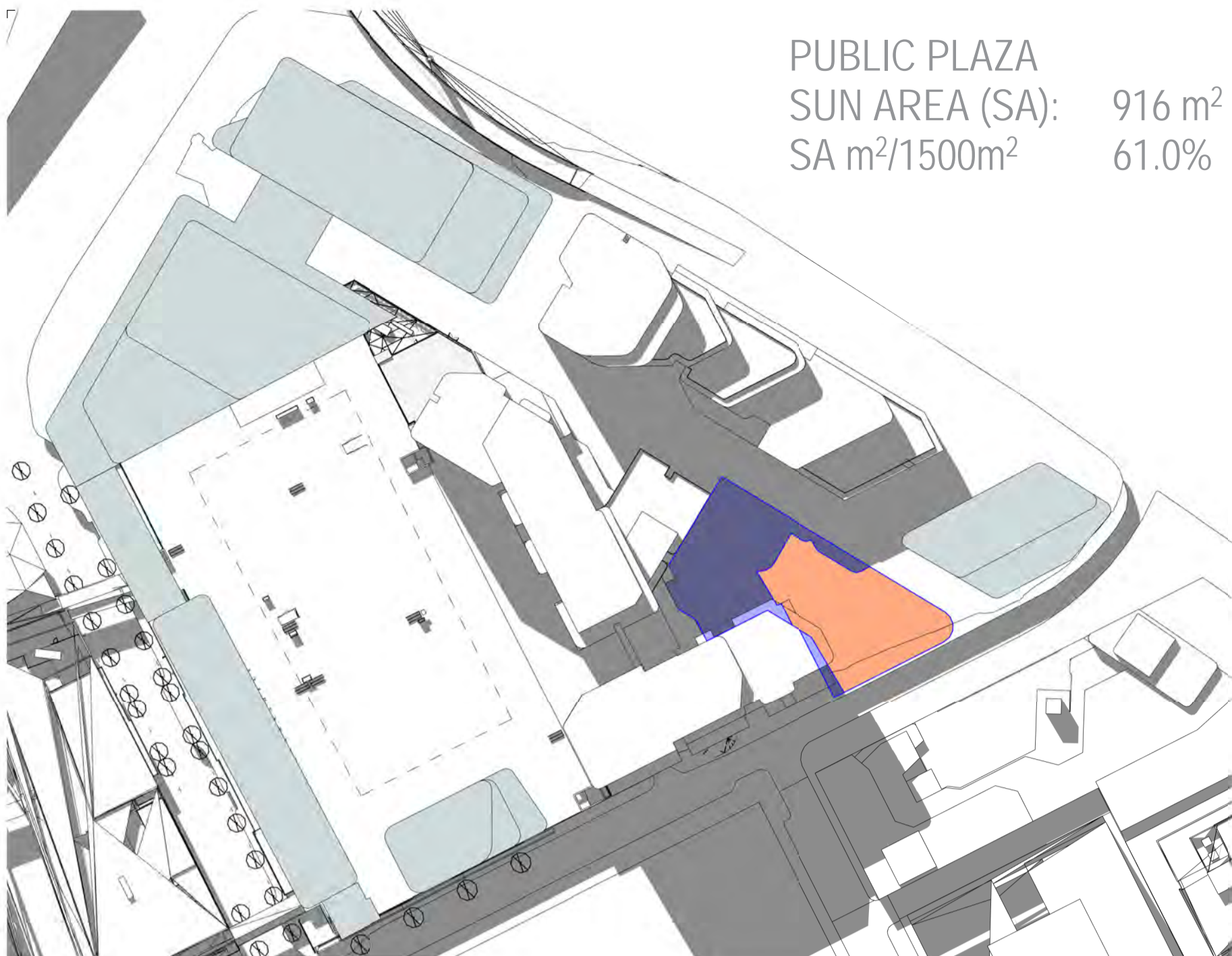


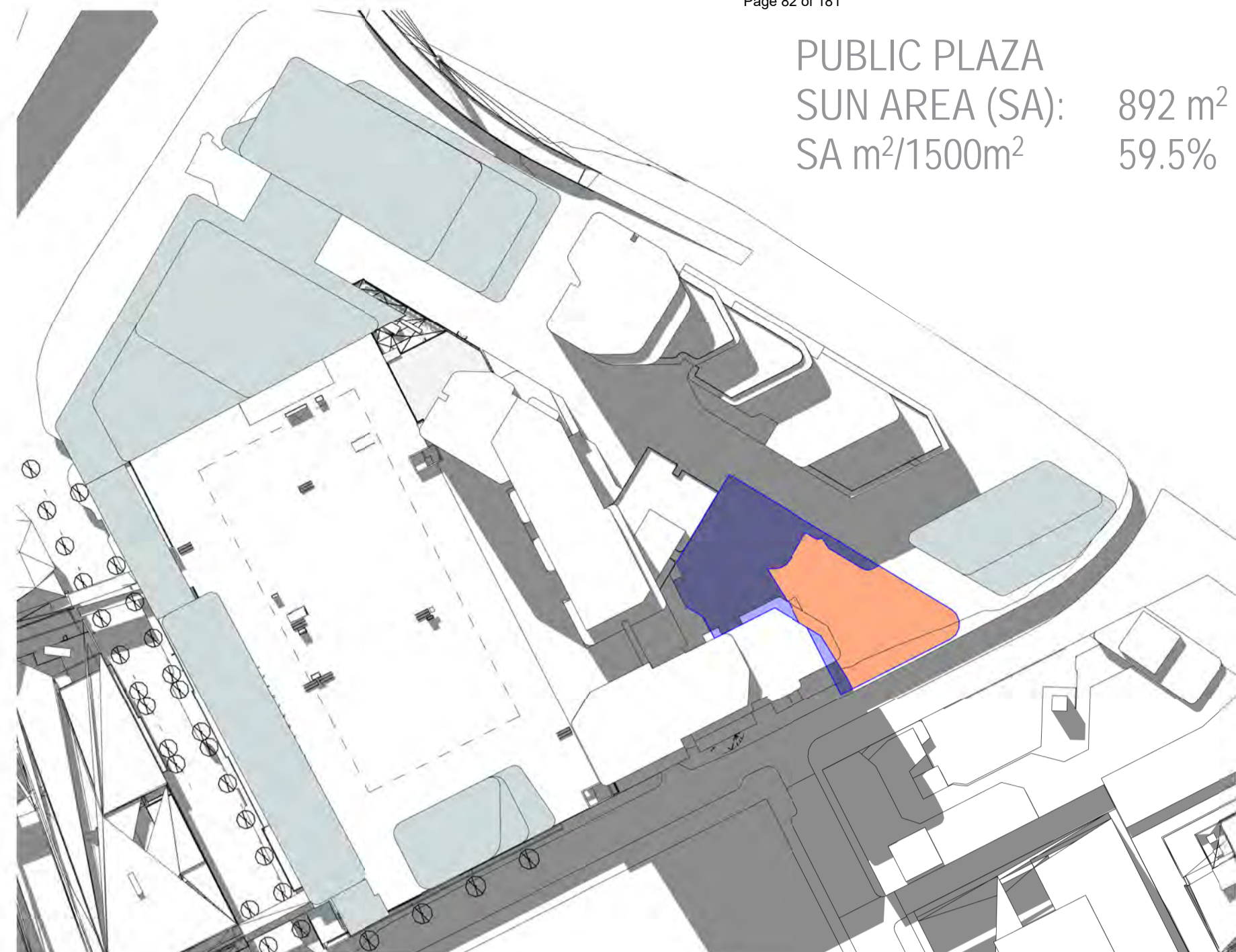
PUBLIC PLAZA  
SUN AREA (SA): 916 m<sup>2</sup>  
SA m<sup>2</sup>/1500m<sup>2</sup> 61.0%



WM\_SITE PLAN\_SHADOW\_ANALYSIS\_SEPT\_21\_1335H

1:1250

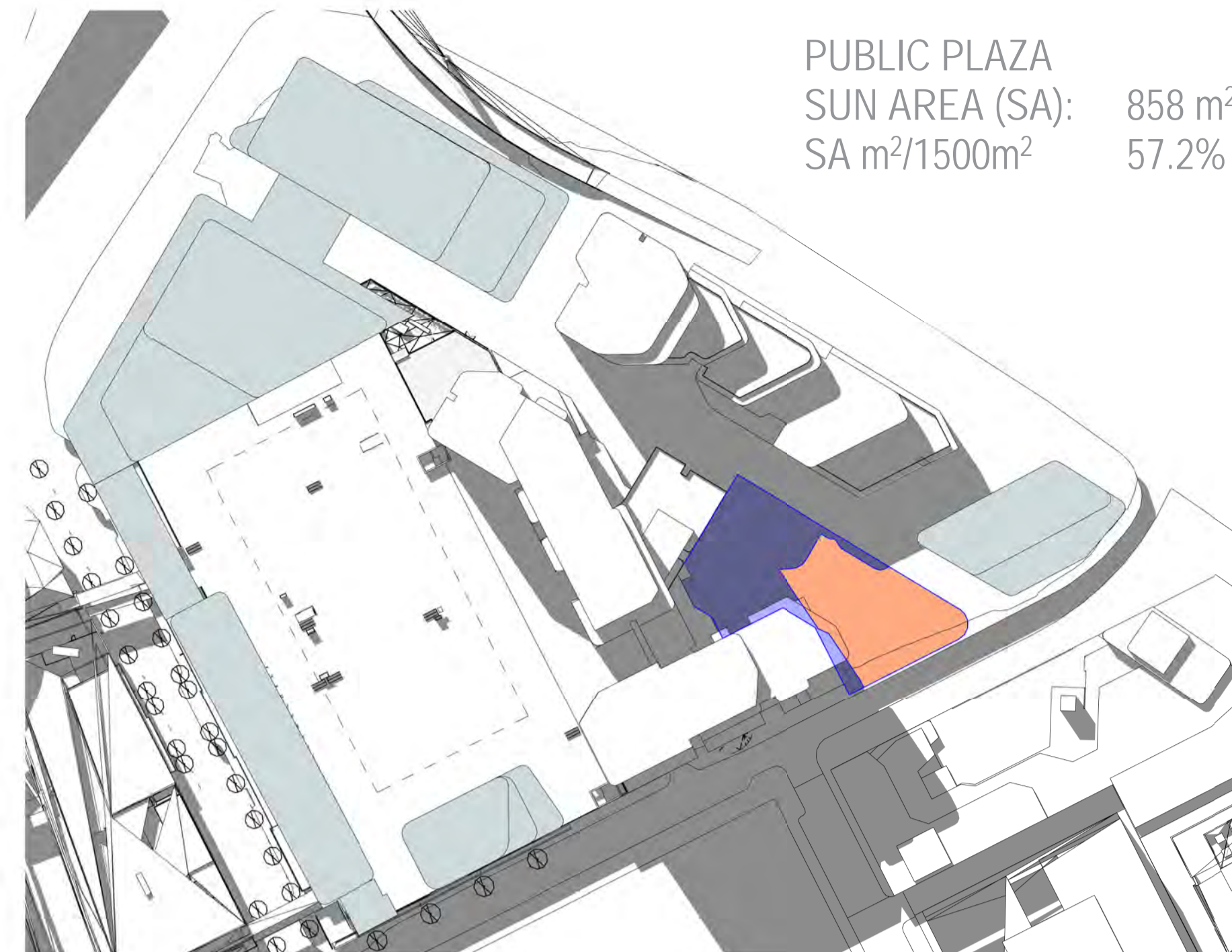
PUBLIC PLAZA  
SUN AREA (SA): 892 m<sup>2</sup>  
SA m<sup>2</sup>/1500m<sup>2</sup> 59.5%



WM\_SITE PLAN\_SHADOW\_ANALYSIS\_SEPT\_21\_1340H

1:1250

PUBLIC PLAZA  
SUN AREA (SA): 858 m<sup>2</sup>  
SA m<sup>2</sup>/1500m<sup>2</sup> 57.2%



WM\_SITE PLAN\_SHADOW\_ANALYSIS\_SEPT\_21\_1345H

1:1250

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Revisions

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

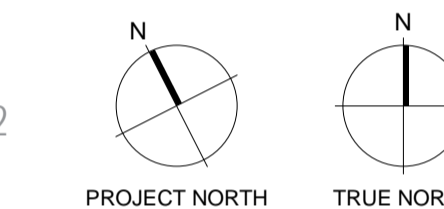
Notes

THE ELEVATED COMMUNAL OPEN SPACE:  
AT LEAST 50% WITH DIRECT SUNLIGHT BETWEEN 11AM AND 2PM ON THE EQUINOX.

PUBLICLY ACCESSIBLE PLAZA ON LITTLE DOCKLANDS DRIVE (MINIMUM 1500m<sup>2</sup>):  
AT LEAST 50% ACCESS TO SUNLIGHT THAT MOVES ACROSS THE SPACE BETWEEN 11AM AND 2PM ON THE EQUINOX

LEGEND

- PROPOSED WFC DEVELOPMENT PLAN
- PUBLICLY ACCESSIBLE PLAZA
- ELEVATED OPEN SPACE
- SHADING EXTENTS



Consultants

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

Client

- AsheMorgan
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Melbourne VIC 3000  
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Phone + 61 3 8547 6977

Registered Architects and Designers  
www.warrenandmahoney.com

Project Title  
9860\_District Living Residential Development

Drawing Title

SHADING DIAGRAMS  
- EQUINOX - 1335H  
-1400H - ADJUSTED PLAZA

Drawing Status

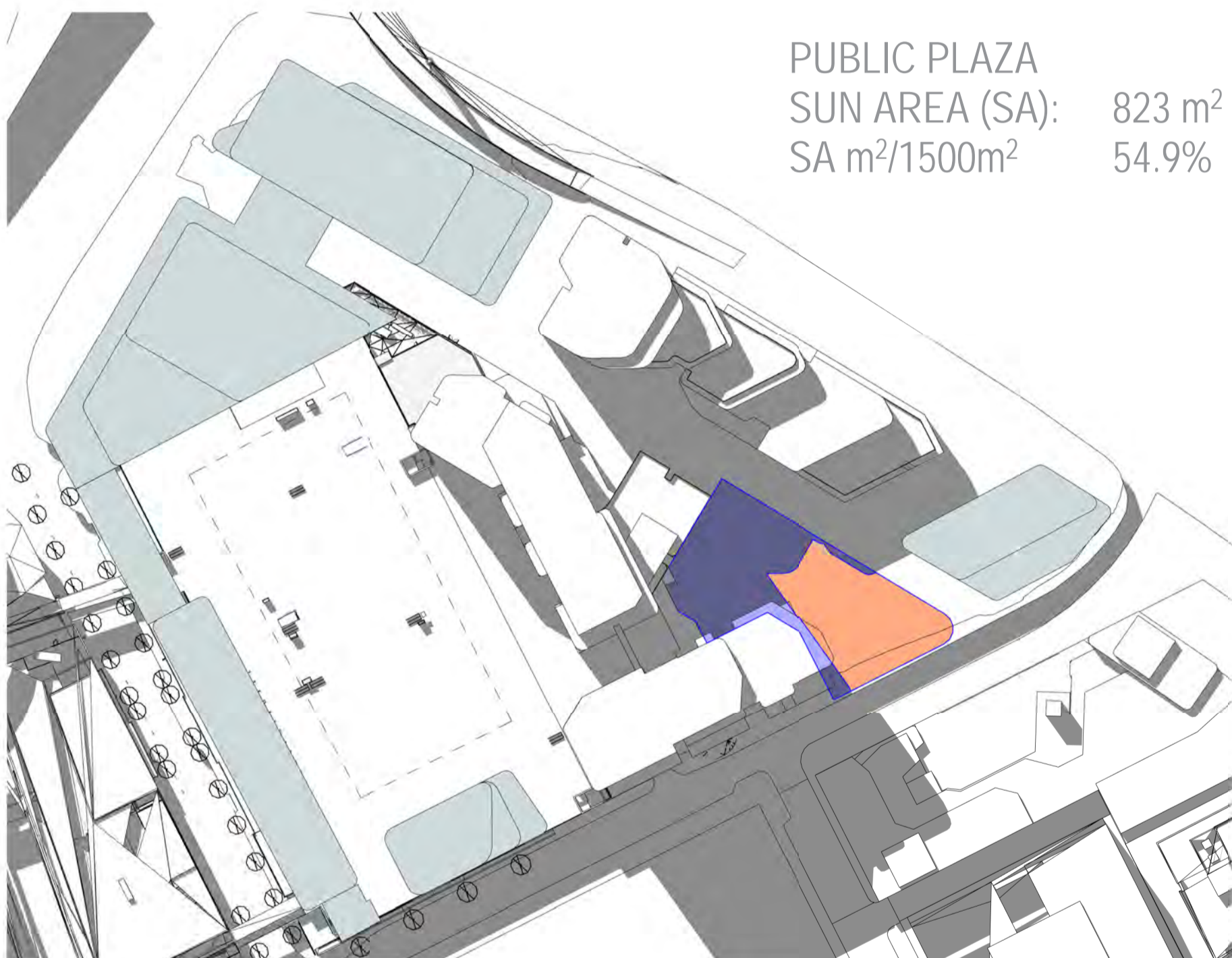
TOWN PLANNING

Drawing Details

Scale	1:1250@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A80.006	B

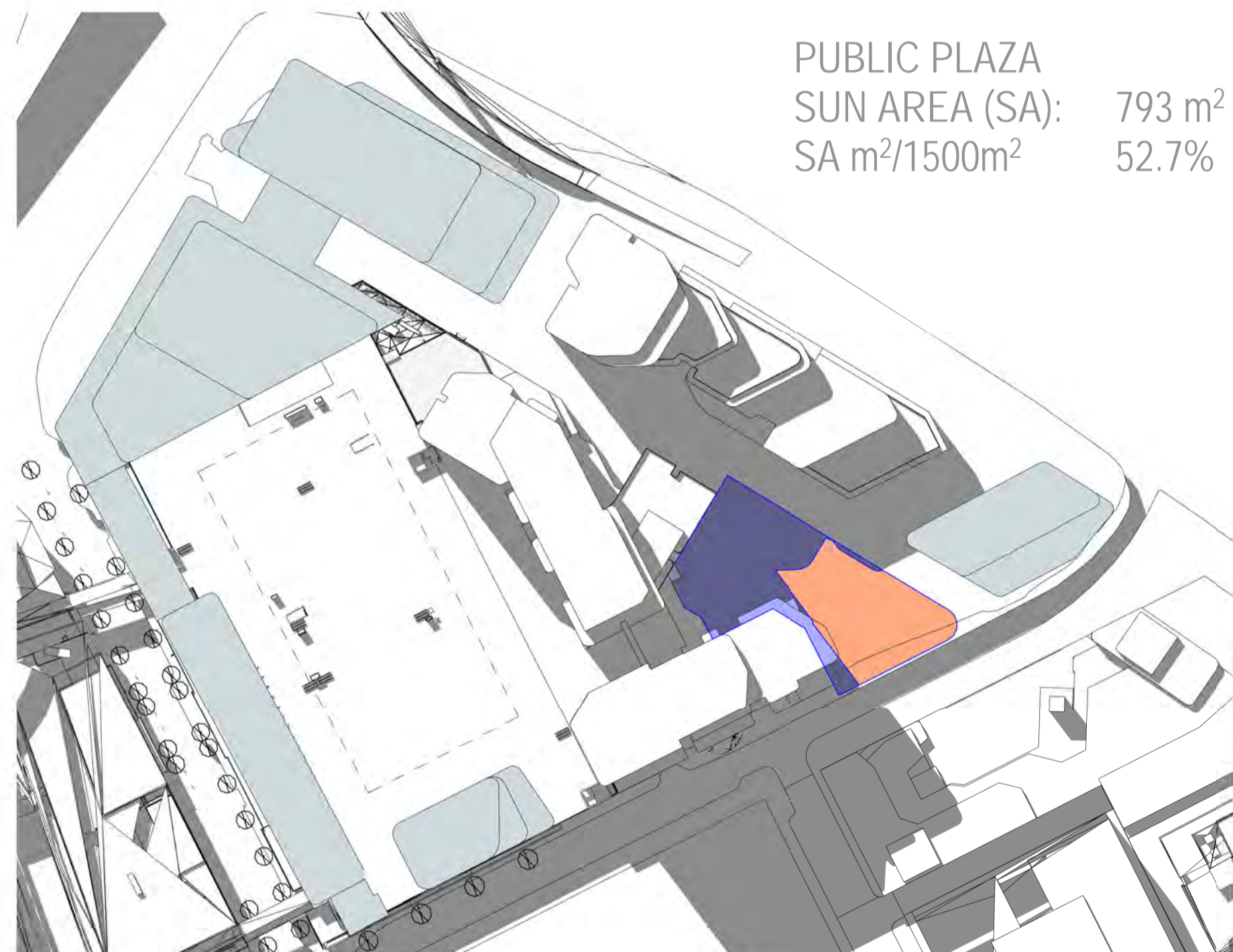
PUBLIC PLAZA  
SUN AREA (SA): 823 m<sup>2</sup>  
SA m<sup>2</sup>/1500m<sup>2</sup> 54.9%



WM\_SITE PLAN\_SHADOW\_ANALYSIS\_SEPT\_21\_1350H

1:1250

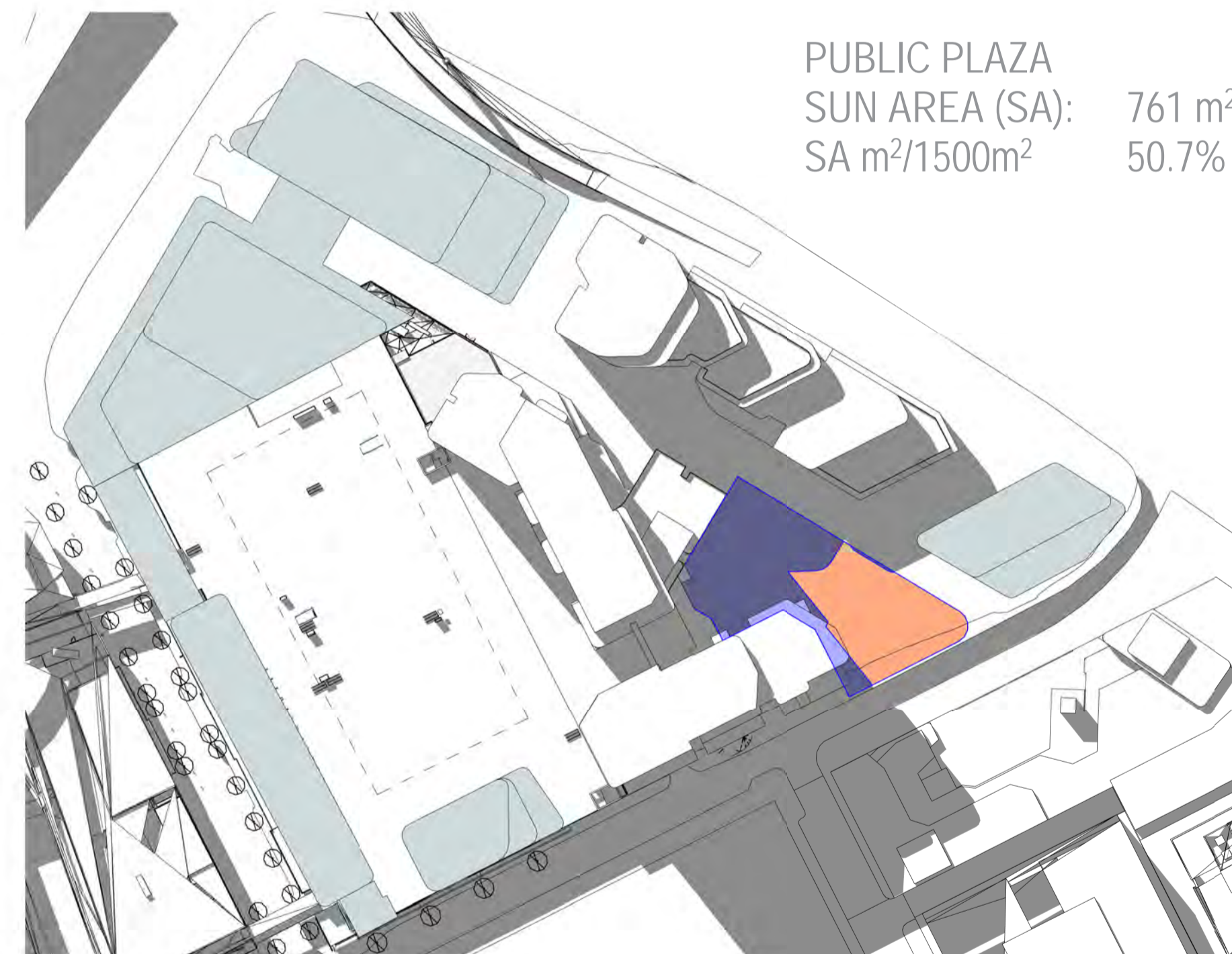
PUBLIC PLAZA  
SUN AREA (SA): 793 m<sup>2</sup>  
SA m<sup>2</sup>/1500m<sup>2</sup> 52.7%



WM\_SITE PLAN\_SHADOW\_ANALYSIS\_SEPT\_21\_1355H

1:1250

PUBLIC PLAZA  
SUN AREA (SA): 761 m<sup>2</sup>  
SA m<sup>2</sup>/1500m<sup>2</sup> 50.7%

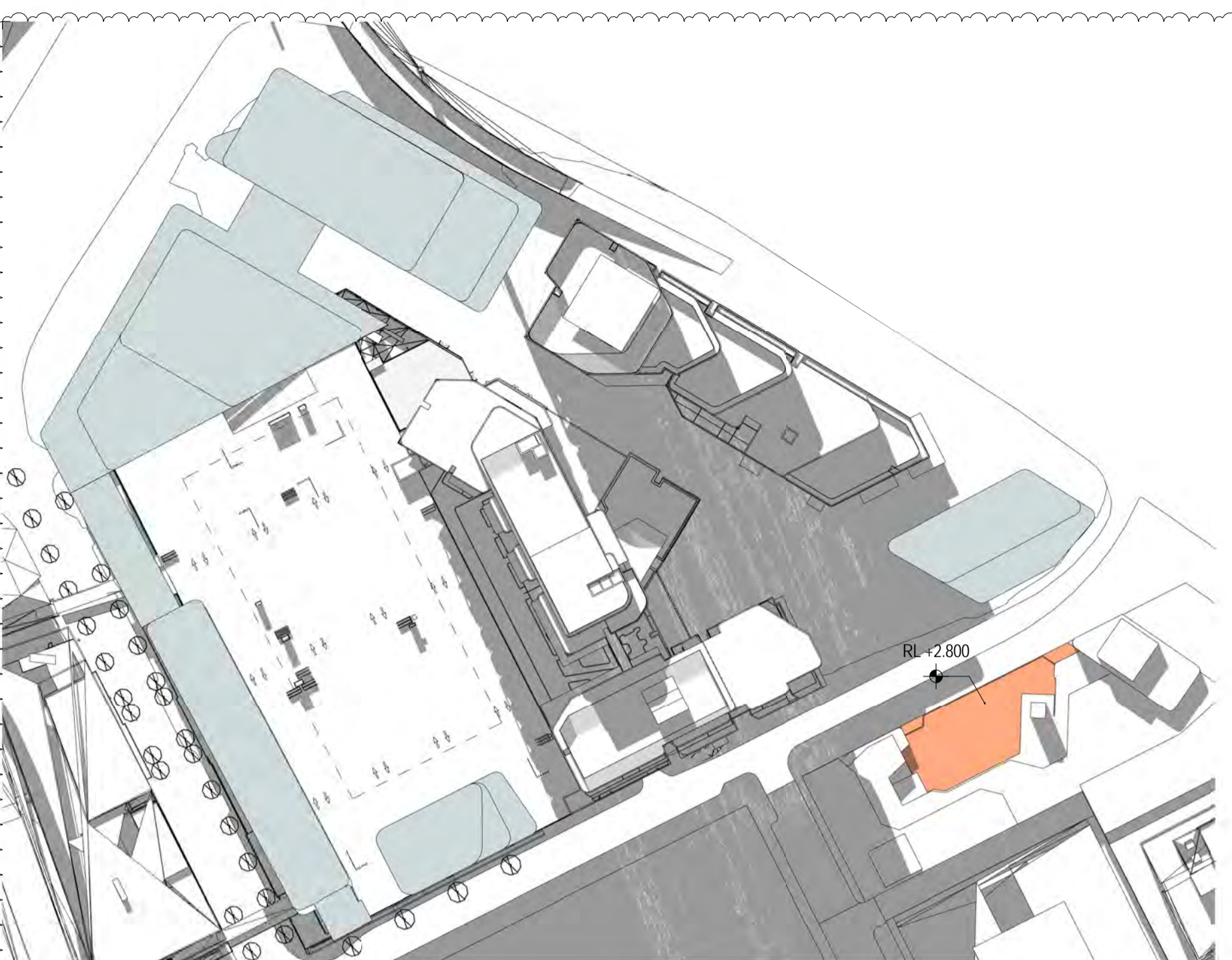


WM\_SITE PLAN\_SHADOW\_ANALYSIS\_SEPT\_21\_1400H

1:1250

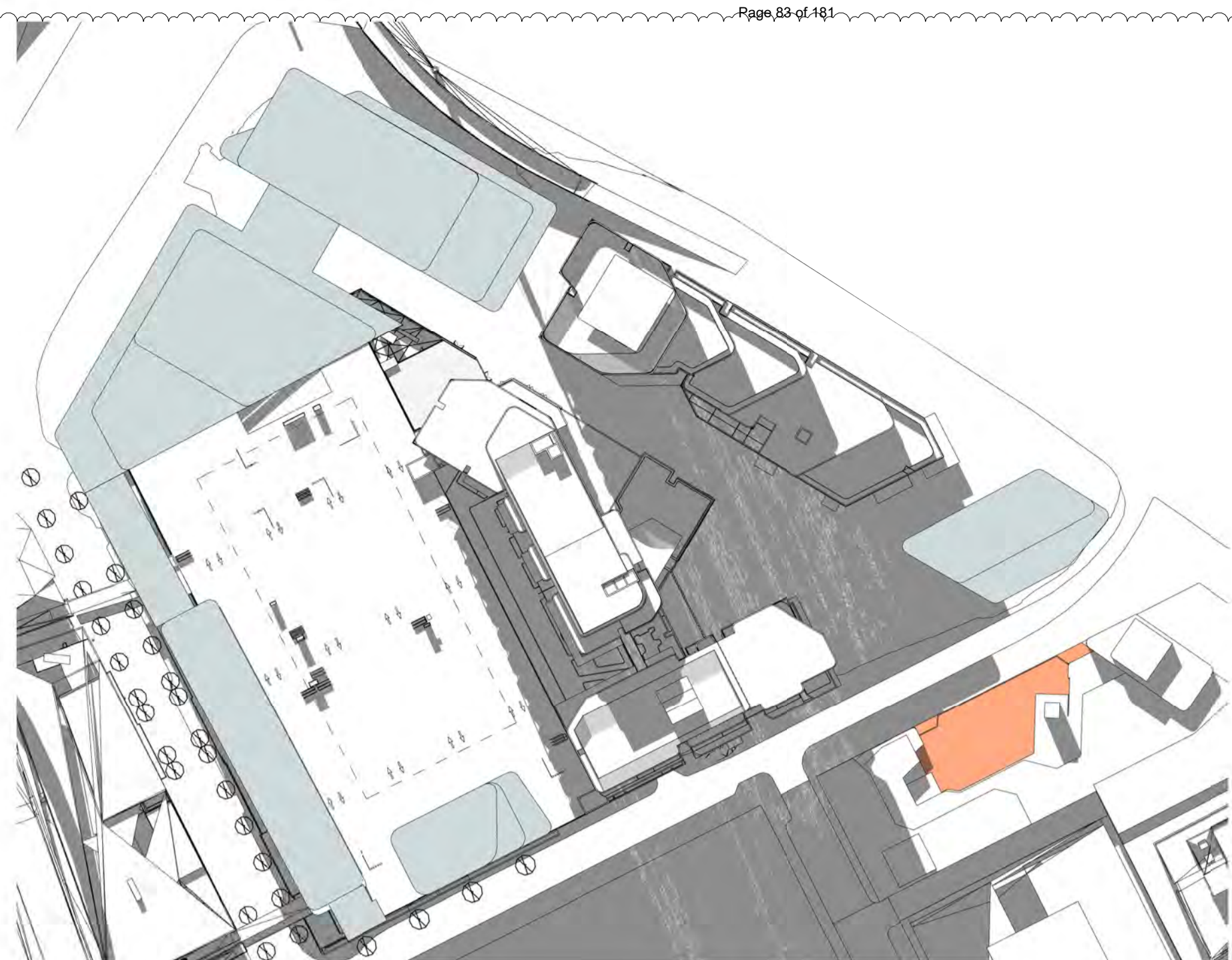
DEVELOPMENT PLAN PLAZA AREA : 1500m<sup>2</sup>  
APPROX. PROPOSED PLAZA AREA @ 5.5m WIDE LANE w/ ADJUSTED PLAZA TO INCLUDE KERB : 1765m<sup>2</sup>

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SHADOW\_ANALYSIS\_JUN\_21\_1350H\_No Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1352H\_No Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1354H\_No Fence

1:1250

Revisions

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Notes

THE OPEN SPACE FOR THE SCHOOL ON LITTLE DOCKLANDS DRIVE. NO ADDITIONAL SHADOWING BETWEEN 9AM AND 2PM ON THE WINTER SOLSTICE

LEGEND

- PROPOSED WFC DEVELOPMENT PLAN
- OPEN SPACE DOCKLANDS SCHOOL
- 4B1 - L12 - GLAZED BALUSTRADE



SHADOW\_ANALYSIS\_JUN\_21\_1356H\_No Fence

1:1250



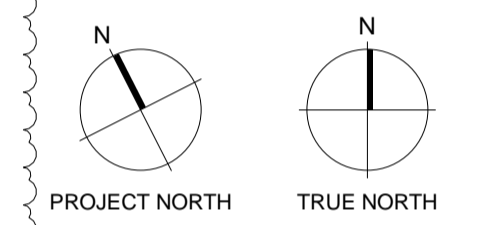
SHADOW\_ANALYSIS\_JUN\_21\_1358H\_No Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1400H\_No Fence

1:1250



Consultants

- Armitage Jones Project Manager
- JTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HJP V HYPE ESD Engineer

Client

AsheMorgan  
Warren and Mahoney Living Australia Pty Ltd

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Australia  
Phone + 61 3 8547 6977

Registered Architects and Designers  
www.warrenandmahoney.com  
Project Title

9860\_District Living Residential Development

Drawing Title

SHADING DIAGRAMS - WINTER SOLSTICE - 1350H - 1400H - No Fence

Drawing Status

TOWN PLANNING

Drawing Details

Scale	1:1250@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No

A80.011 (B)

DEVELOPMENT PLAN PLAZA AREA : 1500m<sup>2</sup>  
APPROX. PROPOSED PLAZA AREA @ 5.5m WIDE LANE : 1700m<sup>2</sup>

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Australia Living Pty Ltd.

Revisions

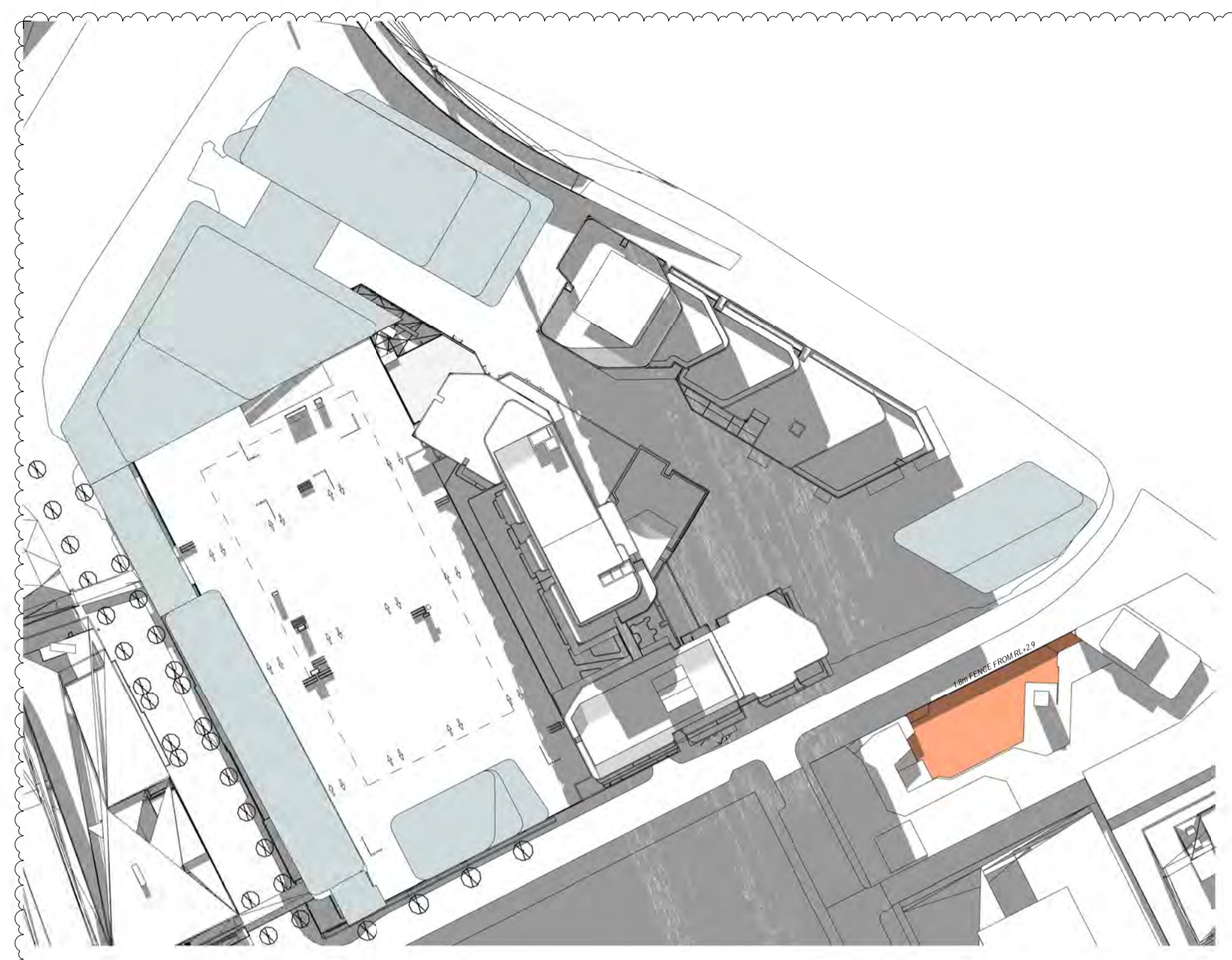
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Notes

THE OPEN SPACE FOR THE SCHOOL ON LITTLE DOCKLANDS DRIVE.  
NO ADDITIONAL SHADOWING BETWEEN 9AM AND 2PM ON THE WINTER SOLSTICE

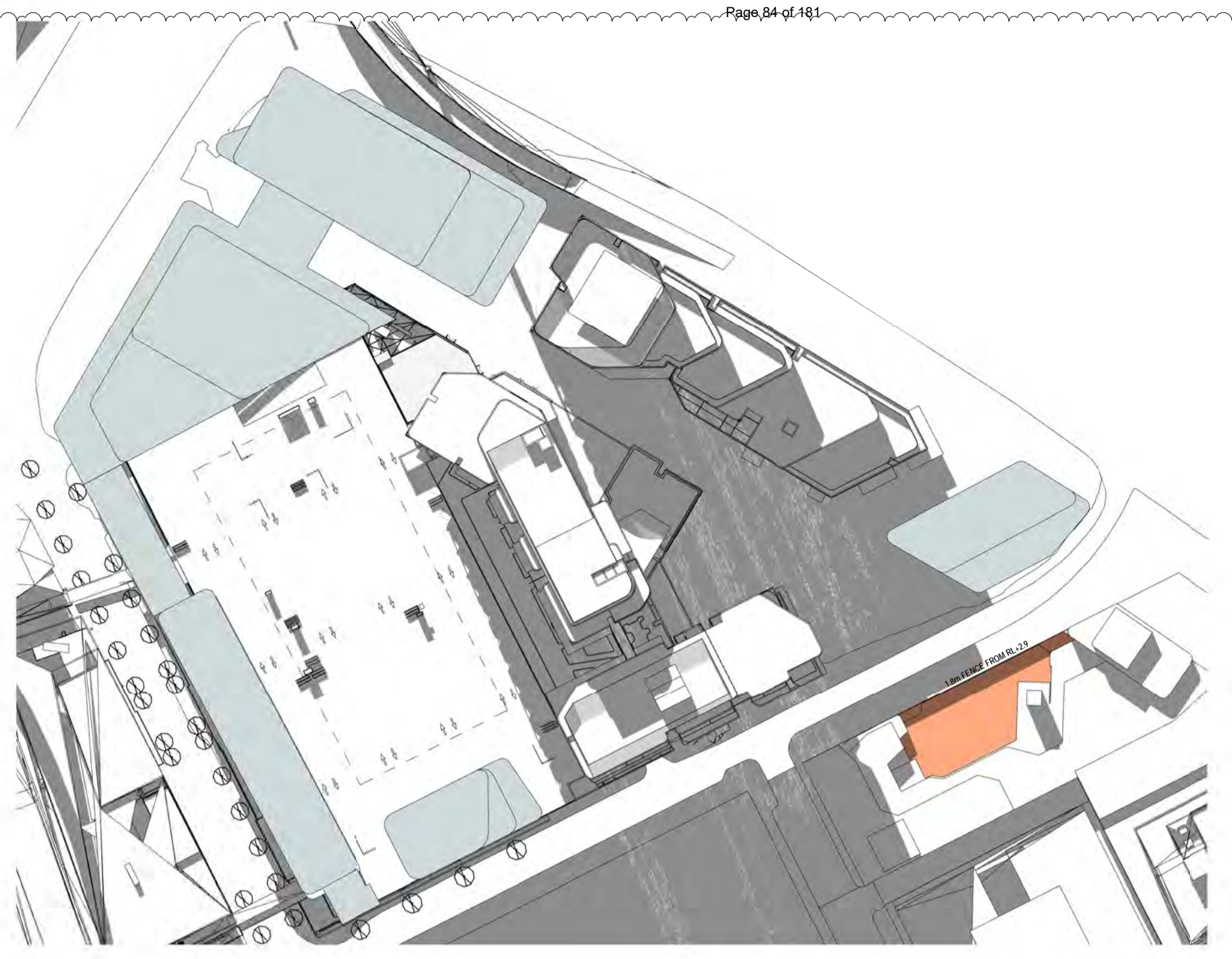
LEGEND

- PROPOSED WFC DEVELOPMENT PLAN
- OPEN SPACE DOCKLANDS SCHOOL
- 4B1 - L12 - GLAZED BALUSTRADE



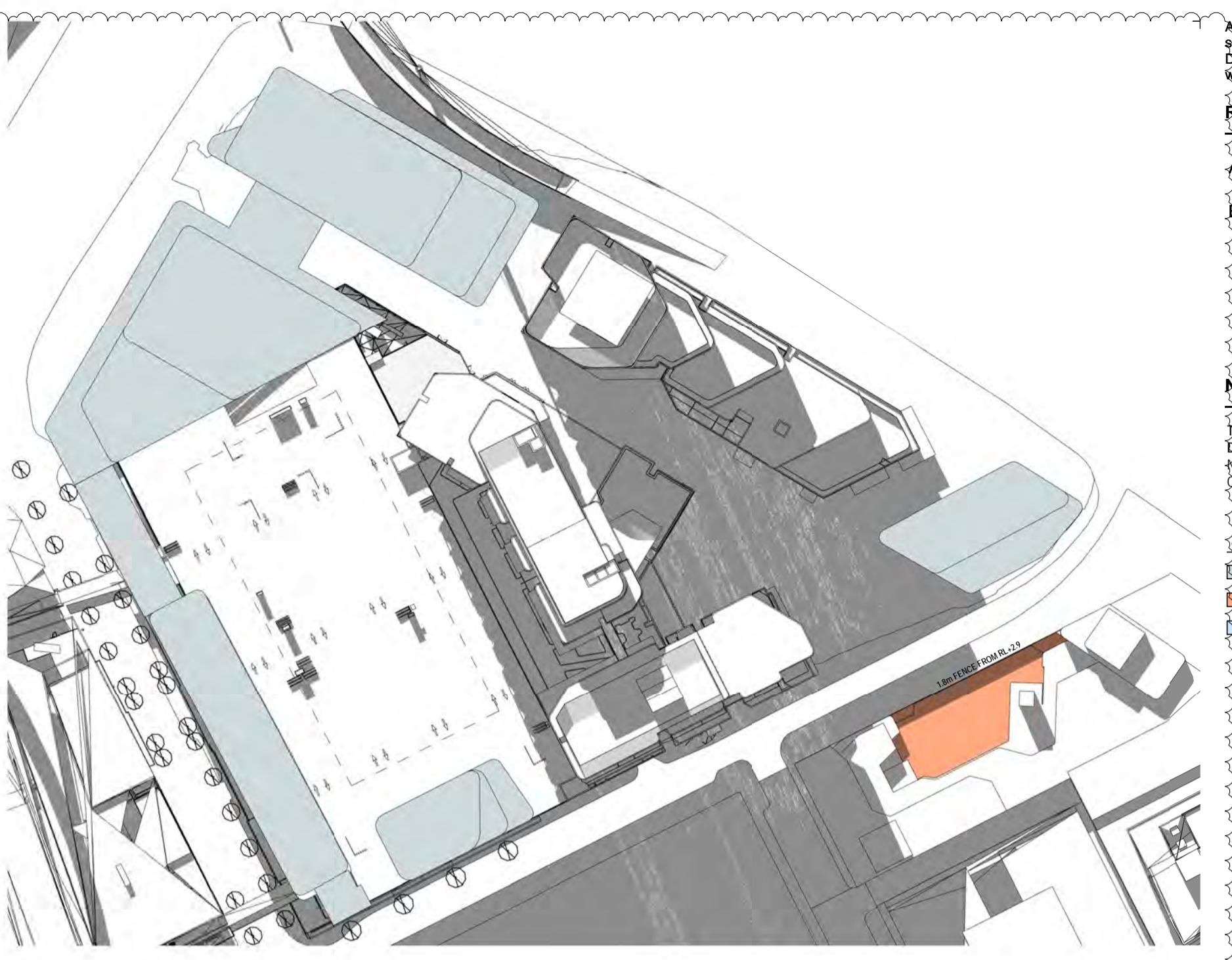
SHADOW\_ANALYSIS\_JUN\_21\_1350H\_Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1352H\_Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1354H\_Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1356H\_Fence

1:1250



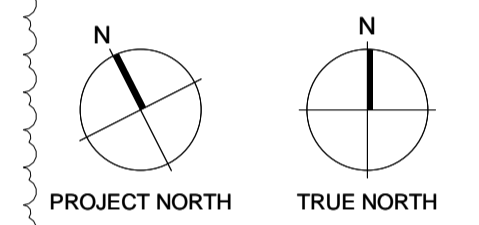
SHADOW\_ANALYSIS\_JUN\_21\_1358H\_Fence

1:1250



SHADOW\_ANALYSIS\_JUN\_21\_1400H\_Fence

1:1250



Consultants

- Armitage Jones Project Manager
- JTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HJP V HYPE ESD Engineer

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Registered Architects and Designers  
 www.warrenandmahoney.com  
 Project Title

9860\_District Living Residential Development

Drawing Title

SHADING DIAGRAMS - WINTER SOLSTICE - 1350H - 1400H - Fence

Drawing Status

TOWN PLANNING

Drawing Details

Scale	1:1250@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No

A80.012

Revision

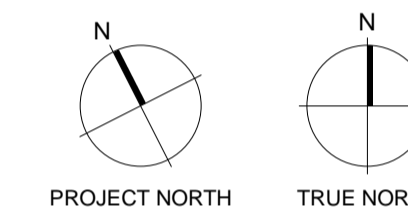
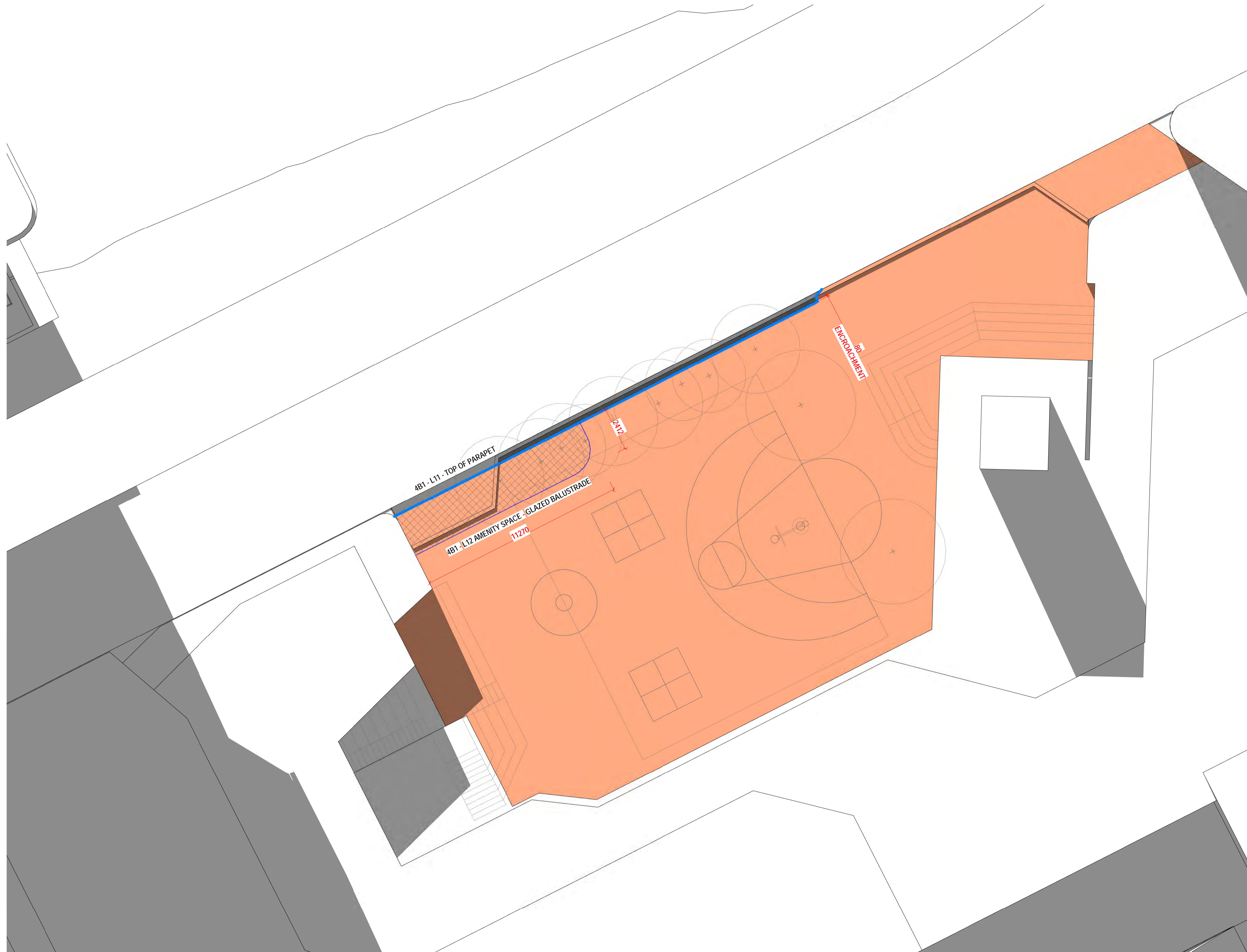
(B)

DEVELOPMENT PLAN PLAZA AREA : 1500m<sup>2</sup>  
 APPROX. PROPOSED PLAZA AREA @ 5.5m WIDE LANE : 1700m<sup>2</sup>

Revisions

A 07.12.23 Town Planning RFI

Notes



Consultants

Armitage Jones  
Project Manager  
TTW  
Structural Engineer  
ARUP  
Services Engineer  
RED FIRE  
Fire Engineer  
ARCADIA  
Landscape Architect  
HIP V HYPE  
ESD Engineer

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Project Title

**9860\_District Living Residential Development**

Drawing Title

**SHADING DIAGRAMS - WINTER SOLSTICE - 1400H - ENLARGED**

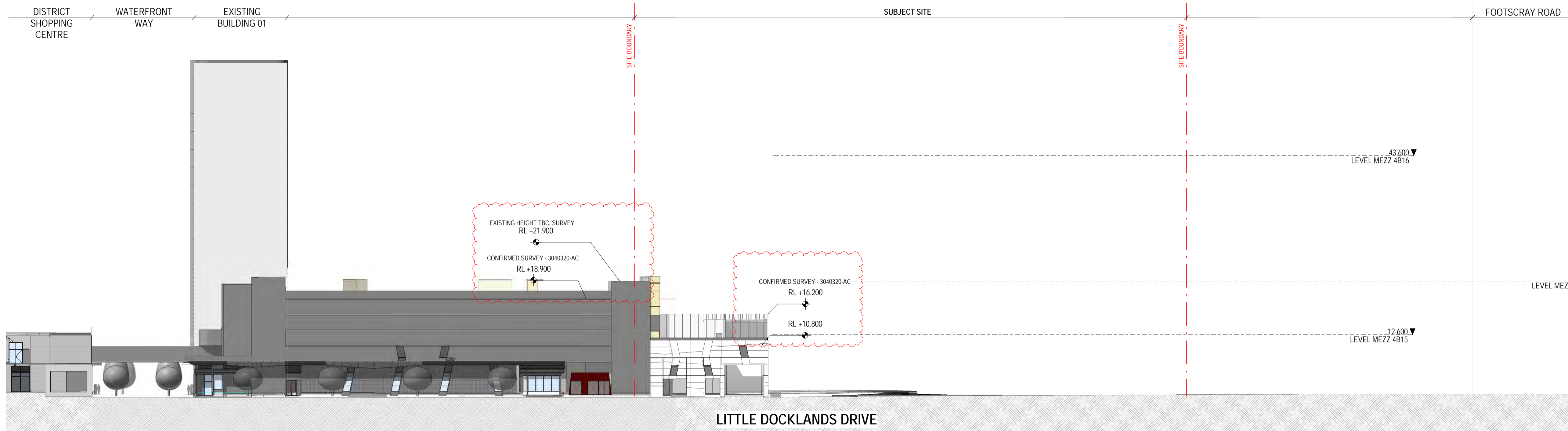
Drawing Status

**TOWN PLANNING**

Drawing Details

Scale	1 : 100 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A80.014	A



**2** STREETSCAPE ELEVATION EXISTING - LITTLE DOCKLANDS DR

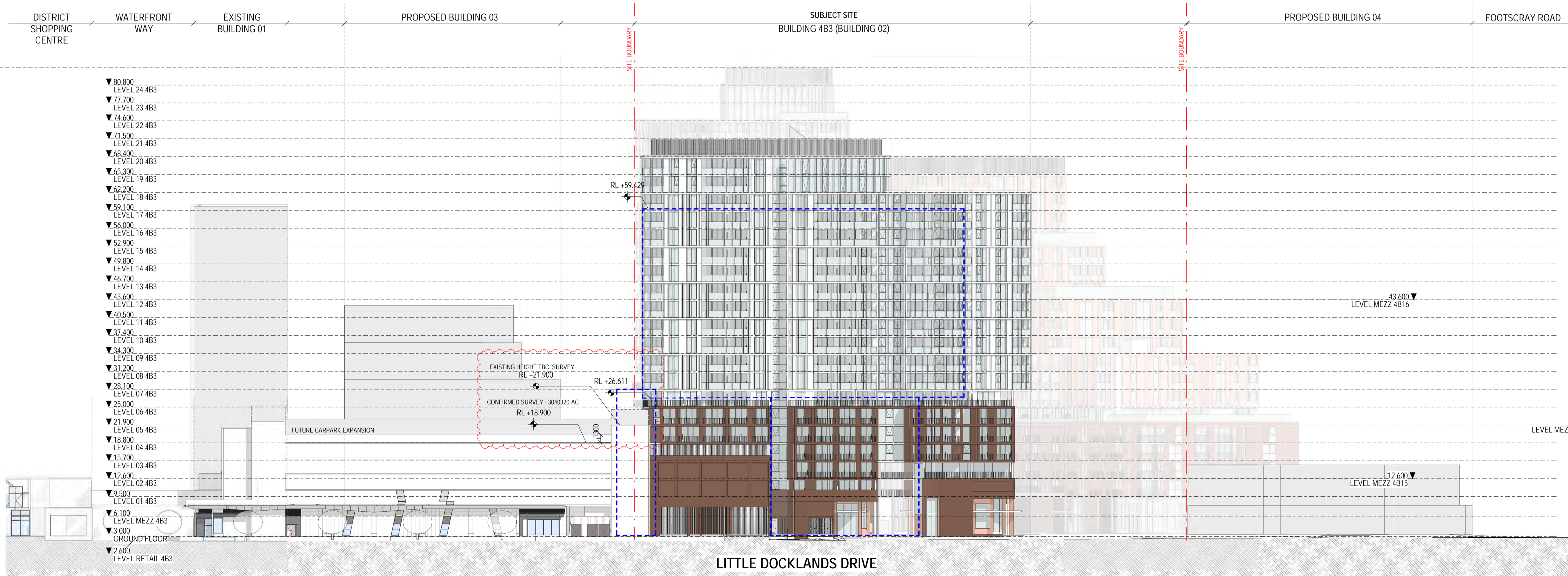
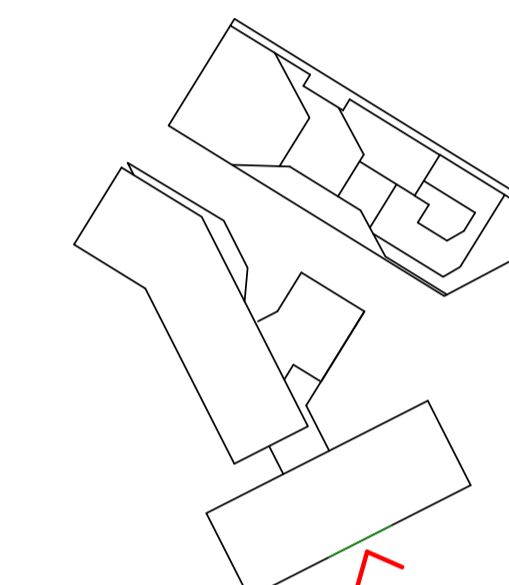
1 : 400

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

—



**1** STREETSCAPE ELEVATION PROPOSED - LITTLE DOCKLANDS DR

1 : 400

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Phone + 61 3 8547 6977

Registered Architects and Designers  
www.warrenandmahoney.com

**Project Title**  
9860\_District Living Residential Development

**Drawing Title**

STREETSCAPES - LITTLE DOCKLANDS DRIVE

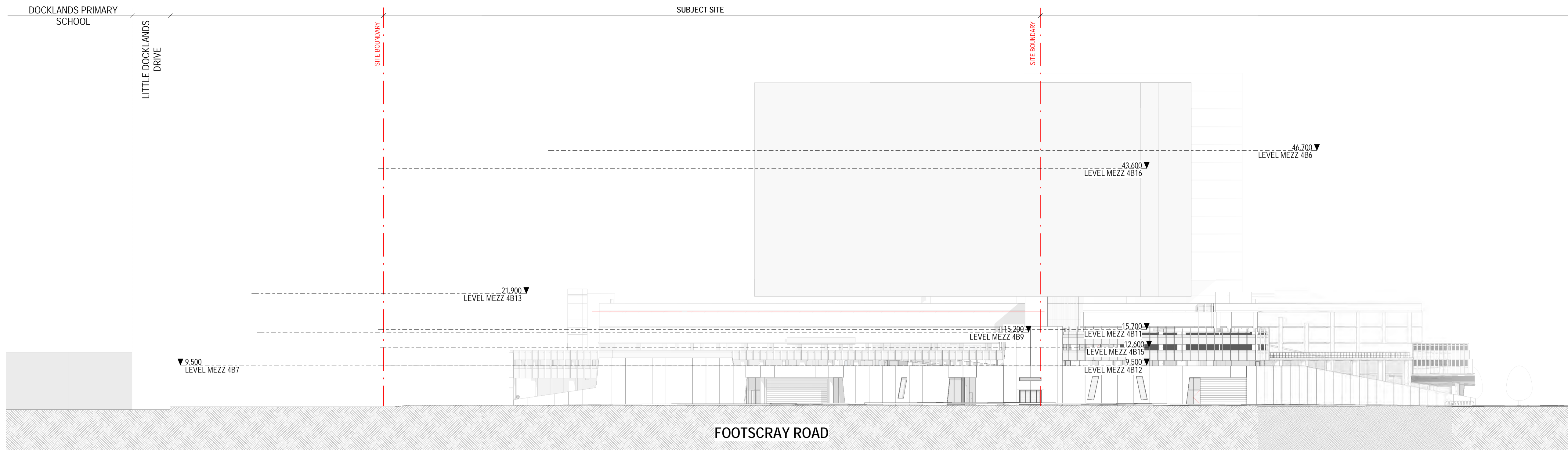
**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1 : 400 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

<b>Drawing No</b>	<b>Revision</b>
A90.001	B



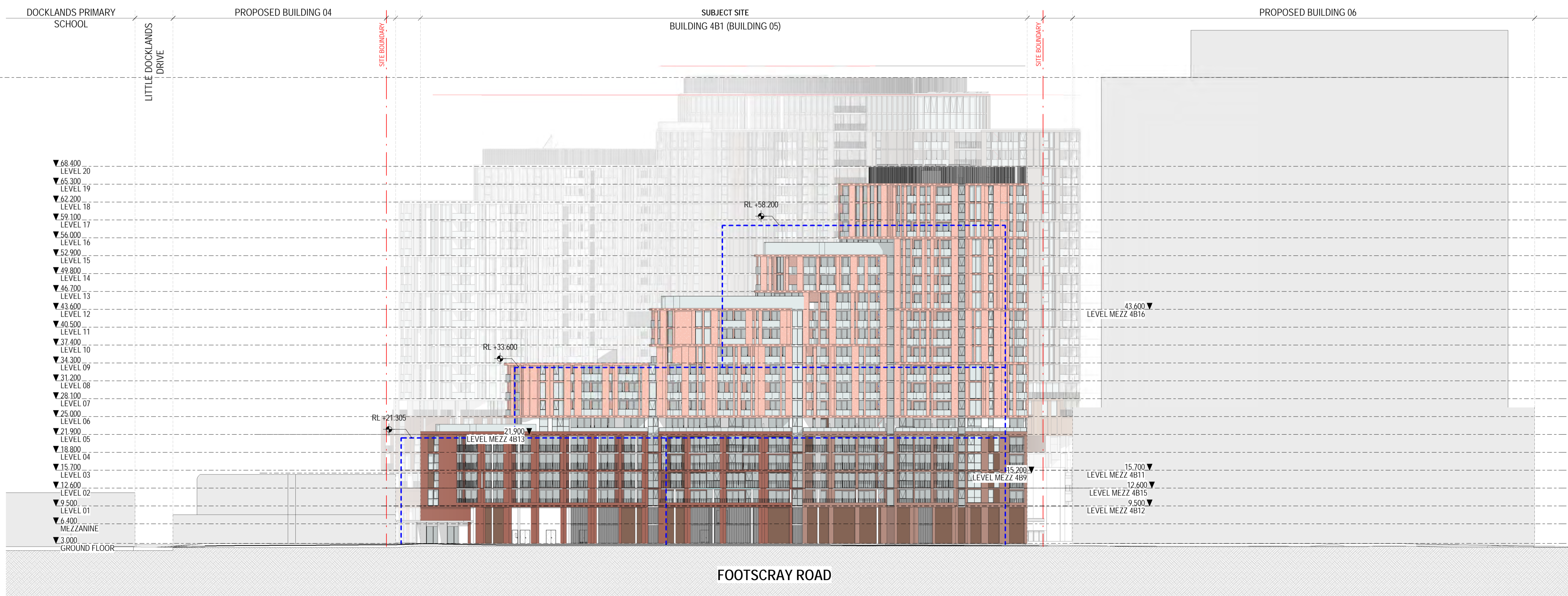
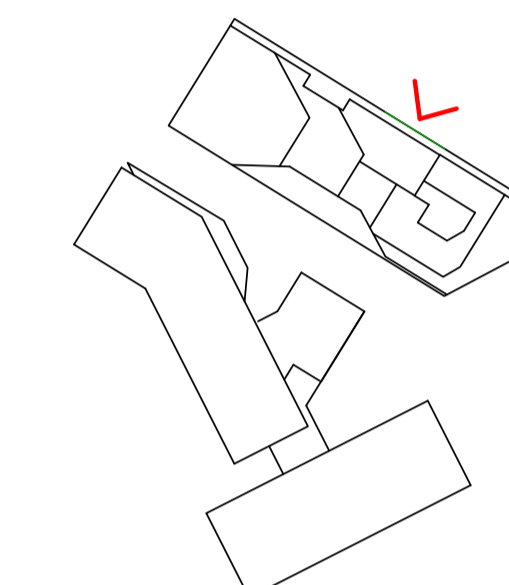
**2** STREETScape ELEVATION EXISTING - FOOTSCRAY RD  
1:400

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

—



**1** STREETScape ELEVATION PROPOSED - FOOTSCRAY RD  
A11.001 1:400

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

- AsheMorgan
- Warren and Mahoney Living  
Australia Pty Ltd
- Level 3, 380 Collins Street  
Melbourne VIC 3000  
Australia  
Phone + 61 3 8547 6977

Registered Architects and Designers  
www.warrenandmahoney.com

**Project Title**  
9860\_District Living  
Residential  
Development

**Drawing Title**

STREETSCAPES -  
FOOTSCRAY ROAD

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1 : 400 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

<b>Drawing No</b>	<b>Revision</b>
A90.002	B

**4B1 APARTMENT SUMMARY**

TOTAL APARTMENTS 299

**BADS ADAPTABLE**

TOTAL No. UNIT 159  
TOTAL % 53%

**CROSS VENTILATION COMPLIANCE**

TOTAL No. UNITS 98  
TOTAL % 32.7%

**OVERALL STORAGE SATISFIED WITH INTERNAL STORAGE ONLY**

TOTAL No. 7

**TOTAL EXTERNAL STORAGE VOLUME:**

906 m<sup>3</sup>  
PER APARTMENT: ~ 3 m<sup>3</sup>

**4B3 APARTMENT SUMMARY**

TOTAL APARTMENTS 626

**BADS COMPLIANCE**

TOTAL No. UNIT 321  
TOTAL % 51%

**CROSS VENTILATION COMPLIANCE**

TOTAL No. UNITS 247  
TOTAL % 39.4%

**OVERALL STORAGE SATISFIED WITH INTERNAL STORAGE ONLY**

TOTAL No. 270

**TOTAL EXTERNAL STORAGE VOLUME:**

1146 m<sup>3</sup>  
PER APARTMENT: ~ 3 m<sup>3</sup>

**MECHANICAL VENTILATION**

ALL UNITS ALONG FOOTSCRAY ROAD FORM L1 TO L5 - EXCEPT STUDIOS:

4B1.01.11 to 4B1.01.16 - refer to general arrangement floorplans  
Same Units for levels 2 to 5

**TOTAL units per Level**

LEVEL 1: 11  
LEVEL 1: 11  
LEVEL 1: 11  
LEVEL 1: 11  
LEVEL 1: 12

**TOTAL No. MECHANICALLY VENTILATED Units**

56  
TOTAL % 18.7%

**MECHANICAL VENTILATION**

ALL UNITS ALONG THE LANE INTERFACE FORM L1 TO L9 ( Truck interface to internal lane)

4B3.B.01.01 to 4B3.B.01.08 - refer to general arrangement floorplans  
Same Units for levels 2 to 9

**EXCEPT STUDIOS:**

4B3.B.06.22 to 4B3.B.06.23  
Same units for level 6-9

**TOTAL units per Level**

LEVEL 1: 8  
LEVEL 2: 8  
LEVEL 3: 8  
LEVEL 4: 8  
LEVEL 5: 8  
LEVEL 6: 8  
LEVEL 7: 8  
LEVEL 8: 8  
LEVEL 9: 8

**TOTAL No. MECHANICALLY VENTILATED Units**

72  
TOTAL % 11.5%

**4B1\_APT TYPE ADAPTABLE**

Unit_Type	BADS Adaptable	Count
4B1_1B-A	Yes	18
4B1_1B-B	Yes	3
4B1_1B-E	Yes	3
4B1_1B-G	Yes	18
4B1_1B-H	Yes	3
4B1_1B-I	Yes	3
4B1_1B-L	Yes	4
4B1_1B-M	Yes	2
4B1_1B-N	Yes	4
4B1_2B-A	Yes	18
4B1_2B-G	Yes	7
4B1_2B-I	Yes	4
4B1_2B-J	Yes	4
4B1_2B-K	Yes	4
4B1_2B-L	Yes	4
4B1_3B-B	Yes	14
4B1_3B-C	Yes	3
4B1_S-A	Yes	43

Grand total: 159

**4B3\_APT TYPE ADAPTABLE**

Unit_Type	BADS Adaptable	Count
4B3_1B-B	Yes	92
4B3_1B-C	Yes	10
4B3_1B-D	Yes	18
4B3_1B-E	Yes	16
4B3_1B-G	Yes	24
4B3_1B-K	Yes	6
4B3_1B-K_B	Yes	2
4B3_1B-L	Yes	2
4B3_2B-D	Yes	17
4B3_2B-H	Yes	16
4B3_2B-L	Yes	11
4B3_2B-S	Yes	3
4B3_2B-Z	Yes	1
4B3_3B-C	Yes	2
4B3_3B-E	Yes	11
4B3_3B-F	Yes	2
4B3_3B-G	Yes	14
4B3_3B-H	Yes	5
4B3_S-A	Yes	37
4B3_S-C	Yes	21
4B3_S-E	Yes	1
4B3_S-G	Yes	10

Grand total: 321

**4B1\_APT TYPE CROSS VENTILATION**

Unit_Type	BADS Cross Ventilation	Count
4B1_1B-A	Yes	18
4B1_1B-J_B	Yes	4
4B1_2B-A	Yes	18
4B1_2B-C	Yes	3
4B1_2B-D	Yes	3
4B1_2B-E	Yes	18
4B1_2B-G	Yes	7
4B1_2B-H	Yes	3
4B1_2B-K	Yes	4
4B1_2B-L	Yes	4
4B1_3B-A	Yes	2
4B1_3B-B	Yes	14
4B1_3B-C	Yes	3

Grand total: 101

TOTAL 98

101-3 (4B1\_1B-A on level 16-18)

**4B3\_APT TYPE CROSS VENTILATION**

Unit_Type	BADS Cross Ventilation	Count
4B3_1B-A	Yes	10
4B3_1B-I	Yes	12
4B3_1B-J	Yes	2
4B3_1B-K_B	Yes	2
4B3_1B-L	Yes	2
4B3_2B-A	Yes	2
4B3_2B-B	Yes	2
4B3_2B-C	Yes	17
4B3_2B-E	Yes	16
4B3_2B-F	Yes	16
4B3_2B-G	Yes	21
4B3_2B-H	Yes	16
4B3_2B-I	Yes	14
4B3_2B-J	Yes	2
4B3_2B-L	Yes	11
4B3_2B-M	Yes	11
4B3_2B-N	Yes	11
4B3_2B-O	Yes	10
4B3_2B-P	Yes	6
4B3_2B-R	Yes	5
4B3_2B-T	Yes	3
4B3_2B-U	Yes	3
4B3_2B-V	Yes	3
4B3_2B-X	Yes	2
4B3_3B-A	Yes	2
4B3_3B-B	Yes	2
4B3_3B-D	Yes	10
4B3_3B-E	Yes	11
4B3_3B-F	Yes	2
4B3_3B-G	Yes	14
4B3_3B-H	Yes	5
4B3_4B-A	Yes	1
4B3_4B-B	Yes	1

Grand total: 247

**4B1\_APT TOTAL STORAGE SATISFIED WITH INT ONLY**

Unit_Type	BADS Total Storage Satisfied	Count
4B1_2B-C	Yes	3
4B1_2B-L	Yes	4

Grand total: 7

**4B3\_APT TOTAL STORAGE SATISFIED WITH INT ONLY**

Unit_Type	BADS Total Storage Satisfied	Count
4B3_1B-B	Yes	92
4B3_1B-F	Yes	14
4B3_1B-G	Yes	24
4B3_1B-J	Yes	2
4B3_1B-K	Yes	6
4B3_1B-K_B	Yes	2
4B3_2B-A	Yes	2
4B3_2B-C	Yes	17
4B3_2B-I	Yes	14
4B3_2B-L_B	Yes	1
4B3_2B-L	Yes	11
4B3_2B-P	Yes	6
4B3_2B-R	Yes	5
4B3_3B-A	Yes	2
4B3_3B-B	Yes	2
4B3_3B-C	Yes	2
4B3_3B-D	Yes	10
4B3_3B-F	Yes	2
4B3_4B-A	Yes	1
4B3_4B-B	Yes	1
4B3_S-D	Yes	32

