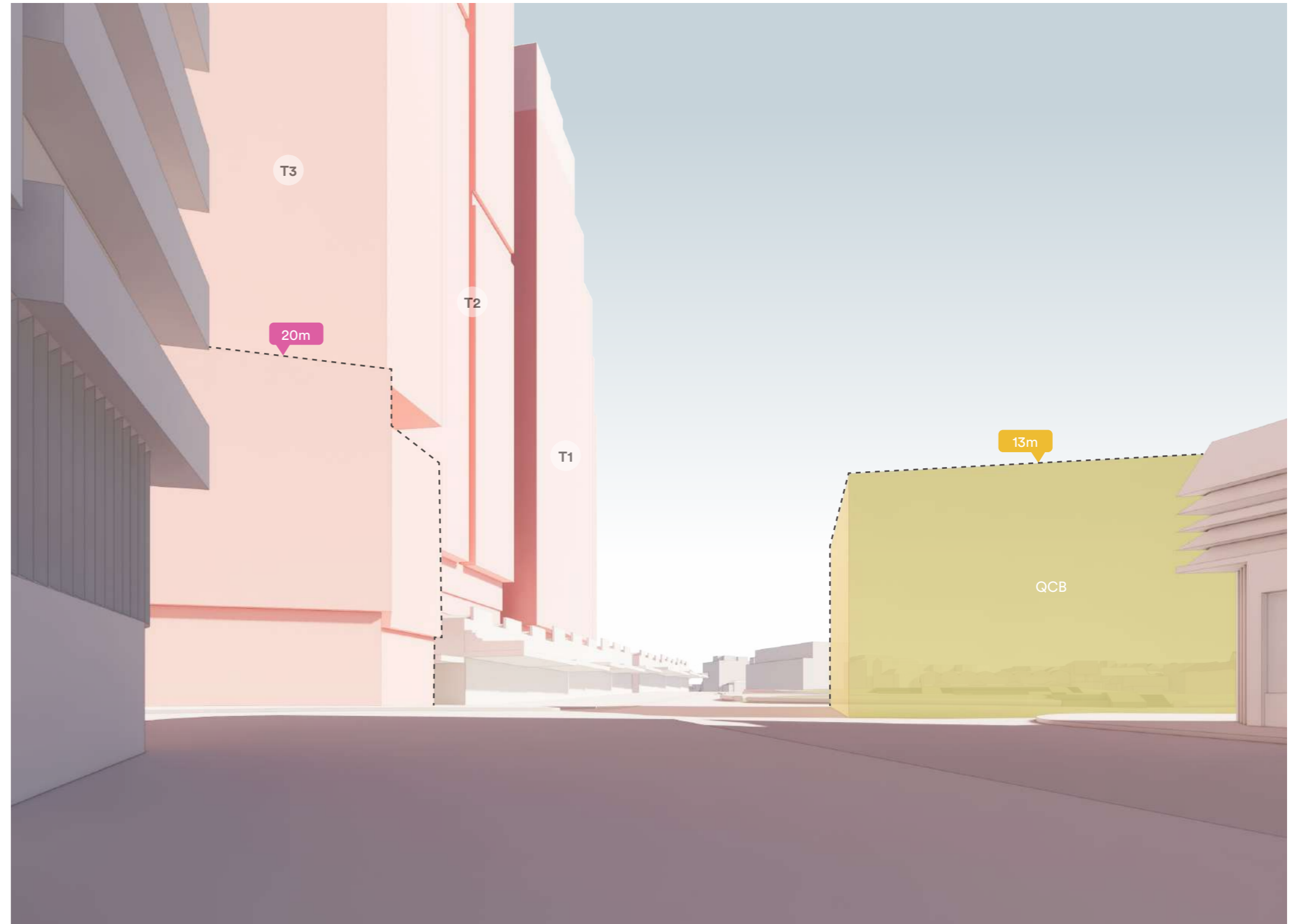
22 June midday sun

# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Queen / Franklin Street view towards FSS



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

QCB envelope does not include facade projections.

22 June midday sun



# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Queen / Franklin Street view towards FSS



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



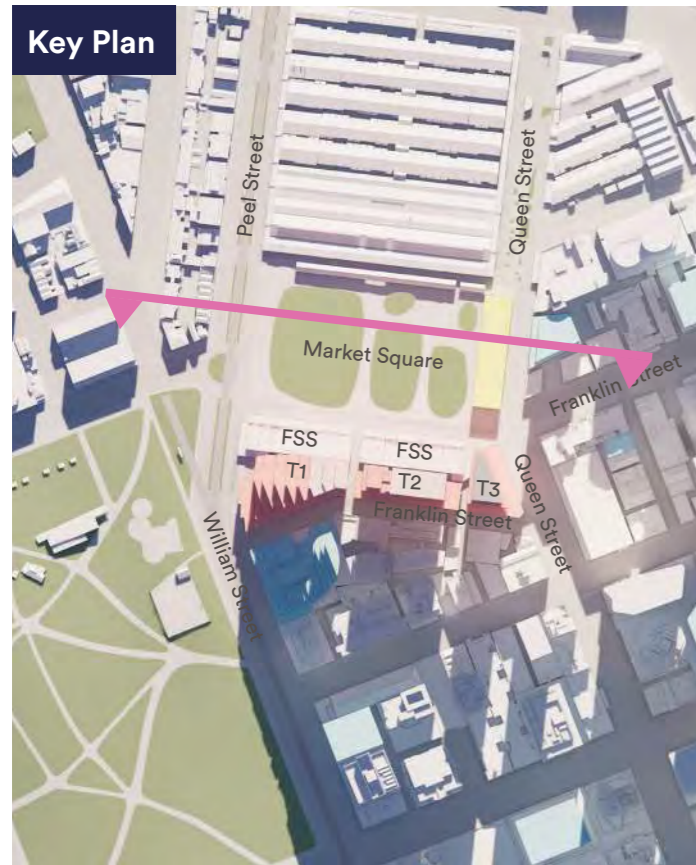
Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1. QCB envelope does not include facade projections.

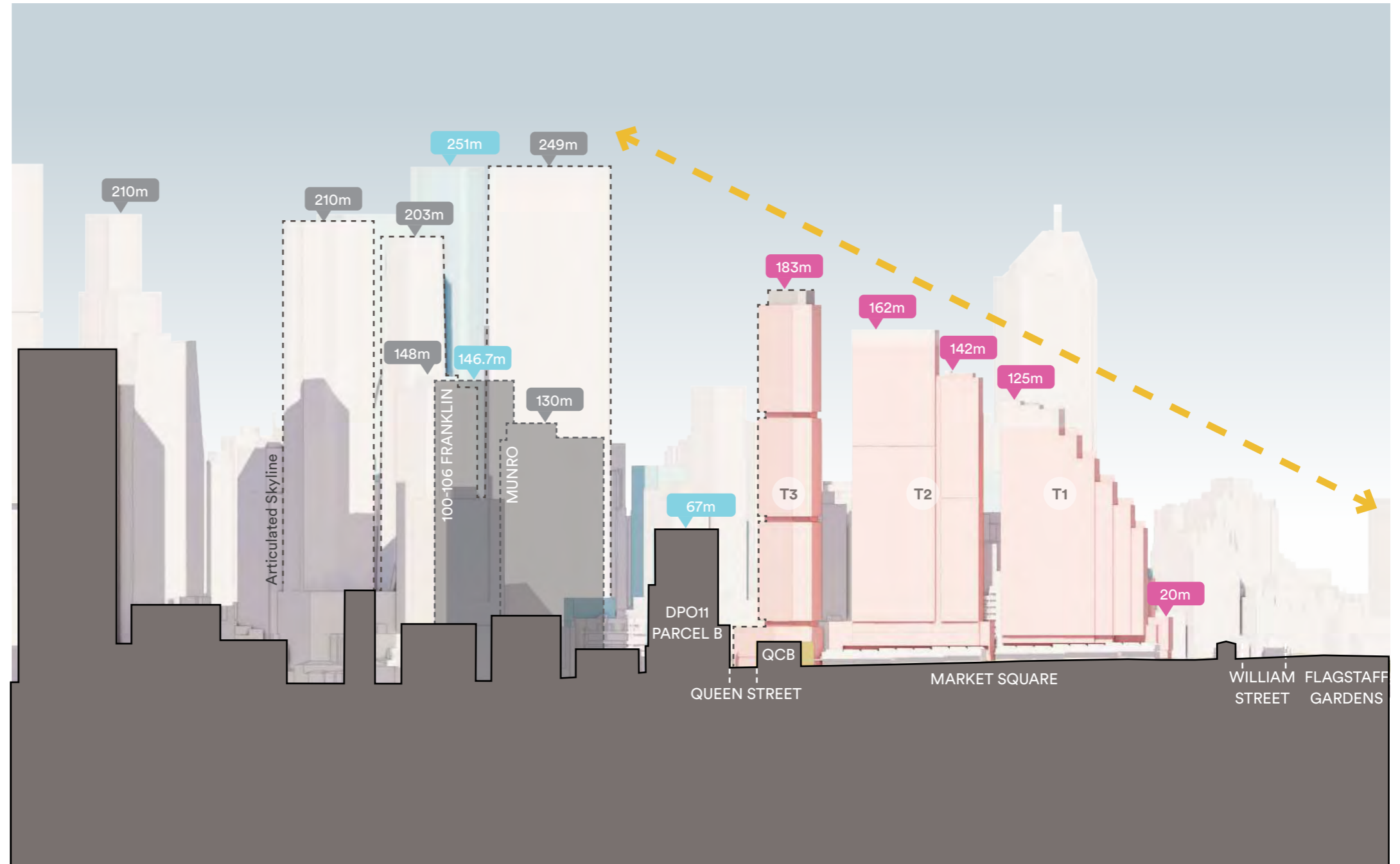
22 June midday sun

# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Northern Elevation



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

QCB envelope does not include facade projections.

22 June midday sun

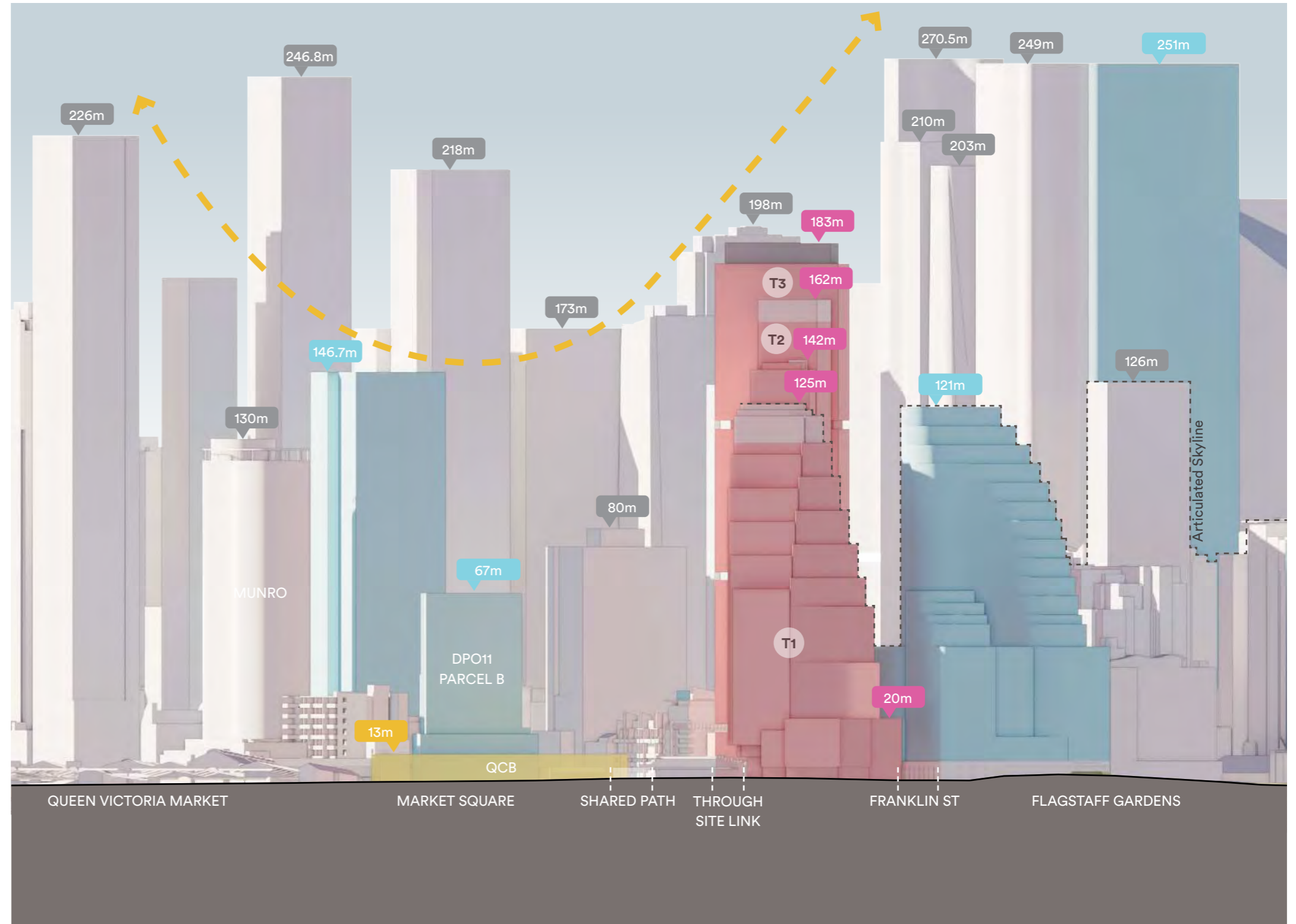


# 1.3.7 Building Form Requirements

## 1.3.7.5 Massing Studies - Western Elevation



- Existing CBD Massing
- Approved Permit
- Proposed DPO11 Parcel D Massing



Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 / Tower 3 within the Southern Development Site. T2 top to

be consistent with T1.

QCB envelope does not include facade projections.

22 June midday sun





Note: Massings shown includes facade projections (except balustrade, wind fins and wind lips) for Tower 1 / Tower 2 /

Tower 3 within the Southern Development Site. T2 top to be consistent with T1.

QCB envelope does not include facade projections.

22 June midday sun



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# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D

### Sunlight Analysis DPO11 Parcel D

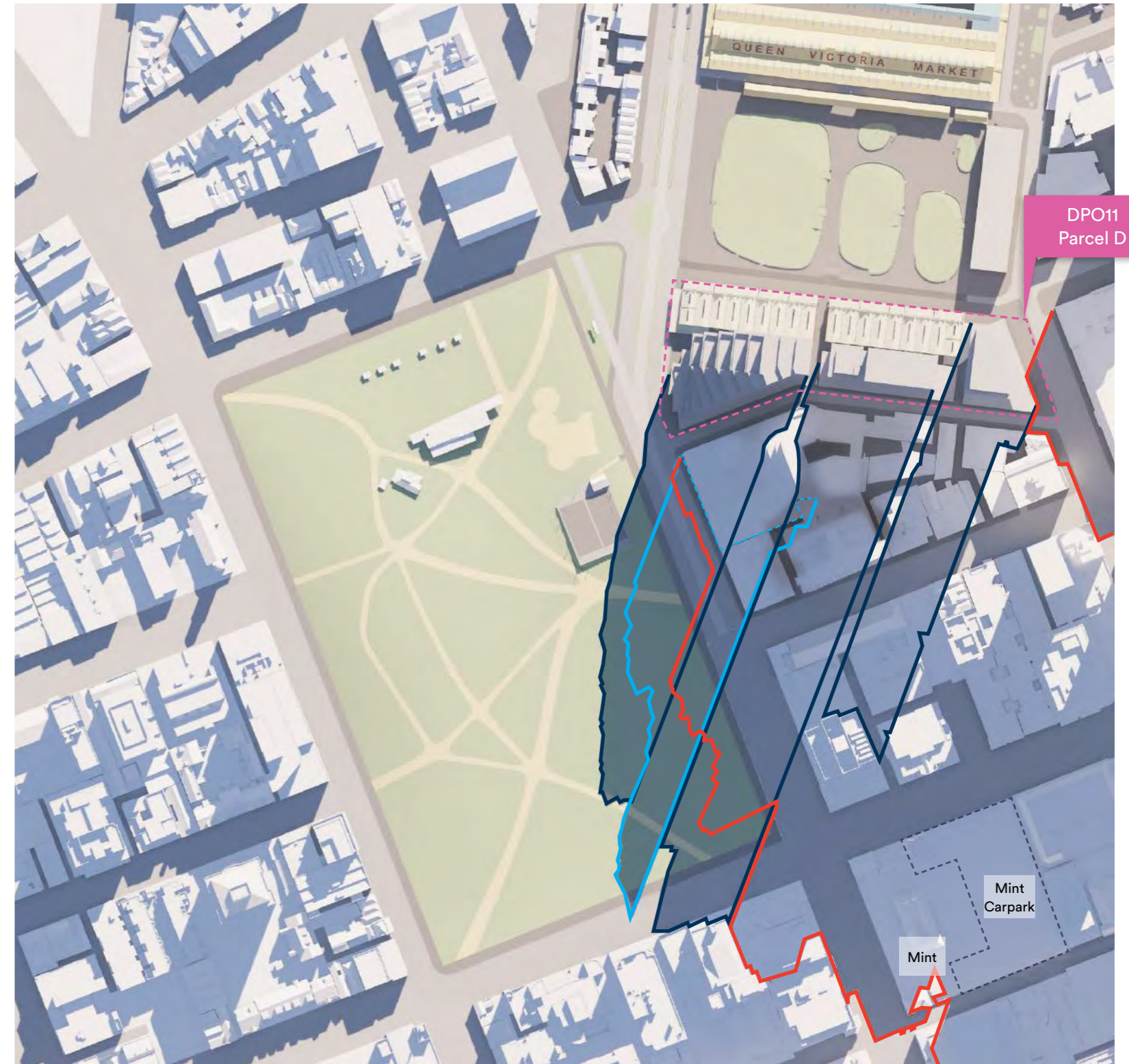
The winter shadow controls proposed under C415 were prepared to increase the level of protection of the City of Melbourne's public parks to protect winter sunlight access. Consistent with amendment C415 shadow controls, the proposed development does not result in any additional shadow to Flagstaff Gardens (beyond the existing and approved shadows) resulting from the Southern Development Site Building Envelopes from midday to 3pm during winter (June 21). Note: proposed C415 has not been approved as yet.

DPO11 provides for a consideration of the shadow impacts to Flagstaff Gardens and the new Public Open Space, from 11am to 2pm on 22 June. The Building Envelopes for the Southern Development Site and Queens Corner Building do not significantly prejudice the amenity of Flagstaff Gardens or Market Square during this period, with the additional shadow impact occurring between 11am and 12pm, 22 June.

Refer Volume 3: Overshadowing Analysis prepared by Vipac for further details.

### Shadows - Proposed Winter Solstice June 22 - 11:00

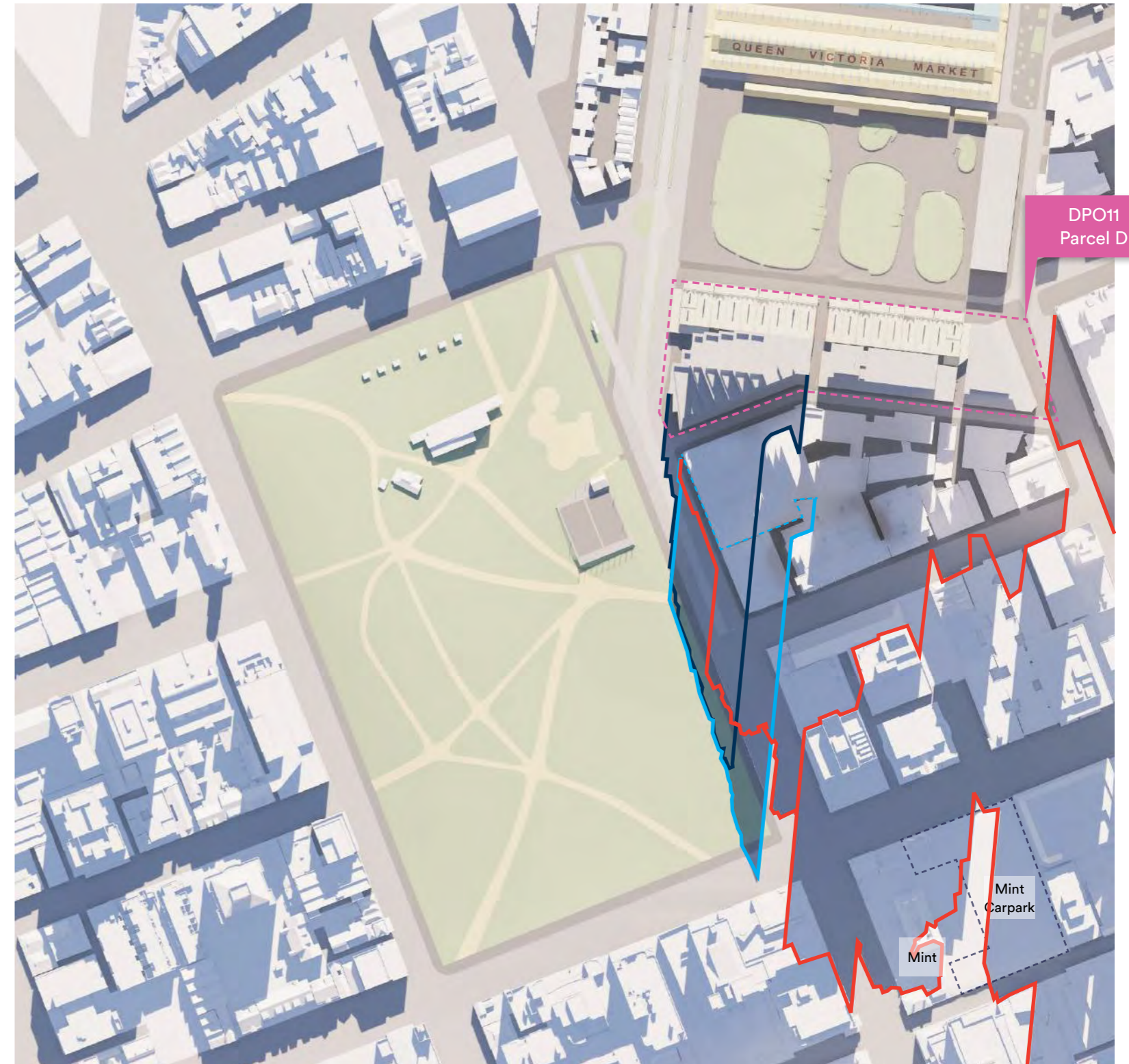
- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street





# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D



Shadows - Proposed  
Winter Solstice  
June 22 - 12:00

- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street



# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D

Shadows - Proposed  
Winter Solstice  
June 22 - 13:00

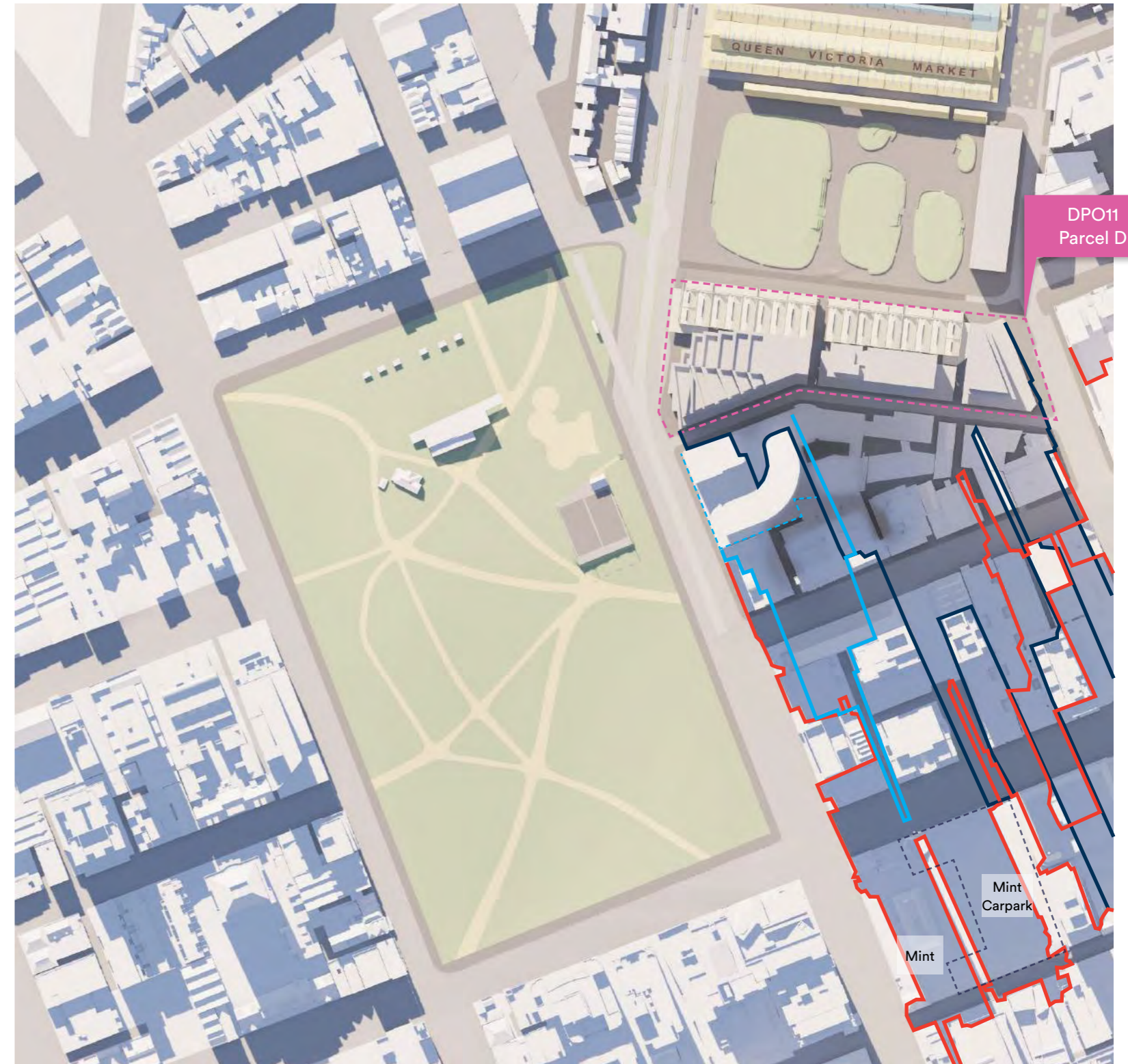
- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street





# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D



Shadows - Proposed  
Winter Solstice  
June 22 - 14:00

- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street

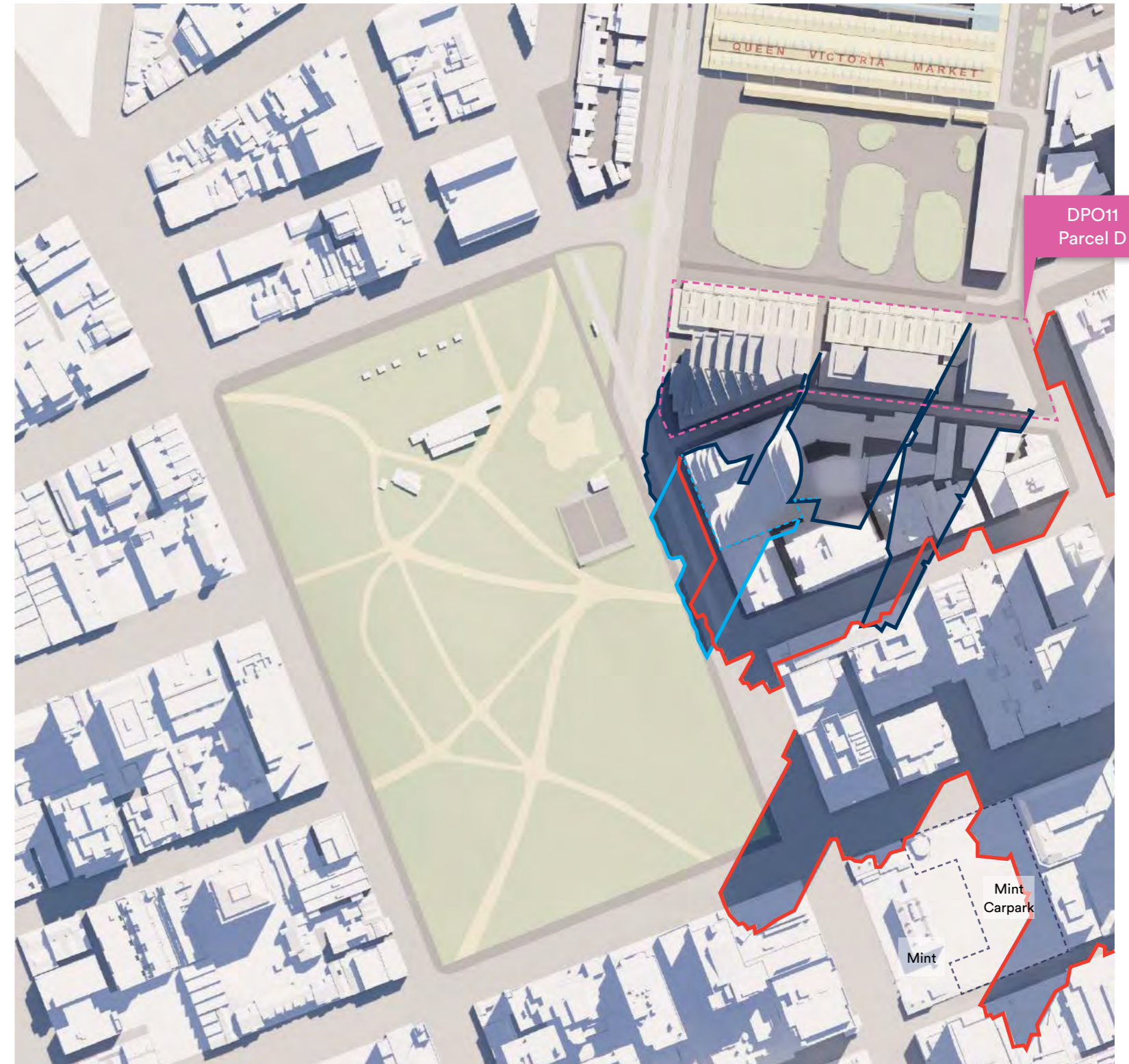


# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D

Shadows - Proposed  
Spring Equinox  
September 22 - 11:00

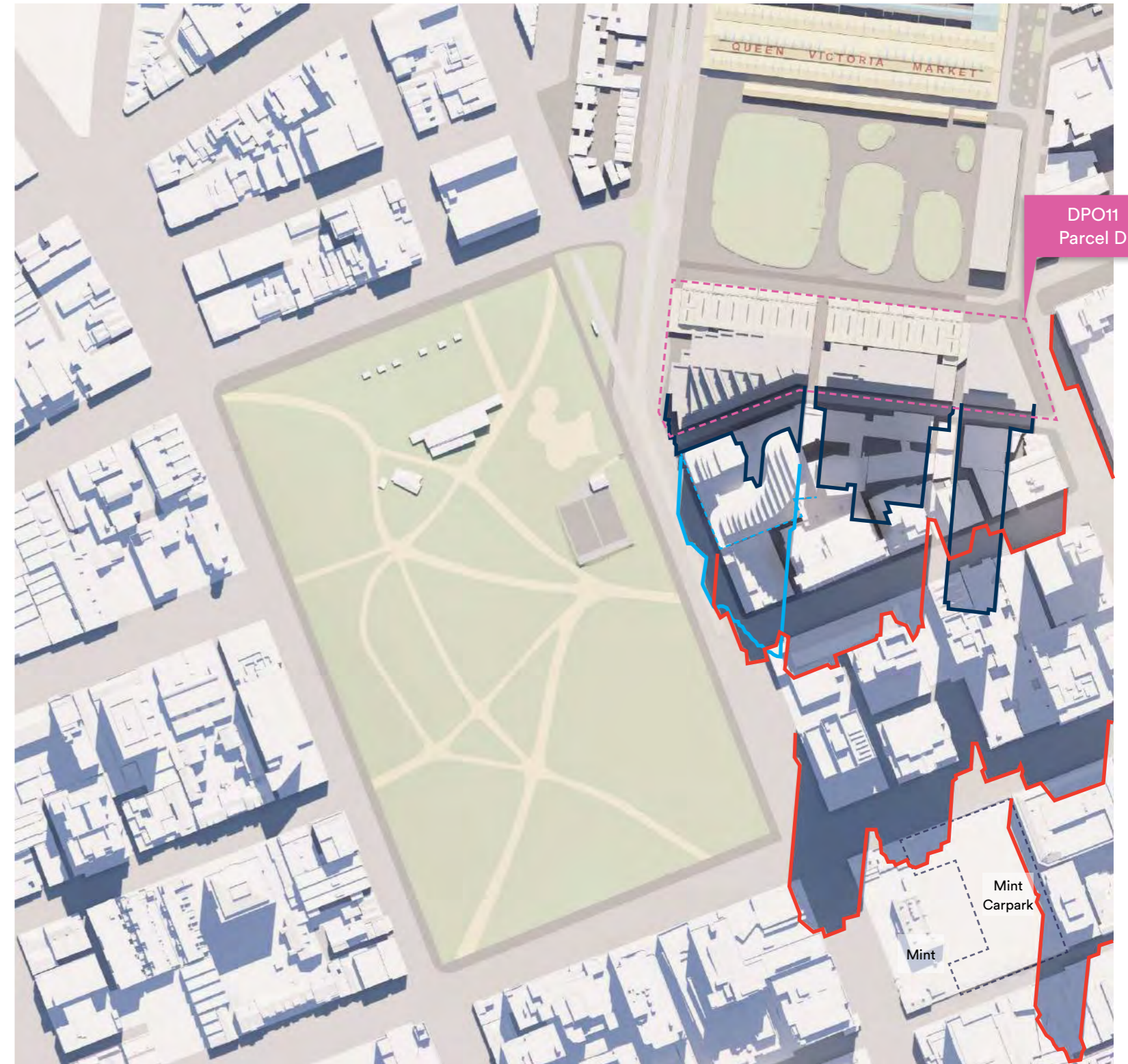
- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street





# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D



Shadows - Proposed  
Spring Equinox  
September 22 - 12:00

- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street

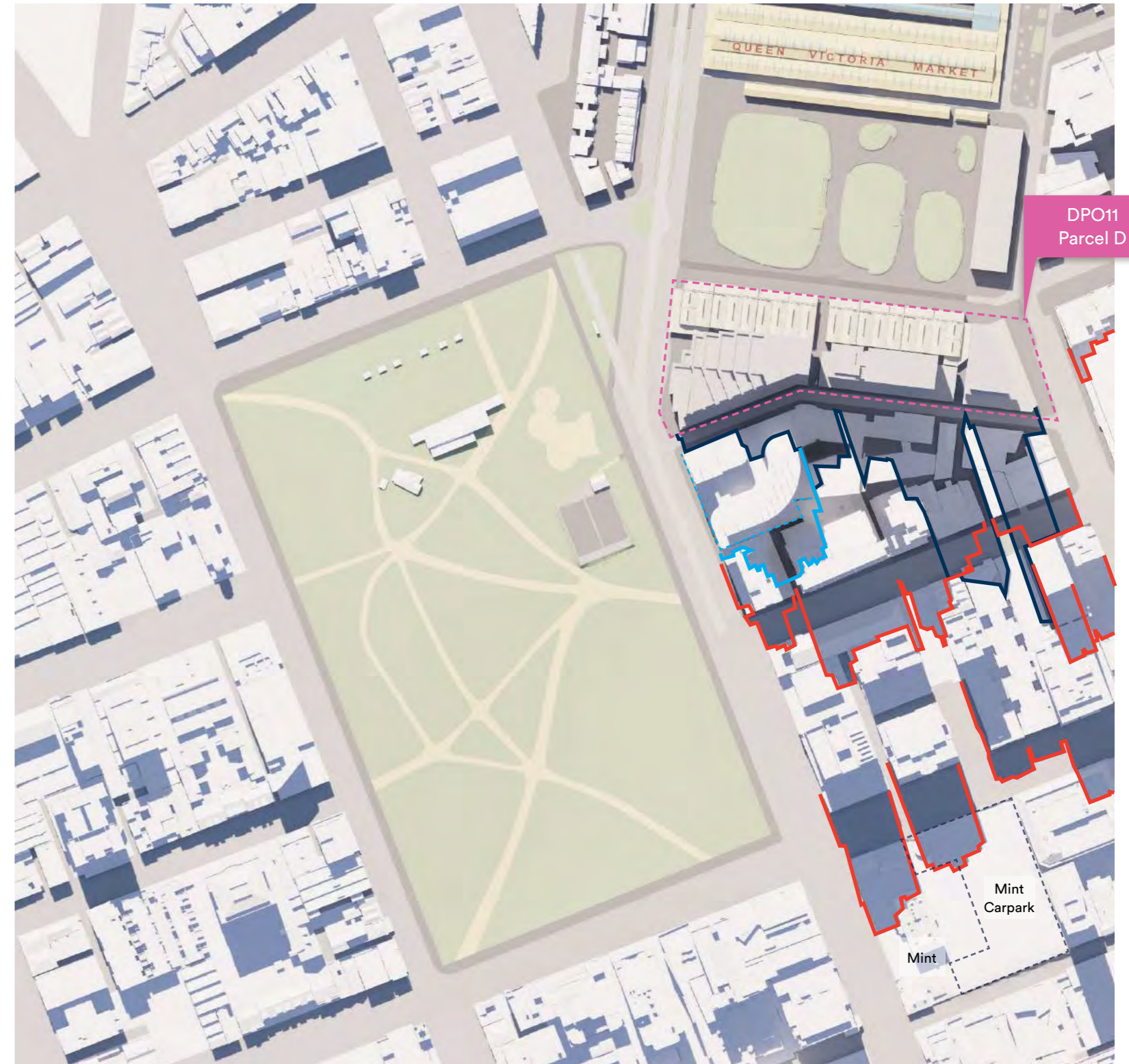


# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D

Shadows - Proposed  
Spring Equinox  
September 22 - 13:00

- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street



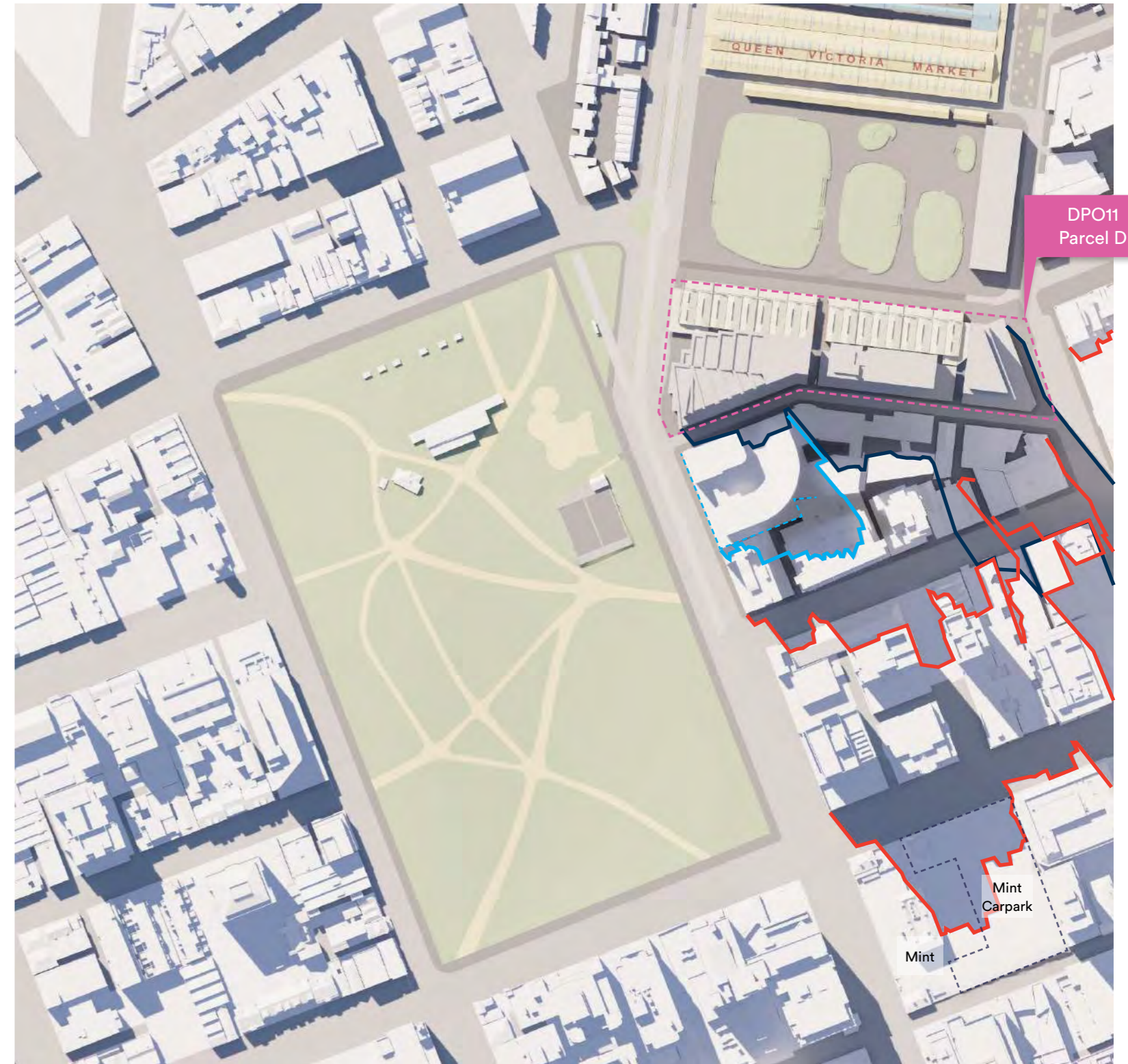


# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - DPO11 Parcel D

Shadows - Proposed  
Spring Equinox  
September 22 - 14:00

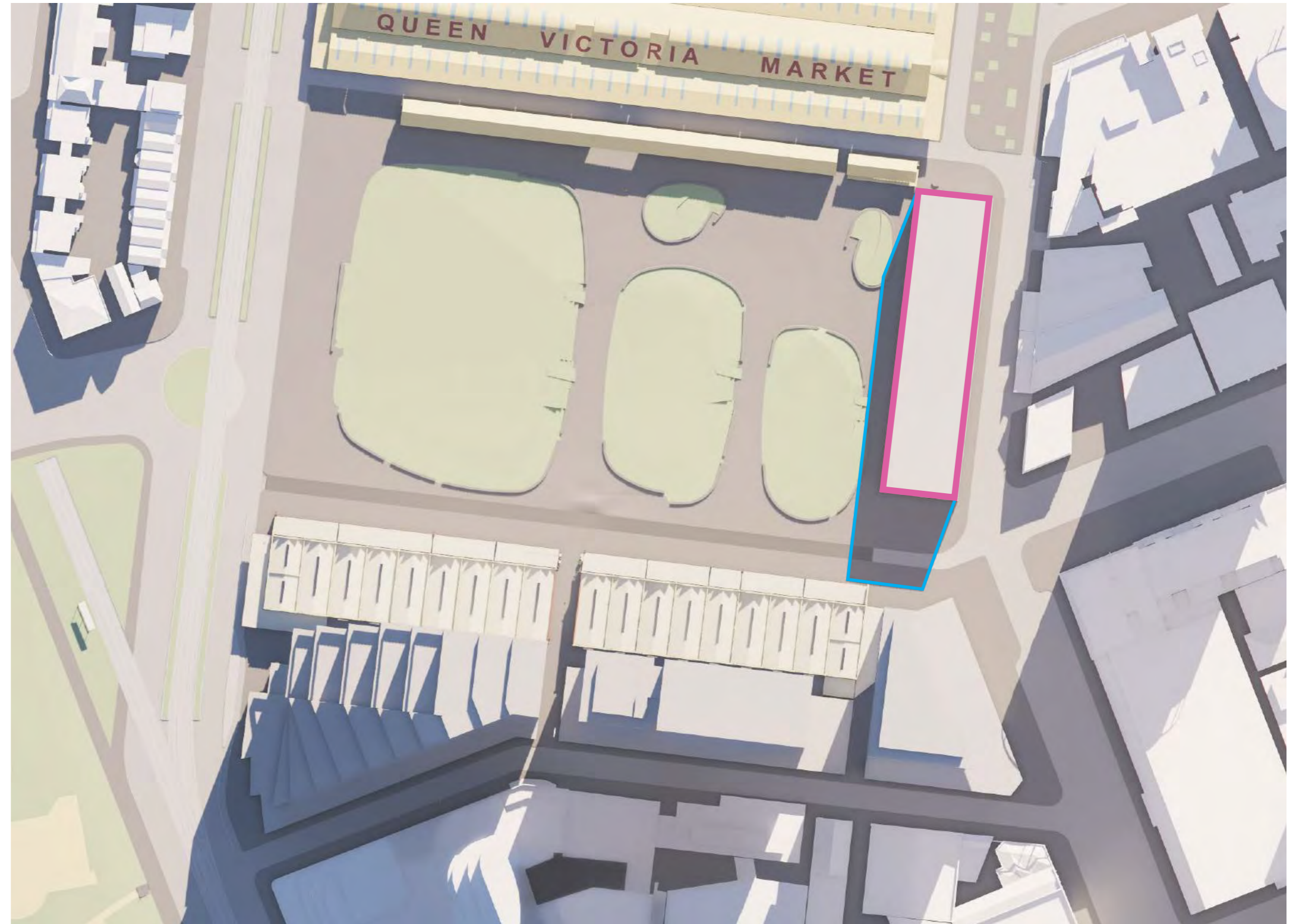
- Shadow Cast by Existing
- Shadow Cast by Proposed 386-412 William Street (DPO11 Parcel D)
- Shadow Cast by Proposed 388 William Street





## 1.3.7 Building Form Requirements

### 1.3.7.6 Shadow Studies - Queens Corner Building



Shadows - Proposed  
Winter Solstice  
June 22 - 11:00

- DPO11 Parcel C (QCB)
- Shadow Cast by DPO11 Parcel C Mass



# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - Queens Corner Building



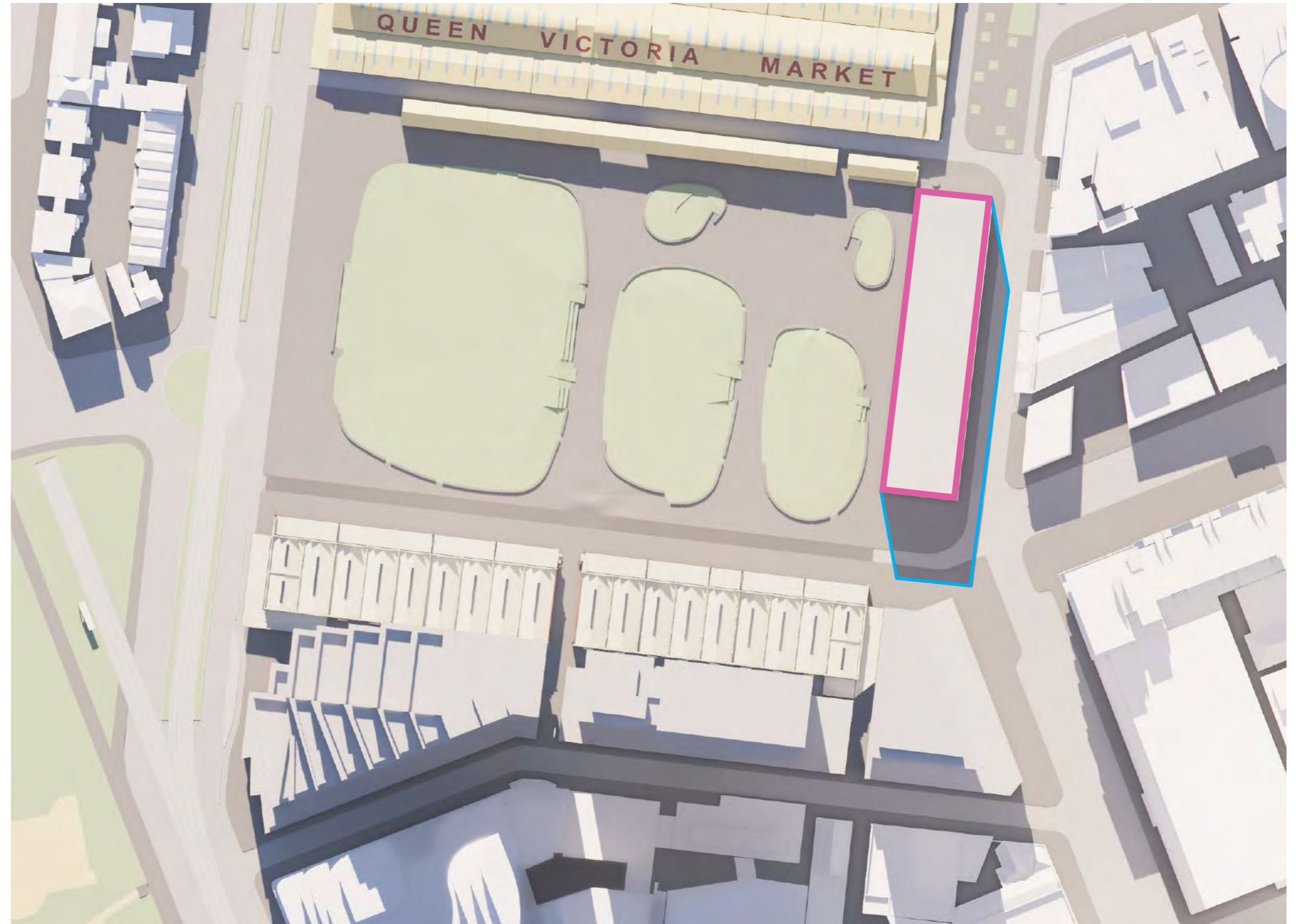
Shadows - Proposed  
Winter Solstice  
June 22 - 12:00

- █ DPO11 Parcel C (QCB)
- █ Shadow Cast by DPO11 Parcel C Mass



## 1.3.7 Building Form Requirements

### 1.3.7.6 Shadow Studies - Queens Corner Building



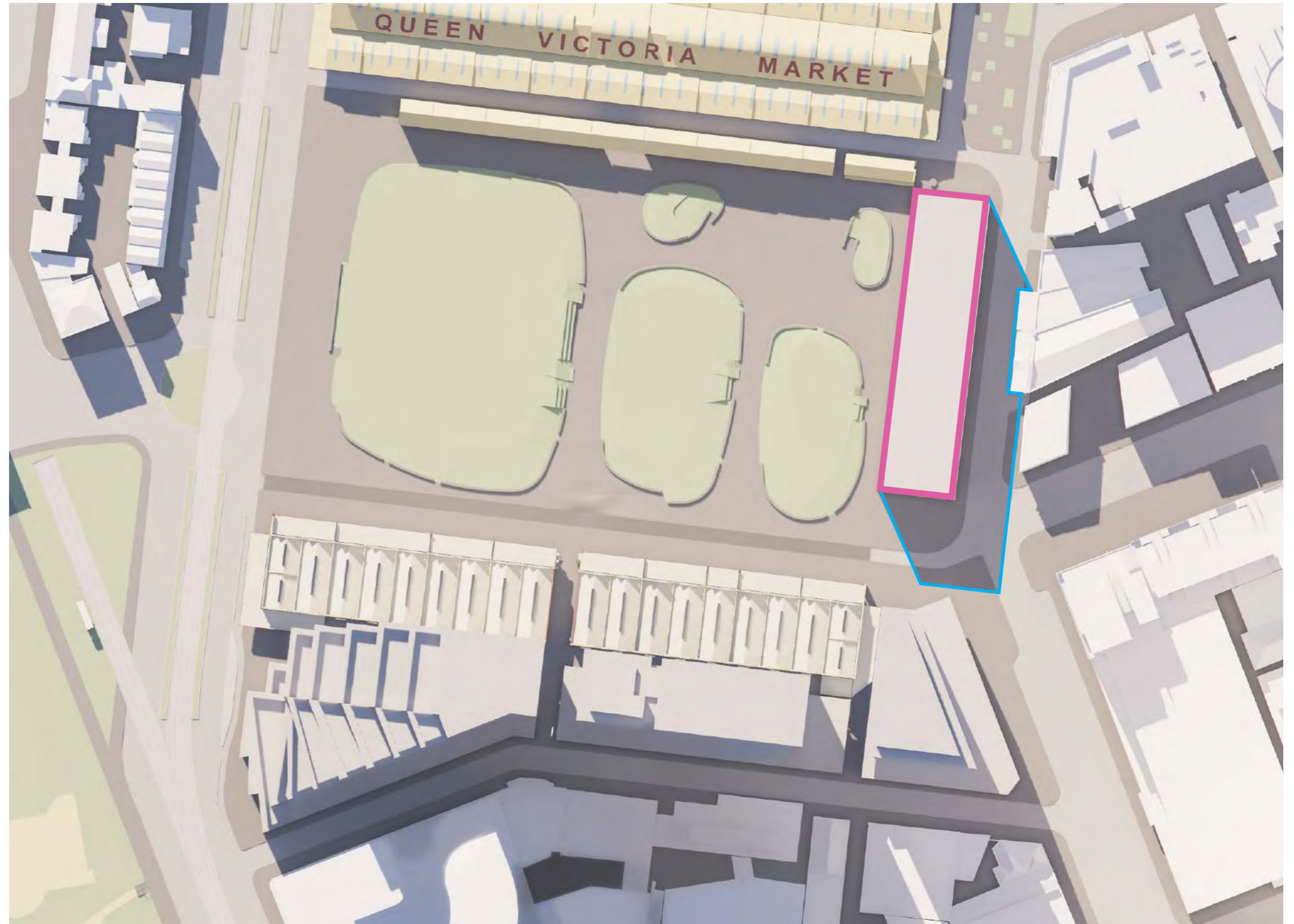
Shadows - Proposed  
Winter Solstice  
June 22 - 13:00

- DPO11 Parcel C (QCB)
- Shadow Cast by DPO11 Parcel C Mass



# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - Queens Corner Building



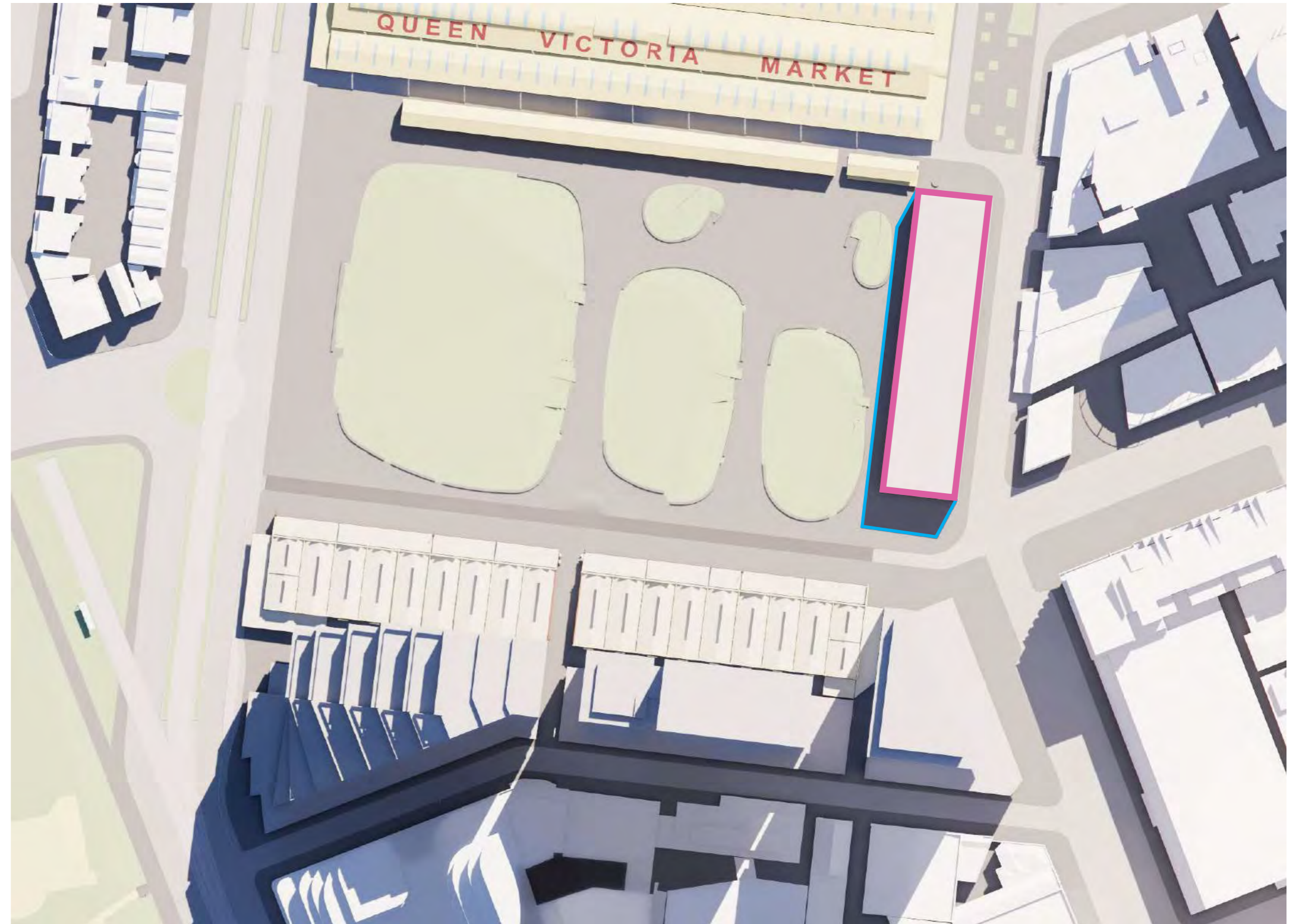
Shadows - Proposed  
Winter Solstice  
June 22 - 14:00

- DPO11 Parcel C (QCB)
- Shadow Cast by DPO11 Parcel C Mass



## 1.3.7 Building Form Requirements

### 1.3.7.6 Shadow Studies - Queens Corner Building



Shadows - Proposed  
Spring Equinox  
September 22 - 11:00

- DPO11 Parcel C (QCB)
- Shadow Cast by DPO11 Parcel C Mass



# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - Queens Corner Building



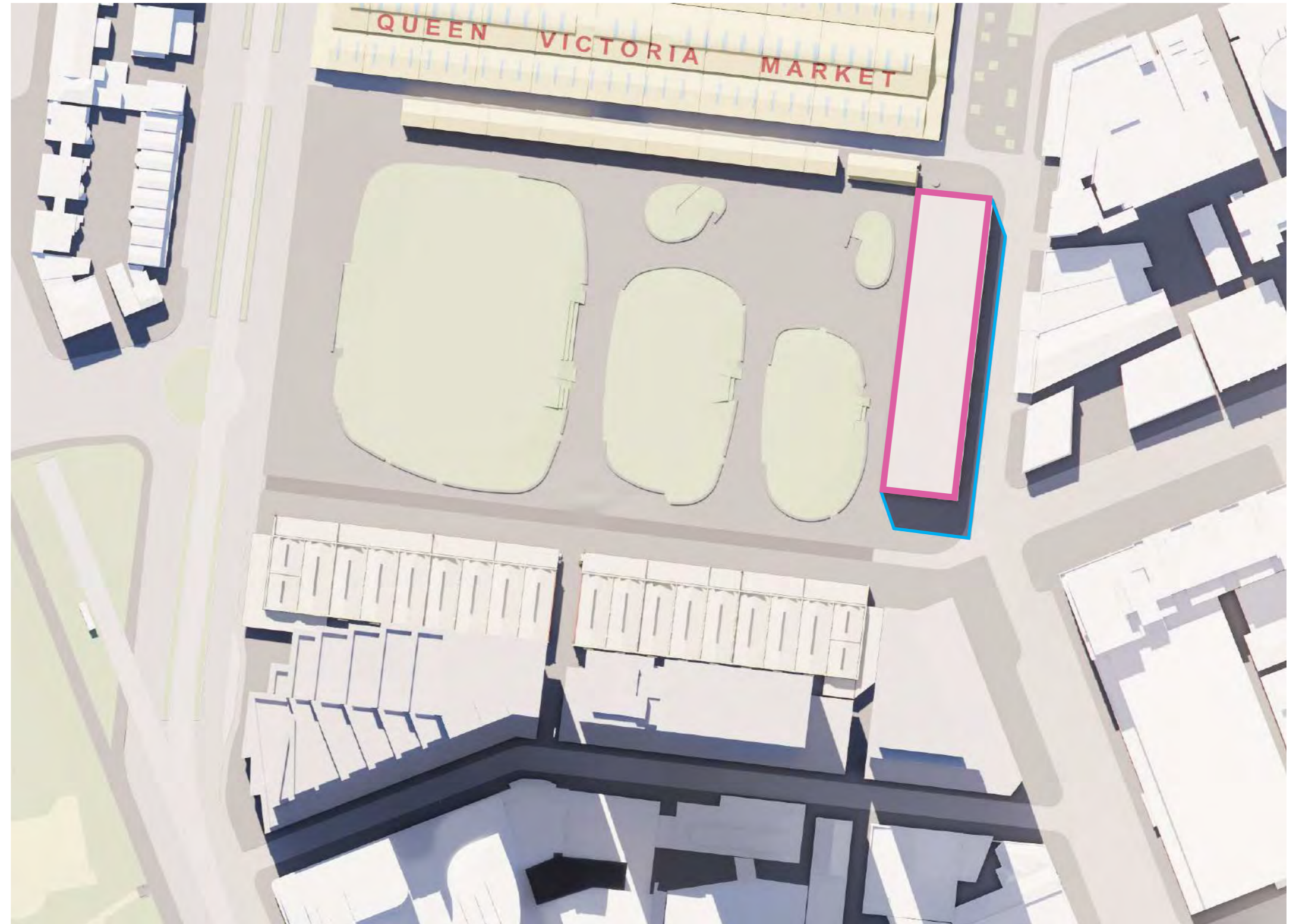
Shadows - Proposed  
Spring Equinox  
September 22 - 12:00