Grand total: 248

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
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**Client**

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**Warren and Mahoney Living Australia Pty Ltd**

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Australia  
Phone + 61 3 8547 6977

Registered Architects and Designers  
www.warrenandmahoney.com

**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**APARTMENT TYPES SUMMARY**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale @ A1  
Date 07.12.23  
Job No 9860  
Drawn Author  
Checked Checker

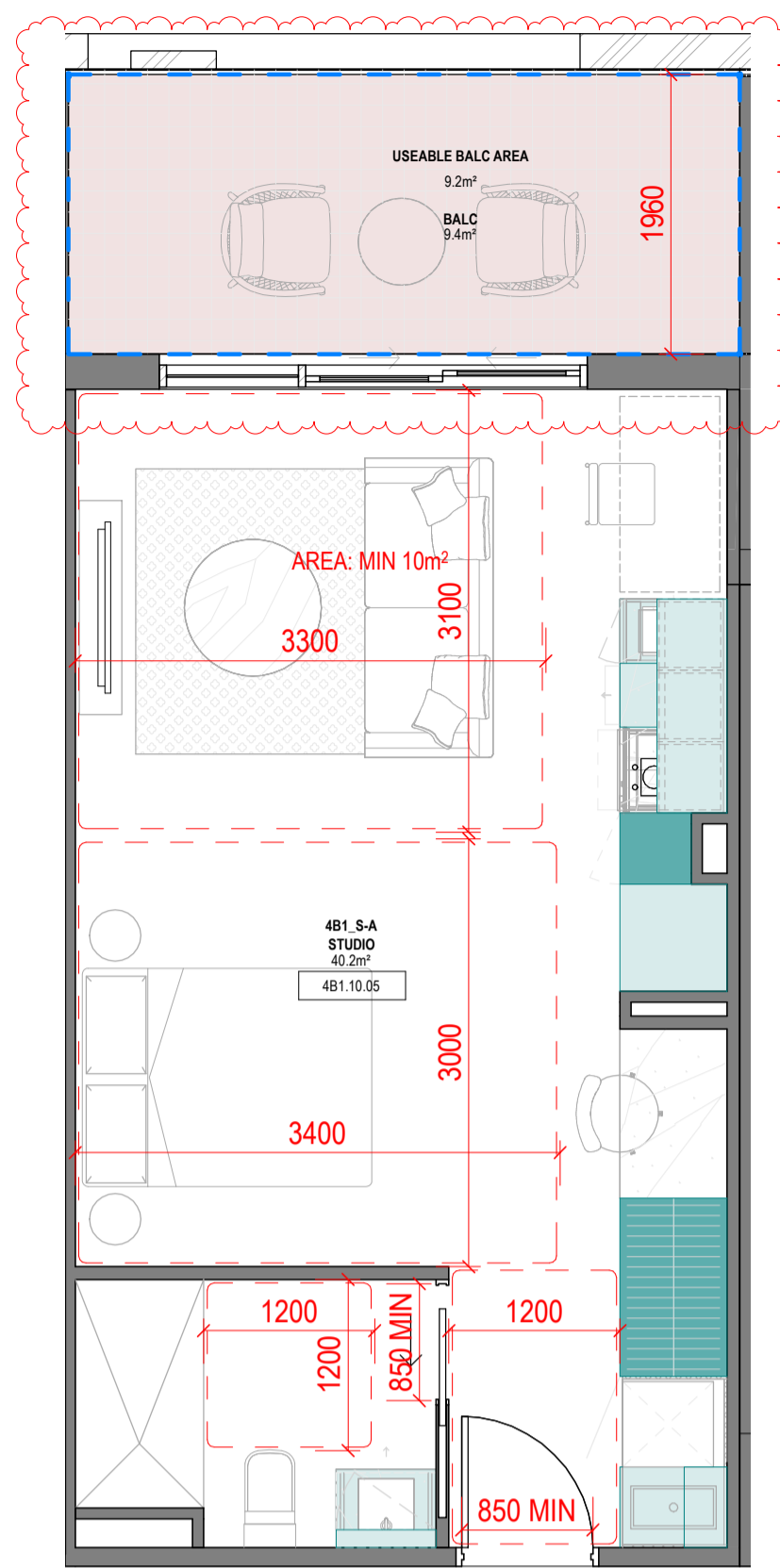
**Drawing No Revision**

**A100.000**

**(B)**





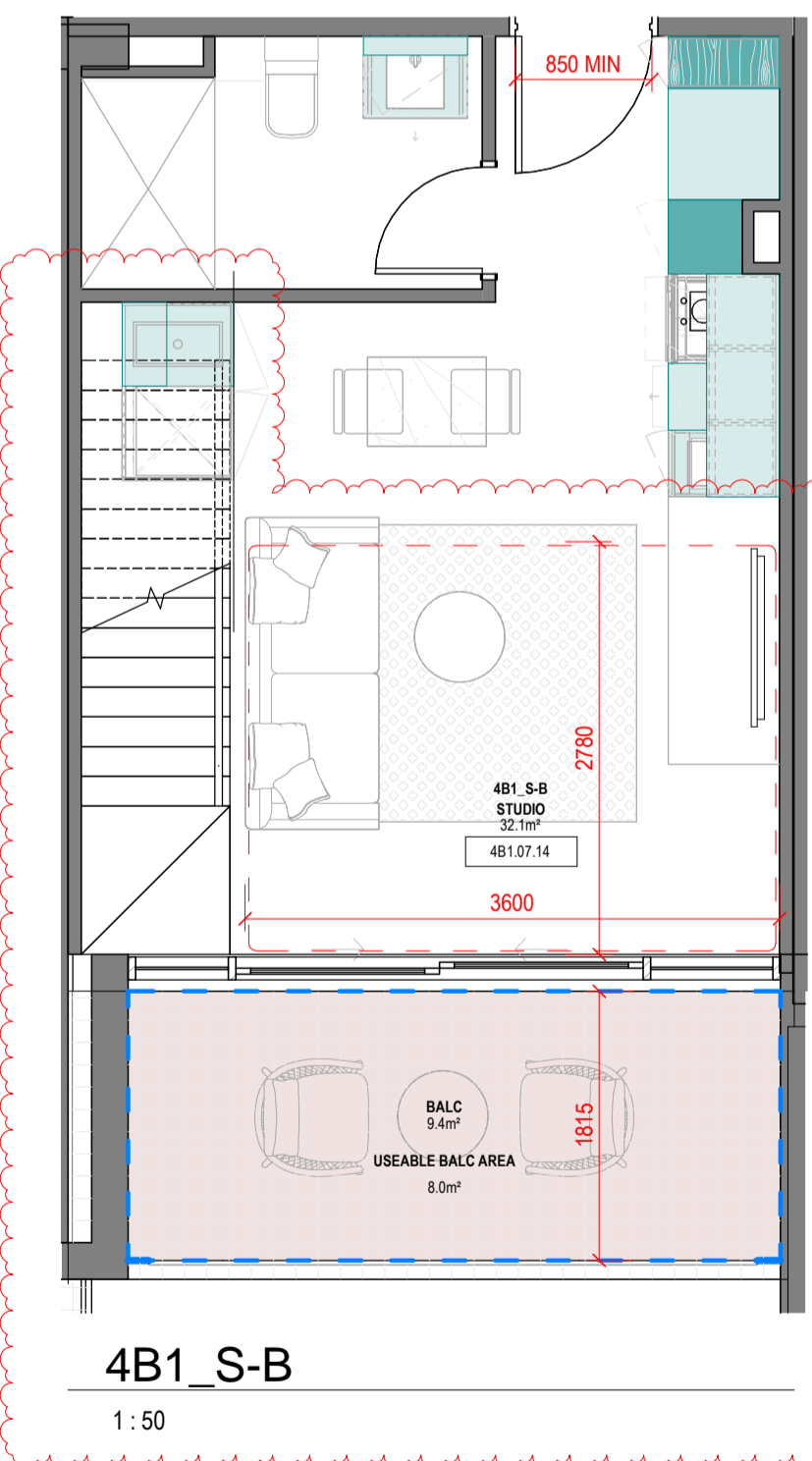


4B1\_S-A

1:50

**SUMMARY:**

No. OF APARTMENTS: 43  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 9.2m<sup>2</sup>

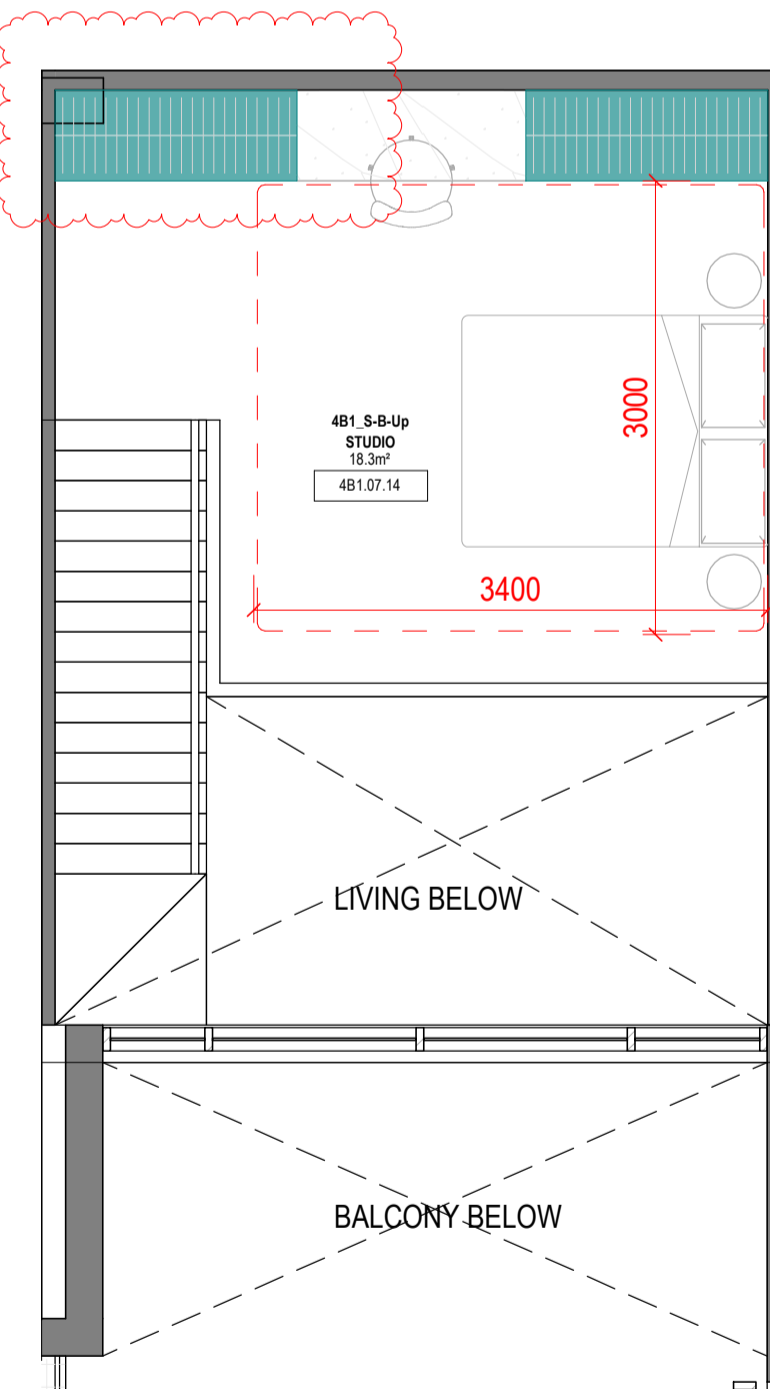


4B1\_S-B

1:50

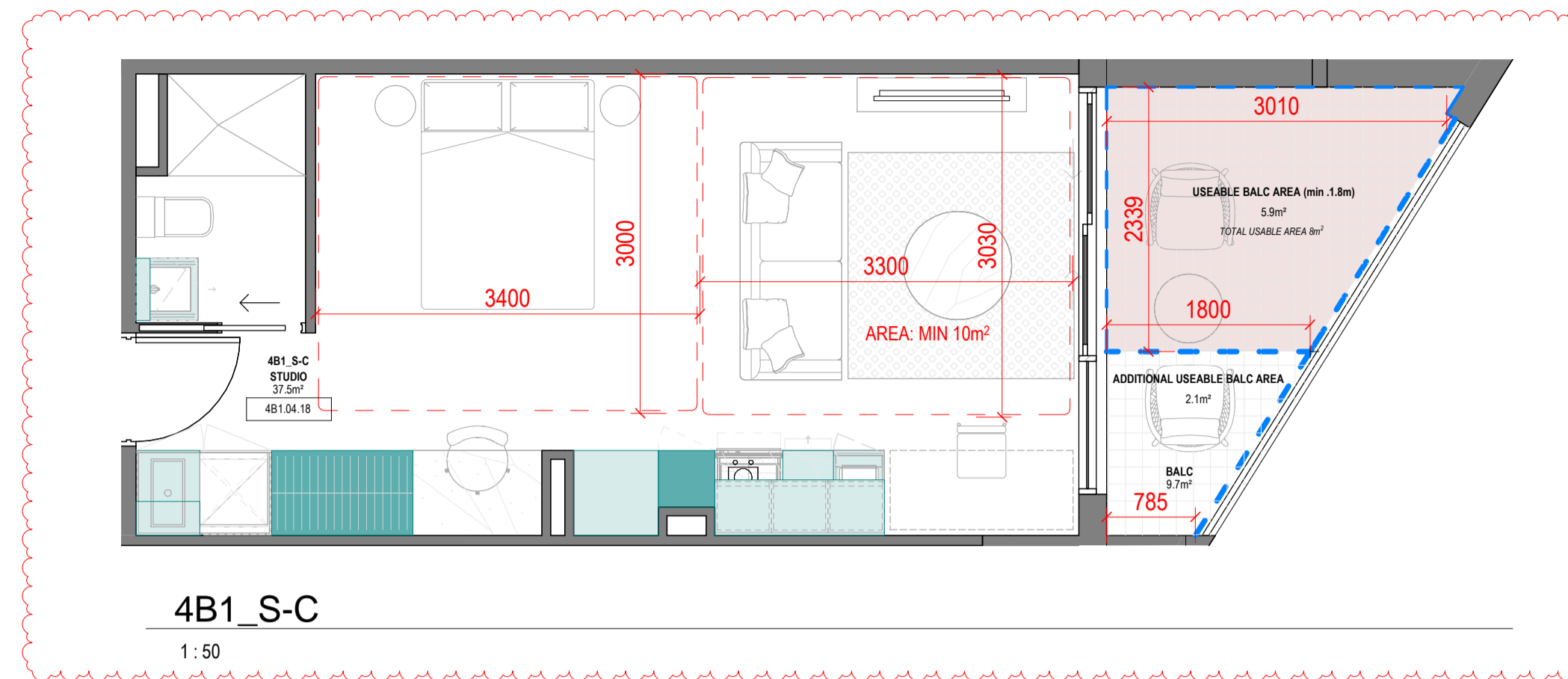
**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m<sup>2</sup>



4B1\_S-B-Up

1:50

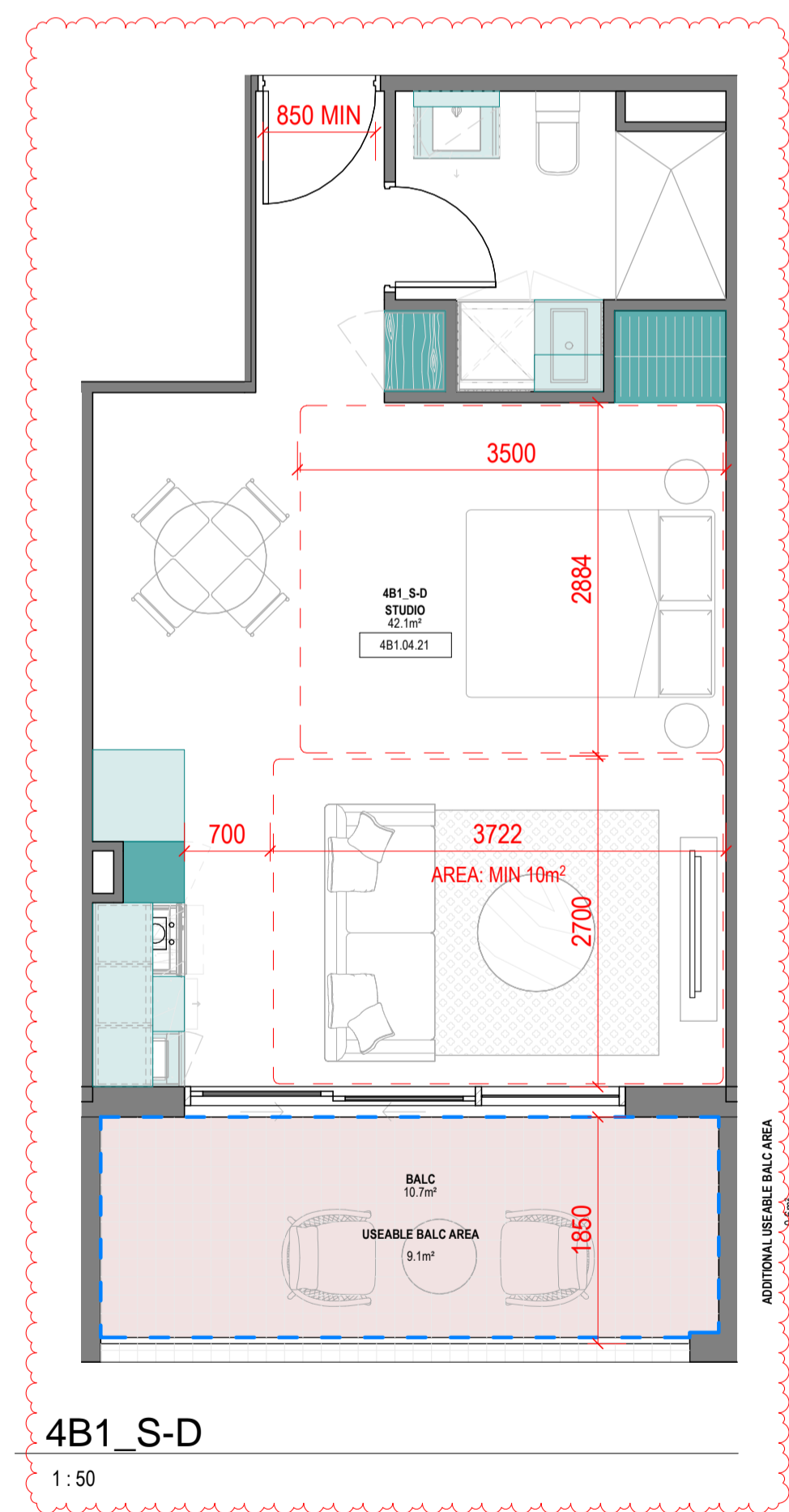


4B1\_S-C

1:50

**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m<sup>2</sup>



4B1\_S-D

1:50

**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 9.1m<sup>2</sup>

Storage - 4B1_S-A			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_S-A	5.40 m <sup>3</sup>	10
4B1_S-A	10	5.40 m <sup>3</sup>	10

Storage - 4B1_S-B			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_S-B	8.41 m <sup>3</sup>	12
4B1_S-B	12	8.41 m <sup>3</sup>	12

Storage - 4B1_S-C			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_S-C	5.35 m <sup>3</sup>	10
4B1_S-C	10	5.35 m <sup>3</sup>	10

Storage - 4B1_S-D			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_S-D	5.61 m <sup>3</sup>	11
4B1_S-D	11	5.61 m <sup>3</sup>	11

4B1_APT TYPE ADAPTABLE		
Unit_Type	BADS Adaptable	Count

4B1_1B-A	Yes	18
4B1_1B-B	Yes	3
4B1_1B-E	Yes	3
4B1_1B-G	Yes	18
4B1_1B-H	Yes	3
4B1_1B-I	Yes	3
4B1_1B-L	Yes	4
4B1_1B-M	Yes	2
4B1_1B-N	Yes	4
4B1_2B-A	Yes	18
4B1_2B-G	Yes	7
4B1_2B-I	Yes	4
4B1_2B-J	Yes	4
4B1_2B-K	Yes	4
4B1_2B-L	Yes	4
4B1_3B-B	Yes	14
4B1_3B-C	Yes	3
4B1_S-A	Yes	43
Grand total:		159

4B1_APT TYPE CROSS VENTILATION		
Unit_Type	BADS Cross Ventilation	Count

4B1_1B-A	Yes	18
4B1_1B-J	Yes	4
4B1_2B-A	Yes	18
4B1_2B-C	Yes	3
4B1_2B-D	Yes	3
4B1_2B-E	Yes	18
4B1_2B-G	Yes	7
4B1_2B-H	Yes	3
4B1_2B-K	Yes	4
4B1_2B-L	Yes	4
4B1_3B-A	Yes	2
4B1_3B-B	Yes	14
4B1_3B-C	Yes	3
Grand total:		101

4B1_APT TOTAL STORAGE SATISFIED WITH INT ONLY		
Unit_Type	BADS Total Storage Satisfied	Count

4B1_2B-C	Yes	3
4B1_2B-L	Yes	4
Grand total:		7

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**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Area calculations based on Method of Measurement: Residential from PCA. Balcony areas measured to external face of the dominant portion of the balustrades and containing side walls. Except where stated as 'Usable area' = to internal face of balustrades and walls.

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

AsheMorgan  
**Warren and Mahoney Living Australia Pty Ltd**  
 Level 3, 380 Collins Street  
 Melbourne VIC 3000  
 Australia  
 Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - STUDIO TYPES**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale	1:50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**      **Revision**

**A100.001**      **(B)**

Revisions

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Notes

\*\* Indicates privacy screen - Max 25% openings and minimum 1.7 high from FFL

\*\*\* Indicates fixed obscured glazing minimum 1.7m high from FFL

# Indicates full height angled shroud to avoid overlooking

Area calculations based on Method of Measurement: Residential from PCA.

Balconies on General arrangement floorplans measured to external face of the dominant portion of the balustrades. Refer to apartment types for Usable balcony areas clear of obstruction.

Consultants

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HIP V HYPE ESD Engineer

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- AsheMorgan
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Project Title

9860\_District Living Residential Development

Drawing Title

4B1 - 1 BEDROOM TYPES 01

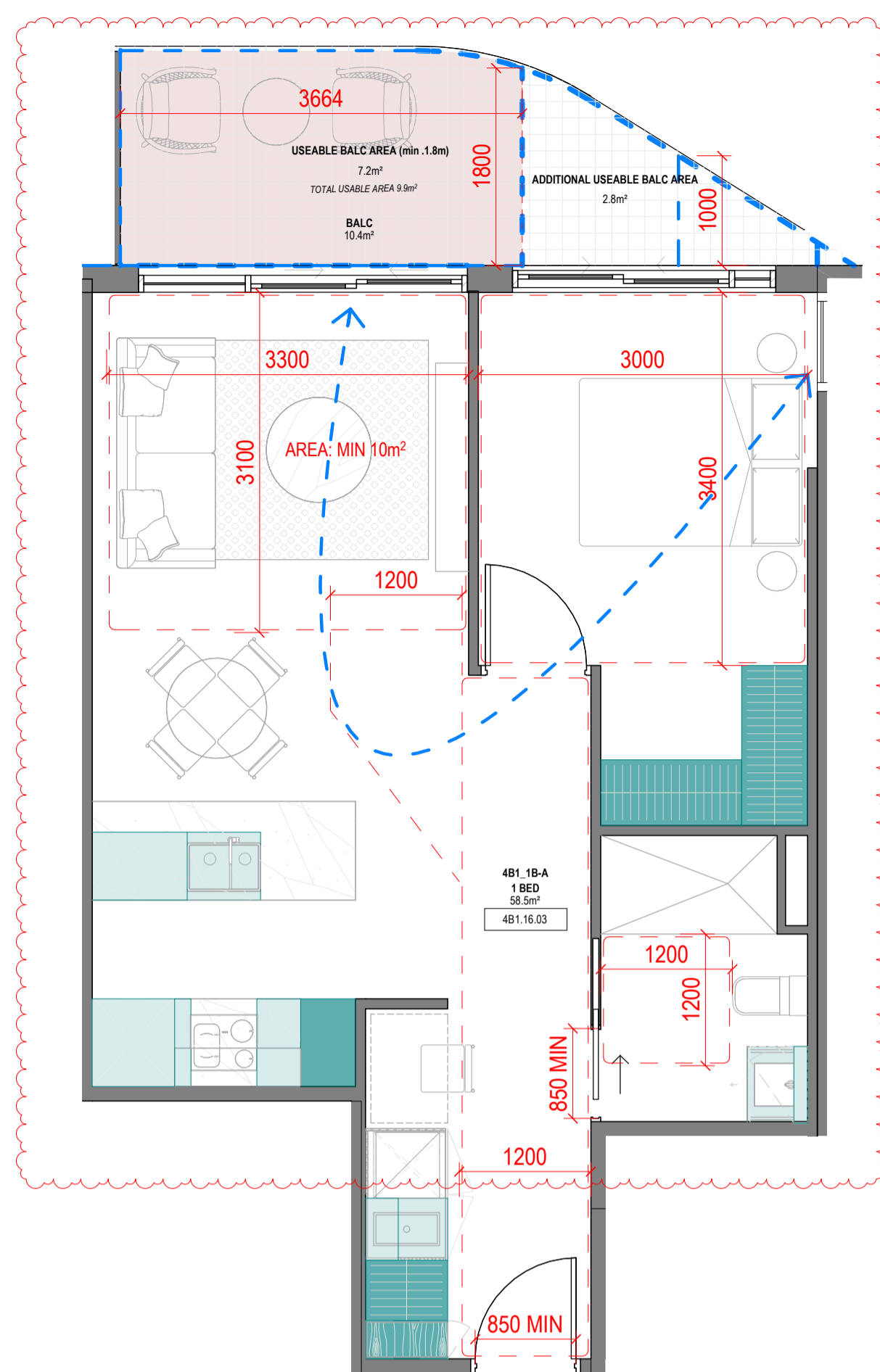
Drawing Status

TOWN PLANNING

Drawing Details

Scale	1 : 50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A100.002	(B)

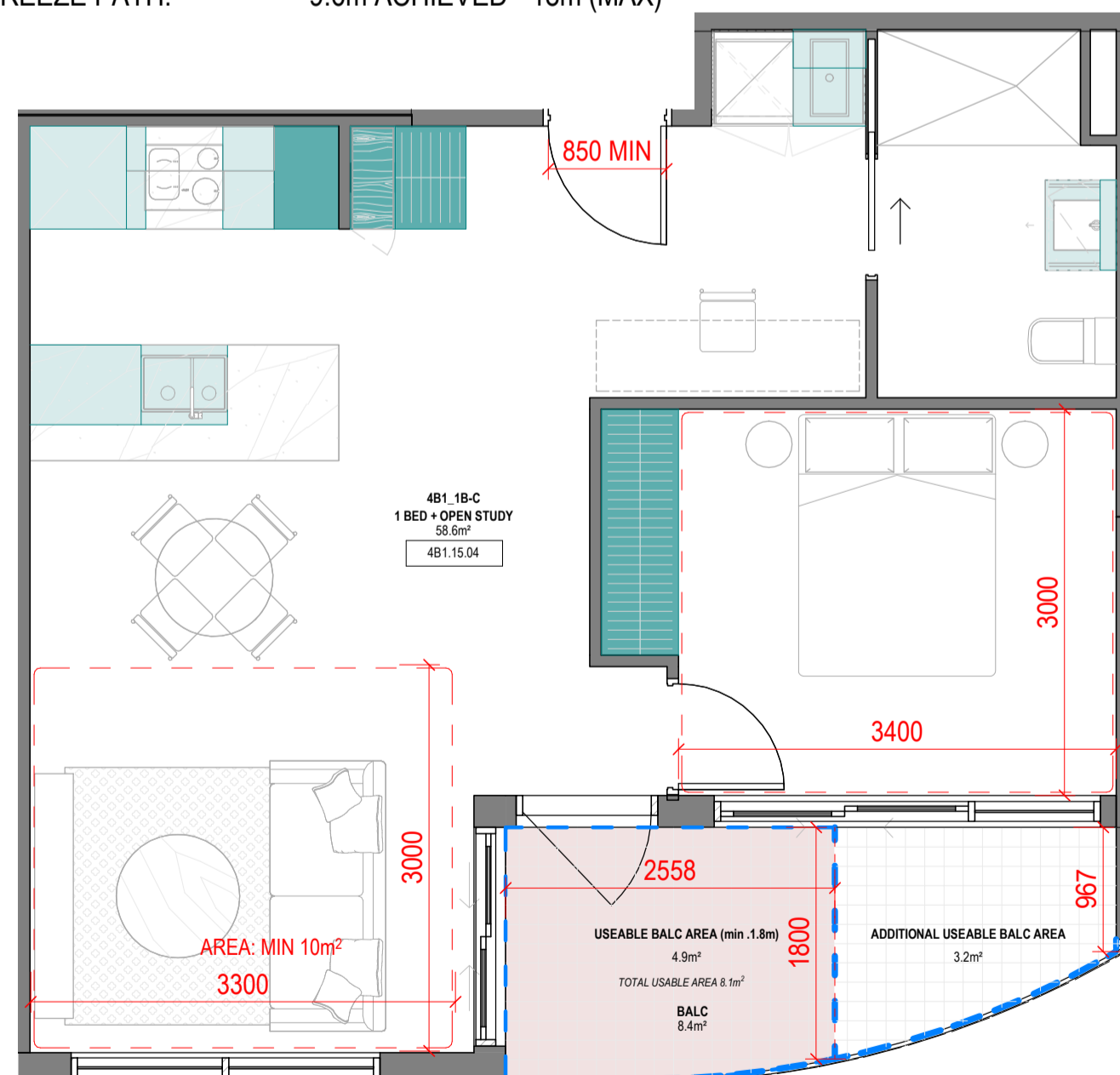


4B1\_1B-A

1 : 50

SUMMARY:

No. OF APARTMENTS: 18 **15 CROSS VENTILATED APARTMENTS LEVELS 1-15**  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: YES  
 TOTAL USABLE BALCONY AREA: 9.9m²  
 BREEZE PATH: 9.6m ACHIEVED - 18m (MAX)

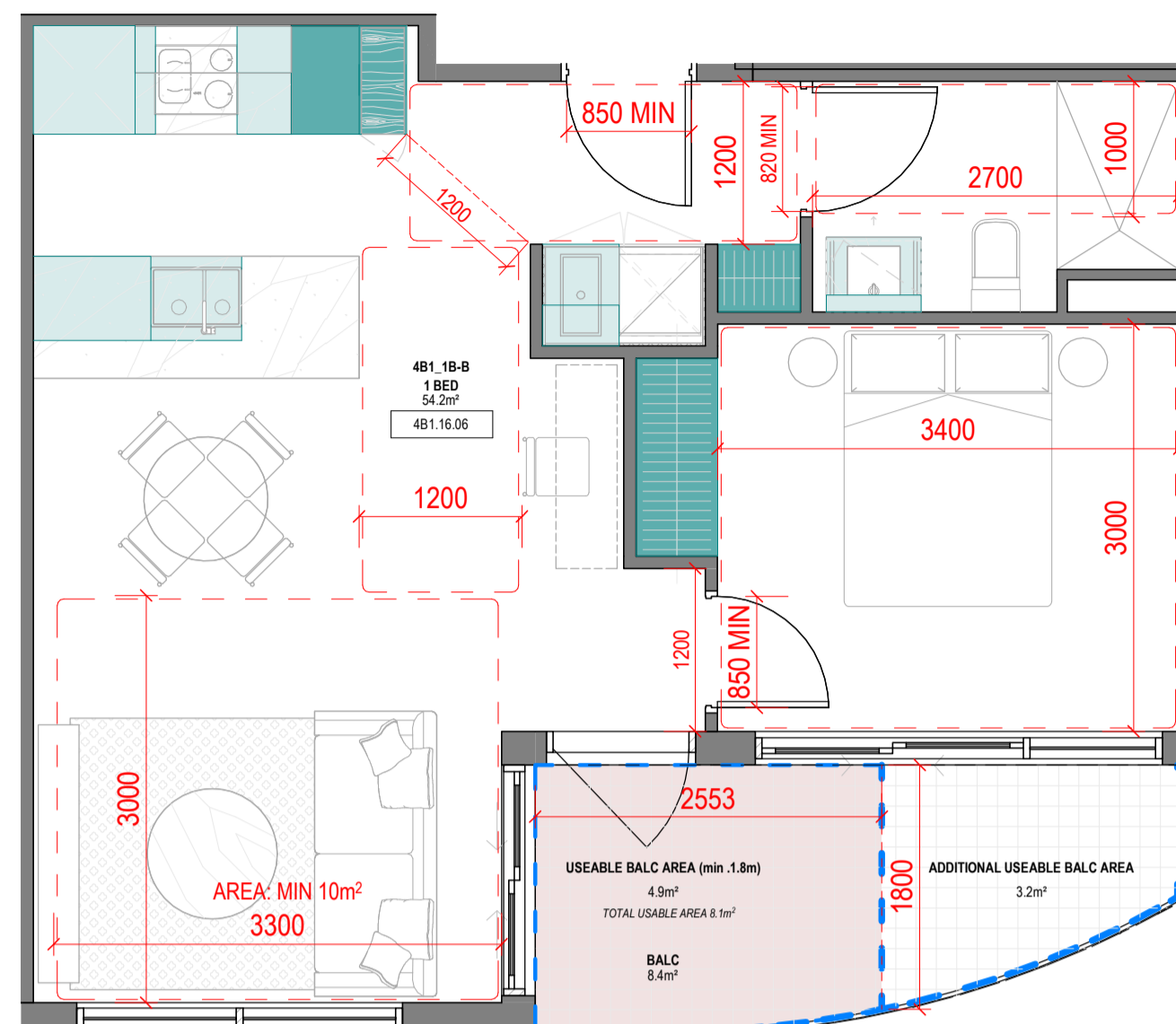


4B1\_1B-C

1 : 50

SUMMARY:

No. OF APARTMENTS: 15  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.1m²

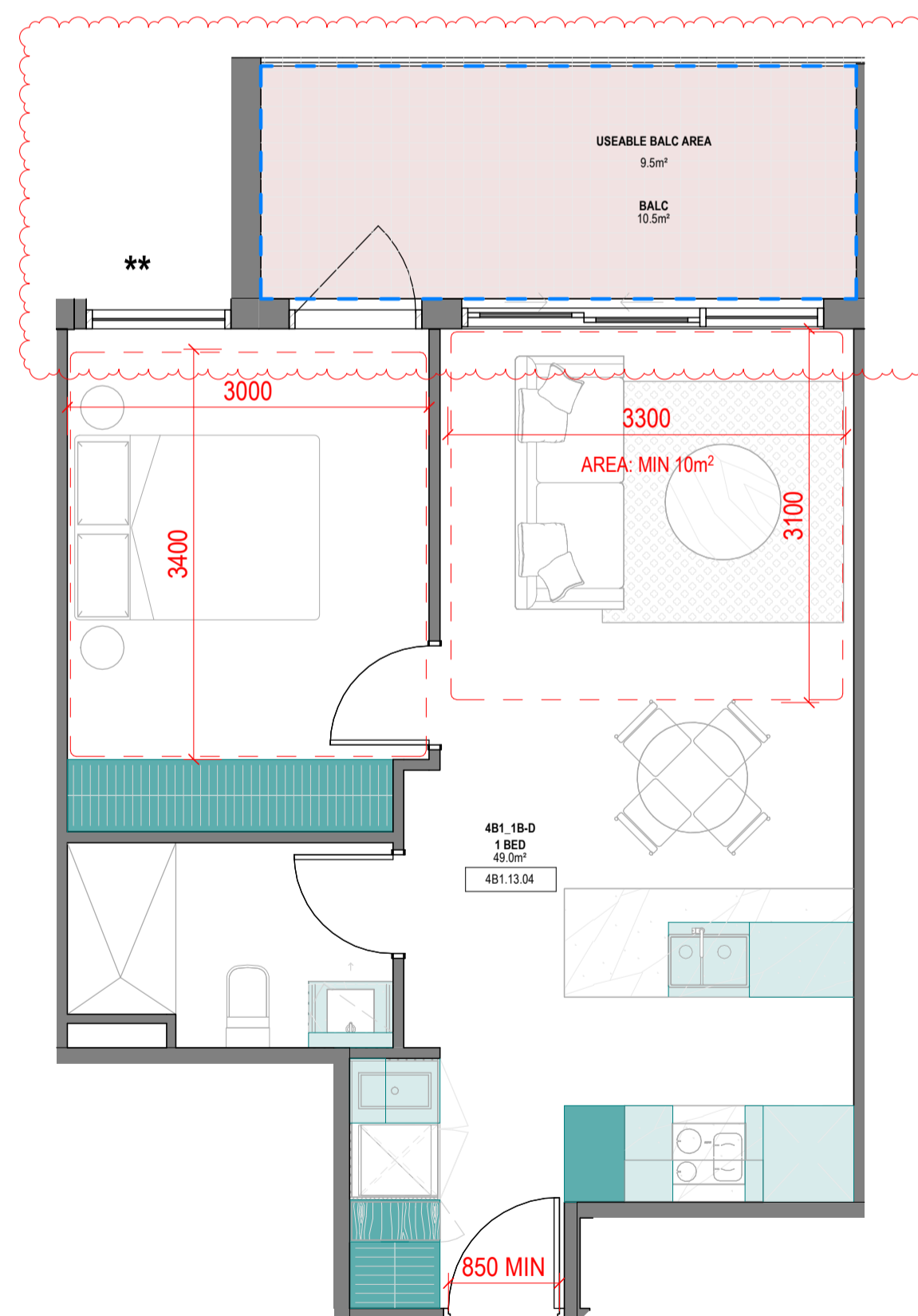


4B1\_1B-B

1 : 50

SUMMARY:

No. OF APARTMENTS: 3  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.1m²

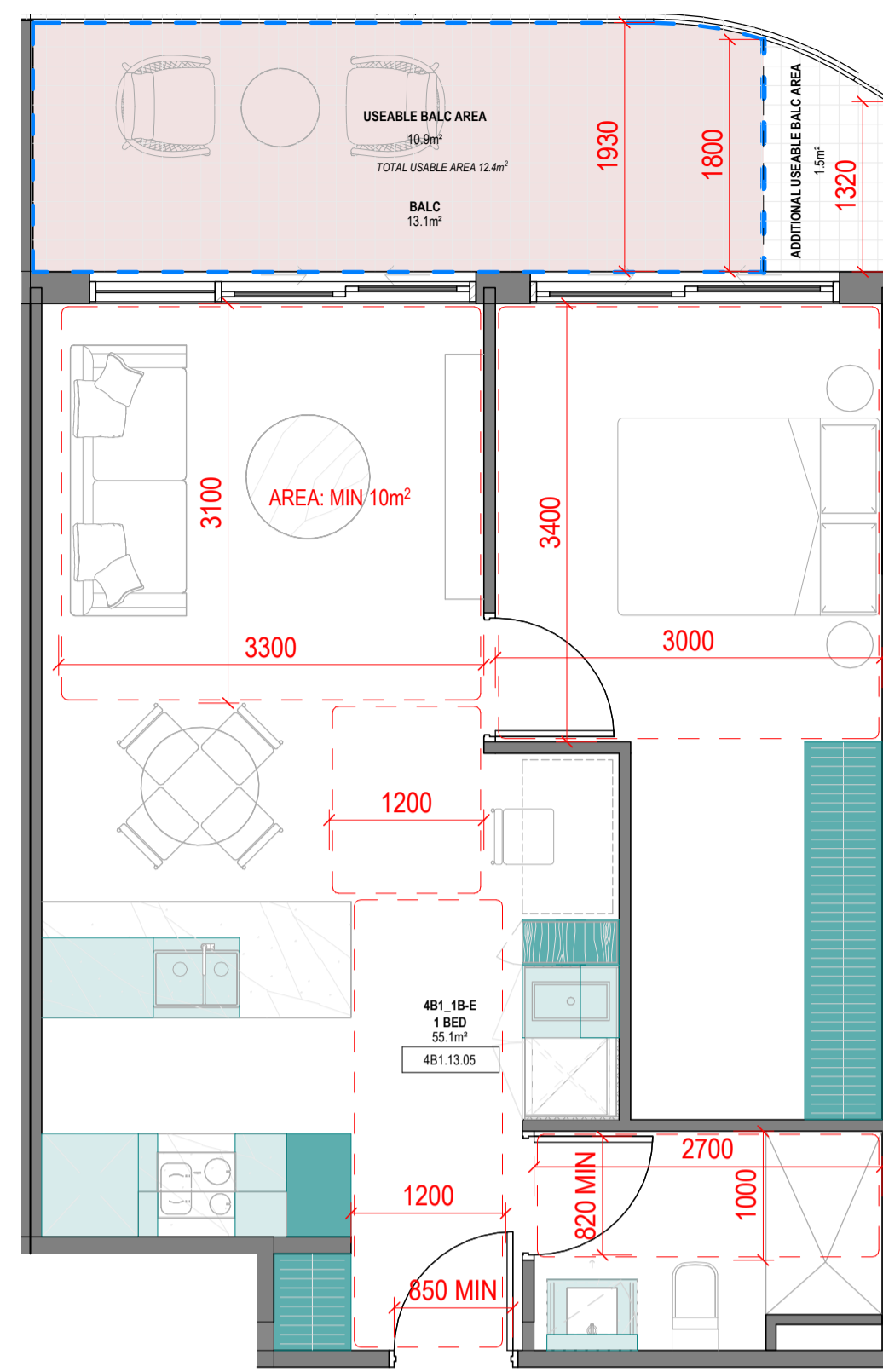


4B1\_1B-D

1 : 50

SUMMARY:

No. OF APARTMENTS: 14  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 9.5m²

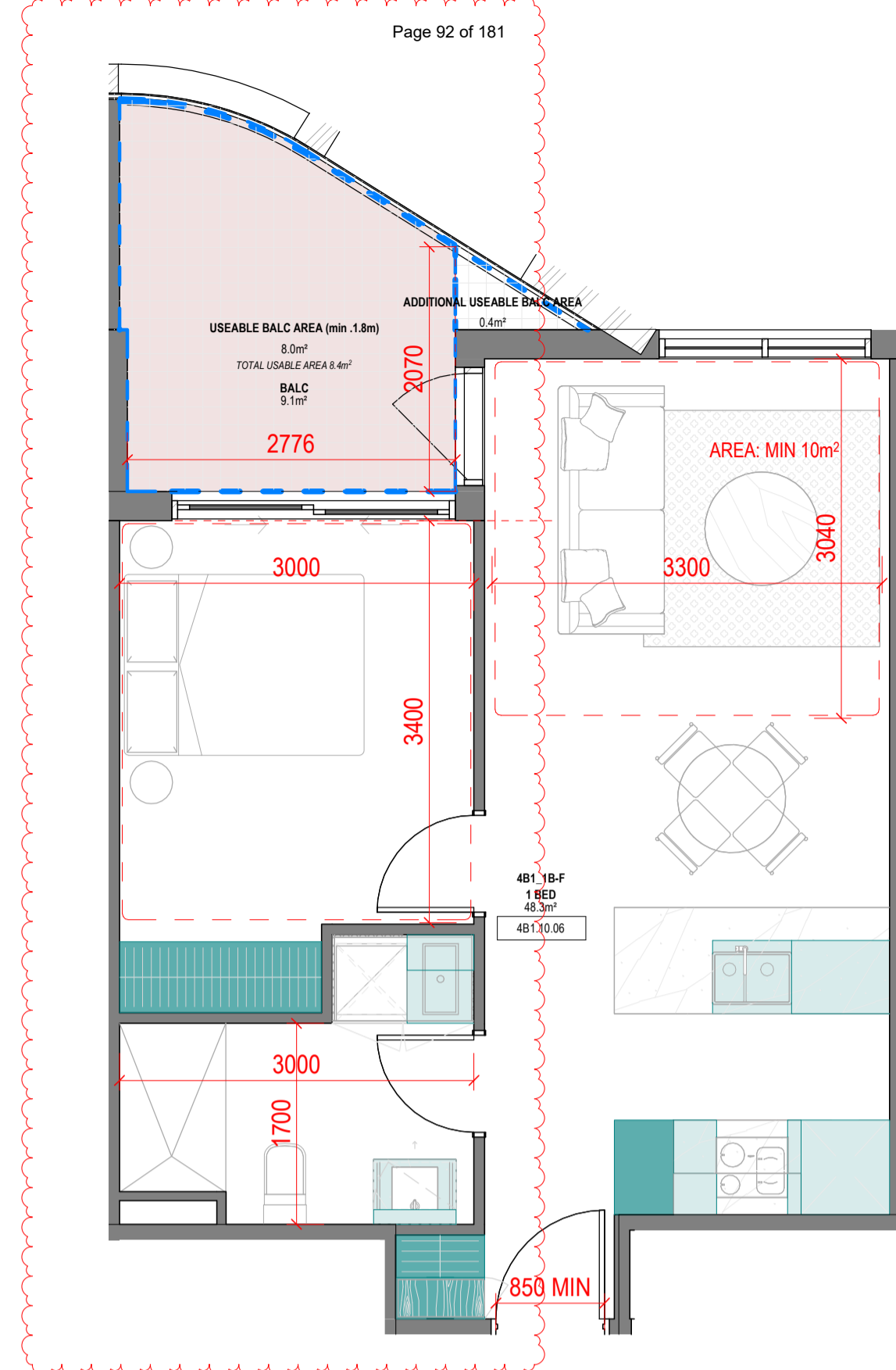


4B1\_1B-E

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 12.4m<sup>2</sup>

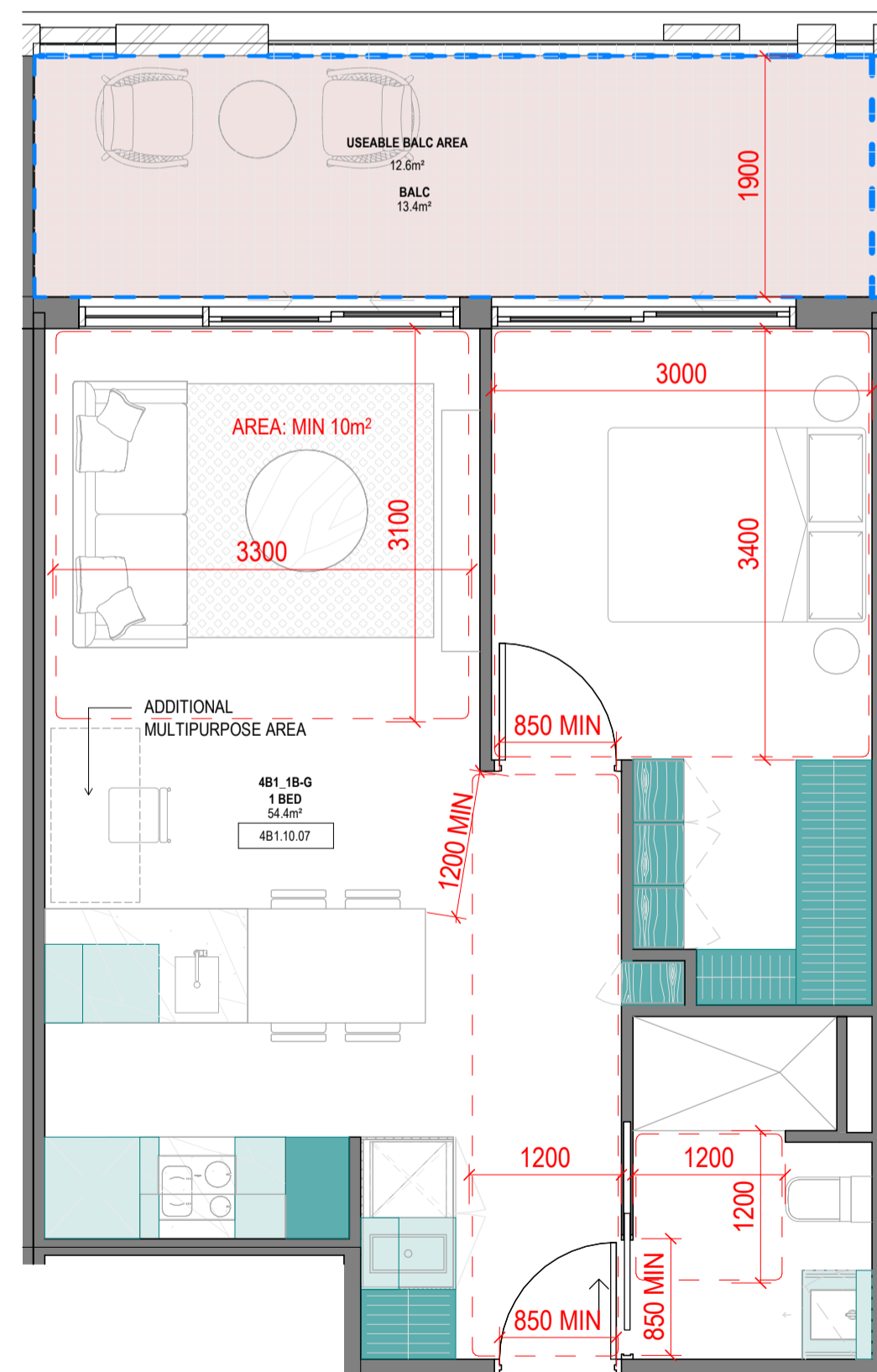


4B1\_1B-F

1:50

**SUMMARY:**

No. OF APARTMENTS: 11  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.4m<sup>2</sup>

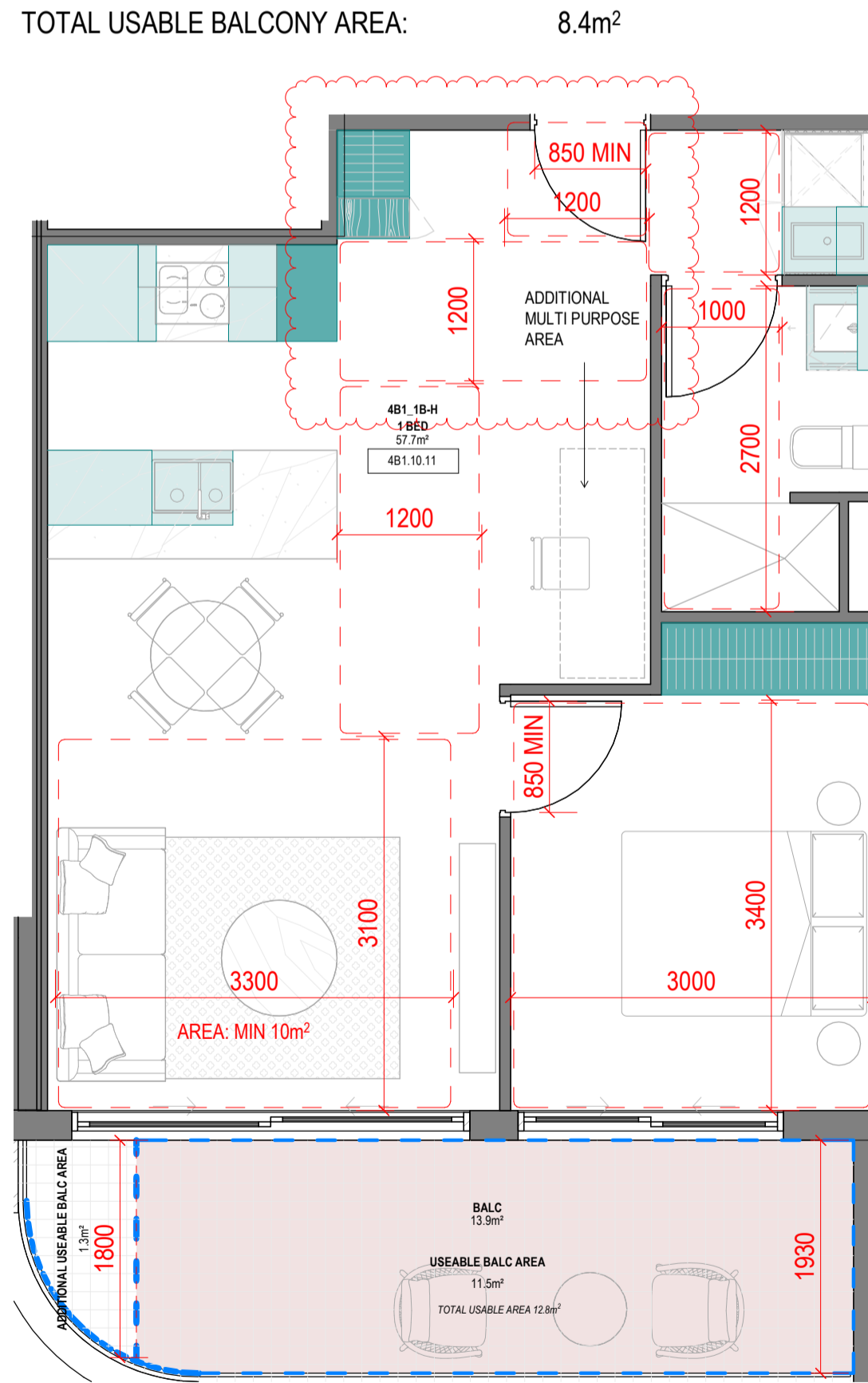


4B1\_1B-G

1:50

**SUMMARY:**

No. OF APARTMENTS: 18  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 12.6m<sup>2</sup>



4B1\_1B-H

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 12.8m<sup>2</sup>

Storage - 4B1\_1B-E

LEVEL	UNIT	VOLUME	Count
<varies>	4B1_1B-E	9.09 m <sup>3</sup>	15
4B1_1B-E: 15		9.09 m <sup>3</sup>	15

Storage - 4B1\_1B-F

LEVEL	UNIT	VOLUME	Count
<varies>	4B1_1B-F	7.03 m <sup>3</sup>	17
4B1_1B-F: 17		7.03 m <sup>3</sup>	17

Storage - 4B1\_1B-G

LEVEL	UNIT	VOLUME	Count
<varies>	4B1_1B-G	9.33 m <sup>3</sup>	19
4B1_1B-G: 19		9.33 m <sup>3</sup>	19

Storage - 4B1\_1B-H

LEVEL	UNIT	VOLUME	Count
<varies>	4B1_1B-H	9.60 m <sup>3</sup>	19
4B1_1B-H: 19		9.60 m <sup>3</sup>	19

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Australia Living Pty Ltd.

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**  
 9860\_District Living  
 Residential  
 Development

**Drawing Title**

4B1 - 1 BEDROOM  
 TYPES 02

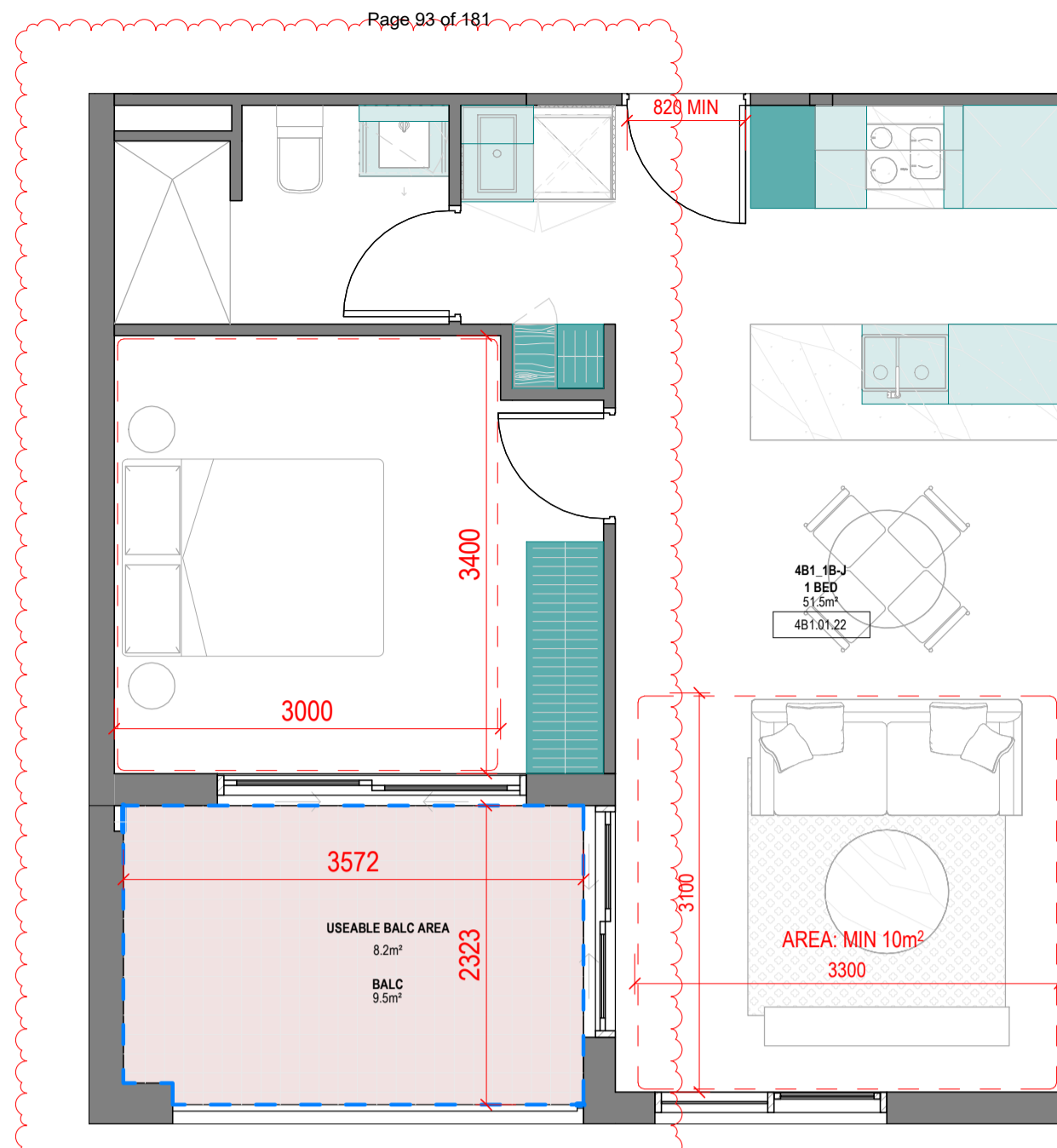
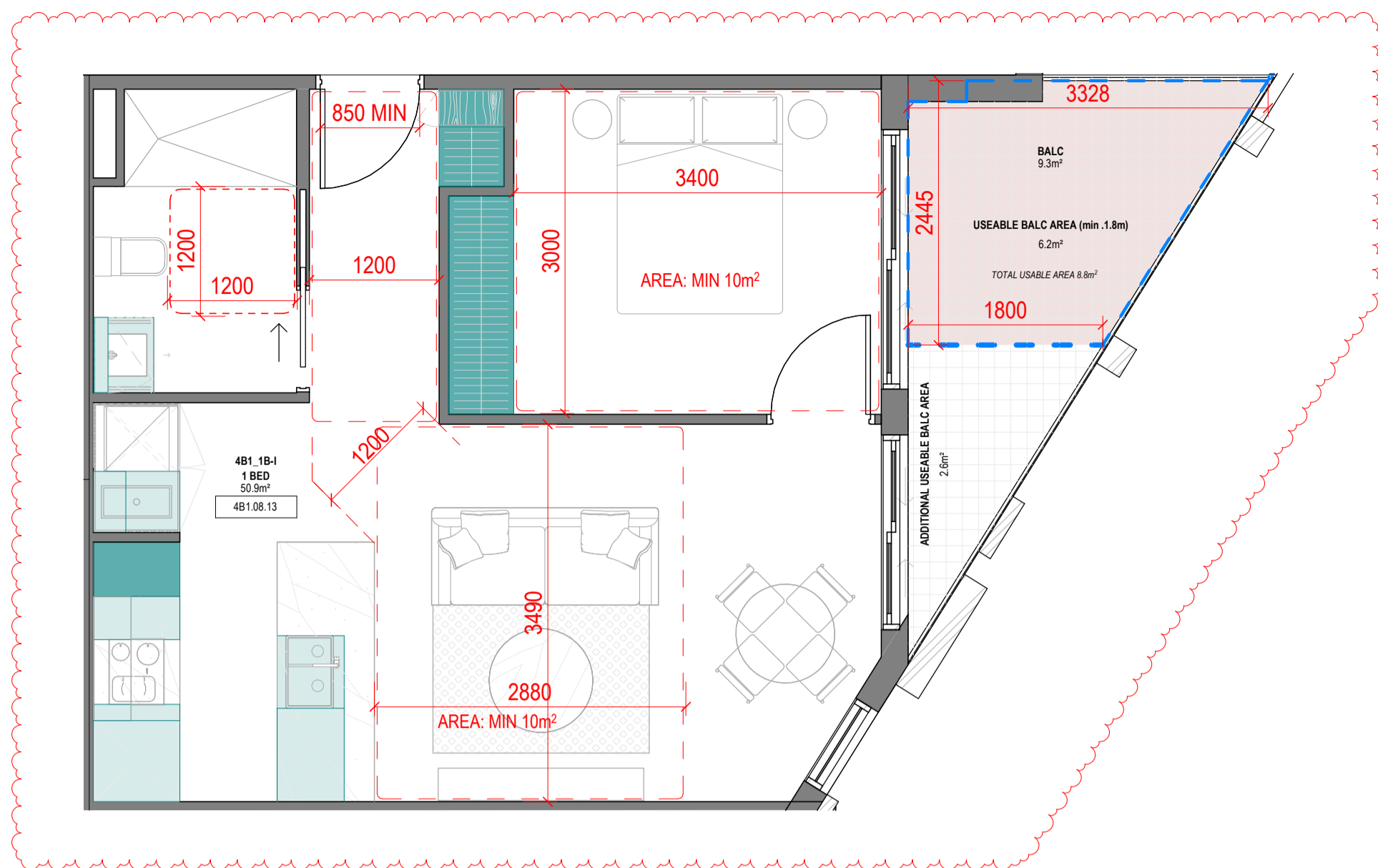
**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1: 50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No** A100.003  
**Revision** (B)



Storage - 4B1\_1B-I

LEVEL	UNIT	VOLUME	Count
varies	4B1_1B-I	7.36 m <sup>3</sup>	15
4B1_1B-I: 15		7.36 m <sup>3</sup>	15

Storage - 4B1\_1B-J

LEVEL	UNIT	VOLUME	Count
varies	4B1_1B-J	9.98 m <sup>3</sup>	19
4B1_1B-J: 19		9.98 m <sup>3</sup>	19

Storage - 4B1\_1B-J\_B

LEVEL	UNIT	VOLUME	Count
varies	4B1_1B-J_B	10.19 m <sup>3</sup>	19
4B1_1B-J_B: 19		10.19 m <sup>3</sup>	19

Storage - 4B1\_1B-K

LEVEL	UNIT	VOLUME	Count
varies	4B1_1B-K	14.23 m <sup>3</sup>	18
4B1_1B-K: 18		14.23 m <sup>3</sup>	18

Storage - 4B1\_1B-L

LEVEL	UNIT	VOLUME	Count
varies	4B1_1B-L	6.97 m <sup>3</sup>	15
4B1_1B-L: 15		6.97 m <sup>3</sup>	15

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**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

-

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Phone + 61 3 8547 6977

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 www.warrenandmahoney.com  
 Project Title

**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - 1 BEDROOM TYPES 03**

**Drawing Status**

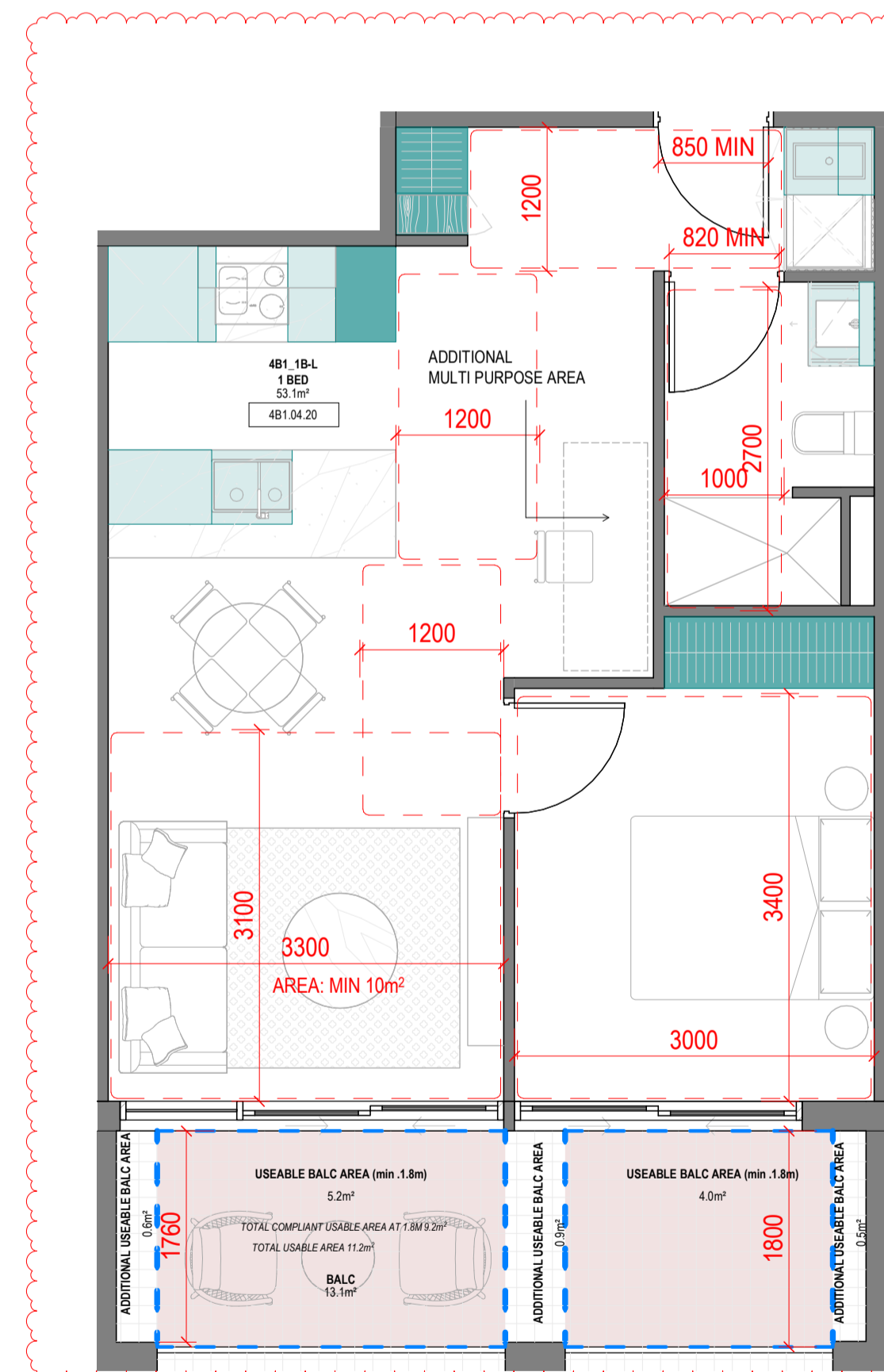
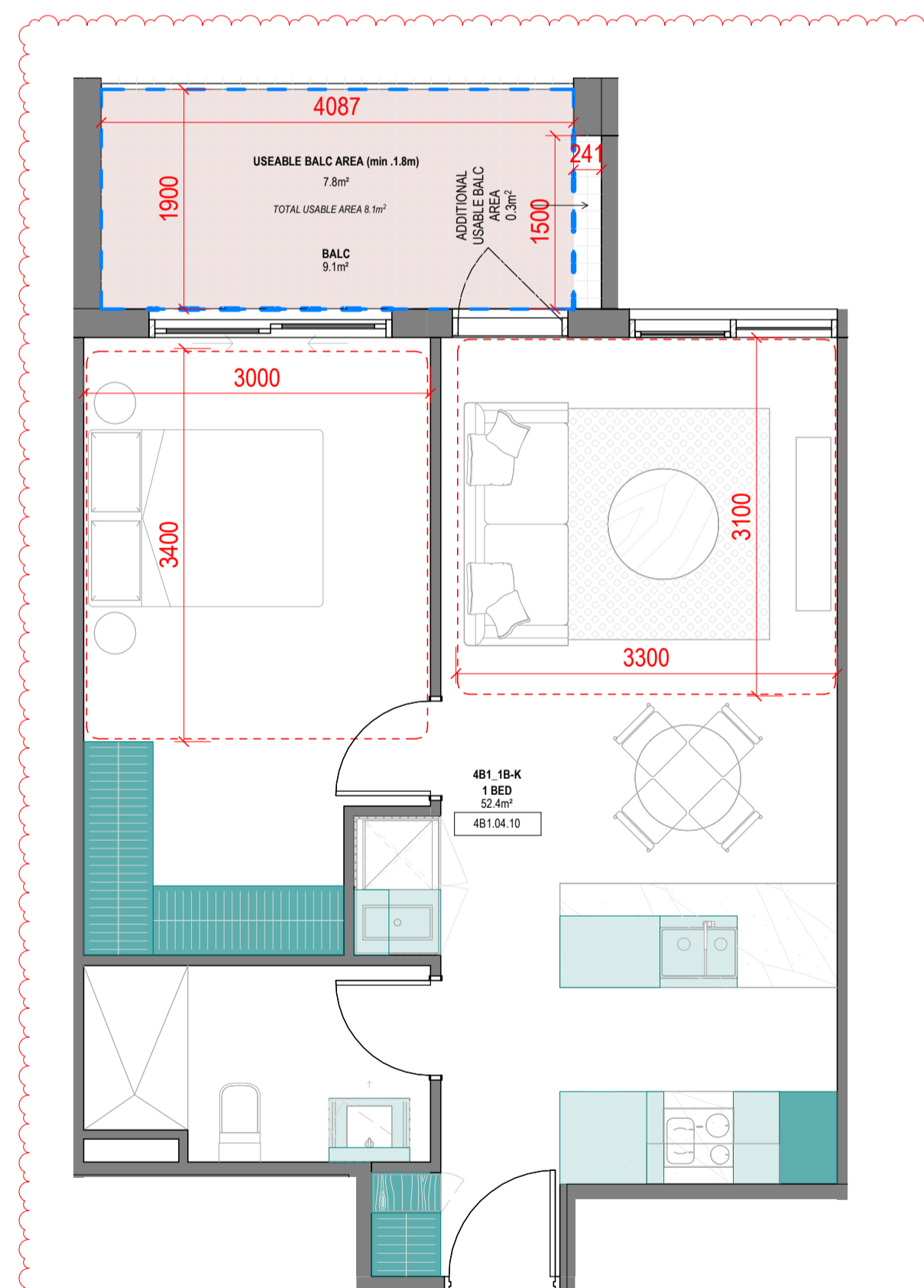
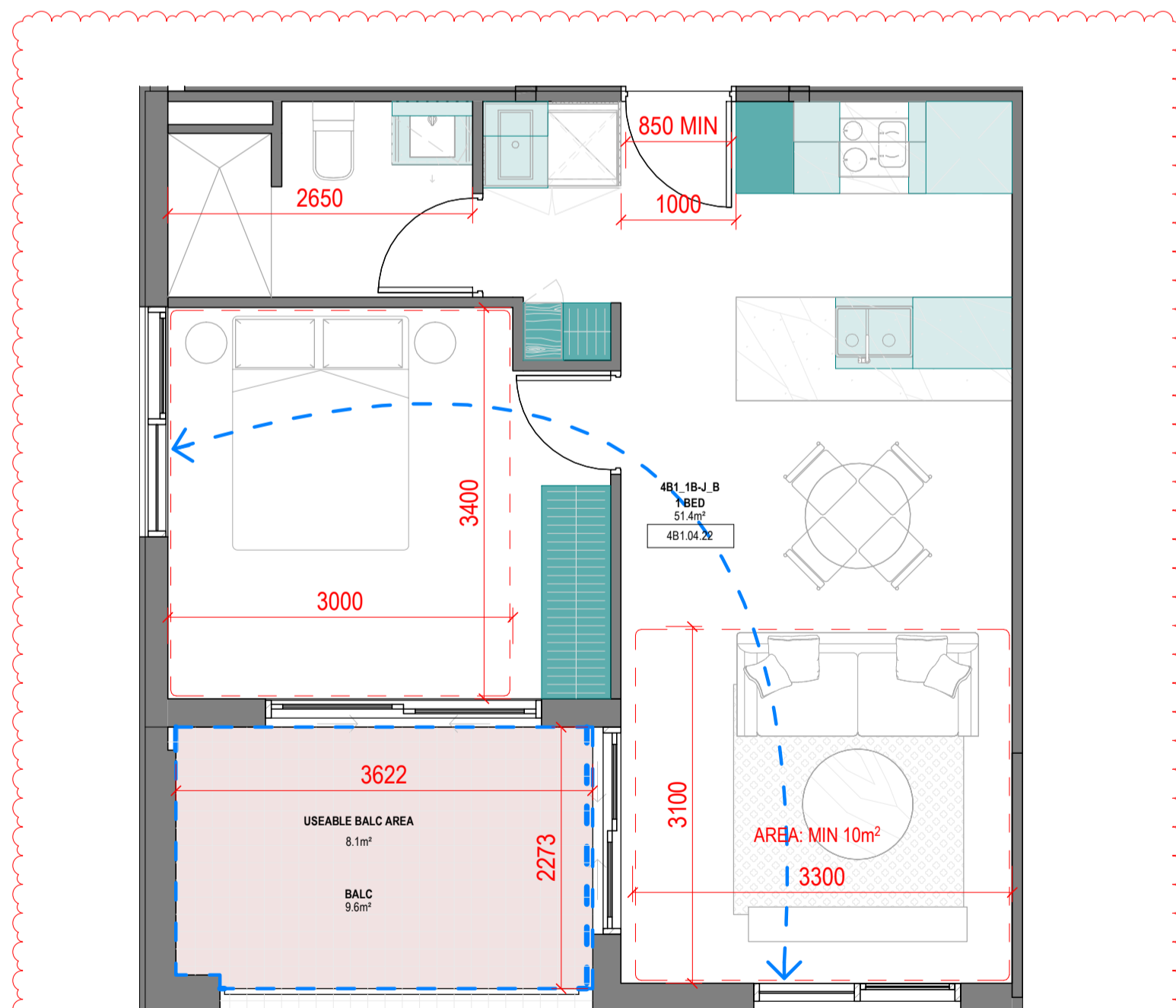
**TOWN PLANNING**