- █ DPO11 Parcel C (QCB)
- █ Shadow Cast by DPO11 Parcel C Mass



## 1.3.7 Building Form Requirements

### 1.3.7.6 Shadow Studies - Queens Corner Building



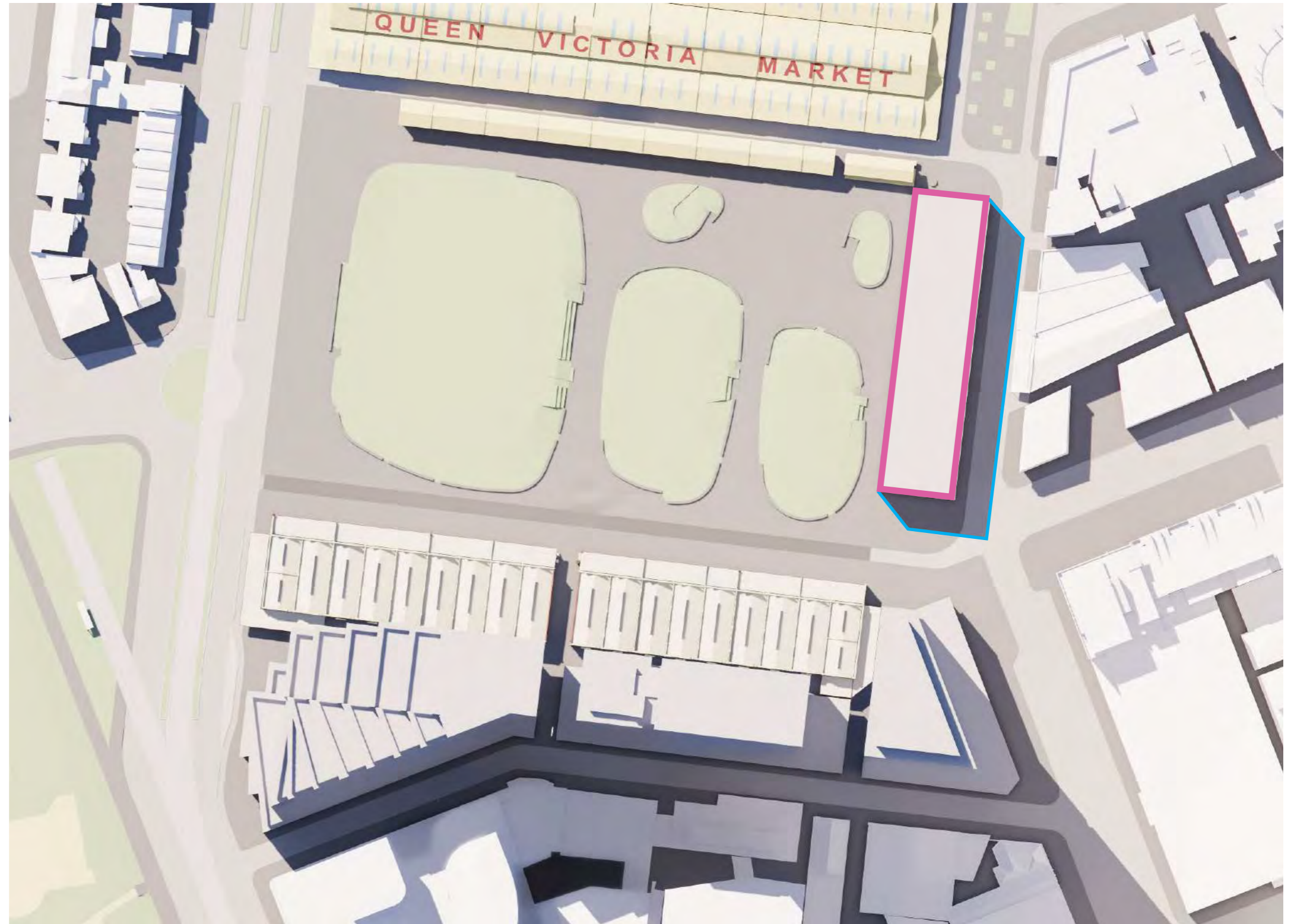
Shadows - Proposed  
Spring Equinox  
September 22 - 13:00

- █ DPO11 Parcel C (QCB)
- █ Shadow Cast by DPO11 Parcel C Mass



# 1.3.7 Building Form Requirements

## 1.3.7.6 Shadow Studies - Queens Corner Building



Shadows - Proposed  
Spring Equinox  
September 22 - 14:00

- █ DPO11 Parcel C (QCB)
- █ Shadow Cast by DPO11 Parcel C Mass

## 1.3.7 Building Form Requirements

### 1.3.7.7 Wind Studies

**Working with our Wind and Structural Engineers, we have designed a number of wind mitigation strategies that have been responded to and integrated into the precinct as a series of design opportunities that enhance both the public realm and private spaces alike.**

**With reference to Volume 3 : Wind Environment Assessment prepared by Windtech:**

It presents the results of a detailed investigation into the wind environment impact of the proposed Queen Victoria Markets (QVM) development precinct, located in Melbourne. Testing was performed at Windtech's boundary layer wind tunnel facility. The wind tunnel has a 3.0m wide working section and a fetch length of 14m, and measurements were taken from 16 wind directions at 22.5 degree increments. Testing was carried out using a 1:300 detailed scale model of the development, which was fabricated based on the architectural drawings received April 6, 2023. Although the design of the towers has been updated since then, the changes to the tower forms are not expected to significantly impact the ground-level wind environment results and no changes to the mitigation measures are required.

Peak gust and mean wind speeds were determined at selected critical outdoor trafficable locations within and around the subject development. Wind velocity coefficients representing the local wind speeds are derived from the wind tunnel and are combined with a statistical model of the regional wind climate (which accounts for the directional strength and frequency of occurrence of the prevailing regional winds) to provide the equivalent full-scale wind speeds at the site. The wind speed measurements are compared against DDO10 criteria for pedestrian comfort and safety, based on Gust-Equivalent Mean (GEM) and annual maximum gust winds, respectively.

The model was originally tested in the wind tunnel on May 10, 2023 without the effect of any additional forms of wind ameliorating devices such as screens, balustrades, etc., except for what was already depicted in the architectural drawings (received on April 6,

2023). The effect of vegetation was also excluded from the initial testing. The final built form of the precinct including Towers 1, 2 & 3 and the Queen Corner Building (QCB) was accounted for in this testing. The massing of QCB was modeled based on the drawings received on May 5, 2023. Since the design of QCB is still evolving, it is essential to contact Windtech once it is finalised to review the final design and assess its potential impact on the wind conditions outlined in this report. Note that the inclusion of the façade articulations and the removal of the triangular extension at the southern end of QCB could potentially enhance the wind conditions. The existing site conditions were also tested, for comparison. The effects of nearby buildings and land topography have been accounted for using a proximity model which represents an area with a radius of 375m.

The existing QVM site currently experiences strong winds due to the lack of shielding from the northern direction where the strongest and most frequent winds occur. Moreover, densely spaced high-rise developments to the south and south-east worsen the wind conditions by directing downwashed and sidestream winds into the site. Several zones within the existing site fail to meet the comfort/safety criteria nominated in DDO10, particularly on Franklin Street, William Street, and Queen Street footpaths. Although the inclusion of Towers 1, 2 and 3 further exacerbates wind conditions in certain locations, the proposed mitigation measures set out in our report have resulted in an improvement of wind conditions or have maintained them within existing site conditions.

The results of the study indicate that wind conditions for many trafficable outdoor locations within and around the development will be suitable for their intended uses. In the areas where the development experiences strong winds, Windtech have tested multiple mitigations measures which some have been able to mitigate the adverse wind conditions to satisfy the DDO10 requirements of safety and comfort criteria. The mitigations introduced as a result are as noted:

- Inclusion of concrete bollards (2500mmL x 900mmH x 600mmW) along the western edge of market square in addition to the proposed line of trees along the western edge.

- Retention of the existing FSS end walls located at the north-eastern and north-western corners.
- Inclusion of planter box /exclusion zone elements 900mm high to the north of T1, and near the north-western corner of FSS.
- Inclusion of 450mm high planter boxes with hedge planting on top (1100-1350mm total height) within the laneway running N-S between T1 and T2.
- Inclusion of 1000-1500mm deep porous fins on the western façade of T2, and the northern and eastern façade of T1.
- Inclusion of a porous canopy in the under-croft area near the western corner of T2, and the eastern corner of T1.
- Enclosing either end of T2 through site link or the inclusion of porous vertical screens
- Inclusion of layered horizontal wind elements over the through site links between T1, T2 and T2, T3.
- Inclusion 2000mm high walls to represent a tram shelter to the west of the site.
- Inclusion of trees planting within Market square and within areas to the east and west of the site.
- Inclusion of X-shaped porous screen at the intersection of the laneway between T1, T2 and FSS (2000mmL x 2000mmH x 2000mmW).
- Inclusion of 1500mm deep wind lip to the podium of Tower 1 northern aspect.

The results of the treatment testing indicate that with the inclusion of these treatments, the wind conditions for majority of the outdoor trafficable areas within and around the proposed development will improve.

Additional in-principle treatments were recommended as follows:

- Inclusion of full-height porous screen on the south-eastern corner of Tower 3.
- Inclusion of hardscaping to the north and south of Tower 3 that incorporate baffle elements orientated E-W and N-S respectively.
- Inclusion of 2000mm wide impermeable canopy on the northern and eastern aspects of Tower 3 podium.

- Chamfering or curving the south-western corner of QCB.

The wind tunnel modelling was tested against the DDO10 criteria for walking and standing, representing the minimum criteria to be met. Figure 7c identifies spaces that fulfill these target criteria with the tested treatment applied. This figure also illustrates areas suitable for long-duration stationary activities, such as outdoor cinema, fine dining...etc.

The standing criteria can be used for short duration stationary activities (generally 15 to 20 minutes), e.g., waiting areas, main entrance, café seating, communal areas etc. For areas where stationary activities longer than 15 minutes are intended (e.g., outdoor cinema, outdoor fine dining. etc) additional measures will be needed such as:

- Temporary operator-controlled 1000 to 1200mm high screens between the table settings; or
- Hardscape landscaping with sunken seating nestled within dense hedge planting could also achieve suitable comfort for long duration seating.

With the inclusion of these treatments to the final design, it is expected that the proposed design will have no adverse impact on the wind conditions within the various outdoor trafficable areas within and around the development.

Regarding the impact on the Franklin Street Stores, detailed analysis of the envelope critical uplift and downward loads from 36 wind directions (at 10 degree increments) by Windtech and Robert Bird Group, demonstrates an increase in the downward pressure on the roof in comparison with the existing.

With the aid of pressure equalisation (using the existing roof vent and louvred windows in the parapets), the pressure will be reduced to align with the existing downward pressures without additional structural intervention.

Refer to Windtech WE523-05F02(rev1)- FSS Roof memo, dated 21st November 2023 and Robert Bird Group's letter on the Wind Impacts on Franklin Street Stores dated 22nd of November 2023 for further information.



# 1.3.7 Building Form Requirements

## 1.3.7.7 Wind Studies

Refer to Volume 3 : Wind Environment Assessment prepared by Windtech for further details.

Permit applications will need to include the following wind mitigation measures.



- 1 Porous Canopy / Pergola / Screening
- 2 Layered Horizontal (Windsock)
- 3 Planter Boxes
- 4 Porous Vertical Elements
- 5 Podium Wind Lip
- 6 Landscaping
- 7 Window Edge Porous Fins
- 8 Porous X-Shaped Screen
- 9 Porous Canopy
- 10 Trees
- 11 Rough Upper Facades
- 12 Retention of existing impermeable canopies

# 1.3.7 Building Form Requirements

## 1.3.7.7 Wind Studies

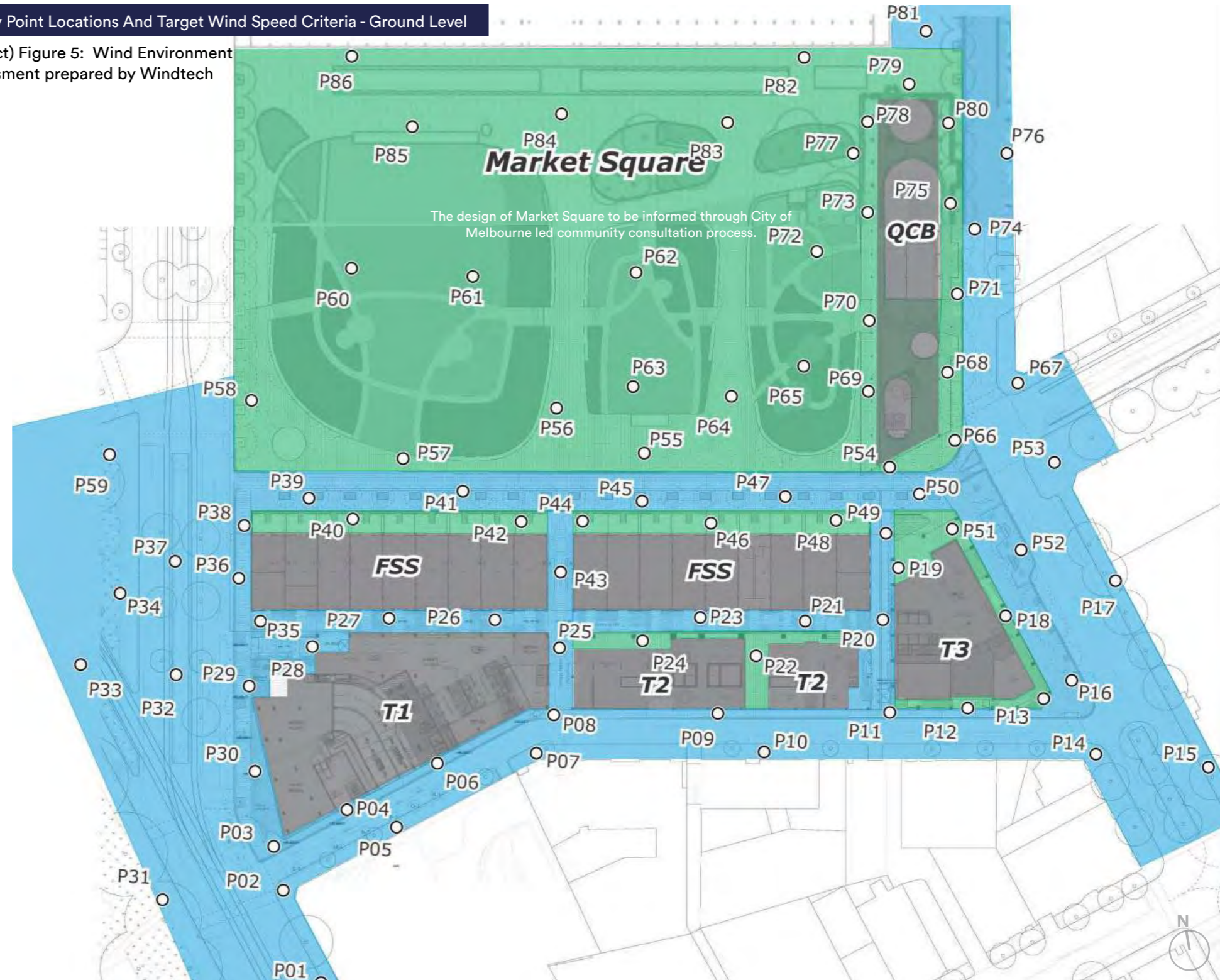
**Target Criteria:**

- Melbourne Planning Scheme criterion of 4m/s GEM (20% probability of exceedance) for Standing Comfort (i.e. short-term stationary), or better/similar to existing site conditions.  
 Melbourne Planning Scheme criterion of 20m/s annual 3s gust (0.1% probability of exceedance) for safety, or better/similar to existing site conditions.
- Melbourne Planning Scheme criterion of 5m/s GEM (20% probability of exceedance) for Walking Comfort (i.e. short-term stationary), or better/similar to existing site conditions.  
 Melbourne Planning Scheme criterion of 20m/s annual 3s gust (0.1% probability of exceedance) for safety, or better/similar to existing site conditions.

As set out in the wind report, DDO10 criteria have been utilised for a range of reasons (see Windtech Report Section 5.2 for further details).

Study Point Locations And Target Wind Speed Criteria - Ground Level

(Extract) Figure 5: Wind Environment Assessment prepared by Windtech



While the submitted June 2023 QCB envelope was tested in the wind tunnel, and the revised QCB reduced envelope is expected to perform better. See Windtech Report for further details.



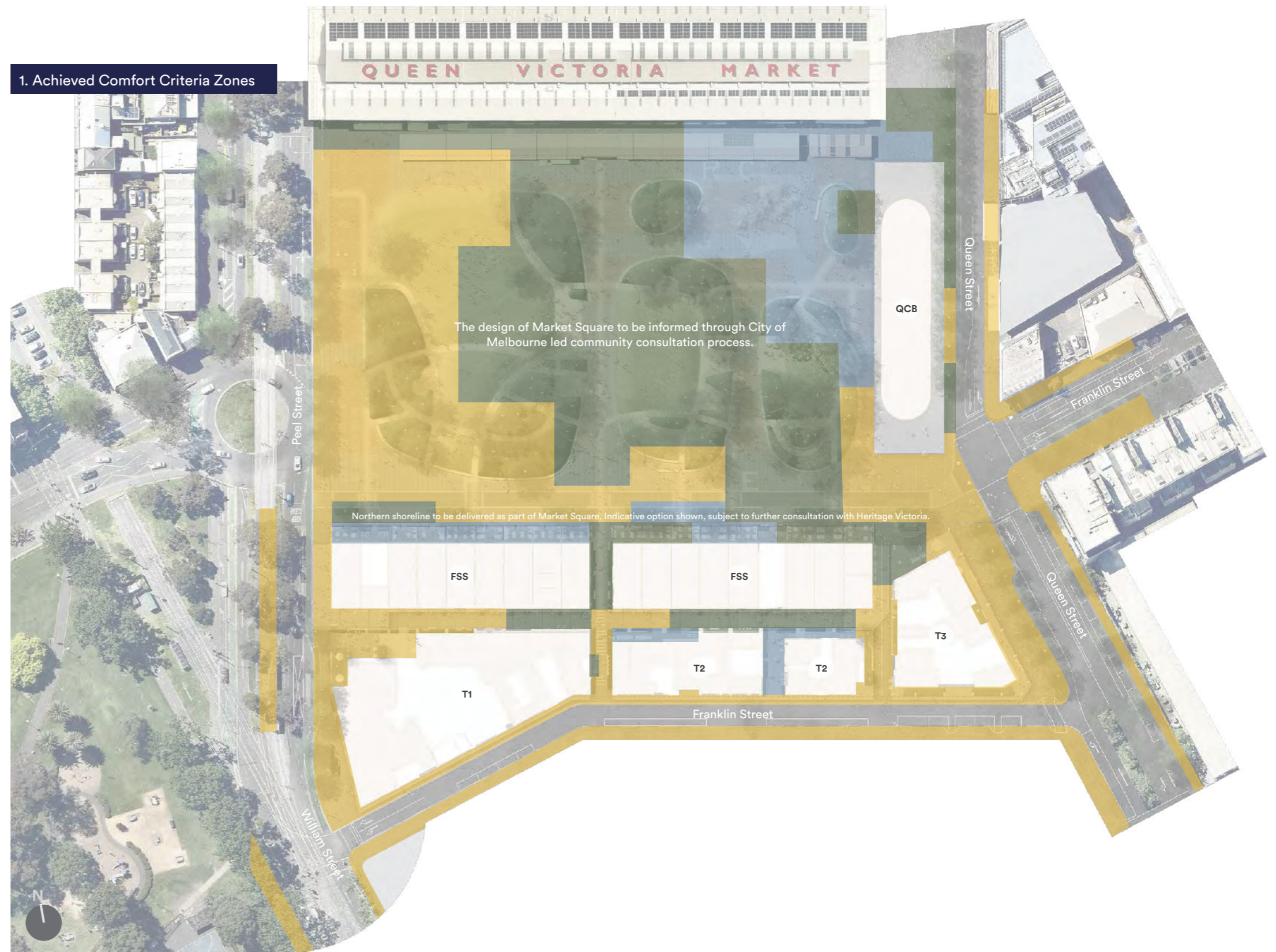
# 1.3.7 Building Form Requirements

## 1.3.7.7 Wind Studies

### Wind Tunnel Results

(Results shown with treatments applied)

- Sitting Comfort (3m/s)
- Standing Comfort (4m/s)
- Walking Comfort (5m/s) and/or better than existing



Imagery shown for illustrative purposes only to demonstrate achieved comfort criteria zones.

Refer to Volume 3: Wind Environment Assessment prepared by Windtech for further details.



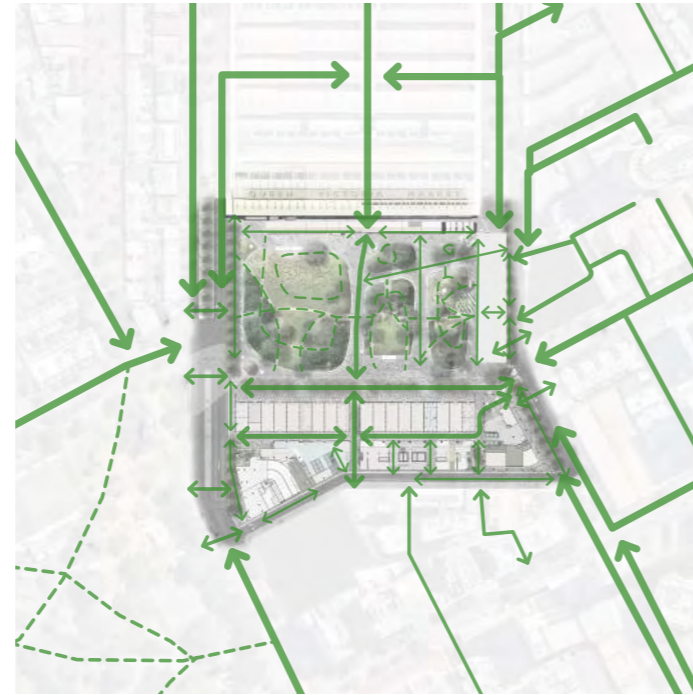
## 1.3.8 Public Realm

### 1.3.8.1 Ground Plane

#### Design Principles

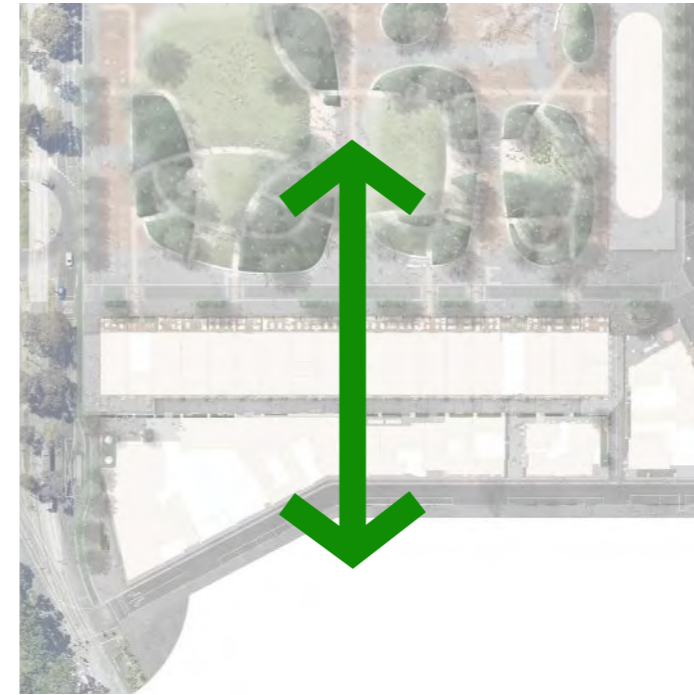
Development should be consistent with the Vision for Queen Victoria Market set out at Clause 3.0 of DPO11.

The following design principles have been prepared to further guide future planning permit applications.



#### Design Principle 1

Deliver a connected and continuous ground plane, with laneway connections that provide for two north-south mid-block pedestrian links, and an east-west pedestrian link to the southern side of the Franklin Street Stores. The Through block links should strategically connect to the broader surrounding precincts to connect the site to the broader surrounding precinct and ensure a seamless integration between existing and new places.



#### Design Principle 2

Provide for a continuous north-south connection between Franklin Street, Market Square and the Market. Where possible, the view lines through this space at ground level should not be obscured.



#### Design Principle 3

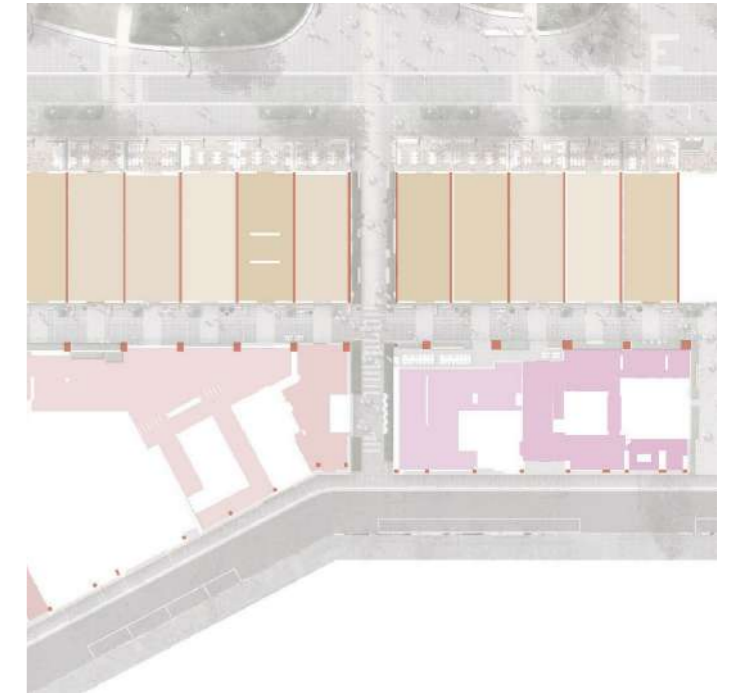
Create a rhythm of expressed structure of new development where it meets the ground plane.

Imagery shown for illustrative purposes only to demonstrate design principles.



# 1.3.8 Public Realm

## 1.3.8.1 Ground Plane



### Design Principle 4

Provide for a high-quality materiality of ground plane that reflects the Melbourne-ness of materials, including City of Melbourne materials standards of bluestone at the edges and public spaces, with variation and modification of materials and patterns within the private laneways.

### Design Principle 5

Use demarcation of materials within the public realm and paving treatments to assist wayfinding and identification. The use of material changes to assist in legibility and wayfinding will be present at key nodal areas such as access to the basement carpark, on the edge of the Franklin Street Stores and at key building entries.

### Design Principle 6

Provide robust and fit-for-purpose materiality including paving with bluestone and granite, with exploration of patternation and change in levels while remaining a visual calmness.

### Design Principle 7

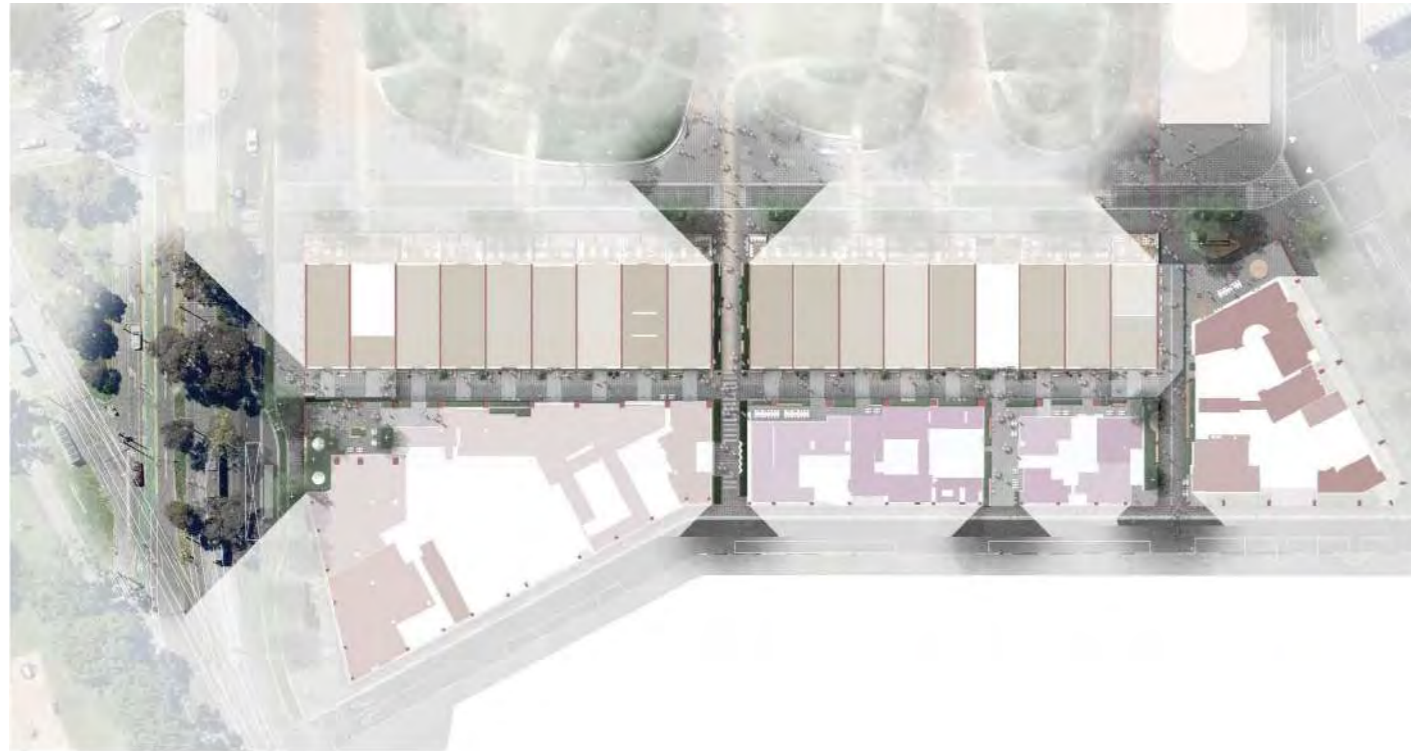
Ensure that facades within the east-west laneway provide identity and character, including a fine grain occupation to the northern elevation of the towers. Provide for visual diversity, depth and grain of key public realm interfaces.