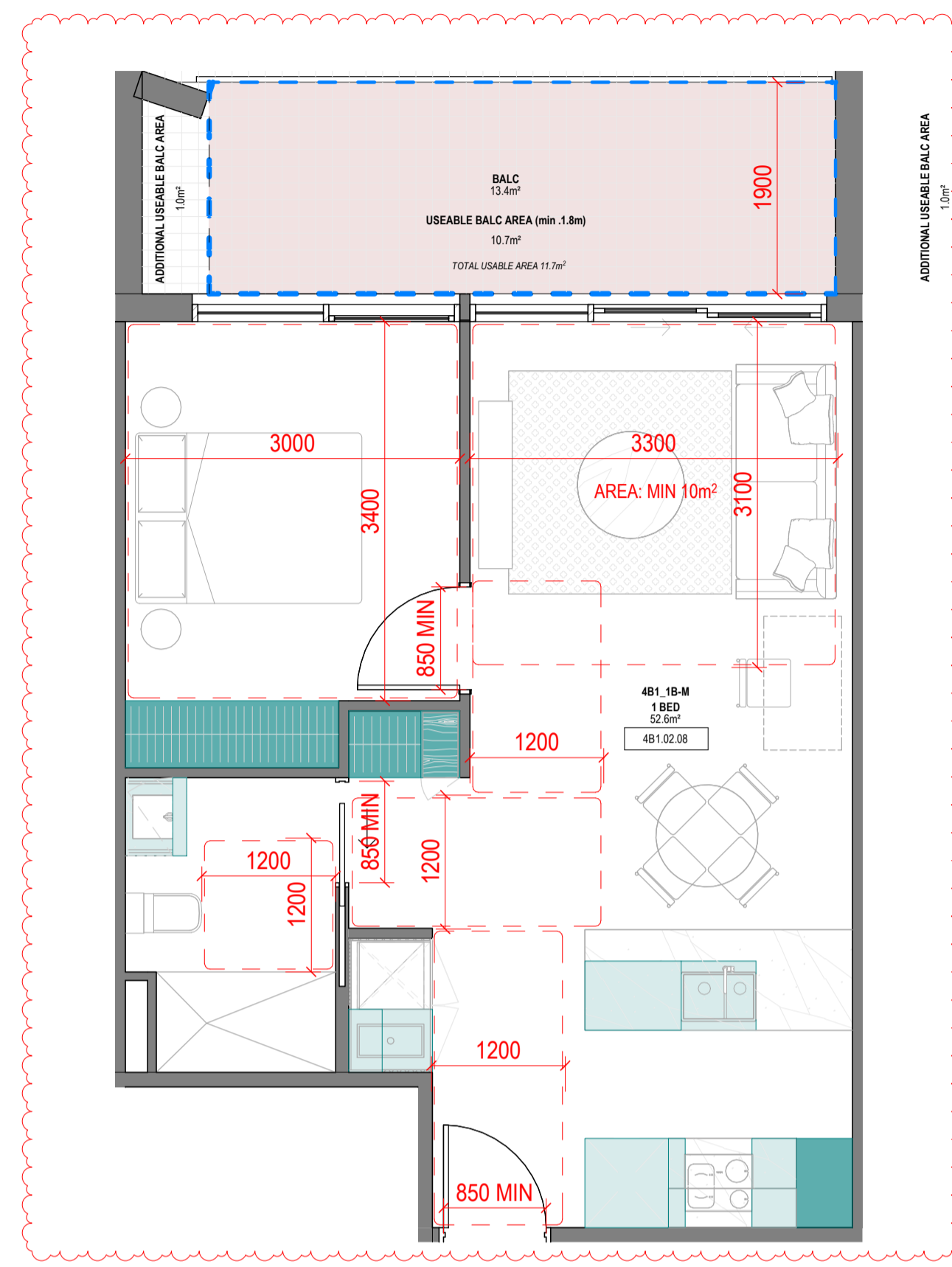
**Drawing Details**

Scale	1: 50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**      **Revision**

A100.004      (B)



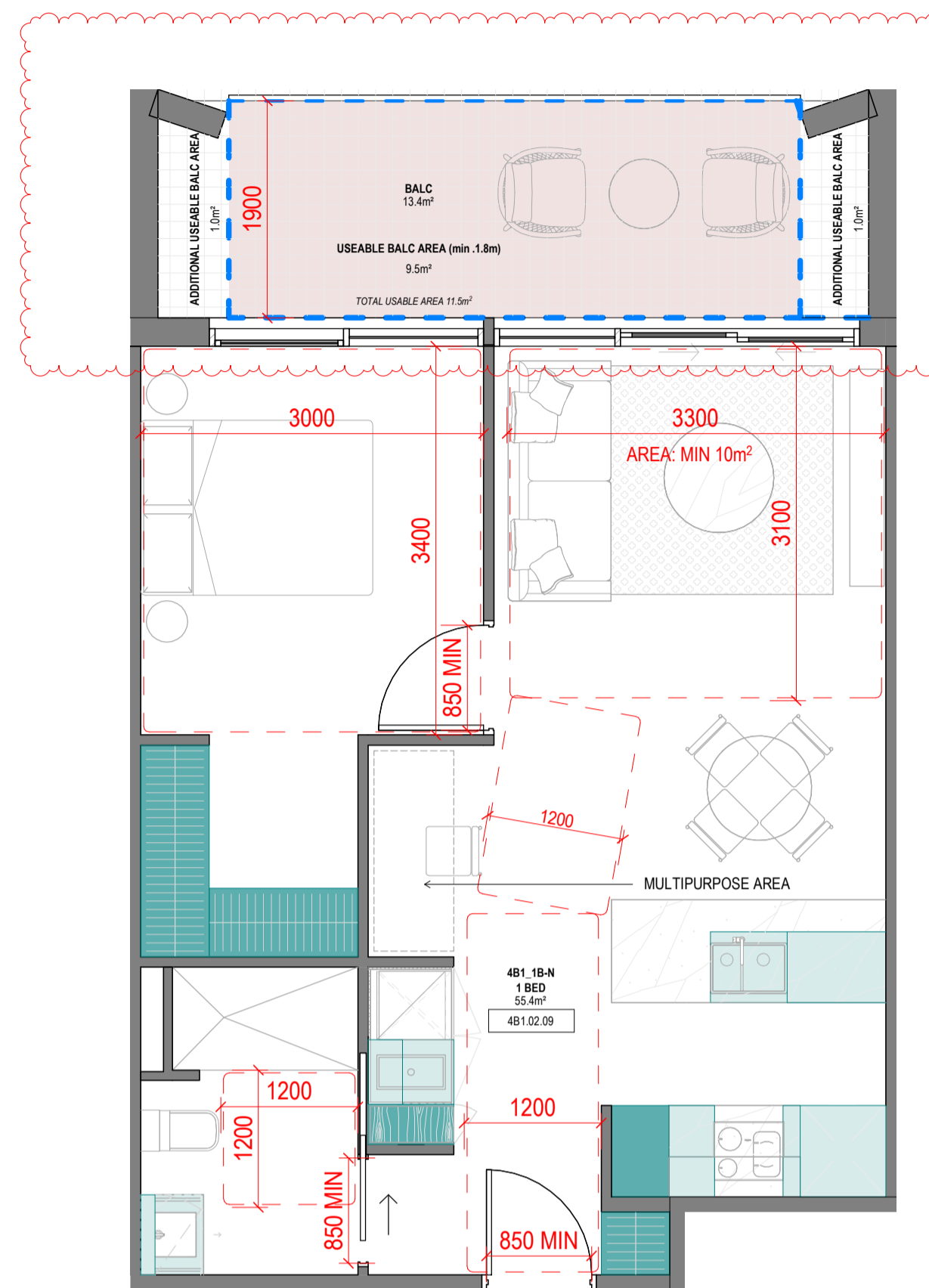


4B1\_1B-M

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 11.7m²



4B1\_1B-N

1:50

**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 11.5m²

Storage - 4B1_1B-M			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_1B-M	7.34 m³	15
	4B1_1B-M: 15	7.34 m³	15

Storage - 4B1_1B-N			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_1B-N	9.12 m³	16
	4B1_1B-N: 16	9.12 m³	16

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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- Warren and Mahoney Living Australia Pty Ltd**
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Registered Architects and Designers  
[www.warrenandmahoney.com](http://www.warrenandmahoney.com)  
 Project Title

**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - 1 BEDROOM TYPES 04**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale 1:50@ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No A100.005  
 Revision (B)

**Revisions**

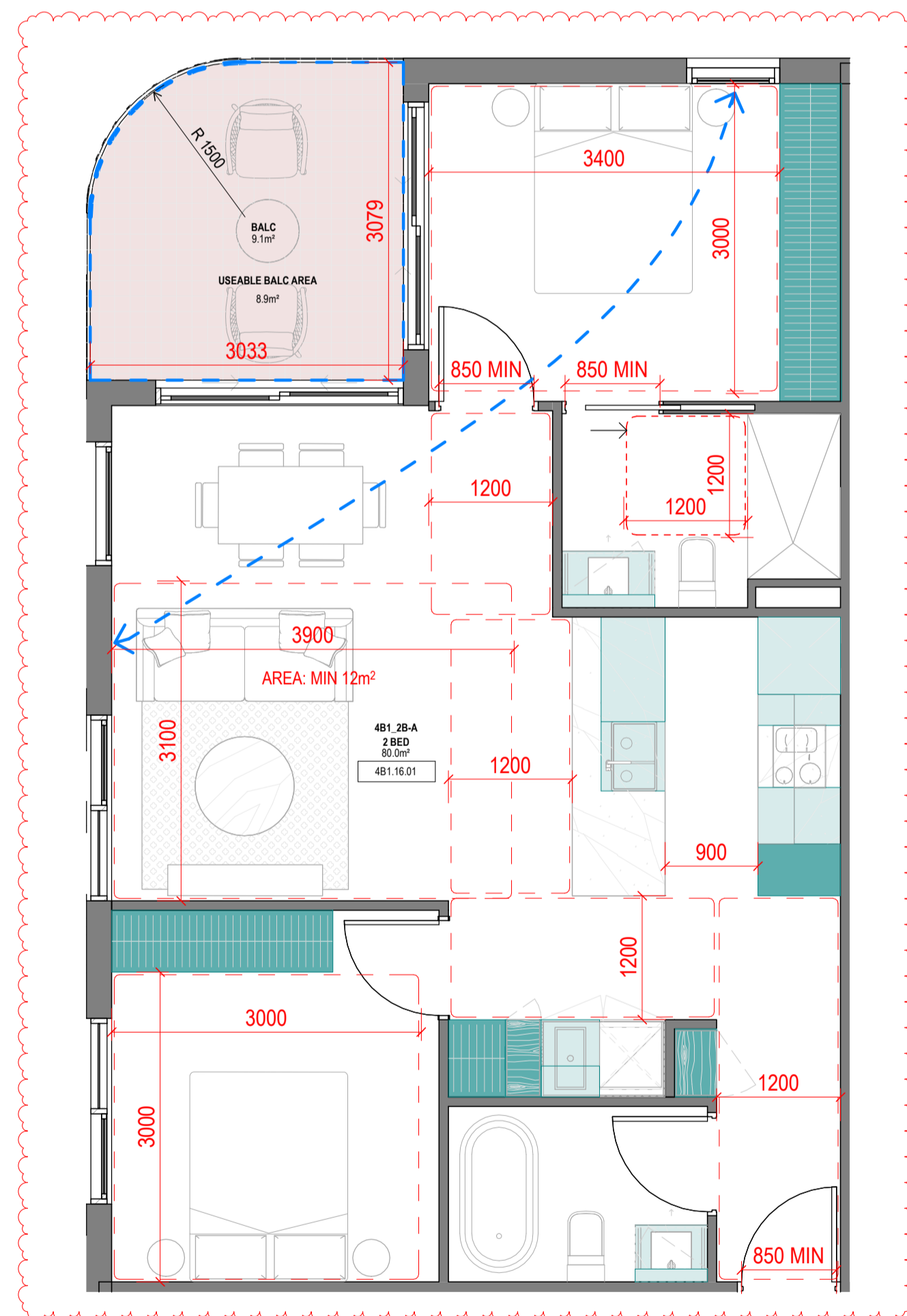
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B1_2B-A				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B1_2B-A	13.64 m³	19	
	4B1_2B-A: 19	13.64 m³	19	

Storage - 4B1_2B-B				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B1_2B-B	11.16 m³	19	
	4B1_2B-B: 19	11.16 m³	19	

Storage - 4B1_2B-C				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B1_2B-C	15.23 m³	24	
	4B1_2B-C: 24	15.23 m³	24	



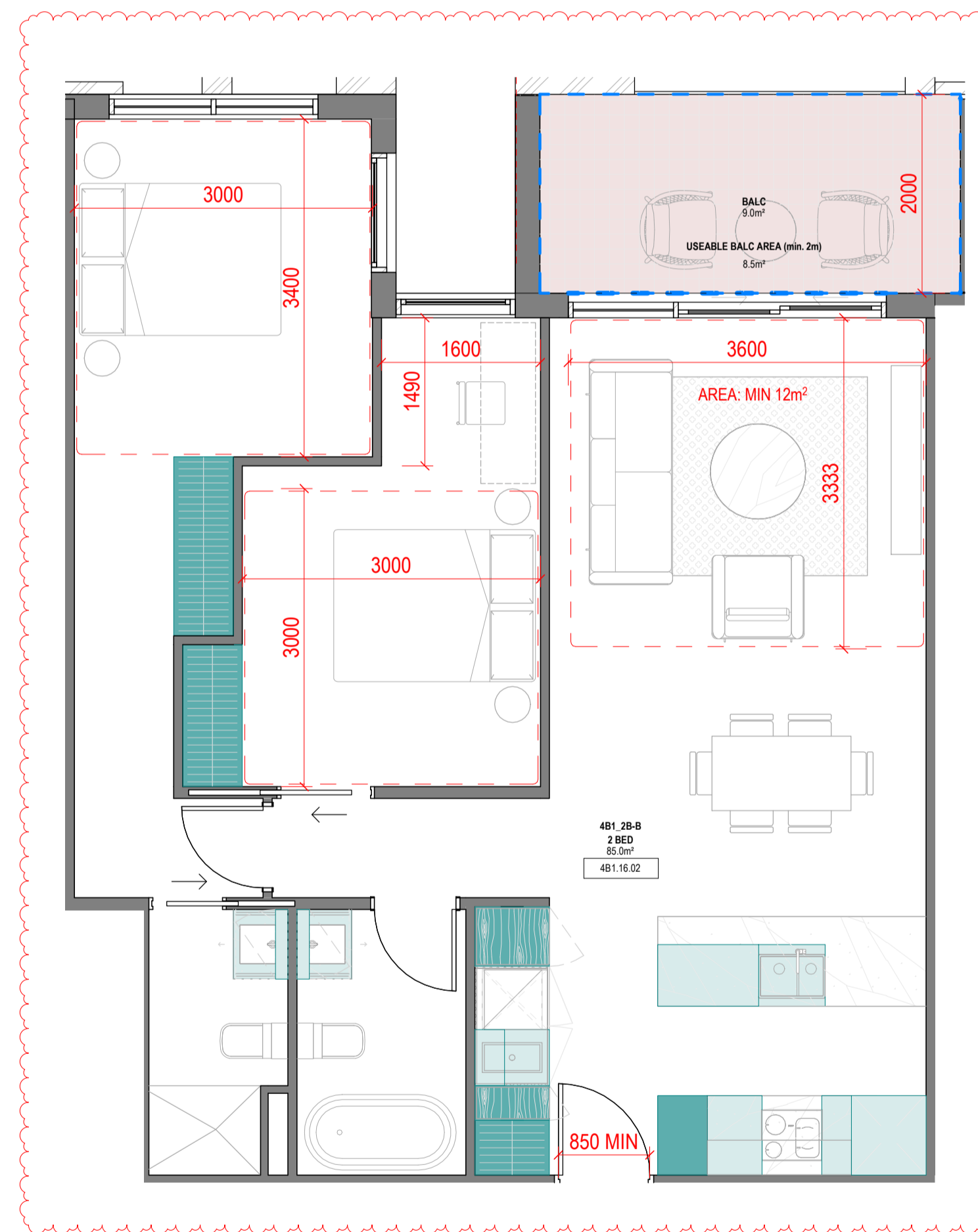
**4B1\_2B-A**

1: 50

**SUMMARY:**

No. OF APARTMENTS: 18  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 7.7m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.9m²

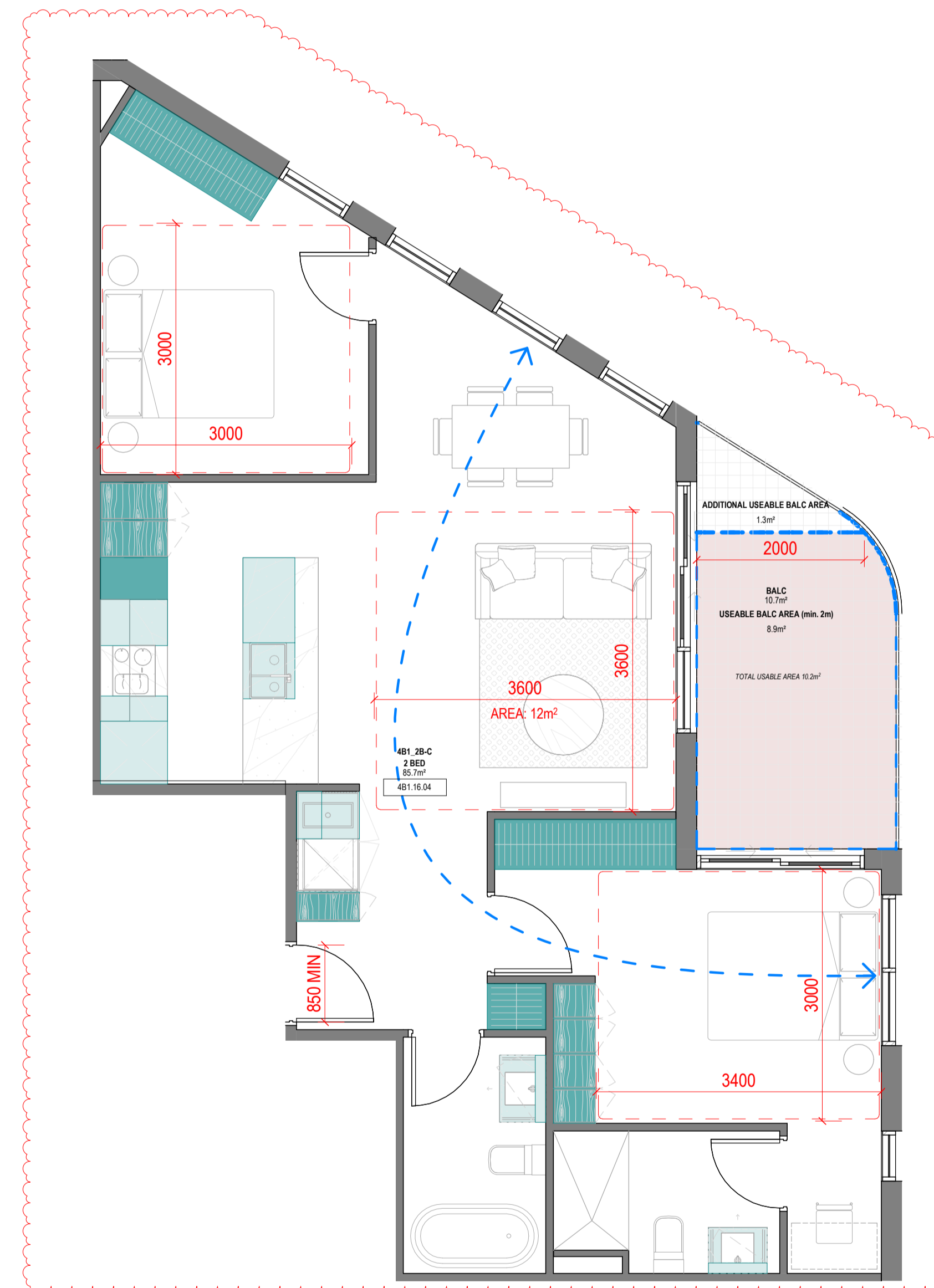


**4B1\_2B-B**

1: 50

**SUMMARY:**

No. OF APARTMENTS: 18  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.5m²



**4B1\_2B-C**

1: 50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 12m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 10.2m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

AsheMorgan  
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Registered Architects and Designers  
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**Project Title**  
**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - 2 BEDROOM TYPES 01**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale	1: 50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**      **Revision**  
**A100.006**      **(B)**

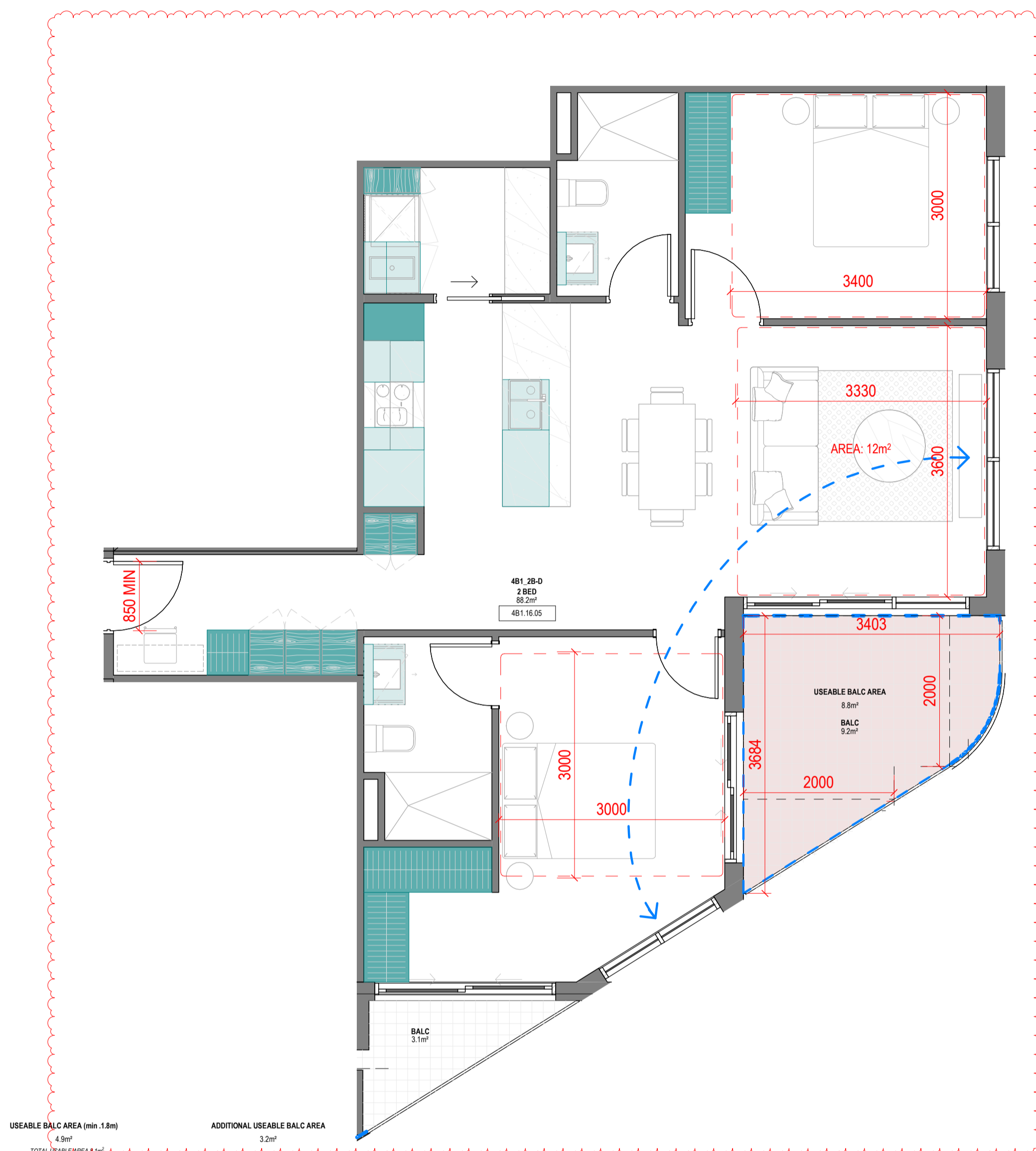
**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B1_2B-D			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2B-D	14.90 m³	24
4B1_2B-D: 24		14.90 m³	24

Storage - 4B1_2B-E			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2B-E	13.75 m³	22
4B1_2B-E: 22		13.75 m³	22



USEABLE BALC AREA (min 1.8m)  
4.5m²  
TOTAL USEABLE BALC AREA: 8.8m²

ADDITIONAL USEABLE BALC AREA  
3.2m²

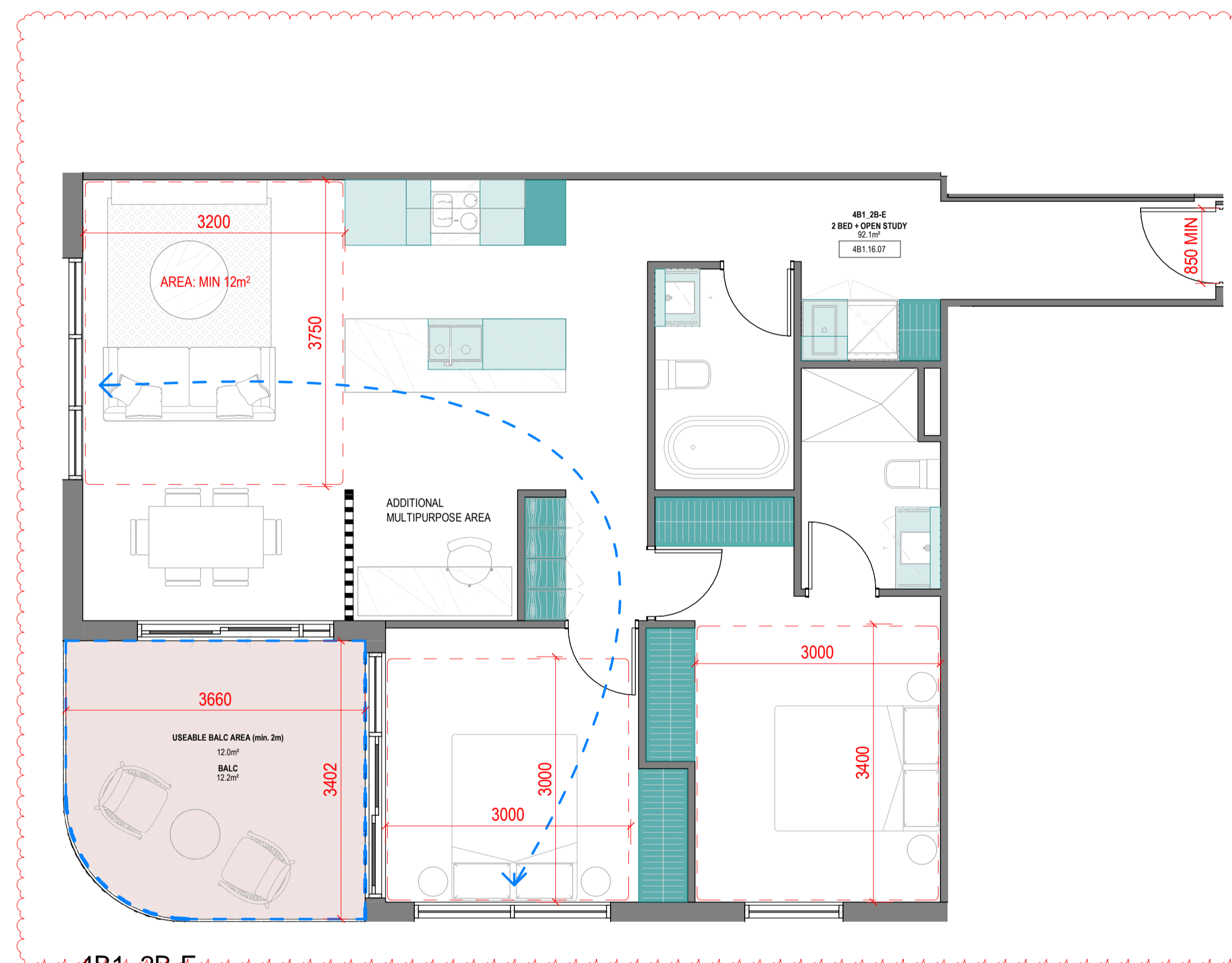
**4B1\_2B-D**

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
ADAPTABLE: -  
CROSS-VENTILATED: YES

BREEZE PATH: 8.7m ACHIEVED - 18m (MAX)  
TOTAL USABLE BALCONY AREA: 8.8m²



**4B1\_2B-E**

1:50

**SUMMARY:**

No. OF APARTMENTS: 18  
ADAPTABLE: -  
CROSS-VENTILATED: YES

BREEZE PATH: 11.5m ACHIEVED - 18m (MAX)  
TOTAL USABLE BALCONY AREA: 12m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
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Project Title

**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - 2 BEDROOM TYPES 02**

**Drawing Status**

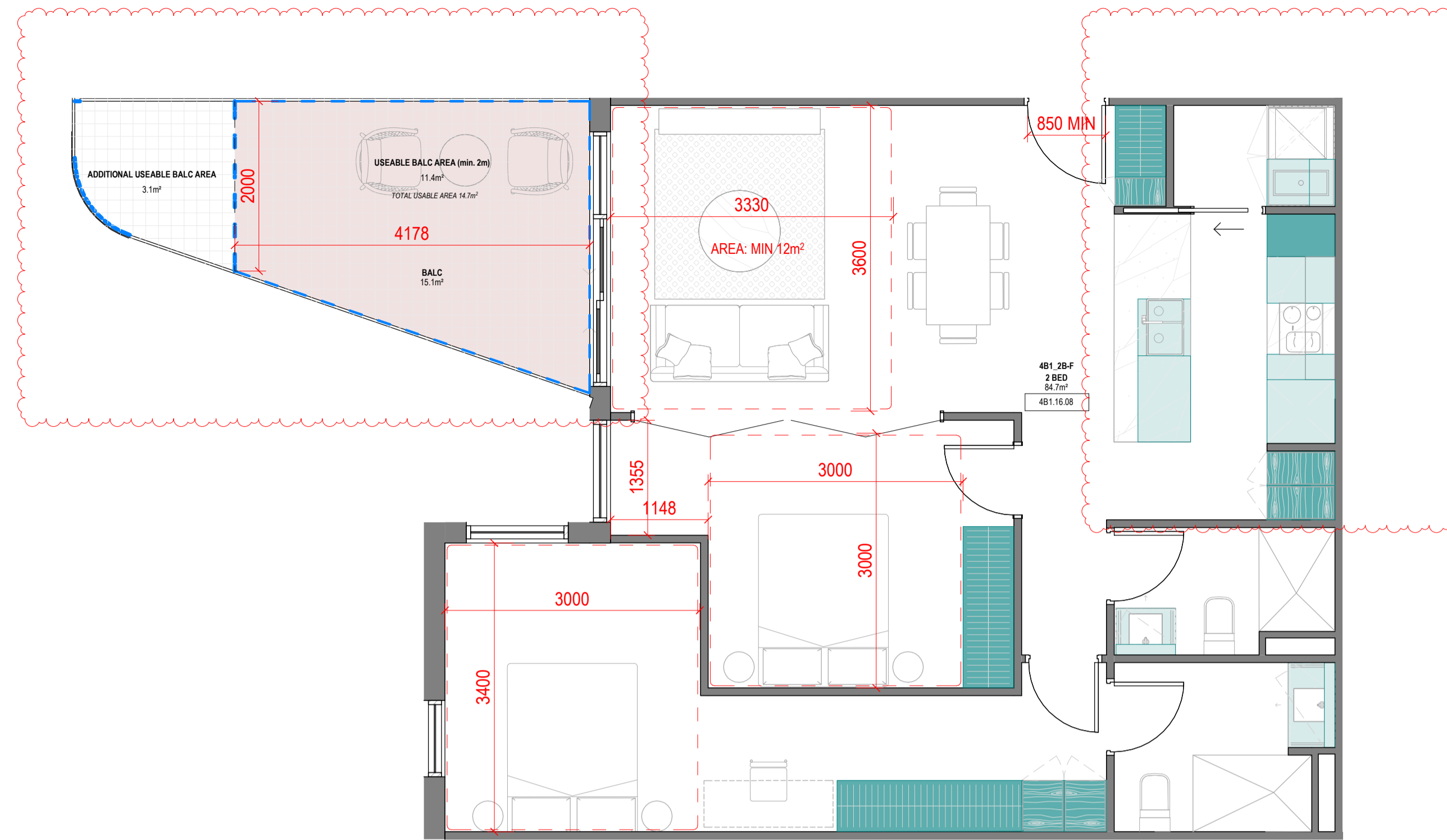
**TOWN PLANNING**

**Drawing Details**

Scale: 1:50 @ A1  
Date: 07.12.23  
Job No: 9860  
Drawn: Author  
Checked: Checker

**Drawing No**      **Revision**

A100.007      B

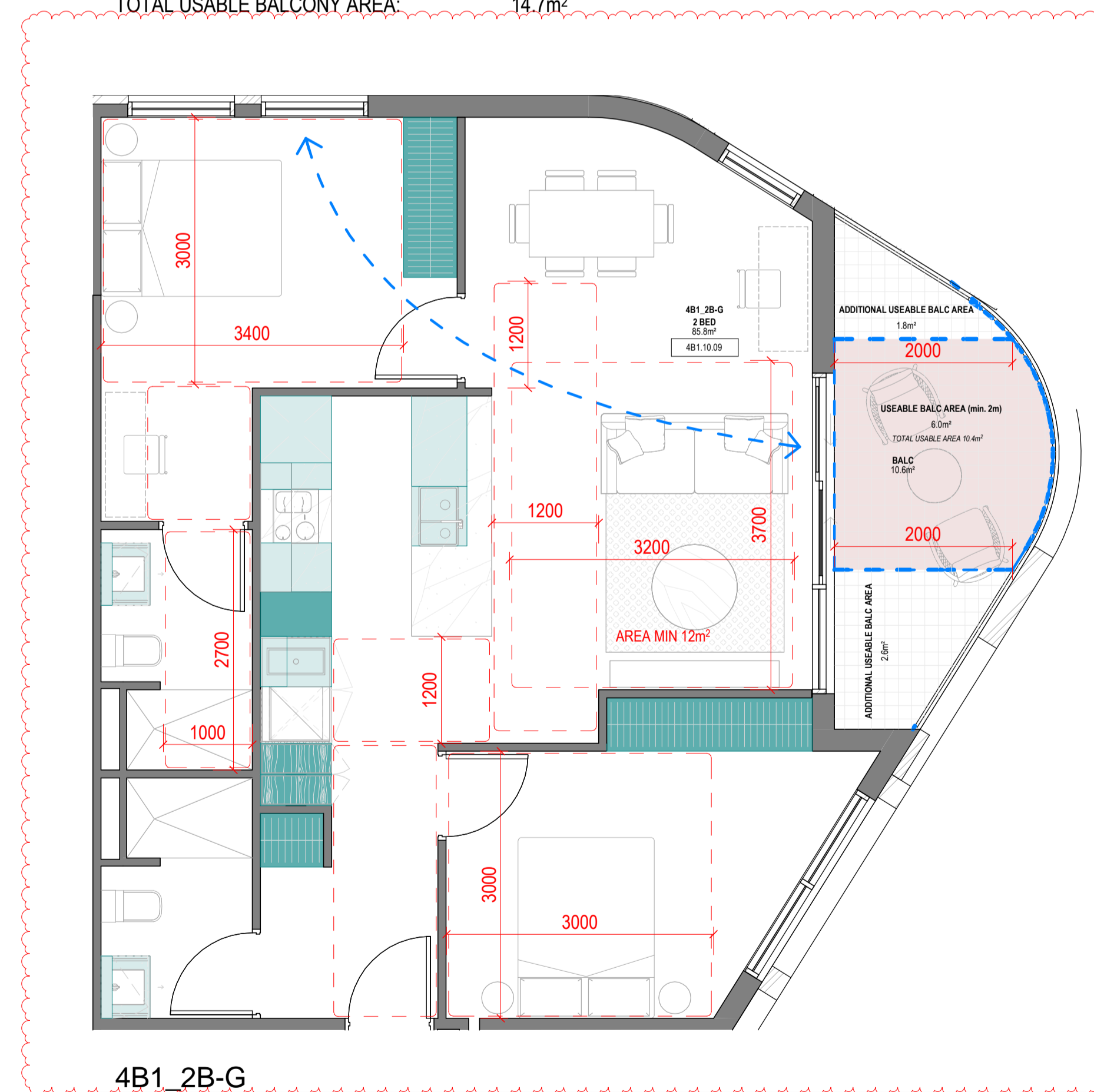


4B1\_2B-F

1:50

**SUMMARY:**

No. OF APARTMENTS: 18  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 14.7m<sup>2</sup>



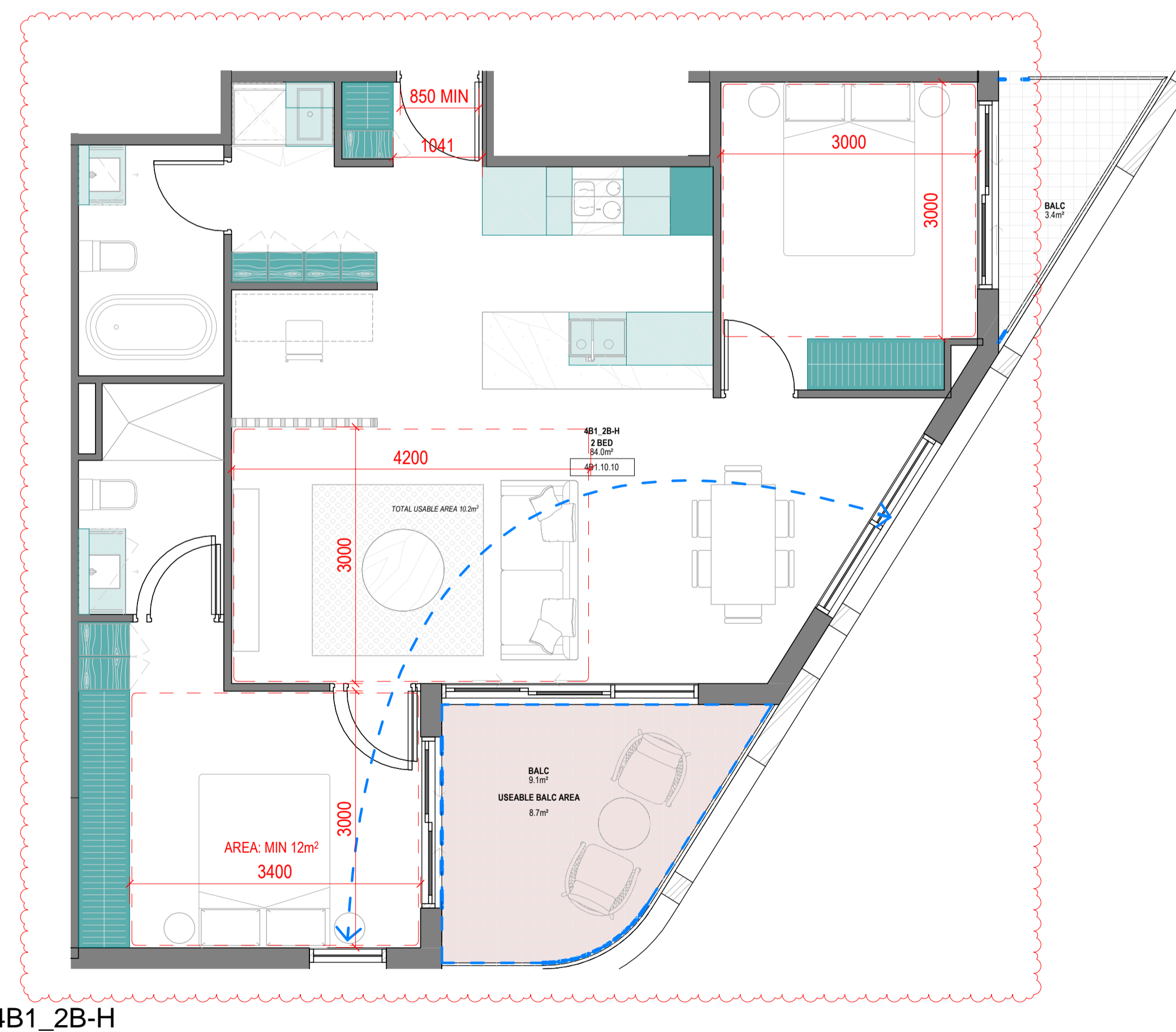
4B1\_2B-G

1:50

**SUMMARY:**

No. OF APARTMENTS: 7  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 7m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 10.4m<sup>2</sup>



4B1\_2B-H

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 10.4m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.7m<sup>2</sup>

Storage - 4B1_2B-F			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2B-F	14.59 m <sup>3</sup>	22
	4B1_2B-F: 22	14.59 m <sup>3</sup>	22

Storage - 4B1_2B-G			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2B-G	12.09 m <sup>3</sup>	19
	4B1_2B-G: 19	12.09 m <sup>3</sup>	19

Storage - 4B1_2B-H			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2B-H	14.46 m <sup>3</sup>	24
	4B1_2B-H: 24	14.46 m <sup>3</sup>	24

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Australia Living Pty Ltd.

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

AsheMorgan  
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 Level 3, 380 Collins Street  
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Registered Architects and Designers  
 www.warrenandmahoney.com  
 Project Title

9860\_District Living  
 Residential  
 Development

**Drawing Title**

4B1 - 2 BEDROOM  
 TYPES 03

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1:50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A100.008	(B)



**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B1_2B-I			
LEVEL	UNIT	VOLUME	Count
varies	4B1_2B-I	12.14 m³	22
4B1_2B-I:22		12.14 m³	22

Storage - 4B1_2B-J			
LEVEL	UNIT	VOLUME	Count
varies	4B1_2B-J	12.14 m³	22
4B1_2B-J:22		12.14 m³	22

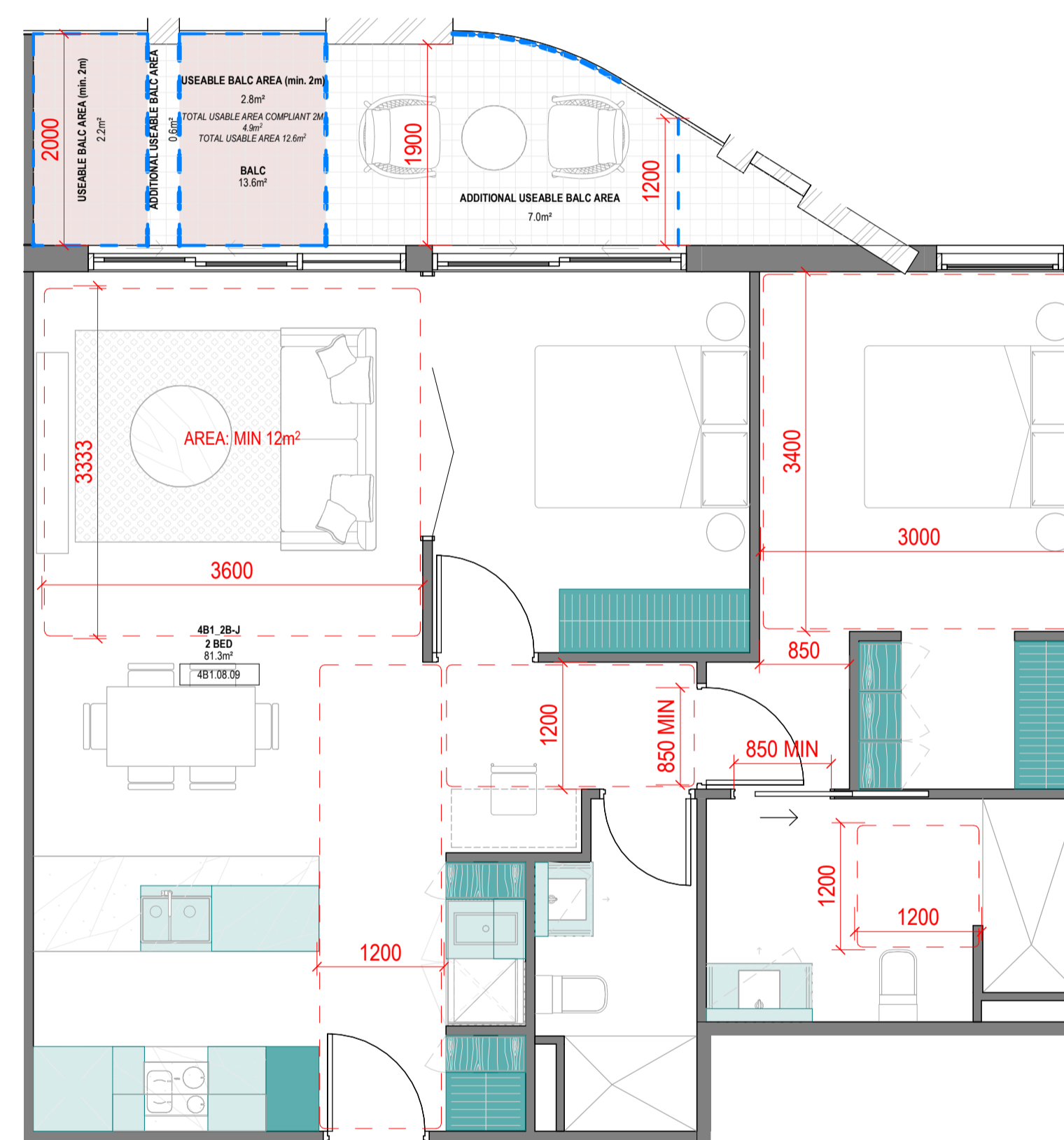


4B1\_2B-I

1:50

**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 19.5m²



4B1\_2B-J

1:50

**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -

NOTE: MIRRORED LAYOUT OF 4B1\_2B-I  
 TOTAL USABLE BALCONY AREA: 12.6m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
[www.warrenandmahoney.com](http://www.warrenandmahoney.com)  
**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - 2 BEDROOM TYPES 04**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale: 1:50 @ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

Drawing No: **A100.009**  
 Revision: **(B)**

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B1_2B-K			
LEVEL	UNIT	VOLUME	Count
varies	4B1_2B-K	10.36 m³	18
	4B1_2B-K: 18	10.36 m³	18

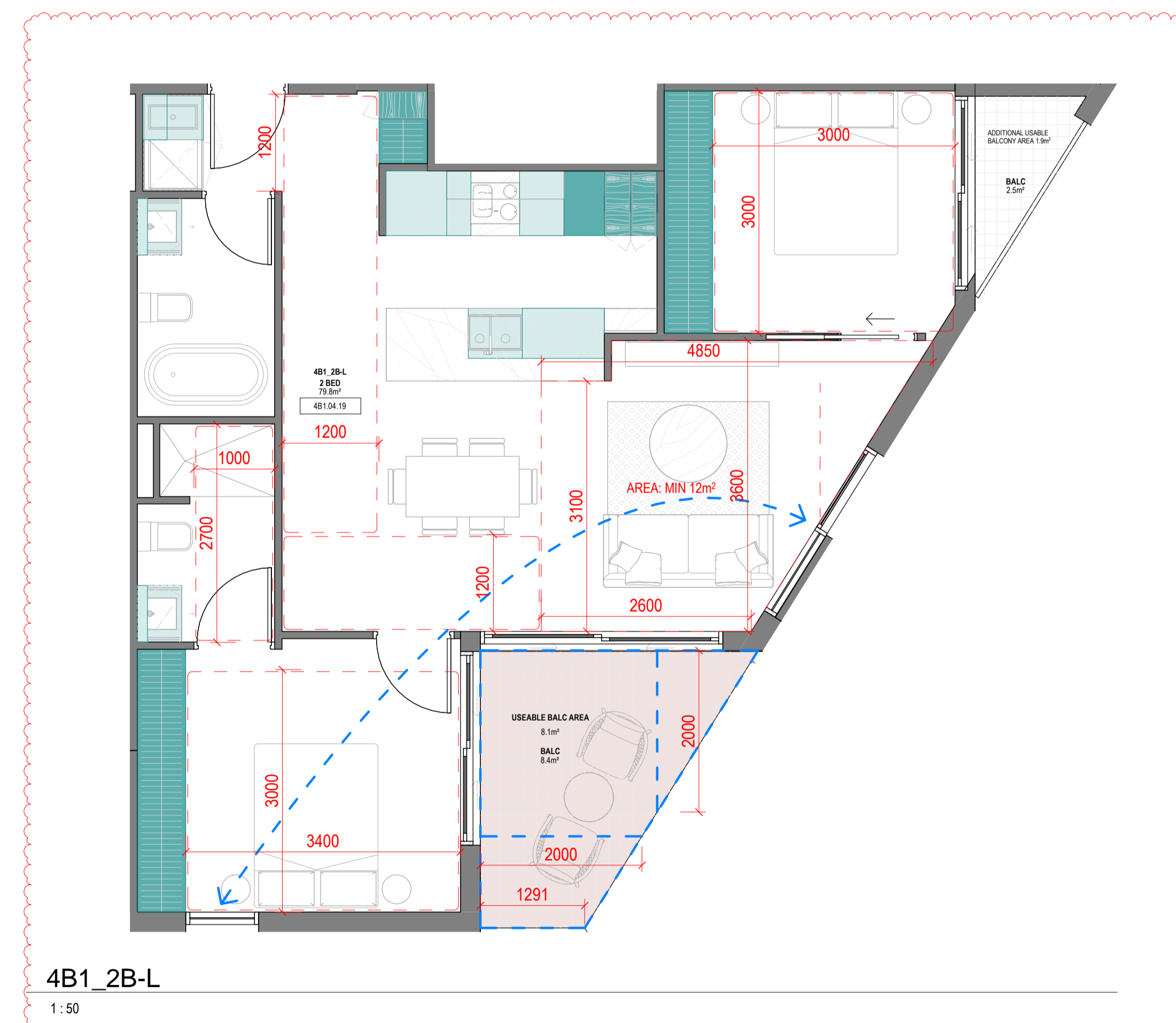
Storage - 4B1_2B-L			
LEVEL	UNIT	VOLUME	Count
varies	4B1_2B-L	15.36 m³	20
	4B1_2B-L: 20	15.36 m³	20



**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 7.8m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.8m²



**SUMMARY:**

No. OF APARTMENTS: 4  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 9.3m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.1m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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 Project Title

**9860\_District Living  
 Residential  
 Development**

**Drawing Title**

**4B1 - 2 BEDROOM  
 TYPES 05**

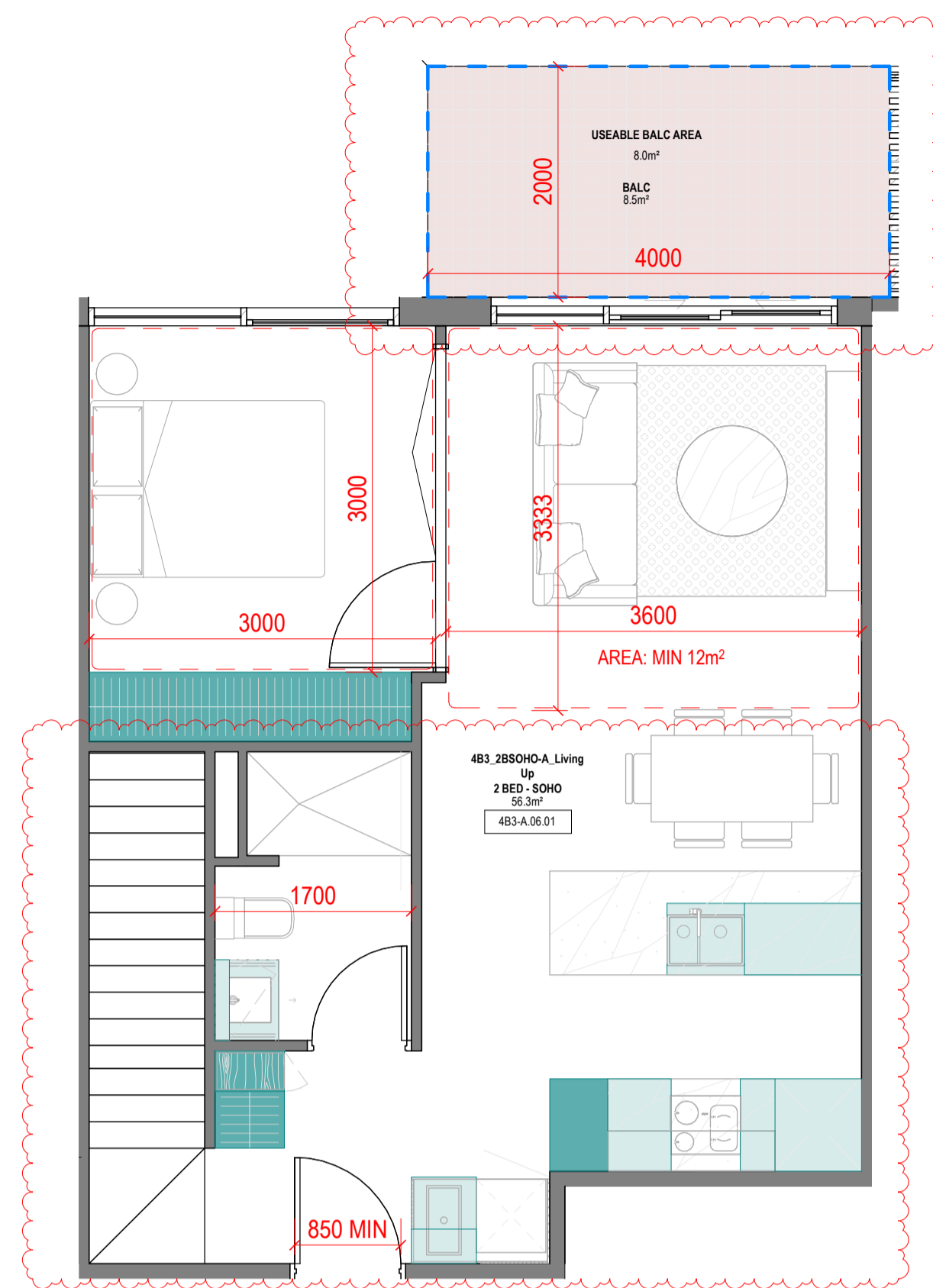
**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

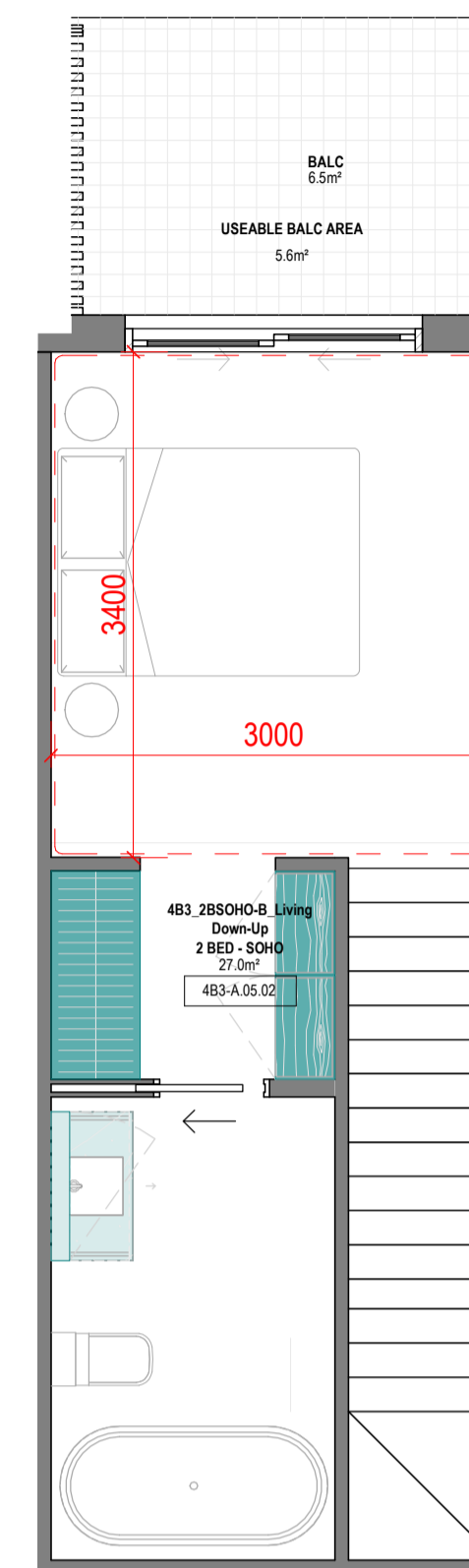
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 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

Drawing No: A100.010  
 Revision: B



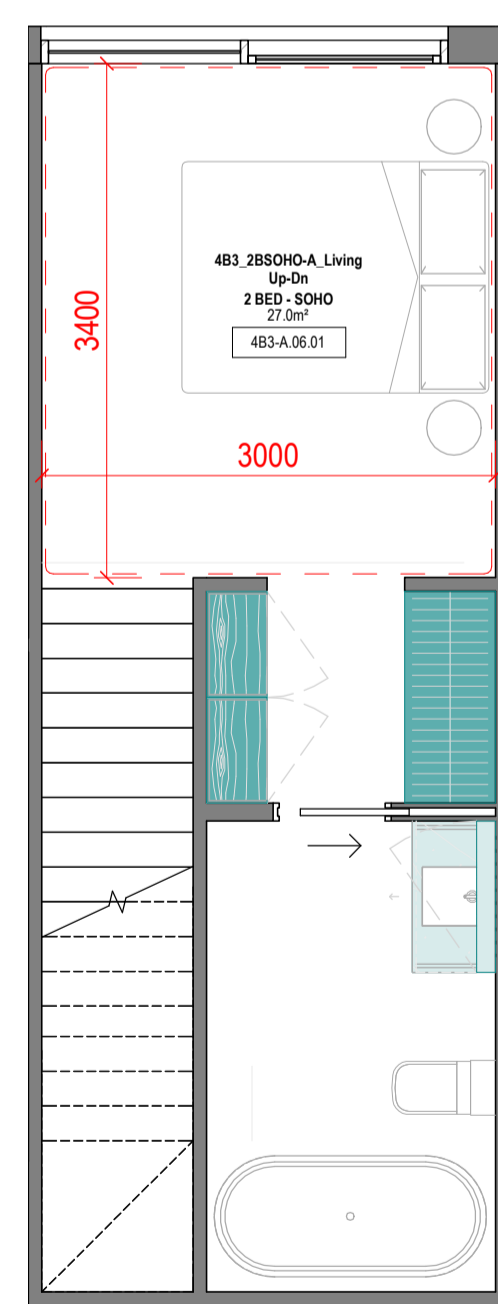
4B1\_2BSOHO-A Living Up

1:50



4B1\_2BSOHO-B Living Down-Up

1:50

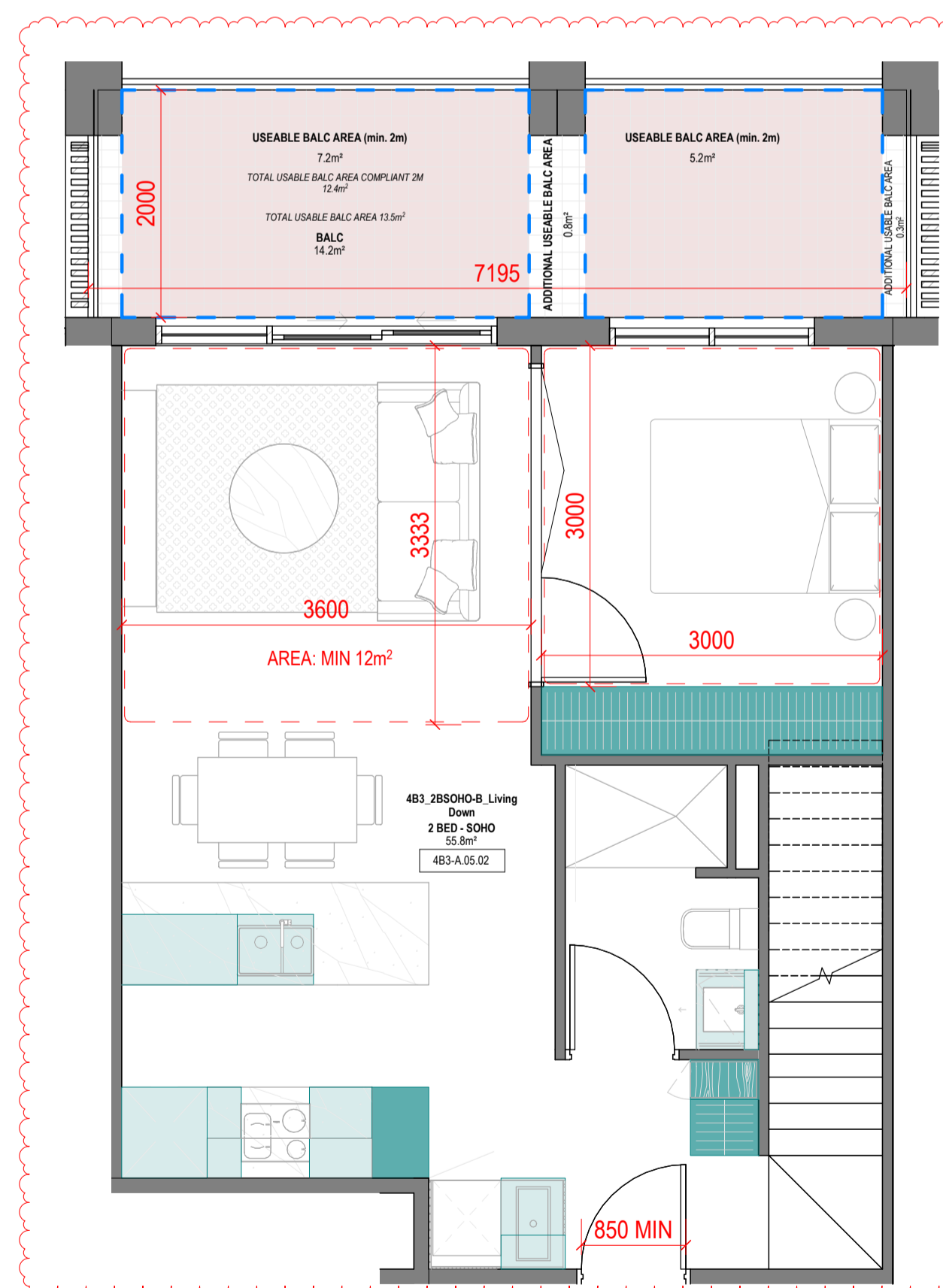


4B1\_2BSOHO-A Living Up-Dn

1:50

**SUMMARY:**

No. OF APARTMENTS: 8  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m²



4B1\_2BSOHO-B Living Down

1:50

**SUMMARY:**

No. OF APARTMENTS: 8  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 13.5m²

Storage - 4B1_2BSOHO-A Living Up			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2BSOHO-A Living Up	12.50 m³	20
4B1_2BSOHO-A Living Up: 20		12.50 m³	20

Storage - 4B1_2BSOHO-B Living Down			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_2BSOHO-B Living Down	12.82 m³	20
4B1_2BSOHO-B Living Down: 20		12.82 m³	20

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HIP V HYPE ESD Engineer

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Registered Architects and Designers  
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 Project Title

9860\_District Living Residential Development

**Drawing Title**

4B1 - 2 BEDROOM TYPES 06

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale 1:50@ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No Revision  
 A100.011 (B)

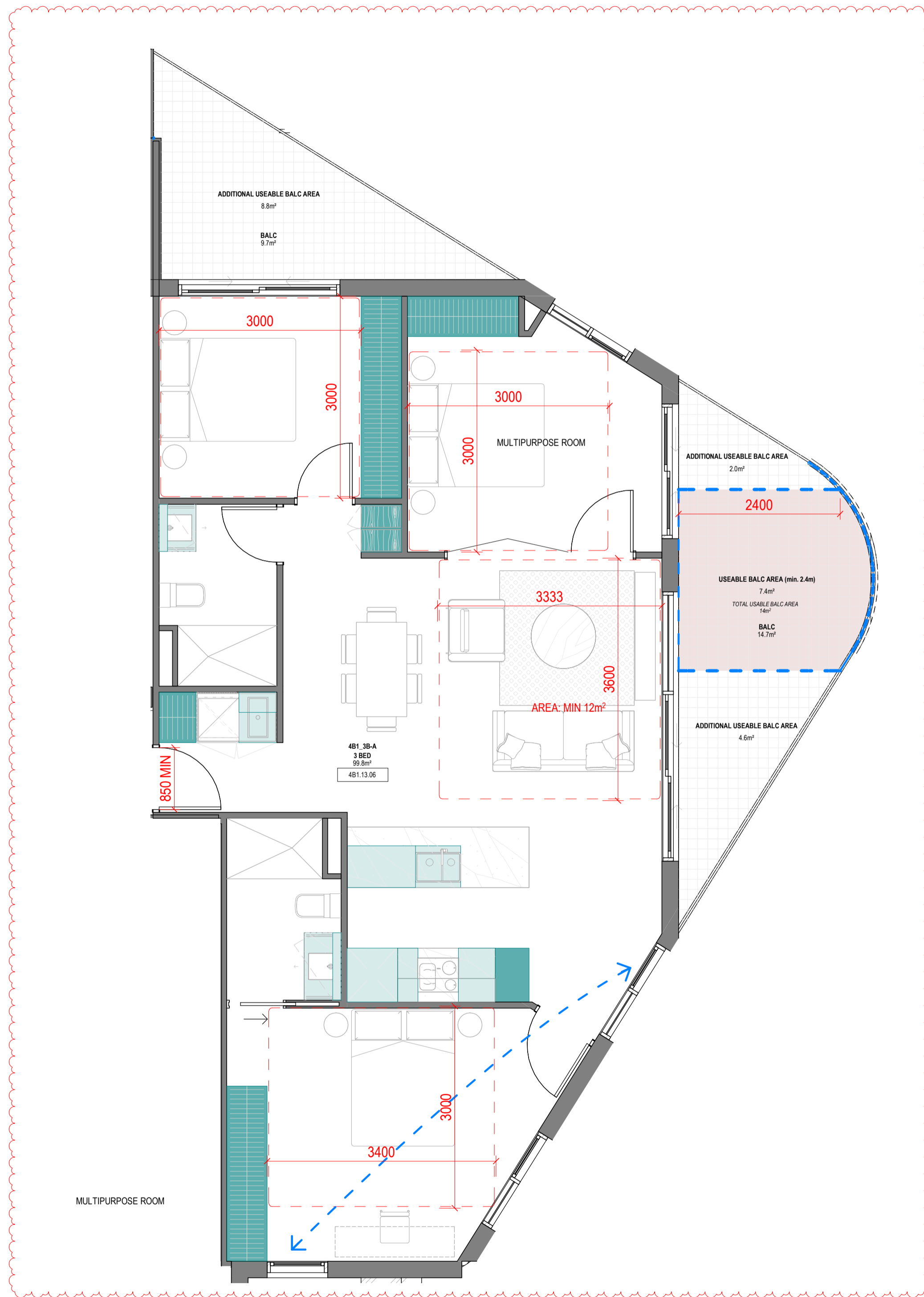
**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B1_3B-A			
3d	UNIT	VOLUME	Count
<varies>	4B1_3B-A	18.01 m <sup>3</sup>	26
4B1_3B-A:		18.01 m <sup>3</sup>	26

Storage - 4B1_3B-B			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_3B-B	18.25 m <sup>3</sup>	21
4B1_3B-B:		18.25 m <sup>3</sup>	21



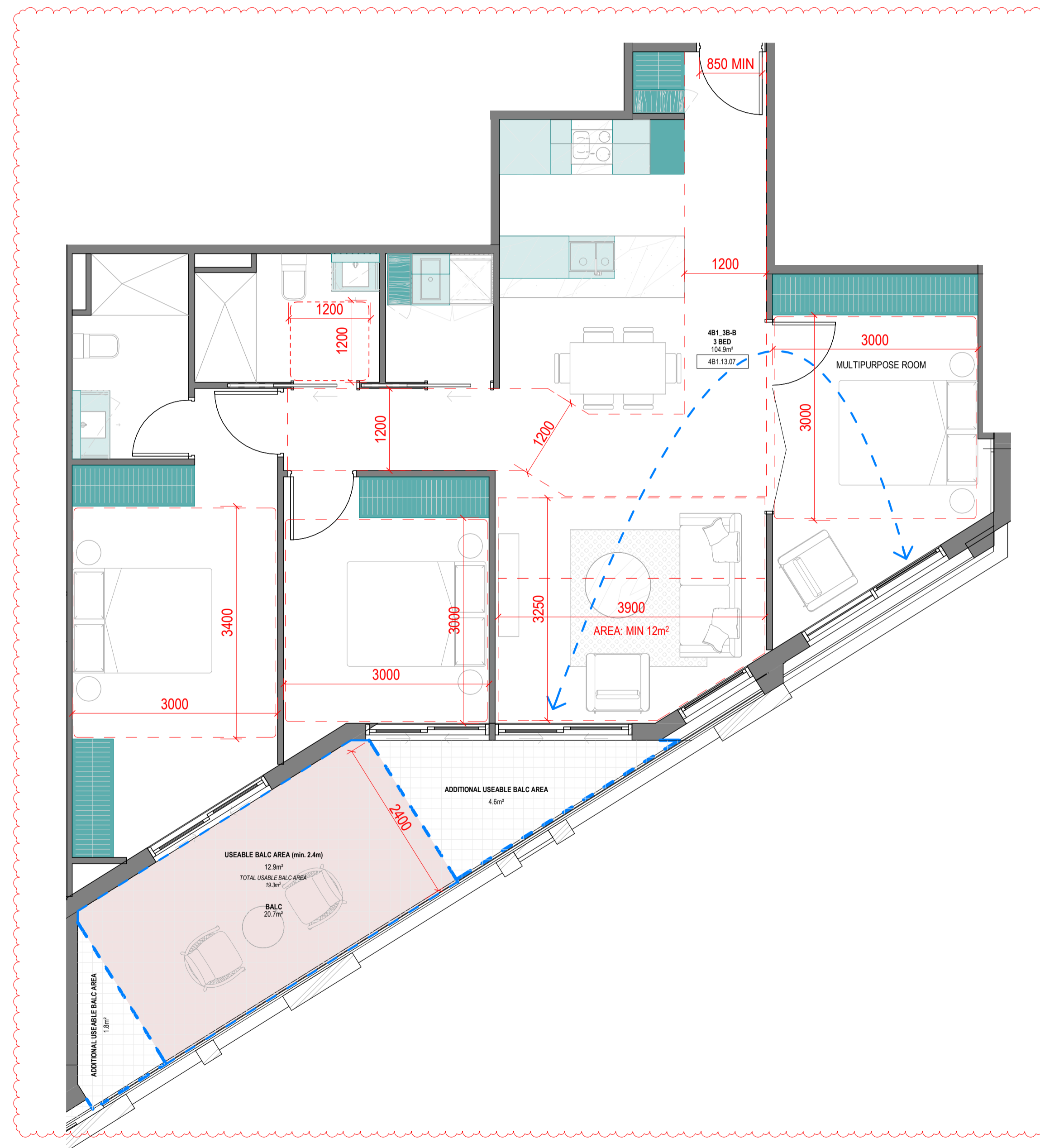
**4B1\_3B-A**

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 6.5m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 14m<sup>2</sup>



**4B1\_3B-B**

1:50

**SUMMARY:**

No. OF APARTMENTS: 14  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 10.7m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 19.3m<sup>2</sup>

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

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**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B1 - 3 BEDROOM TYPES 01**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale: 1:50 @ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

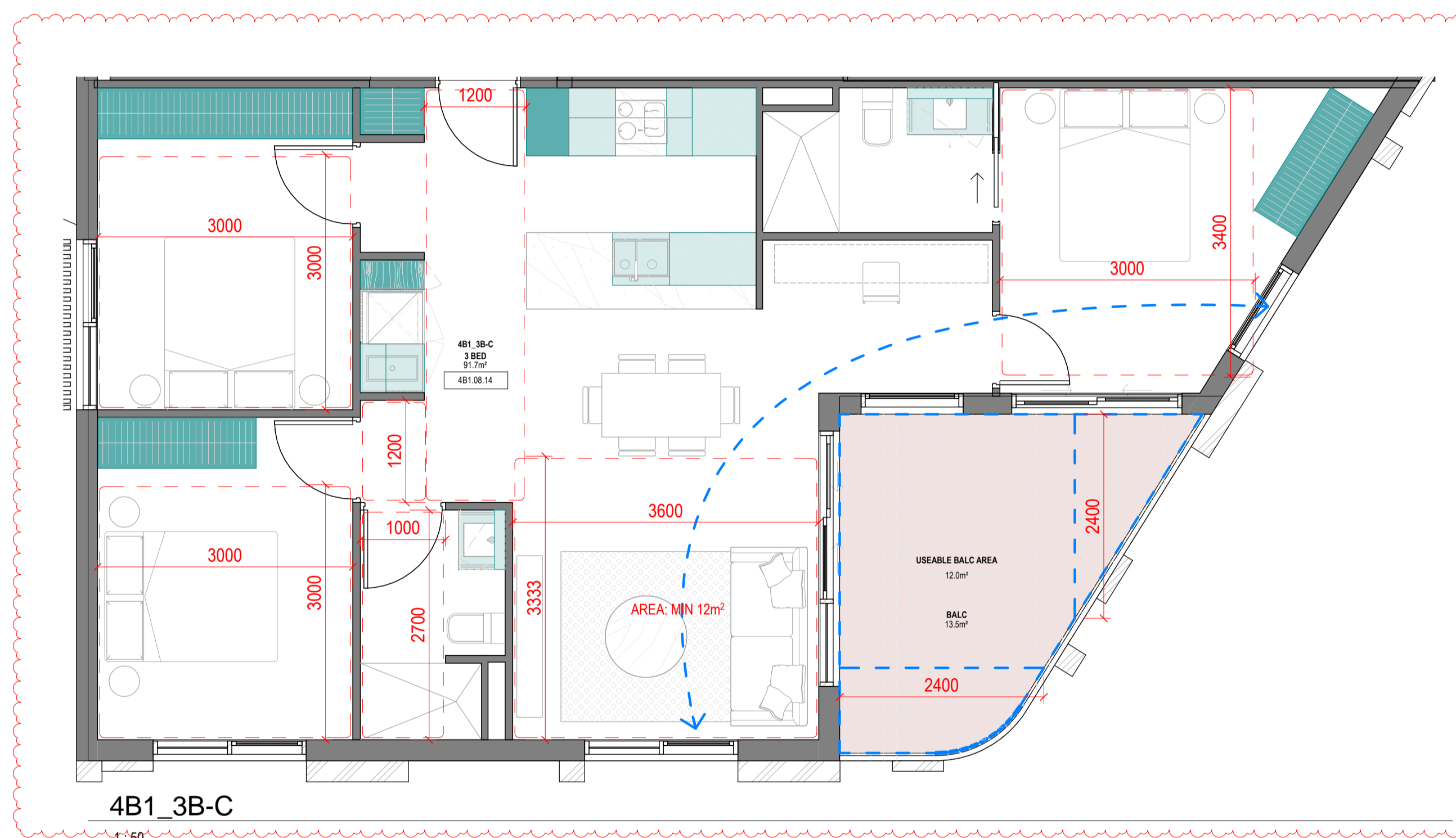
Drawing No: A100.012  
 Revision: B

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Storage - 4B1_3B-C			
LEVEL	UNIT	VOLUME	Count
<varies>	4B1_3B-C	14.92 m³	19
4B1_3B-C	19	14.92 m³	19

**Notes**



4B1\_3B-C

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 10m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 12m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
 www.warrenandmahoney.com  
 Project Title

9860\_District Living  
 Residential  
 Development

**Drawing Title**

4B1 - 3 BEDROOM  
 TYPES 02

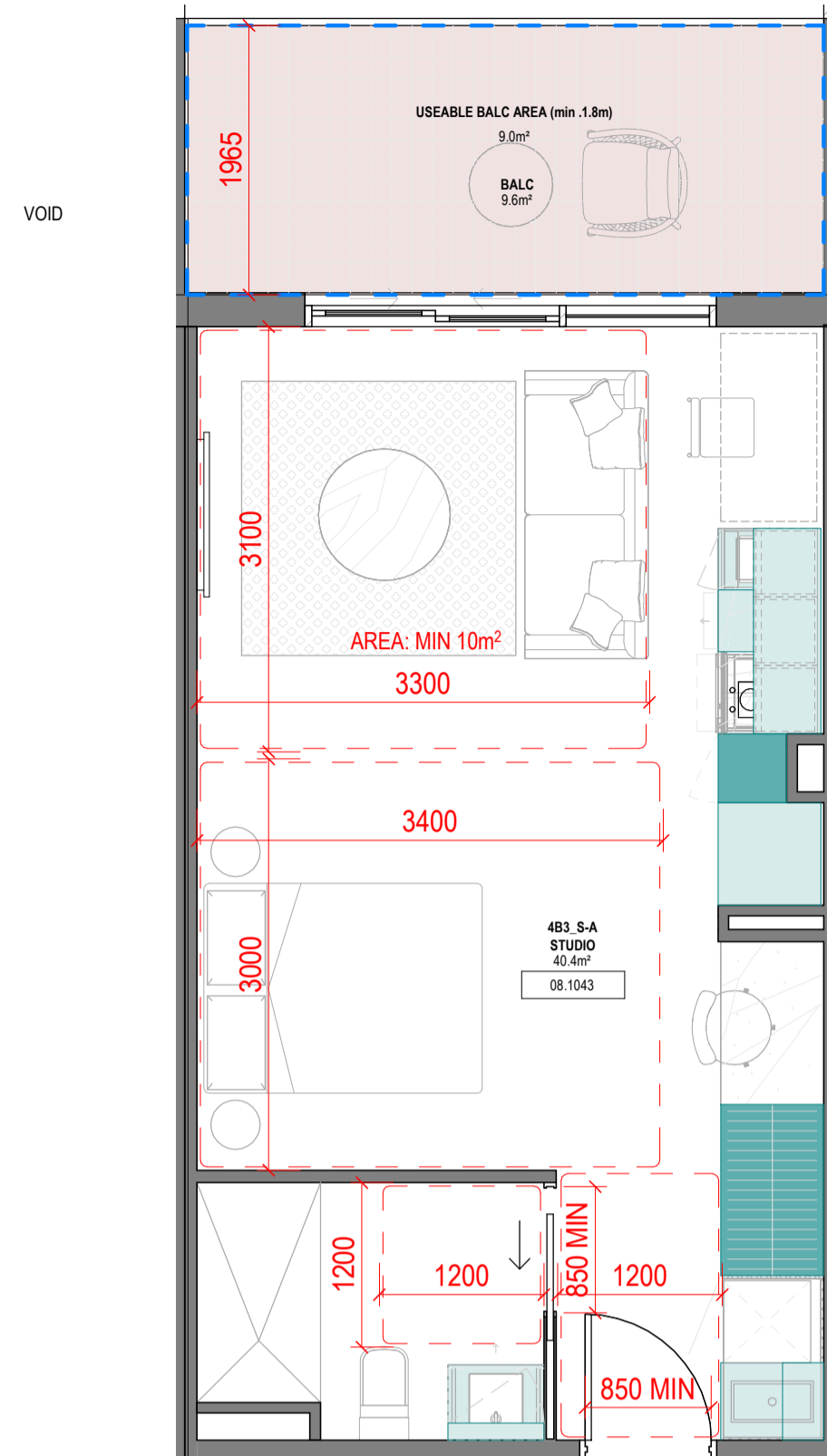
**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale 1 : 50 @ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No Revision  
 A100.013 B



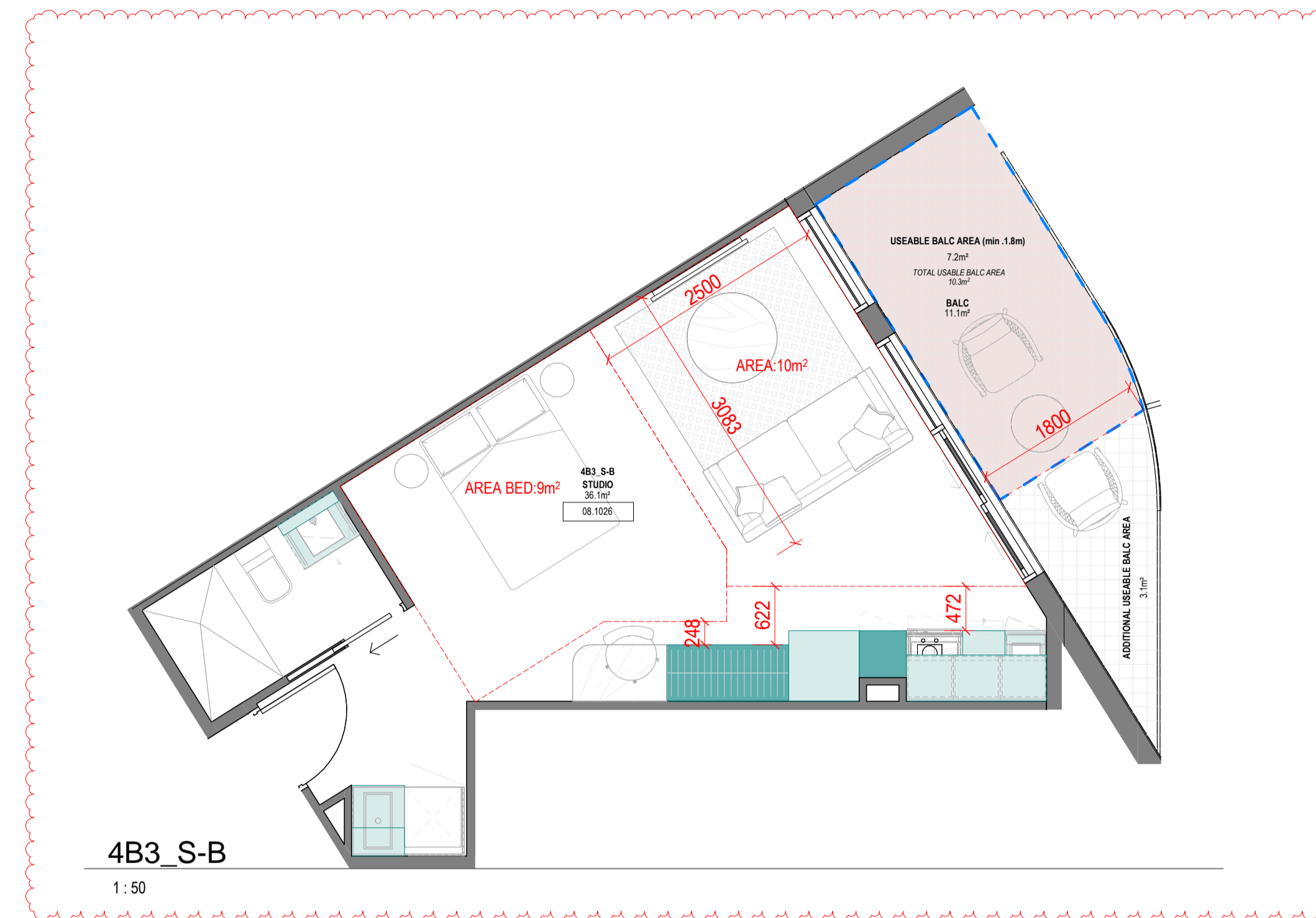
4B3\_S-A

1:50

**SUMMARY:**

No. OF APARTMENTS: 37  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -

NOTE: IDENTICAL LAYOUT TO 4B1\_S-A APART FROM BALCONY  
 TOTAL USABLE BALCONY AREA: 9m<sup>2</sup>

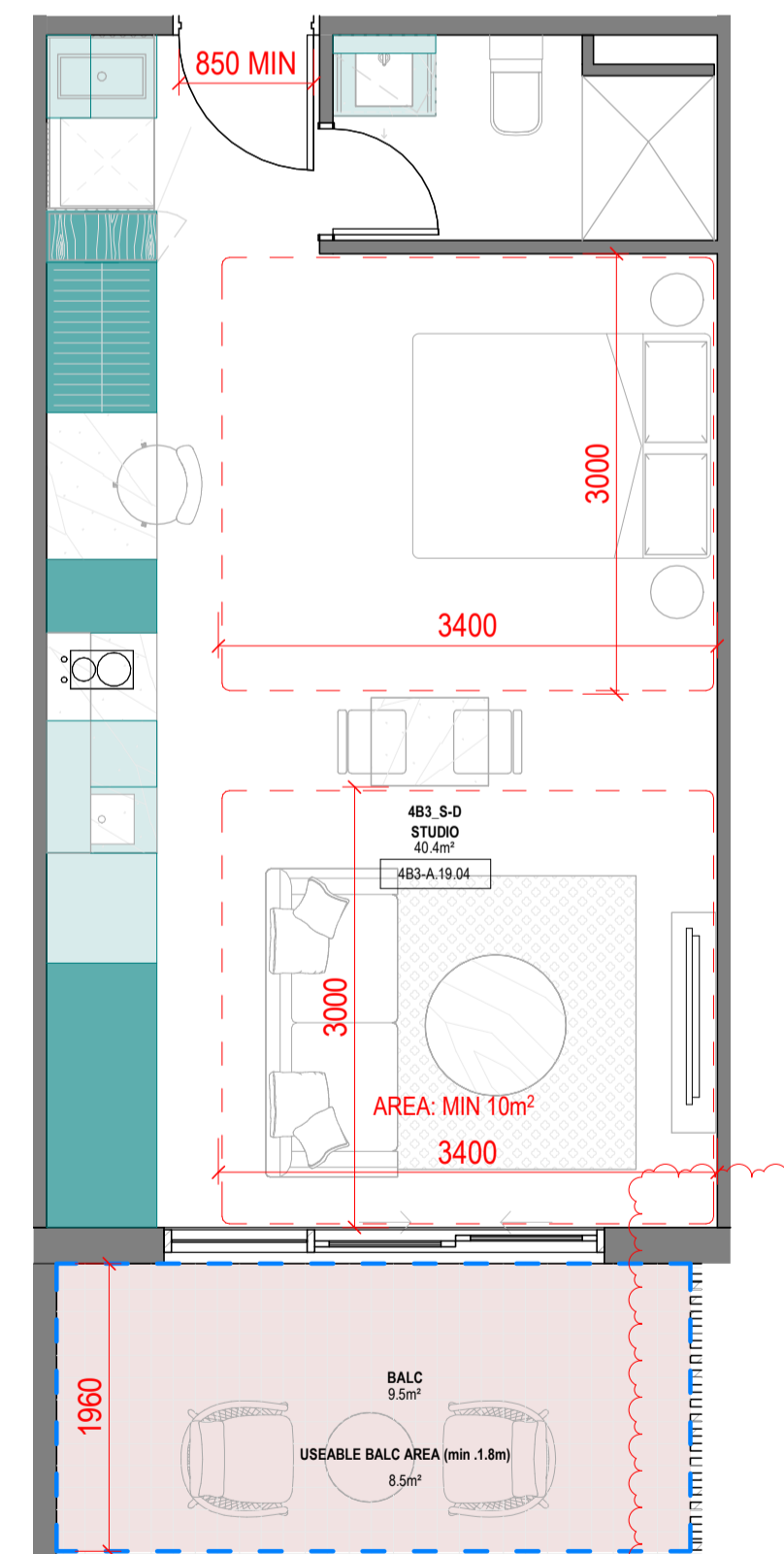


4B3\_S-B

1:50

**SUMMARY:**

No. OF APARTMENTS: 16  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 10.3m<sup>2</sup>

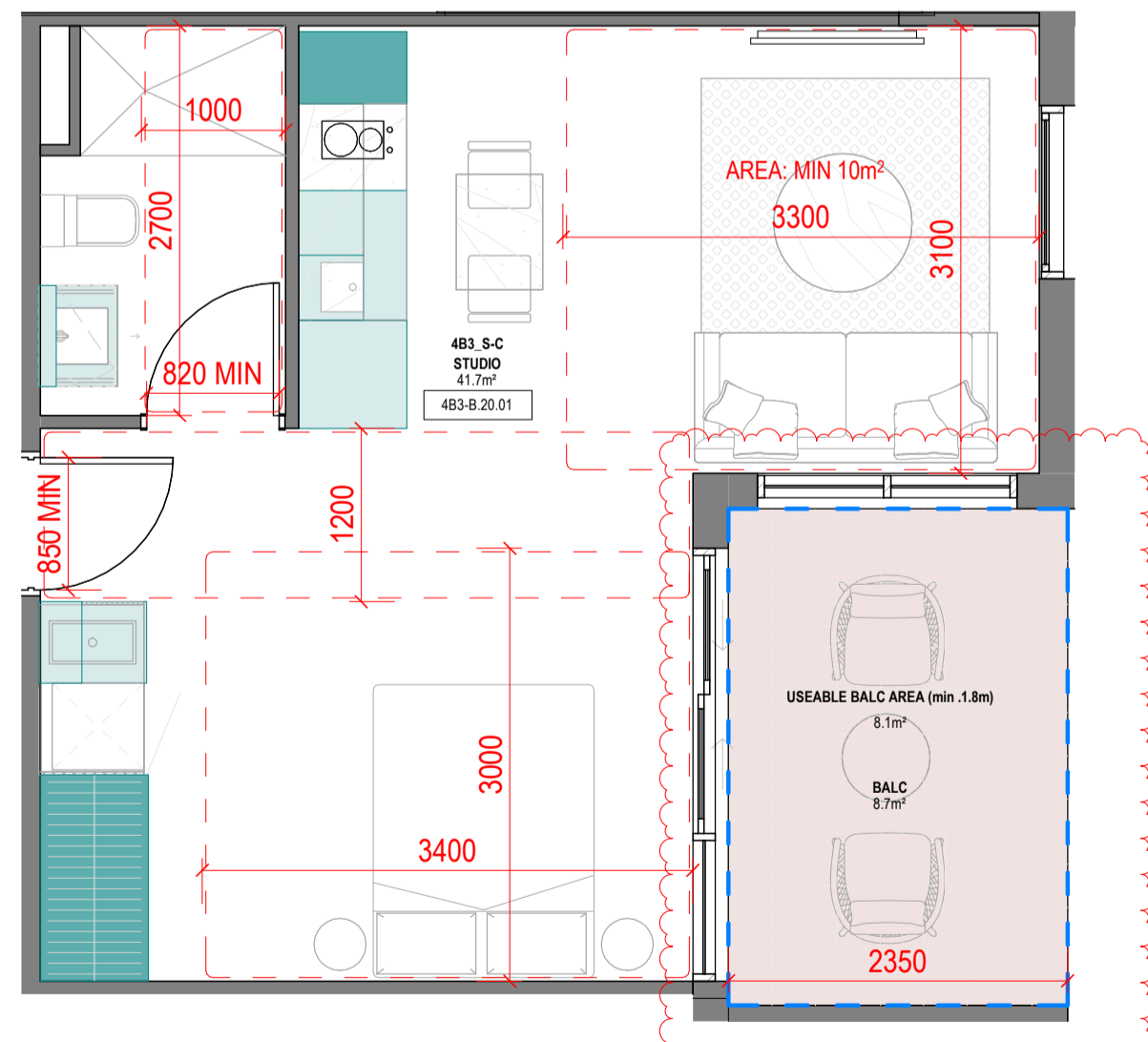


4B3\_S-D

1:50

**SUMMARY:**

No. OF APARTMENTS: 32  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.5m<sup>2</sup>



4B3\_S-C

1:50

**SUMMARY:**

No. OF APARTMENTS: 21  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.1m<sup>2</sup>

Storage - 4B3_S-A			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_S-A	5.40 m <sup>3</sup>	10
4B3_S-A	10	5.40 m <sup>3</sup>	10

Storage - 4B3_S-B			
3d	UNIT	VOLUME	Count
<varies>	4B3_S-B	5.02 m <sup>3</sup>	10
4B3_S-B	10	5.02 m <sup>3</sup>	10

Storage - 4B3_S-C			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_S-C	5.60 m <sup>3</sup>	10
4B3_S-C	10	5.60 m <sup>3</sup>	10

Storage - 4B3_S-D			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_S-D	8.77 m <sup>3</sup>	12
4B3_S-D	12	8.77 m <sup>3</sup>	12

**4B3\_APT TYPE ADAPTABLE**

Unit_Type	BADS Adaptable	Count
4B3_1B-B	Yes	92
4B3_1B-C	Yes	10
4B3_1B-D	Yes	18
4B3_1B-E	Yes	16
4B3_1B-G	Yes	24
4B3_1B-K	Yes	6
4B3_1B-K_B	Yes	2
4B3_1B-L	Yes	2
4B3_2B-D	Yes	17
4B3_2B-H	Yes	16
4B3_2B-L	Yes	11
4B3_2B-S	Yes	3
4B3_2B-Z	Yes	1
4B3_3B-C	Yes	2
4B3_3B-E	Yes	11
4B3_3B-F	Yes	2
4B3_3B-G	Yes	14
4B3_3B-H	Yes	5
4B3_S-A	Yes	37
4B3_S-C	Yes	21
4B3_S-E	Yes	1
4B3_S-G	Yes	10
Grand total:		321

**4B3\_APT TYPE CROSS VENTILATION**

Unit_Type	BADS Cross Ventilation	Count
4B3_1B-A	Yes	10
4B3_1B-I	Yes	12
4B3_1B-J	Yes	2
4B3_1B-K_B	Yes	2
4B3_1B-L	Yes	2
4B3_2B-A	Yes	2
4B3_2B-B	Yes	2
4B3_2B-C	Yes	17
4B3_2B-E	Yes	16
4B3_2B-F	Yes	16
4B3_2B-G	Yes	21
4B3_2B-H	Yes	16
4B3_2B-I	Yes	14
4B3_2B-J	Yes	2
4B3_2B-L	Yes	11
4B3_2B-M	Yes	11
4B3_2B-N	Yes	11
4B3_2B-O	Yes	10
4B3_2B-P	Yes	6
4B3_2B-R	Yes	5
4B3_2B-T	Yes	3
4B3_2B-U	Yes	3
4B3_2B-V	Yes	3
4B3_2B-X	Yes	2
4B3_3B-A	Yes	2
4B3_3B-B	Yes	2
4B3_3B-D	Yes	10
4B3_3B-E	Yes	11
4B3_3B-F	Yes	2
4B3_3B-G	Yes	14
4B3_3B-H	Yes	5
4B3_4B-A	Yes	1
4B3_4B-B	Yes	1
Grand total:		247

**4B3\_APT TOTAL STORAGE SATISFIED WITH INT ONLY**

Unit_Type	BADS Total Storage Satisfied	Count
4B3_1B-B	Yes	92
4B3_1B-F	Yes	14
4B3_1B-G	Yes	24
4B3_1B-J	Yes	2
4B3_1B-K	Yes	6
4B3_1B-K_B	Yes	2
4B3_2B-A	Yes	2
4B3_2B-C	Yes	17
4B3_2B-I	Yes	14
4B3_2B-I_B	Yes	1
4B3_2B-L	Yes	11
4B3_2B-P	Yes	6
4B3_2B-R	Yes	5
4B3_3B-A	Yes	2
4B3_3B-B	Yes	2
4B3_3B-C	Yes	2
4B3_3B-D	Yes	10
4B3_3B-F	Yes	2
4B3_4B-A	Yes	1
4B3_4B-B	Yes	1
4B3_S-D	Yes	32
Grand total:		248

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HIP V HYPE ESD Engineer

**Client**

- AsheMorgan
- Warren and Mahoney Living Australia Pty Ltd
- Level 3, 380 Collins Street Melbourne VIC 3000 Australia
- Phone + 61 3 8547 6977

- Registered Architects and Designers
- www.warrenandmahoney.com

**Project Title**  
 9860\_District Living Residential Development

**Drawing Title**

4B3 - STUDIO TYPES 01

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale	1:50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No** A100.014 **Revision** (B)

**Revisions**

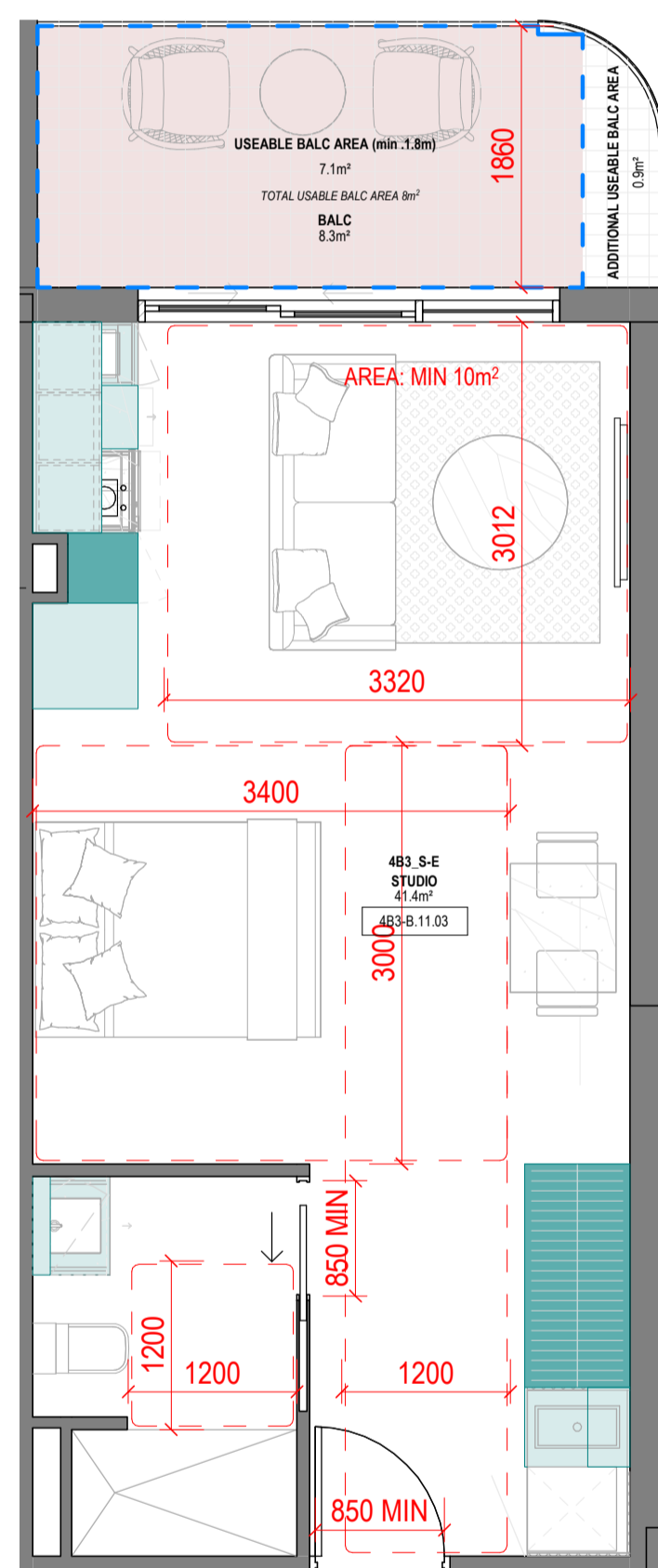
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_S-E				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_S-E	6.01 m³	10	
4B3_S-E: 10		6.01 m³	10	

Storage - 4B3_S-F				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_S-F	5.80 m³	11	
4B3_S-F: 11		5.80 m³	11	

Storage - 4B3_S-G				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_S-G	5.99 m³	10	
4B3_S-G: 10		5.99 m³	10	

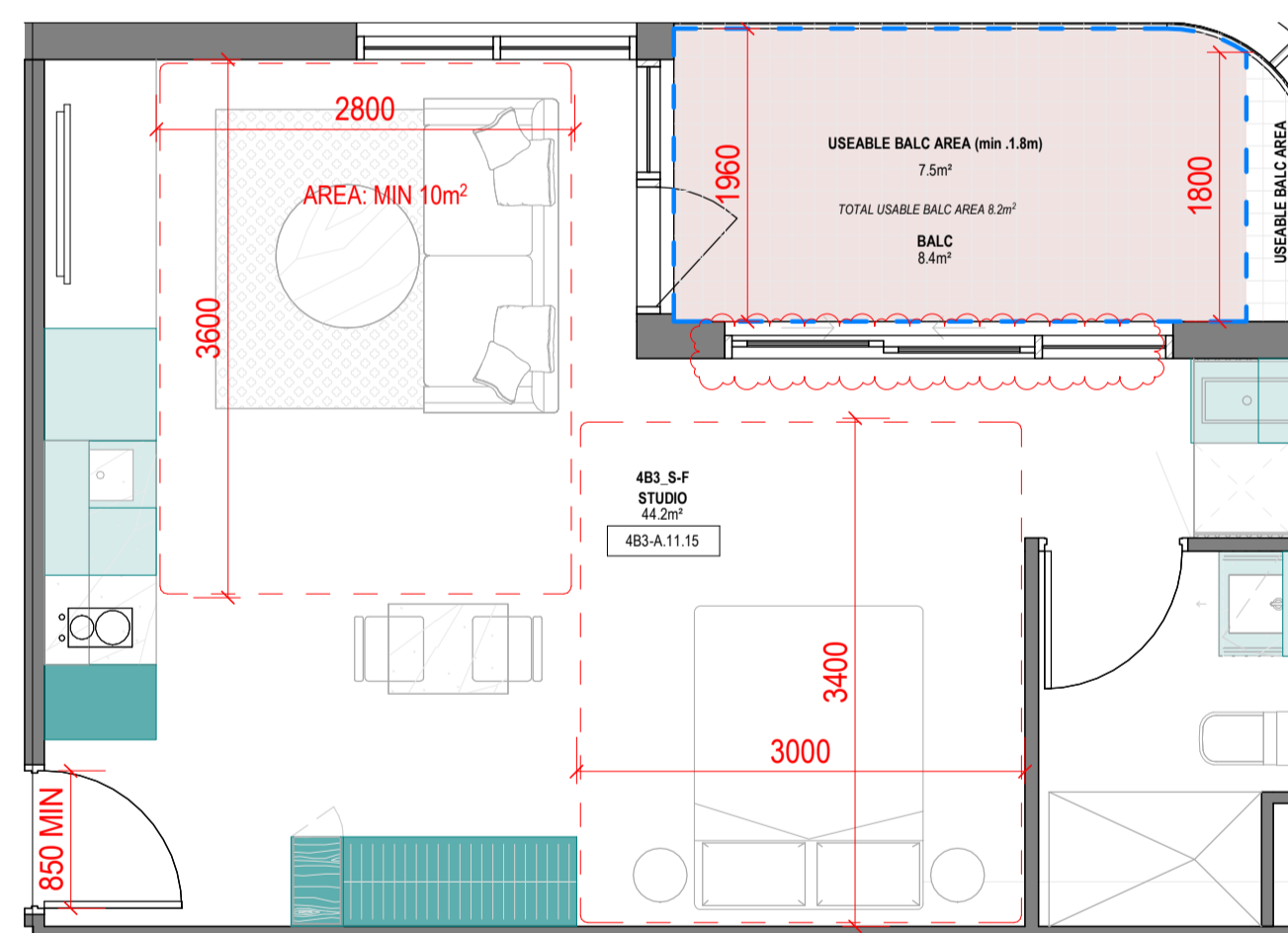


**4B3\_S-E**

1: 50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m²

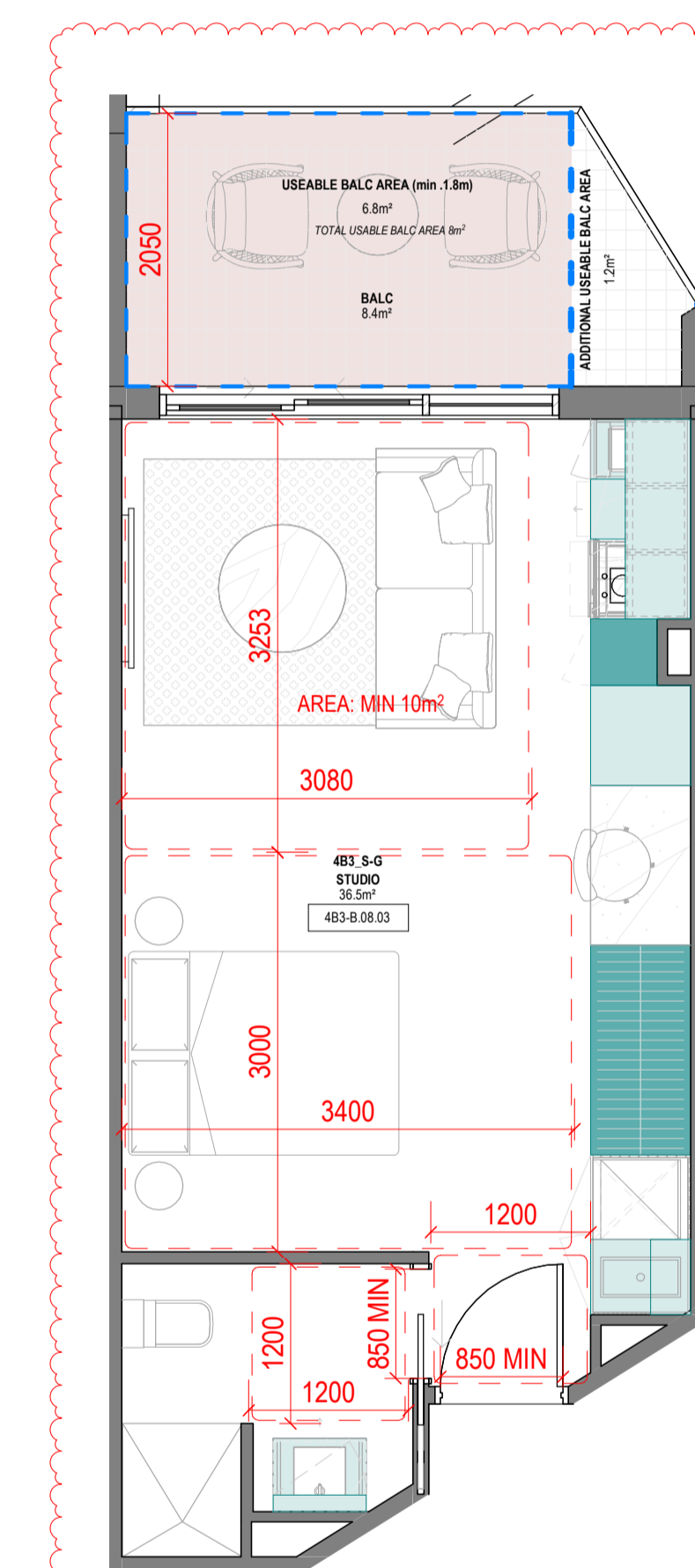


**4B3\_S-F**

1: 50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.2m²



**4B3\_S-G**

1: 50

**SUMMARY:**

No. OF APARTMENTS: 10  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
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ESD Engineer

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**Project Title**  
**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - STUDIO TYPES 02**

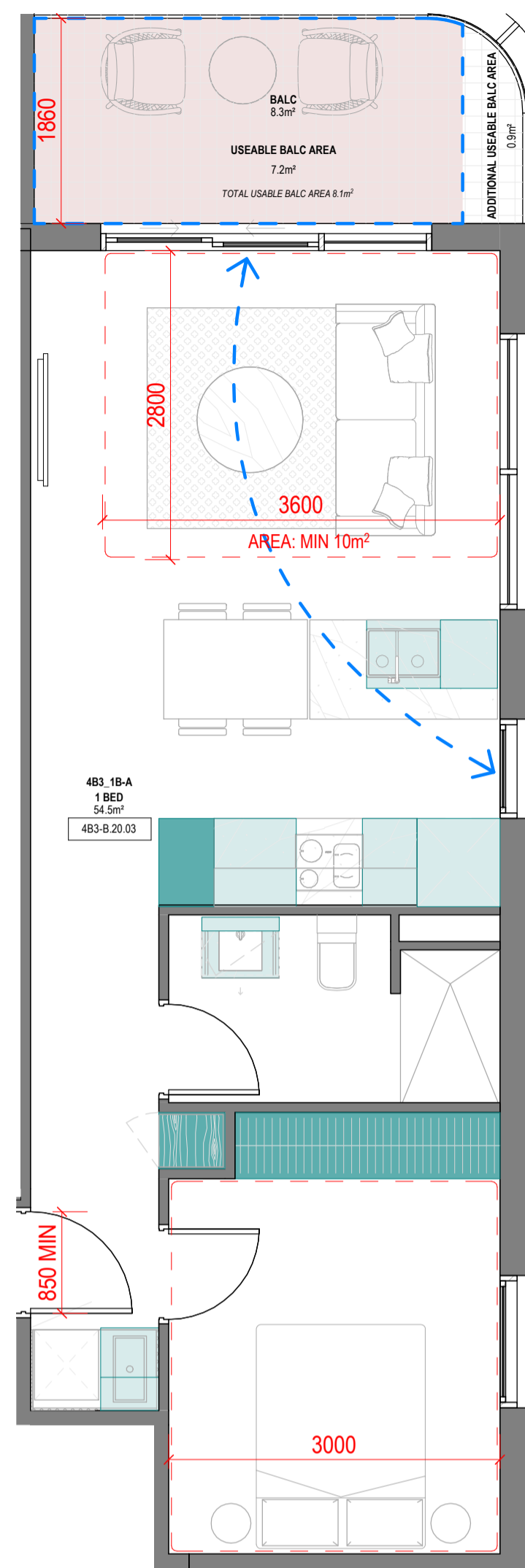
**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale 1: 50@ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

**Drawing No** A100.015  
**Revision** B



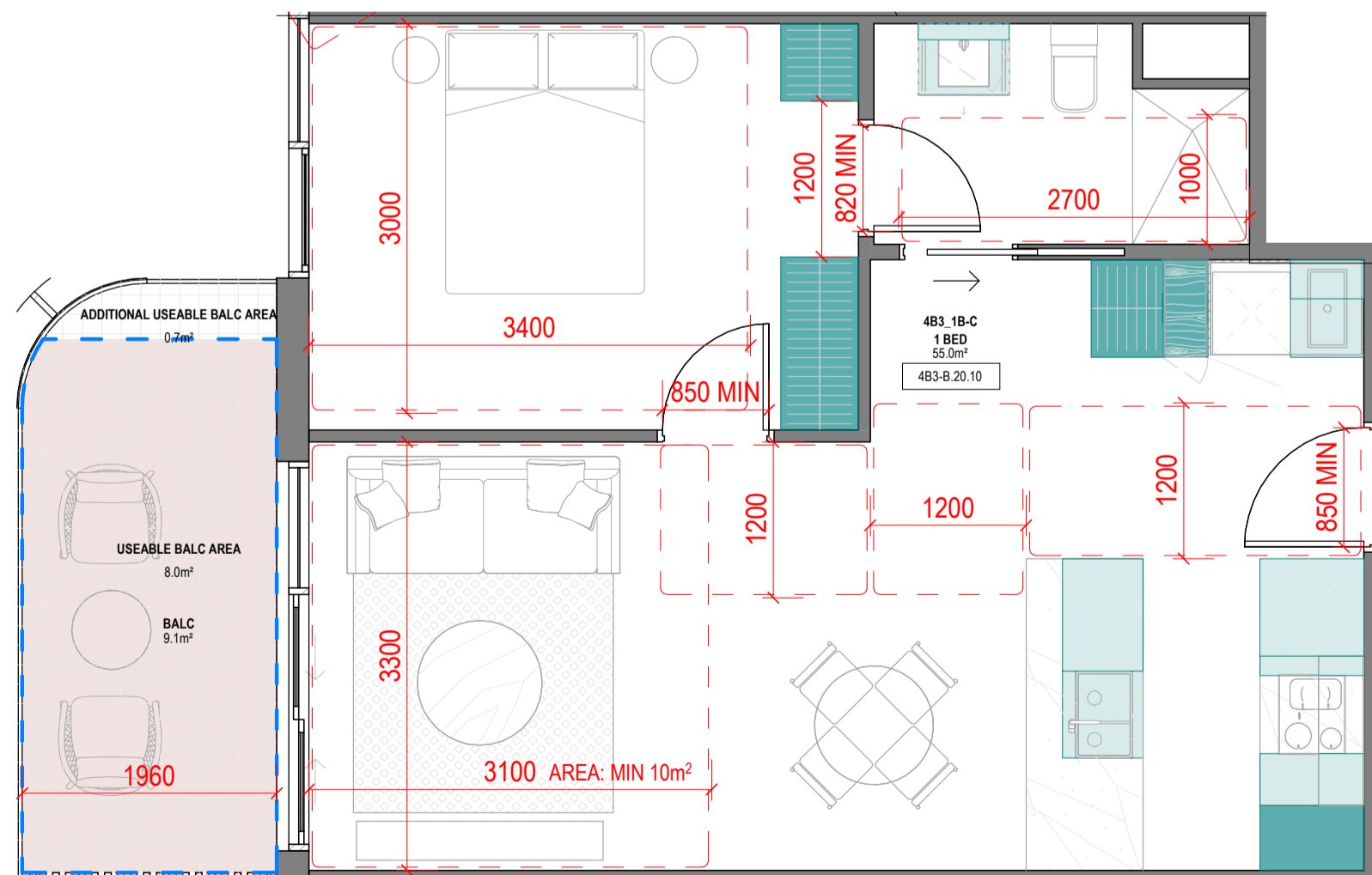
4B3\_1B-A

1:50

**SUMMARY:**

No. OF APARTMENTS: 10  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 5.9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.1m<sup>2</sup>

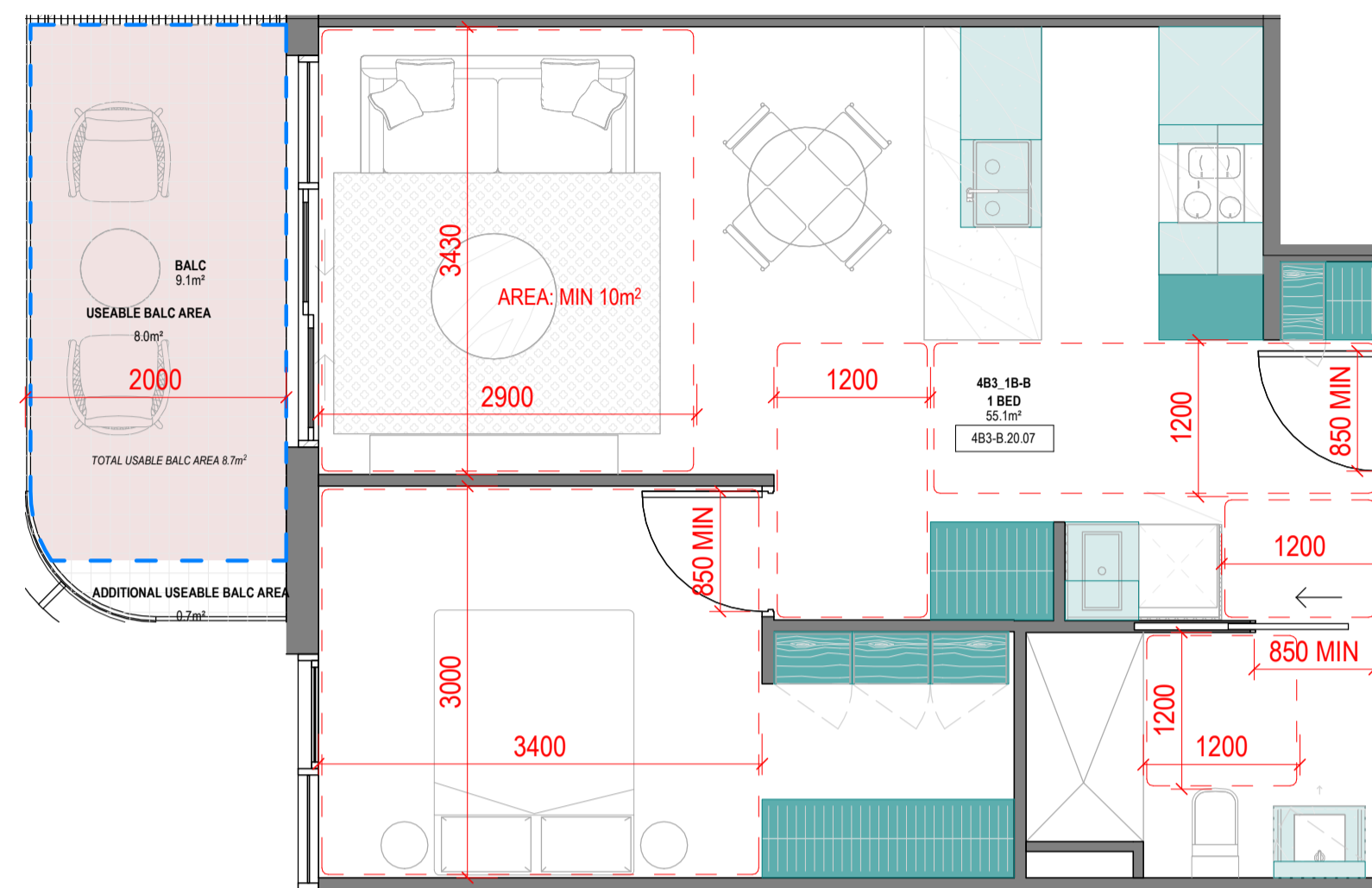


4B3\_1B-C

1:50

**SUMMARY:**

No. OF APARTMENTS: 10  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.7m<sup>2</sup>

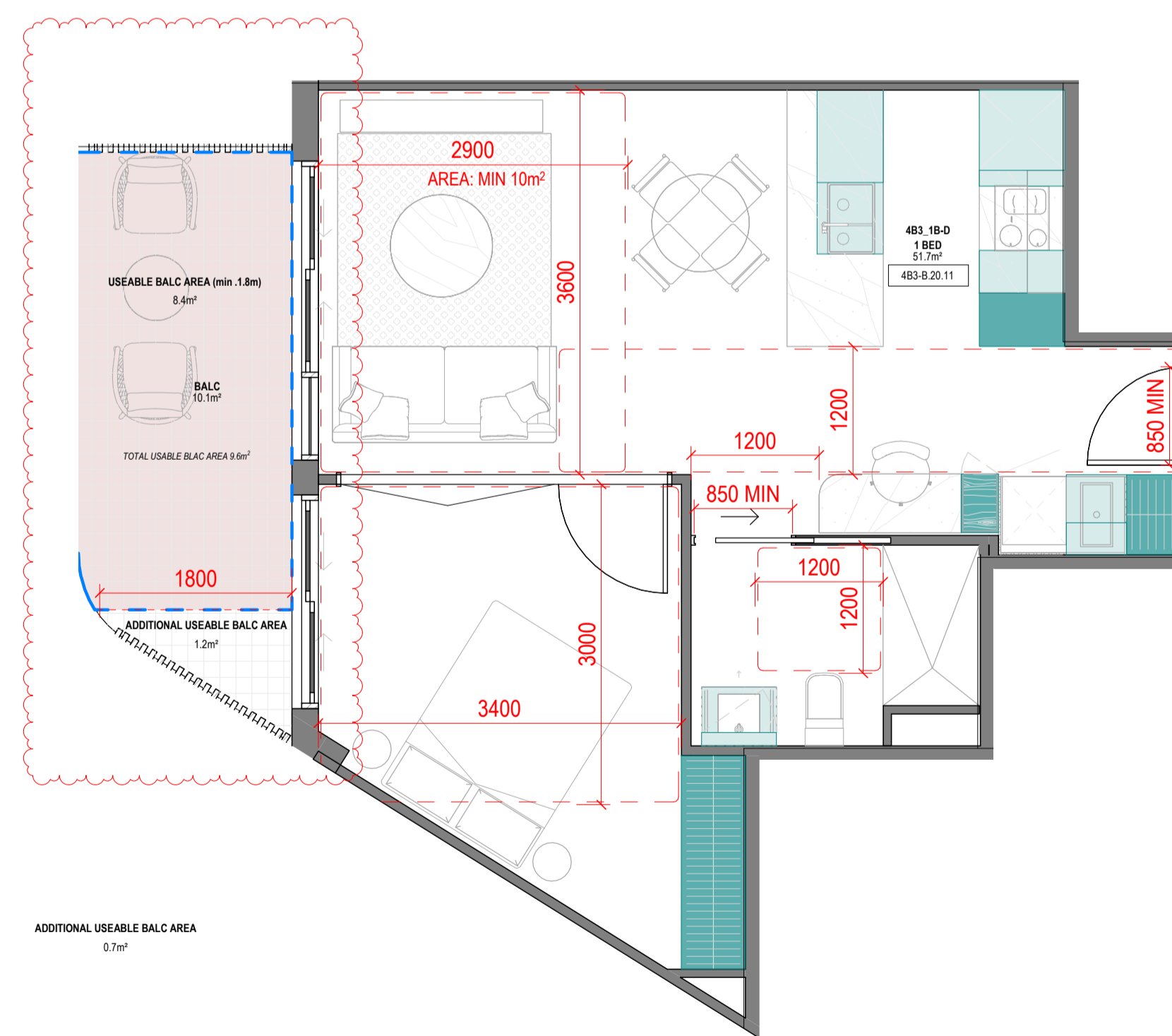


4B3\_1B-B

1:50

**SUMMARY:**

No. OF APARTMENTS: 92  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.7m<sup>2</sup>



4B3\_1B-D

1:50

**SUMMARY:**

No. OF APARTMENTS: 18  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 9.6m<sup>2</sup>

Storage - 4B3_1B-A				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-A	7.82 m <sup>3</sup>	14	
	4B3_1B-A: 14	7.82 m <sup>3</sup>	14	

Storage - 4B3_1B-B				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-B	10.51 m <sup>3</sup>	19	
	4B3_1B-B: 19	10.51 m <sup>3</sup>	19	

Storage - 4B3_1B-C				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-C	7.56 m <sup>3</sup>	16	
	4B3_1B-C: 16	7.56 m <sup>3</sup>	16	

Storage - 4B3_1B-D				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-D	7.48 m <sup>3</sup>	15	
	4B3_1B-D: 15	7.48 m <sup>3</sup>	15	

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Australia Living Pty Ltd.

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

- AshMorgan
- Warren and Mahoney Living  
Australia Pty Ltd
- Level 3, 380 Collins Street  
Melbourne VIC 3000  
Australia  
Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**  
 9860\_District Living  
 Residential  
 Development

**Drawing Title**

4B3 - 1 BEDROOM  
 TYPES 01

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1:50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A100.016	(B)



**Revisions**

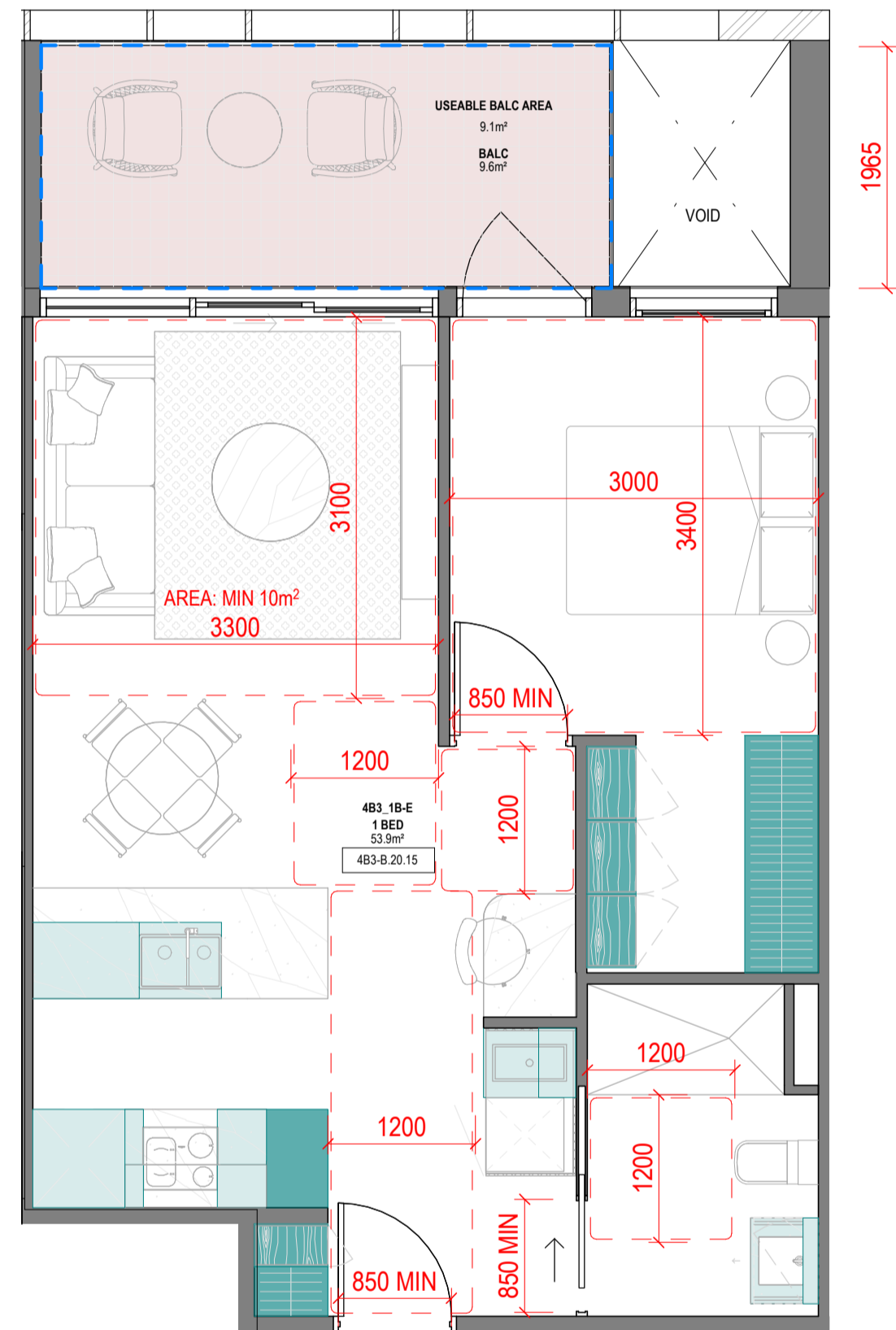
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_1B-E				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-E	8.81 m <sup>3</sup>	18	
4B3_1B-E: 18		8.81 m <sup>3</sup>	18	

Storage - 4B3_1B-F				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-F	10.88 m <sup>3</sup>	17	
4B3_1B-F: 17		10.88 m <sup>3</sup>	17	

Storage - 4B3_1B-G				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-G	9.09 m <sup>3</sup>	18	
4B3_1B-G: 18		9.09 m <sup>3</sup>	18	

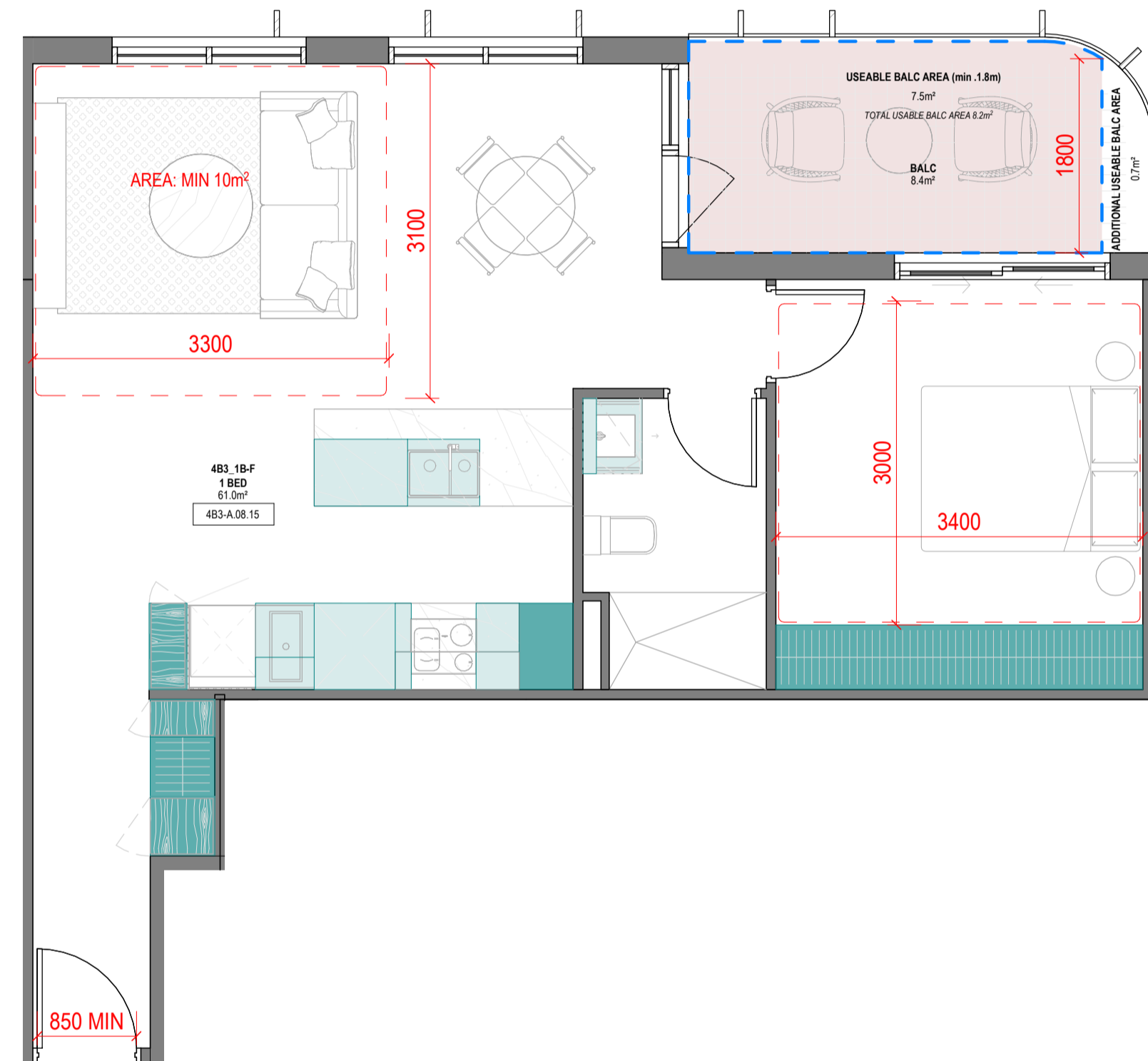


**4B3\_1B-E**

1:50

**SUMMARY:**

No. OF APARTMENTS: 16  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 9.1m<sup>2</sup>

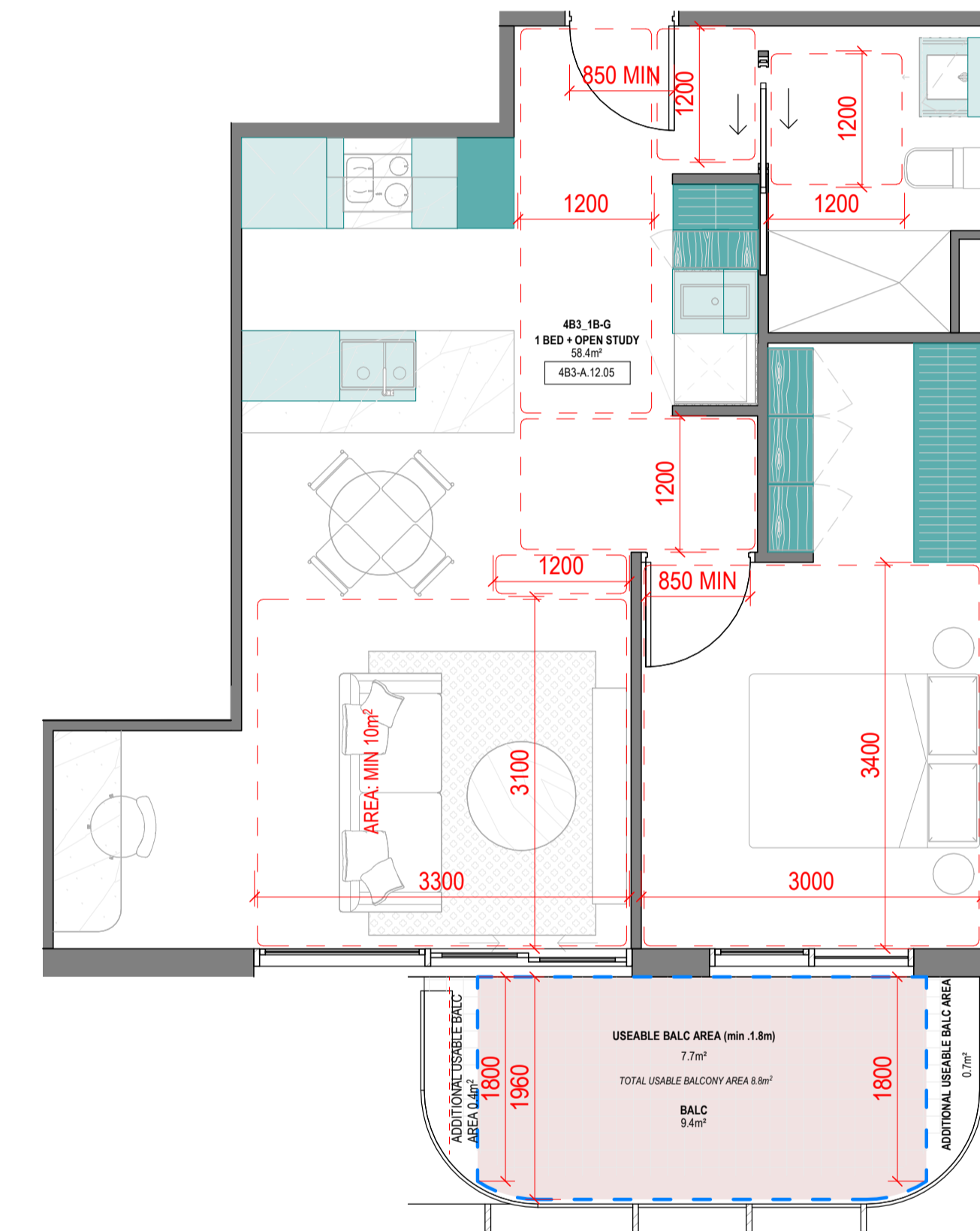


**4B3\_1B-F**

1:50

**SUMMARY:**

No. OF APARTMENTS: 14  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.2m<sup>2</sup>



**4B3\_1B-G**

1:50

**SUMMARY:**

No. OF APARTMENTS: 24  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.8m<sup>2</sup>

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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 www.warrenandmahoney.com  
**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 1 BEDROOM TYPES 02**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale 1:50 @ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No Revision  
**A100.017 (B)**

**Revisions**

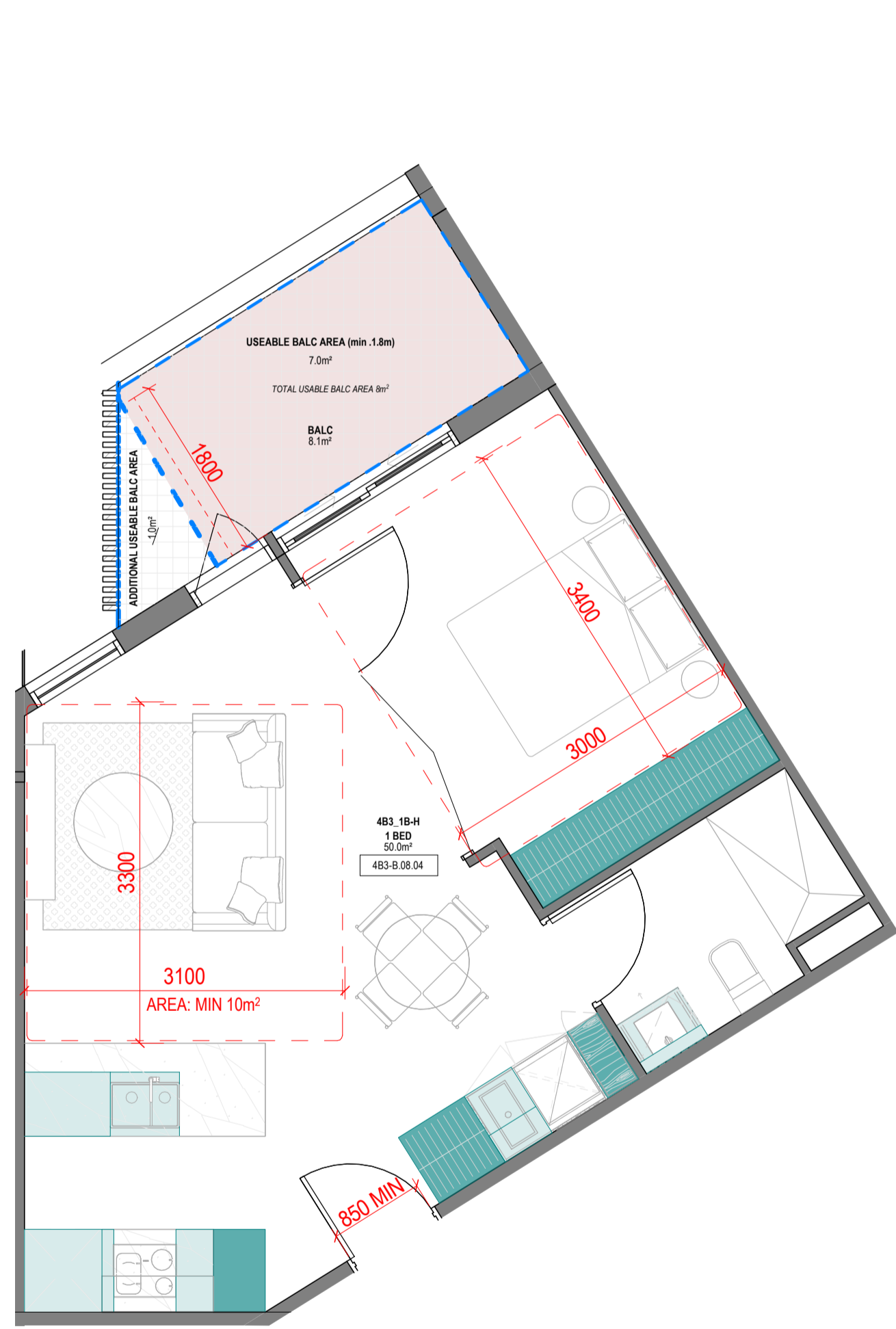
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_1B-H			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_1B-H	8.92 m³	15
4B3_1B-H	15	8.92 m³	15

Storage - 4B3_1B-I			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_1B-I	9.25 m³	16
4B3_1B-I	16	9.25 m³	16

Storage - 4B3_1B-J			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_1B-J	11.73 m³	16
4B3_1B-J	16	11.73 m³	16

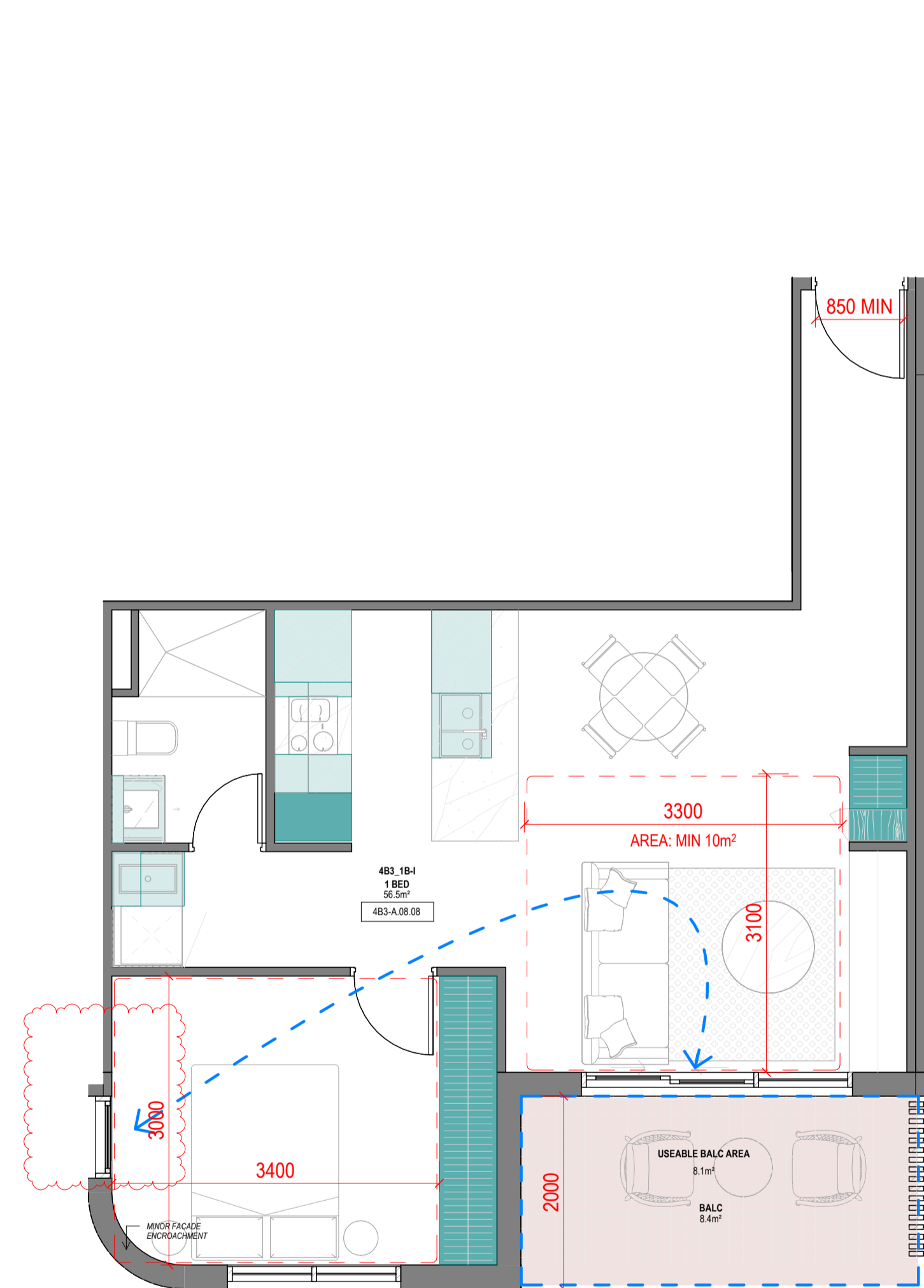


4B3\_1B-H

1:50

**SUMMARY:**

No. OF APARTMENTS: 10  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m²

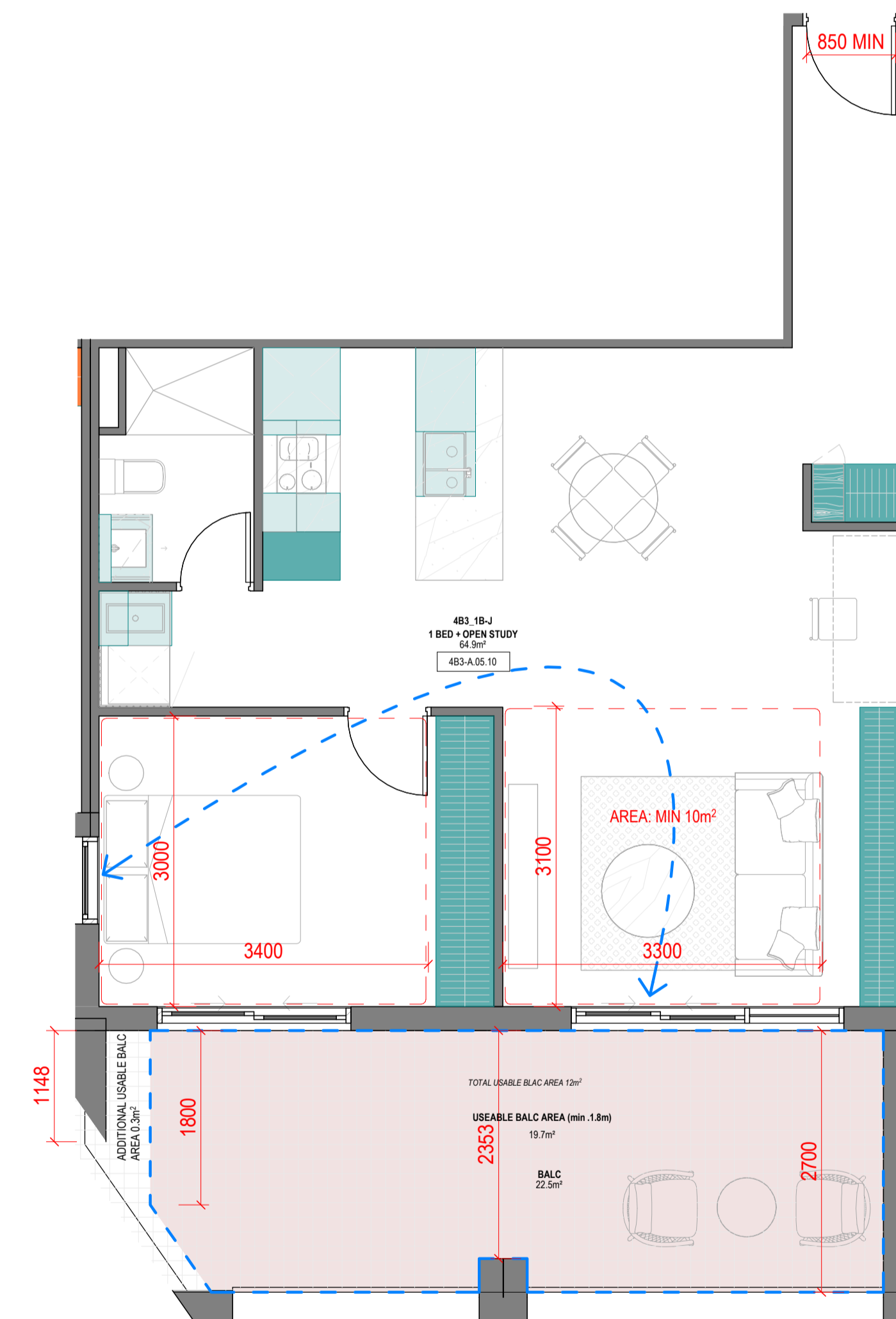


4B3\_1B-I

1:50

**SUMMARY:**

No. OF APARTMENTS: 12  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 7.9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.1m²