Imagery shown for illustrative purposes only to demonstrate design principles.



## 1.3.8 Public Realm

### 1.3.8.1 Ground Plane



#### Design Principle 8

The laneway should expand the public realm at the eastern and western ends, including a northern setback of tower 3 to the shared path and a wider western opening to the east-west pedestrian link.

#### Design Principle 9

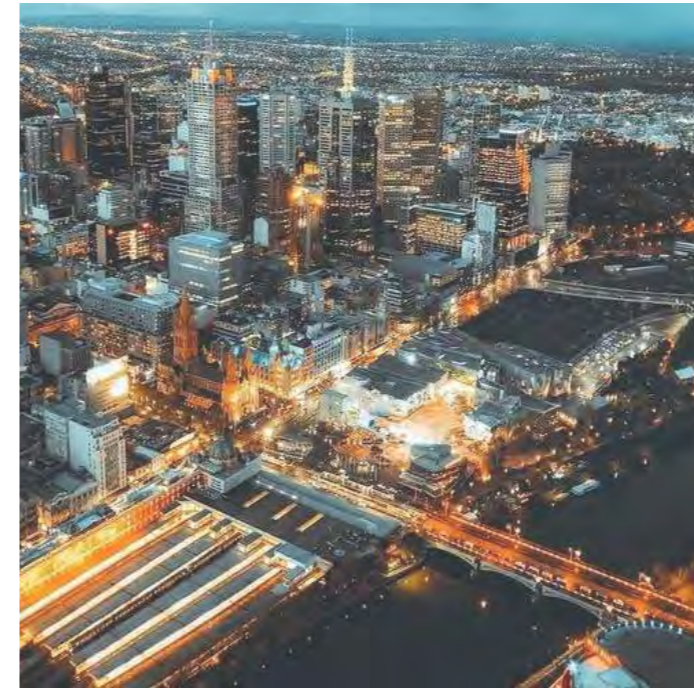
Provide for varying east-west laneway experience along the lane's 175 m length, including volumetric compression and expansion. Ensure that the through block links provided cater for a range of activities along its length.

#### Design Principle 12

Consider opportunities for occupiable furniture within the laneways and within the public realm, while maintaining required clearance heights and minimum space unencumbered for pedestrian pathways. As condition of permits, a tenancy and furniture guidelines for laneway elements should be prepared, these must be consistent with any conditions of Heritage Permits.

#### Design Principle 13

As condition of permits, prepare management and maintenance guidelines for laneways in private ownership, including tenancy guidelines around furniture and identify what furniture items are portable.



#### Design Principle 10

Specialist lighting will be provided throughout the public realm, which will provide a range of lighting settings to suit different requirements, and provide atmospheric and functional requirements.

#### Design Principle 14

Where required, security cameras, loud speakers, telecommunication posts, etc, will be incorporated into a holistic design solution within the public realm.



#### Design Principle 11

Pedestrian access to the carpark entry should be located from the central north-south laneway. The entry should be visually prominent and legible, safe and accessible.

#### Design Principle 15

Tactile indicators, contrast nosing strips, handrails, bollard, and other hazard / assistance elements within the public realm will be considered as part of a holistic design approach and not as independent elements.

Imagery shown for illustrative purposes only to demonstrate design principles.



# 1.3.8 Public Realm

## 1.3.8.1 Ground Plane



### Design Principle 16

Deliver laneways, whether in public or private ownership, that will be publicly accessible 24/7, in perpetuity .



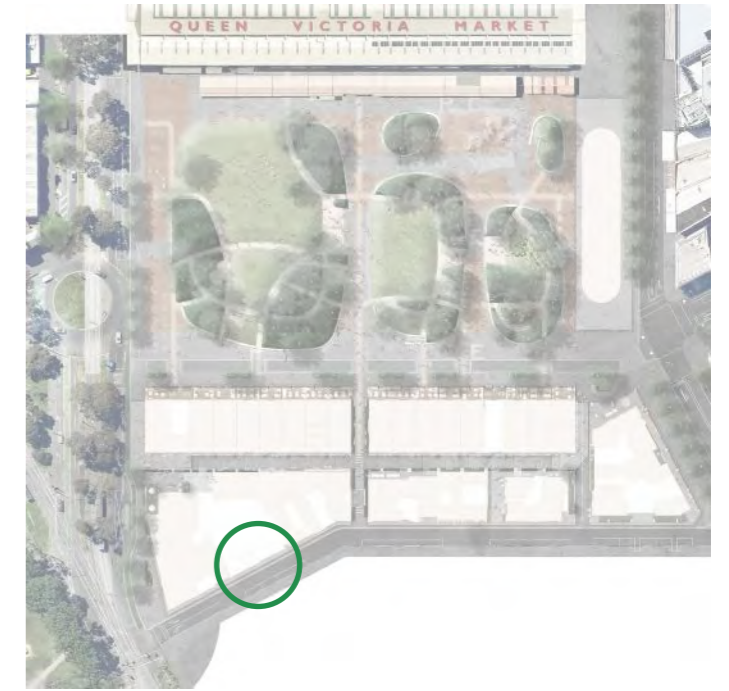
### Design Principle 17

Public realm spaces should be well lit to provide for safe and inviting spaces, during the day and night.



### Design Principle 18

Services should be minimised where possible at ground and lower podium levels. Any service cupboards or elements must be designed to integrate with the architecture.



### Design Principle 19

All vehicle parking will be provided in basement levels. Basement carpark and access is to be located from Franklin Street, and should be designed to be identifiable as a public carpark entrance, co-located with the carparking for Towers 1 and 2.

Imagery shown for illustrative purposes only to demonstrate design principles.

## 1.3.8 Public Realm

### 1.3.8.1 Ground Plane

The illustrated ground plane concept plan opposite is intended to be a place of porosity, connectedness, activation and permission.

The design of Market Square will respond to the Market Square Charter and be consistent with any approval under the Heritage Act.

A	Jornung-Biik is the primary east-west link connecting Peel Street to Queen Street. This space will be publicly accessible and activated by T1, T2 and the Franklin Street Stores.
B	The space to the north of the Franklin Street Stores will be an active trading zone addressing the Market Square.
C	The existing gap in the Franklin Street Stores will be an important link to the Center Way of the Market and will established a north-south axis through Market Square.
D	A new plaza will be located at the west of Jornung-Biik to address Peel Street and act as an anteroom to the entrance to T1.
E	A new plaza will be located at the south west corner of the site to address William Street and to assist pedestrian connection to Flagstaff Gardens.
F	The location of the lift access to the public car park for the Queen Victoria Market will be located with a clear address to the central north-south axis.
G	A public link between Franklin Street and Jornung-Biik.
H	A public link between tower's 2 and 3 aligned with the eastern canopy of the Franklin Street Stores.
I	A new plaza will be located to the north of T3 allowing a view to the Franklin Street Stores from Queen Street.
J	T3 will meet Queen Street with a colonnade activated by the adjacent building.
K	A shared path is to be provided to the north of the Franklin Street Stores.
L	Market Square <i>*The design of Market Square to be informed through City of Melbourne led community consultation process.</i>





The design of Market Square to be informed through City of Melbourne led community consultation process.

The design of Market Square will respond to the Market Square Charter and be consistent with any approval under the Heritage Act.

Refer to 1.3.7.7 Wind Studies and Volume 3: Wind Environment Assessment prepared by Windtech for further details regarding the wind mitigation strategies.



## 1.3.8 Public Realm

### 1.3.8.2 Market Square

#### Design Principles

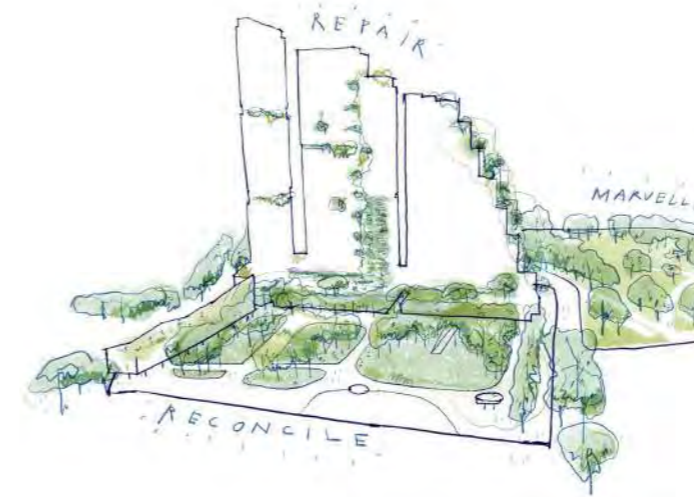
Development should be consistent with the Vision for Queen Victoria Market set out at Clause 3.0 of DPO11.

The following design principles have been prepared to further guide future planning permit applications.



#### Design Principle 1

Market Square will be designed to honour those who are buried there. The design elements of Market Square - its paving, planting, ways of moving through it and its materials - will respectfully acknowledge the full spectrum of previous occupations of the Square in a gesture of memorial and remembrance.



#### Design Principle 2

Market Square will continue to be designed in partnership with the Wurundjeri Woi-wurrung to reflect their enduring connection and custodianship of the land.



#### Design Principle 3

Market Square will be a place of trees and a place of sun and shade. As a living and evolving place, Market Square will be defined by the return of resilient and complementary flora which will frame its public life, serve as a canvas for the seasons and host birds, pollinators and other fauna. In accordance with City of Melbourne targets, it will have at least 40% tree canopy cover.

Imagery shown for illustrative purposes only to demonstrate design principles.



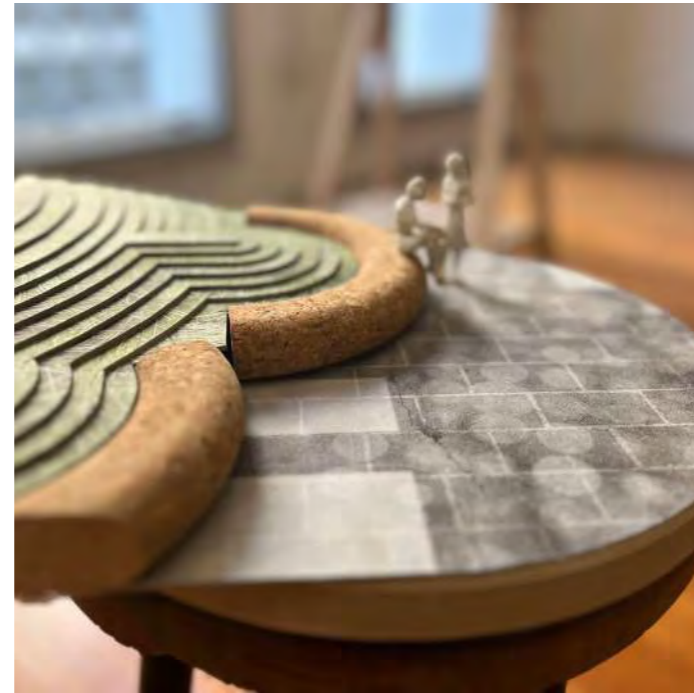
# 1.3.8 Public Realm

## 1.3.8.2 Market Square



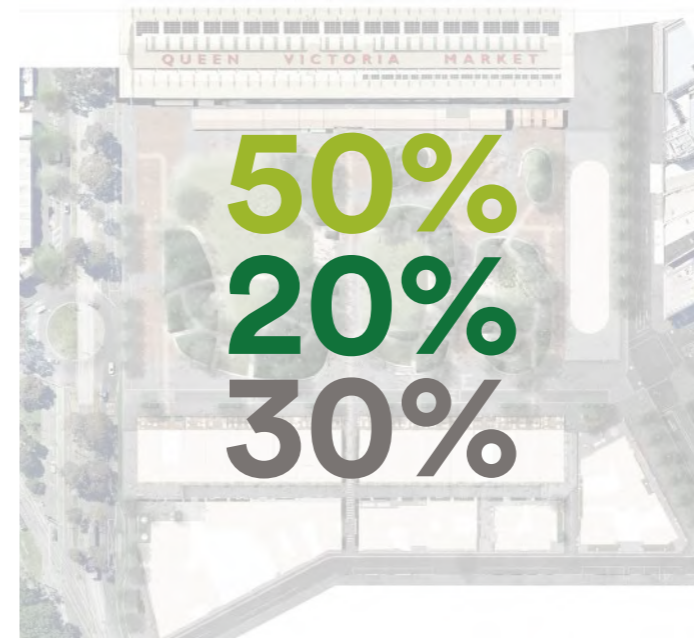
THE SPATIAL COMPLEXITY  
OF THE 19TH CENTURY GARDENS

THE ABILITY TO HOST EVENTS  
OF THE 20TH CENTURY PARKS



### Design Principle 5

Market Square will be designed to minimise subsurface disturbance to protect the significant national archaeological heritage values of the site, subject to approval under the Heritage Act 2017.



### Design Principle 6

Market Square will be emphatically green. The Square will have a large proportion of lawn, providing a flexible surface for passive and active use. The Square will be around 20% mass planting, providing vegetation that frames the lawns and creates spaces of enclosure and amenity.



### Design Principle 7

Market Square will be hosting other species as well as hosting us. The Square will use a series of Biodiversity Sensitive Urban Design (BSUD) tactics to ensure that it provides space, custodianship and refuge for fauna. This will enable an inventive and inclusive city, and support people's wellbeing and connection with all living things.

### Design Principle 4

Market Square will be a new type of open space in Melbourne. By combining the spatial complexity of Melbourne's 19th century gardens along with the flexibility of its 20th century ones, Market Square will enable gathering and opportunities for informal recreation, rest and quiet reflection.

Imagery shown for illustrative purposes only to demonstrate design principles.



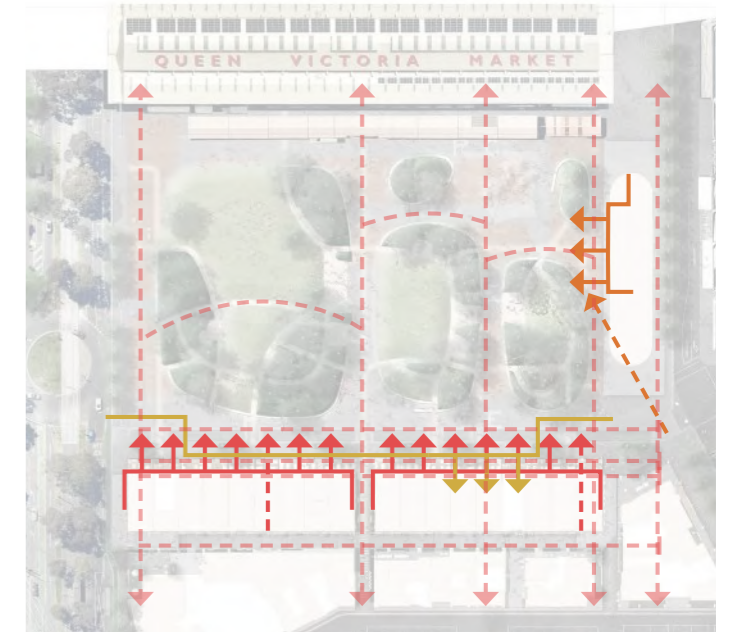
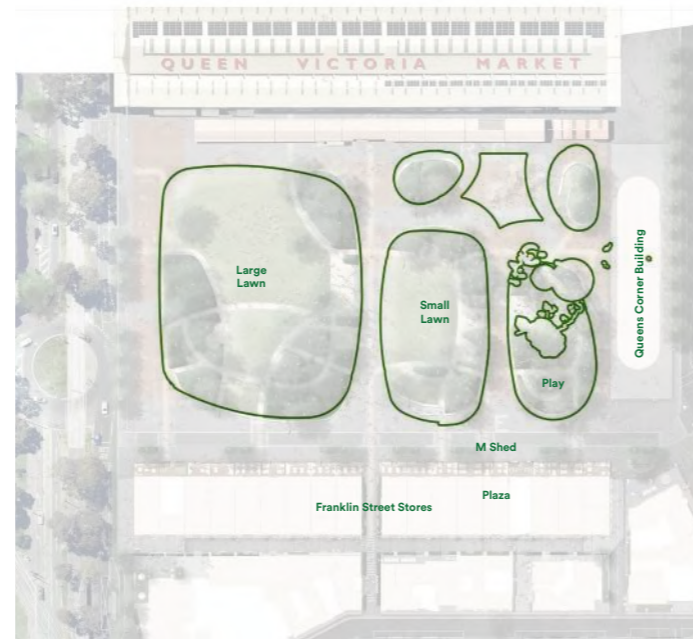
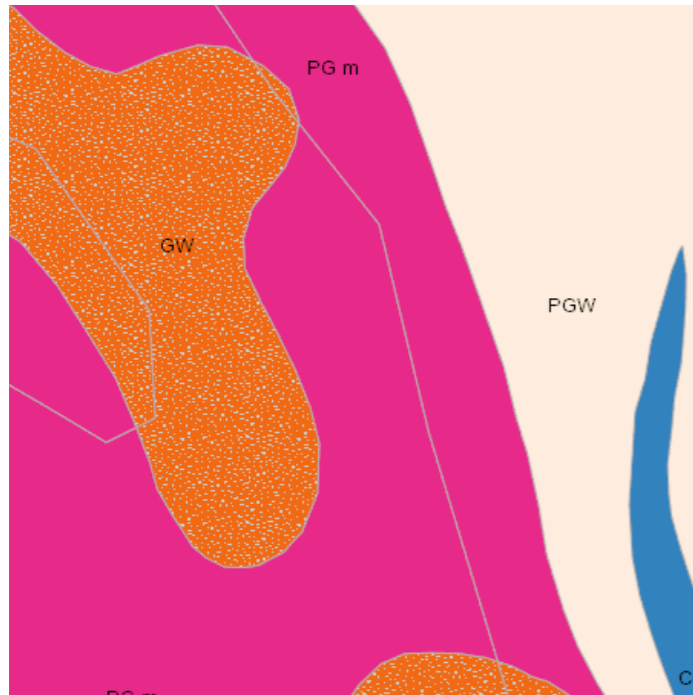


Image: Between Franklin Street Stores, Melbourne, Australia



# 1.3.8 Public Realm

## 1.3.8.2 Market Square



### Design Principle 8

Market Square will return an ecology to the precinct. The design of the Square should privilege foregrounding the use of Indigenous and endemic vegetation as a way of returning a precolonial ecology to the city. This work should reflect Aboriginal custodianship of the land and should share the cultural values important to community today. Species selection may also include planting to reflect the former use of the site as a cemetery.

### Design Principle 9

Market Square will provide spaces that bring people together. The Square will enhance public and local community experience by supporting activities and events that allow people to gather and contribute to the economic and social viability of Queen Victoria Market.

### Design Principle 10

Market Square will form part of a network of event spaces. The Square will be one part of a network of event spaces that are integrated into the life of the Market. The Square will provide different, yet complementary functions to other precinct event spaces.

### Design Principle 11

Market Square will connect to the city on all sides. The unique context of each edge informs how the Square meets the city. The Square design considers future adjacent public realm and establishes a cohesive identity. The Square will provide new pedestrian and a shared path with a cycle route that will ensure the space is connective and porous.

Imagery shown for illustrative purposes only to demonstrate design principles.

## 1.3.8 Public Realm

### 1.3.8.2 Market Square

The illustrated concept plan opposite is intended to be a place of immersion in nature, of acknowledgment of the history of the city and of future Melbourne - sustainable, inclusive and formed by Indigenous knowledge.

*The design of Market Square will respond to the Market Square Charter and be consistent with any approval under the Heritage Act.*

*The design of Market Square to be informed through City of Melbourne led community consultation process.*

A	The Market Lawn will be a large lawn facing north toward the Market.
B	The City Lawn will be a medium space facing south toward the city and Franklin Street Stores.
C	Children's play space will be located adjacent to the Queens Corner Building.
D	Events plaza with possible connection or address to M Shed.
E	A north-south axis will be provided through Market Square connecting Franklin Street Stores and M Shed.
F	A shared zone is to be provided to the north of the Franklin Street Stores.
G	The existing gap in the Franklin Street Stores will be an important link to the Center Way of the Market and will established a north-south axis through Market Square.





## 1.3.8 Public Realm

### 1.3.8.3 Shared Zone

#### Design Principles

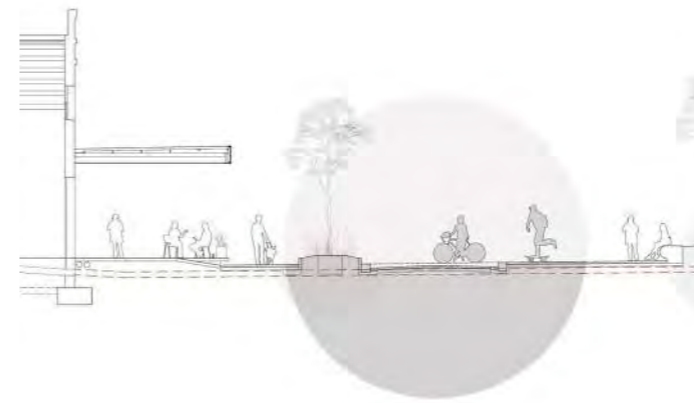
Development should be consistent with the Vision for Queen Victoria Market set out at Clause 3.0 of DPO11.

The following design principles have been prepared to further guide future planning permit applications.



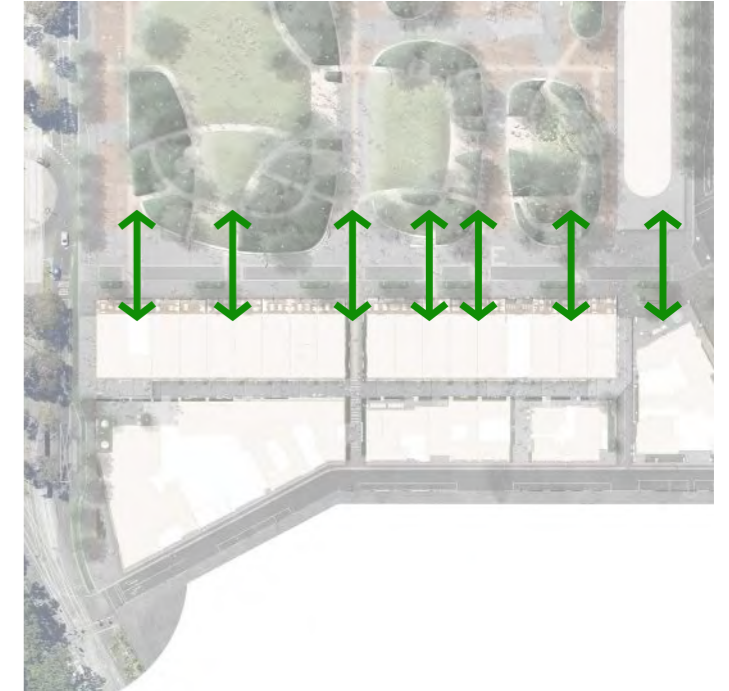
#### Design Principle 1

A dedicated bike path with the ability for pedestrians and cyclists to travel in both directions.



#### Design Principle 2

The surface of the shared zone should delineate bike movement from pedestrian movement and to minimise any conflicts.



#### Design Principle 3

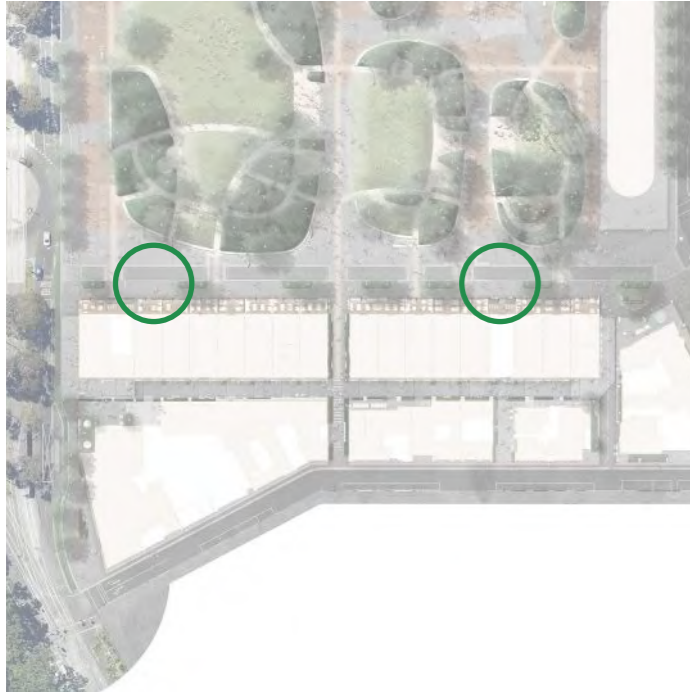
The north-south crossings for laneway pedestrians that should denote pedestrian priority and ensure that the shared zone is not a barrier between the Southern Development Site and the activation of the northern tenancy areas of the Franklin Street Stores, Market Square and the Market.

Imagery shown for illustrative purposes only to demonstrate design principles.



## 1.3.8 Public Realm

### 1.3.8.3 Shared Zone



#### Design Principle 4

Loading spaces should be provided in a maximum of two locations inset into the south side of the shared zone to service the Franklin Street Stores during non-peak times.



#### Design Principle 5

Materials and finishes shall include changes in tone and texture to provide cues for cyclists, pedestrians and vehicles of their respective occupancy of the shared zone.



#### Design Principle 6

Bollards shall be provided at both ends of the shared path to manage vehicle access to the shared zone during peak times.

Imagery shown for illustrative purposes only to demonstrate design principles.



## 1.3.8 Public Realm

### 1.3.8.4 Signage and Wayfinding Approach

#### Design Principles

Development should be consistent with the Vision for Queen Victoria Market set out at Clause 3.0 of DPO11.

The following design principles have been prepared to further guide future planning permit applications.

1. Minimise signage to north building elevations, while providing consideration for one business identification signage for the T1 commercial building and minor tenancy signage for the Franklin Street Stores, subject to approval under the Heritage Act 2017.
2. Minimise signage to the west elevation of the QCB, while allowing for limited tenancy identification signage.
3. High wall signage should have a moderate level of illumination and be integrated within the façade and compatible with architecture of the building.
4. High wall signage to be a maximum of two signs per building.
5. Avoid visual clutter of signage on facades.
6. A tenancy signage strategy should be prepared for the Franklin Street Stores that integrates with the broader Market signage strategy.
7. Design guidance should be prepared around signage for pedestrian level and ground level signage, including details of illumination and scale.
8. A range of approaches should be utilised for project wayfinding to provide for visual orientation around the site, in a way that does not detract from the design.



Image: QV, Melbourne, Australia



## 1.3.9 Acoustic Sources

### Understanding Noise within the Context

The Queen Victoria Market operates across a broad range of hours, including sensitive times such as early mornings across the weekend.

As a policy objectives, the Market operations should be protected to allow continues activity and animation.

As the new residential accommodation is the 'agent of change', it should respond with assessment for noise attenuation measures if required.

A permit application for a sensitive land use, including dwellings and student accommodation, should be accompanied by an acoustic assessment.

Identified noise sources in and surrounding the site:

- The site is flanked by Peel Street to the west, Queen Street to the east and Franklin Street to the south. Noise is generated by motor vehicles along these two-way streets and their corresponding roundabouts (Franklin Street Reserve and the Peel Street / Dudley Street roundabout).
- A two-way tram route along William Street and Peel Street to the west of the site.
- Market and trader stalls to the north of the development site, including pedestrian noise.
- Loading noise sources along Franklin Street, Peel Street and Queen Street. These relate mostly to tenants at QVM.



Image: Queen Victoria Market, Melbourne, Australia



# 1.3.10 Indicative Staging Plan

## 1.3.10.1 Overall Construction & Completion Sequence

### Public Realm

The Staging Strategy allows for the delivery of the overall project in seven distinct stages which will be developed at a rate consistent with design development and authority approvals.

The Staging Plan expresses development to complete from Stage 1 - Basement below Tower 1 & 2. This is intended to be followed by the delivery of Tower 3, Tower 1 and Tower 2, leading to the completion of the Franklin Street Stores and Towers either concurrently or at different times.

The staging principles are as follows:

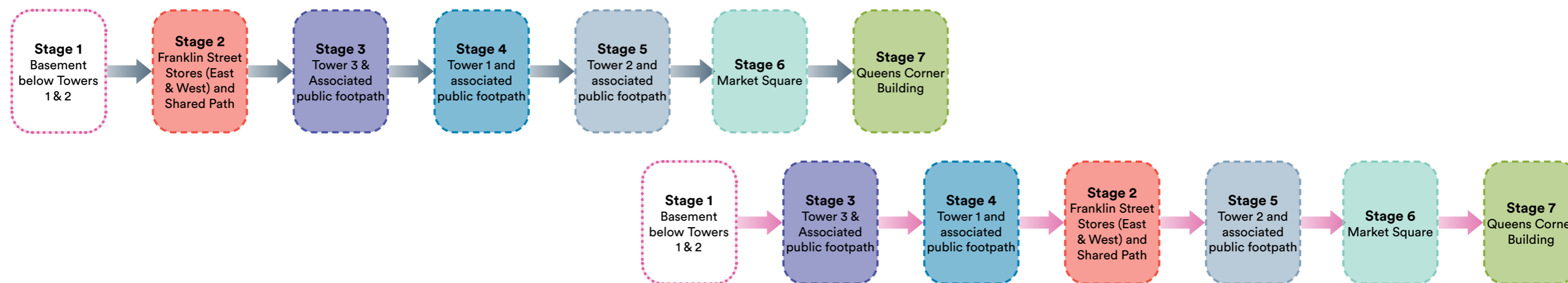
- Deliver amenity and place on a stage by stage basis.
- Satisfy minimum car parking and loading requirements on a stage by stage basis.
- Ensure safe passage upon completion.

Appropriate safety barriers, such as engineered timber hoarding or chain wire mesh fence, will be erected to separate the stages or to separate the construction site from public occupied zones. Where required, the barriers will generally comply with the requirement of the City of Melbourne Code of Practice for Building, Construction and Works.

As part of a complex staged development, temporary works will be required to manage storage, car-parking and construction processes. Common property will be managed according to future agreement between Council and Lot Owners.

Tower 1 and the Queens Corner Building may be delivered and occupied in stages.

### Indicative Sequence of Stage Construction Commencement



Indicative Sequence of Stage Completion

\*Staging sequence is indicative only and subject to alteration. Staging may vary due to Queen Victoria Market and City of Melbourne operational requirements.