4B3\_1B-J

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 12m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
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**Project Title**

**9860\_District Living  
 Residential  
 Development**

**Drawing Title**

**4B3 - 1 BEDROOM  
 TYPES 03**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

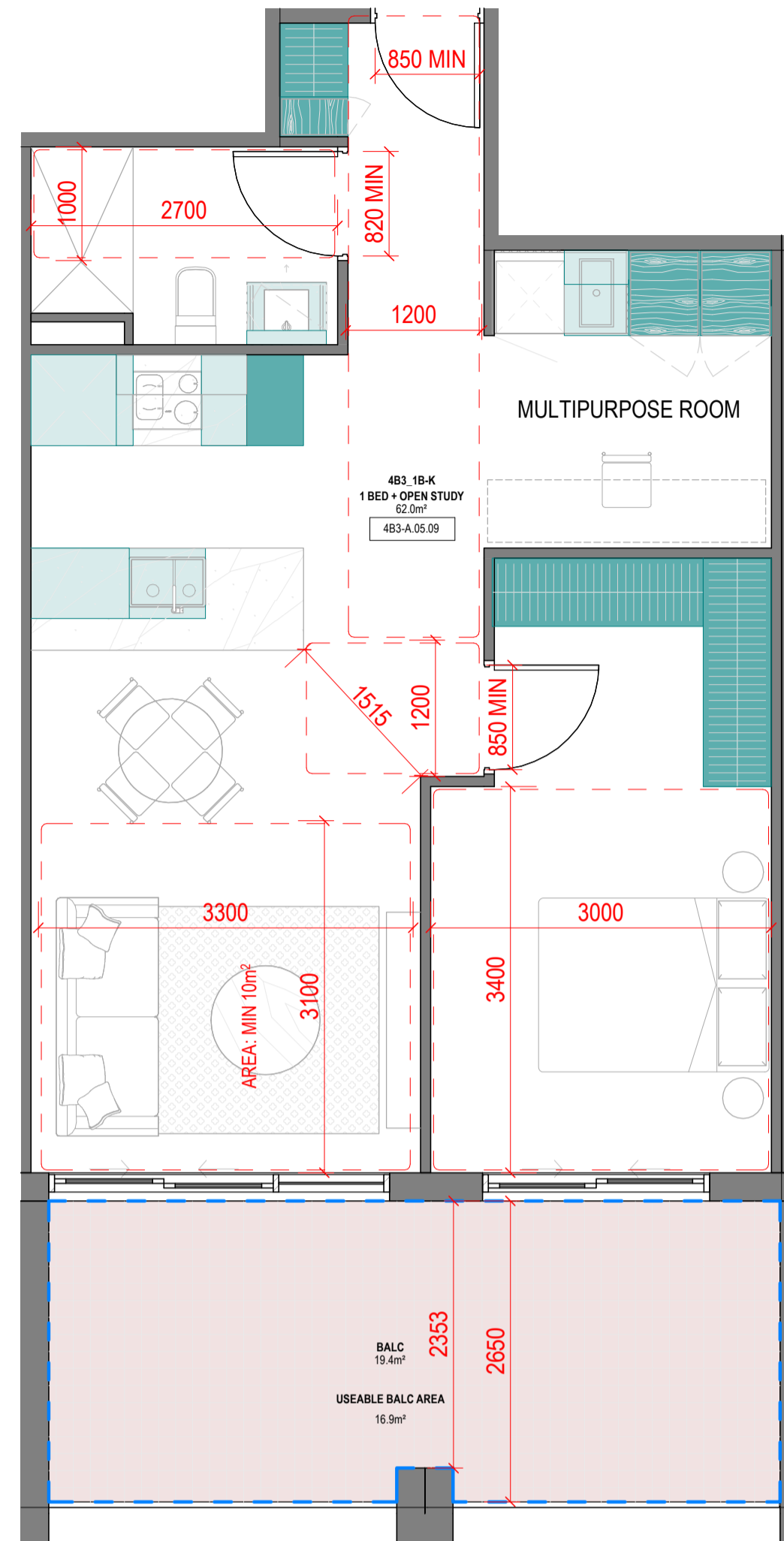
Scale: 1:50 @ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

**Drawing No**

**A100.018**

**Revision**

**(B)**

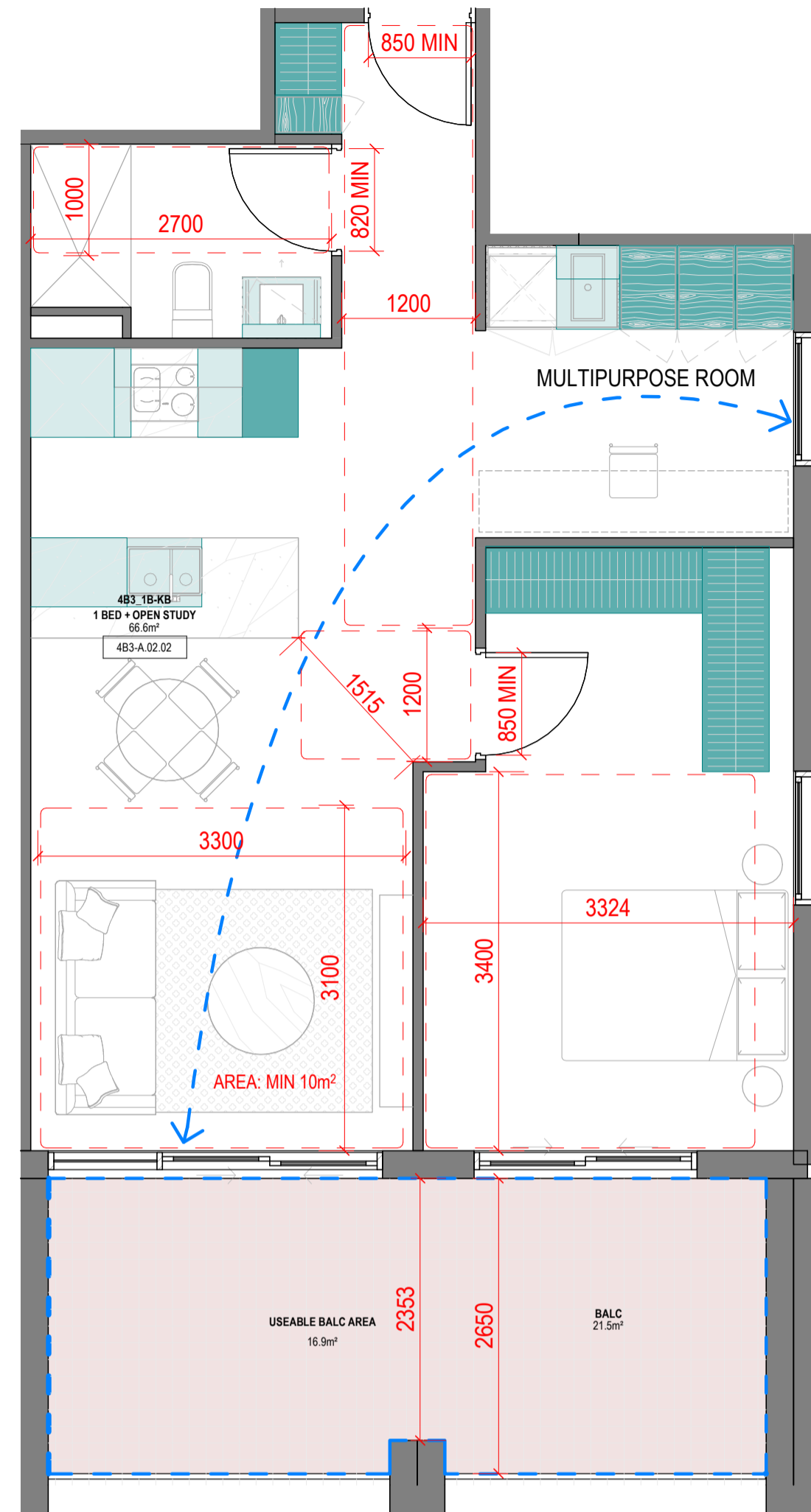


4B3\_1B-K

1:50

**SUMMARY:**

No. OF APARTMENTS: 6  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 16.9m<sup>2</sup>

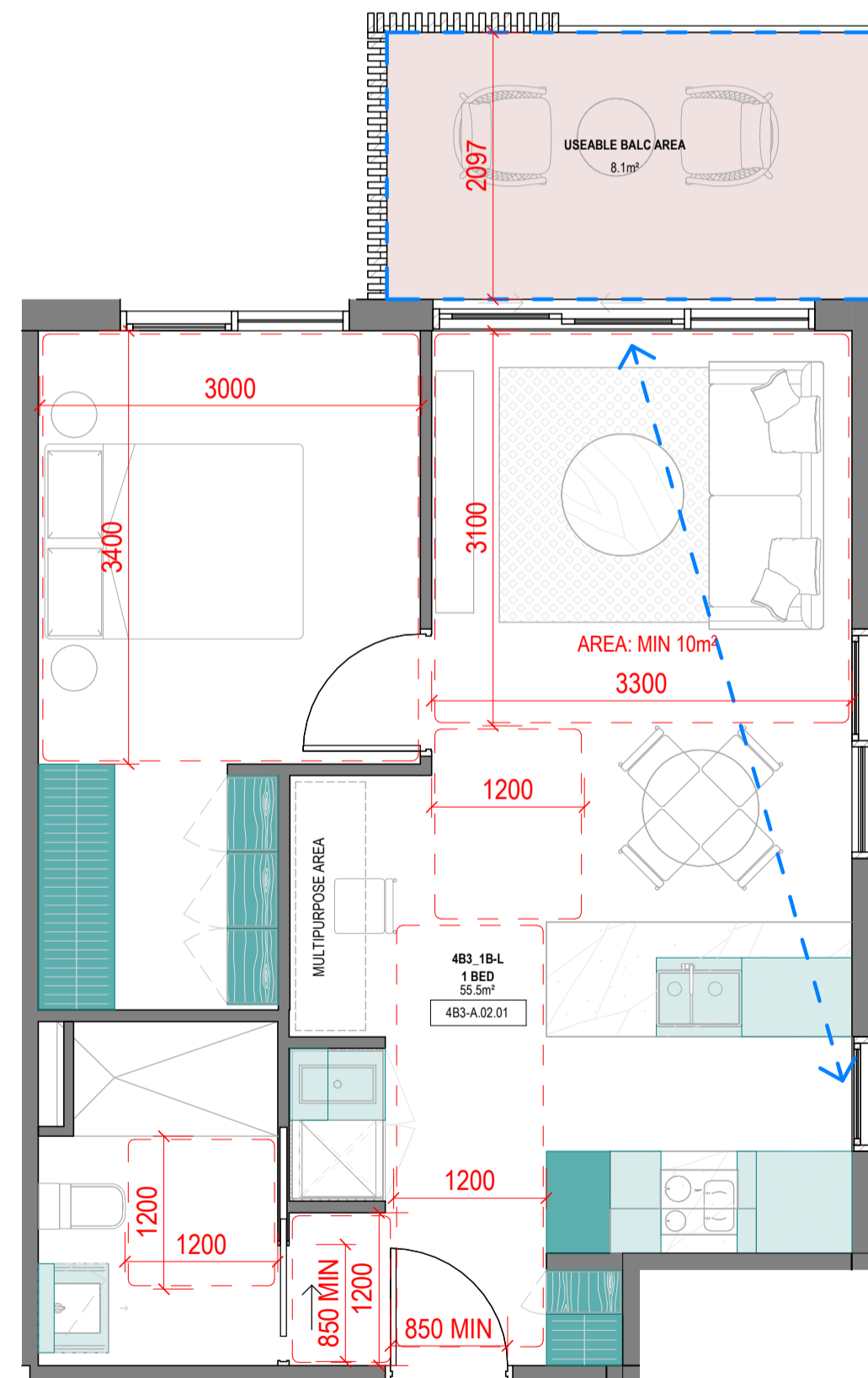


4B3\_1B-K\_B

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 9.1m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 16.9m<sup>2</sup>



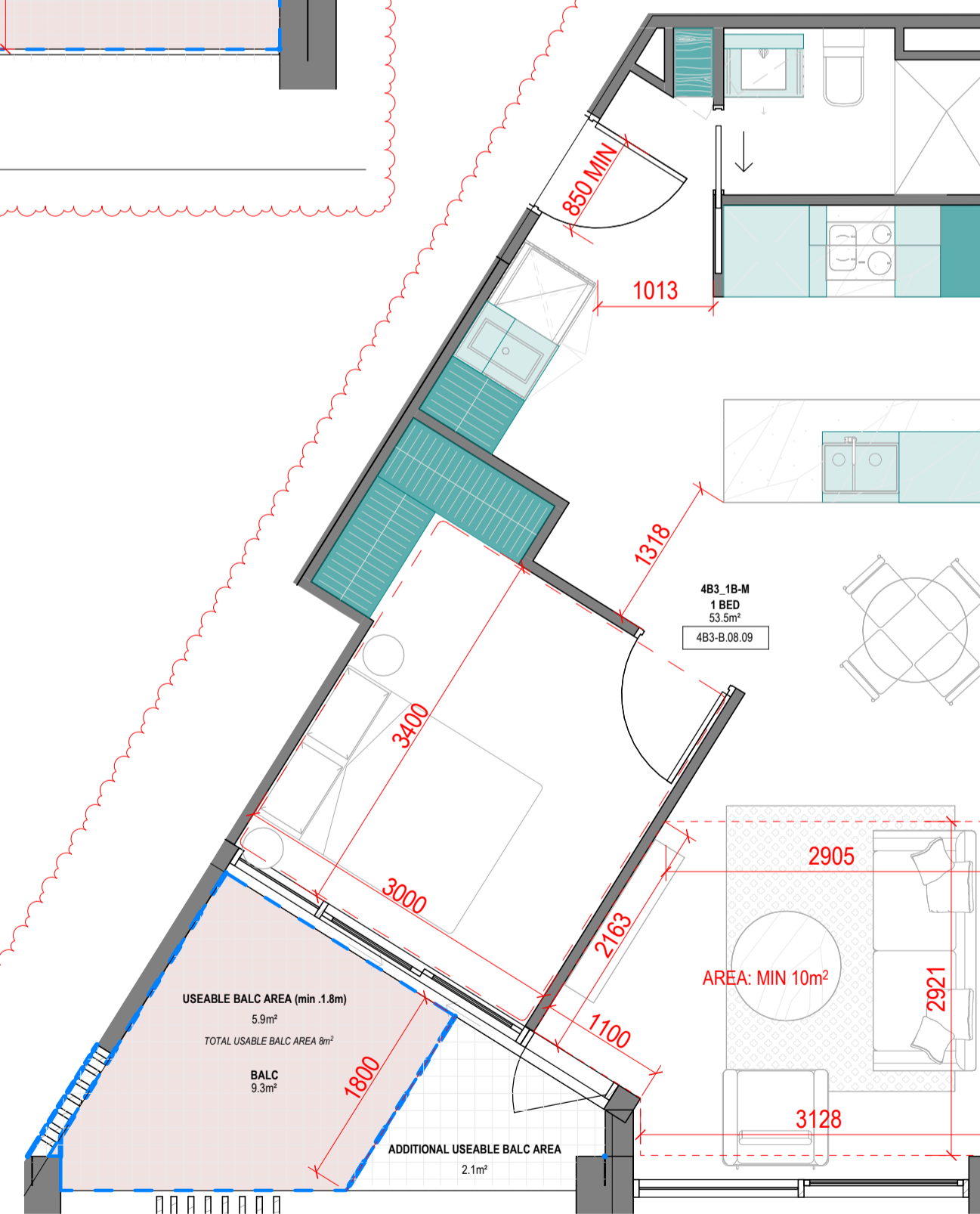
4B3\_1B-L

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: YES DESIGN OPTION A  
 CROSS-VENTILATED: YES

BREEZE PATH: 6m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.1m<sup>2</sup>



4B3\_1B-M

1:50

**SUMMARY:**

No. OF APARTMENTS: 7  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m<sup>2</sup>

Storage - 4B3_1B-K				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-K	12.53 m <sup>3</sup>	18	
4B3_1B-K	18	12.53 m <sup>3</sup>	18	

Storage - 4B3_1B-K_B				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-K_B	13.23 m <sup>3</sup>	19	
4B3_1B-K_B	19	13.23 m <sup>3</sup>	19	

Storage - 4B3_1B-L				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-L	8.81 m <sup>3</sup>	18	
4B3_1B-L	18	8.81 m <sup>3</sup>	18	

Storage - 4B3_1B-M				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_1B-M	8.32 m <sup>3</sup>	16	
4B3_1B-M	16	8.32 m <sup>3</sup>	16	

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**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HIP V HYPE ESD Engineer

**Client**

- AsheMorgan
- Warren and Mahoney Living Australia Pty Ltd
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- Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**

9860\_District Living Residential Development

**Drawing Title**

4B3 - 1 BEDROOM TYPES 04

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1:50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**      **Revision**

A100.019      B

**Revisions**

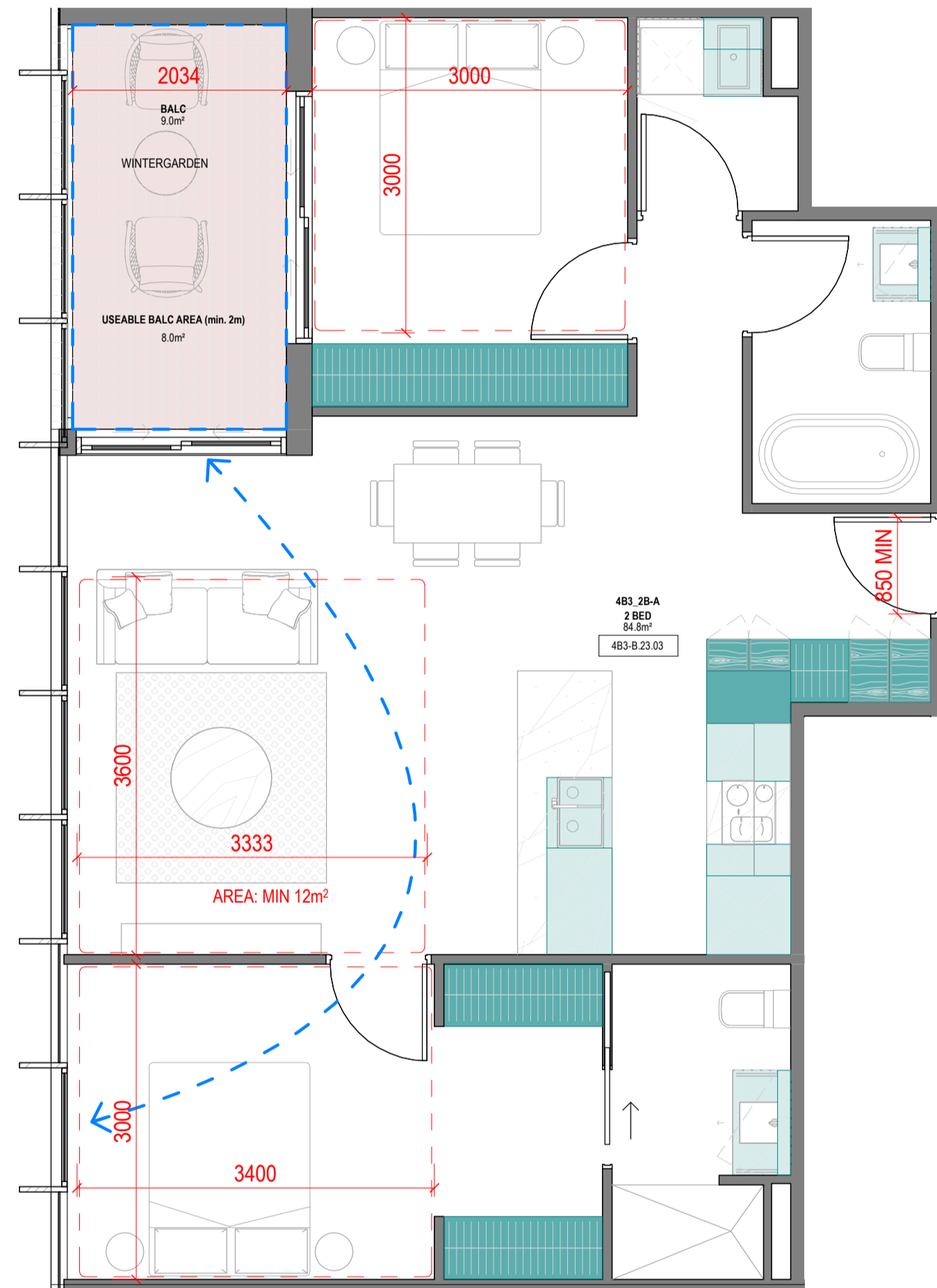
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_2B-A			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-A	15.07 m³	22
	4B3_2B-A: 22	15.07 m³	22

Storage - 4B3_2B-B			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-B	12.77 m³	19
	4B3_2B-B: 19	12.77 m³	19

Storage - 4B3_2B-C			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-C	15.86 m³	24
	4B3_2B-C: 24	15.86 m³	24

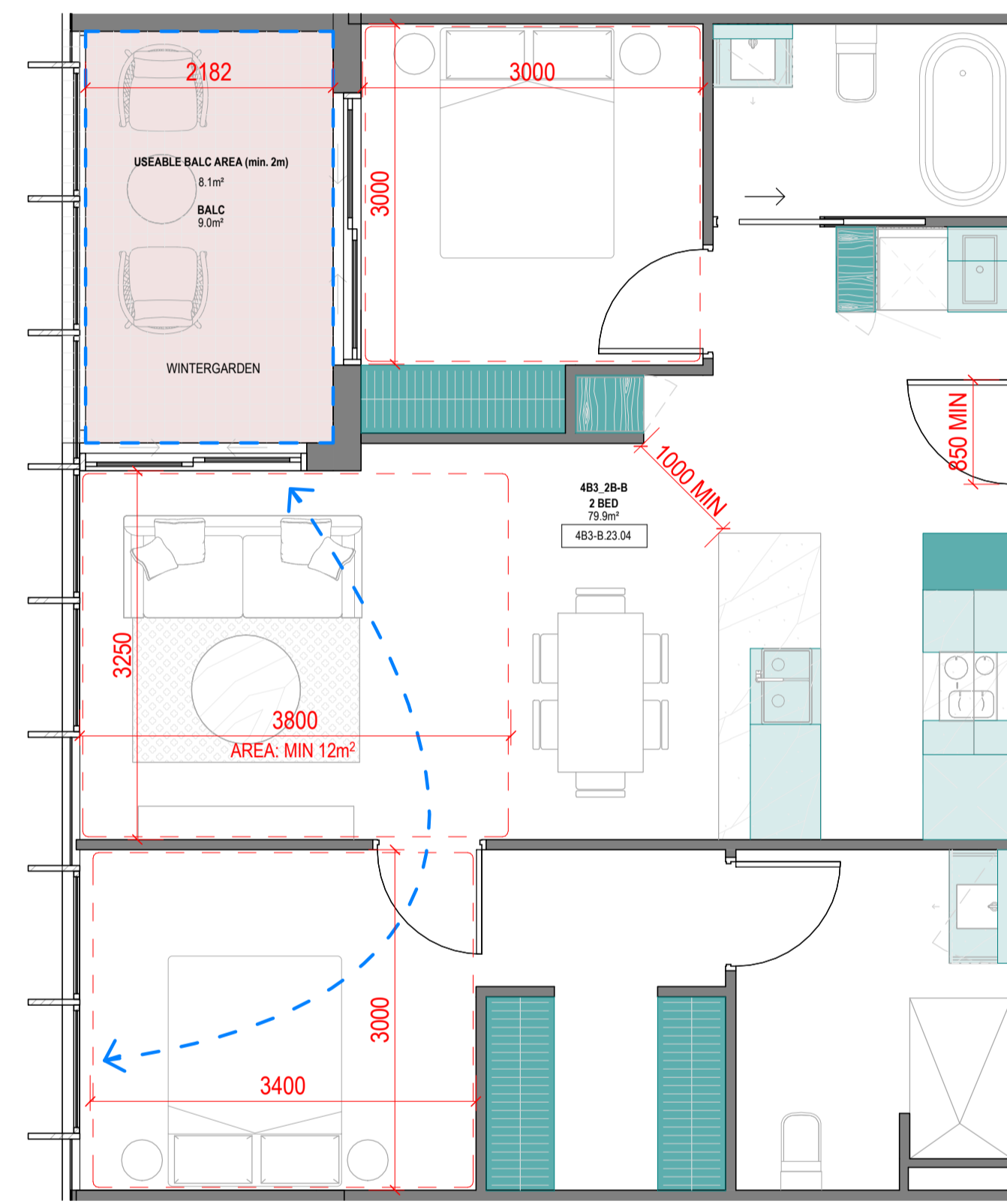


4B3\_2B-A

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 8.5m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8m²

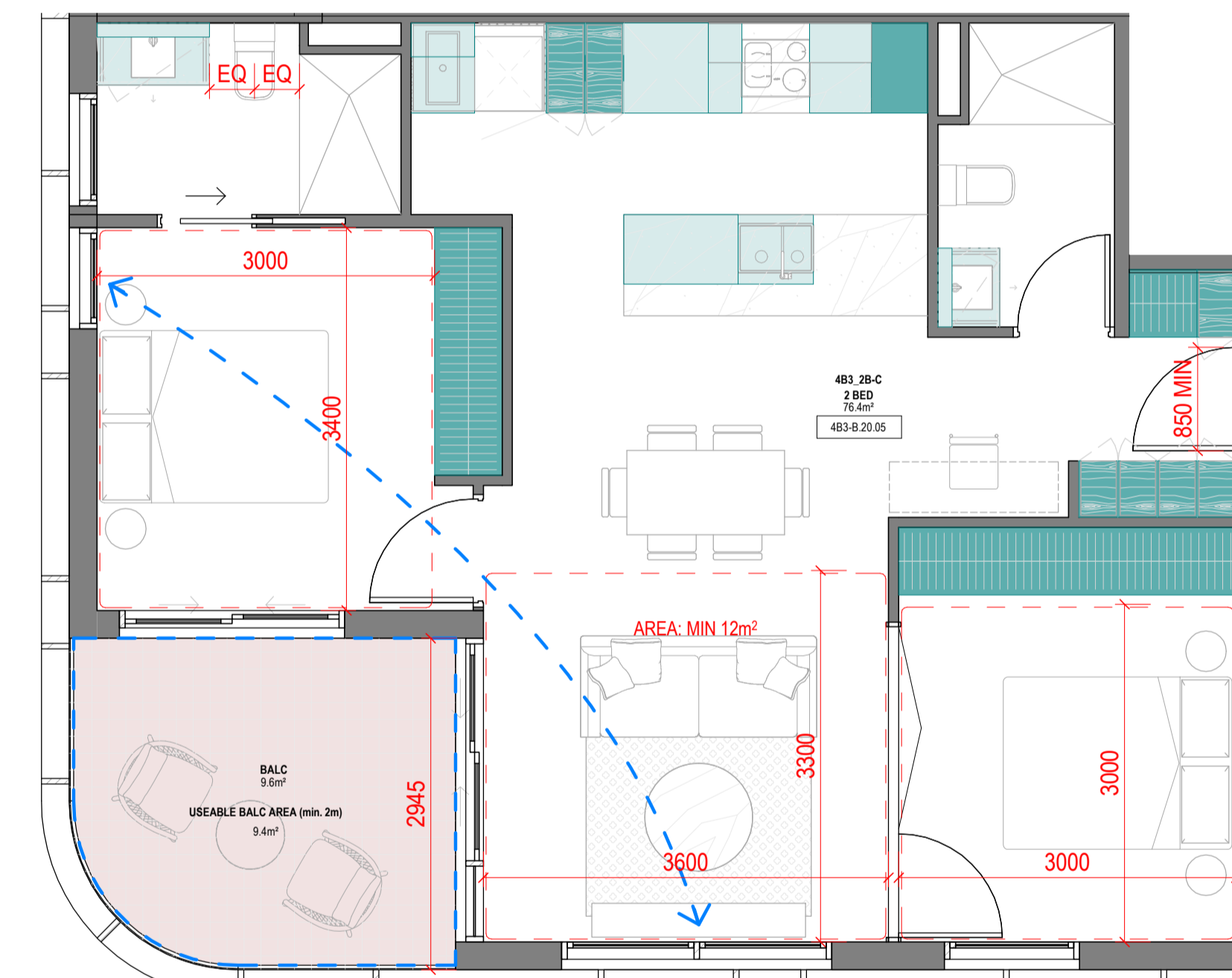


4B3\_2B-B

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 7.1m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.1m²



4B3\_2B-C

1:50

**SUMMARY:**

No. OF APARTMENTS: 17  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 7.9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 9.4m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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 Australia  
 Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com  
**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 2 BEDROOM TYPES 01**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale 1:50 @ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No A100.020  
 Revision B

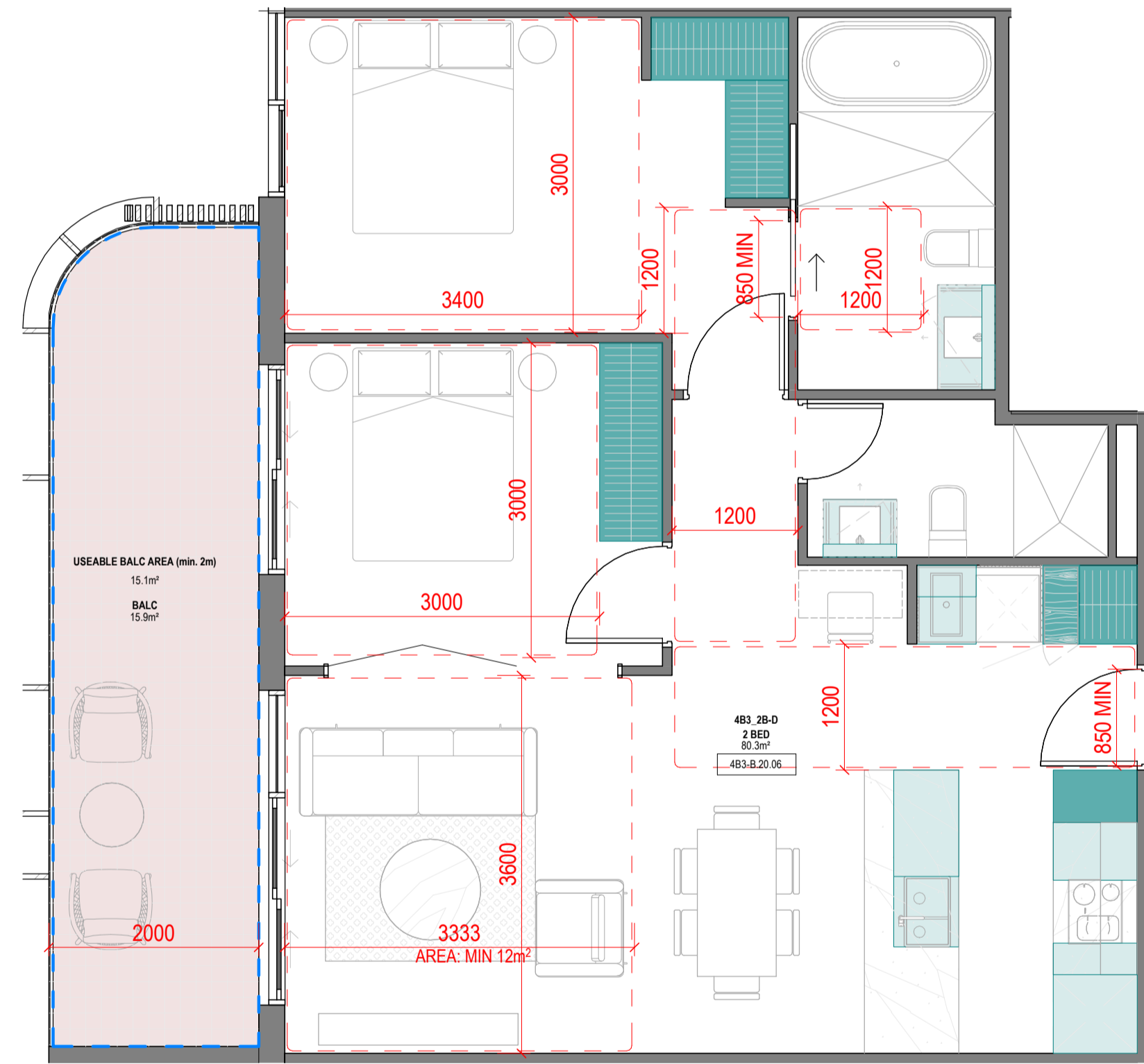
**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_2B-D			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-D	11.70 m³	19
	4B3_2B-D: 19	11.70 m³	19

Storage - 4B3_2B-E			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-E	12.02 m³	20
	4B3_2B-E: 20	12.02 m³	20

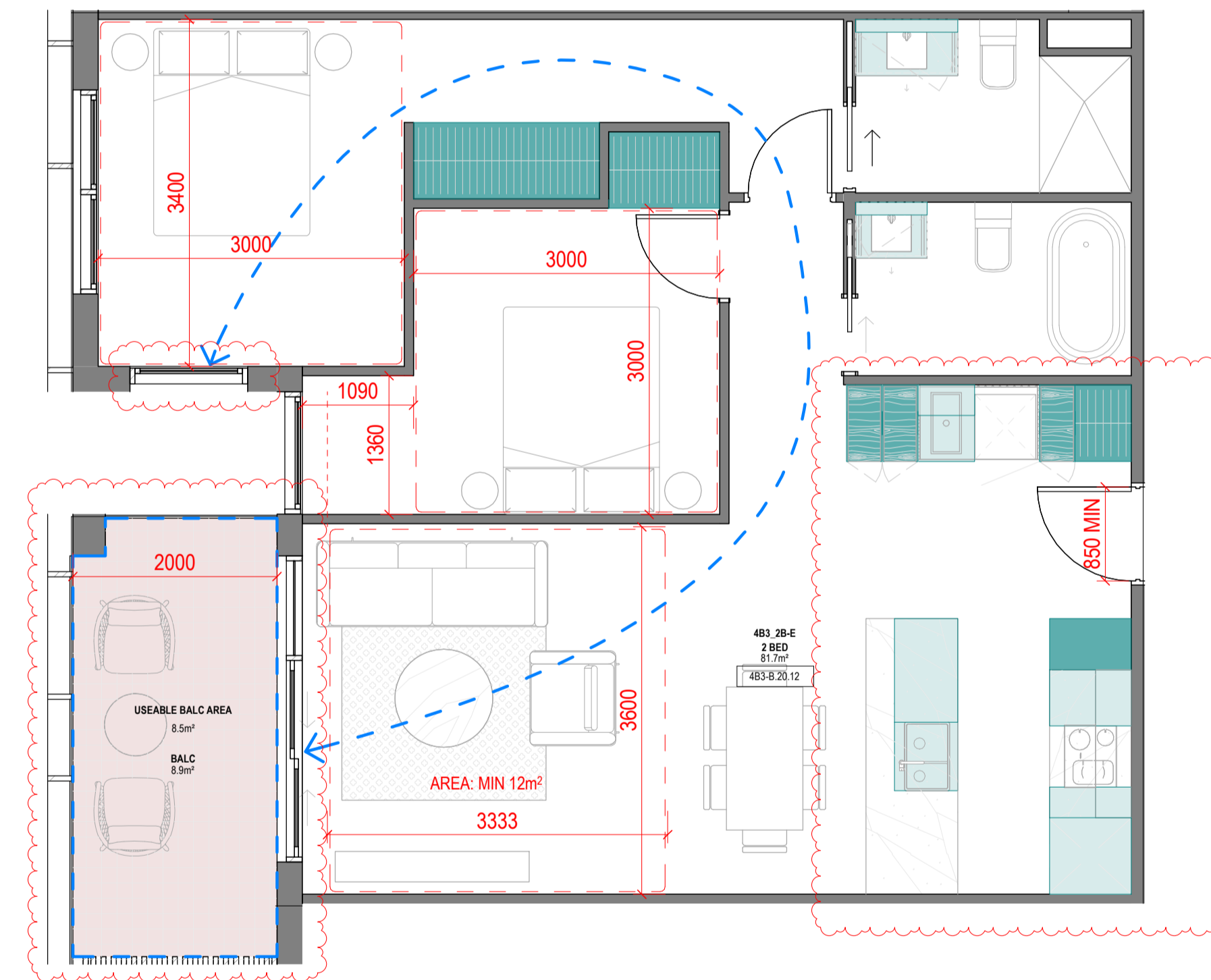


4B3\_2B-D

1:50

**SUMMARY:**

No. OF APARTMENTS: 17  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 15.1m²



4B3\_2B-E

1:50

**SUMMARY:**

No. OF APARTMENTS: 16  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 15.6m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.5m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
[www.warrenandmahoney.com](http://www.warrenandmahoney.com)  
**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 2 BEDROOM TYPES 02**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale: 1:50@ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

Drawing No: A100.021  
 Revision: B

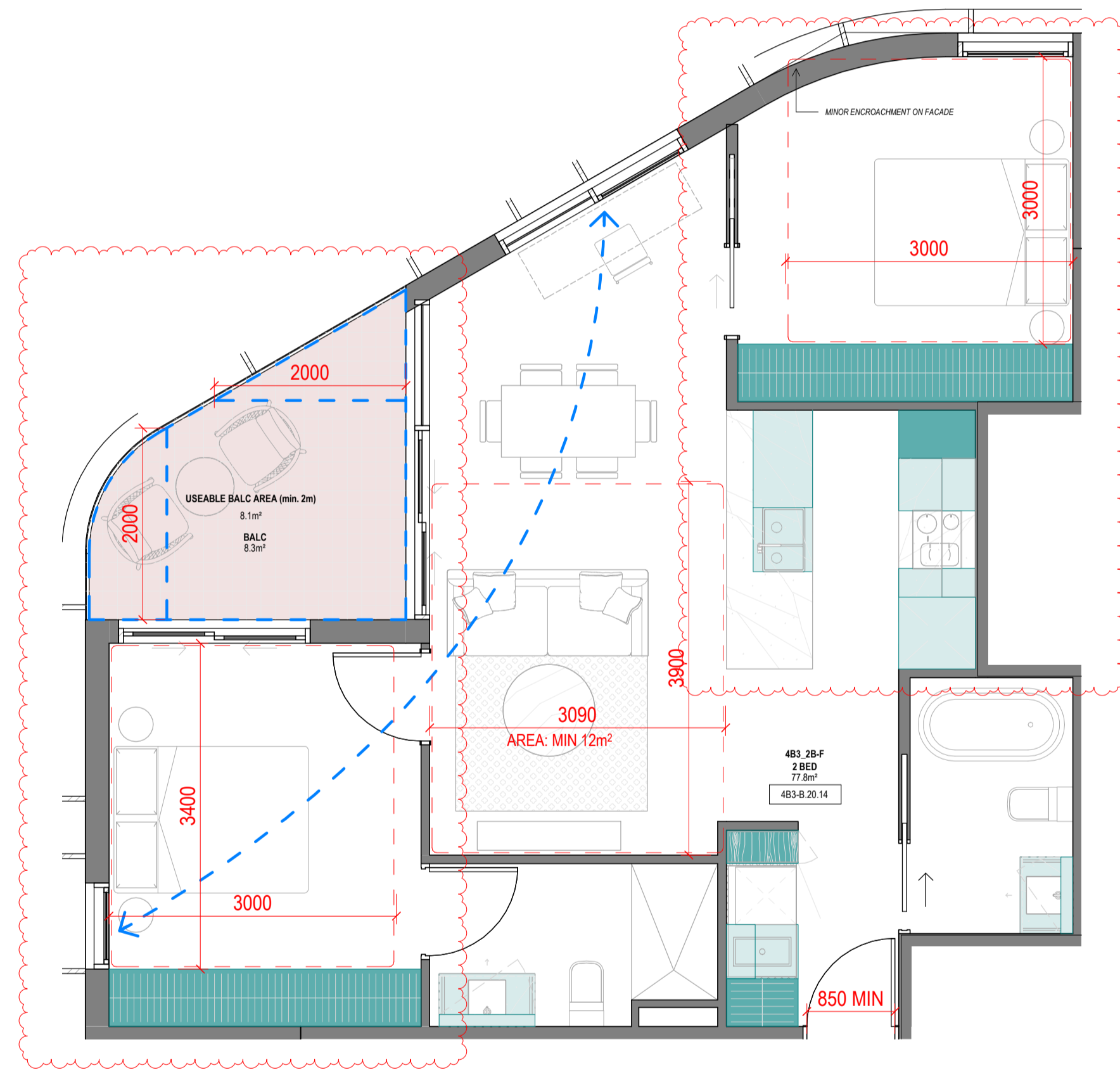
Storage - 4B3_2B-F			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-F	15.15 m³	18
	4B3_2B-F: 18	15.15 m³	18

Storage - 4B3_2B-G			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-G	12.23 m³	16
	4B3_2B-G: 16	12.23 m³	16

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**



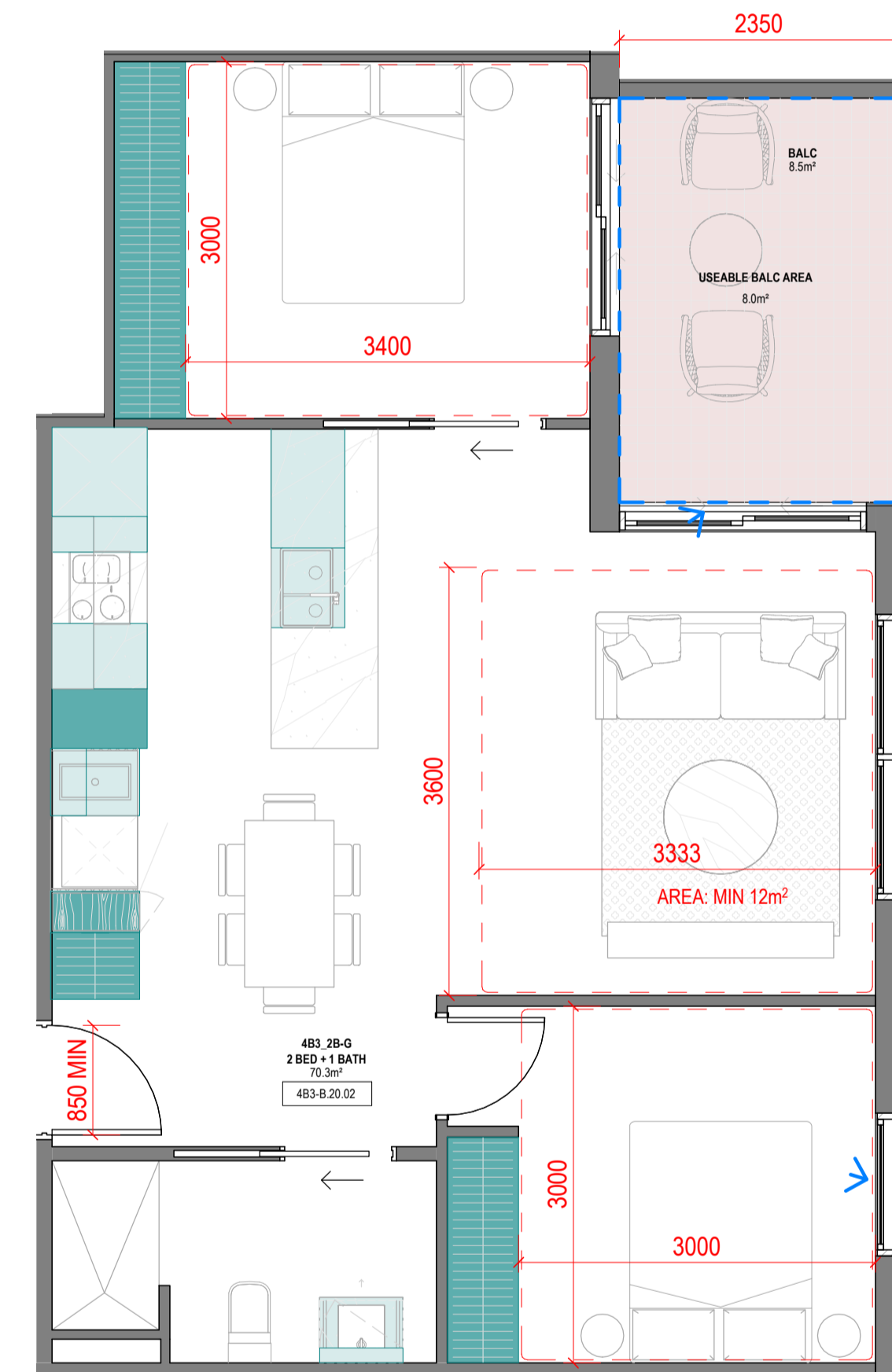
**4B3\_2B-F**

1 : 50

**SUMMARY:**

No. OF APARTMENTS: 16  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 9.5m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.1m²



**4B3\_2B-G**

1 : 50

**SUMMARY:**

No. OF APARTMENTS: 21  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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 Australia  
 Phone + 61 3 8547 6977

Registered Architects and Designers  
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**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 2 BEDROOM TYPES 03**

**Drawing Status**

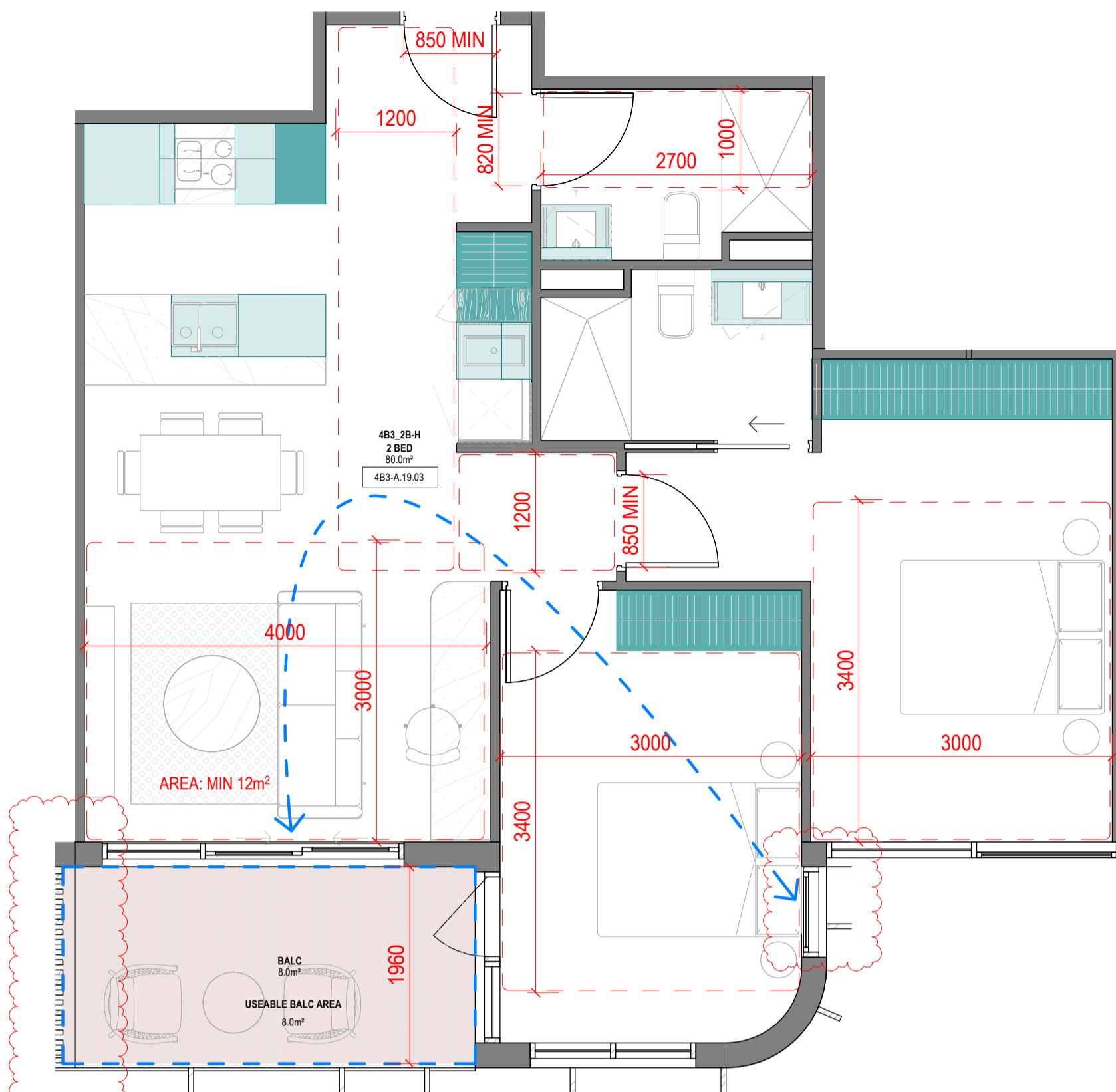
**TOWN PLANNING**

**Drawing Details**

Scale 1 : 50@ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

**Drawing No**      **Revision**

A100.022      B



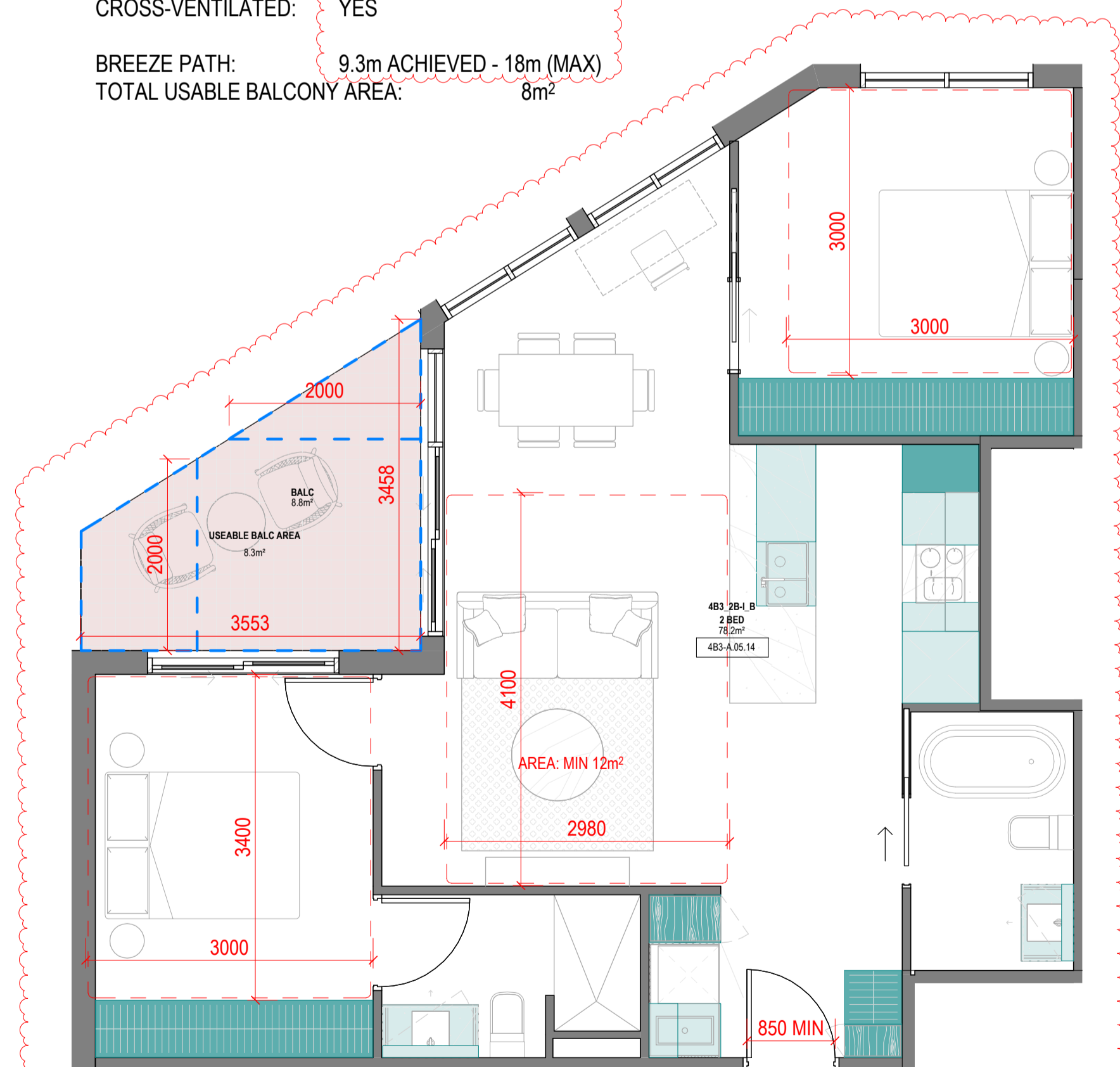
4B3\_2B-H

1:50

**SUMMARY:**

No. OF APARTMENTS: 16  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 9.3m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8m²

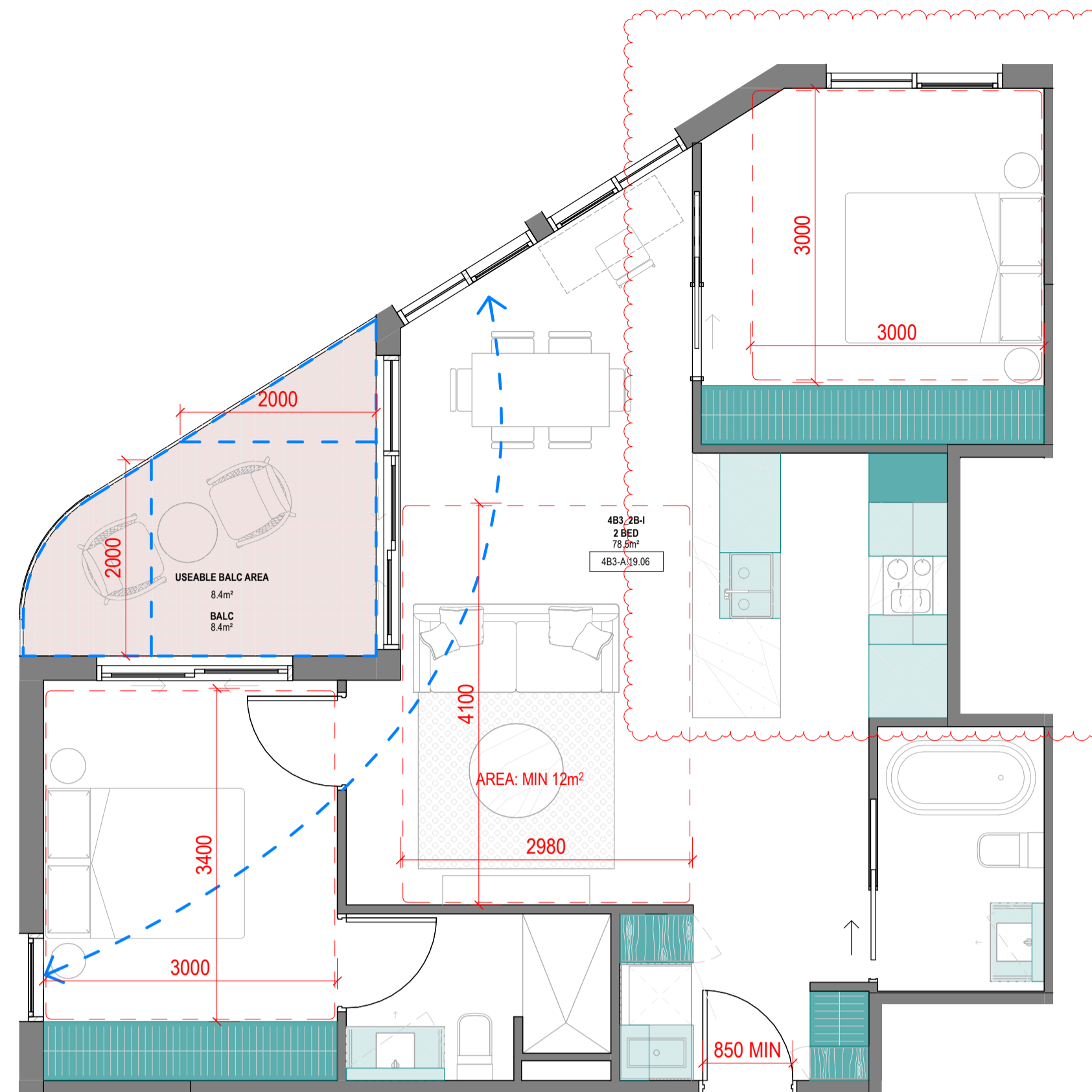


4B3\_2B-I\_B

1:50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.3m²



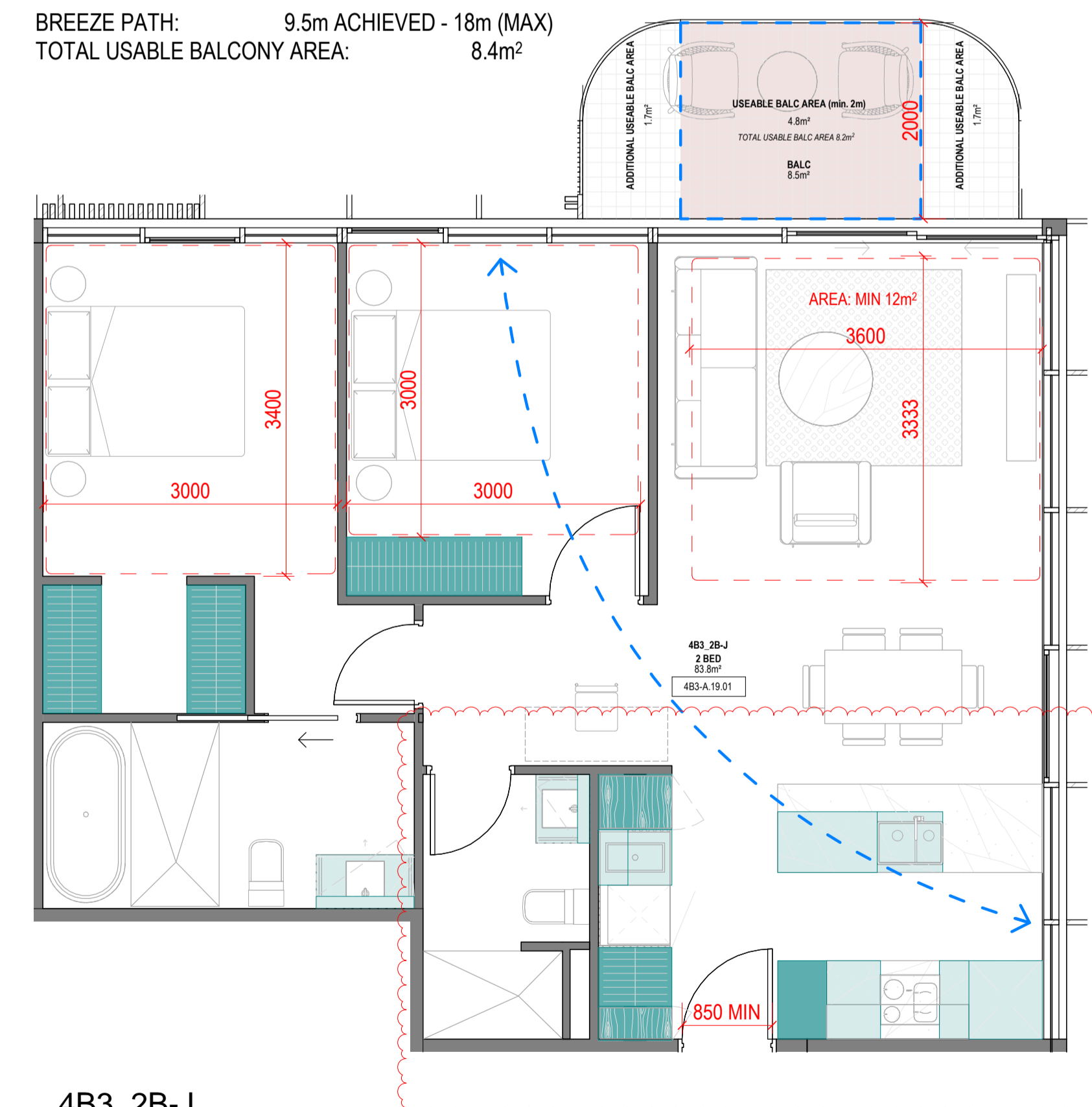
4B3\_2B-I

1:50

**SUMMARY:**

No. OF APARTMENTS: 14  
 ADAPTABLE: YES  
 CROSS-VENTILATED: YES

BREEZE PATH: 9.5m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.4m²



4B3\_2B-J

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 9.5m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.2m²

Storage - 4B3_2B-H				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-H	12.06 m³	18	
	4B3_2B-H: 18	12.06 m³	18	

Storage - 4B3_2B-I				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-I	15.50 m³	19	
	4B3_2B-I: 19	15.50 m³	19	

Storage - 4B3_2B-LB				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-LB	15.35 m³	19	
	4B3_2B-LB: 19	15.35 m³	19	

Storage - 4B3_2B-J				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-J	15.09 m³	22	
	4B3_2B-J: 22	15.09 m³	22	

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**  
 9860\_District Living Residential Development

**Drawing Title**

4B3 - 2 BEDROOM TYPES 04

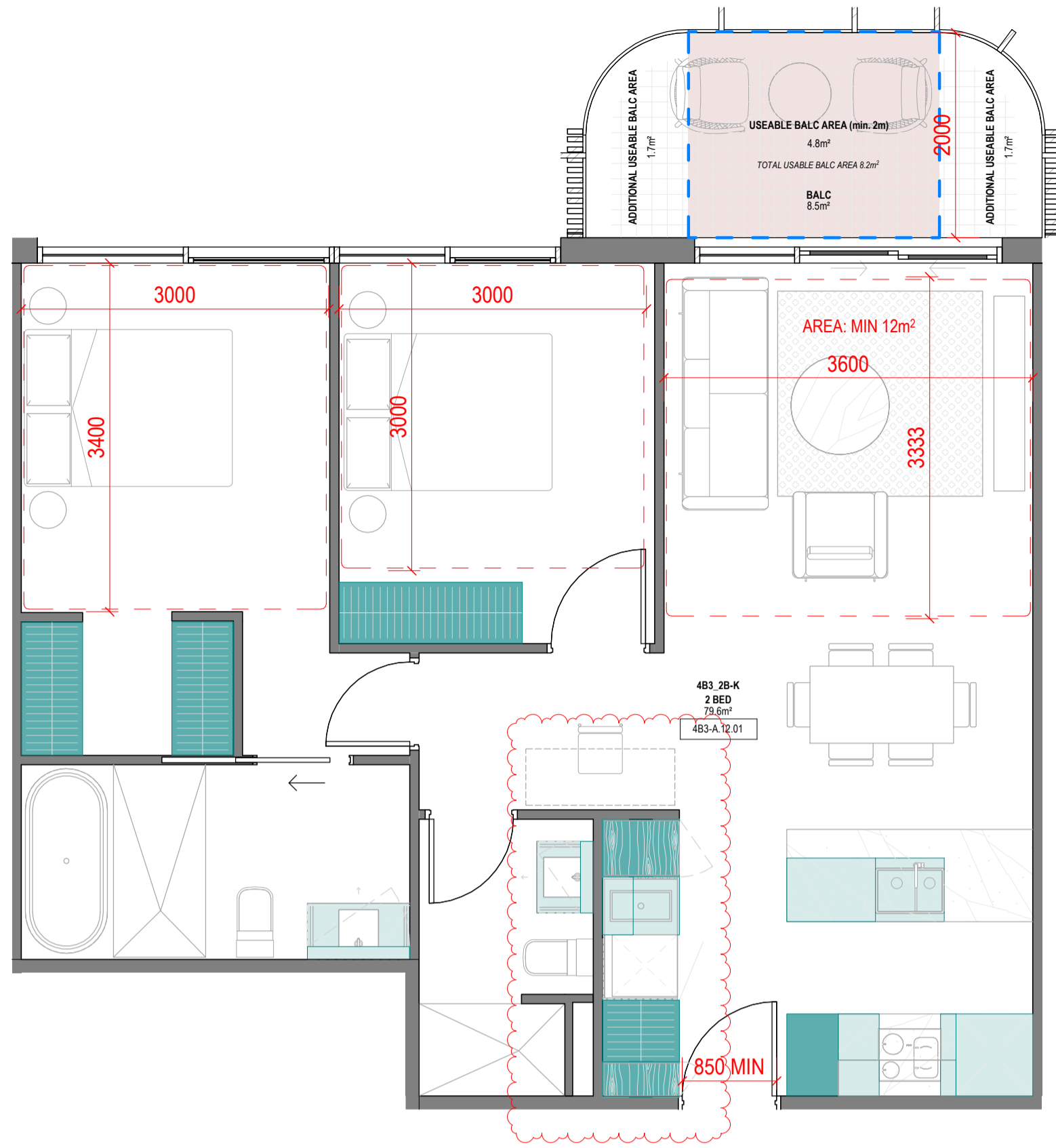
**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale	1: 50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

<b>Drawing No</b>	<b>Revision</b>
A100.023	(B)

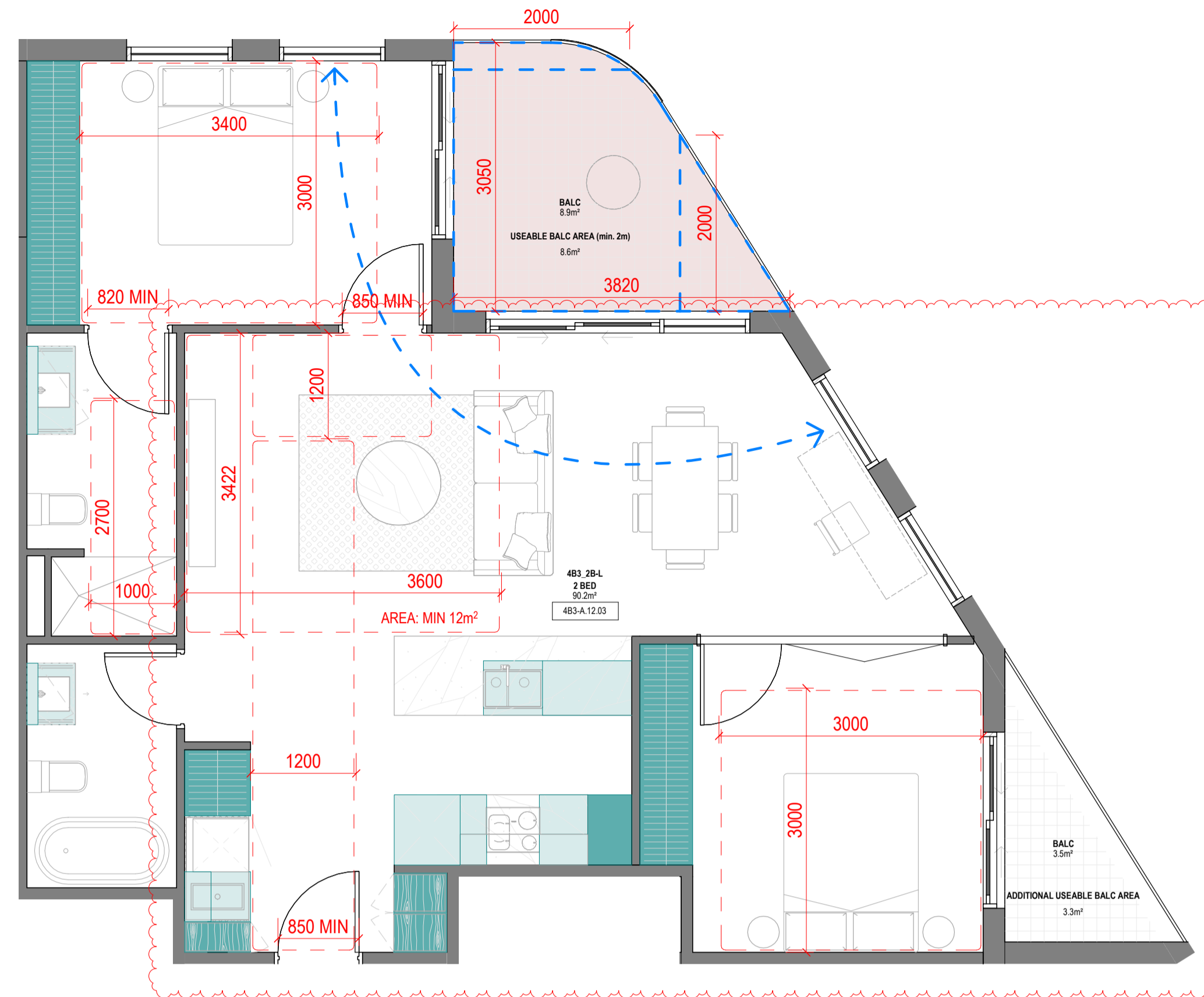


4B3\_2B-K

1:50

**SUMMARY:**

No. OF APARTMENTS: 22  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.2m<sup>2</sup>



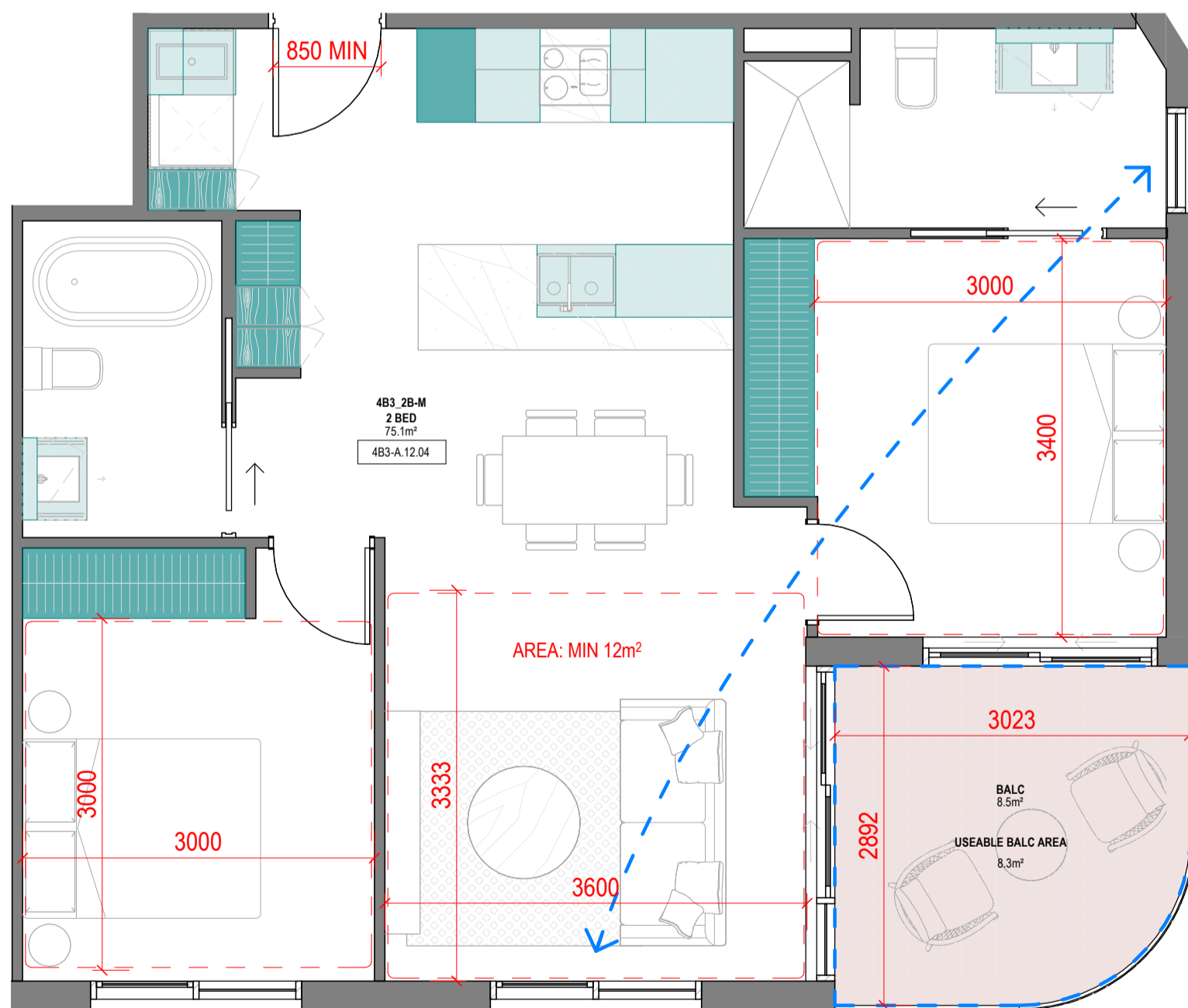
4B3\_2B-L

1:50

**SUMMARY:**

No. OF APARTMENTS: 11  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 8.6m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.6m<sup>2</sup>

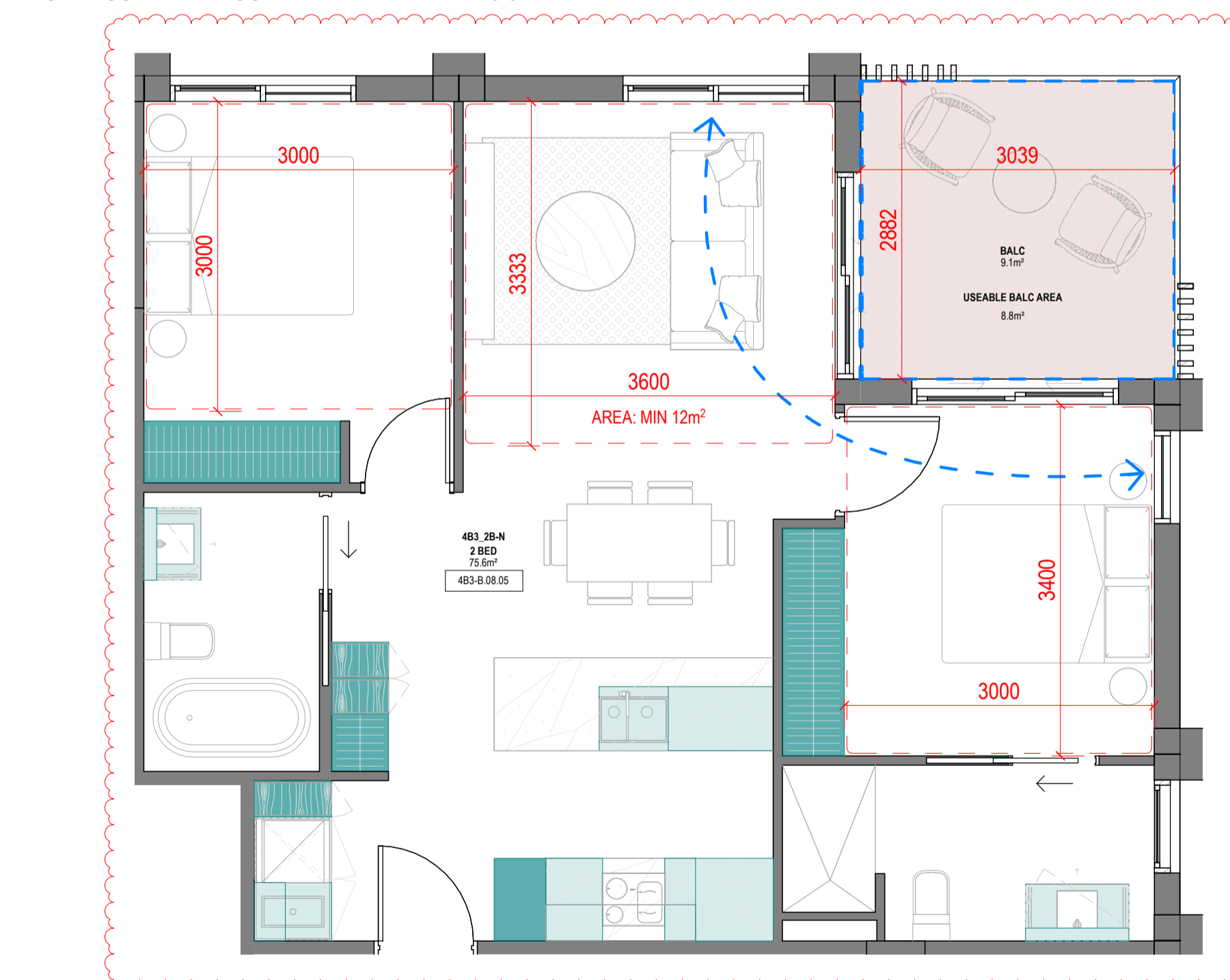


4B3\_2B-M

1:50

**SUMMARY:**

No. OF APARTMENTS: 11  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 8.2m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.3m<sup>2</sup>



4B3\_2B-N

1:50

**SUMMARY:**

No. OF APARTMENTS: 11  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 6.5m ACHIEVED - 18m (MAX)

NOTE: ROTATED AND MIRRORED VERSION OF 4B3\_2B-M  
 TOTAL USABLE BALCONY AREA: 8.8m<sup>2</sup>

Storage - 4B3_2B-K				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-K	12.57 m <sup>3</sup>	20	
4B3_2B-K: 20		12.57 m <sup>3</sup>	20	

Storage - 4B3_2B-L				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-L	15.13 m <sup>3</sup>	20	
4B3_2B-L: 20		15.13 m <sup>3</sup>	20	

Storage - 4B3_2B-M				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-M	12.08 m <sup>3</sup>	20	
4B3_2B-M: 20		12.08 m <sup>3</sup>	20	

Storage - 4B3_2B-N				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-N	12.08 m <sup>3</sup>	20	
4B3_2B-N: 20		12.08 m <sup>3</sup>	20	

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**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HIP V HYPE ESD Engineer

**Client**

- AsheMorgan
- Warren and Mahoney Living Australia Pty Ltd
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- Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**

9860\_District Living Residential Development

**Drawing Title**

4B3 - 2 BEDROOM TYPES 05

**Drawing Status**

TOWN PLANNING

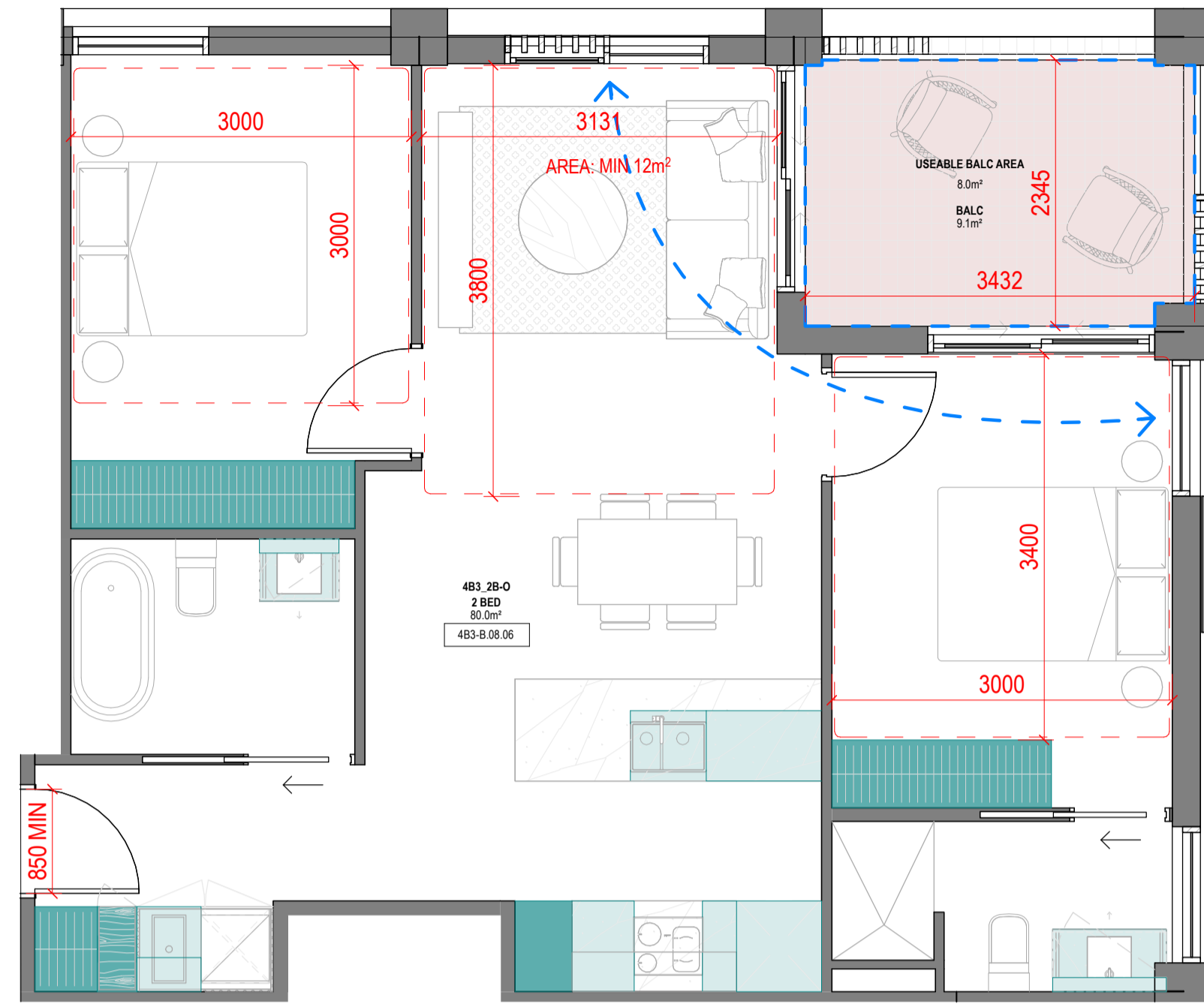
**Drawing Details**

Scale	1:50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**      **Revision**

A100.024      B





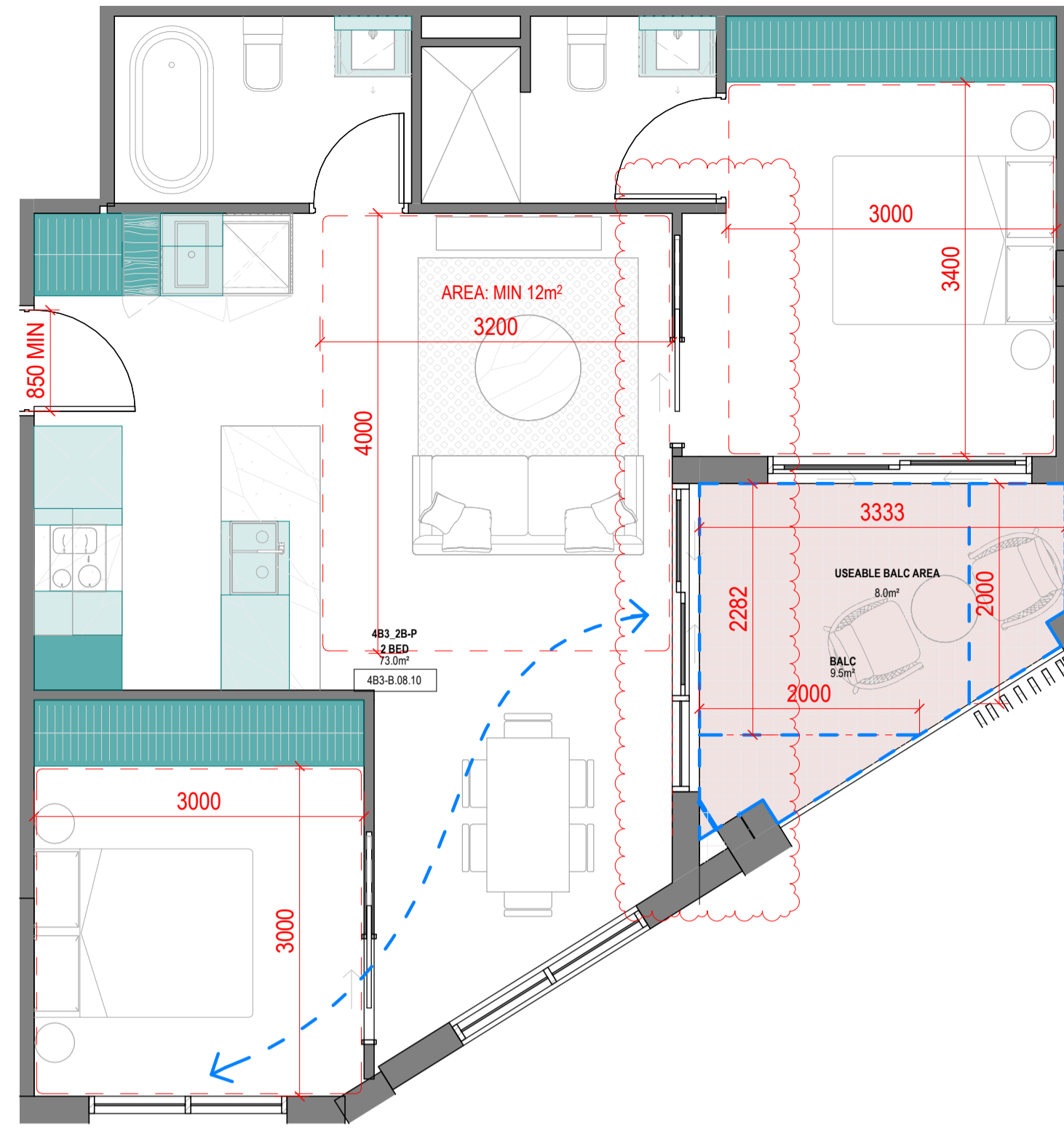
4B3\_2B-O

1:50

**SUMMARY:**

No. OF APARTMENTS: 10  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 6.3m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8m<sup>2</sup>

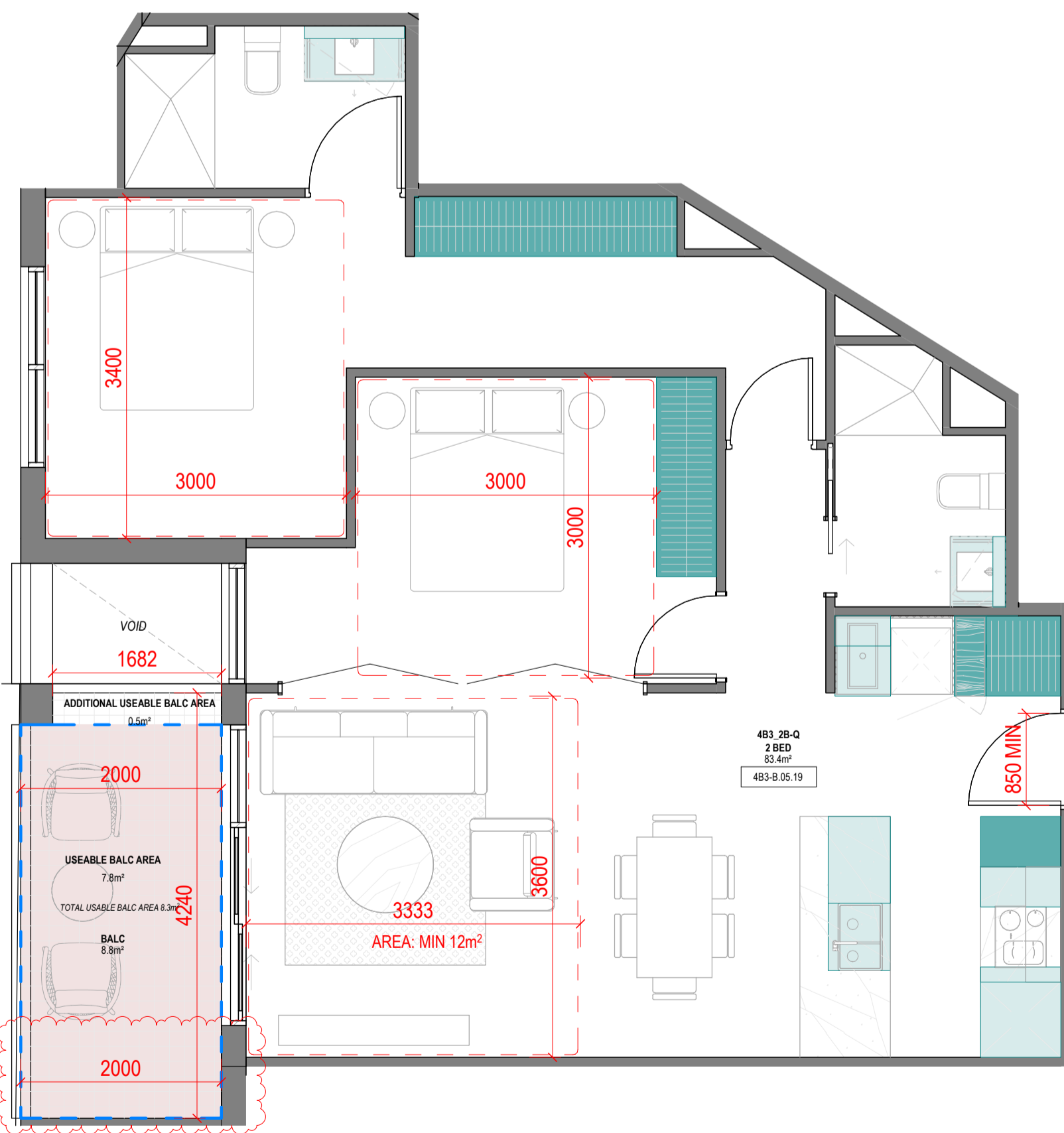


4B3\_2B-P

1:50

**SUMMARY:**

No. OF APARTMENTS: 6  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES BREEZE PATH: 6.1m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8m<sup>2</sup>

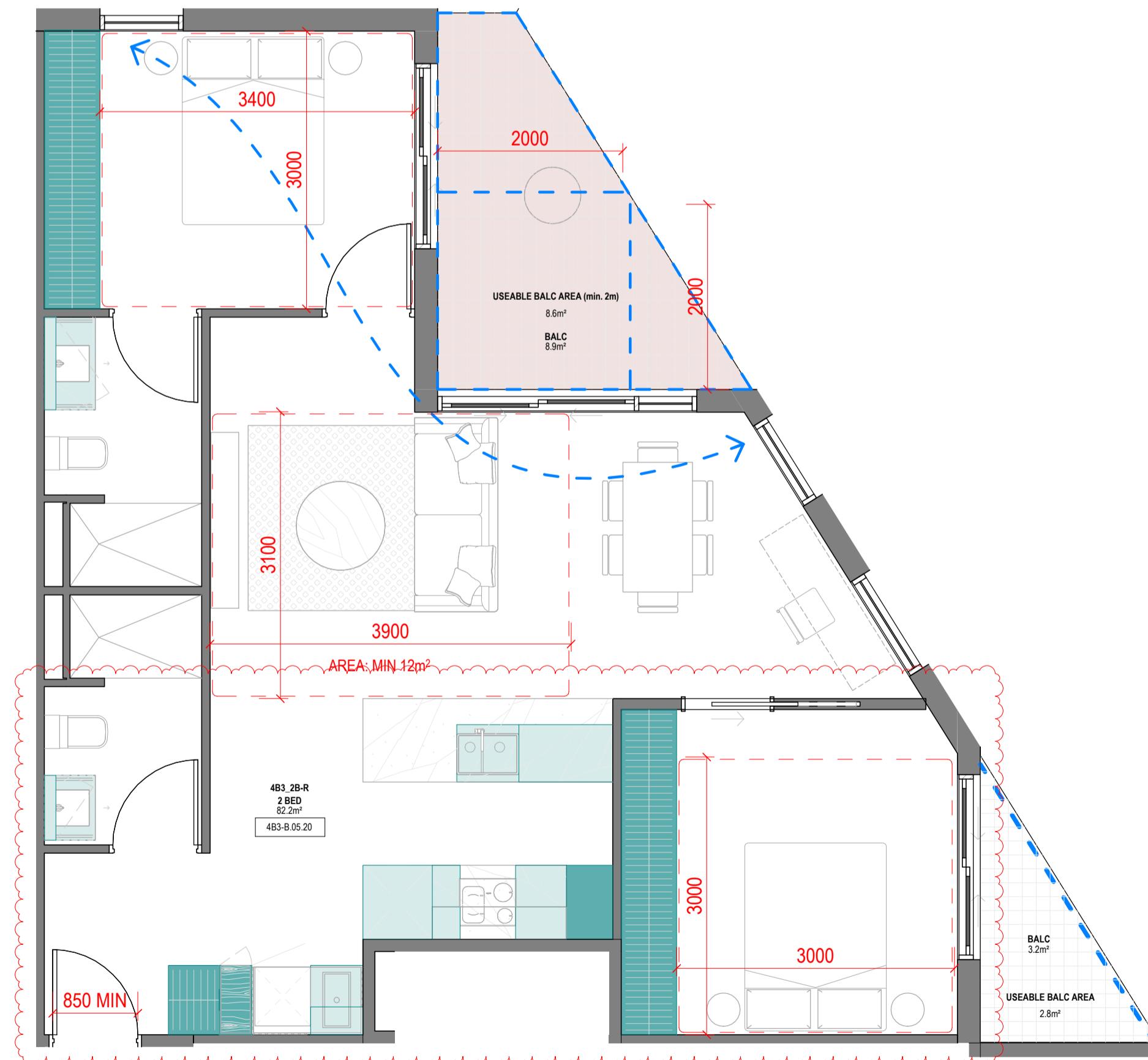


4B3\_2B-Q

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.3m<sup>2</sup>



4B3\_2B-R

1:50

**SUMMARY:**

No. OF APARTMENTS: 5  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 8.8m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8.6m<sup>2</sup>

Storage - 4B3_2B-O				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-O	11.87 m <sup>3</sup>	18	
4B3_2B-O	18	11.87 m <sup>3</sup>	18	

Storage - 4B3_2B-P				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-P	14.08 m <sup>3</sup>	18	
4B3_2B-P	18	14.08 m <sup>3</sup>	18	

Storage - 4B3_2B-Q				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-Q	12.16 m <sup>3</sup>	18	
4B3_2B-Q	18	12.16 m <sup>3</sup>	18	

Storage - 4B3_2B-R				
LEVEL	UNIT	VOLUME	Count	
varies	4B3_2B-R	14.88 m <sup>3</sup>	18	
4B3_2B-R	18	14.88 m <sup>3</sup>	18	

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**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
- HIP V HYPE ESD Engineer

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 Australia  
 Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**  
 9860\_District Living Residential Development

**Drawing Title**

4B3 - 2 BEDROOM TYPES 06

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1:50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

<b>Drawing No</b>	<b>Revision</b>
A100.025	(B)

**Revisions**

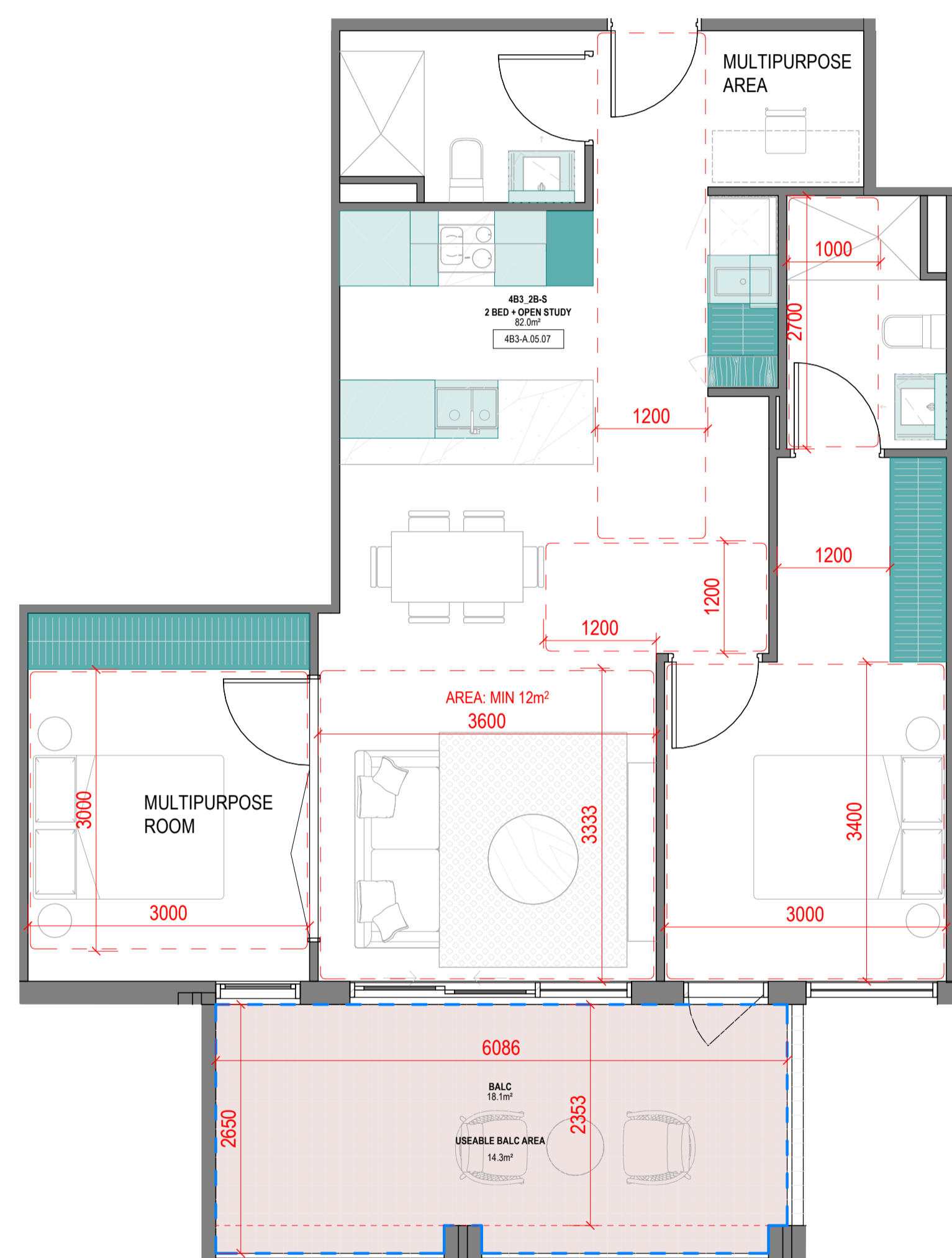
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_2B-S				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-S	12.84 m³	18	
4B3_2B-S	18	12.84 m³	18	

Storage - 4B3_2B-T				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-T	10.87 m³	18	
4B3_2B-T	18	10.87 m³	18	

Storage - 4B3_2B-U				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-U	16.40 m³	22	
4B3_2B-U	22	16.40 m³	22	

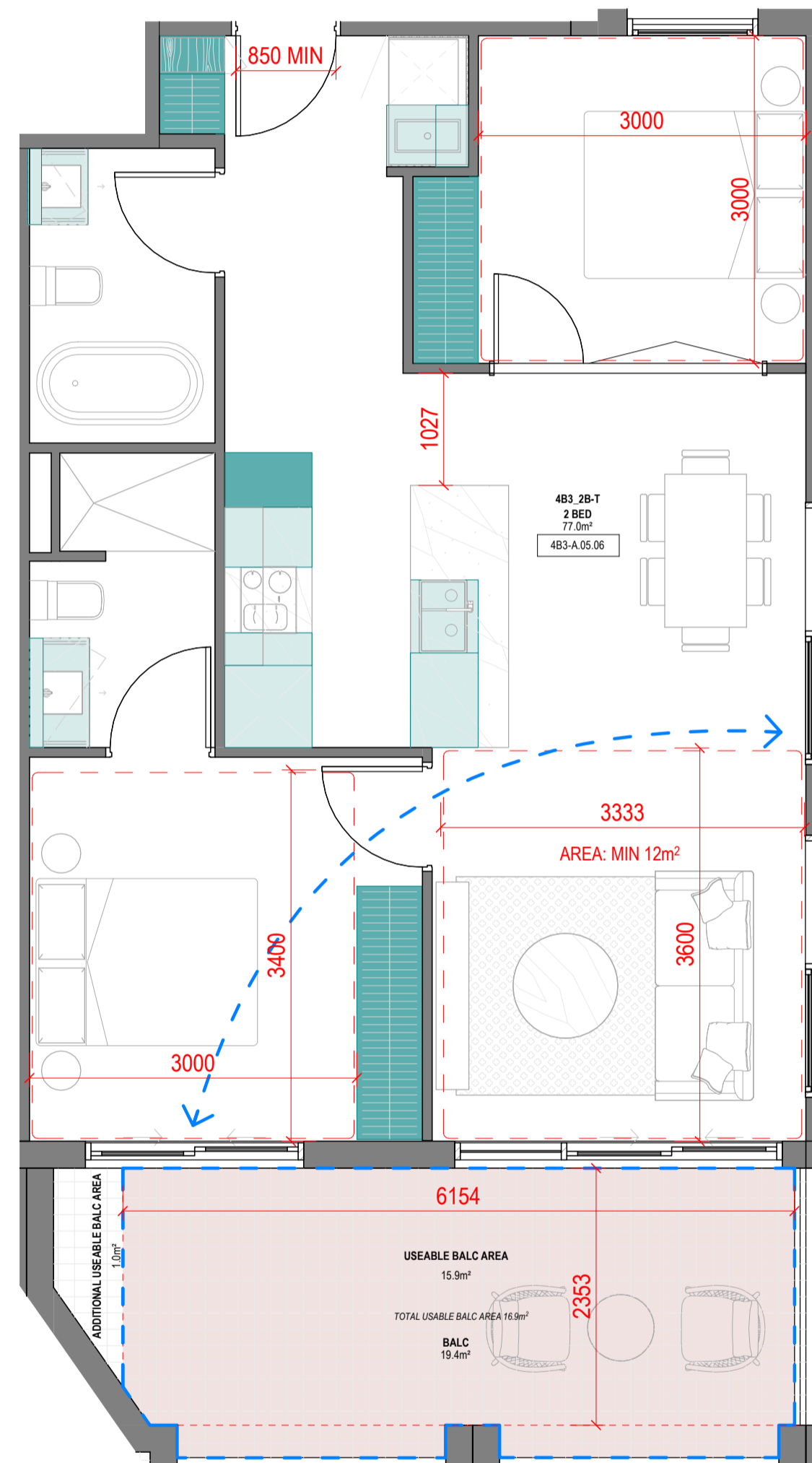


4B3\_2B-S

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 14.3m²

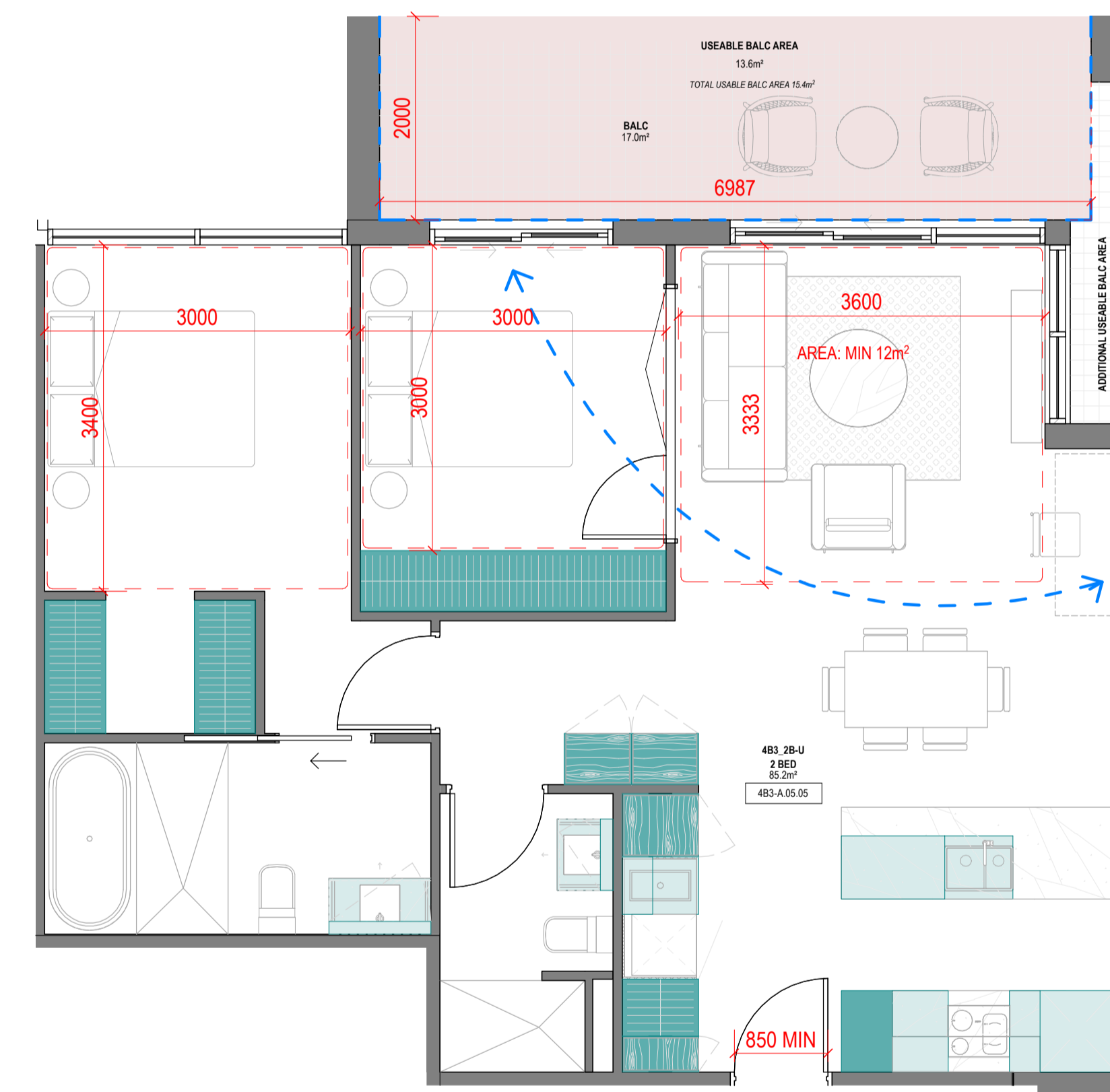


4B3\_2B-T

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 7.1m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 16.9m²



4B3\_2B-U

1:50

**SUMMARY:**

No. OF APARTMENTS: 3  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 8.9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 15.4m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

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Registered Architects and Designers  
 www.warrenandmahoney.com  
 Project Title

**9860\_District Living  
 Residential  
 Development**

**Drawing Title**

**4B3 - 2 BEDROOM  
 TYPES 07**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale 1:50@ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No A100.026  
 Revision B

Storage - 4B3_2B-V			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-V	11.33 m³	18
	4B3_2B-V: 18	11.33 m³	18

Storage - 4B3_2B-W			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2B-W	10.50 m³	19
	4B3_2B-W: 19	10.50 m³	19

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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Registered Architects and Designers  
www.warrenandmahoney.com

**Project Title**  
**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 2 BEDROOM TYPES 08**

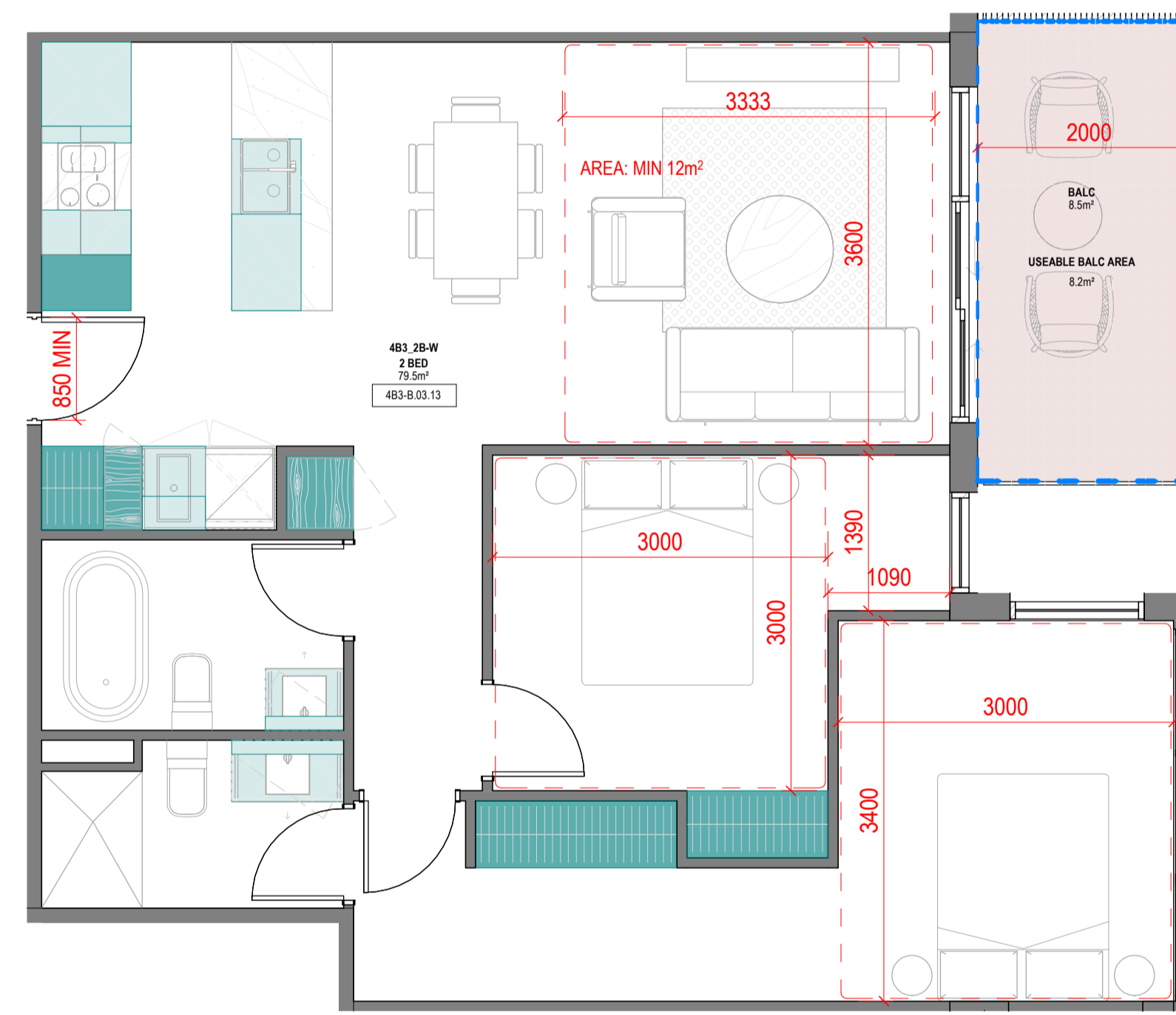
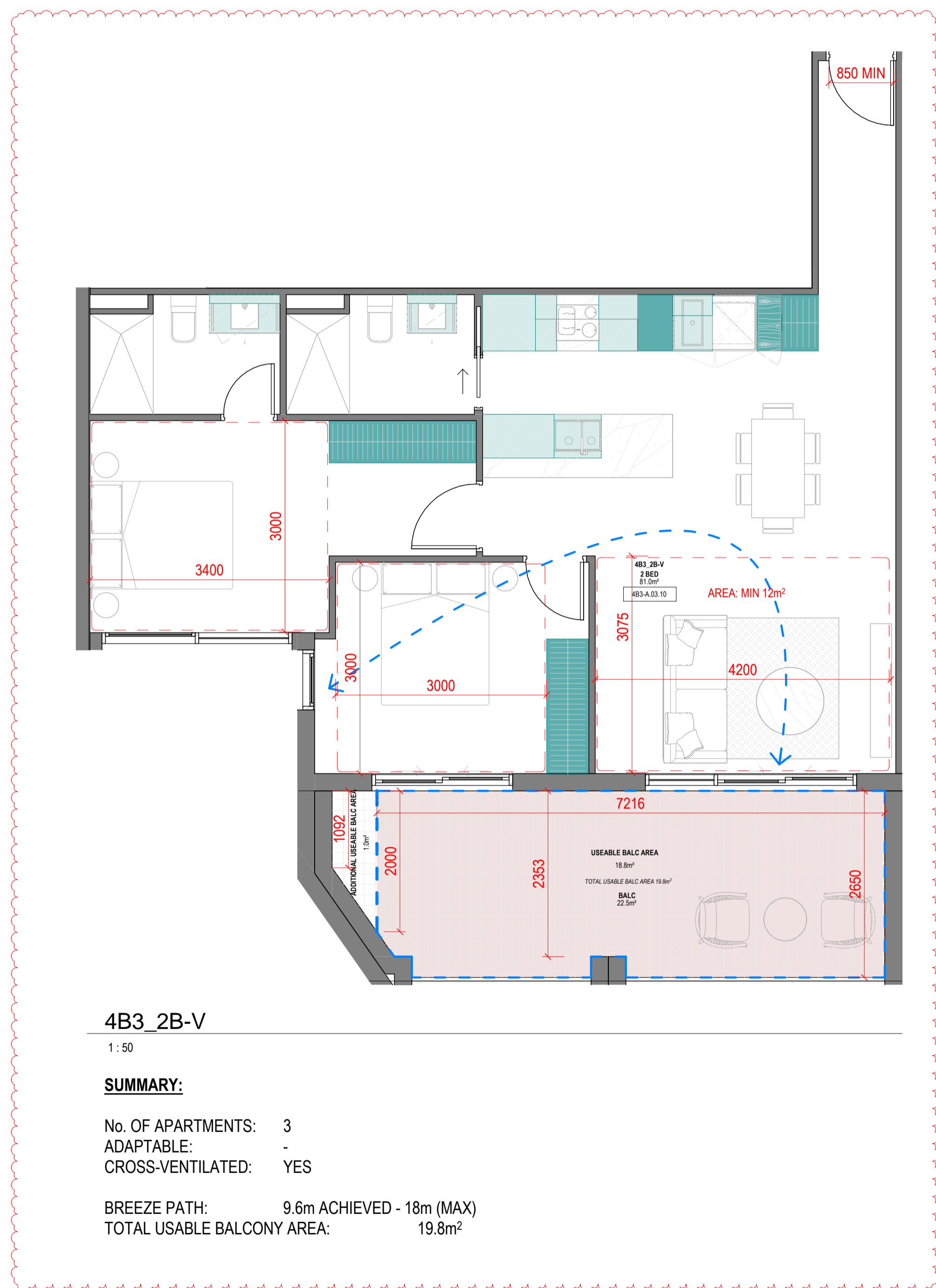
**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale 1 : 50@ A1  
Date 07.12.23  
Job No 9860  
Drawn Author  
Checked Checker

Drawing No A100.027  
Revision B



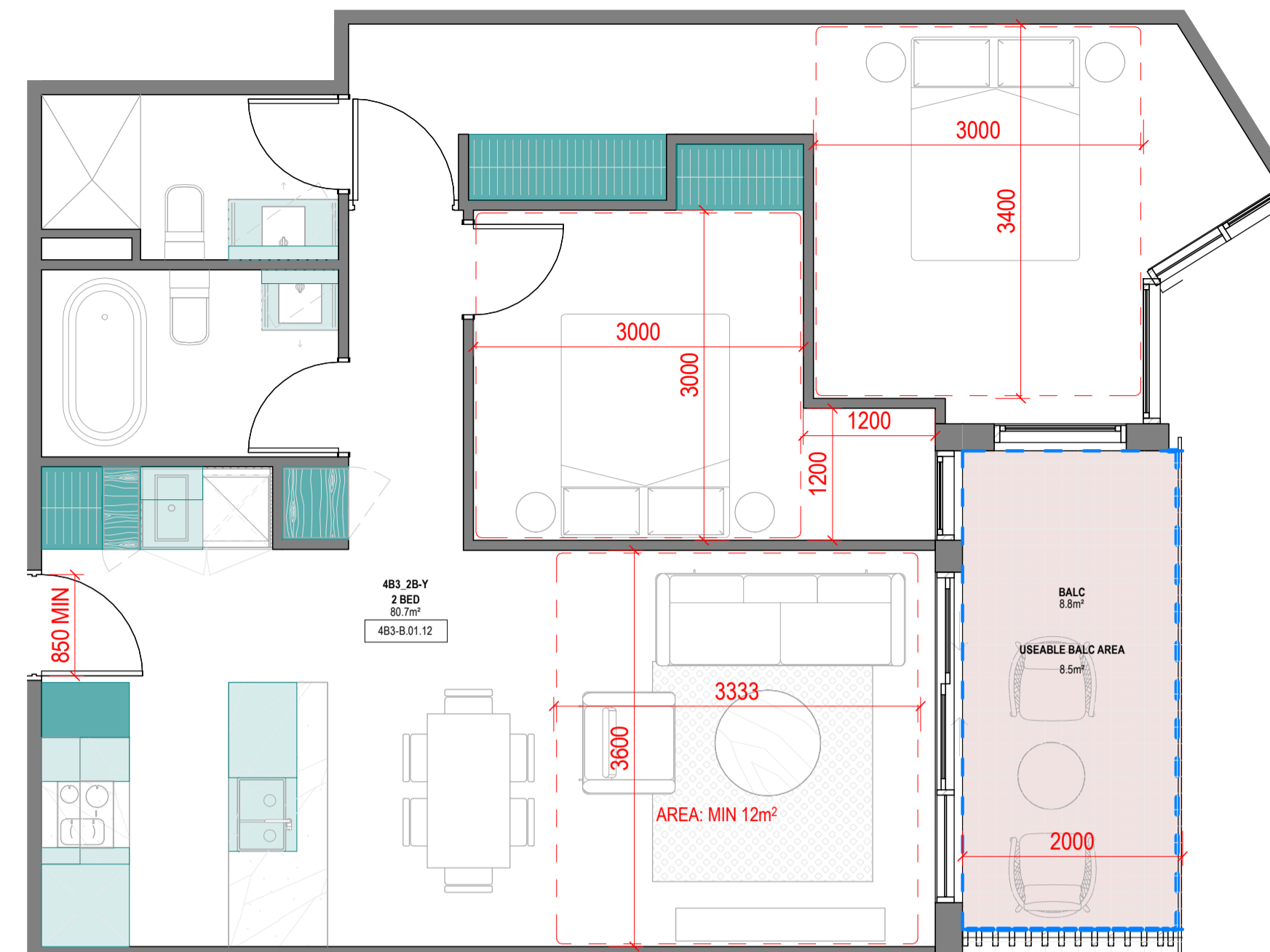


4B3\_2B-X

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 11.8m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 8m²

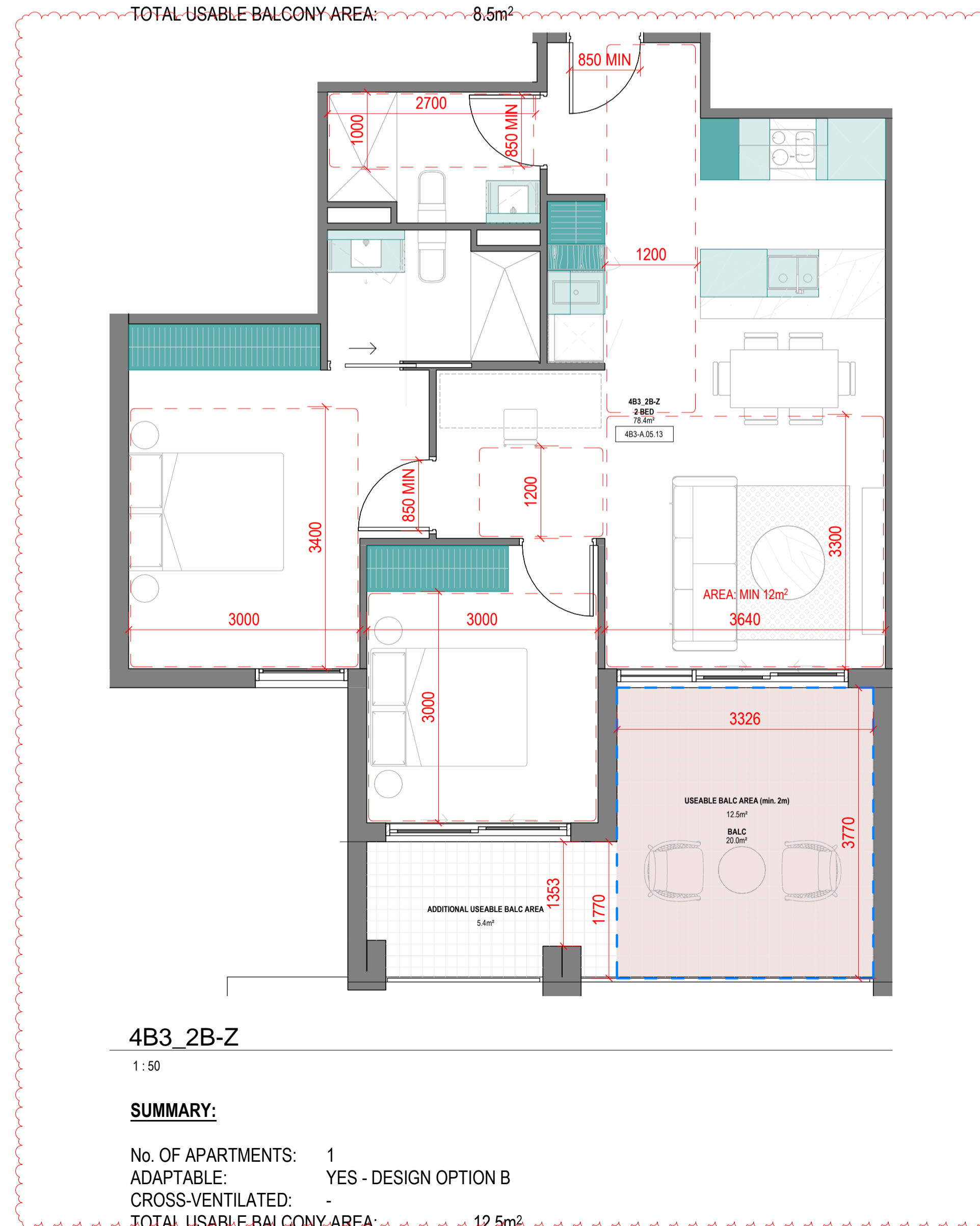


4B3\_2B-Y

1:50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8.5m²



4B3\_2B-Z

1:50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 12.5m²

Storage - 4B3_2B-X				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-X	11.52 m³	18	
	4B3_2B-X: 18	11.52 m³	18	

Storage - 4B3_2B-Y				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-Y	10.34 m³	19	
	4B3_2B-Y: 19	10.34 m³	19	

Storage - 4B3_2B-Z				
LEVEL	UNIT	VOLUME	Count	
<varies>	4B3_2B-Z	11.33 m³	18	
	4B3_2B-Z: 18	11.33 m³	18	

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

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 Australia Pty Ltd

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 Australia  
 Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com

**Project Title**

9860\_District Living  
 Residential  
 Development

**Drawing Title**

4B3 - 2 BEDROOM  
 TYPES 09

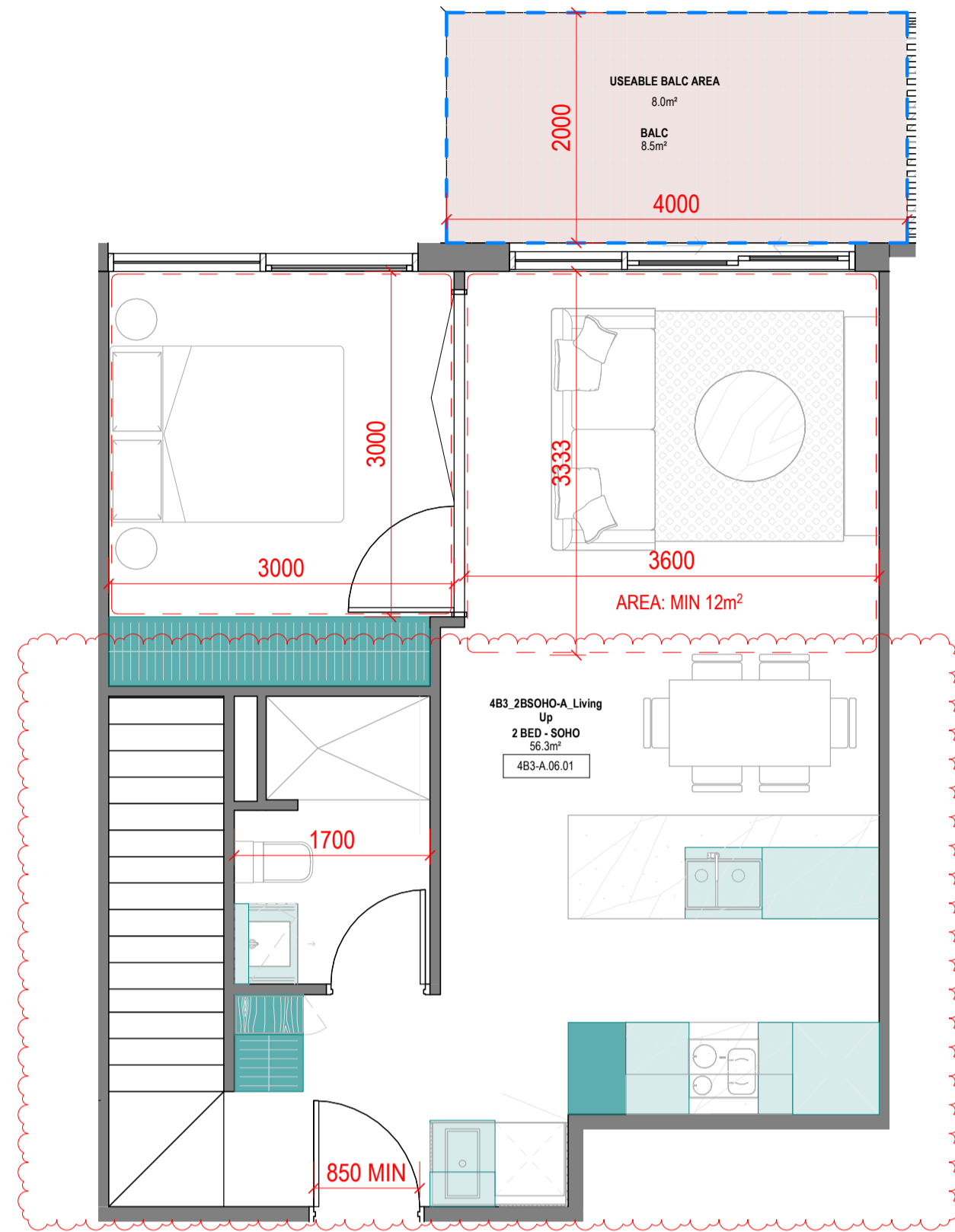
**Drawing Status**

TOWN PLANNING

**Drawing Details**

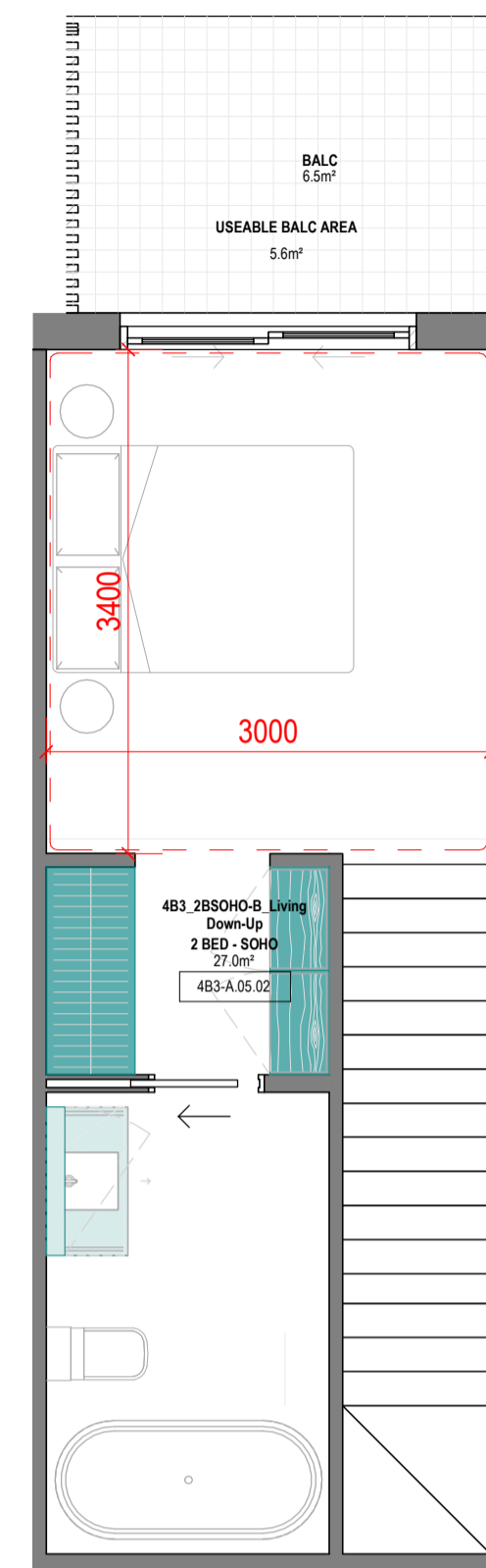
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Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A100.028	(B)



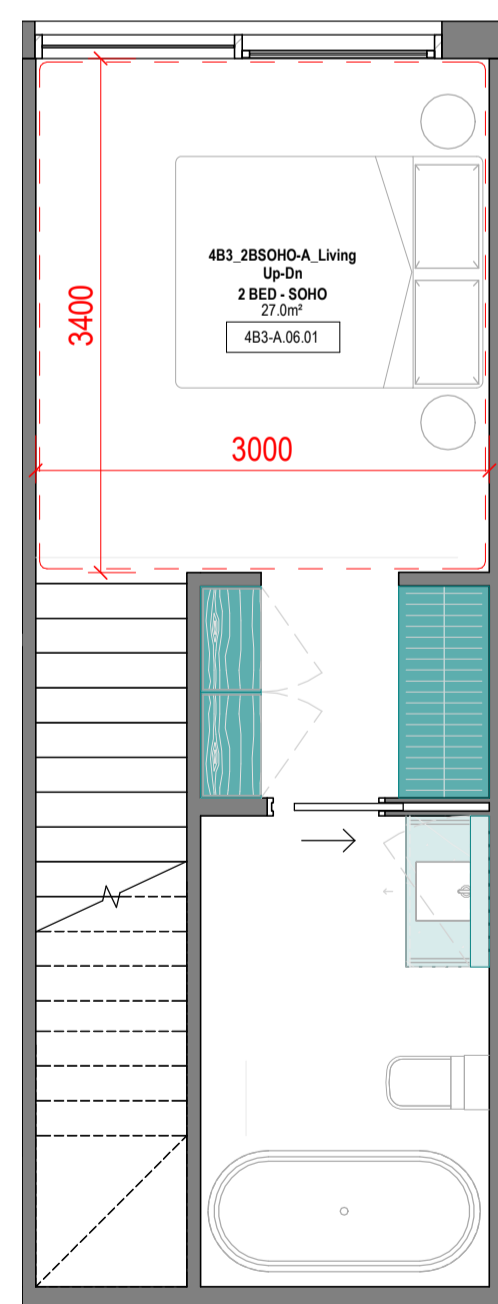
4B3\_2BSOHO-A\_Living Up

1:50



4B3\_2BSOHO-B\_Living Down-Up

1:50

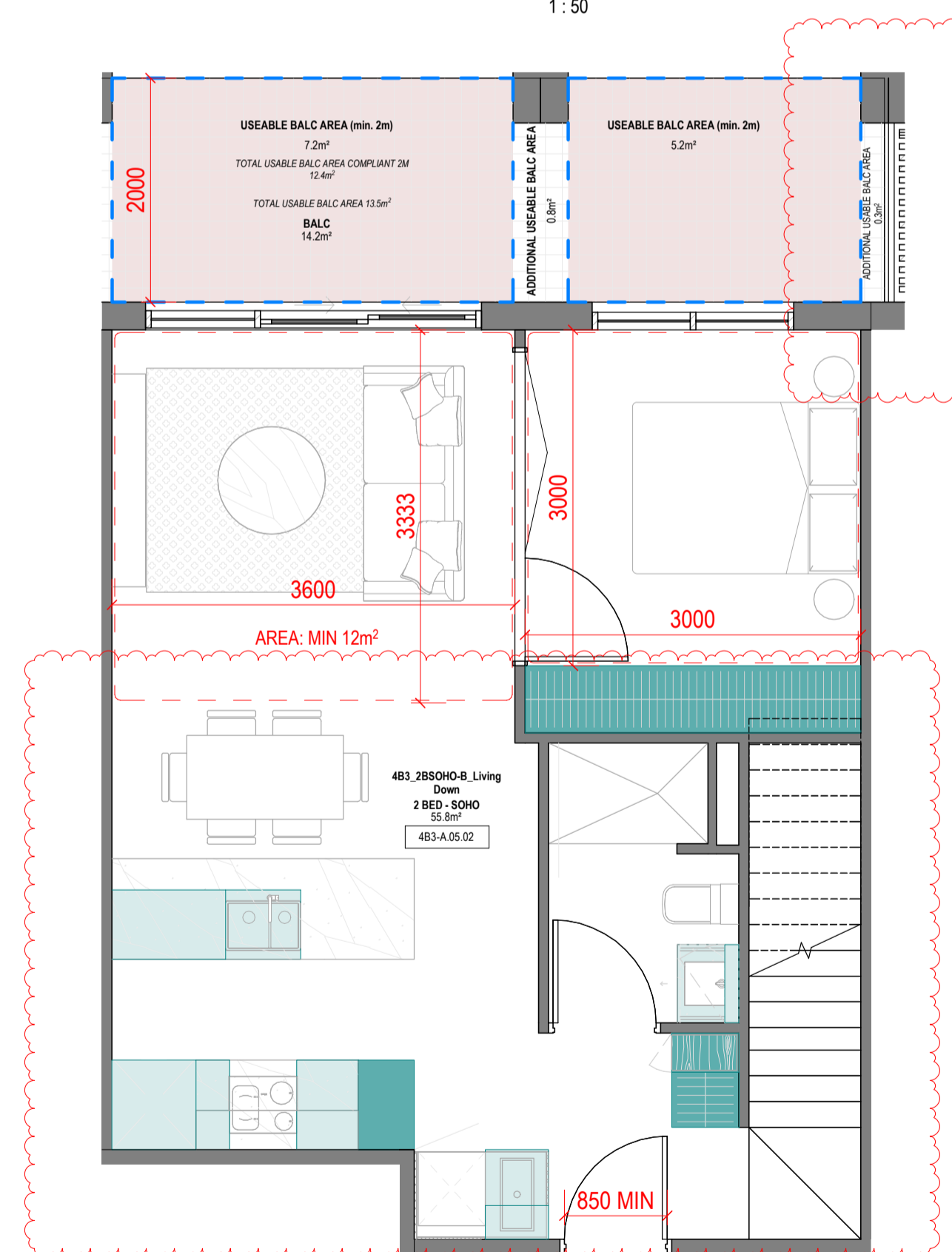


4B3\_2BSOHO-A\_Living Up-Dn

1:50

**SUMMARY:**

No. OF APARTMENTS: 6  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 8m²



4B3\_2BSOHO-B\_Living Down

1:50

**SUMMARY:**

No. OF APARTMENTS: 6  
 ADAPTABLE: -  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 13.5m²

Storage - 4B3_2BSOHO-A_Living Up			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2BSOHO-A_Living Up	12.50 m³	20
4B3_2BSOHO-A_Living Up: 20		12.50 m³	20

Storage - 4B3_2BSOHO-B_Living Down			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_2BSOHO-B_Living Down	12.82 m³	20
4B3_2BSOHO-B_Living Down: 20		12.82 m³	20

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones Project Manager
- TTW Structural Engineer
- ARUP Services Engineer
- RED FIRE Fire Engineer
- ARCADIA Landscape Architect
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**Project Title**  
 9860\_District Living Residential Development

**Drawing Title**

4B3 - 2 BEDROOM TYPES 10

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1: 50 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

<b>Drawing No</b>	<b>Revision</b>
A100.029	B

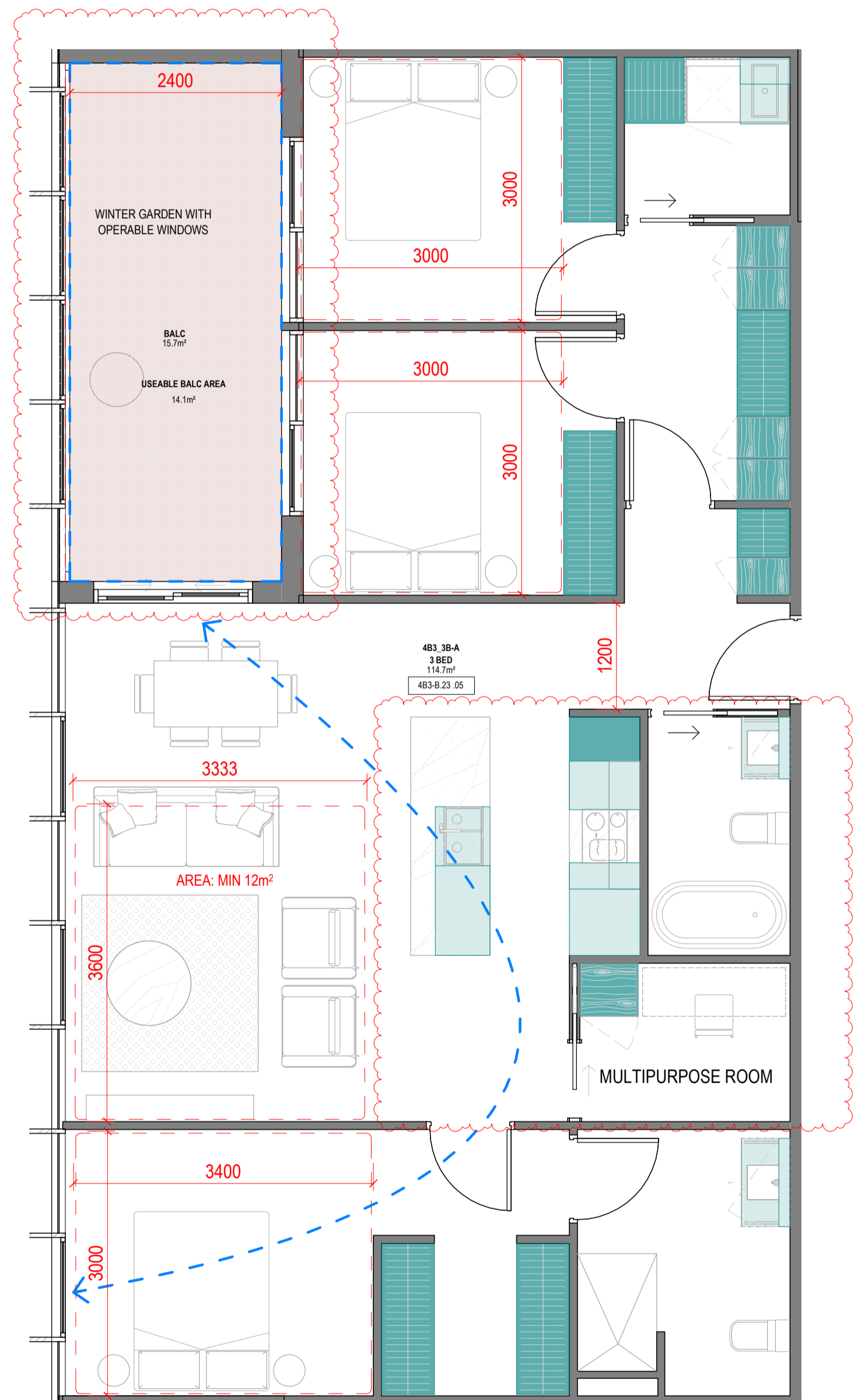
**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_3B-A			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-A	22.38 m <sup>3</sup>	27
4B3_3B-A: 27		22.38 m <sup>3</sup>	27

Storage - 4B3_3B-B			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-B	21.72 m <sup>3</sup>	23
4B3_3B-B: 23		21.72 m <sup>3</sup>	23



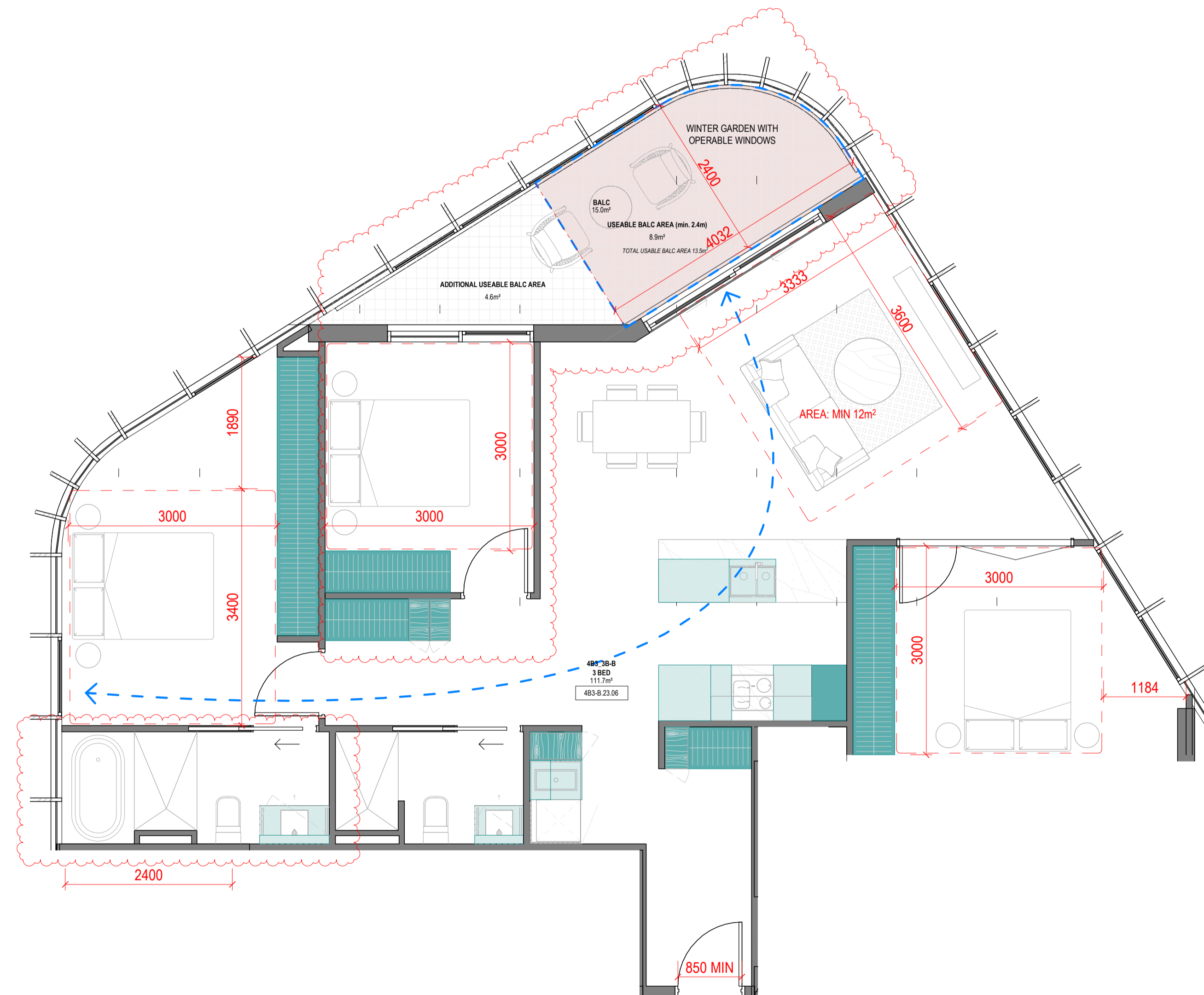
**4B3\_3B-A**

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 12.2m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 14.1m<sup>2</sup>



**4B3\_3B-B**

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 14.1m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 13.5m<sup>2</sup>

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
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Fire Engineer
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**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 3 BEDROOM TYPES 01**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale	1:50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No	Revision
A100.030	B