# 1.3.10 Indicative Staging Plan

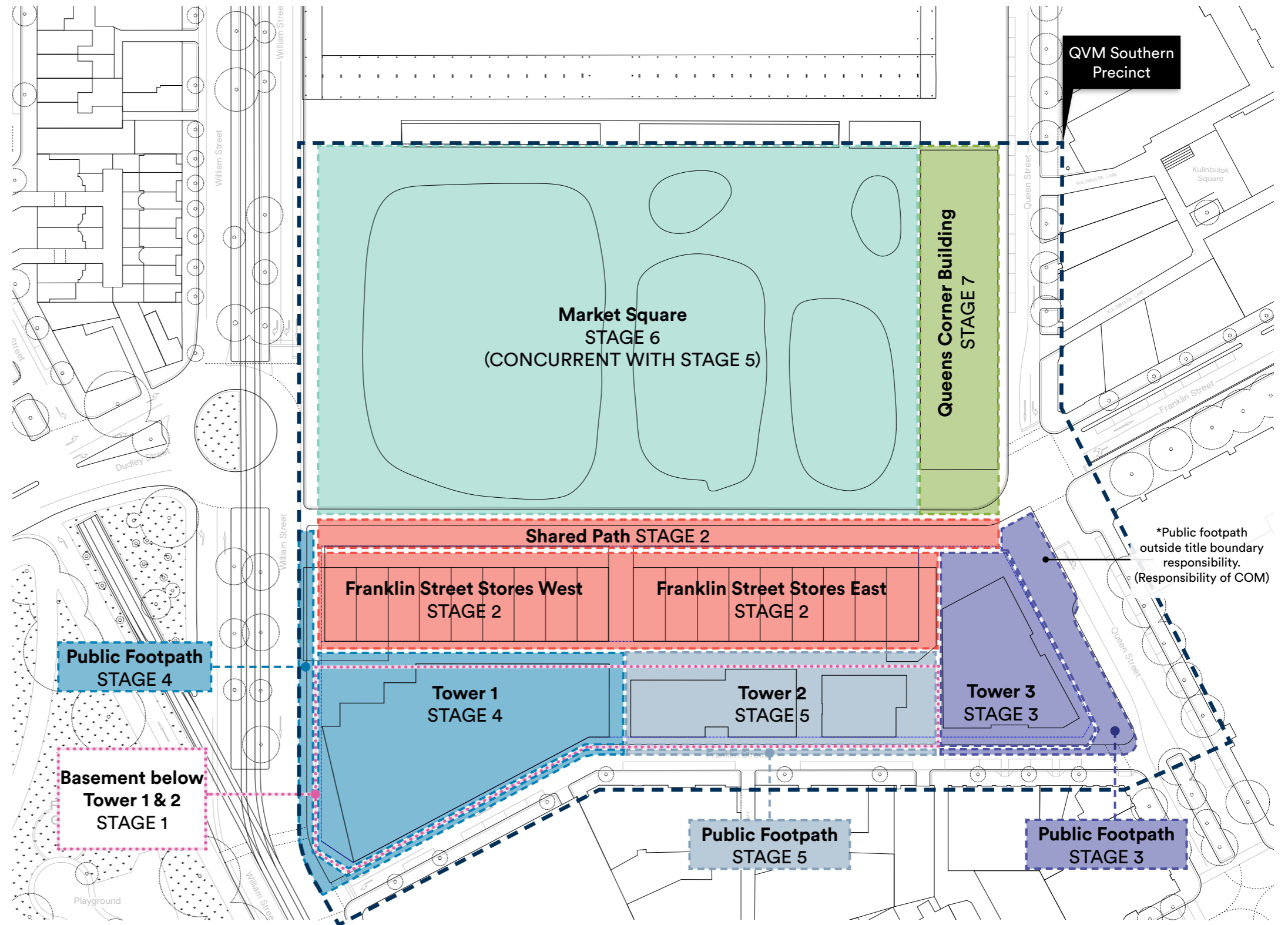
## 1.3.10.1 Overall Construction & Completion Sequence

### Public Realm

The staging sequence and boundaries are indicative and subject to alteration. The image depicts staging relating to completion sequence.

The design of Market Square to be informed through City of Melbourne led community consultation process.

The design of Market Square will respond to the Market Square Charter and be consistent with any approval under the Heritage Act.



# 1.3.10 Indicative Staging Plan

## 1.3.10.2 Land Ownership

### Public Realm

Common property for laneways to be in ownership by Council and southern development buildings. The staging sequence and boundaries are indicative and subject to alteration.

The design of Market Square to be informed through City of Melbourne led community consultation process.

The design of Market Square will respond to the Market Square Charter and be consistent with any approval under the Heritage Act.

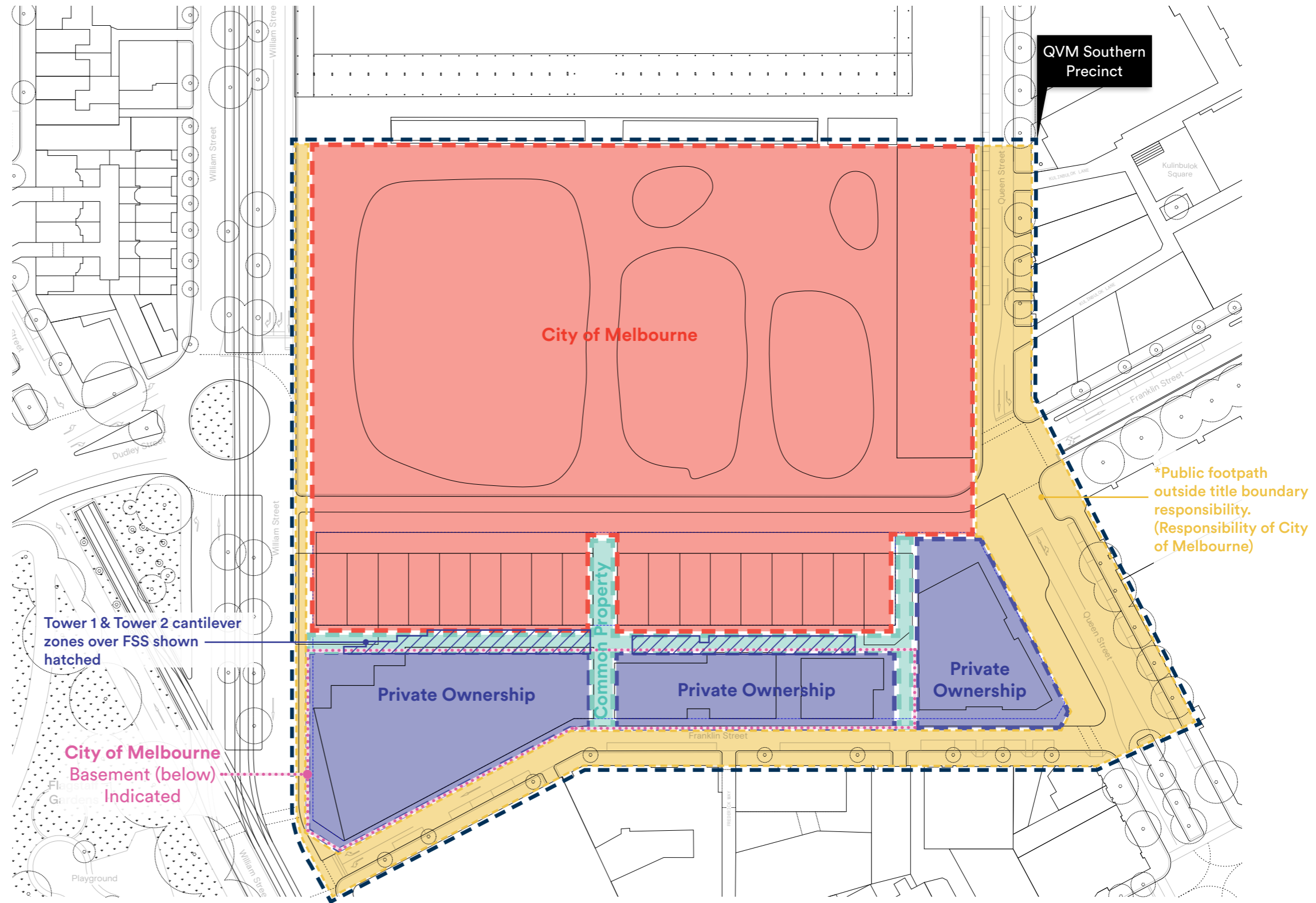
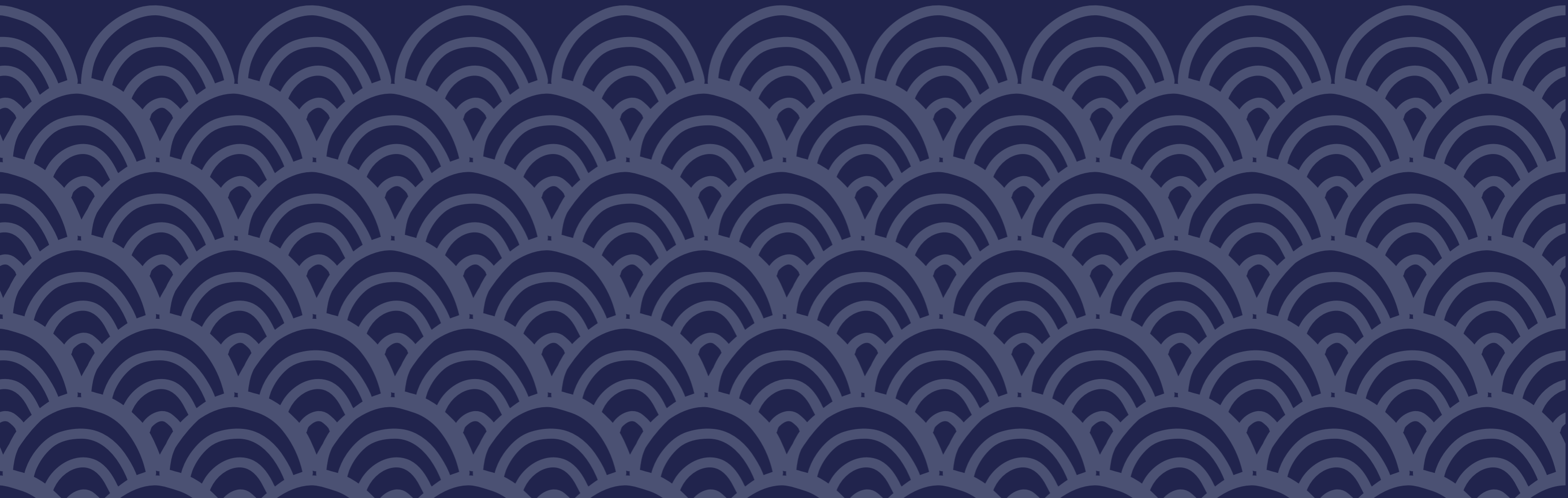






Image: String Bean Alley, Queen Victoria Market, Melbourne, Australia







## DELEGATE REPORT MINISTERIAL PLANNING REFERRAL

<b>Application no:</b>	TPMR-2023-7
<b>DTP reference no:</b>	DP2302292
<b>Applicant:</b>	Lendlease Development Pty Ltd C/- Urbis Pty Ltd
<b>Owner:</b>	Melbourne City Council
<b>Architects:</b>	3XN Australia, Kerstin Thompson Architects and NH Architecture
<b>Address:</b>	Queen Victoria Market Precinct Southern Site 65-159 Victoria Street, Melbourne
<b>Proposal:</b>	Queen Victoria Market Southern Precinct Development Plan
<b>Cost of works:</b>	Not applicable
<b>Date received:</b>	8 June 2023
<b>Date amended:</b>	13 December 2023
<b>Responsible officer:</b>	Lachlan Orr, Principal Urban Planner

### 1 SUBJECT SITE AND SURROUNDS

#### 1.1 Subject site

The subject site is the Queen Victoria Market, which is a place of local and state heritage significance. This development plan application relates to the southern portion as shown below on the Queen Victoria Market Framework Plan 2017, pursuant to the Development Plan Overlay, Schedule 11 (DPO11).

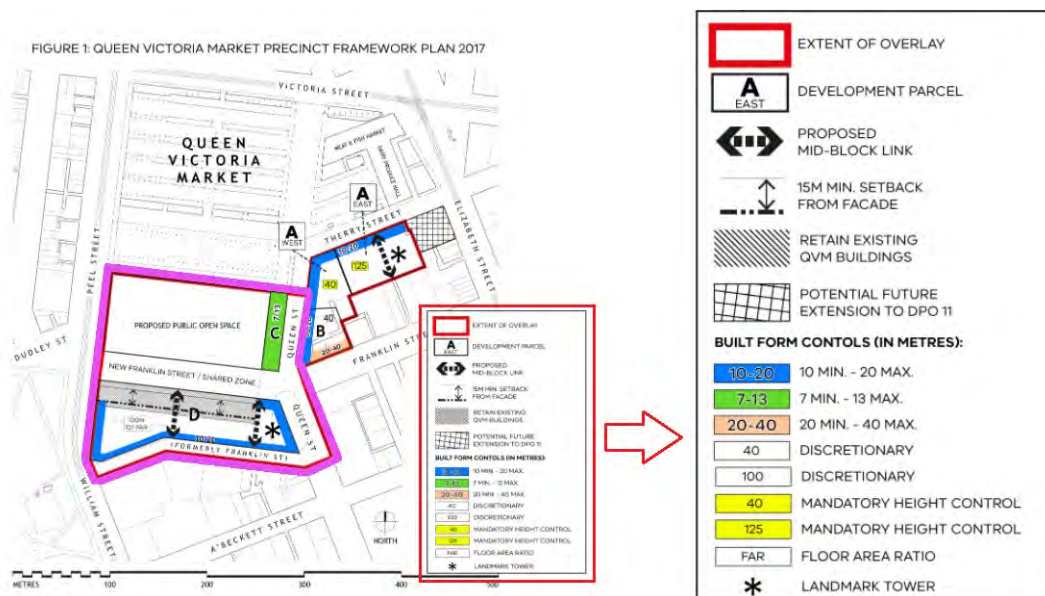


Figure 1: QVM Precinct Framework Plan from Figure 1 of DPO11 (application area highlighted)

The application area encompasses the land identified as Parcel C, Parcel D (including the Franklin Street Stores), proposed public open space, a new street / shared zone, Franklin Street, and the adjoining section of Queen Street. It is bound by Queen Street to the east, Peel Street and William Street to the west, the remainder of the market to the north, and Franklin Street to the south.

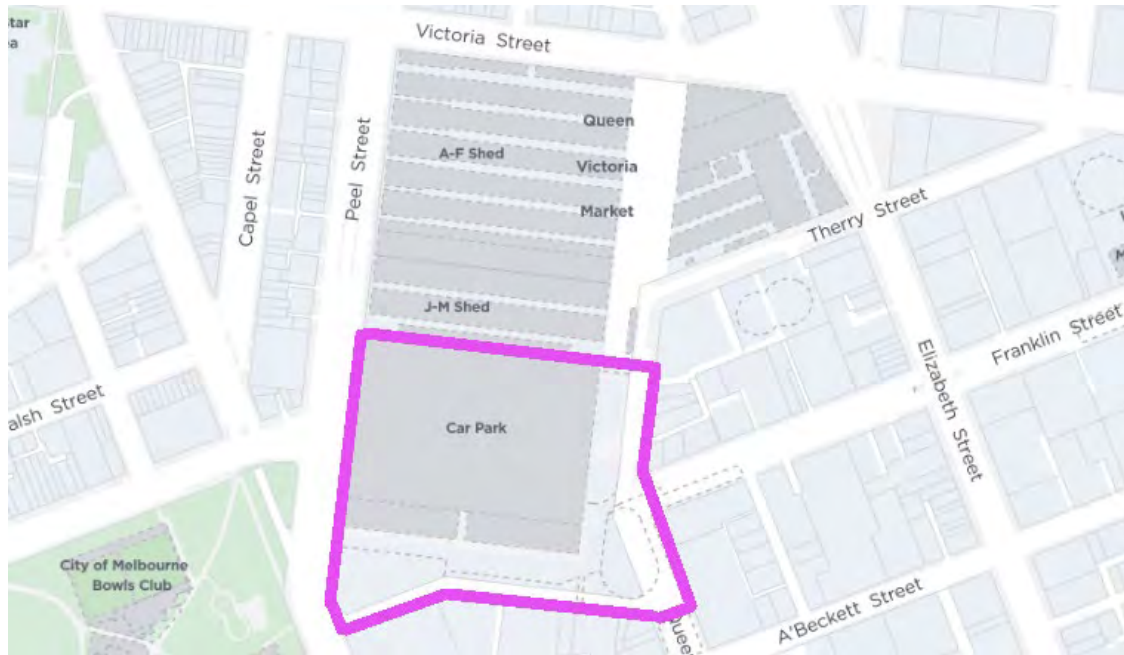


Figure 2: Locality map (application area highlighted)

The area is irregular in shape and encompasses open car parking areas associated with the market as well as the Franklin Street Stores, a historically significant row of brick buildings used as stores associated with the market. A number of established trees occupy the site in proximity to Queen Street and Franklin Street.



Figure 3: Panoramic aerial view from Development Plan facing east (DPO11 sub-precinct areas highlighted)





**Figure 4: Extracts from Victorian Heritage Database Report for VH734 showing extent of registration area and significant buildings (application area highlighted)**

The Queen Victoria Market is listed on the Victorian Heritage Register (VH734) and is identified as one of the great nineteenth century markets of Victoria having been in continual operation since the 1870s. It is also the site of Melbourne's first official cemetery, in use between 1837 and 1854, after which it was reduced until its final closure in 1917 to accommodate the growing market. Archaeological sites are included in the Victorian Heritage Inventory and are located in Parcel D, William Street and the roundabout on Queen Street. The site is located within an area of Aboriginal Cultural Heritage Significance due to the presence of registered cultural heritage places within the Queen Victoria Market.



**Figure 5: Application area as viewed from Queen Street, Franklin Street, William Street and Peel Street (clockwise from top left)**

The site is comprised of three individual lots:

- Crown Allotment 2056 at West Melbourne, City of Melbourne, Parish of Melbourne North (Shown on plan OP125245), which has an easement in favour of CitiPower running centrally through the land from east to west, with a width of 2 metres.

- Crown Allotment 2054 at West Melbourne, City of Melbourne, Parish of Melbourne North (Shown on plan TP956678P). The title identifies a depth limitation of 15 metres. There are no other easements or restrictions identified on title.
- Crown Allotment 2057 at West Melbourne, City of Melbourne, Parish of Melbourne North (Shown on plan TP956679M). A depth limitation of 60 metres is identified beneath the Franklin Street Stores, and a depth limitation of 15 metres for the remainder of the land. There are no other easements or restrictions identified on title.

## 1.2 Surrounds



Figure 6: Aerial photograph of site and surrounding area from the Development Plan (DPO11 sub-precinct areas highlighted)

The site is bound by the remainder of the market and roads, with no immediate neighbours. The interfaces of the application area are described as follows:

### North

- To the north, are the historic sheds and String Bean Alley which is an east-west pedestrian connection serving as an entrance to the market from the car park as well as a pedestrian connection between Queen Street and Peel Street.

### South

- To the south is Franklin Street, which features buildings ranging in height from two to ten storeys. Ministerial Planning Permit 2013009182-3 has been issued for a 34 level mixed use development at the adjacent site on the corner of Franklin Street and William Street (386-412 William Street).

### East

- To the east is Queen Street. On the opposite side of Queen Street to the north-east is land forming the remainder of the Queen Victoria Market precinct.



- The recently completed Munro development sits on Parcel A on the corner of Therry Street and Queen Street, with building heights up to 125 metres and containing dwellings, commercial and community facilities, including narm ngarrgu library.
- Ministerial Planning Permit PA2000875 has been issued for a mixed use development on Parcel B (Stage 1) which has a height of up to 67 metres.
- The eastern interface also includes the ten-storey Melbourne Terrace Apartments on the corner of Queen Street and Franklin Street, which is a locally significant heritage place.

### West

- To the west is Peel Street and William Street. Land on the western side of Peel Street is generally two to four storeys in height, transitioning to the residential areas of North and West Melbourne.
- Flagstaff Gardens is located over William Street and is one of the key public open spaces serving the central city and surrounding areas.

The Queen Victoria Market sits at the northwest corner of the Hoddle Grid, and the development plan area forms the northwest edge of the central city.



Figure 7: Aerial photograph of the application area from the west looking east

## **2 BACKGROUND AND HISTORY**

### **2.1 DPO11 Approved Development Plans**

Two other development plans have been approved within the Queen Victoria Market Precinct under DPO11:

- Parcel A, QVM Munro Site Development Plan, 18 July 2018 (endorsed by the Minister for Planning on 2 November 2018)
- Parcel B, Stage 1 Development Plan, July 2021 (endorsed by the Minister for Planning on 19 December 2021)

Concurrent Ministerial planning permits were issued for the developments. The works within the Parcel A have been completed. The works within Parcel B have not yet commenced.



Figure 8: Extract from approved development plans for Parcel A (left) and Parcel B (right) showing their areas

## 2.2 Planning Application History

There are numerous planning permits associated with the historical use and development of the market. These applications are not of direct relevance to the current application.

Three concurrent planning permit applications, for the development plan area, have been submitted to the Minister for Planning and referred to the City of Melbourne.

CoM Ref	DTP Ref	Description	Status
TPMR-2023-10	PA2302312	Planning permit application for early works	Also being considered at February 2024 FMC2
TPMR-2023-12	PA2302374	Planning permit application for Towers 1 (office) and 2 (dwellings)	Under assessment
TPMR-2023-21	PA2302581	Planning permit application for Tower 3 (student accommodation)	Further information requested

## 2.3 OVGA Workshops

A series of design review panels and agency workshops were facilitated by the Office of the Victorian Government Architect (OVGA) to review the development plan and its various components. These were held on 29 March 2023, 19 April 2023, 10 May 2023, 11 October 2023 and 15 November 2023, and were attended by officers from the City of Melbourne, the Department of Transport and Planning (DTP) and Heritage Victoria (HV), along with the applicant and project team.

The key issues discussed throughout the OVGA reviews, of relevance to the development plan, can be summarised as follows:

- The overall scale and separation of the towers having regard to their individual design characteristics and principles.



- The new public realm around the towers and Franklin Street Stores, including managing the impact of the cantilever above the new east-west laneway and the edge of the towers to the Franklin Street Stores.
- The public realm response for each tower at ground level, ensuring they achieve a positive condition at a pedestrian level and provide an effective laneway network that will be legible as part of the Hoddle Grid.
- The design of the shared zone to enhance relationship between the new public open space and the development.

A number of detailed design matters were also discussed for each tower. These are broadly referred to in the development plan design principles and will be considered in greater detail through the planning permit applications for the towers.

## 2.4 Heritage Victoria Permit

The land is partly included on the Victorian Heritage Register VH734, as shown in Figure 5 above. Pursuant to Clause 43.01-3 of the Melbourne Planning Scheme, a planning permit is not required under the Heritage Overlay to develop a place on the Victorian Heritage Register as separate approval is required from Heritage Victoria. The Heritage Overlay and associated policy guidance therefore do not apply to the planning applications with the exception of Tower 3, as noted in Section 4 below. However, heritage matters are a contextual factor.

Heritage Victoria application P36779 was lodged on 26 June 2023 and Permit P36779 was granted by Heritage Victoria on 20 December 2023. The permit allows:

*“Construction of two multi-level towers to the southern edge of the Queen Victoria Market on Franklin Street (only partially within the extent of registration), works to the Franklin Street Stores including partial demolition of the southern canopy, temporary dismantling and reinstatement of the southern, eastern and western canopies, conservation and adaptation works to facilitate the introduction of new uses, demolition works to the existing at-grade market carpark (including demolition of the waste receiving station) and development of a new public open space (Market Square).”*

The development plan, including the partial demolition of and alterations to the Franklin Street Stores, is consistent with the Heritage Victoria Permit.

## 3 PROPOSAL

### 3.1 Documents considered in assessment

The documents provided with this application are categorised into three volumes according to their role and status under the requirements of DPO11. The volumes include:

- Volume 1 – Development plan
- Volume 2 – Technical reports required by DPO11
- Volume 3 – Other technical reports not required by DPO11

The documentation considered in this assessment is set out in the table below:

Volume 1 (DPO11 Development Plan)		
Document	Author	Date
Queen Victoria Market Southern Precinct Development Plan,	Lendlease Development Pty Ltd	7 December 2023

December 2023	and contributors	
<b>Volume 2 (DPO11 technical reports)</b>		
<b>Document</b>	<b>Author</b>	<b>Date</b>
Heritage Impact Statement	Lovell Chen Pty Ltd	12 December 2023
Planning Report	Urbis	13 December 2023
Master Transport Management Report	WSP	6 September 2023
<b>Volume 3 (Other supporting technical reports)</b>		
<b>Document</b>	<b>Author</b>	<b>Date</b>
Cultural Heritage Management Plan No. 14125	Extent Heritage Pty Ltd	26 April 2018
Cultural Heritage Management Plan No. 17098	Extent Heritage Pty Ltd	29 April 2020
Landscape Design Report	Open Work, McGregor Coxall and MGC Landscapes	12 May 2022
Overshadowing Analysis	Vipac	10 May 2023
Stormwater Management Plan	Warren Smith Consulting Engineers	1 June 2023
Sustainability Strategy	WSP	21 September 2023
Wind Environment Assessment	Windtech Consultants	12 December 2023
Waste Management Masterplan	WSP	12 December 2023

### 3.2 Proposal details

The application seeks the endorsement of the 'Queen Victoria Market Southern Precinct Development Plan, December 2023' which applies to Parcel C and Parcel D, the proposed public open space and surrounding roads as set out in the Queen Victoria Market Framework Plan under DPO11.

The proposed development plan provides for a range of land use and development outcomes and has been prepared in accordance with the requirements at Clause 3.0 of DPO11.

Key features of the proposal are summarised below:

- Three mixed use towers located along Franklin Street between William Street and Queen Street, within Parcel D.
- Restoration and adaptive reuse of the Franklin Street Stores for retail and food and drinks premises, within Parcel D.
- A civic building between Queen Street and the new public open space area, within Parcel C (Queens Corner Building).
- A new public open space area between the market sheds and Franklin Street Stores.



- A shared zone between the new public open space area and Franklin Street Stores, providing a link for pedestrians and cyclists as well as limited service vehicle access.
- North-south mid-block pedestrian links between the towers and Franklin Street Stores.
- An east-west pedestrian link between the Franklin Street Stores and towers, accessed from William Street and the north-south links.

Specific details of the proposal are contained in the following table:

<b>Land uses</b>	<p>Tower 1 – Office and retail</p> <p>Tower 2 – Dwellings</p> <p>Tower 3 – Student accommodation</p> <p>Franklin Street Stores – Retail and food and drinks premises</p> <p>Queens Corner Building – Civic / place of assembly</p> <p>Market Square – Public open space and recreation</p> <p>The ground level to all buildings will include retail, food and drinks premises, and building amenities integrated around lobby areas</p>
<b>Building heights</b>	<p>Tower 1 – 112 m to 125 m</p> <p>Tower 2 – 142 m and 162 m</p> <p>Tower 3 – 176 m</p> <p>Queens Corner Building – 13 m</p> <p>Franklin Street Stores – No change</p>
<b>Gross Floor Area (Parcel D)</b>	159,948 square metres
<b>Floor Area Ratio (Parcel D)</b>	13.45:1
<b>Podium heights</b>	20 m to all towers
<b>Tower setbacks from front of podium</b>	<p>6 m to Franklin Street for all towers</p> <p>10 m - 17.1 m to William Street for Tower 1</p> <p>10 m to Queen Street for Tower 3</p> <p>6 m to northern boundary of Parcel D for Tower 3</p>
<b>Tower setback from northern façade of Franklin Street Stores</b>	20 m
<b>Minimum tower separation</b>	<p>Towers 1 and 2 – 11.25 m</p> <p>Towers 2 and 3 – 17.5 m</p>

<p><b>Movement networks</b></p>	<p>A 15 m wide shared zone between Market Square and the Franklin Street Stores, providing a link for pedestrians and cyclists as well as limited service vehicle access</p> <p>North-south mid-block links between Towers 1 and 2, and Towers 2 and 3, connecting Franklin Street to the shared zone (minimum of 6 m and 5.2 m wide, respectively)</p> <p>A minimum 5.5 m wide east-west pedestrian link between the towers and the Franklin Street Stores</p>
<p><b>Vehicle access</b></p>	<p>Basement car park access from Franklin Street</p> <p>Loading bay / service access for Towers 1 and 2 located alongside basement car park entry from Franklin Street</p> <p>Loading bay / service access for Tower 3 at grade from Franklin Street</p>
<p><b>Public open space</b></p>	<p>Market Square, providing 1.8 hectares of public open space above the existing open air car park</p>
<p><b>Affordable housing</b></p>	<p>15% of net area of Tower 2</p> <p>Contribution to be replicated in Towers 1 and 3, in the event of an application to provide dwellings</p>

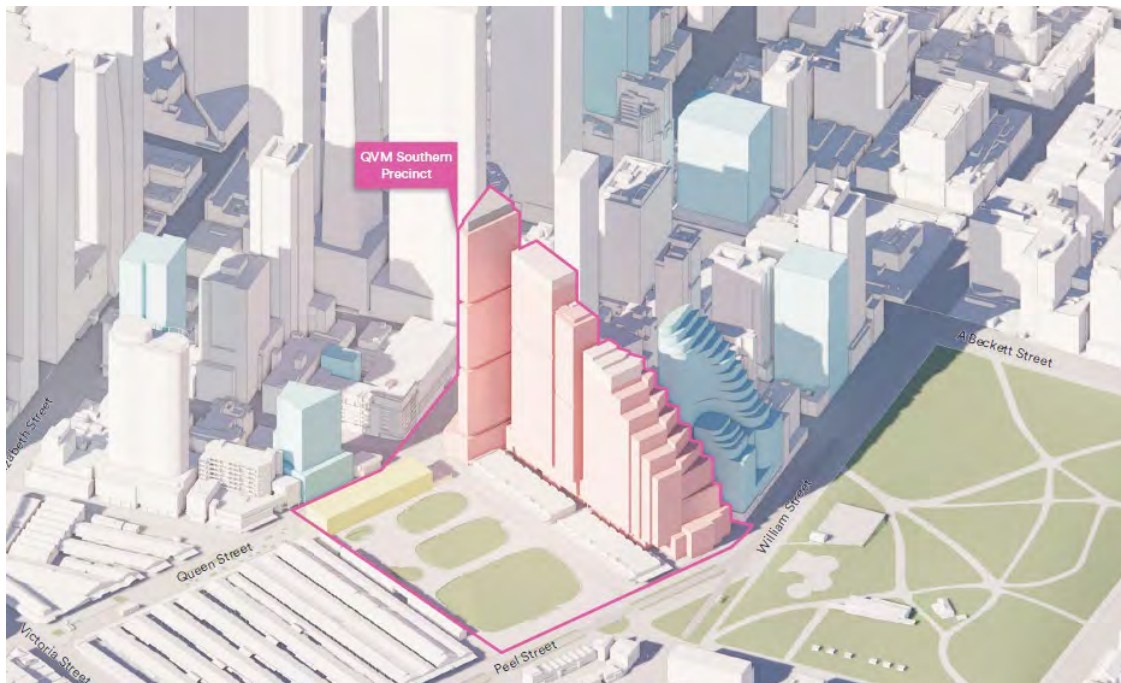


Figure 9: Proposed 3D building envelopes





Figure 10: Proposed layout plan

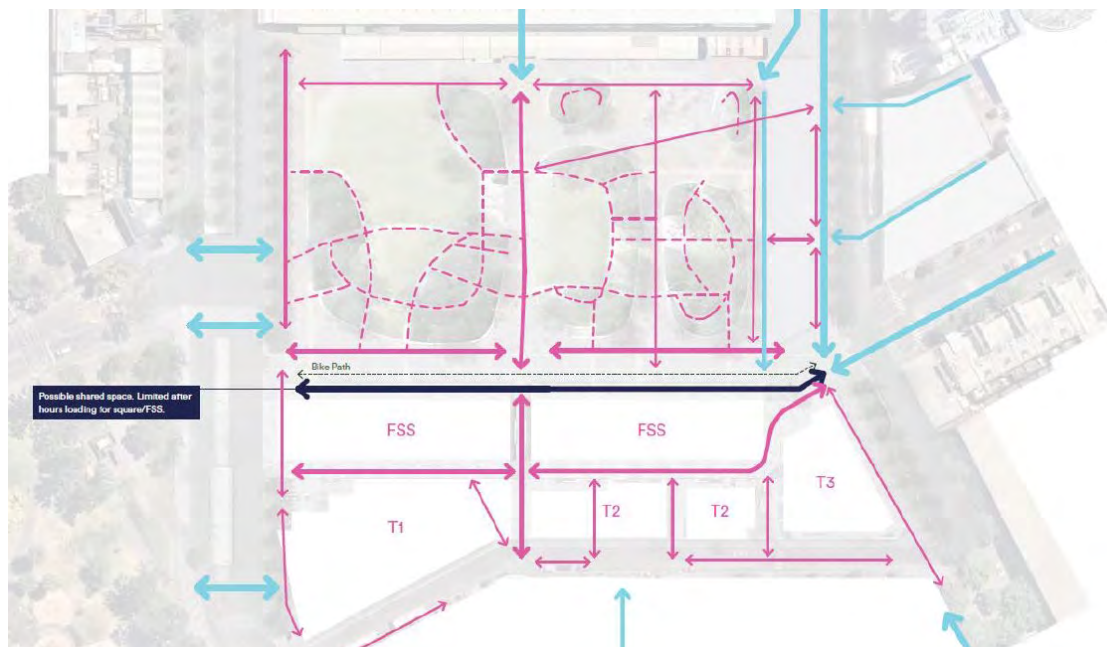


Figure 11: Proposed connections through the precinct

### 3.3 Amendments during application

In response to various agency comments provided throughout the application process, including pre-application, amendments were made to the development plan and supporting documentation culminating in a final submission on 13 December 2023. The key changes include:

- Stronger design principles to guide the assessment of future planning permit applications for the precinct.
- Deletion of a section of the Queens Corner Building envelope that projected beyond the southern boundary of Parcel C.
- Clarification of the affordable housing provision, including confirmation that an affordable housing contribution of 15% net floor area will also be provided in Towers 1 and 3 in the event of a permit application for dwellings.

- The structural columns to Tower 3 located entirely within Parcel D, with no encroachment on adjoining footpaths.
- A tapering of Tower 1 at the northwest corner to sculpt the building and enhance view lines of the Franklin Street Stores from William Street.
- Further Wind Environment Studies and peer review to assess existing and proposed safety and comfort conditions, and test various wind mitigation measures.
- Extrusion of the higher built form element of Tower 2 to provide a more effective graduation in height. This involves extending the façade treatment up the higher tower component to conceal roof plant structures.
- Further information regarding the articulation and breaking-up of Tower 2 as it presents to the Franklin Street Stores and northern elevation.
- Clarification of the land ownership diagram in respect to the cantilever and basement areas.
- Responses to CoM referral advice, discussed in Section 6 of this report.

#### 4 PLANNING POLICY FRAMEWORK, CONTROLS AND PROVISIONS

The following policies, controls and provisions of the Melbourne Planning Scheme are relevant to the application, or would be relevant to future permit applications based on what has been included within the proposed development plan:

<b>Policy</b>	
Purpose and Vision	Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.04 – Strategic framework plans
Planning Policy Framework	Clause 11 – Settlement Clause 13 – Environmental Risks and Amenity Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 17 – Economic Development Clause 18 – Transport Clause 19 – Infrastructure
<b>Controls</b>	
Clause 37.05 Capital City Zone Schedule 1 Outside the Retail Core (CCZ1)	The land is zoned CCZ1, except for the area associated with the future public open space area in DPO11.  <u>Use</u> Land uses indicated in the development plan include ‘Accommodation (other than Corrective institution)’, ‘Place of assembly (other than Amusement parlour and Nightclub)’, ‘Retail (other than Adult sex bookshop, Department store, Hotel, Supermarket, and Tavern)’ and ‘Office’. No permit would be required for these land uses as they fall under



	<p>Section 1 of Clause 37.05-1.</p> <p><u>Development</u></p> <p>Pursuant to Clause 37.05-4, a permit would be required to construct a building or construct or carry out works and to demolish or remove a building or works.</p>
<p>Clause 36.02 Public Park and Recreation Zone (PPRZ)</p>	<p>The future public open space area in DPO11 is located in this zone.</p> <p><u>Use</u></p> <p>Pursuant to Clause 36.02-1, the use of the land by or on behalf of a public land manager falls under Section 1 for which no permit is required.</p> <p><u>Development</u></p> <p>Pursuant to Clause 36.02-1, a permit is not required for buildings and works carried out by or on behalf of the public land manager. The proposed development plan makes clear the future design and delivery of Market Square park would be undertaken by the City of Melbourne.</p>
<p>Clause 43.01 Heritage Overlay HO7 (Queen Victoria Market Precinct) HO496 (Queen Victoria Market, 65- 159 Victoria Street, West Melbourne)</p>	<p>The development plan area is partially located within HO7 and HO496.</p> <p>Pursuant to Clause 43.01-3, a planning permit is not required to develop a place on the Victorian Heritage Register. This is applicable to land within HO496 (VH734).</p> <p>A planning permit would be required for works that fall within the HO7 area only i.e. part of Tower 3 and the Queens Corner Building.</p>
<p>Clause 43.02 Design and Development Overlay Schedule 1 Urban Design in Central Melbourne (DDO1) Schedule 10 General Development Area – Built Form (DDO10)</p>	<p>Pursuant to Clause 43.02-2, a permit would be required to construct a building or construct or carry out works.</p> <p>A small section of Parcel D is affected by DDO10; a 1 m wide approx. strip of land along the William Street frontage. This area is approximately 40 square metres and appears to be a mapping anomaly. It is not anticipated to have any material impact on future development outcomes for the precinct. This mapping error that has been raised with City Strategy for consideration of a correction amendment.</p>
<p>Clause 43.04 Development Plan Overlay Schedule 11 Queen Victoria</p>	<p>Schedule 11 to the Development Plan Overlay sets out requirements for development plans and permits.</p> <p>Development plans must be generally in accordance with the Queen Victoria Market Precinct Framework Plan 2017 at Figure 1 and consistent with the vision at Clause 3.0.</p> <p>Permits issued for use, development or subdivision must be</p>

Market Renewal Precinct (DPO11)	<p>generally in accordance with:</p> <ul style="list-style-type: none"> <li>• The approved development plan,</li> <li>• The Queen Victoria Market Precinct Framework Plan 2017 at Figure 1, and</li> <li>• The vision in Clause 3.0.</li> </ul> <p>A permit must be compliant with the built form outcomes and requirements of Table 1. A permit must not be granted for a development that does not meet the mandatory requirements in Table 1.</p>
Clause 45.09 Parking Overlay Schedule 1 Capital City Zone – Outside the Retail Core (PO1)	<p>Pursuant to Schedule 1 of Clause 45.09, a permit is required to provide car parking spaces in excess of the car parking rates in Clause 3.0 of the schedule.</p> <p>The development plan indicates the amount of car parking will be less than the maximum allowed under this overlay, while accommodating the required car spaces for the market under DPO11.</p>
<b>General and Operational Provisions</b>	
Clause 65 Decision Guidelines	Clause 65.01 (Approval of an application or plan) outlines the matters which must be considered by the Responsible Authority prior to deciding on the approval of a plan.
Clause 72.01 Responsible Authority for this Planning Scheme	Pursuant to the Schedule to Clause 72.01-2, the Minister for Planning is the Responsible Authority for land included in the Queen Victoria Market Precinct Framework Plan Area under DPO11.

## 5 PLANNING SCHEME AMENDMENTS

### 5.1 Amendment C376melb – Sustainable Building Design

Planning Scheme Amendment C376 aims to introduce new best-practice ESD Standards into the planning scheme to ensure that new buildings in the municipality respond to climate change. Amendment C376 also implements the Green Factor tool, which is an online green infrastructure assessment tool designed by the City of Melbourne, and was developed to help with optimising the design of green infrastructure and external landscapes on buildings.

The proposal has addressed Amendment C376 within the development plan as well as a supplementary Sustainability Strategy, as discussed further in this report.

### 5.2 Amendment C384melb – Inundation Overlays

Planning Scheme Amendment C384 (Inundation Overlays) is a 'seriously entertained' planning scheme amendment which seeks to introduce updated flooding controls, and associated built form requirements.

As it relates to the proposed development plan, Special Building Overlay Schedule 3 (SBO3) would apply to part of Parcel C, Franklin Street and Queen Street. Permit applications in SBO3 would require consent from Council as the flood management authority.



### 5.3 Amendment C415melb – Sunlight to Public Open Spaces

Planning Scheme Amendment C415melb Sunlight to Public Open Spaces (formerly C278) is a 'seriously entertained' planning scheme amendment. It proposes to protect winter sunlight access to parks in the municipality through the introduction of Design and Development Overlay Schedule 8 (DDO8).

The implications of this amendment on the proposed development plan are discussed within the assessment section of this report.

## 6 PUBLIC NOTIFICATION

This application has been referred to the City of Melbourne by the Department of Transport and Planning for consideration and advice.

There are no formal notification requirements associated with a development plan application under the *Planning and Environment Act 1987*.

## 7 REFERRALS

### 7.1 City Design and Development Planning

The original development plan application was reviewed by City Design and Development Planning. This review identified a number of key items to be addressed, summarised as follows:

- The design principles should be strengthened to provide greater clarity for the assessment of future planning applications.
- The extension of the Queens Corner Building into the shared path is not supported.
- The application of the DDO10 wind definitions (as opposed to those in DPO11) is supported. However concern is raised regarding the safety and comfort targets and results. 'Sitting' comfort criteria should be targeted in outdoor dining areas and in parts of Market Square. 'Standing' comfort criteria should be targeted at building entrances and in parts of Market Square.
- Further information is required regarding the wind mitigation and interventions in the public realm (design principles and design response).
- The indicative massing in Parcel D requires further scrutiny having regard to the requirements of DPO11, which seek to ensure towers do not appear as a continuous wall at street level.
- Further resolution of the function, character and amenity of the east-west link.
- Demolition of the Franklin Street Stores canopy (southern side) is dependent on the Heritage Victoria application and should be resolved and incorporated into the development plan.
- Various drafting issues with the development plan.

#### Officer comment

The amended development plan is a more robust document that resolves the key concerns regarding the design principles, building envelopes, wind and the east-west link. More specifically,

- The design principles have been entirely reworked.
- Key changes have been made to the Queens Corner Building, Tower 1 and Tower 2.

- Further Wind Environment Studies and peer review have been provided.
- The amended development plan is consistent with the Heritage Victoria permit which has since been issued.
- The removal of the canopy on the southern side of the Franklin Street Stores and other changes to activate the public realm has improved the character and amenity of the east-west link.

Overall, the amended development plan has adequately addressed the key matters raised by City Design and Development Planning. Detailed design matters and final wind tunnel testing will be addressed through the subsequent planning permit applications.

## 7.2 Homes Melbourne

The application was referred to Homes Melbourne to review the proposed affordable housing component of the development plan, which are summarised below.

### Officer comment

The referral comments have been reviewed and categorised into matters appropriately incorporated into the Development Plan, and matters which are to be considered at the time of the individual planning applications. The purpose of the Development Plan is provide strategic guidance, be appropriately flexible and a set of expectations for future applications to be assessed against.

#### *Incorporated into the Development Plan recommendation:*

- The statement outlining the proposed affordable housing provision amended to read: 'Commit to a minimum 15% of net floor area of Tower 2 provided for affordable housing. Should any other residential<sup>1</sup> floor space be provided within Parcel D, then this floor space must also provide a minimum 15% of net area as Affordable Housing.'
- Removal of the final dot point, which reads: 'The QVM project will deliver Affordable Rental Housing, which means the Dwellings that are affordable housing pursuant to section 3AA of the PE Act and being housing owned, controlled or tenant selection process managed by a participating Registered Agency and made available for lease to persons who are Eligible Tenants.'
- Additional dot point to be added: 'The affordable housing unit mix should be reflective of the overall dwelling mix, not include any studios, and must be tenure blind.'
- Additional dot point to be added: 'Occupants of the affordable housing units will have appropriate access to communal facilities.'
- Note that full details of the affordable housing will be provided in the planning permit application(s), including but not limited to, the number of affordable housing units, unit mix, discount to rent, and details of the registered housing agency who will allocate and monitor the units and provide annual reports.

#### *To be considered in future planning applications:*

- Additional statement to be added to read: 'Affordable housing will be owned, managed, or allocated and monitored by a registered housing agency under the Housing Act (Vic) 1983. The affordable housing must be delivered at no cost to the registered housing agency.'

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<sup>1</sup> The recommendation refers to 'dwelling' instead of 'residential' to appropriately align with defined planning scheme terms.



- Additional statement to be added as follows: 'The affordable housing commitment will be provided in perpetuity, secured by a Section 173 Agreement in accordance with Section 173(1A) of the Act where a 'responsible authority may enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing.' The Section 173 Agreement should be a condition on the planning permit that contains the development approval for Tower 2.'
- Additional dot point to be added: 'Occupants of the affordable housing units will not pay more than 30% gross household income on rental payments.'
- Confirmation through the subsequent s173 agreement that affordable housing will be made available for lease to persons who meet the eligibility criteria pursuant to Section 3(AA)4 of the Act.

### **7.3 Green Infrastructure and Environmentally Sustainable Design**

The application was referred to Green Infrastructure and Environmentally Sustainable Design which provided the following comments on the Sustainability Strategy, with the key matters raised summarised below:

- The development commits to a level of sustainability that aligns to City of Melbourne Strategies and the Sustainability Strategy's vision is underpinned by the Sustainability Targets provided.
- The commitments for Certified 6 Star – Green Star Buildings for the T1 – Commercial Tower and Certified 5 Star – Green Star Buildings for both T2 Residential Tower and T3 Student Accommodation are supported.
- Further resolution of the nominated certification pathways is required.
- NABERS Commitment agreements should be detailed for non-residential spaces.
- Query in relation to the nominated Climate Active Precinct certification.
- The water quality performance targets for Green Star Buildings Emissions credits should be identified, along with additional information and commitments in relation to the 4 Star NABERS Water rating.
- The mandatory target of a minimum score of 0.55 in the Green Factor tool is supported.

The amended development plan and Sustainability Strategy, including a response from the applicant to the above comments, was re-referred to Green Infrastructure and Environmentally Sustainable Design. Key matters from their final comments are summarised below:

- Further refinement of nominated certifications required.
- The plan should confirm NABERS ratings through signed commitment agreements prior to commencement of works, including a NABERS Water signed Agreement to Rate.
- Specific information should be provided in relation to annual stormwater discharge for the site.

#### Officer comment

The outstanding matters raised above will be resolved through the individual planning applications where required, as well as through the consideration of the Sustainability Strategy as a supporting document which is not required to be endorsed under DPO11.

## 7.4 Transport Engineering

The application was referred to Transport Engineering which provided the following comments on the Transport Management Plan, with the key matters raised summarised below:

- Additional information is required to establish compliance with the requirements for a Transport Management Plan pursuant to Clause 3.0 of DPO11, in particular:
  - A road management plan.
  - Investigation of the likely impacts of the proposed road layout on surrounding roads, including likely impacts on the Metro and West Gate Tunnel projects.
  - The study area should reflect the area covered by Amendment C245 (i.e. the DPO11 area).
- Modifications are required to the approach for the analysis of traffic volumes.
- Separate assessment should also be undertaken for the Saturday peak hours at nominated intersections.
- Loading and waste arrangements should be further resolved, particularly for Towers 1 and 2.
- Drafting errors.

The amended development plan and Transport Management Report, including a response from the applicant to the above comments, was re-referred to Transport Engineering.

It was confirmed that the amended Transport Management Report now satisfies the requirements at Clause 3.0 of DPO11, while noting matters to be resolved through separate permit applications in relation to traffic analysis and management, access design and swept path analysis.

### Officer comment

The amended development plan and Transport Management Report have addressed the key matters above, having regard to Clause 3.0 of DPO11. This is discussed in greater detail in the assessment section of this report. Other outstanding matters are specific to operational issues or design detail for individual components of the precinct, which will be resolved through separate planning applications where required.

## 7.5 City Infrastructure

The application was referred to City Infrastructure which provided general comments and conditions for the overall development plan, summarised as follows:

- Generally comments to ensure compliance for building projections, civil works to relevant standards, and any changes or relocation of infrastructure to be undertaken with the approval of the relevant authorities.
- Internal roads (i.e. common property) must remain the responsibility of the land owner(s) in perpetuity via a Section 173 agreement to Council Satisfaction, which should be reflected as conditions on the future Planning Permits.
- The detailed Civil design prepared by Cardno / Stantec must continue to be refined with internal and external stakeholders to ensure the proposed design satisfies relevant requirements.



- It is noted that the plans show no basement projection beyond the property title boundary.
- The proposed development is partly located within the Council's inundation Overlay SBO3 proposed under Amendment C384. The applicant must confirm that there is no adverse impact from the proposed development with flood mapping (through future permit applications).
- Standard civil infrastructure conditions for future permit applications.

#### Officer comment

The outstanding matters raised above will be resolved through individual planning applications, as well as separate civil design and approval processes.

### **7.6 Waste and Recycling**

The application was referred to Waste and Recycling which provided the following comments on the Master Waste Management Plan, with the key matters raised summarised below:

- Master Waste Management Strategy to show greater detail on plans for each part of the development.
- The waste management design for residential buildings should allow space for organics bins.
- Triple chutes in student accommodation building, including a chute for Container Deposit Scheme (CDS) items, requires greater detail to determine the costs and benefits of this idea, and how this system would operate.
- Bin volumes required will be assessed once more detail is provided about each part of the development.
- Swept path diagrams must be provided showing the largest size vehicle accessing each waste loading area.
- Specifications will be required for the macerators and sludge tank system, including how it will be flushed / washed out periodically. A contingency plan is required (e.g. spare organics bins) if the macerators break down.
- Further investigation into the practicality of a CDS collection point within Market Square.
- Residential and commercial waste rooms must be separate.
- Transfer routes for all bin store users will be required – these should be safe and within property boundaries.
- Waste generation rates for Queens Corner Building to be clarified.
- Clarify weekly capacity and weekly volume for food organics and cardboard.
- Minor drafting errors.

The amended development plan and Master Waste Management Plan, including a response from the applicant to the above comments, was re-referred to Waste and Recycling. Key matters from their final comments are summarised below:

- The residential apartments will be individually rated and are entitled to a Council waste collection, including hard waste.
- Sharing of Council collected compactors with commercial tenants may not be approved, at Council's discretion. An operationally viable arrangement for sharing compactors within the WMP for Towers 1 and 2 will be required.

- The waste generation rates in the current City of Melbourne Guidelines must be used to consider the proportion of organics likely to be separated from the residential garbage stream.
- The waste management design for residential buildings should allow space for an organic bin collection service as a default option, until further details become available about the City of Melbourne's future FOGO collection for high rise buildings.

#### Officer comment

Precinct wide considerations have been resolved through the Master Waste Management Plan. Detailed matters will be resolved through individual planning permit applications where required.

### **7.7 Land Survey**

The application was referred to Land Survey, with their comments summarised as follows:

#### *Public Open Space Contribution*

- Section 1.3.4 Public Benefit confirms that a Public Open Space Value Contribution will be made, in addition to Market Square.

#### *Interface with east-west link Franklin Street Stores (Heritage Victoria)*

- Issues that must be resolved include:
  - Light and Air Easements
  - Projections
  - Indemnity
  - Ownership / Owners Corporation arrangements.

It is anticipated that these will be resolved in more detail through the detailed planning permit applications.

#### *Shared path and legal access to the north of sheds*

- The status of the shared path (i.e. road) will need to be resolved as part of any future subdivision application, including the arrangements for legal access for any new commercial tenancies relying upon it for access.

#### *Naming of new and existing public assets*

- The development plan indicates new naming for public assets, such as Market Square for the new park and 'Jornung-Biik' for the new east-west laneway.
- A formal naming process will be required in future to enable the addressing of new parks and public accessways, which must be named in accordance with the Geographic Place Names Act 1998.
- As such, it is requested that a naming strategy, or similar, is provided which sets out the proposed naming for all new and existing public assets. Any proposed name must comply with the Naming rules for places in Victoria 2022 - Statutory requirements for naming roads, features and localities (the naming rules), and the Geographic Place Names Act 1998.

#### Officer comment

The new names indicated for public spaces within the development will be subject to separate road and place naming processes. It is recommended that annotations to this effect are included where relevant in the development plan.



Other matters raised above will be resolved through individual planning applications where required.

## **8 ASSESSMENT**

The key considerations in the assessment of this development plan application are:

- The development plan (Volume 1), including consideration of:
  - Land use
  - Parcel D built form
  - Queens Corner Building
  - Market Square
  - Staging
  - Design principles
- DPO11 supporting documents (Volume 2)
- Other supporting documents (Volume 3)
- QVM Framework Plan and Vision.

### **8.1 The development plan**

The proposed development plan has been prepared in accordance with the requirements at Clause 3.0 (Requirements for development plan) of DPO11. The main development plan document has been proposed for approval as Volume 1 and includes:

- Urban Context and Existing Conditions Report
- Development Concept Plan
- Staging Plan.

The remaining development plan requirements under Clause 3.0 of DPO11 have been provided for approval as Volume 2 (Heritage, Planning and Transport), while other reports not required by DPO11 have been provided separately for information purposes as Volume 3.

Section 8.1 of this report assesses the key land use and built form considerations, as well as other notable components of the development plan (i.e. Volume 1), having regard to the relevant requirements of DPO11.

#### **8.1.1 Land use**

The proposal indicates a range of land uses to be accommodated within the precinct including office (Tower 1), dwellings (Tower 2), student accommodation (Tower 3), a civic building (Queens Corner Building) as well as retail and food and drinks premises at ground level and within the Franklin Street Stores. Each use is classified as a Section 1 (no permit required) land use pursuant to Schedule 1 to the Capital City Zone (CCZ1).

The indicative land uses are considered appropriate having regard to the existing and proposed site context. The uses would contribute to safe and activated streets and public spaces by incorporating ground floor uses that foster interaction with the street and uses at upper levels that achieve passive surveillance of public spaces, as required by the vision at Clause 3.0 of DPO11. Active frontages throughout the ground plane have been maximised having regard to the relevant design requirements contained in Schedule 1 to the Design and Development Overlay (DDO1), which

would be a relevant consideration to the individual permit applications. The proposed uses are also consistent with the purpose of the CCZ1 which seeks to provide for a range of financial, legal, administrative, cultural, recreational, tourist, entertainment and other uses that complement the capital city function of the locality.

### 1.3.7.1 Site Layout and Building Envelopes - Ground Activation

#### Central Melbourne Design Guide:

"Provide continuity of ground floor activity along streets and laneways."

#### Design Requirements

##### [P1] Development in:

- General Development Areas and laneways in Special Character Areas, should meet the following ground level frontages requirement.
- Streets in Special Character Areas, must meet the following ground level frontages requirement.
  - \*Mandatory
  - At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways are an entry or window.
  - This measurement excludes:
    - Stall-risers to a height of 700mm.
    - Pillasters.
    - Window and door frames.
    - Windows that have clear glazing without stickers or paint that obscures views.
  - The ground floor frontage requirement does not apply to the development of a building in a heritage overlay or heritage graded building. Development of a heritage building should maintain or increase compliance with the following ground level interface requirement.

#### Public Realm Activation Percentage

(Subject to detailed design)

- Active Frontage >80%
- Inactive Frontage <20%
- ← Active Frontage Entry Points
- ← Inactive Frontage Entry Points



Figure 12: Site layout plan for Parcel D showing active frontages to the ground plane

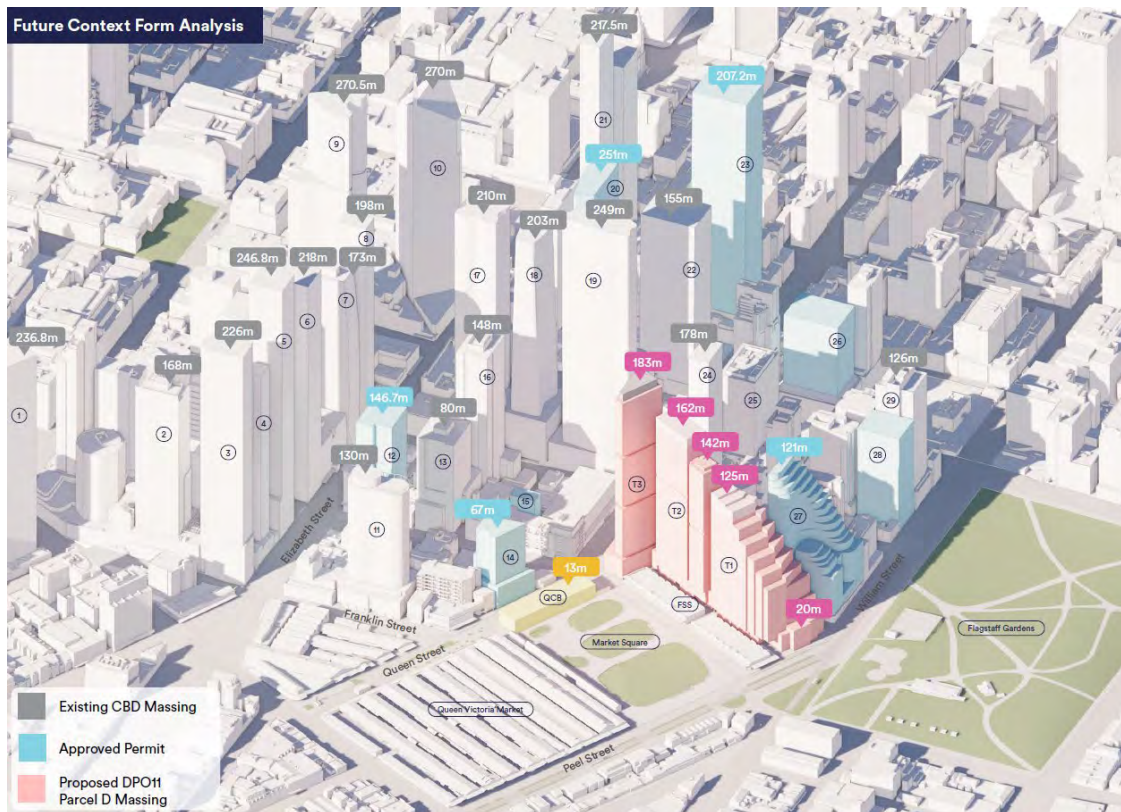
### 8.1.2 Parcel D built form

The built form response will redefine the Queen Victoria Market precinct. The proposed development plan has been refined through a comprehensive design review process. This included multiple workshops chaired by the OVGGA with input from DTP, HV, the applicant and officers from the City of Melbourne. This process has contributed to what is now a well resolved and considered built form outcome to ensure design excellence is achieved, for what will be the most substantial stage of the renewal of this precinct.

The development plan includes a detailed investigation of the site and surrounding area to inform the design principles and built form response, as required by Clause 3.0 of DPO11. This provides a comprehensive representation of the urban context within which the design response can be considered.

To further guide the consideration of the built form response to the precinct, DPO11 includes requirements for building heights and floor area ratios, podium heights, tower setbacks, tower separation, overshadowing and wind. Many of these requirements are found within the provisions of Table 1 to DPO11, which sets out mandatory and discretionary requirements for permit applications and must be considered through the Development Concept Plan requirement at Clause 3.0 of DPO11.





**Figure 13: Urban context analysis and proposed built form**

An assessment against the built form requirements and outcomes is provided below.

#### Building heights and Floor Area Ratios (FAR)

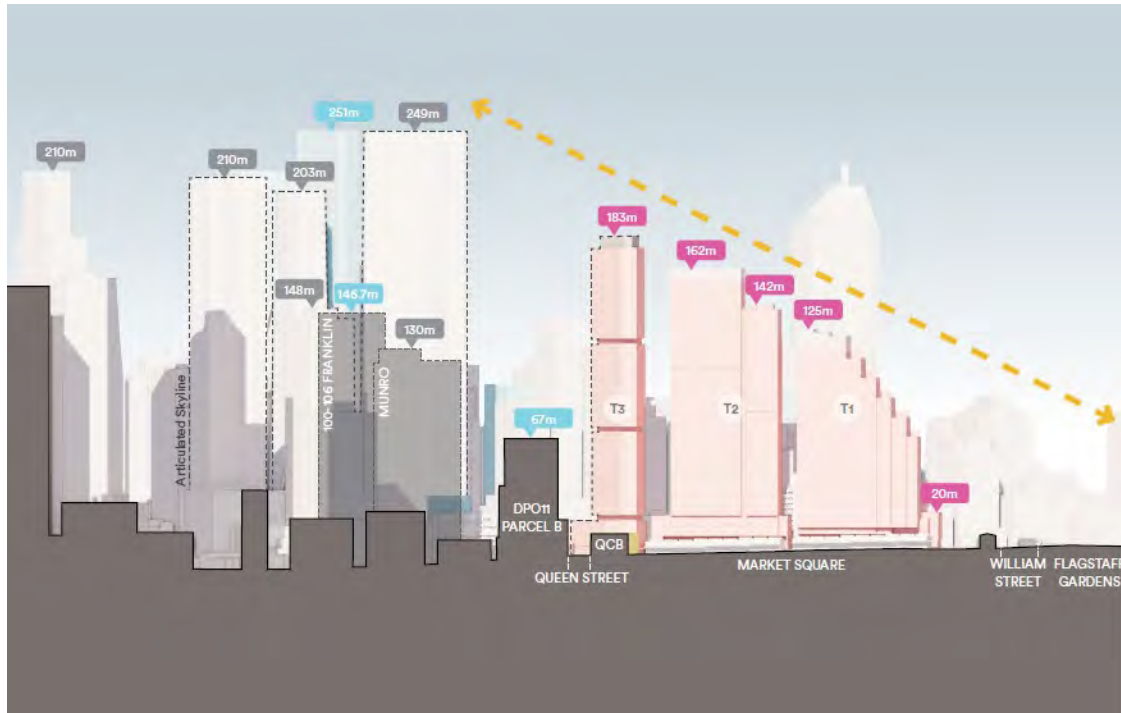
DPO11 provides a discretionary maximum height of 100 metres with a discretionary FAR of 12:1. The proposed development plan provides for maximum heights ranging from 125 metres to 176 metres, and a FAR of 13.45:1.