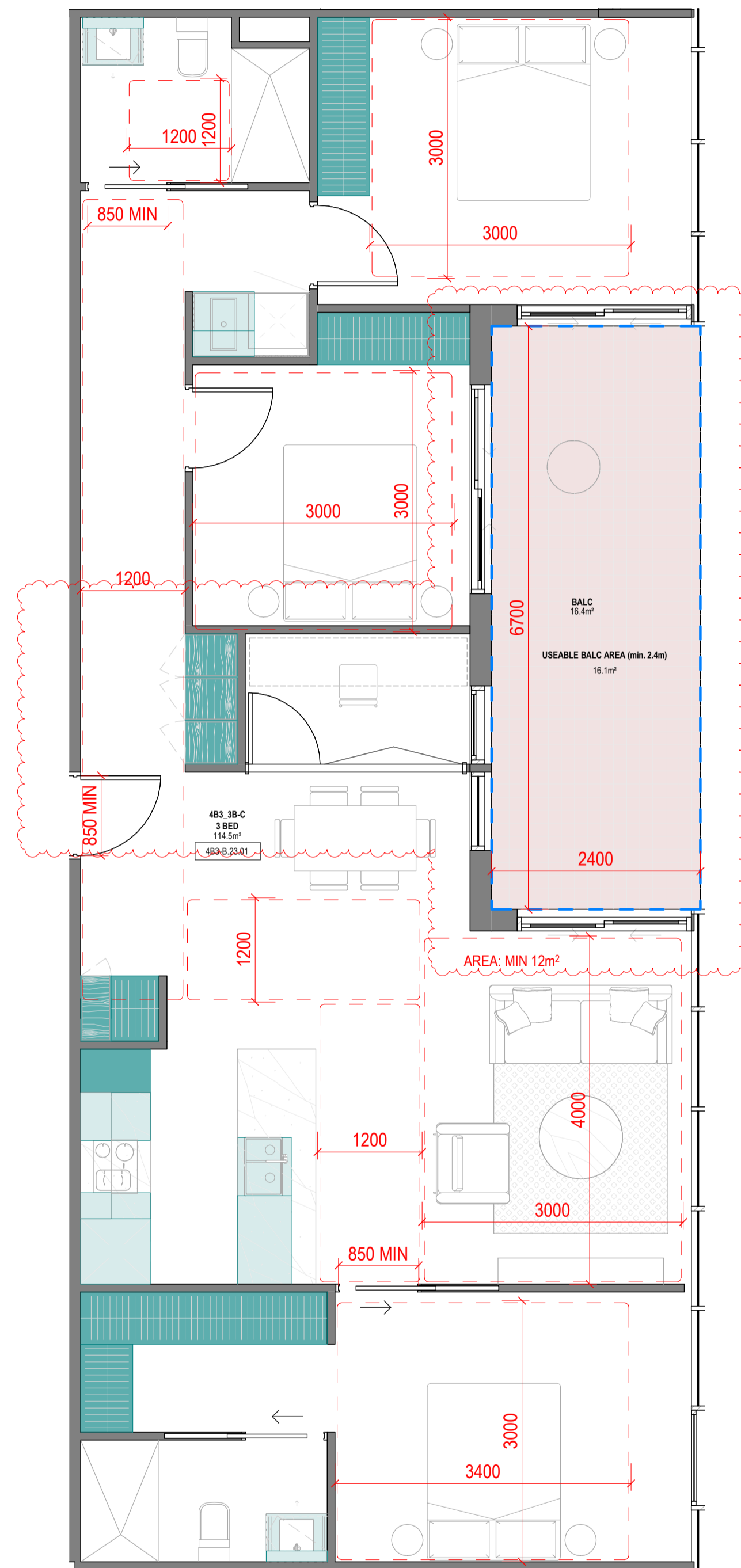
**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_3B-C			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-C	19.61 m³	27
	4B3_3B-C: 27	19.61 m³	27

Storage - 4B3_3B-D			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-D	17.23 m³	21
	4B3_3B-D: 21	17.23 m³	21

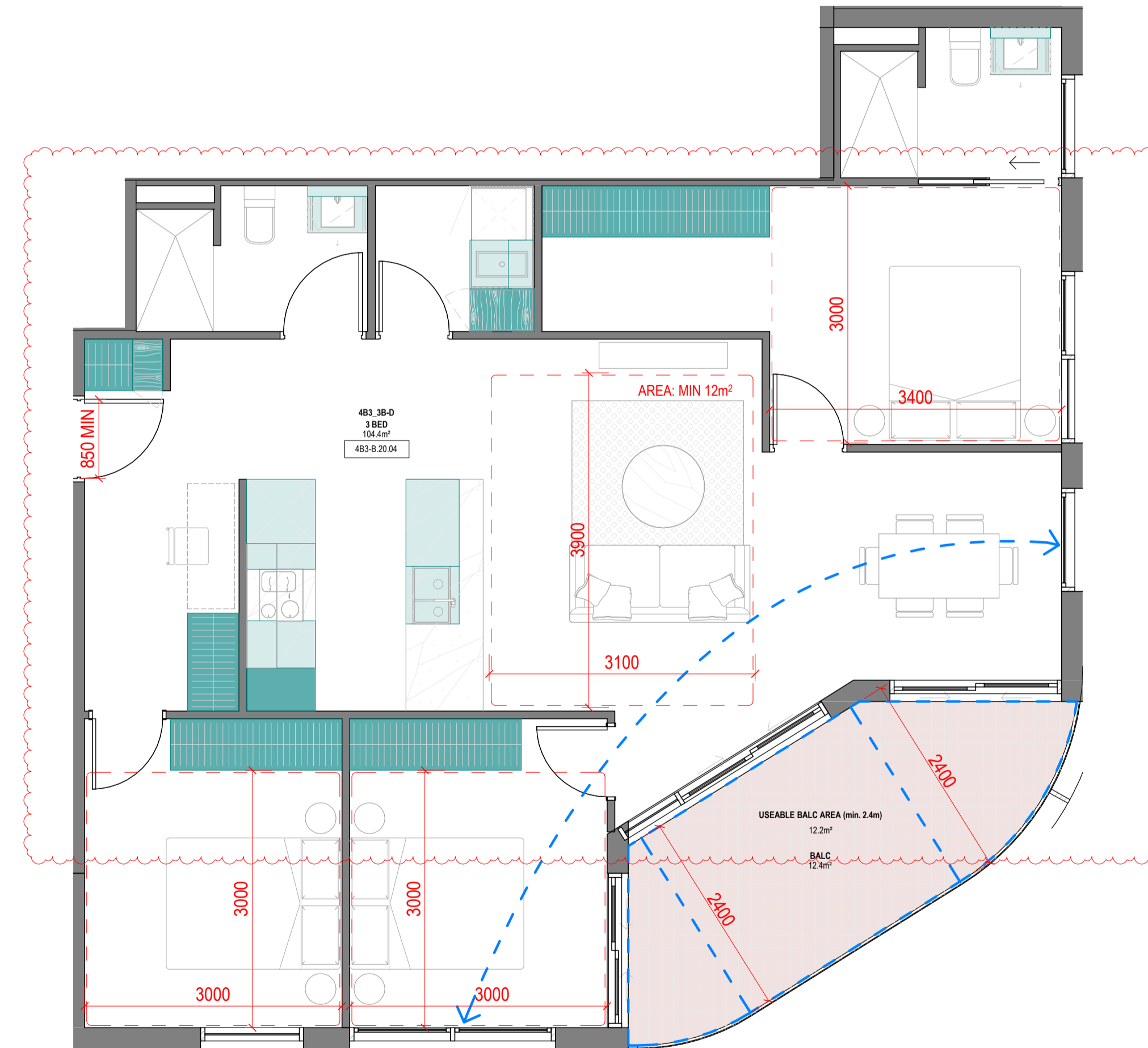


**4B3\_3B-C**

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: YES - DESIGN OPTION A  
 CROSS-VENTILATED: -  
 TOTAL USABLE BALCONY AREA: 16.1m²



**4B3\_3B-D**

1:50

**SUMMARY:**

No. OF APARTMENTS: 10  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES  
 BREEZE PATH: 9.3m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 12.2m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

**Client**

AsheMorgan  
**Warren and Mahoney Living Australia Pty Ltd**  
 Level 3, 380 Collins Street  
 Melbourne VIC 3000  
 Australia  
 Phone + 61 3 8547 6977

Registered Architects and Designers  
 www.warrenandmahoney.com  
**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 3 BEDROOM TYPES 02**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale: 1:50 @ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

**Drawing No**      **Revision**

A100.031      B

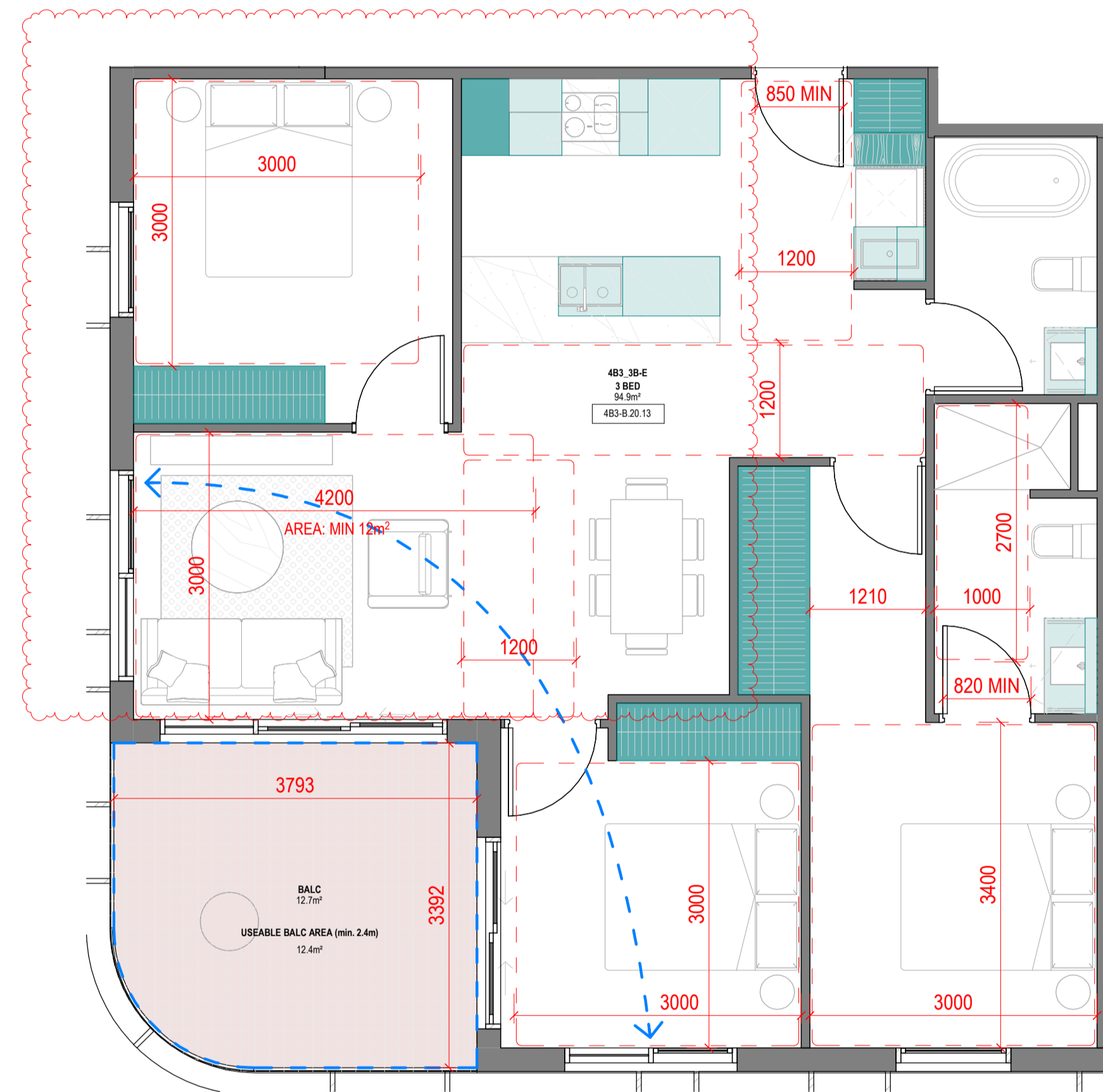
**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

Storage - 4B3_3B-E			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-E	15.45 m³	19
4B3_3B-E	19	15.45 m³	19

Storage - 4B3_3B-F			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-F	16.34 m³	25
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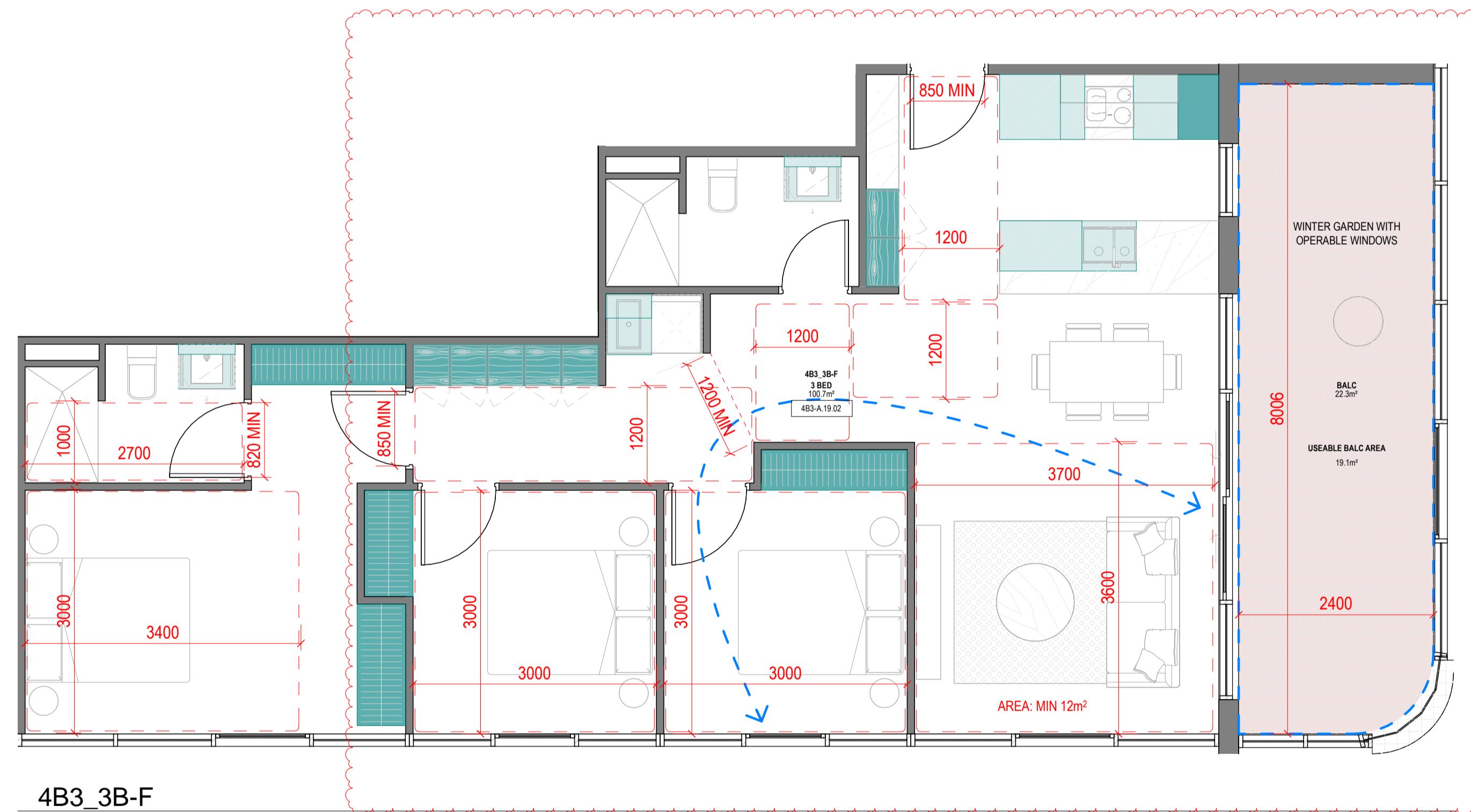
4B3\_3B-E

1:50

**SUMMARY:**

No. OF APARTMENTS: 11  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 8.7m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 12.4m²



4B3\_3B-F

1:50

**SUMMARY:**

No. OF APARTMENTS: 2  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 9.9m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 19.1m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

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**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 3 BEDROOM TYPES 03**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale: 1:50@ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

**Drawing No**      **Revision**

A100.032      B



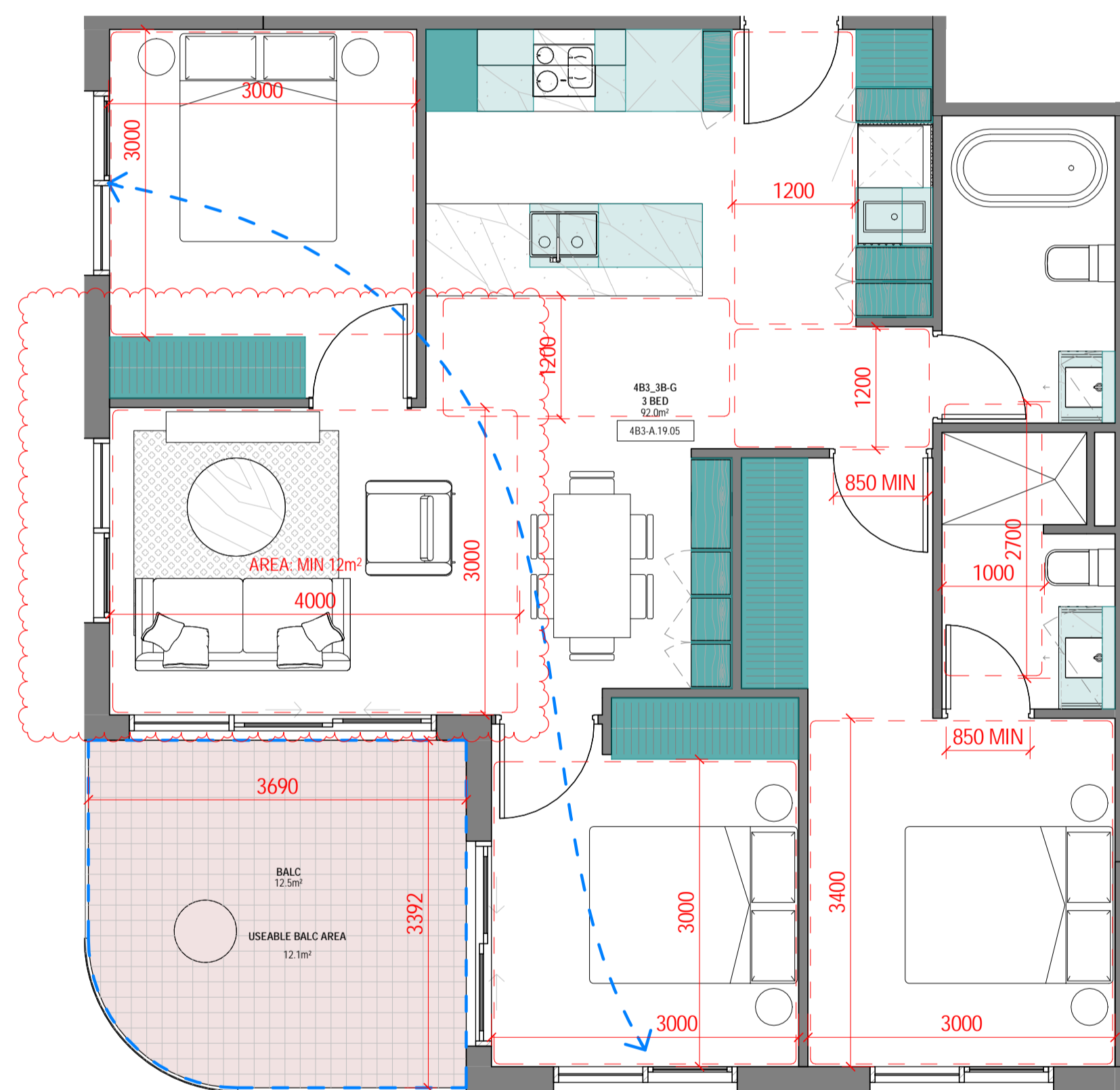
Storage - 4B3_3B-G			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-G	18.56 m³	26
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Storage - 4B3_3B-H			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_3B-H	18.39 m³	26
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**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**



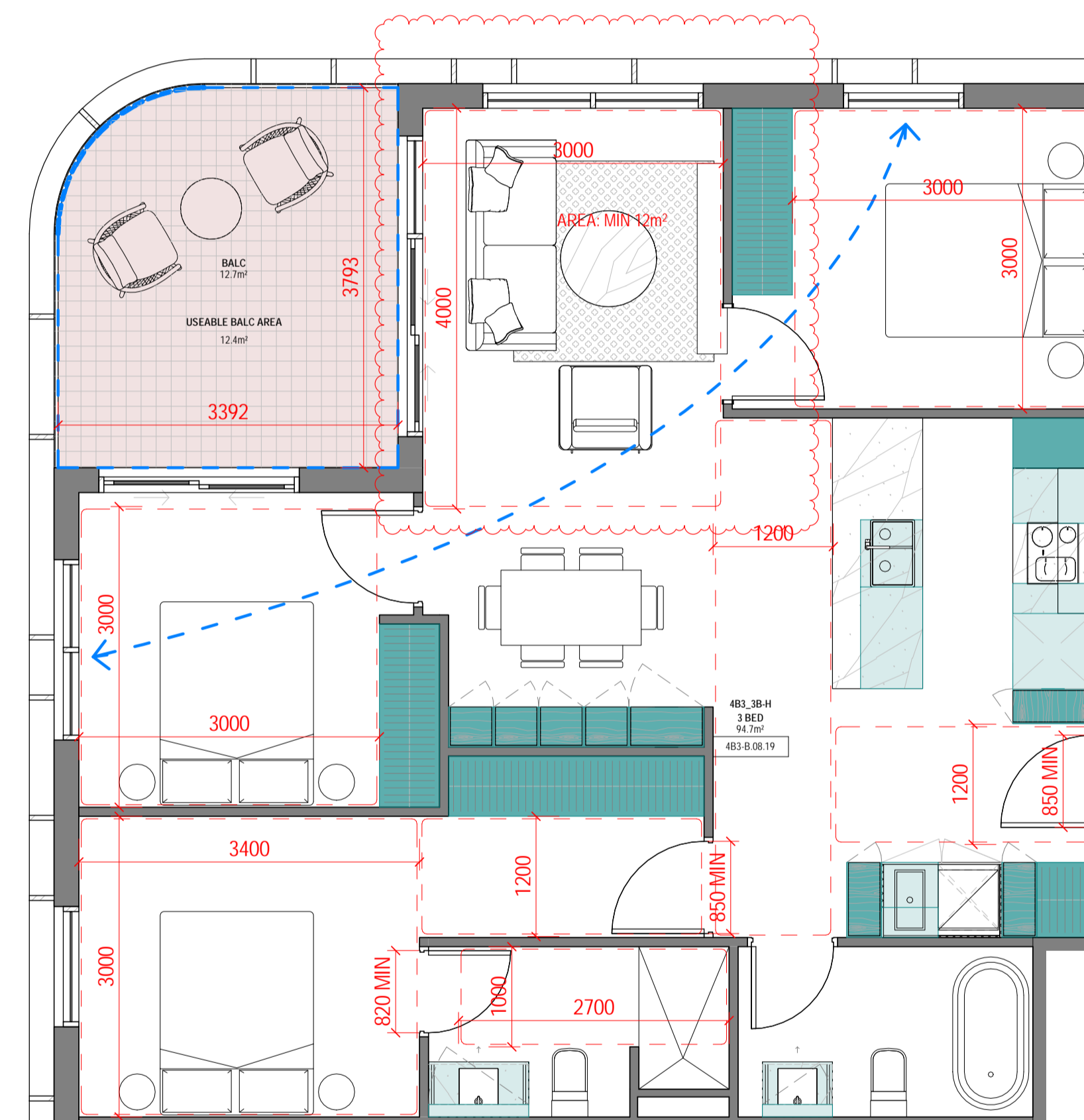
**4B3\_3B-G**

1:50

**SUMMARY:**

No. OF APARTMENTS: 14  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 10.8m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 12.1m²



**4B3\_3B-H**

1:50

**SUMMARY:**

No. OF APARTMENTS: 5  
 ADAPTABLE: YES - DESIGN OPTION B  
 CROSS-VENTILATED: YES

BREEZE PATH: 10.6m ACHIEVED - 18m (MAX)

NOTE: MINOR VARIATION TO 4B3\_3B-G  
 TOTAL USABLE BALCONY AREA: 12.4m²

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
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Registered Architects and Designers  
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**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - 3 BEDROOM TYPES 04**

**Drawing Status**

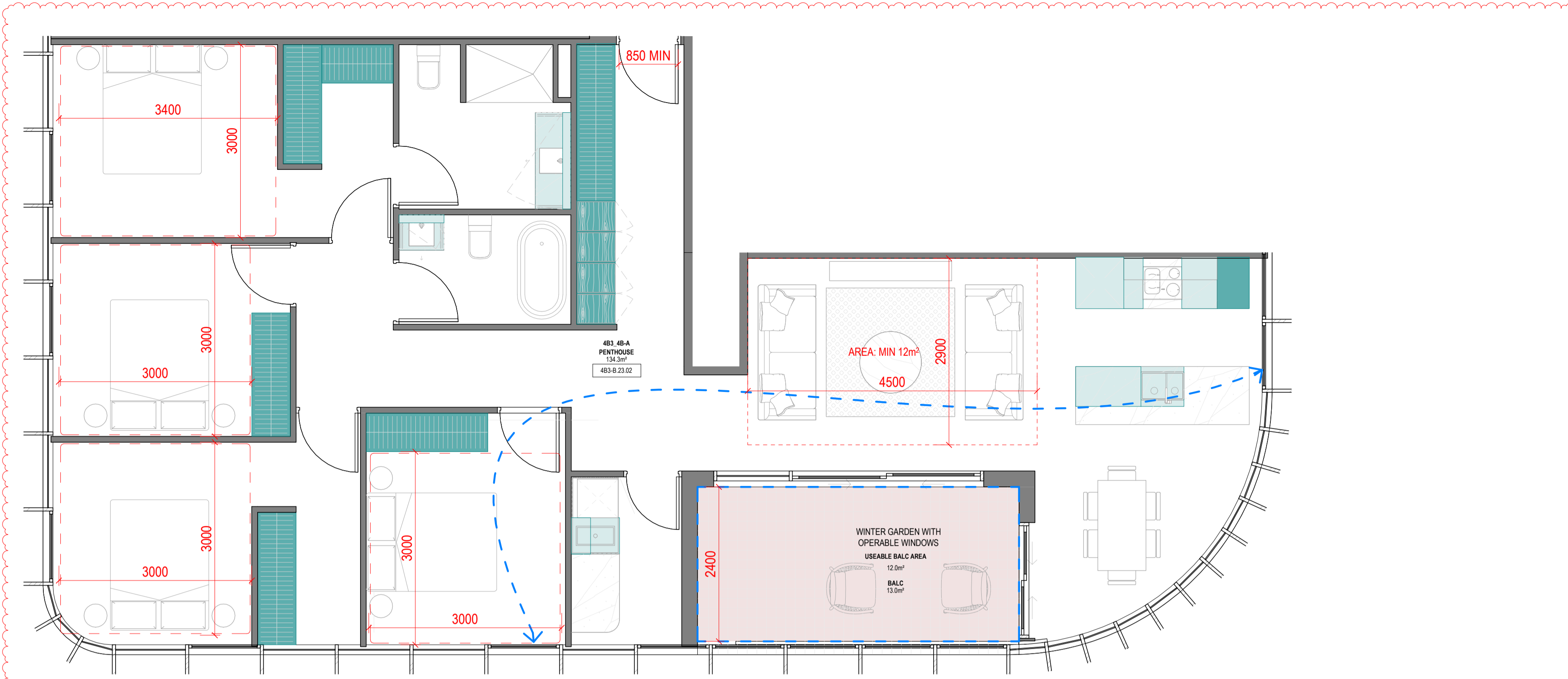
**TOWN PLANNING**

**Drawing Details**

Scale: 1:50 @ A1  
 Date: 07.12.23  
 Job No: 9860  
 Drawn: Author  
 Checked: Checker

**Drawing No**      **Revision**

**A100.033**      **(B)**



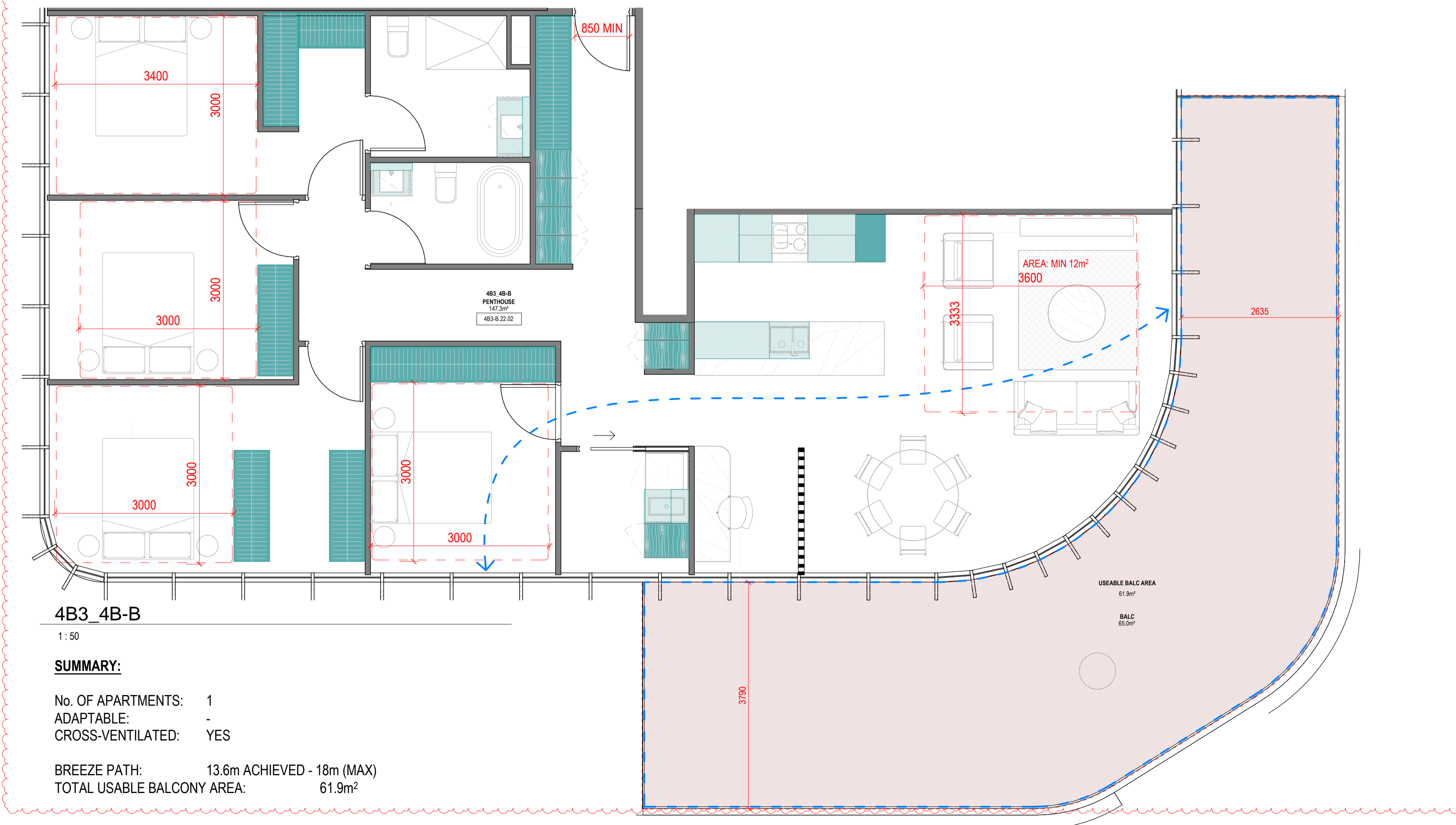
4B3\_4B-A

1:50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 15.17m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 12m²



4B3\_4B-B

1:50

**SUMMARY:**

No. OF APARTMENTS: 1  
 ADAPTABLE: -  
 CROSS-VENTILATED: YES

BREEZE PATH: 13.6m ACHIEVED - 18m (MAX)  
 TOTAL USABLE BALCONY AREA: 61.9m²

Storage - 4B3_4B-A			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_4B-A	23.11 m³	24
4B3_4B-A: 24		23.11 m³	24

Storage - 4B3_4B-B			
LEVEL	UNIT	VOLUME	Count
<varies>	4B3_4B-B	30.03 m³	28
4B3_4B-B: 28		30.03 m³	28

**Revisions**

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

**Notes**

**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
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Melbourne VIC 3000  
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Phone + 61 3 8547 6977

**Registered Architects and Designers**

- www.warrenandmahoney.com

**Project Title**

9860\_District Living Residential Development

**Drawing Title**

4B3 - 4 BEDROOM TYPES 01

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1:50@ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**      **Revision**

A100.034      B

## DELEGATE REPORT

### MINISTERIAL PLANNING REFERRAL

<b>City of Melbourne Application number:</b>	TPM-2023-13
<b>Department of Transport and Planning Application number:</b>	PA2302385
<b>Applicant:</b>	AM HT Development No.5 Pty Ltd c/ Tract Consultants Pty Ltd
<b>Owner:</b>	AM HT Development No.5 Pty Ltd
<b>Architect:</b>	Warren and Mahoney
<b>Address:</b>	24 Little Docklands Drive, DOCKLANDS VIC 3008
<b>Proposal:</b>	Buildings and works associated with the construction two mixed use multi-level buildings
<b>Cost of works:</b>	\$240 million
<b>Date received by City of Melbourne:</b>	4 August 2023
<b>Date amended application received by the City of Melbourne</b>	7 February 2024
<b>Responsible officer:</b>	Ciara Cancian, Principal Urban Planner

## 1 SUBJECT SITE AND SURROUNDS

### 1.1 Waterfront City East Precinct

Waterfront City East Precinct is located in Docklands, which is identified as an existing urban renewal area.

More specifically, Waterfront City East Precinct is located at the eastern edge of the Waterfront City Precinct (refer to **Figure 1**), within the northern area of Docklands and E-Gate and Arden Macaulay to the north-east, Dynon to the north-west and the Port of Melbourne to the west.

Development of the Waterfront City East Precinct is guided by the *Waterfront City East Development Plan April 2022 (Development Plan)*, which was approved by the Minister for Planning in 2022.

The area of the Waterfront City East Precinct subject to this report (described in more detail at Section 1.2 below) is identified as 'Building 02' and 'Building 05', as well as surrounding public open spaces and lanes including 'the plaza', 'the way', and 'the lane' (refer to **Figure 2**). This area will be referred to as 'the Site' in this report.

At the time of writing this report, a permit has been issued by Melbourne City Council for the construction of a 14 storey residential building associated with 'Building 01' (Permit TP-2020-577) located in the western portion of the Waterfront City East Precinct fronting Waterfront Way.

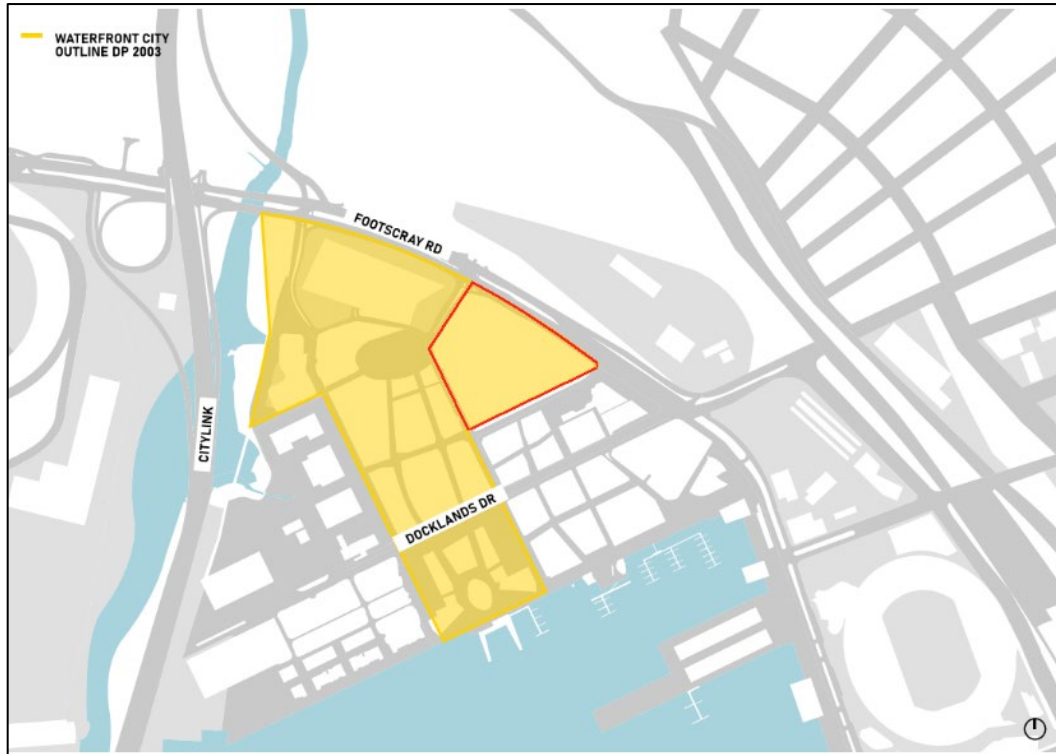


Figure 1 - Waterfront City Precinct with the Waterfront City East Precinct highlighted (source: Development Plan)

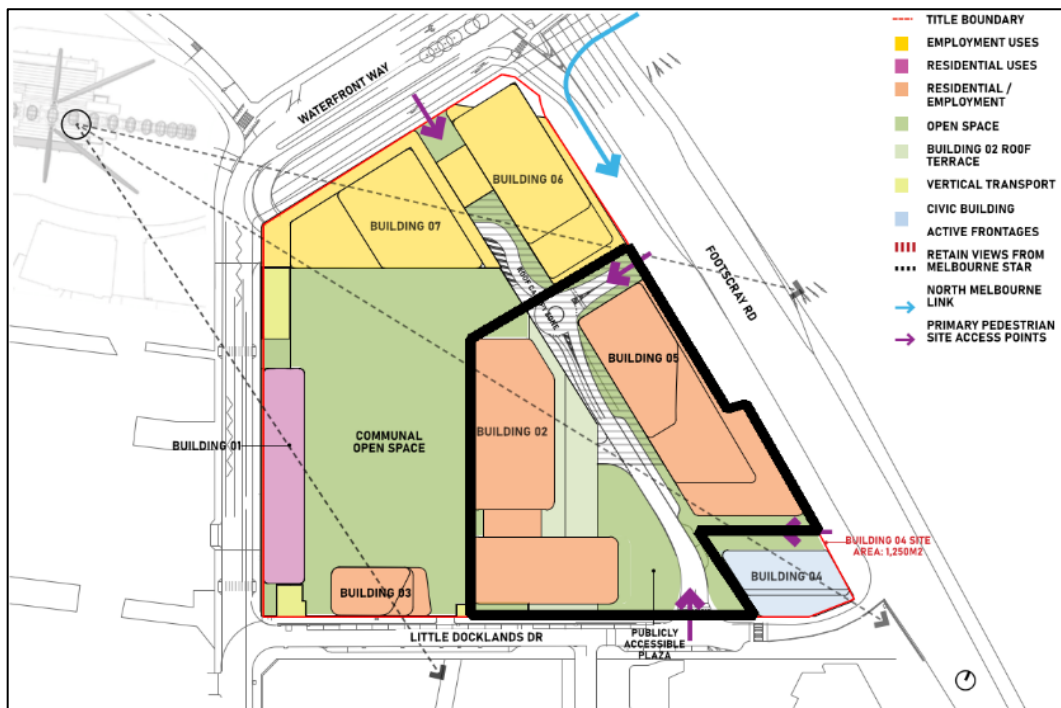


Figure 2 - Waterfront City East Precinct with the area subject to this application highlighted in black (source: Development Plan)

## 1.2 Subject Site

### 1.2.1 Key Features

The key features of the Site are as follows:

Table 1 - Key Features of the Site and Surrounds	
Existing conditions	<p>The majority of the Site is currently vacant except part of the District Docklands East Car Park structure in the western portion of the Site. This is a semi-enclosed car park structure which contains five levels of car parking.</p> <p>The south-eastern corner of the Site is temporarily occupied by the West Gate Tunnel Project (WGTP) during the construction period of the West Gate Tunnel.</p>
Topography and vegetation	<p>The Site is flat and contains sparse scattered vegetation on the vacant lot areas.</p>
Vehicle access	<p>A north-south lane currently bisects the Site and provides two-way access between Waterfront Way to the north and Little Docklands Drive to the south. A loading bay is located centrally along this lane at the rear of the existing car park structure.</p>

A site visit was undertaken by City of Melbourne Officers on 25 January 2024.

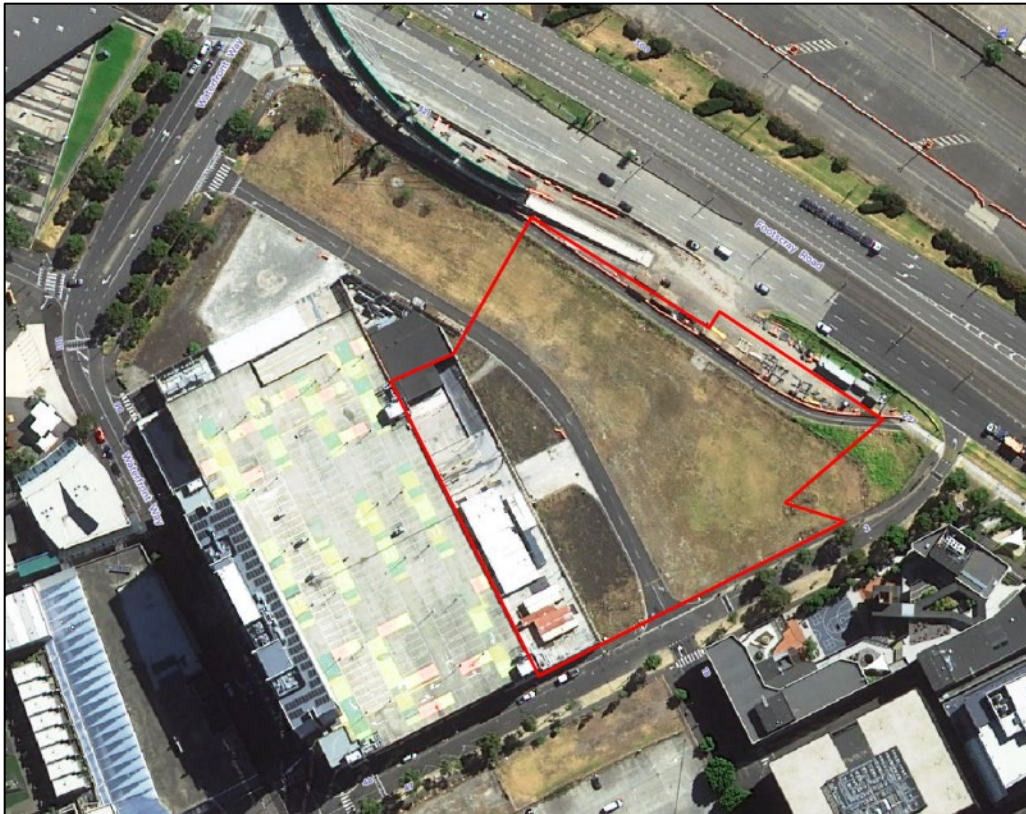


Figure 3 - Aerial photograph of subject site (source: CoMPASS taken 9 March 2024)

### 1.2.2 Certificate of Title

Planning permit application PA2302385 / TPM-2023-13 (**Application**) relates to Lot 1 on Title Plan 968714C and Lots S30, S4, S5 and S7 on Plan of Subdivision 801145H.

Lot 1 on Title Plan 968174C is affected by a number of easements relating to power and water.

All lots on Plan of Subdivision 801145H are affected by the following two Section 173 Agreements:

- **Agreement AF700555K** was entered into in 2008 between the landowner and the Victorian Urban Development Authority. This agreement outlines environmental remediation obligations for the landowner. Melbourne City Council is not a party to this agreement.
- **Agreement AR767654B** was entered into in 2018 between Melbourne City Council (who were the landowners at the time) and Development Victoria as a result of subdivision permit TP-2017-449. The agreement required the creation of a Land Management Agreement to regulate the management of Shared Facilities in lieu of the provision of common property.

In addition to the above agreements, Lots S4 and S5 of Plan of Subdivision 801145H are also affected by the following Section 173 Agreement:

- **Agreement AR525007P** was entered into in 2018 between the landowner and Development Victoria. This agreement outlines environmental remediation obligations for the landowner. Melbourne City Council is not a party to this agreement.

### 1.3 Surrounds

The surrounding urban context includes multi-storey residential and commercial developments, public spaces, food and drink premises, with a diverse range of building forms and heights.

The Site has the following immediate interfaces:

- **North-east:** The Site has the following interfaces to the north-east:
  - The Capital City Trail, which is a shared path currently undergoing upgrades as part of the West Gate Tunnel Project, including a realignment and construction of a raised veloway.
  - Footscray Road, an arterial road within the Transport Zone 2.
  - A large area of land within the Transport Zone 2 used for the e-Gate development and railway infrastructure.
- **South-east:** To the south-east is Little Docklands Drive, an approximately 17 metre wide Council road which connects to Footscray Road (left turn only). Further south, across Little Docklands Drive is:
  - Docklands Primary School and Gowrie Docklands Kindergarten. It is noted that the north-facing open space of the school is located immediately south of Little Docklands Drive.
  - Saint Mangos Lane, a north-south local road which connects Little Docklands Drive to Docklands Drive.
  - 396-416 Docklands Drive, which contains an open at-grade car park and is planned for further mixed use development and public open space under the NewQuay Development Plan August 2023 which was considered by the Future Melbourne Committee in December 2023 (DTP Application No.99000673 / TPM-2022-23). It is noted that the NewQuay

Development Plan August 2023 is still under assessment by the Minister for Planning. An extract of the NewQuay Development Plan August 2023 is provided at **Figure 5**.

- **North-west:** To the north-west is the balance of the land included in the Development Plan including Buildings 06 and 07. It is noted that this land is currently vacant.
- **South-west:** To the south-west is the East Car Park Structure and District Docklands Shopping Centre.

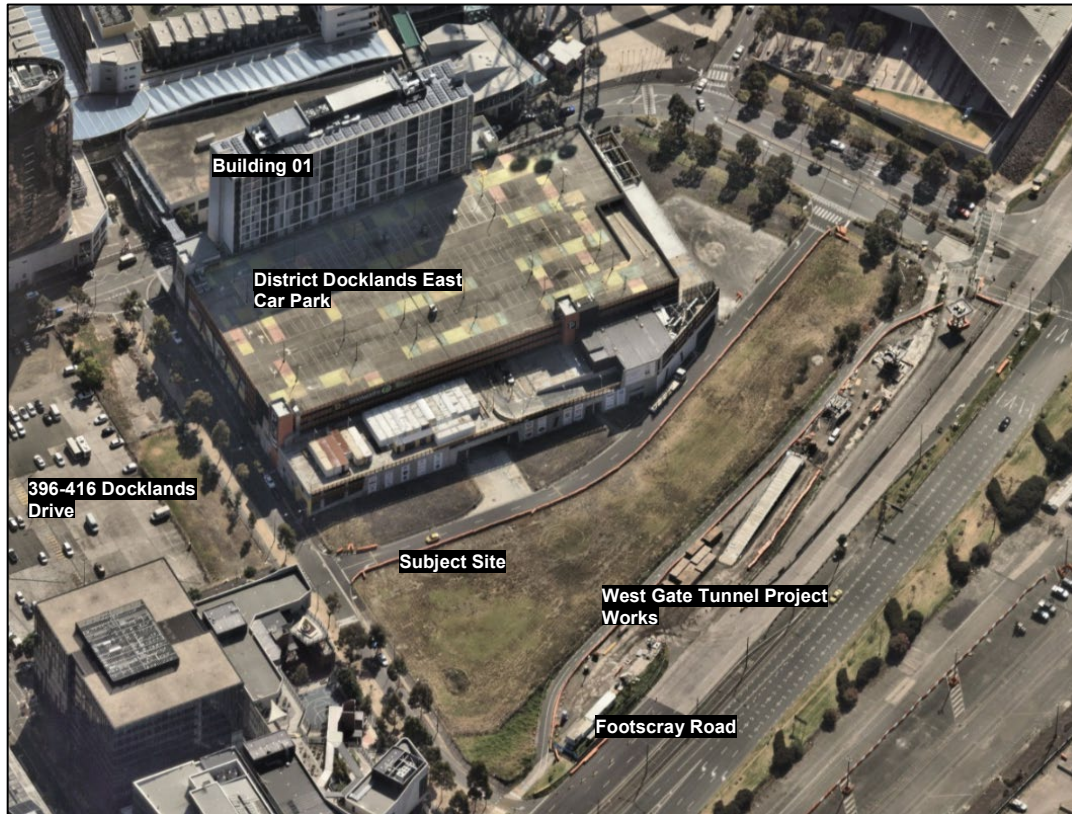


Figure 4 - Aerial photograph of the Site and surrounds taken from the east (source: NearMap taken 3 February 2024)

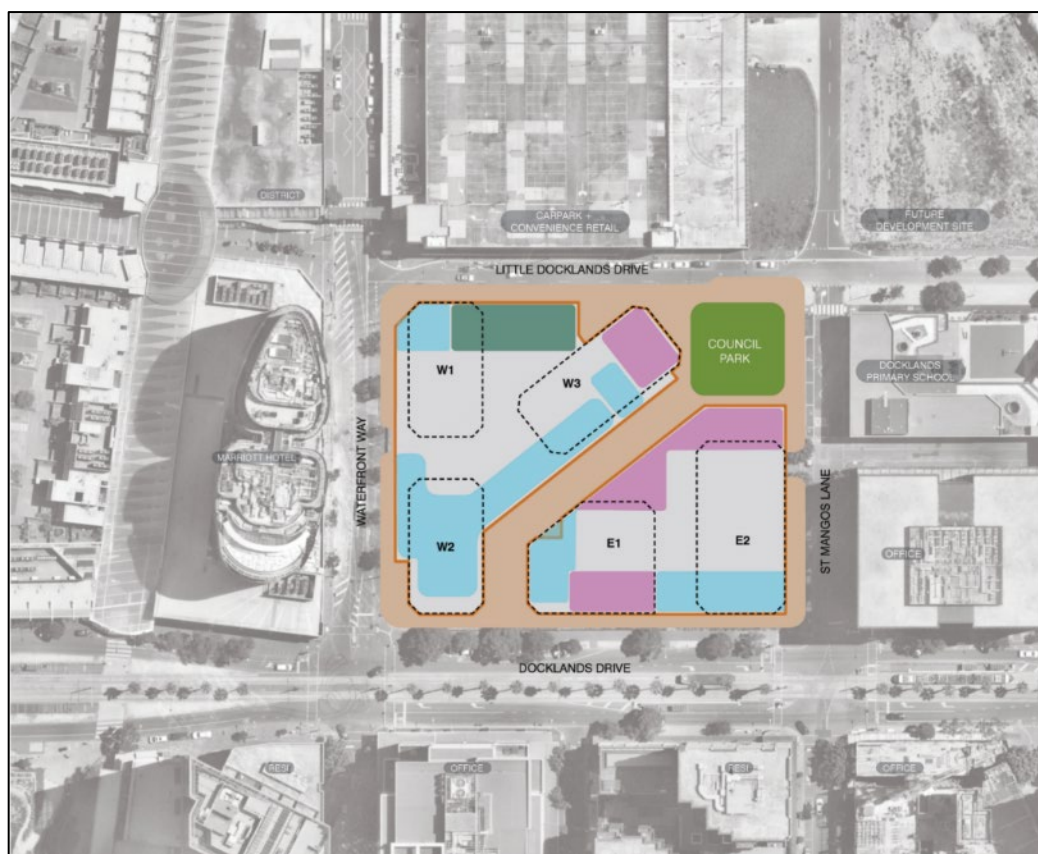


Figure 5 - Extract of the Precinct Plan from the proposed NewQuay Development Plan August 2023 (source: NewQuay Development Plan August 2023)

## 1.4 Aboriginal Cultural Heritage

The Site is not located within an area of Aboriginal Cultural Sensitivity.

## 2 BACKGROUND AND HISTORY

### 2.1 Development Plan history

The *Waterfront City Outline Development Plan* was approved by the Minister for Planning in 2003.

An addendum to the *Waterfront City Outline Development Plan* was issued by the Minister for Planning on 13 July 2022. The addendum is known as the *Waterfront City East Development Plan 2022* and its purpose is to provide further clarity regarding the future use and development of the eastern end of the Waterfront City Precinct.

The Development Plan identifies the following built form, land uses, and public realm principles for the Waterfront City East Precinct:

- A mix of employment and residential floor space.
- Substantial open space provisions.
- A diverse range of building forms and heights.
- A prominent building on the corner of Footscray Road and Waterfront Way.
- Integration of a potential future connection to North Melbourne.
- Protection of the future school to the south from wind and shadow impacts.



- The retention of key views from the Melbourne Star across the site to the CBD.
- The allocation of a 1,250 m<sup>2</sup> site (Building 04) for civic uses to serve the northern Docklands community.

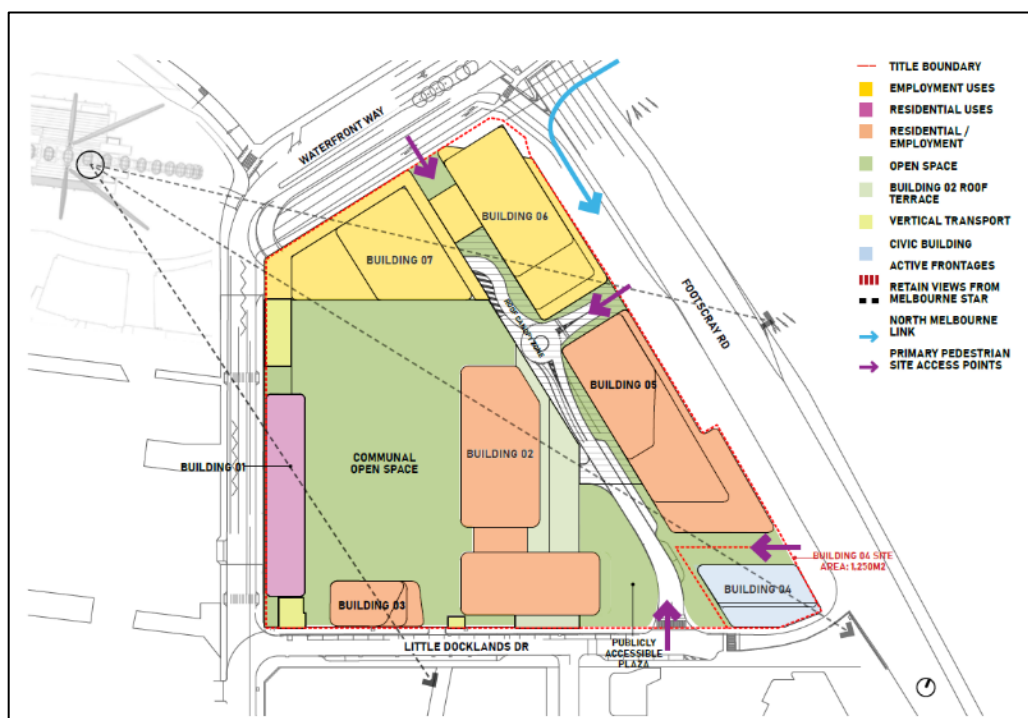


Figure 6 - Precinct Plan associated with the Waterfront City East Development Plan 2022 (source: The Development Plan)

## 2.2 Relevant planning permit history

Several planning permits have been issued around the Site in accordance with the redevelopment of the Waterfront City Precinct. Of note are the following permits:

Table 2 – Relevant surrounding planning permits			
Permit No.	Address	Description	Status
<b>PA2201816</b> (City of Melbourne reference: TPM-2022-18)	420-454 Docklands Drive DOCKLANDS VIC 3008	Buildings and works to construct a mixed use multi-level building comprising a residential hotel (serviced apartments and hotel rooms), offices, beauty salon (wellness centre), function centre and bar	Permit issued 26 June 2023 by the Minister for Planning
<b>TP-2020-577</b>	50-94 Waterfront Way DOCKLANDS VIC 3008	Partial demolition and development of the land for a multi-level building and display of high wall and business identification signs.	Permit issued 6 April 2021 by the City of Melbourne.

<b>TP-2017-907</b>	420-454 Docklands Drive DOCKLANDS VIC 3008	Partial demolition and construction of an addition to the existing building in accordance with the endorsed plans	Permit issued 27 April 2018 by the City of Melbourne.
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## 2.3 Current application history

### 2.3.1 Pre-application meeting

On 21 December 2022, a pre-application meeting organised by the Department of Transport and Planning (DTP) was held and included representatives from the City of Melbourne and the permit applicant. The following key matters were discussed at the meeting:

- Further details to be provided to ensure the proposed additional height will not overshadow communal open space and the open space of Docklands Primary School.
- “Family of buildings” approach was supported as it assists in breaking down perception of bulk.
- Further consideration to be given to the Footscray Road frontage.
- Recommended that an affordable housing contribution be explored early in the process.
- Expectation that Clause 58 standards are met.
- Further details to be provided on the proposed staging and infrastructure delivery.

### 2.3.2 Post-lodgement of application

On 4 August 2023, the City of Melbourne received notice of the Application under section 52(1) of the *Planning and Environment Act 1987 (Act)* from DTP.

On 21 August 2023, DTP issued a Request for Further Information under section 54 of the Act to the permit applicant.

The City of Melbourne undertook its preliminary assessment, sought advice from internal departments, and provided advice and referral comments to DTP between September and October 2023.

In December 2023 the permit applicant provided a response to the Request for Further Information and the City of Melbourne’s comments.

On 6 February 2024, the permit applicant amended the application under section 50 of the Act to formally include Lot 3 on Plan of Subdivision 801145H in the application.

## 3 PROPOSAL

### 3.1 Summary of the proposed development

The application proposes two multi-storey mixed use buildings, with a total of 925 dwellings.

The architectural plans refer to Building 02 as Building 4B3 and Building 05 as Building 4B1.

The dwellings are proposed to be delivered under a ‘build-to-rent’ model, whereby dwellings are owned and managed by a single entity to be rented out over mid to

long-term periods. However, it is noted that this is not a land use within the Melbourne Planning Scheme.

In summary, the proposal includes:

- 626 dwellings in Building 4B3.
- 299 dwellings in Building 4B1.
- The dwellings are a mix of the following typographies:
  - Studio: 173 (18 per cent)
  - One bedroom: 330 (35 per cent)
  - Two bedroom: 353 (38 per cent)
  - Three bedroom: 67 (7 per cent)
  - Four bedroom: 2 (0.1 percent)
- 461 square metres of retail at ground and mezzanine levels in Building 4B3.
- 373 square metres of retail at ground level in Building 4B1.
- Building 4B3 will comprise of two tower forms connected by a sky bridge.
- Building 4B3 will be constructed using exposed concrete, red and brown brick cladding and metal cladding.
- Building 4B1 will be constructed using red brick cladding, textured concrete cladding.
- Construction of a ground floor privately owned publicly accessible plaza, 'The Plaza', adjacent to Building 4B3. The Plaza will consist of a central open plaza area, in-ground water feature, barbeque area, open sloped lawn, play space and landscaping.
- New Saint Mangos Lane pedestrian connection which provides a pedestrian connection from Little Docklands Drive to The Plaza. The New Saint Mangos Lane connection will be privately owned but publicly accessible.
- Construction of a privately owned publicly accessible space, 'The Way', adjacent to Building 4B1.
- Construction of a new privately owned shared lane, 'The Lane', which provides pedestrian and vehicle connections through the site.
- Various residential amenities including indoor and outdoor communal facilities within the buildings.
- 138 car parking spaces, 8 motorcycle parking spaces and 1,760 bicycle parking spaces.
- A cash contribution to an affordable housing agency which equates to 6% of dwellings being provided at a 25% discount to market price.

## **3.2 Detailed information of the built form**

### **3.2.1 Site layout and floor area**

<b>Table 3 – Overall Floor Area</b>			
<b>Site area:</b>	Approx. 9,643 m <sup>2</sup>	<b>Proposed gross floor area:</b>	89,292 m <sup>2</sup>
<b>Residential net leasable area:</b>	60,641 m <sup>2</sup>	<b>Retail net leasable area:</b>	834 m <sup>2</sup>
<b>Public Plaza:</b>	1,700 m <sup>2</sup>		

<b>Table 4 –Building 4B3 (Building 02) and Building 4B1 (Building 05)</b>			
<b>Gross Floor Area:</b>	Building 4B3 - 58,842 m <sup>2</sup> Building 4B1 - 30,450 m <sup>2</sup>	<b>Residential net leasable area (excluding balconies):</b>	Building 4B3 - 40,662 m <sup>2</sup> Building 4B1 - 19,952 m <sup>2</sup>
<b>Retail net leasable area:</b>	Building 4B3 - 461 m <sup>2</sup> Building 4B1 - 373 m <sup>2</sup>	<b>Communal indoor residential spaces:</b>	Building 4B3 - 1,199 m <sup>2</sup> Building 4B1 - 399 m <sup>2</sup>
<b>Communal outdoor residential spaces:</b>	Building 4B3 - 1,443 m <sup>2</sup> Building 4B1 - 809 m <sup>2</sup>		

### 3.2.2 Building height

<b>Table 5 – Building 4B3 (Building 02) and Building 4B1 (Building 05)</b>			
<b>Maximum number of storeys:</b>	Building 4B3 – 23 storeys Building 4B1 – 18 storeys	<b>Basement levels:</b>	Nil
<b>Maximum building height (including plant and services):</b>	Building 4B3 - 81.3 m Building 4B1 - 65.4 m	<b>Podium height</b>	Building 4B3 - 6 storeys Building 4B1 - 5 storeys

### 3.2.3 Setbacks and tower separation

<b>Table 6 – Setbacks and tower separation</b>			
<b>Footscray Road</b>	Levels 6-18: vary between zero setback and 1.5 metre setback	<b>Little Docklands Drive</b>	Levels 7-23: vary between 3 metre setback and 5 metre setback
<b>Building 07 and Building 02 Separation</b>	21 m	<b>Building 06 and Building 05 Separation</b>	13 – 17 m
<b>Building 02 and Building 05 Separation</b>	18 m	<b>Building 05 and Building 04 Separation</b>	10 m

### 3.2.4 Access, car parking and bicycle facilities

Table 7 – Car parking, bicycle facilities and loading and unloading			
<b>Car parking spaces:</b>	4B1: 36 spaces	<b>Bicycle spaces:</b>	4B1: 376 spaces
	4B3: 51 spaces		4B3: 670 spaces
	Total: 87 spaces		Total: 1,046 spaces
<b>Motorcycle spaces:</b>	4B1: 8 spaces	<b>Publicly accessible car and bicycle spaces:</b>	9 visitor spaces provided within the new lane between the buildings.
			50 visitor bicycle spaces within the public realm between the buildings.
<b>Vehicle access:</b>	Vehicular access into the proposed buildings is to be provided via the new shared lane.		

### 3.3 Plans and Renders

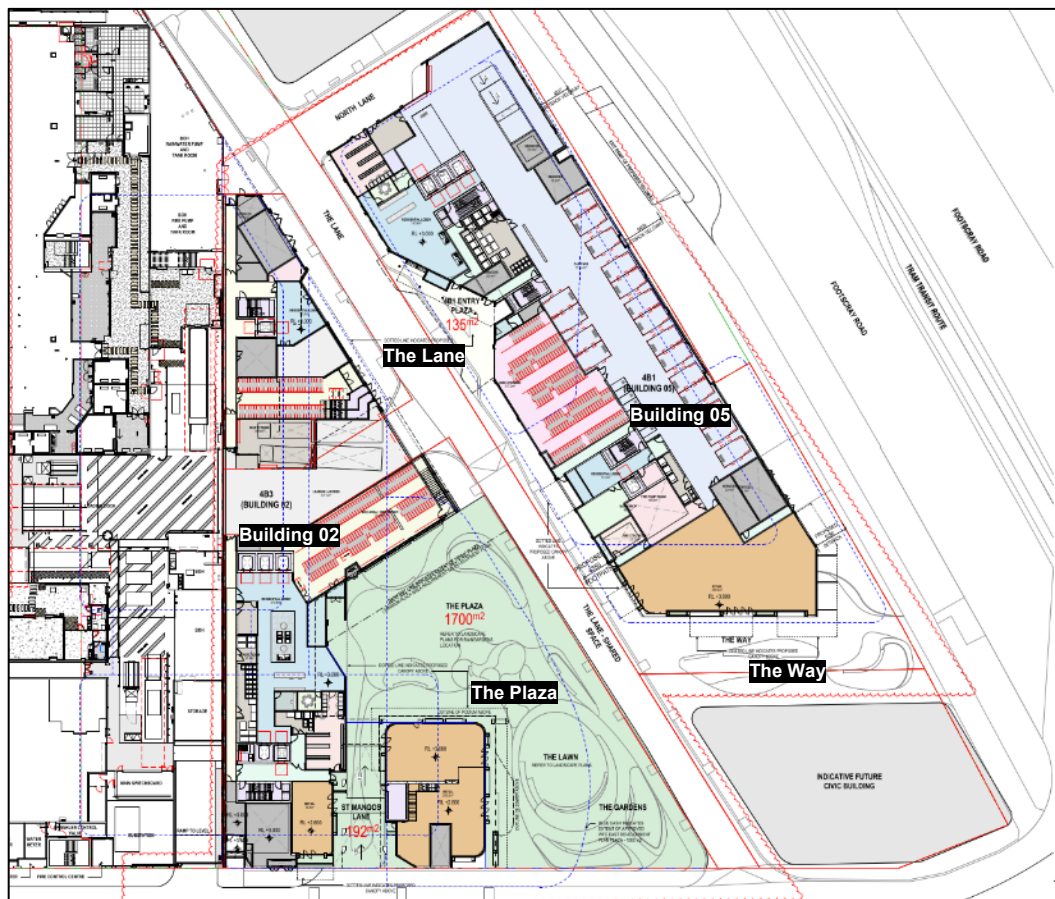


Figure 7 - Proposed ground floor plan (source: architectural plans)



Figure 8 - Buildings 02 and 05 as viewed from the corner of Little Docklands Drive and Footscray Road (source: Urban Context Report)



Figure 9 - The Plaza and Building 02 as viewed from The Way (source: Urban Context Report)

#### 4 PLANNING CONTROLS

Table 8 - Statutory Controls	
Zone	
Clause 37.05 Docklands Zone	<b>Land use – no permit required</b> A permit is not required for the use of the land for a ‘Dwelling’ and ‘Shop’ as they are Section 1 (permit not required) land uses under the Docklands Zone.

<p>Schedule 6: <i>Business Park Precinct</i> <b>(DZ6)</b></p>	<p><b><i>Buildings and works – permit required</i></b></p> <p>A permit is required to construct a building or construct or carry out works and to demolish or remove a building or works.</p> <p>Apartment developments must meet the requirements of Clause 58.</p> <p><b><i>Environmental audits – requirement</i></b></p> <p>Before the construction of a building in association with a sensitive use (which includes a residential use) commences, environmental audit requirements must be satisfied. Should a planning permit issue, these requirements will form conditions.</p>
<b>Overlays</b>	
<p><b>Clause 43.02</b></p>	<p><b>Design and Development Overlay.</b></p>
<p>Schedule 12: Noise Attenuation Areas <b>(DDO12)</b></p>	<p><b><i>Buildings and works – permit required</i></b></p> <p>DDO12 seeks to ensure that new residential developments constructed in the vicinity of the Docklands Major Sports and Recreation Facility include appropriate acoustic measures to attenuate noise levels, in particular music noise, audible within the building.</p> <p>A permit is required to construct a building or construct or carry out works under the DDO.</p>
<p>Schedule 54 (Area 1 and Area 4): Business Park Precinct <b>(DDO54)</b></p>	<p><b><i>Buildings and works – permit required</i></b></p> <p>DDO54 sets out discretionary maximum building heights and minimum widths of waterfront promenades. As <b>Figure 10</b> below depicts, the proposal is affected in part by Area 1 and Area 4 of DDO54.</p> <p>Area 1 has a maximum building height of 45 metres and Area 4 has a maximum building height of 50 metres.</p> <p>The proposed development exceeds the maximum building heights, therefore a permit is required under this overlay.</p> <div data-bbox="592 1256 1286 1753" data-label="Image"> </div> <p style="text-align: center;"><i>Figure 10 - DDO54 areas extent (source: CoMPASS)</i></p>
<p><b>Clause 44.09</b></p>	<p><b>Parking Overlay</b></p>
<p>Schedule 10: Docklands – Business Park <b>(PO10)</b></p>	<p><b><i>No permit required</i></b></p> <p>A planning permit is not required under PO10 as the proposed development does not exceed the minimum parking requirements of the PO10:</p>

<b>Table 10 – PO10 Requirements</b>			
<b>Use</b>	<b>Rate</b>	<b>Measure</b>	<b>Maximum no. of spaces</b>
Dwellings	1.5	To each dwelling	1,387
Retail Premises	4	To each 100 m <sup>2</sup> of gross floor area	33
Total		<b>Provided:</b>	87
173		<b>Exceed rate?</b>	No

<b>Clause 43.04</b>	<b>Development Plan Overlay</b>
Schedule 7: Business Park Precinct (DPO7)	<b>Permit required</b> A planning permit granted must be generally in accordance with the Development Plan.

<b>Table 9 - Particular Provisions</b>																											
<b>Clause 52.06</b> Car Parking	The requirements for the provision of on-site car parking are contained in the Parking Overlay as discussed above. The access and car parking arrangement is assessed against the design standards at Clause 52.06-9.																										
<b>Clause 52.34</b> Bicycle Parking	<b>No permit required</b> A permit is not required as the proposed development provides bicycle facilities in excess of the requirements of Clause 52.34: <table border="1" data-bbox="496 1227 1339 1812"> <thead> <tr> <th colspan="4"><b>Table 11 – Clause 52.34 Requirements</b></th> </tr> <tr> <th rowspan="2"><b>Use</b></th> <th colspan="2"><b>Requirement</b></th> <th rowspan="2"><b>Maximum no. of spaces</b></th> </tr> <tr> <th><b>Residents or Employees</b></th> <th><b>Visitors or Customers</b></th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>1 to each 5 dwellings</td> <td>1 to each 10 dwellings</td> <td>185 resident 93 visitor</td> </tr> <tr> <td>Retail Premises</td> <td>1 to each 300 m<sup>2</sup> of LFA</td> <td>1 to each 500 m<sup>2</sup> of LFA</td> <td>3 employee 2 customer</td> </tr> <tr> <td colspan="2">Total</td> <td><b>Provided:</b></td> <td>1,046</td> </tr> <tr> <td colspan="2"></td> <td><b>Complies?</b></td> <td>Yes</td> </tr> </tbody> </table>	<b>Table 11 – Clause 52.34 Requirements</b>				<b>Use</b>	<b>Requirement</b>		<b>Maximum no. of spaces</b>	<b>Residents or Employees</b>	<b>Visitors or Customers</b>	Dwellings	1 to each 5 dwellings	1 to each 10 dwellings	185 resident 93 visitor	Retail Premises	1 to each 300 m <sup>2</sup> of LFA	1 to each 500 m <sup>2</sup> of LFA	3 employee 2 customer	Total		<b>Provided:</b>	1,046			<b>Complies?</b>	Yes
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		<b>Complies?</b>	Yes																								
<b>Clause 53.18</b> Stormwater Development in Urban Development	Under Clause 53.18-3, an application to construct a building or construct or carry out works that does not meet the exemption criteria provided by this particular provision: <ul style="list-style-type: none"> <li>• Must meet all of the objectives of Clause 53.18-5 and 53.18-6.</li> <li>• Should meet all of the standards of Clause 53.18-5 and 53.18-6.</li> </ul>																										



<b>Clause 58</b> Apartment Developments	Pursuant to Clause 58, provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development in the Docklands Zone.
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<b>Table 10 - General and Operational Provisions</b>	
<b>Clause 65</b> 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 an application or approval of a plan.
<b>Clause 72.01</b> Responsible Authority for this Planning Scheme	The Minister for Planning is the responsible authority for this planning permit application as the total floor area of the development exceeds 25,000 square metres / the site is listed in the schedule to Clause 72.01 of the Melbourne Planning Scheme (which specifies the Minister for Planning as the responsible authority for administering and enforcing the Scheme).

## **5 STRATEGIC FRAMEWORK**

### **5.1 Municipal Planning Strategy (MPS)**

The most relevant policies of the MPS are listed below.

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03 – Strategic Directions

### **5.2 Planning Policy Framework (PPF)**

The most relevant policies of the PPF are listed below.

- *Clause 11 – Settlement*
- Clause 11.03 – Planning for Places, including:
  - Clause 11.03-6L-03 – Docklands
  - Clause 12 – Environmental and Landscape Values
- *Clause 13 – Environmental Risks and Amenity*
- Clause 13.04 – Soil Degradation, including:
  - Clause 13.04-1S – Contaminated and potentially contaminated land
- Clause 13.05 – Noise, including:
  - Clause 13.05-1S – Noise management
- *Clause 15 – Built Environment and Heritage*
- Clause 15.01 – Built Environment, including:
  - Clause 15.01-1L-04 – Urban Design
  - Clause 15.01-2L-01 – Energy and resource efficiency
- *Clause 16 - Housing*
- Clause 16.01 – Residential Development
- *Clause 17 – Economic Development*
- Clause 17.01 – Employment

- Clause 17.02 – Commercial
- *Clause 18 – Transport*
- *Clause 19 – Infrastructure*
- Clause 19.03 – Development Infrastructure, including:
  - Clause 19.03-3L – Stormwater management (Water Sensitive Urban Design)

## **6 OTHER PLANNING CONSIDERATIONS**

### **6.1 Waterfront City East Development Plan**

In addition to the above, the Site is affected by the *Waterfront City East Development Plan, April 2022*.