The relevant built form outcome in Table 1 seeks to ensure that development responds appropriately to the new public open space and the Franklin Street Stores.

The discretionary nature of these controls provides a level of flexibility in the building envelope having regard to the features of the development and outcomes sought by DPO11.

The proposed increases to the height and FAR are considered acceptable having regard to the urban context, design response and the relevant considerations in DPO11.

The proposed towers provide a built form response that balances the various opportunities and constraints of the site, as well as its contextual role at the southern end of the Queen Victoria Market and northern edge of the CBD.



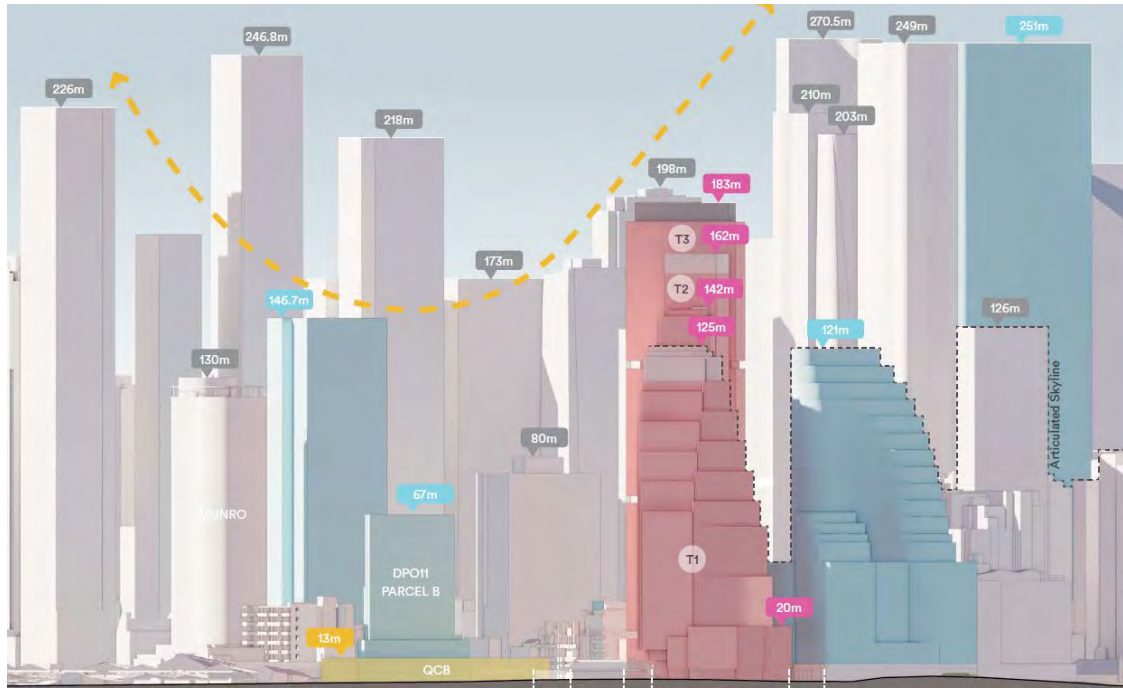
**Figure 14: Northern elevation showing the proposed towers within the surrounding context**

At the western edge of the precinct, the height of Tower 1 at 112 to 125 metres is compatible with the height of the approved development to the south at 386-412 William Street (121 metres). Importantly, the massing of Tower 1 results in a terraced form which mitigates solar impacts to Flagstaff Gardens and emphasises the transition in height toward the east. The rotating orientation around the northern and western facades would result in a highly moderated and visually interesting built form to the public realm. The articulation of the remainder of Tower 1 would continue this treatment across all other elevations, and on the northern elevation align with the vertical rhythm of the Franklin Street Stores below. These design elements appropriately mitigate the increased height sought for this building and ensure that Tower 1 would provide an appropriate response to the public open space areas to the north and west, as well as the wider presentation of the city skyline from northern approach.

Tower 2 has two distinct building heights; the lower is 142 metres high adjacent Tower 1 and the taller is 162 metres high adjacent Tower 3. This achieves an effective graduation in height at the critical central location of Parcel D. This transition in height across the three towers, together with their forms and separation, ensures that the towers do not appear as a continuous wall. The two distinct heights, and horizontal and vertical rebates, to Tower 2 also breakdown the overall mass and provide visual interest.

Tower 3 has a maximum height of 176 metres and is located in the part of Parcel D nominated to accommodate a 'Landmark Tower'. The development plan proposes a slender, wedge shaped Tower 3 with three distinct elements from the base to the top of the tower. The increased height of Tower 3 responds to its landmark designation and sits comfortably in the wider context. Tower 3 has a less direct relationship with the future public open space area and Franklin Street Stores compared to Towers 1 and 2, but would play a significant element in the backdrop to the park and wider market precinct. The height and mass indicated for Tower 3, along with the design principles set out in the development plan, are a suitable design response to its location at the south-east corner of the precinct as it integrates to the taller towers in the CBD.





**Figure 15: Western elevation showing the proposed towers within the surrounding context**

The increased heights and FAR are also supported having regard to the setbacks from the Franklin Street Stores (breathing space around the heritage buildings), and the east-west link between the Franklin Street Stores and the towers (noting that this connection is not a requirement of DPO11). This aspect of the proposal is discussed in greater detail under the podium height and tower setback requirements.

Overall, it is considered that the increased heights and FAR within the proposed development plan are acceptable and would not result in an excessive intensity or scale within the urban context. The massing, separation and graduation of height between the towers satisfies the requirements of DPO11 by providing an appropriate scale to Flagstaff Gardens, the future open space and the Franklin Street Stores. Shadowing and wind impacts are adequately addressed as discussed further in this report.

**Tower setbacks and separation**

The tower setbacks from the front of each podium and internal tower separation meet or exceed the built form requirements in Table 1 to DPO11, as set out below:

	<b>DPO11 requirement</b>	<b>Proposal</b>	<b>Compliance</b>
<b>Tower setbacks</b>	6 metres from Franklin St	6 metres from Franklin Street (all towers)	Complies
	15 metres from northern façade of Franklin Street Stores	20 metres from the northern façade of the Franklin Street Stores (Towers 1 and 2)	Exceeds compliance
	5 metres from side and rear boundaries	6 metres from the northern boundary of Parcel D (Tower 3)	Exceeds compliance

	10 metres from all other streets (Queen Street, Franklin Street, William Street)	10 - 17.1 metres from William Street (Tower 1) 10 metres from Queen Street (Tower 3)	Exceeds compliance
<b>Tower separation</b>	9 metres (mandatory) 24 metres (discretionary)	Towers 1 and 2 – 11.25 m Towers 2 and 3 – 17.5 m	Complies

The tower setbacks reinforce the consistent street wall and podium height sought for Parcel D, and together with the tower separation, ensure acceptable outlook and solar access to building occupants, the public realm as well as adjacent land to the south and east. The staggered setbacks to Tower 1 result in a rotating mass around the western gateway to the precinct which appropriately addresses Flagstaff Gardens and transitions to the taller buildings in the precinct and beyond in the CBD.

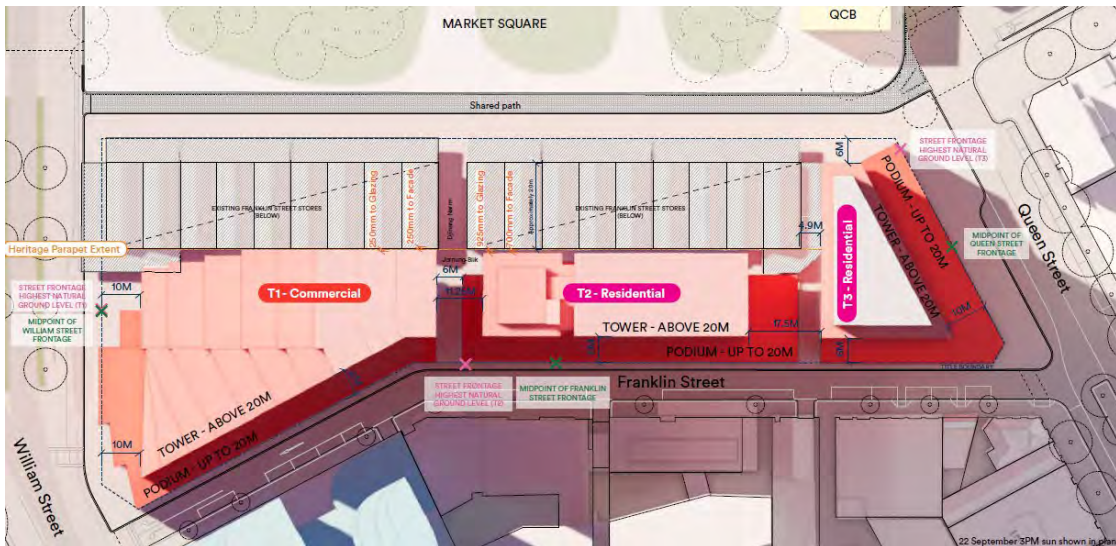


Figure 16: Site plan illustrating tower setbacks and separation

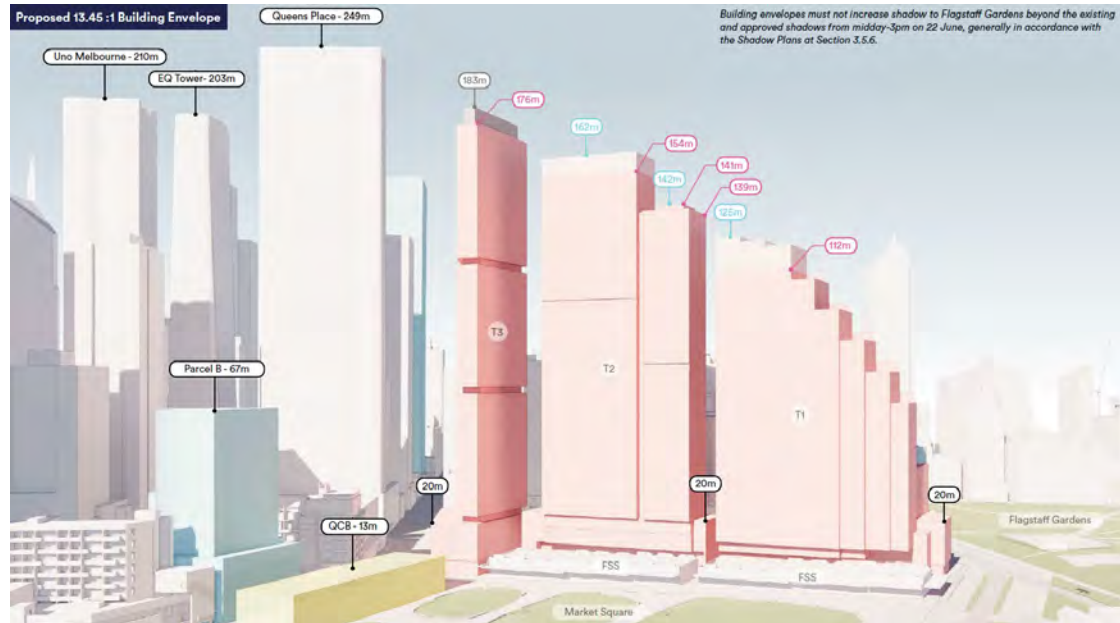
Towers 1 and 2 exceed the mandatory minimum tower setback from the northern façades of the Franklin Street Stores by 5 m; the mandatory minimum setback is 15 m and the proposed setback is 20 m. This is a sensitive response to the Franklin Street Stores and is supported. In addition to the increased setback, the design principles within the development plan for the towers will ensure an appropriate interface with the Franklin Street Stores, including Tower 1 to be vertically articulated in a manner which reflects the proportions of the stores and Tower 2 materiality referencing the original red brick.

The proposed minimum internal tower separation of 11.25 metres for Towers 1 and 2, and 17.5 metres for Towers 2 and 3 complies with the mandatory minimum of 10 metres in Table 1 to DPO11. Tower separation from adjoining sites along Franklin Street and Queen Street is well in excess of the minimum due to the separation provided by these streets.

Together with the staggered heights and modulation of the towers discussed above, the proposed tower setbacks and separation would adequately mitigate the impression of a continuous wall of towers and allow adequate sun penetration at



street level. The proposed tower separation would also ensure daylight, privacy and outlook for building occupants.



**Figure 17: Massing diagram facing south illustrating tower massing and separation**

**Podium heights and interface to Franklin Street Stores**

The development plan provides for maximum podium heights which comply with the mandatory maximum at Table 1 of DPO11, as set out below:

	<b>DPO11 requirement</b>	<b>Proposal</b>	<b>Compliance</b>
Podiums fronting Little Franklin Street (labelled "Formerly Franklin Street" on Figure 1), New Franklin Street (as labelled on Figure 1), William Street and Queen Street	20 metres	20 metres (all towers)	Complies

Each podium will provide an appropriately scaled enclosure to the street, transitioning from the lower scale heritage context of the market to the higher scale buildings within the CBD. Mid-block links of between 5.2 to 11.8 metres wide are provided between the podiums to increase the connectivity, public realm and amenity. While the northwest corner of the podium to Tower 1 is partially eroded from the street edge to William Street, this is considered an appropriate response to the angled road alignment. The paring back of the podium at this juncture establishes a legible entrance to the precinct from the west, and increases views to the Franklin Street Stores.

The northern interface of the podiums to Towers 1 and 2 are to the Franklin Street Stores, where it is proposed to have an inverted podium setback at the lower levels to create an additional east-west pedestrian link through the precinct. This link would provide access to the towers on the south and to the north, the retail and food and drinks premises within the Franklin Street Stores. The tower forms would cantilever above this link up to the southern façade of the Franklin Street Stores, maintaining a

20 metre setback from their northern facades as previously discussed. The development plan shows the cantilevered built form would have clearance heights ranging from 7.5 to 12 metres, while the width of the link would be a minimum of 6 metres increasing to 14.8 metres at its entrance from William Street. The partial removal of the Franklin Street Stores southern canopy has received permission from Heritage Victoria, with the western-most section of the canopy retained above the William Street entrance.

The response to the Franklin Street Stores and the creation of an east-west pedestrian connection through the precinct results in a smaller footprint at ground level than what is contemplated under DPO11. This achieves a beneficial design response beyond what the built form requirements of DPO11 require, allowing a greater level of retention and appreciation of the Franklin Street Stores as well as improved permeability and activation within the precinct. The height, massing and design of the cantilevered sections are appropriately detailed in the development plan, along with design principles to guide the delivery of more detailed matters to ensure a positive public realm outcome and sensitive response to the Franklin Street Stores in future permit applications.

1.3.7.3 Franklin Street Stores Interface

The proposed building interface to the Franklin Street Stores seeks to improve upon the DPO11 allowable cantilever.

The interface should:

- The reading of the Franklin Street Stores as a legible and repetitive form.
- Provide an appropriate interface, high quality interface to the southern development site buildings.
- Avoid cantilever over or columns structures within the principal heritage forms of the Stores themselves.
- Improve on the DPO11 cantilever, but limiting cantilever to the southern canopy except for wind lip.
- Subject to approval under the Heritage Act, seek to optimise the urban character of the east west laneway and the presentation of the south elevation of the stores in views into and within the space. The laneway should have an appropriate level of daylight and wind impact.
- Peel back the building form to William Street to create dialogue between the new urban foyer and the heritage fabric of the activated Franklin Street Stores.
- The detail of the interface will be resolved in the permit application process.

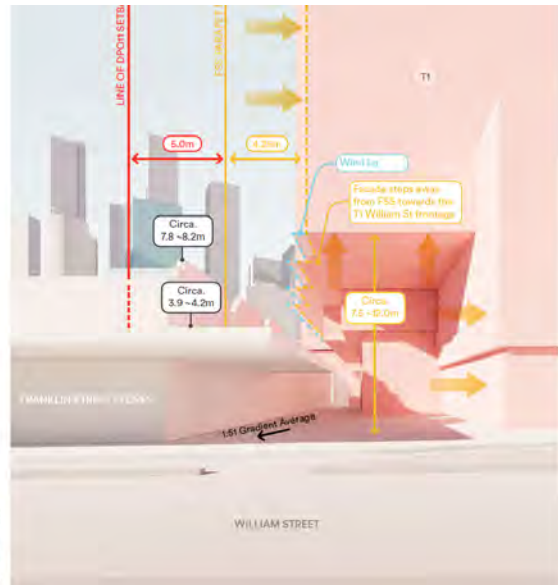


Figure 18: Section and view of the proposed cantilever and east-west link from William Street

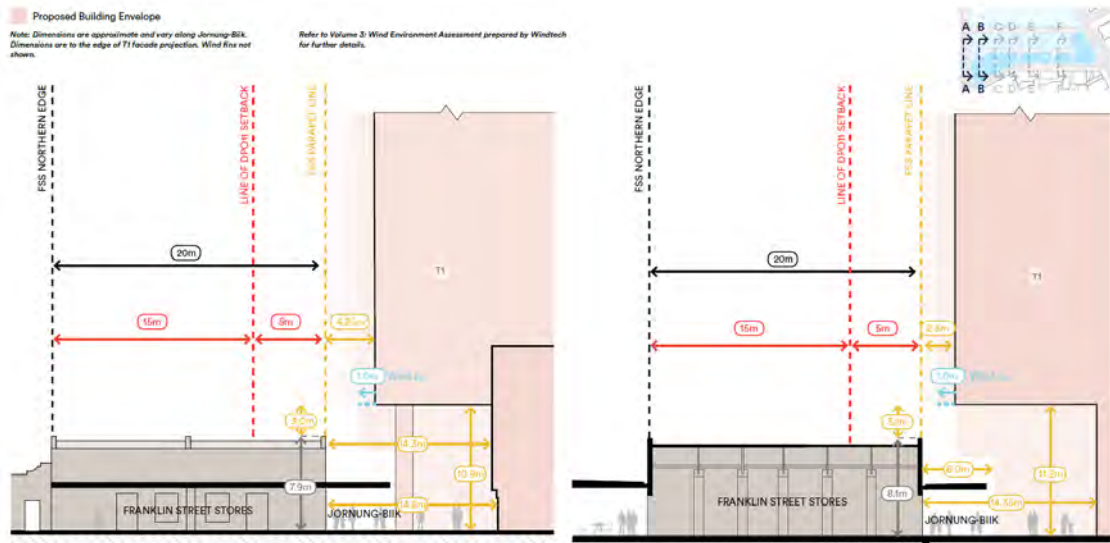


Figure 19: Section of the proposed cantilever and east-west link at Tower 1



## Shadows

There are a number of policies and provisions in the Melbourne Planning Scheme relating to overshadowing that are relevant to the proposed development plan.

- At Clause 15.01-1L-03 (Sunlight to public spaces), the policy guidelines require consideration of the following:
  - *Development should not unreasonably reduce sunlight on public spaces; and*
  - *Development should not unreasonably reduce the amenity of public spaces by casting additional shadows on any public space, public parks and gardens, public squares, major pedestrian routes including streets and lanes, open spaces associated with a place of worship and privately owned plazas accessible to the public between 11.00 am and 2.00 pm on 22 September.*
- At Clause 2.0 (Conditions and requirements for permits) of DPO11:
  - *New development should not cast a shadow across Flagstaff Gardens or the proposed public open space in Figure 1 between 11.00 am and 2.00 pm on 22 June, unless the Responsible Authority considers the overshadowing will not significantly prejudice the amenity of the open space.*
- At Clause 3.0 (Requirements for development plan) of DPO11:
  - *Development will be configured and designed to minimise the negative amenity impacts of shadows on Flagstaff Gardens.*
- In addition, the land is affected by Planning Scheme Amendment C415 (formerly C278) Sunlight to Parks.
  - The Panel Report for Amendment C278 dated 1 June 2021 (pages 78-82) concludes that Flagstaff Gardens should be classified as a 'Type 3' park but its hours of protection should be reduced to 12pm to 3pm on 21 June.
  - The Council's special committee for Amendment C278 adopted this recommendation at its meeting on 14 September 2021, and it is reflected in the amendment submitted to the Minister for Planning.

The existing requirements contained within Clause 15.01-1L-03 and DPO11 are discretionary requirements that seek to ensure the amenity of Flagstaff Gardens is not unreasonably reduced by overshadowing. DPO11 requirement for planning permit applications also calls for consideration of the proposed public open space within the precinct (Market Square). The requirement within DPO11 relevant to an application for a development plan is a broader objective to minimise the negative amenity impacts of shadowing on Flagstaff Gardens.

The future requirements within Amendment C415 and proposed DDO8 is a 'seriously entertained' planning scheme amendment and reflects the most current adopted policy for shadow assessment.

The shadow analysis within the development plan considers each of the overshadowing requirements above. The key analysis involves the shadows cast on 22 June, when shadows are at their greatest. Shadow diagrams are also provided for 22 September to demonstrate that there would be no shadows cast on any public parks.

An assessment of the shadows cast by the proposed development is provided below.

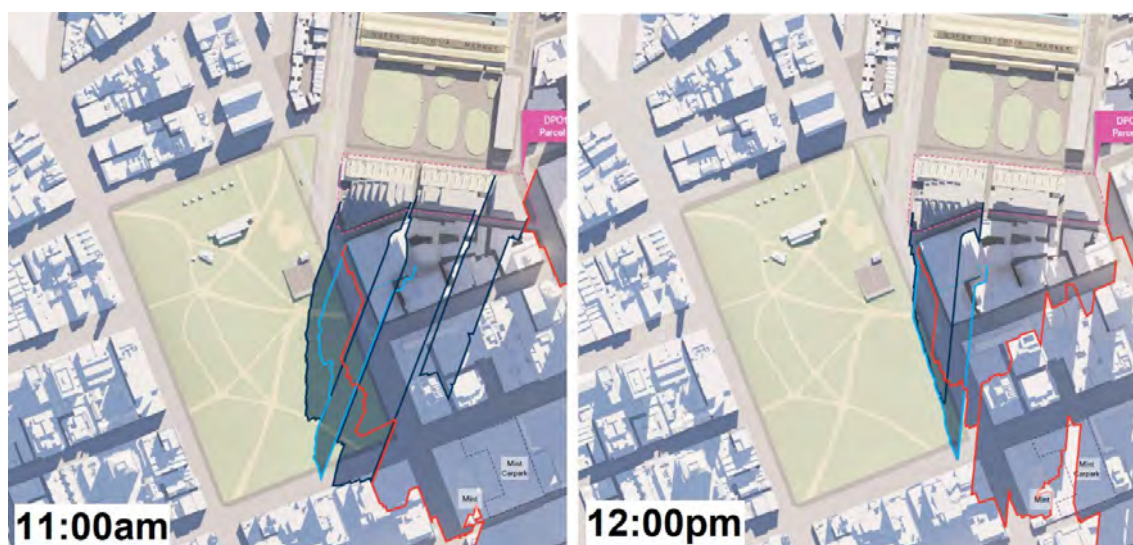
### Flagstaff Gardens

The overshadowing analysis provided within the development plan shows shadow diagrams for Flagstaff Gardens on both 22 June and 22 September, between 11am and 2pm, with the key analysis for this assessment provided within the 22 June diagrams. There are also design principles within the development plan to reinforce the imperative of minimising shadowing impacts to Flagstaff Gardens when considering the overall massing of the precinct.

The development would not cast any 22 June shadow over Flagstaff Gardens after 12pm which complies with the proposed Amendment C415 shadow controls.

The existing controls in DPO11 provide additional discretionary controls between 11am and 12pm on 22 June. The additional shadow cast by the proposed development plan at this time is not considered to significantly prejudice the amenity of Flagstaff Gardens for the following reasons:

- The additional shadow would occur within a limited timeframe (11:00am to 12:00pm on 22 June) at the winter solstice. The majority of Flagstaff Gardens would be unaffected by overshadowing at this time.
- The affected section of the park is one which is already compromised by shadows due to its proximity to taller forms in the CBD. The shadows from the development would, in part, overlap with those cast by existing and approved built form.
- Tower 1 has been designed to minimise overshadowing with setbacks to William Street and a tiered building mass that steps down towards Flagstaff Gardens. The shadow cast by Tower 1 would be comparable to the shadow cast by the approved development to the south at 386-412 William Street.
- Overshadowing associated with Tower 2 would fill a gap between existing and approved shadows further to the south, which would not unreasonably affect any large open area within the park.
- From 12:00pm onward, the development would not overshadow Flagstaff Gardens. This outcome would be compliant with the proposed controls in Amendment C415, which require there to be no additional shadow cast from 12:00pm to 3:00pm.



**Figure 20: Shadow diagrams for Flagstaff Gardens on 22 June between 11:00am and 12:00pm (shadows from the proposed development in navy blue)**



It is also noted that the 22 September diagrams illustrate there would be no additional shadow cast over Flagstaff Gardens between 11:00am and 2:00pm.

Overall the towers in the development plan have been configured and designed to minimise the negative amenity impacts of shadows on Flagstaff Gardens. Shadow diagrams for future planning permit applications in Parcel D would be assessed against the development plan to ensure they were generally in accordance with the shadow analysis and outcomes set by the development plan.

#### Proposed public open space (Market Square)

The shadow analysis shows that there will be minimal overshadowing to the proposed public open space (Market Square) at 11:00 am on 21 June as a result of the allowable building envelope for Parcel C. By 12:00 pm, there would be no additional shadow to Market Square. The minor extent of overshadowing to Market Square is consistent with the level of allowable shadowing under the DPO11 Parcel C building envelope. The shadowing is also offset by the additional area provided to Market Square through the reduction of the shared zone / path. Future planning permit applications would not challenge this outcome given the mandatory maximum building height for Parcel C, as well as the buildings in Parcel D being located to the south of Market Square.

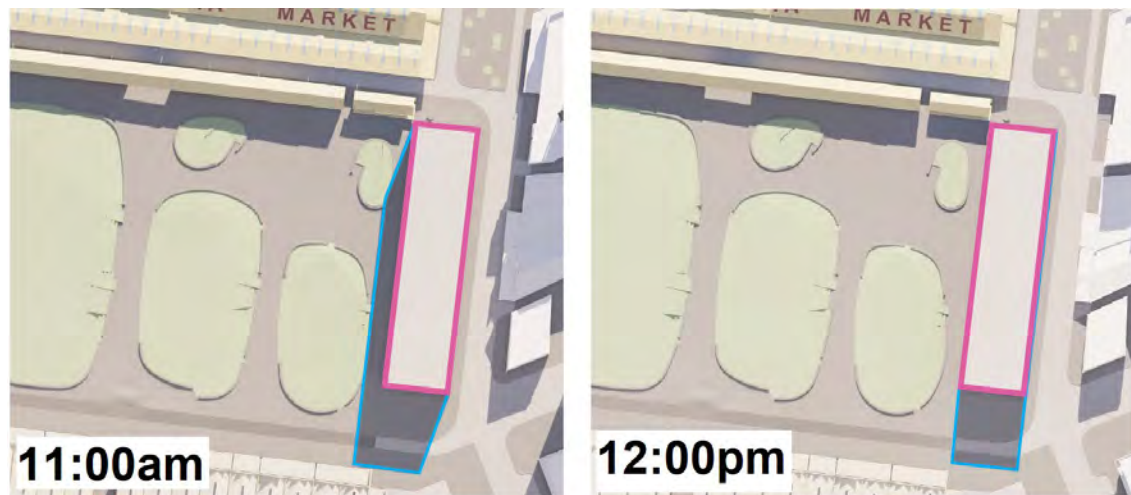


Figure 21: Shadow diagrams on 21 June for Market Square at 11:00am and 12:00pm

#### Wind effects

DPO11 contains the following requirements for wind:

- At Clause 2.0 (Conditions and requirements for permits):

*Wind Tunnel Model Study that addresses and meets (as a minimum) the following design requirements:*

- *Demonstrates that new development will not adversely affect the amenity of the public realm.*
- *New development adjoining the proposed public open space shown on Figure 1 and the frontages of Therry Street, Queen Street, the southern side of the New Franklin Street and Peel Street should be designed to be generally acceptable for short term stationary wind exposure (where the peak gust speed during the hourly average with a probability of exceedance of 0.1% in any 22.5° wind direction sector must not exceed 13ms<sup>-1</sup>).*

- *New development adjoining all other public spaces should be designed to be generally acceptable for walking (where the peak gust speed during the hourly average with a probability of exceedance of 0.1% in any 22.5° wind direction sector must not exceed 16ms<sup>-1</sup>).*
- The Vision at Clause 3.0 (Requirements for development plans):
  - *Development will provide for public spaces that are protected from adverse wind impacts so they are comfortable to use for outdoor cafes and walking.*

A Wind Environment Assessment by Windtech Consultants has been provided as a separate supporting document (Volume 3). This document would not be endorsed as part of this application however, the key findings are reflected in the development plan to respond to the Vision requirement for development plans. The approved development plan (Volumes 1 and 2) would then be used to guide the assessment of future planning permit applications. Wind tunnel model studies would be required as part of the planning permit applications.

The Wind Environment Assessment includes wind tunnel testing for both the existing and proposed conditions to understand the affects generated by the development and, where necessary, develop measures to mitigate impacts and achieve conditions that satisfy the recommended safety and comfort criteria. In addressing the wind requirements listed above, the Wind Environment Assessment has adopted the wind definitions Design and Development Overlay Schedule 10 (DDO10), which are:

- Unsafe wind conditions means the hourly maximum 3 second gust which exceeds 20 metres/second from any wind direction considering at least 16 wind directions with the corresponding probability of exceedance percentage.
- Comfortable wind conditions means a mean wind speed from any wind direction with probability of exceedance less than 20% of the time, equal to or less than:
  - 3 metres/second for sitting areas
  - 4 metres/second for standing areas
  - 5 metres/second for walking areas.
- Mean wind speed means the maximum of:
  - Hourly mean wind speed, or
  - Gust equivalent mean speed (3 second gust wind speed divided by 1.85).

The rationale for adopting DDO10 definitions (as opposed to DPO11 definitions) is summarised in the Wind Environment Assessment:

*The DDO10 criteria are better for assessing pedestrian comfort than the gust criteria set out in DPO11, as they are based on frequently occurring winds (that occur 80% of the time), rather than infrequent gust winds. The criteria utilise the same activity uses as DPO11 ie. Standing (short term stationary) and Walking comfort criteria in the relevant areas of the development site. Furthermore, it has been established that the DPO11 criteria have been derived from GEM criteria similar to those used for this study but are based on a flawed assumption with regards to the turbulence intensity, which is why they have been phased out of various planning controls. The DDO10 criteria used in this study have been adopted by the Apartment Design Guidelines for Victoria (2021) and across Victorian planning schemes as the Clause 58.04-4 Wind Impacts Objective (2022). It is considered by industry to be the best practice for assessing wind conditions and has been adopted by Windtech as the standard criteria in Melbourne for many years.*



The utilisation of DDO10 wind definitions is acceptable and enables appropriate consideration of the wind impacts in this location, which is highly exposed at the north-west corner of the CBD.

As noted above, the wind tunnel testing considered existing and proposed conditions as well as others developments in the area. Testing locations were identified across key public spaces within the development area, in particular, Market Square, Franklin Street Stores, the towers and through block links. Testing locations were also provided within the surrounding road network along William Street, Peel Street and Queen Street.

The wind tunnel testing identified the strong winds currently experienced in the existing conditions due to the uninterrupted winds from the north. In some locations, they currently fail to meet safety and comfort criteria for either walking, standing or sitting. The testing of the proposed development identified increased wind speeds beyond the existing conditions in some locations but that this could be mitigated with a series of amelioration measures.



**Figure 22: Achieved wind speed comfort criteria within the development plan area**

The wind speed target criteria and the achieved wind speed comfort criteria, are included in the development plan. These indicate that a portion of the precinct would achieve sitting comfort criteria; in the north-east corner of Market Square, parts of the outdoor dining area on the north side of the Franklin Street Stores and the ground plane around Tower 2. Standing comfort criteria would be achieved through the centre of Market Square, parts of the outdoor dining area on the north side of the Franklin Street Stores and parts of the east-west pedestrian link. Walking comfort criteria would be achieved elsewhere.

It is recommended that the development plan be revised to aim to achieve sitting comfort criteria in all outdoor dining areas and standing comfort criteria at all main entrances, which would be assessed in detail through future permit applications. This will be included in the recommendation to the Minister. It is also recommended that the wording 'and/or better than existing' be removed to avoid ambiguity in the assessment of permit applications.

The wind mitigation measures are included in the development plan as indicative 'wind mitigation strategies'. The most notable of these indicative measures are the layered horizontal wind socks above the north-south through block links, and a porous screen at the junction of the east-west pedestrian link and the break between the Franklin Street Stores. Other measures include canopies, planter boxes, podium wind lips and porous fins to windows. The design of these wind mitigation measures would

be resolved through individual permit applications, having regard to the development plan as well as further testing in accordance with the DPO11 requirements for planning permits.

It is also noted that a peer review by Arup Australia Pty Ltd was provided to further analyse and verify the wind assessment results. The peer review concluded that the techniques and amelioration strategies within the Wind Environment Assessment were sound, while requesting additional explanation on an element of the wind climate data used as well as the results in two identified locations. A response to these queries was provided by Windtech providing the requested information, noting again however that full details will be considered through the planning permit applications.

Overall, the development plan is considered to satisfy the relevant guidelines for wind effects. Future permit applications would have regard to the guidance contained in the development plan when responding to the relevant permit requirements in DPO11.



Figure 23: Proposed wind mitigation

### 8.1.3 Queens Corner Building

The development plan proposes the Queens Corner Building within Parcel C, which will be a civic building supporting the market precinct. This aligns with the following Vision statement at Clause 3.0 of DPO11:

- *Parcel C will be a new building that will help to activate the new open space, and provide a home for visitor services. The building will be of a modest scale and form, be transparent, be of an excellent standard of design excellence and be sympathetic to its setting.*

The indicative building envelope for the Queens Corner Building complies with the mandatory maximum height of 13 metres for Parcel C and the building footprint is contained within the boundaries of the Parcel C, ensuring the legibility of a key gateway into the precinct from Franklin Street as well as view lines between Market Square and the CBD to the east.

The development plan includes a series of design principles which align with the requirements and Vision of DPO11 by providing a porous built form and a high quality design in the backdrop to the future Market Square. These principles would appropriately guide the design of the Queens Corner Building as well as the assessment of a future permit application.



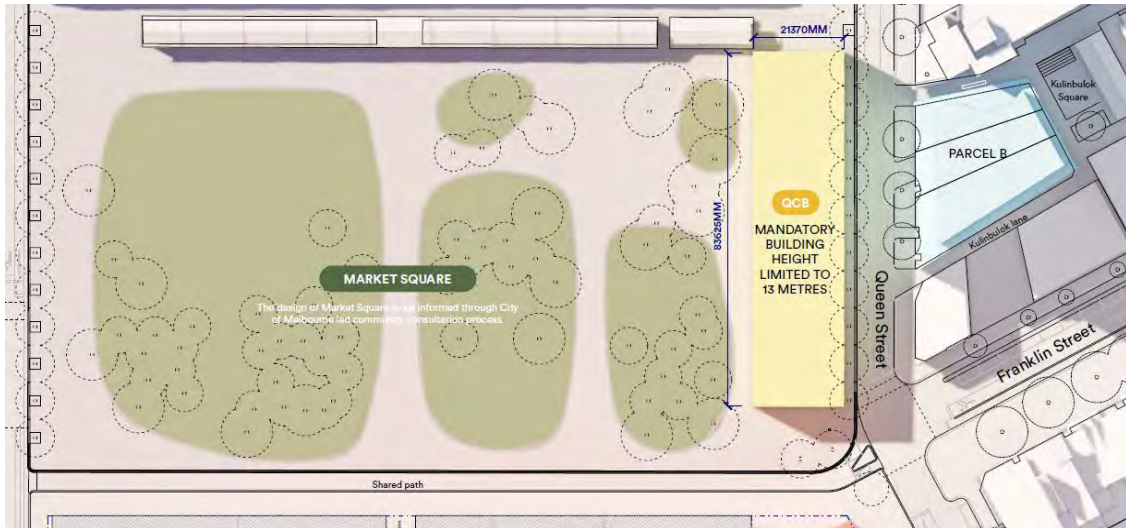


Figure 24: Queens Corner Building site plan

### 8.1.4 Market Square and shared zone

The development plan includes Market Square as the proposed public open space area within the QVM Precinct Framework Plan, located between the main market site and Parcel D. It would serve as a connecting space within the market precinct and draw in visitors due to its location between Queen, William and Peel Streets and adjacent to Flagstaff Gardens.

The majority of Market Square is located within the Public Park and Recreation Zone (PPRZ). The construction of the park within the PPRZ would be exempt from planning permission, and separate permission has been granted by Heritage Victoria as noted in this report.

The development plan provides for an extension to the area provided for the future public open space by reducing the area dedicated to shared zone in the Framework Plan. There is discretion to accommodate this modification under the DPO11 as there are no buildings proposed in either space, and there are no other requirements that the change would conflict with. Rather, the change would achieve a greater level of alignment with DPO11 by promoting a higher level of amenity and a more pedestrian friendly environment within the precinct.

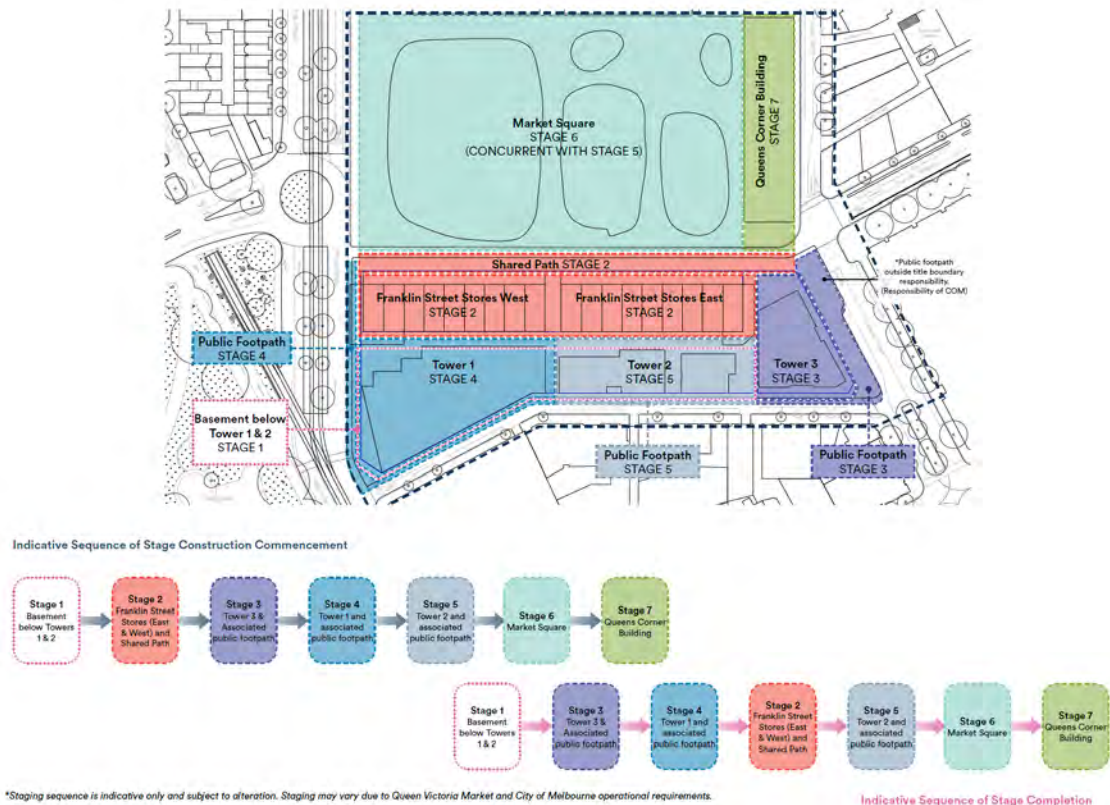


Figure 25: Market Square site plan with extension beyond PPRZ area highlighted

For the area of Market Square that sits outside the PPRZ and into the Capital City Zone (CCZ1), there would potentially be minor planning permit requirements for matters that would usually not require permission under the PPRZ. The detailed design principles for both Market Square and the shared zone are considered to provide adequate guidance for the assessment of any such application.

### 8.1.5 Staging

A staging plan has been provided as required by Clause 3.0 of DPO11 with a summary of how the development will be staged, as well as interim measures as construction progresses between stages.



**Figure 26: Staging Plan**

The project schedule begins with the basement below Towers 1 and 2 (the subject of the early works permit application), moving to the Franklin Street Stores and towers, and concluding with Market Square and the Queens Corner Building.

The staging plan provides a high level summary as required by DPO11 with the detailed sequencing capable of adjustment, if required. The staging plan would be considered further in the assessment of the planning permit applications, as well as the endorsement process post-permit to coordinate the delivery of associated public realm works.

### 8.1.6 Design Principles

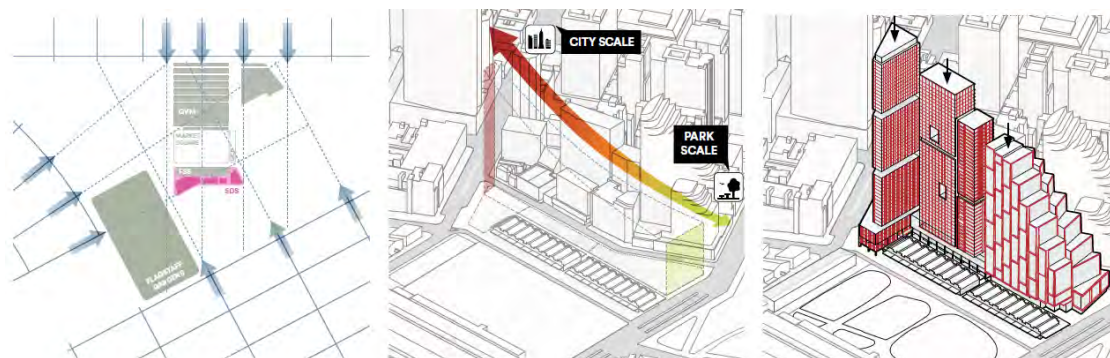
Design principles are provided throughout the development plan to provide clear objectives for key components of the precinct. The principles are generally categorised for:

- The proposed towers within Parcel D
- Franklin Street Stores



- Queens Corner Building
- Market Square
- The public realm / ground plane (including the shared path, east-west link and mid-block links)
- Signs and wayfinding.

The purpose of these design principles is to guide the assessment of future planning permit applications and ensure a coordinated approach to the successful delivery of the precinct. The principles are appropriately constructed for this purpose and importantly, respond to the relevant requirements and Vision statements of DPO11.



#### Design Principle 1

Reinforce the distinctive relationship of the site's location where the Hoddle Street Grid, the Queen Victoria Market and the Franklin Street Stores intersect.

#### Design Principle 2

The built form should step up in height from west to east, from the low point at Flagstaff Gardens through to a high point, landmark building at the corner of Queen and Franklin Street. The heights should be differentiated between the towers incorporate soft landscape through the towers, as well as at the ground plane.

#### Design Principle 3

To ensure the towers do not appear as a continuous wall when viewed from the surrounding streets and public realm, buildings must be designed with differentiation of design expression, diversification of the façade between towers, and implement strategies to provide layering, articulation and depth to facades, such as variation in façade framing, façade techniques to break up the massing and façade projections to all tower elevations.

Each tower's identity should be read in the round, to ensure there is no front and back reading, demonstrating this identity from different vantage points.

Figure 27: Example of the design principles for the towers within Parcel D

### 8.1.7 Other changes required to the development plan

The following matters requiring modifications to the proposed development plan were identified:

- There are some images where Therry Street is incorrectly labelled as Franklin Street.
- There are some images where the boundaries of Parcel C are incorrectly shown as extending further to the south than what is provided in the DPO11.
- There are some images which continue to show the Queens Corner Building encroaching beyond the southern boundary of Parcel C.

These changes are minor and can be addressed through recommendations to the Minister for Planning.

## 8.2 DPO11 supporting documents

The sections below assess the supporting technical reports required by Clause 3.0 (Requirements for development plan) of DPO11, which would be endorsed alongside the development plan should approval be granted.

### 8.2.1 Heritage

DPO11 requires a Heritage Impact Statement that demonstrates how the significance of the Queen Victoria Market will be preserved. A Heritage Impact Statement has

been submitted in response to this requirement. The development plan itself also includes recognition of the heritage significance of the market as well as surrounding land.

The development plan area is affected by HO496 and HO7, which have different pathways; HO496 is through a permit application to Heritage Victoria and HO7 is through a planning permit application to the Minister for Planning as the Responsible Authority for land in DPO11.

HO496 for the main market site includes the future public open space area, Franklin Street Stores and part of the area for Towers 1 and 2. Within the HO496 area, the key works indicated in the development plan are the adaptive reuse of the Franklin Street Stores to provide retail and food and drinks premises. The majority of the southern canopies would be removed and a small protruding lip at the base of the tower facades for wind mitigation would extend within the VH734 registration area.

Within the HO7 area, where it does not overlap with HO496, the development plan includes the new Queens Corner Building as well as part of Tower 3. There are no existing buildings to be demolished in these areas. Future planning permit applications in this area will be appropriately guided by the design principles within the development plan.

## Key heritage places

### References:

1. Queen Victoria Market (VHR H734)
2. Queen Victoria Market Precinct (HO7)
3. Flagstaff Gardens (VHR H2041)
4. Bank of New South Wales (VHR H90)
5. North and West Melbourne Precinct (HO3)
6. Melbourne Terrace (HO1160)



**Figure 28: Map showing heritage places within the development plan area and surrounds**

The Heritage Impact Statement has addressed the overlapping heritage controls for the development plan area in a holistic manner, and provides guidance to be utilised in the preparation and assessment of separate applications as necessary.

As such, and noting that approval has been granted by Heritage Victoria, the development plan and Heritage Impact Statement are considered to provide for the preservation of the significance of the market.

### 8.2.2 Planning

DPO11 requires a Planning Report which '*demonstrates how the Development Plan is consistent with this Schedule*'. The Planning Report provided with the proposed development plan satisfactorily addresses the relevant requirements of DPO11.



### 8.2.3 Transport

DPO11 contains a requirement for a Transport Management Report which ‘assesses the transport, traffic, pedestrian and bicycle access needs and impacts of the revised layout, both within and adjacent to the Queen Victoria Market precinct’. A Transport Management Report has been provided with the development plan application and reviewed by Council’s Transport Engineering Team.

A number of considerations are specified at Clause 3.0 of DPO11, which have been addressed through the submitted Transport Management Report as discussed in the following table.

Requirement	Comment
A road management plan which provides details of the alignment, design and finish to new public roads (including the shared zone of the realigned Franklin Street) as illustrated on Figure 1 to this Schedule.	The report provides details of the alignment, design and finish to new public roads as required by DPO11, according with the indicative layout of new roads and the shared zone as shown on the QVM Framework Plan (Figure 1).
Detailed investigation and assessment of the impacts of the proposed revised road layout on surrounding roads, including consideration of the likely impacts of the Metro and West Gate Tunnel projects. This assessment should include the identification of potential mitigation measures where appropriate.	The report provides detailed consideration of the conditions in the surrounding road network, which has informed the layout of the proposed development plan, noting the delivery of the new road network is identified as being the responsibility of the City of Melbourne as the current land and road manager.
Analysis of expected traffic volumes and how this is consistent with a ‘shared zone’ or localised traffic movements so that the works align with the vision for encouraging pedestrian and cycle activities as outlined in the Queen Victoria Market Masterplan.	The proposal will give priority to pedestrians and cyclists within the shared zone, with vehicle access limited to service vehicles outside of peak hours. The Transport Management Report includes detailed design measures that will manage and calm the flow of traffic to prioritise pedestrians and cyclists over vehicles, both within the precinct and its connections with the immediate surrounds.
Details of the design, layout, functionality and management of the realigned Franklin Street and how it would provide for a pedestrian friendly environment and preserve and enhance the heritage values of the Franklin Street Stores.	Details of the realigned Franklin Street have been provided to demonstrate it would achieve a pedestrian friendly environment through its design, and be capable of appropriate management through the consideration of vehicle access to the towers within future planning permit applications. The layout of Franklin Street appropriately integrates with the mid-block links bringing pedestrians through to the proposed new public realm and commercial uses within the Franklin Street Stores.

Management of traffic within the revised road layout within the area covered by Amendment C245.	<p>The report provides for the management of traffic within the revised road layout, most notably through:</p> <ul style="list-style-type: none"> <li>• One way traffic along the realigned Franklin Street, travelling west.</li> <li>• Removal of the Queen Street roundabout.</li> <li>• Two new intersections on Queen Street with the existing and realigned Franklin Street.</li> <li>• The design and layout of the shared zone.</li> </ul>
How the existing 720 car parking spaces associated with the Queen Victoria Market located within the proposed public open space and New Franklin Street will be accessed and provided within the Queen Victoria Market precinct area.	<p>The Transport Management Report confirms that 220 spaces will be provided for the Queen Victoria Market within the basement car park of Towers 1 and 2. This accounts for the balance of the 720 parking spaces, in addition to the 500 spaces provided within the completed Parcel A Munro development.</p>
Demonstrates that the revised layout would not have an undue detrimental impact on the vitality and viability of the Queen Victoria Market.	<p>The detailed investigation and analysis contained within the Transport Management Report is considered to demonstrate that the proposal would not cause any undue impacts on the vitality and viability of the market, and that traffic generated by the proposed development would be appropriately managed within both the proposed and surrounding road network.</p>
Indicative waste storage, servicing and collection points.	<p>The Transport Management Report includes indicative waste management arrangements for each component of the development plan area, which is detailed in a separate Master Waste Management Plan discussed further in this report.</p>

The development plan and Transport Management Report are considered to satisfy the requirements of DPO11. Detailed design and operational considerations are capable of being resolved through individual planning permit applications as necessary.

### 8.3 Other supporting documents

The sections below provide a brief discussion of the matters addressed through other supporting reports provided for information purposes with the development plan, that have not already been discussed within this report. These documents would not form part of the development plan or supporting documents required to be endorsed under DPO11.

#### 8.3.1 Cultural Heritage

The site is located within an area of Aboriginal Cultural Heritage Significance due to its proximity to registered cultural heritage places within the Queen Victoria Market. The various components provided under this development plan would be considered high impact activities under the *Aboriginal Heritage Regulations 2018*, triggering a



mandatory requirement for the approval of a Cultural Heritage Management Plan (CHMP).

As noted in Section 3 of this report, approved CHMPs were supplied with this application. Development approved through each individual permit application in the development plan area would be required to comply with all conditions contained within the approved CHMPs.

### **8.3.2 Landscape**

A Landscape Design Report for the precinct was provided in support of the development plan by providing principles and design strategies to shape the landscaping response for each component of the precinct. This report is particularly relevant to the design principles for each building and the design of the public realm, which are considered acceptable as discussed above and will guide the assessment of future planning permit applications. The Landscape Design Report also sets out concepts and principles for the future design of Market Square, which will be the subject of a separate process outside the planning approval framework.

### **8.3.3 Sustainability and Stormwater**

A Sustainability Strategy and Stormwater Management Plan were provided with the application to set out overarching strategies and targets for the precinct, which would be considered in detail through individual permit applications. These plans have regard to relevant policy guidance at Clause 15.01-2L-01 (Energy and resource efficiency), Clause 19.03-3L (Stormwater management – Water Sensitive Urban Design) and Clause 53.18 (Stormwater Management in Urban Development) of the Melbourne Planning Scheme. The documents also have regard to the sustainable building design objectives in Amendment C376, targeting a minimum Green Factor Tool score of 0.55.

As noted in Section 6 of this report, Council's ESD Officer is supportive of the goals and ambitions set out in these documents, noting that further details would be required in the detailed permit applications to ensure they are achievable.

### **8.3.4 Waste**

The requirement for a Transport Management Report which includes indicative waste storage, servicing and collection points within the precinct. In addition to the Transport Management Report, a Master Waste Management Plan has been prepared which contemplates the precinct-wide waste management requirements for each component of the development plan area. Individual Waste Management Plans are to be provided for each planning permit application.

The Master Waste Management Plan has been reviewed by Council's Waste and Recycling team as detailed in Section 6 of this report, with outstanding matters capable of being resolved outside of the development plan approval process and / or under the separate planning permit applications.

## **8.4 QVM Framework Plan and Vision**

Pursuant to Clause 3.0 of DPO11 (Requirements for development plans), the development plan is considered to be generally in accordance with the Queen Victoria Market Precinct Framework Plan 2017 as discussed throughout this report, in particular noting that:

- The Franklin Street Stores are retained and integrated with the development of Parcel D, including the provision of a 20 metre setback to Towers 1 and 2 from the northern façade of the Franklin Street Stores exceeding the mandatory minimum of 15 metres.

- The layout of each component of the development plan generally accords with the framework plan, in particular:
  - The location and size of the proposed Queens Corner Building within Parcel C.
  - The proposed towers located within Parcel D, complying with the mandatory built form requirements and providing for a 'Landmark Tower' in the nominated location at the south-east corner of the site.
  - The public open space area and shared zone provided in their nominated locations, noting the reduced shared zone road space to accommodate more public open space results in an acceptable outcome.
- Mid-block links are provided through Parcel D in the nominated locations, and an additional east-west link is provided between the Franklin Street Stores and the proposed towers.

The proposal is considered to be consistent with the Vision pursuant to Clause 3.0 of DPO11 as set out in the table below.

Vision	Comment
<i>Development will contribute to the Melbourne CBD's distinctive character by reinforcing the distinction between the Hoddle Grid and Queen Victoria Market.</i>	The proposed development plan will contribute to the distinctive character of the CBD while also distinguishing the market precinct from the Hoddle Grid. This is achieved through siting, massing and the design principles for each component of the development.
<i>Development will preserve and enhance the heritage significance of the Queen Victoria Market.</i>	The development plan provides for the preservation and enhancement of the heritage significance of the Queen Victoria Market, noting the high level of retention of the Franklin Street Stores. A permit has been obtained from Heritage Victoria as detailed earlier in this report.
<i>Use and development will contribute to safe and activated streets and public spaces via appropriately scaled podiums that incorporate ground floor uses that foster interaction with the street and uses at upper levels that achieve passive surveillance of public spaces.</i>	The development plan provides for active uses at the ground level of each building, including the Franklin Street Stores, and uses at the upper levels which would enable passive surveillance and interaction with the public realm. Podium heights are appropriately scaled to each street in accordance with the built form requirements of DPO11.
<i>Use and development defines and activates the Queen Victoria Market's edge as a special place that does not overwhelm the public domain and does not adversely affect its heritage significance.</i>	The development plan provides active uses to the ground plane of all buildings, which integrates with each interface to the precinct as sought by this Vision requirement.  The overall siting and massing of the development would enable the substantial retention of the significant Franklin Street Stores, and provide an appropriate level of



	amenity to the future public realm.
<i>Development will be configured and designed to ensure that appropriate solar access to the proposed public open space shown on Figure 1 and Flagstaff Gardens is provided.</i>	The siting and massing for the proposed Queens Corner Building will ensure adequate solar access to the future public open space area. The graduated heights and overall massing of the towers will ensure appropriate solar access is maintained within Flagstaff Gardens.
<i>Development will be configured and designed to minimise the negative amenity impacts of shadows on Flagstaff Gardens.</i>	As discussed at Section 8.1.2, shadowing of Flagstaff Gardens has been appropriately minimised.
<i>Development will provide for public spaces that are protected from adverse wind impacts so they are comfortable to use for outdoor cafes and walking.</i>	Adverse wind impacts have been adequately addressed as detailed at Section 8.1.2.
<i>Development will respect the future development potential of adjacent sites including access, privacy, sunlight, daylight and an outlook from habitable interiors and allow for an equitable spread of development potential on these sites.</i>	Noting that the application area is bound by existing roads or the market itself, the development plan respects the development potential of adjoining sites through building massing, setbacks and separation.
<i>Development will achieve a high standard of architectural quality and provide a high level of amenity for building occupants.</i>	The development plan would provide for a high standard of architectural quality and internal amenity. The recommendations of the OVGA, DTP and City of Melbourne's City Design team have guided the the development of robust design principles, which will ensure design excellence is achieved through future planning applications.
<i>All existing 720 car parking spaces associated with the Queen Victoria Market will be relocated within Parcel A or Parcel D as shown on Figure 1 or within the Queen Victoria Market Precinct area and maintained to service the ongoing viability of the Queen Victoria Market.</i>	The development plan includes the provision of the remaining 220 car spaces for the market, in addition to the 500 spaces provided in the Parcel A Munro development.
<i>Parcel A will be a new mixed use development complementing the Queen Victoria Market and proposed public open space. This parcel will accommodate fine grain retail, hospitality and community uses, commercial and residential</i>	Not applicable – the development plan does not include Parcel A.

<i>apartments.</i>	
<i>Parcel B will provide a moderating transition to the proposed public open space shown on Figure 1.</i>	Not applicable – the development plan does not include Parcel B.
<i>Parcel C will be a new building that will help to activate the new open space, and provide a home for visitor services. The building will be of a modest scale and form, be transparent, be of an excellent standard of design excellence and be sympathetic to its setting.</i>	The development plan proposes the Queens Corner Building within Parcel C with accompanying design principles to facilitate its detailed design and delivery in accordance with this Vision requirement.
<i>Parcel D will be a mixed use development incorporating the Market's old Franklin Street stores. It will have active street frontages to all streets and new public pedestrian links through the block.</i>	The development plan proposes three mixed use towers within Parcel D that would be integrated with the Franklin Street Stores and a new laneway network at the ground plane, which would activate and connect the precinct with the surrounding context.
<i>Proposals on land owned or controlled by the City of Melbourne, will give consideration to incorporating affordable housing.</i>	The development plan includes provision of 15% affordable housing of the net floor area of Tower 2.  There is also a provision for the same contribution to be provided in the case of any amendments to introduce dwellings in Towers 1 and 3.

## 8.5 Conclusion

For the reasons discussed in this report, it is considered that the proposed development plan achieves an acceptable outcome having regard to the requirements of DPO11. It is considered that this application should be supported by the City of Melbourne.

## 9 RECOMMENDATION

That the Future Melbourne Committee resolves to advise the Department of Transport and Planning that the City of Melbourne supports the proposed development plan and the accompanying supporting documents required by Development Plan Overlay Schedule 11, subject to the following:

- Include a design principle that future wind studies should aim to achieve sitting comfort criteria in outdoor seating and dining areas, and standing comfort criteria at key building entrances.
- Delete the words 'and/or better than existing' within the Wind Tunnel Results on page 105.
- The affordable housing section on page 47 amended as follows:
  - The statement outlining the proposed affordable housing provision amended to read: 'Commit to a minimum 15% of net floor area of Tower 2 provided for affordable housing. Should any other dwelling



floor space be provided within Parcel D, then this floor space must also provide a minimum 15% of net area as Affordable Housing.'

- Removal of the final dot point, which reads: 'The QVM project will deliver Affordable Rental Housing, which means the Dwellings that are affordable housing pursuant to section 3AA of the PE Act and being housing owned, controlled or tenant selection process managed by a participating Registered Agency and made available for lease to persons who are Eligible Tenants.'
  - Additional dot point to be added: 'The affordable housing unit mix should be reflective of the overall dwelling mix, not include any studios, and must be tenure blind.'
  - Additional dot point to be added: 'Occupants of the affordable housing units will have appropriate access to communal facilities.'
  - Note to be added to the Development Plan that full details of the affordable housing will be provided in the planning permit application(s), including but not limited to, the number of affordable housing units, unit mix, discount to rent, and details of the registered housing agency who will allocate and monitor the units and provide annual reports.
- References to new public open space areas and connections which are subject to a future road and / or place naming process to be provided with annotations to this effect, or otherwise modified so as not to prejudice those processes.
  - References to Franklin Street should be replaced with Therry Street within the future context form analysis diagrams.
  - The boundaries of Parcel C amended to accurately correspond with those shown in the Queen Victoria Market Framework Plan 2017 on pages 7, 9, 16, 28 and 123.
  - Amend depictions of the Queens Corner Building on pages 42, 104 and 112 of the development plan so that they reflect the proposed building envelope and do not project beyond the southern boundary of Parcel C.