The Development Plan provides an overarching set of concepts, plans and principles that future development applications must be generally compliant with. These are described in Section 2.1 of this Report.

### **6.2 Planning Scheme Amendments**

The following Planning Scheme Amendments are considered relevant in the consideration of this application:

#### **6.2.1 Amendment VC250 (Residential Reticulated Gas Service Connection)**

Amendment VC250 was gazetted on 1 January 2024 and updated Clauses 15.01-2S and Clause 15.01-3S by providing consistent state level policy with the prohibition of new gas connections, amending Clause 52.20, Clause 53.20, Clause 55.02, Clause 56.09 and Clause 58.02 to remove the optional requirement for a gas connection, amending Clause 65.02 to ensure the provision of gas is not assessed when it is prohibited and introducing Clause 53.03 - Residential Reticulated Gas Service Connection with the purpose of prohibiting residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

The following transitional provision is included at Clause 53.03-5 which states:

*The requirements of this clause introduced by Amendment VC250 do not apply to:*

- *An application lodged before the approval date of Amendment VC250.*
- *An application for an amendment to a permit under section 72 of the Act with respect to a permit issued in accordance with the above transitional provision.*

As the application was lodged prior to the approval date of Amendment VC250, the application is not affected by VC250 and Clause 53.23.

## **7 PUBLIC NOTIFICATION**

Any public notice is the responsibility of the Minister for Planning (through DTP) as the Responsible Authority.

Notwithstanding the above, all of the planning controls applicable to the Application exempt the proposed development from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

No submissions have been received by the City of Melbourne.

## 8 REFERRALS

### 8.1 External

External referrals are the responsibility of the Minister for Planning (through DTP) as the Responsible Authority.

### 8.2 Internal

#### 8.2.1 City Design

Council's City Design team were integral in the design evolution of the proposal and provided feedback on multiple occasions in response to changes made by the permit applicant through the process. As a result, City Design are generally supportive of the application subject to further detail which can be captured by conditions of permit.

The most recent set of City Design's comments on application materials referred to the City of Melbourne on 11 December 2023 are summarised below.

#### Comments

- **North-South link (The Lane):** The parking spaces which were initially a concern have been retained. However, the shared zone now extends along the entire east boundary of the plaza from the south entry. Bluestone treatment has been adopted at the shared zone to match plaza paving, which increases the perception of the lane as a pedestrian priority route. This is an acceptable outcome.
- **Elevations:** 1:50 street level elevations of each of the buildings' public interfaces should be provided. While the 1:200 elevations demonstrate improved architectural detail and material variation based on previous advice, the inclusion of 1:50 elevations would help enable a detailed assessment of these interfaces.
- **Landscape architecture detail:** A review of the design of the central plaza finds the proposed configuration acceptable.

#### Recommendations

- **Footscray Road interface:** City Design continues to recommend the construction of a secondary pedestrian path along the Footscray Road interface to prevent any safety issues arising from cyclists exiting the veloway.

### Planner's Response

It is acknowledged that City Design have recommended that a secondary pedestrian path be provided along the Footscray Road interface. Following a meeting with the permit applicant, DTP and the West Gate Tunnel Authority, it was determined that the introduction of a secondary pedestrian path adjacent to the building edge could result in additional conflicts between cyclists and pedestrians of the shared user path for the Capital City Trail. Further, due to the location of the veloway under the West Gate Tunnel Project, the Development Plan does not require a provision of a pedestrian path along this interface. Accordingly, the provision of a second pedestrian path along Footscray Road is not required (discussed further below in Section 9.1.5 – Pedestrian Connections of this Report).

Building 05 has also been designed to ensure that this interface provides visual interest and articulation through various façade treatments. The permit applicant has also provided an Integrated Art Strategy which depicts potential artwork along this

interface to provide further activation to Footscray Road. The recommendation includes a permit condition requiring the submission of a detailed art strategy.

The outstanding matters can be resolved by conditions, including the submission of a façade strategy and detailed 1:50 street level elevations.

### **8.2.2 Transport Engineering**

The Transport Engineering team reviewed the materials provided to the City of Melbourne on 4 August 2023 and 11 December 2023 and provided the following comments (summarised):

- The provision of car parking and bicycle spaces is supported.
- The internal layout of the car parking area should generally comply with the Planning Scheme / relevant Australian Standards.
- The City of Melbourne will not change on-street parking restrictions to accommodate the development.
- Residents will not be eligible for resident parking permits and will not be exempt from any existing or future on-street parking restrictions.
- It is recommended that the developer consult the school in relation to the access arrangements to the new lane, and regarding any changes to the parking and traffic arrangements along Little Docklands Drive.
- A continuous footpath must be provided along Little Docklands Drive across this lane, designed as a City of Melbourne crossover.
- A formal independent desktop Road Safety Audit must be undertaken.
- A Loading Management Plan must be prepared.
- An updated Functional Layout Plan must be prepared to the City of Melbourne's satisfaction. The Functional Layout Plan should address the following:
  - Installation of raised pavement within the intersection of Little Docklands Drive and Saint Mangos Lane, kerb extensions and 1:12 grade ramps on each approach / departure.
  - Installation of raised pavement within the intersection of Little Docklands Drive and The Lane.
  - Installation of a bike / pedestrian raised priority crossing at the Little Docklands Drive and Footscray Road intersection.
  - Install raised pavement within the Little Docklands Drive and Waterfront Way intersection, zebra crossings across Little Docklands Drive and Waterfront Way, kerb extensions and 1:12 grade ramps on each approach / departure.

### **Planner's Response**

The permit applicant has confirmed that they accept the notes and conditions on any permit to issue to satisfy the requirements of the Transport Engineering team, including the preparation of a Road Safety Audit, Functional Layout Plan and Loading Management Plan. The conditions recommended by the Transport Engineering team have been included in the recommendation.

### 8.2.3 City Infrastructure

The City Infrastructure team reviewed the materials provided to the City of Melbourne on 4 August 2023 and 11 December and provided the following comments (summarised):

- Recommended that a number of standard planning permit conditions be included on any planning permit being granted to protect City of Melbourne's road-based assets and integrate the development with the stormwater drainage system.
- The proposed internal roads (The Lane and North Lane) should remain the responsibility of the land owners in perpetuity. The internal roads shall remain open to the public 24/7 and maintained to Council standards under an agreement with the City of Melbourne, pursuant to Section 173 of the Act.
- The construction of stairs to the property boundary along Little Docklands Drive is not supported. Stairs are required to be set back sufficiently to enable all necessary tactile ground surface indicators to be installed within the property curtilage.
- It is recommended that outward opening doors projecting into The Lane from Building 4B3 be redesigned to ensure they do not project beyond the street alignment when open, when closed or when being opened or closed.
- The works are to be undertaken with the current Docklands Design and Construction Standards for Infrastructure Works.

In response to the above comments the permit applicant provided updated plans which show the stairs along Little Docklands Drive set back from the property boundary. Following a review of the amended plans, the City Infrastructure team provided the following additional documents:

- AS/NZS 1428.4.1 – Design for access and mobility requires at least 900 mm clearance from the face of stairs (300 mm gap and 600 mm of warning TGSIs). The proposed / shown 300 mm setback is not sufficient.
- This can be addressed via a condition of permit requiring tactile ground surface indicators to be contained within the property boundary.

#### Planner's Response

Subject to the conditions being included on any planning permit being granted giving force and effect to the advice and requirements, it is considered that the development is acceptable.

A recommended note will be requested to be included on any planning permit issued to remind the permit holder of the requirement to accord with the Docklands Design and Construction Standards for Infrastructure Works.

### 8.2.4 Waste and Recycling

The application was referred to Waste Services, with the amended Waste Management Plan prepared by Traffix Group dated 10 January 2024 considered to be unsatisfactory. Their outstanding comments are summarised as follows:

- The waste allowance for residential amenities has not been removed as requested.

- Pages 2 and 20 nominate a private collector for all waste. It should be clearly specified (wherever a service provider has been nominated in the WMP) that all residential waste (including hard waste) will be collected by Council, and all commercial waste will be collected by a private operator.
- There are no elevation drawings attached to the WMP.
- The temporary holding area shown for bins encroaches on the 2 m clearance required at the rear of the MRV. Ensure that the required number of bins are shown drawn to scale in the temporary holding area so that it is clear that the bins will fit and that the required clearance will be maintained to the rear of the vehicle.
- Drawings are to be updated with revised bin numbers, so that the information in the tables are consistent with the drawings.

### **Planner's Response**

These conditions have been included in the recommendation which require the above changes to the WMP and Architectural Drawings.

#### **8.2.5 Land Survey**

The application was referred to Land Survey who had no objections to the application, however, recommended that the following conditions be included on any permit issued:

##### Naming of all internal access ways

All internal access ways must be named prior to occupation to provide for appropriate addressing of the ground floor uses and buildings. This will require a condition along the following lines to be included on the permit:

- Prior to occupation, all internal access ways must be named in accordance with the Geographic Place Names Act 1998 to provide appropriate street addressing to the Buildings.
- Any proposed road 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.

##### Removal of Easements

Any permit which is issued must contain the following condition:

- Prior to the commencement of the development, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed with the Responsible Authority, the owner must provide evidence to the Responsible Authority that all easement burdening Lot 1 on TP968174C which will contain proposed built form within have been removed and or varied to exclude built form to the satisfaction of the Responsible Authority.

##### Access Rights

Levels 1 and 2 of Building 02 show access into the abutting building. The subject land does not benefit from passageway rights into the abutting building.

In the absence of formal access rights over the abutting property to the west, any permit which is issued must contain a condition requiring a Site Management Agreement to be entered into.

##### Access to service cupboards

The architectural plans must be amended to show how service cupboards / areas are accessed. If access is relied over an abutting car parking space or storage space the abutting car parking or storage space must be deleted.

#### Light and Air Easement over Eastern and Western title boundary

Any permit which is issued must contain the following condition:

- Prior to the commencement of the development, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed with the Responsible Authority, the owner must provide evidence to the Responsible Authority that the land benefits from a light and air right (or similar) to protect the windows which are proposed to be constructed on the boundary to Building 02 and Building 05.

#### **Planner's Response**

The above conditions have been included in the recommendation.

In relation to the requirement for light and air easements, it is noted that the applicant has submitted that Lot A (which adjoins Building 05) is subject to acquisition for the West Gate Tunnel Project and as such further easements that benefit Lot A are unnecessary. Following review of this advice, Council's Land Survey Officer continues to recommend that a condition of any permit issued requiring that the owner provide evidence to the Responsible Authority that the land benefits from a light and air right (or similar) to protect the windows which are proposed to be constructed on the boundary.

#### **8.2.6 Environmental Sustainable Design**

Council's ESD Officer notes that the development commits to a level of sustainability that meets the objectives of Clause 15.01-2L-01 – Energy and resource efficiency and Clause 19.03-3L – Stormwater management (Water sensitive urban design) of the Melbourne Planning Scheme. However, they have recommended some changes be made by way of an amended Sustainable Management Plan (SMP) prior to the commencement of development and a report confirming the implementation of the SMP prior to the occupation of any building.

#### **Planner's response**

Conditions have been included in the recommendation that would facilitate resolution of the detailed matters raised in Council's ESD Officer's comments.

#### **8.2.7 Landscape**

Council's Green Infrastructure Officer notes that the project sets an ambitious multi-level activated rooftop for residents of the development and that the planting pallet is well thought out. The proposed landscaping in the public realm is also supported as previously discussed in Section 8.2.1 of this Report.

Council's Green Infrastructure Officer has recommended some changes be made to the Landscape Plans be provided prior to the commencement of development and the preparation of a Landscape Maintenance Plan.

The changes include:

- The replacement of all synthetic turf within the development with environmentally friendly alternatives such as sport turf or a recycled tyre soft fall product. Synthetic turf is a known water way contaminant of micro plastics which heavily impacts waterway and marine life.

- The provision of interconnected soil volumes for planters containing trees, the larger the soil volume the higher the likelihood of planting success.
- Increasing façade greening particularly on Building 4B3 to increase the amenity of the project.

### **Planner's Response**

Conditions have been included in the recommendation that would facilitate resolution of the detailed matters raised in Council's Green Infrastructure Officer's comments.

### **8.2.8 Open Space Planning**

The City of Melbourne's Open Space Planning team reviewed the materials provided to the City of Melbourne on 4 August 2023 and provided the following comments (summarised):

- The proposed development will overshadow the proposed 700 square metres of public open space on the corner of Little Docklands Drive and Saint Mangos Lane envisaged under the proposed NewQuay Development Plan August 2023.
- City of Melbourne requires dogs to be leashed in all public areas of the municipality, unless you are in a designated off-leash area in a park. Any intentions to have a dog off-leash area on privately owned land would need to be communicated to the Open Space Planning team.
- The proposed bike parking and loading areas to the north of the publicly accessible plaza do not promote passive surveillance and could cause safety issues.
- The proposal contains a lot of hardstand areas and structures. It would be better to see more lawn and tree space to allow for passive recreation activities given the shortfall of functional open space in Docklands.
- If this park is to remain privately owned and managed, signage needs to be considered to make this ownership and management clear to the general public and the signage should not be the same as Council's signage palette.

### **Planner's Response**

- The amended design of the publicly accessible plaza includes a semi permeable façade to the proposed bike enclosure and further landscaping to improve the activation of this space. The design of the plaza is considered acceptable, complies with the Development Plan and is supported by City Design.
- The proposed NewQuay Development Plan August 2023 considers additional shadow from the anticipated buildings under the Waterfront City East Development Plan.
- The application documents do not include reference to a designated off-leash area in a park. The Level 4 podium rooftop of Building 4B3 will include a dog park and dog wash area, however, this will form part of the communal facilities for the building and will not be publicly accessible.



### **8.2.9 Urban Forest and Ecology**

The City of Melbourne's Urban Forestry and Ecology team reviewed the materials provided to the City of Melbourne on 4 August 2023 and provided the following comments (summarised):

- The plans do not show any impacts to existing public trees.
- Construction activity may impact existing street trees on Little Docklands Drive.
- The inclusion of standard permit conditions relating to the identification of impacts on street trees during the construction phase.

#### **Planner's Response**

These conditions have been included in the officer recommendation.

### **8.2.10 Homes Melbourne**

The application was referred to Homes Melbourne who provided the following comments (summarised):

- The proposed 6% affordable housing cash contribution is consistent with the Development Plan.
- It is Council's preference to have the affordable housing within the development so that the affordable housing is delivered at the same time as the benefit.
- If a cash contribution is to be pursued it is recommended that a permit condition is negotiated to ensure that the contribution of 6% of total dwelling value at an appropriate discount is made to a Registered Housing Agency (RHA) to be used for Affordable Housing within the City of Melbourne.
- A permit condition should be included requiring payment to be transferred to the RHA once the building permit is granted. A specific dollar figure should not be listed in the permit conditions to allow for changes to the proposal and the value of dwellings over time. Instead an amount being listed, the contribution calculation should be listed.
- The proposed cash contribution of \$5-7 million is considered inadequate for a 925 unit proposal, with a requirement in the development plan for up to 6% of dwellings to be delivered as affordable housing. It is considered that the rent of Built-to-Rent dwellings are much higher than standard dwellings and as such a greater discount to market rent is required. A 25% discount to typical Built-to-Rent rents does not deliver housing that is affordable to moderate income earners based on the *Planning and Environment Act 1987* income levels.
- Homes Melbourne recommends that a contribution that equates to 6% of dwellings being provided at a 50% discount to the value of comparable dwellings should be made to an RHA (at the time of the building permit being granted). Based on 2023 values, this equates to a contribution of approximately \$13.3 million.

#### **Planner's Response**

The proposed proposition of a 6% affordable housing cash contribution is acceptable as it meets the requirements of the Development Plan which specifies that any provision of affordable housing is to be provided through a voluntary agreement and should not exceed 6% of total dwellings of Buildings 02 and 05.

This is discussed further in Section 9.1.4 (Public Benefits) of this Report.

### **8.2.11 State and City Projects**

As the works adjoin West Gate Tunnel Project, the application was referred to Council's State and City Projects team.

The State and City Projects team reviewed the materials provided to the City of Melbourne on 4 August 2023 and advised that they did not object to the proposal.

## **9 ASSESSMENT**

The key issues for consideration in the assessment of the Application include the following:

- Whether the proposal is generally in accordance with the approved Development Plan.
- Whether the proposal meets the design objectives of DDO12 and DDO54.
- Apartment amenity.
- Traffic, Parking and Waste.
- Environmentally Sustainable Design.
- Environmental Audit Requirements.

### **9.1 Consistency with the Development Plan**

The development outcomes and objectives of the Development Plan are included in Section 2.1 of this Report.

The DPO7 requires a proposal to be 'generally in accordance with' the Development Plan.

It is an established planning principle that an assessment against a development plan requires an assessment of the development plan area as a whole, an appreciation that a development plan contemplates flexibility, and that a proposal does not need to be identical to a development plan.

An assessment against all relevant provisions of the Development Plan has been undertaken as part of this review.

#### **9.1.1 Land Use**

The Development Plan identifies that Buildings 02 and 05 will be used for residential and employment uses, with key entry points being provided via Docklands Drive and the proposed central lane.

The proposal responds to the requirements of the Development Plan as follows:

- The proposal delivers a mix of employment and residential uses for both Buildings 02 and 05.
- Retail uses are provided at ground floor and provide active frontages to Little Docklands Drive, The Lane and The Way.
- Residential and retail entrance points are provided via Little Docklands Drive and The Lane.

#### **9.1.2 Built Form**

An assessment against the relevant built form requirements of the Development Plan is provided in the following section.

## Building Height

The Development Plan seeks to ensure the heights of buildings are designed to respond to their context, with the greatest height in the northern corner of the precinct to mark the entry to the CBD and Docklands, and reduced heights to the south to protect important views from the Melbourne Star and minimise wind and shadow impacts.

The Development Plan specifies that the maximum building height should be no greater than what is shown in Concept Plan 5 of the Development Plan. An extract of Concept Plan 5 is provided at **Figure 11** below.

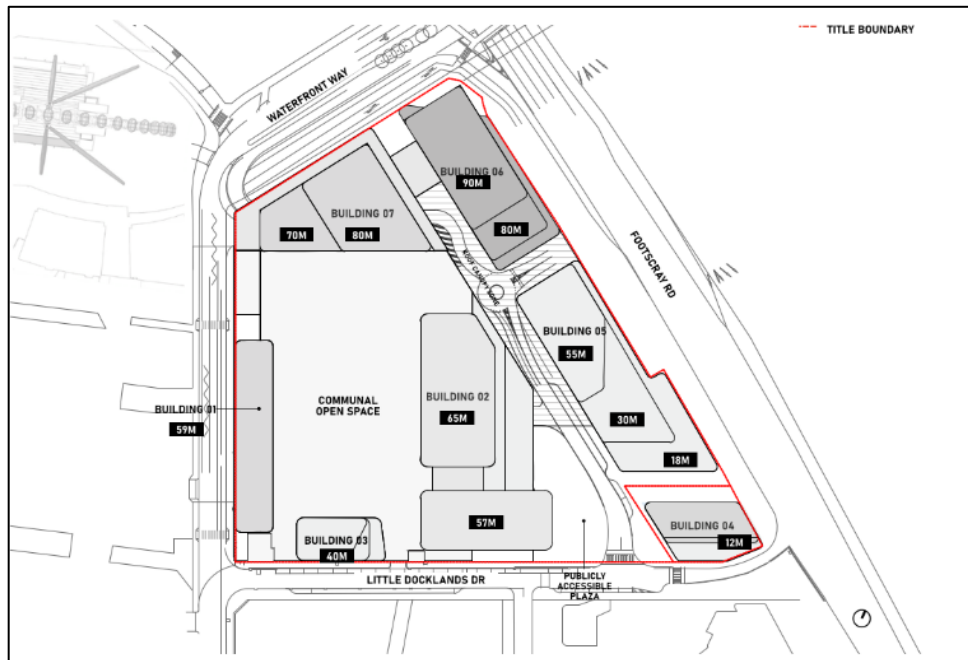


Figure 11 - Concept Plan 5 - Maximum heights, Roof plan (source: The Waterfront City East Development Plan)

The proposal seeks to vary the building heights included in the Development Plan as outlined in **Figure 12** below:



Figure 12 - Proposed building heights (source: Urban Contact Report)

Noting Figure 12 above, the proposal results in a 24% increase to the height of Building 02 and a 18% increase to the height of Building 05 than what is anticipated under the Development Plan.

It is acknowledged that a proposal does not need to be identical to a development plan, however, Council needs to be satisfied that it is generally in accordance with its requirements. It is an established planning principle that when assessing 'generally in accordance', the less detail and precision there is in the primary document, the more flexibility can be accorded to the term<sup>1</sup>. Conversely, the more prescriptive a development plan is the less flexibility there is. In this instance, the *Waterfront City East Development Plan 2022* sets out clear building heights for each of the buildings in the precinct. The building heights included in the Development Plan are not arbitrary and were determined, following multiple reviews, by amenity impacts including visual domination, overshadowing and wind. Importantly, the building heights included in the Development Plan continue to reflect the current development expectations for the area noting it was approved in August 2022.

Whilst the general massing of the proposed buildings is acceptable as discussed further below, the proposed building height is considered a significant departure from the maximum building heights outlined in the Development Plan and is therefore not supported.

It is considered that in order to be 'generally in accordance with' the Development Plan, the overall height of the building is required to be reduced. In this instance, in the context of Docklands, an exceedance of height within a 10 per cent differential could be deemed to be generally in accordance with the Development Plan subject to

<sup>1</sup> [TAG-Doreen Pty Ltd v Whittlesea \[2016\] VCAT 1705](#)

design outcomes, balancing other built form elements of the development plan and appropriate justification. This would result in a height of 71.5 metres for Building 02 and 60.5 metres for Building 05. The required reduction is shown in **Figures 13** and **Figure 14** below.

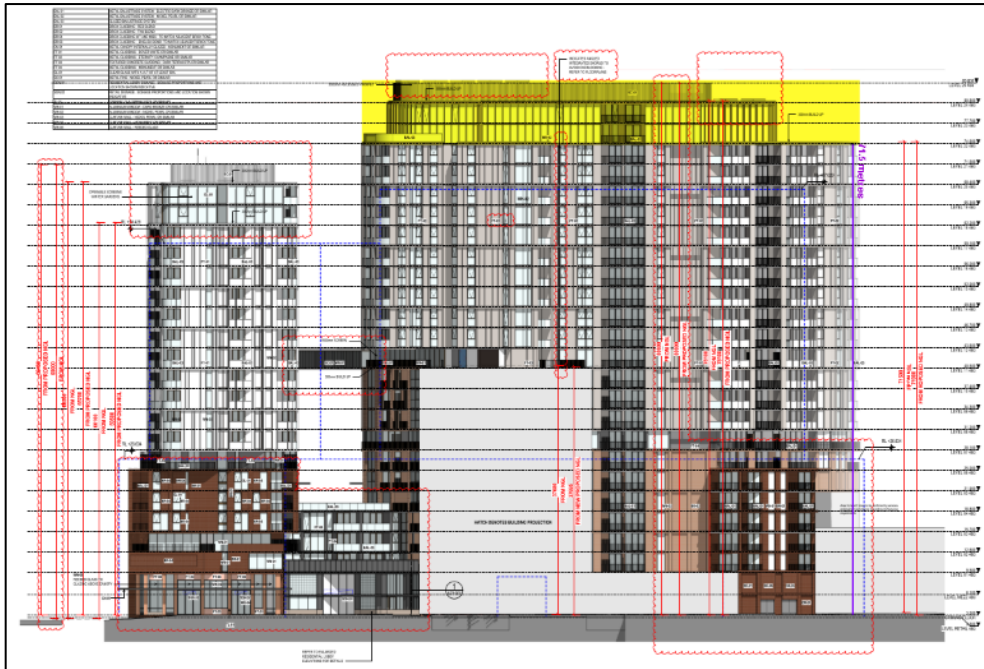


Figure 13 - Northern elevation of Building 02 marked up to show extent of building height reduction required

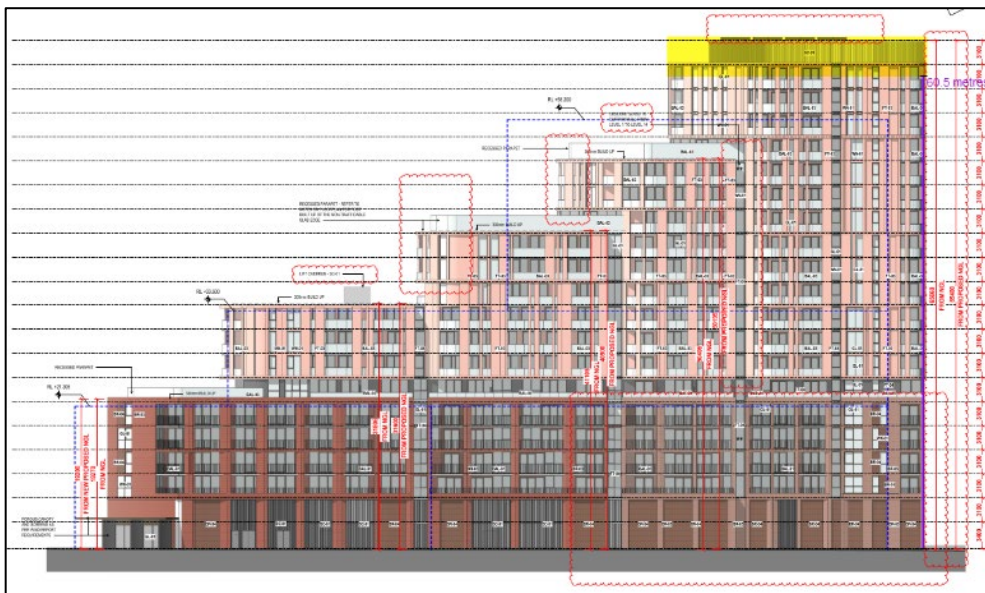


Figure 14 - Northern elevation of Building 05 marked up to show extent of building height reduction required

In addition to the building heights shown in Concept 5, the Development Plan specifies that the building heights should allow for continues views of the CBD from the uppermost pods of the Melbourne Star and ensure that there is no new overshadowing of the open areas of the Docklands Primary School between 9am and 2pm on the winter solstice.

Whilst the proposed building heights maintain views from the uppermost pods of the Melbourne Star, the proposal results in an additional 80mm of shadowing along the

fence line of the school and 13m<sup>2</sup> of additional shadowing of the landscaped area at 2pm on the winter solstice as demonstrated in **Figure 15** below.



Figure 15 - Extent of additional overshadowing of the open space of the Docklands Primary School notated in black along the fence line and light blue within the landscaped area (source: Urban Context Report)

The additional overshadowing of the landscaped area is not acceptable, noting it will affect seating areas associated with the open space. The Development Plan clearly states that building height should not result in shadow impacts of this space. Accordingly, in order to accept the increase in building height, Council needs to be satisfied that the proposal will not result in additional overshadowing of the school.

Noting the above, in order to meet the requirements of the Development Plan the officer recommendation includes conditions requiring the reduction of the overall height of Building 02 to a maximum of 71.5 metres and Building 05 to a maximum of 60.5 metres. Recommended conditions have also been included requiring design modifications to ensure there is no additional shadow onto the open space of the Docklands Primary School on June 21 between 9am and 2pm.

### Podium height and upper level setbacks

The Development Plan specifies that podium heights and tower setbacks should respond to their interface and provide a pedestrian friendly scale. It seeks a 4 storey podium along Little Docklands Drive with a minimum 5 metre setback to the tower and a 4 to 5 storey podium along Footscray Road with a minimum set back of 3 to 5 metres to the tower.

Tower separation within the site should be between 10 and 18 metres.

The proposal seeks to vary the preferred podium height and upper level setback requirements as follows:

- A 6 storey podium to Little Docklands Drive with an alternating upper level setbacks of between 3 and 5 metres.
- A 5 storey podium to Footscray Road with a 1.5 metre upper level setback to the southern portion and a sheer presentation for the northern portion.

- A variation in the tower separation to Buildings 06 and 07 ranging from 13 to 17 metres.

It is considered that the variations outlined above are acceptable, based on the following:

- The proposed podium height to Little Docklands Drive respects the height of the existing District East Car Park. The proposed upper level setbacks are between 3 and 5 metres, generally consistent with the Development Plan. The proposed podium will be located across from a proposed park under the NewQuay Development Plan August 2023 and as such will not visually dominate Little Docklands Drive.

Whilst a variation is required, the design of the proposed podium provides a human scaled presentation, through the inclusion of vertical breaks, fine-grain details and tactile materials as demonstrated in **Figure 16**. As previously discussed in Section 8.2.1 (City Design) of this Report, further information is required to ensure this presentation is achieved. This will be secured by conditions on any permit issued.



Figure 16 - Podium presentation to Little Docklands Drive (source: Urban Context Report)

- The variation to the Footscray Road interface is considered acceptable noting the northern end of the tower will interface with the tallest building in the precinct which is proposed to be provided with a sheer form to Footscray Road. It will also have an interface with Footscray Road, a major arterial road, and the proposed velway under the West Gate Tunnel Project.

The building will achieve built form relief and grain along the wide building frontage to Footscray Road through architectural treatments and deep glazed vertical recesses which correlate with the steps in massing across the tower and podium.

- The variations to the proposed tower separation distances are minor and the proposed buildings will continue to achieve appropriate privacy, daylight and outlook amenity. Importantly, the application proposes to increase the setback between the towers of Building 02 and 05.
- The proposed podiums of both Buildings 02 and 05 achieve the design principles for podiums set out in Section 5.3 of the Development Plan. Specifically, the design of the podiums ensures they are differentiated from the tower forms through the use of setbacks and materiality. The architectural treatments and proposed uses will assist in creating a pedestrian friendly and human scaled environment.

### Floor Areas

The application seeks to vary the indicative gross floor area outlined in the Development Plan as set out in **Table 12** below.

Table 12 – Gross Floor Area Assessment (GFA)			
Building	Development Plan Indicative GFA (office floor to floor heights)	Proposed GFA (residential floor to floor heights)	Proposed Increase
02	44,750 m <sup>2</sup>	58,842 m <sup>2</sup>	14,092 m <sup>2</sup> (31%)
05	26,960 m <sup>2</sup>	30,450 m <sup>2</sup>	3,700 m <sup>2</sup> (12%)

The submitted Urban Context Report includes an analysis which demonstrates that the GFA outlined in the Development Plan is based on floor to floor heights typical of a commercial building (4.1m) rather than floor to floor heights typical of a residential building (3.1m). It demonstrates that utilising residential floor to floor heights within the indicative Development Plan envelopes would result in an increase in the gross floor areas envisaged. Specifically, if residential floor to floor heights were utilised, the GFA of the building envelope anticipated in the Development Plan would be 59,729 m<sup>2</sup> for Building 02 and 37,100 m<sup>2</sup> for Building 05. The proposal would therefore result in a reduction of the GFA anticipated by the Development Plan. This is demonstrated in **Figure 17** and **Figure 18** below:

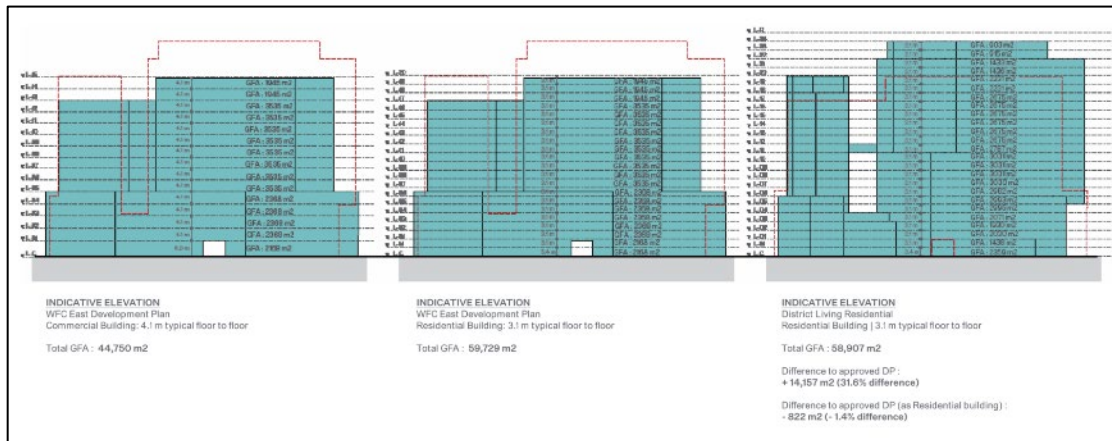


Figure 17 - Gross floor area analysis of Building 02 (source: Urban Context Report)

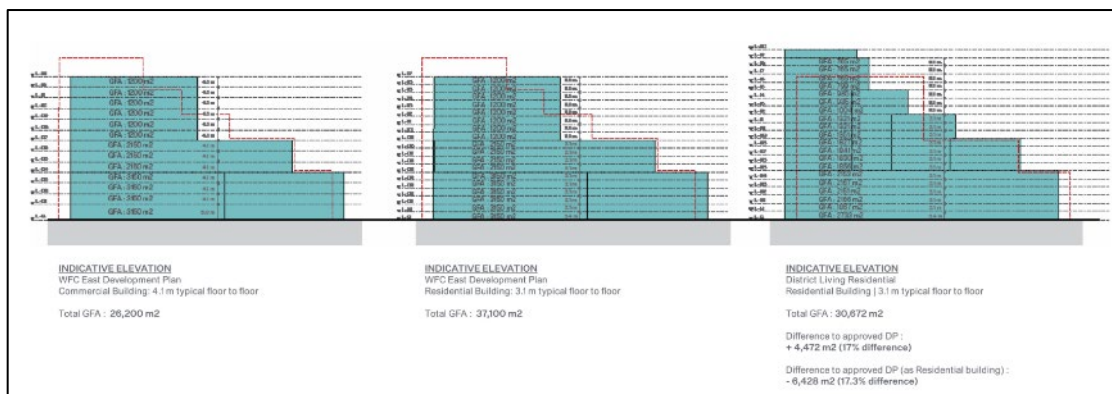


Figure 18 - Gross floor area analysis of Building 05 (source: Urban Context Report)



Subject to conditions ensuring there are no unreasonable wind or shadowing impacts, the proposed variation is considered acceptable as:

- The architecture and materials reduce the perceived mass of the buildings, providing a refined design response.
- The proposal delivers a high quality public realm and internal amenity.
- The proposal provides for an increased community benefit than what is envisaged by the Development Plan. This includes an increase in new public open space by 392 square metres comprising an increased area of The Plaza and the inclusion of an extension to Saint Mangos Lane. The additional space is an increase of 26% than what is anticipated under the Development Plan.
- The proposal provides an affordable housing contribution which is discussed further under Section 9.1.4 of the report.

### **Architectural Design Principles**

The proposal responds to the architectural design principles outlined in the Development Plan as follows:

- The podiums and towers of both buildings present unique and visually interesting building facades. The use of materiality and cantilevered balconies ensures that the towers are viewed as lighter forms, distinct from the podiums which adopt strong masonry language.
- The built form generally transitions in height from north to south and includes various breaks to assist in reducing visual bulk and impacts to views. The proposal also opts for a more refined tower footprint, reducing the overall mass of the buildings than what is anticipated under the Development Plan. Notwithstanding, as previously discussed the overall height of the proposed buildings is not in accordance with the Development Plan and should be reduced.
- Active uses and glazing are provided at ground level to encourage pedestrian activity and passive surveillance.

### **9.1.3 Public Realm**

#### **Activation**

The proposal meets the requirements of the Development Plan in relation to activated frontages as demonstrated in **Figure 19** and as follows:

- Active retail frontages and building lobbies are focused in areas fronting onto the Plaza and civil building (Building 04) in accordance with the requirements of the Development Plan.
- Building 02 delivers a higher proportion of active frontages than what was anticipated in the Development Plan through the provision of active retail frontages to Little Docklands Drive and the design of the proposed Saint Mangos Lane extension. Building 05 will also deliver a higher proportion of active retail frontages along its southern interface, in accordance with the requirements of the Development Plan.
- The interface to the Plaza incorporates glazed retail frontages and residential entrances. Whilst the northern boundary of the plaza will feature a semi-permeable façade to the bike enclosure. Activation to this aspect of the plaza will be provided through landscaping and architectural treatments.

- The service area frontages and residential entrances along The Lane are consistent with the requirements of the Development Plan and will be located away from the proposed public spaces.
- A variation is required in relation to the Footscray Road interface. This variation is considered acceptable noting the design of the veloway currently being constructed as part of the West Gate Tunnel Project limits the ability to activate this interface. Whilst active uses are not provided along this interface, the design of the building and architectural treatments ensures this frontage provides articulation and visual interest when viewed from Footscray Road. The screened façade will also provide a sense of visual permeability to the internal ground and mezzanine car parking levels. The proposal also identifies opportunities to provide art work along this interface providing further activation.
- The proposal incorporates smaller and larger format retail tenancies.
- The upper levels have been designed to provide passive surveillance of public and communal spaces.



Figure 19 - Activation requirements of the development plan (left image) compared to proposed levels of activation (right image) (source: Urban Context Report)

## Wind Conditions

The Development Plan sets a minimum stationary criteria for:

- Sections of the communal space designed for long term stationary use.
- Around entrances and key pedestrian activity areas.
- Within the open space courtyard of Docklands Primary School on the southern side of Little Docklands Drive.

The Development Plan sets a minimum walking criteria for:

- On footpaths surrounding the site and within the new road.
- In the two publicly accessible spaces on Footscray Road and Little Docklands Drive.
- In sections of the communal space other than identified above.

In addition, the Development Plan anticipates the construction of a canopy over the central service road, unless the development creates acceptable wind conditions.

The submitted Wind Report, prepared by Mel Consultants confirms that subject to design treatments, the proposal generally meets the requirements of the Development Plan. These design treatments are shown on the submitted architectural plans. Importantly, the Wind Report confirms that the construction of the canopy over The Lane is not required.

A variation is sought in relation to the northern residential lobby to Building 05 which achieves walking criteria adjacent to the entrance rather than the stationary criteria required under the Development Plan. This variation is not supported. The recommendation includes a condition requiring the submission of amended plans and wind report that demonstrates compliance with the requirements of the Development Plan.

### **Shadowing**

In accordance Section 4.8 of the Development Plan, building heights and setbacks should allow continued sunlight access into key public spaces and privately owned communal spaces, and should meet the following requirements:

The open space for Docklands Primary School on Little Docklands Drive:

- No additional shadow between 9am and 2pm on the winter solstice.

The Melbourne Star Plaza:

- No additional shadow between 10:30 on the equinox.

The elevated communal open space within the site:

- At least 50% with direct sunlight between 11am and 2pm on the equinox.

The publicly accessible plaza on Little Docklands Drive:

- At least 50% access to sunlight that moves across the space between 11am and 2pm on the equinox.

The proposal does not result in additional shadow to the Melbourne Star Plaza, nor does it result in shadows over the elevated communal space which would prejudice future compliance with the above overshadowing requirement.

A variation is required in relation to overshadowing of the open space for the school and The Plaza.

An assessment against the proposal's impact on each of these spaces is provided below:

#### Docklands Primary School Open Space

The shadow analysis submitted with the application confirms that the proposal will result in a shadow encroachment along the northern edge of the school yard at 2pm (**Figure 15**). This encroachment is a result of the parapet on Level 11 and glazed balustrade on Level 12 of Building 05.

Whilst minor, the increased shadow is a result of the increased building height and is not supported. This is discussed in Section 9.1.2 (Built Form) of this Report. Condition 1b included in the recommendation requires design modifications to ensure there is no overshadowing of the open space of the Docklands Primary School on June 21 between 9am and 2pm

#### The Plaza

The shadow analysis submitted with the application identifies that the proposal complies with the shadow requirements for The Plaza for all but the final 10 minutes

(a 15m<sup>2</sup> variation is required at 1:50pm, 43m<sup>2</sup> at 1:55pm and 73m<sup>2</sup> at 2pm). This variation is demonstrated in **Figure 20** below.

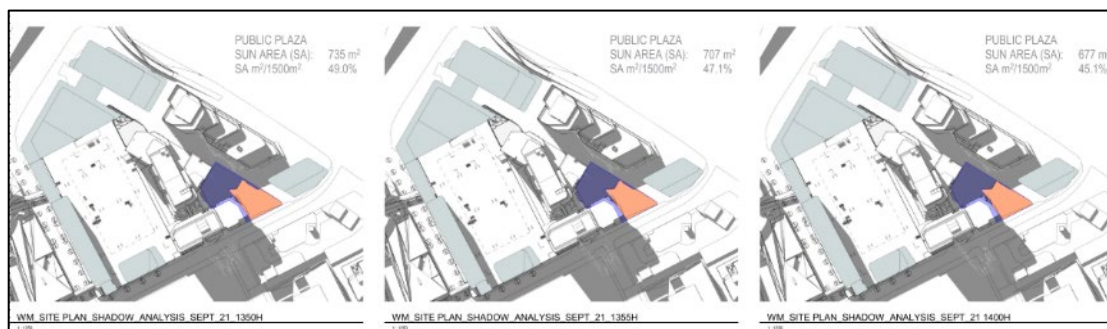


Figure 20 - Extract from the submitted shadow analysis demonstrating the extent of overshadowing in purple of The Plaza between 1:50pm and 2pm (source: Architectural Plans)

The proposed variation is considered acceptable noting the variation is minor and limited to the hardstand areas of The Plaza. Importantly, it does not impact the areas identified as the outdoor sloped lawn, seating and dining edges and canopy tree planting.

### Weather Protection

Weather protection is provided in the form of canopies and other treatments to provide appropriate amenity and wind conditions to the public realm. Importantly, the proposed residential lobbies and retail interfaces are provided with canopies over the entrance consistent with the requirements of the Development Plan.

### Landscaping

Section 7.1.1 of the Development Plan seeks to enhance the public realm through the provision of privately owned open spaces and streetscape improvements.

The proposal delivers the following public realm spaces anticipated by the Development Plan:

- The Plaza
- The Way
- The Lane (southern end)
- The Boulevard (southern end)
- Little Docklands Drive (part).

The design of these spaces are supported by Council's City Design and Landscape team and are considered to align with the key principles and design requirements of the Development Plan.

### 9.1.4 Public Benefits

#### Community Facilities

Section 4.4 of the Development Plan seeks to provide a number of significant community benefits. The proposal is considered to be generally in accordance with the requirements of the Development Plan insofar as:

- The proposal includes the provision of a 1,700 square metre privately owned, publicly accessible plaza at ground level adjacent to Building 02. The proposed plaza is larger than what is anticipated within the Development Plan (1,500 square metres).

- The proposal includes the delivery of the The Lane and The Way as anticipated by the Development Plan.
- The proposal also provides for additional spaces for public use than what is anticipated within the Development Plan, including a new Saint Mangos Lane pedestrian connection.

### **Affordable Housing**

The Development Plan sets out that the provision of affordable housing should be provided through a voluntary agreement and should not exceed 6% of total dwellings of Buildings 02 and 05 if used for residential purposes.

The proposal seeks to provide a cash contribution to a Housing Association which is equivalent to 6% of dwellings being provided at a 25% discount to market for the value of market purchase (based on 70% one-bedroom dwellings and 30% two-bedroom dwellings). The value of the dwelling is to be based on the average value, for the preceding 12 months in Docklands, from a recognised research institute.

The Affordable Housing Report prepared by UrbanxChange identifies that a Memorandum of Understand has been executed between AsheMorgan and Housing First which provides:

- That AsheMorgan, on the basis of its approvals and final agreed dwelling numbers will provide a cash contribution to Housing First for use at a site within a 1km radius of the site. (currently between \$5 - \$7m)
- Housing First will write to AsheMorgan and the Secretary of the Department of Transport and Planning acknowledging it has been paid the contribution
- Housing First will provide a statutory declaration confirming that the Contribution has been used in full and only for affordable housing on the Affordable Housing Site.

As discussed in Section 8.2.10 of this Report the proposed cash contribution is considered inadequate and is not supported by Homes Melbourne. It's Council's preference to have the affordable housing be provided within the development to ensure the affordable housing is delivered at the same time as the benefit. Nonetheless, the proposed cash contribution is considered to be generally in accordance with the Development Plan and can therefore be accepted.

However, as the proposal seeks to increase the gross floor area envisaged under the Development Plan, a greater discount to the market price is required. Accordingly, the recommendation includes a condition which requires a contribution of 6% of dwellings at a 30% discount to the value of comparable dwellings.

### **Public Art**

Section 7.1.4 of the Development Plan specifies that 1% of the Total Development Cost should be attributed to urban art. It specifies that a strategy for obtaining approval and implementing the urban art strategy should be a requirement of any planning permit.

As previously discussed in this Report, the permit applicant submitted an Artwork Approach document which identifies indicative locations for urban art throughout the site and on the proposed buildings. Conditions have been included in the recommendation which require submission of a public art strategy.

## **9.1.5 Movement Networks**

### **Road Network**

Section 6.2.1 of the Development Plan includes the following relevant design requirements in relation to the road network:

- The road alignment and intersection improvements should be generally as shown in the Moving and Parking Plan.
- Left turn only access arrangement is maintained / proposed from Little Docklands Drive onto Footscray Road, unless otherwise agreed with the relevant authorities.

Section 5.5 of the Development Plan includes a series of design principles which the proposed central lane should meet.

The proposal seeks to deliver the southern portion of the The Lane through this site. It is noted that the northern portion will be delivered through the later stages as anticipated by the Development Plan.

The Lane is considered generally in accordance with the Development Plan insofar as:

- Left turn access is maintained from Little Docklands Drive to Footscray Road.
- The design of The Lane provides a safe vehicle and pedestrian environment. The design is supported by Council's City Design team and Traffic Engineering team.
- The design of The Lane incorporates planting zones.
- Wind conditions are in accordance with the wind standards of the Development Plan, as confirmed by the Wind Impact Assessment submitted with the application.
- The design of the proposed buildings incorporate glazed residential lobbies and retail spaces providing opportunities for passive surveillance.

### **Pedestrian Connections**

Pedestrian access is generally consistent with the requirements of Section 6.1 of the Development Plan insofar as:

- Pedestrian linkages are provided from Footscray Road and Little Docklands Drive.
- The proposal includes a new pedestrian connection from Little Docklands Drive, via the proposed Saint Mangos Lane extension.
- The proposal provides pedestrian integration between The Plaza and The Way through the introduction of a slow speed shared zone.

### **Vehicle Access**

Vehicle access is generally consistent with the requirements of Section 6.2.2 of the Development Plan insofar as:

- Vehicle access and loading zones are provided via The Lane.
- Pick up and drop off areas are provided along The Lane.

- Whilst basement car parking cannot be provided in this location due to the geotechnical characteristics of the site, the proposed car parking is sleeved by active uses.

### **Car Parking and Bicycle Parking**

The proposal delivers the following car, bicycle and motorcycle parking across the Site.

- Public realm:
  - 50 visitor bicycle spaces
  - 9 visitor car parking spaces
- Building 4B1 (Building 05):
  - 36 car parking spaces
  - 376 bicycle parking spaces
  - 8 motorcycle parking spaces
- Building 4B3 (Building 02):
  - 51 car parking spaces
  - 670 bicycle parking spaces

The proposed car, bicycle and motorcycle rates are consistent with the Development Plan requirements.

The Development Plan also encourages the exploration for car share spaces within the car parks. This has not been addressed in the application, however has been included as a recommended condition.

### **9.1.6 Other Matters**

#### **Staging**

Section 8 of the Development Plan provides the following indicative staging plan to guide the sequence of development proposed for the precinct

- Stage 1 – Building 01
- Stage 2 – Building 02
- Stage 3 – Building 07 + the Elevated Communal Open Space
- Stage 4 – Building 03
- Stage 5 – Building 04 and 05
- Stage 6 – Building 06

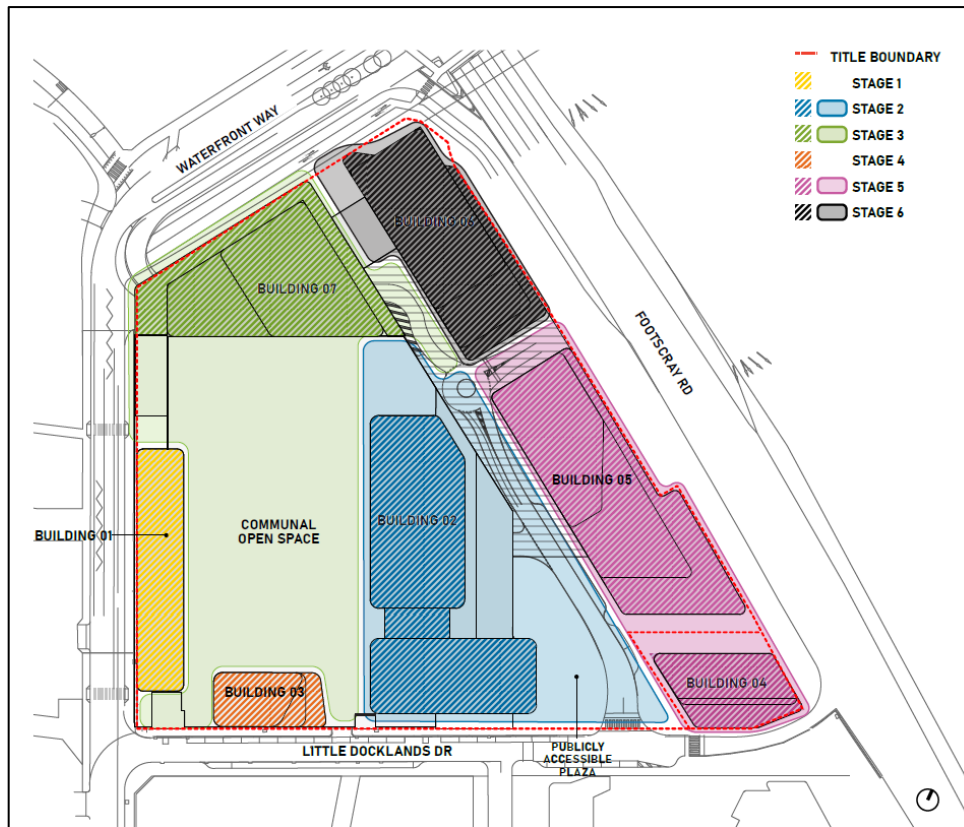


Figure 21 - Staging Plan (source: The Waterfront City East Development Plan)

At the time of this Report, Building 1 has been constructed in accordance with the staging plan.

The proposal seeks to vary the staging plan through the delivery of Building 05 in Stage 02.

This variation is considered appropriate noting:

- It will not prejudice the delivery of future infrastructure including the elevated communal open space.
- It will allow for the construction of the southern end of the anticipated central lane.
- It will not result in large blank walls.
- The staging is consistent with the requirements of the West Gate Tunnel Project and will continue to allow access to this lane to facilitate the construction of the West Gate Tunnel Project.

### Lighting and Signage

The recommendation includes conditions relating to the provision of a lighting plan and signage strategy for the Site.

## 9.2 Design and Development Overlay

### 9.2.1 Schedule 12

The Site is affected by Design and Development Overlay Schedule 12 which seeks to ensure that new or refurbished developments for new residential and other noise sensitive uses constructed in the vicinity of the Docklands Major Sports and Recreation Facility include appropriate acoustic measures to attenuate noise levels,



in particular music noise, audible within the building; and to ensure that land use and development in the vicinity of the Docklands Major Sports and Recreation Facility is compatible with the operation of a Major Sports and Recreation Facility.

An acoustic report, prepared by MEL Consultants, has been submitted with the application. The report makes general recommendations, however does not specifically respond to the requirements of DDO12. This can be resolved through conditions of any permit issued.

### 9.2.2 Schedule 54

Schedule 54 to the Design and Development Overlay states that a permit is not required to construct a building or construct or carry out works if the requirements of Table 1 and Table 2 to the schedule are met.

The Site is partially within Area 1 and Area 4 which specify a maximum building height of 45 metres and 50 metres respectively.

While any application must respond to all relevant and applicable planning controls it is noted that the Development Plan is the most recent review of the Site. The Development Plan went through a lengthy and detailed planning assessment process which resulted in final approval by the Minister for Planning on 13 July 2022. It is considered that the Development Plan reflects the current development expectations for the area compared to the DDO54.

In light of this, the preferred height as specified within the Development Plan (55-65 metres), which varies from that within the DDO54 (45 – 50 metres), reflects the current planning vision for the Site.

As discussed in Section 9.1.2 of this Report, the proposed building heights are not considered to be generally in accordance with the Development Plan and are therefore not supported.

## 9.3 Apartment amenity

### 9.3.1 Clause 58 (apartment developments)

The proposal has been assessed against the Objectives and Standards of Clause 58.

The proposal achieves all of the Objectives and meets most of the Standards of Clause 58.

The following Standards of Clause 58 are considered relevant for discussion.

#### Clause 58.03-5 – Landscaping Objective

Clause 58.03-5 provides the following objectives, which the proposed development must meet:

- *To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.*
- *To preserve existing canopy cover and support the provision of new canopy cover.*
- *To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.*

Standard D10 requires the following for the proposal:

Table 13 – Standard D10 Requirements		
Site Area	Canopy Cover	Deep Soil

Approx. 9,643 m <sup>2</sup>	1,778 m <sup>2</sup> Include at least 2 Type B trees or 1 Type C tree	1,446 m <sup>2</sup>
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The proposal is estimated to provide for 827 m<sup>2</sup> canopy cover for the 4B1 area and 1264m<sup>2</sup> canopy cover for the 4B3 area. It also provides for 4 Type A trees and 14 Type B trees for 4B1, and 16 Type A trees and 15 Type B trees for 4B3. The proposal therefore exceeds the requirements of Standard D10.

However, a variation is required for deep soil. Specifically, the proposal provides for 346m<sup>2</sup> of deep soil for Building 4B1 and 270m<sup>2</sup> of deep soil for 4B3; a total of 616m<sup>2</sup> and 6.3% of the site.

The proposed variation is considered acceptable as:

- The local area does not have an established landscape character.
- The proposal includes a high quality landscape design response comprising both hard and soft elements throughout the communal areas and public spaces.
- Extensive planting, including vertical planting and planter beds increase the amount of green space within the development.
- The proposal aligns with the areas envisaged for deep soil planting within the Development Plan, including the proposed public plaza for Building 02.

For the reasons detailed above, it is considered that the proposal allows for an appropriate landscape design outcome which aligns with the Development Plan.

**Clause 58.05-3 – Private Open Space Objective**

Clause 58.05-3 provides the following objective, which the proposed development must meet:

- *To provide adequate private open space for the reasonable recreation and service needs of residents.*

The corresponding Standard D20 sets out minimum size and dimensions for balconies.

All dwellings across both buildings are provided with the total area of SPOS required under Standard D20. However, there are some instances where the dimensions of the balconies do not achieve full compliance with the Standard due to the angled façade of the buildings.

These variations are considered acceptable noting the following:

- Irregularly shaped balconies are sized to exceed the minimum area requirements. Further, many of the balconies are designed to achieve a functional area which meets the minimum dimension as demonstrated in **Figure 22** below.

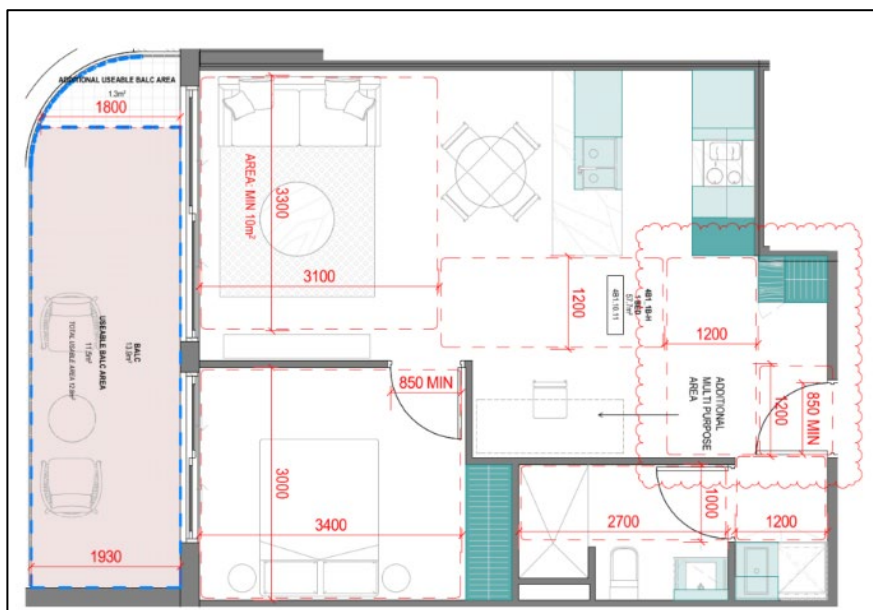


Figure 22 – Example of private open space which includes a ‘useable space’ which meets both the area and dimensions (source: Architectural Plans)

- Secondary balconies are often provided to dwellings which do not meet the minimum dimensions.
- Most dwelling balconies are accessed via the living room. Balconies accessed from a bedroom are limited to one bedroom dwellings.
- Both buildings provide communal open space areas which exceed the requirements of Standard D7.
- The detailed diagrams of the apartments provided by the permit applicant do not include cooling or heating units on the balconies. A condition is therefore recommended that requires a note on the plans to confirm cooling or heating units cannot be placed on the balconies, except for where the proposed balconies exceed the minimum secluded private open space requirements of Standard D7.

The variations to Standard D29 are acceptable, and the apartment layouts will continue to meet the objective of Clause 58.05-3.

#### Clause 58.05-4 – Storage Objective

Provides the following objective:

- *To provide adequate storage facilities for each dwelling.*

The corresponding Standard D21 sets out minimum total area of storage volume internal and external to the dwelling.

The total minimum storage area has been provided in accordance with the Standard. Nonetheless it is recommended that a condition be included requiring storage areas to be clearly noted with dwelling allocations.

#### Clause 58.07-1 – Functional Layout Objective

Clause 58.07-1 provides the following objective, which the proposed development must meet:

- *To ensure dwellings provide functional areas that meet the needs of residents.*

The corresponding Standard D26 sets out minimum dimensions for bedrooms and living areas.

Apartment layouts within both buildings provide bedroom dimensions that meet the minimum requirements of Standard D25.

Several apartment types require variations to the minimum living area dimensions.

Where apartment typologies seek variations to the minimum dimension requirements, the loss in the interior area of the apartment has been compensated with additional floor area across the apartment. This has been demonstrated through detailed room layouts with scaled furniture to demonstrate how the apartments meet the needs of future residents (refer to **Figure 23**)

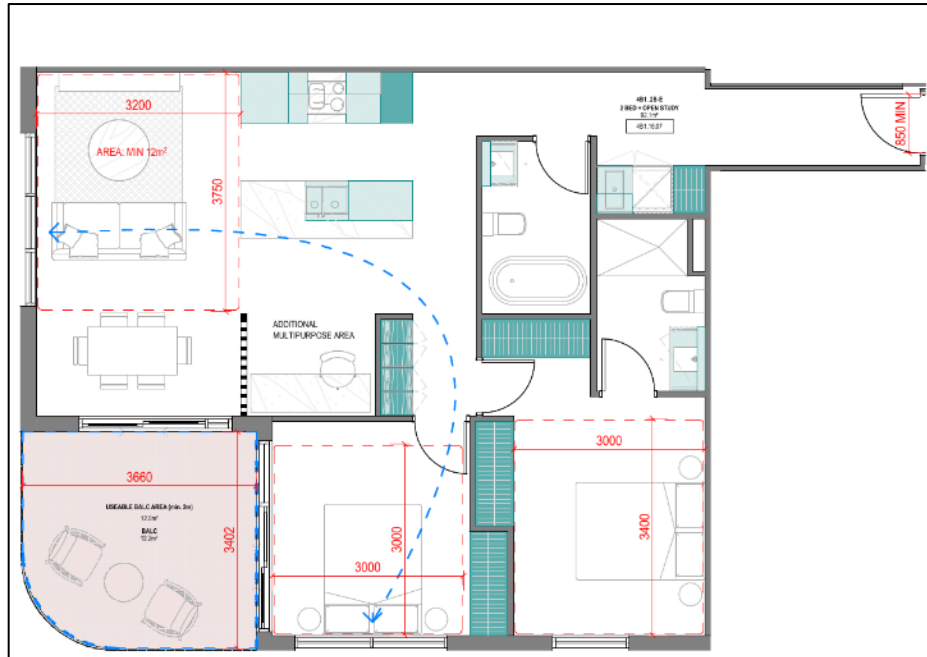


Figure 23 – Example of apartment layout which does not meet the minimum living area width requirement however is compensated with additional floor area across the apartment (source: Architectural Plans)

The variations to Standard D25 are acceptable, and the apartment layouts will continue to meet the objective of Clause 58.07-1.

#### Clause 58.07-4 – Natural Ventilation Objective

Clause 58.07-4 provides the following objective, which the proposed development must meet:

- *To encourage natural ventilation of dwellings.*
- *To allow occupants to effectively manage natural ventilation of dwellings.*

The corresponding Standard D29 specifies that the design and layout of dwellings should maximise openable windows, doors and other ventilation devices in external walls of buildings.

It also specifies that at least 40 percent of dwellings should provide effective cross ventilation.

32.7% of apartments in Building 4B1 and 39.4% of apartments in Building 4B3 provide cross ventilation in accordance with the requirements of Standard D29. This is equivalent to 37.2% of the total number of apartments and as such a variation is required.

To ensure apartments are provided with appropriate ventilation, the SMP submitted with the application confirms that mechanical ventilation will be provided to the remainder of the apartments. The majority of dwellings to be provided with this system will be along the Footscray Road interface given the high traffic nature of this road.

The provision of mechanical ventilation is acceptable and the proposal is considered to meet the objective of Clause 58.07-4.

## **9.4 Traffic and Parking and Waste**

### **9.4.1 Car Parking**

Referring to Section 8.2.2 of this Report, Council's Traffic Engineers support the proposed car parking provision.

Parking Overlay Schedule 10 requires a permit to provide car parking in excess of the maximum number specified:

- A maximum of 1.5 car parking spaces per dwelling
- Four spaces per each 100 m<sup>2</sup> of retail gross floor area

PO10 allows for a maximum of 1,420 car spaces. The proposal provides 87 car spaces, an outcome supported by Council's Traffic Engineers as well as PO10 and the requirements of the Development Plan.

### **9.4.2 Bicycle Parking**

The proposal provides a total of 930 bicycle parking spaces in excess of the statutory requirement by 283 spaces. This outcome was supported by Council's Traffic Engineering team.

The design / dimensions of the bicycle parking must comply with the relevant Australian Standards and Bicycle Network guidelines. This can be addressed as a condition of permit.

### **9.4.3 Waste Services**

Referring to Section 8.2.4 of this Report, a Waste Management Plan has been submitted and reviewed by Council's Waste Services team. There are outstanding items that can be resolved via an amended waste management plan. This can be addressed as a condition of permit.

## **9.5 Environmentally Sustainable Design**

The proposal is considered to provide an appropriate response when assessed against Clause 15.01-2L-01 (Energy and Resource Efficiency) and Clause 19.03-3L (Stormwater Management) of the Melbourne Planning Scheme. As noted in Section 8.2.6 of this Report, further details are required to ensure the commitments stipulated within the Sustainability Management Plan are achieved. This can be addressed as a condition of permit.

## **9.6 Environmental Audit Requirements**

Pursuant to Clause 37.05-8 (Docklands Zone), before a sensitive use (residential use, child care centre, pre-school centre, primary school, education centre or informal outdoor recreation) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, the timing for which must be to the satisfaction of the responsible authority having regard to the Melbourne Docklands Environmental Management Plan as amended, either:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or proposed use; or
- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or
- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

A standard Environmental Audit condition is included as a part of the officer recommendation.

## 9.7 Conclusion

For the reasons discussed in this report, subject to conditions, it is considered that the proposal achieves an acceptable outcome having regard to the relevant provisions of the Melbourne Planning Scheme and *Waterfront City East Development Plan April 2022*. It is considered that the proposal should be supported subject to conditions.

## 10 OFFICER RECOMMENDATION

That the Future Melbourne Committee resolves to advise the Department of Transport and Planning that Melbourne City Council does not object to the planning permit application, subject to conditions set out below:

### Amended Plans

1. Prior to the commencement of the development (including any demolition or bulk excavation and excluding any works necessary to undertake the preliminary risk screen assessment), an electronic set of plans drawn to scale and an updated development summary, must be submitted to the Responsible Authority in consultation with Melbourne City Council, generally in accordance with the plans prepared by Warren and Mahoney, dated 7 December 2023 (Drawings A03.001 – A100.034) but amended to show:
  - a) A reduction in the building height of Building 02 to a maximum height of 71.5 metres (including plant and services) and of Building 05 to a maximum height 60.5 metres (including plant and services).
  - b) Design modifications to ensure there is no shadow onto the open space of the Docklands Primary School on June 21 between 9am and 2pm.
  - c) Increased setback of the stairs to the retail tenancy fronting Little Docklands Drive to allow for the installation of Tactile Ground Surface Indicators within the property boundary in accordance with AS/NZS 1428.4.1.
  - d) Details of how service cupboards and service areas are accessed. Where service areas within the building are not independently accessed and rely on access over an adjoining car space and or storage cage, the relevant car parking space and/or storage cage must be deleted or relocated, to the satisfaction of the Responsible Authority.
  - e) Where storage cages are not independently accessed and rely on access over an adjoining car space, they must be used in association with that car space for which access is relied and must be assigned to a single unit or

tenancy within the development, to the satisfaction of the Responsible Authority.

- f) A note on the plans confirming that cooling or heating units cannot be installed on the apartment balconies unless the balconies exceed the minimum private open space requirements under Standard D7 of Clause 58.05-3 of the Melbourne Planning Scheme.
- g) Nomination of storage areas for each dwelling in accordance with Standard D21 associated with Clause 58.05-4 of the Melbourne Planning Scheme.
- h) Any changes, technical information or plan notations (or otherwise) required as a consequence of any other condition in this Permit.

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

#### **Layout Not Altered**

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

#### **Completion of Development**

- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

#### **Staging**

- 4. The development must proceed in the order of the stages as shown on the staging plan, unless otherwise agreed to in writing by the Responsible Authority.
- 5. Once each stage of development has started it must be completed to the satisfaction of the Responsible Authority, and the development shown in the endorsed plans must be fully implemented to complete the development.

#### **Glare**

- 6. Specular light reflectance must be less than 15 per cent for all external building glazing and cladding materials and finishes when measured at an angle of 90 degrees to the surface of the material (normal incidence), except with the written consent of the Responsible Authority.
- 7. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

#### **Retention of Architect**

- 8. Except with the written consent of the Responsible Authority, Warren and Mahoney must be retained to provide architectural oversight during construction and completion of the detailed design as shown in the endorsed plans and schedule of materials and finishes to the satisfaction of the Responsible Authority.

#### **Façade Strategy**

- 9. Concurrent with the endorsement of plans pursuant to Condition 1, a Façade Strategy and Materials and Finishes must be submitted to and be approved by the Responsible Authority in consultation with Melbourne City Council. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority in consultation with Melbourne City Council. The Façade Strategy must be generally in accordance with the development plans and must detail:

- a. A concise description by the architect(s) of the building design concept and how the façade works to achieve this.
- b. Elevation details at a scale of 1:50 illustrating ground floor details for all buildings, including entries and doors shopfront design, and any special features which are important to the buildings presentation.
- c. Cross sections or another method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
- d. Information about how the façade will be accessed and maintained and cleaned, including any planting if proposed.
- e. Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built outcome in accordance with the design concept.
- f. A revised schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. Materials and finishes must be of a high quality, contextually appropriate, durable and fit for purpose. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with coding.

### **Public Art**

10. Prior to the occupation of the development, or as otherwise agreed in writing by the Responsible Authority, a site specific public art strategy for the development must be submitted to and approved by the Responsible Authority in consultation with Melbourne City Council's Creative Urban Places Team. Once approved by the Responsible Authority, the public art must be installed to the satisfaction of the Responsible Authority within twelve (12) months of the approval date of the public art strategy, or as otherwise agreed in writing by the Responsible Authority. The cost of the public art must be borne by the owner or occupier of the land.

### **Lighting**

11. Within three months of commencement of the development, or as may otherwise be agreed with the Responsible Authority, a lighting plan must be prepared and submitted to the satisfaction of the Responsible Authority in consultation with the City of Melbourne. The lighting plan should be generally consistent with the Melbourne City Council Lighting Strategy and conform with relevant Australian Standards, and include details of proposed fittings in a schedule on the plan and must be designed, baffled and located to the satisfaction of the Responsible Authority.

### **Signage**

12. Prior to the commencement of the development (including any demolition or bulk excavation and excluding any works necessary to undertake the preliminary risk screen assessment), an advertising signage strategy must be submitted to and approved by the Responsible Authority in consultation with the City of Melbourne.
13. No advertising signs may be erected, painted or displayed on the development without the permission of the Responsible Authority, unless in accordance with the provisions of the Melbourne Planning Scheme.



## Land Survey

14. Prior to occupation, all internal laneways and accessways which provide a main entry point into a ground floor tenancy must be named in accordance with the *Geographic Place Names Act 1998* to provide appropriate street addressing.
15. Any proposed road name must comply with the Naming Rules for Places in Victoria, Statutory Requirements for Naming Roads, Features and Localities 2016.
16. Prior to the commencement of the development (including any demolition or bulk excavation and excluding any works necessary to undertake the preliminary risk screen assessment), or as otherwise agreed with the Responsible Authority, the owner must provide evidence to the Responsible Authority that all easement burdening Lot 1 on TP968174C which will contain proposed built form within have been removed and or varied to exclude built form to the satisfaction of the Responsible Authority.
17. All service cupboards must be independently accessed and must not rely on access over an abutting car parking space. In instances where access is relied on an abutting car parking space, the abutting car parking space must be removed to provide for adequate access.
18. Prior to the commencement of the development (including any demolition or bulk excavation and excluding any works necessary to undertake the preliminary risk screen assessment), or as otherwise agreed with the Responsible Authority, the owner must provide evidence to the Responsible Authority that the land benefits from a light and air right (or similar) to protect the windows which are proposed to be constructed on the boundary to Building 02 and Building 05.

## Waste Management

19. Concurrent with the endorsement of plans under Condition 1, an amended WMP must be approved and endorsed by Melbourne City Council – Waste and Recycling. The amended WMP must be generally in accordance with the WMP prepared by Traffix Group dated 10 January 2024, but amended to include or show:
  - a) The removal of waste allowance for residential amenities.
  - b) All residential waste (including hard waste) to be collected by Council and all commercial waste to be collected by a private operator.
  - c) Relevant elevation drawings.
  - d) Ensure that the required number of bins are shown drawn to scale in the temporary holding area so that it is clear that the bins will fit and that the required clearance will be maintained to the rear of the vehicle.
  - e) Drawings are to be updated with revised bin numbers, so that the information in the tables are consistent with the drawings.
20. Once approved, the WMP will be endorsed and will form part of this permit. At all times waste management and collection must be carried out in accordance with the requirements of the approved and endorsed WMP to the satisfaction of Melbourne City Council – Waste and Recycling.
21. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of Melbourne City Council – Waste and Recycling.

22. Waste storage and collection arrangements must not be altered without prior consent of Melbourne City Council – Waste and Recycling.

### **Sustainable Management Plan**

23. Concurrent with the endorsement of plans pursuant to Condition 1, an amended Sustainable Management Plan (SMP) prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority in consultation with Melbourne City Council. When approved, the amended SMP report will be endorsed and form part of this permit. The amended SMP report must be generally in accordance with the SMP report prepared by HipvHype dated 29 November 2023, but modified to include or show:
- a) Any changes as required by Condition 1 of this Permit.
  - b) Provide information on site / roof plan that complies with Heat Resilience Credit 19.
  - c) Evidence that the development can achieve the requirements for a minimum 10% reduction in up front carbon emissions. Modelling or calculations via the Upfront Emissions Calculator need to be provided.
  - d) Materials specification showing evidence of Solar Reflectance Index (SRI) for asphalt, roof ballast, roof concrete, roof pavers and timber decking.
  - e) Provide NatHERS modelling for all thermally unique residential apartments/a representative sample of residential apartments that demonstrate a minimum average 7.5 stars ratings can be achieved.
  - f) Provide modelling demonstrating all non-residential spaces can achieve a minimum standard 20% above a reference building.
  - g) A Sustainable Transport Plan inclusive of the Movement and Place calculator to demonstrate points achieved under Credit 27.
  - h) Provide a response demonstrating the development can achieve greening to 15% of site area.
  - i) Integrate proposed raingardens and proprietary devices into architectural drawings.

The Responsible Authority may consent in writing to vary any of these requirements.

24. Once approved, the SMP will be endorsed and will form part of this permit. The performance outcomes specified in the SMP must be achieved in the completed development. The SMP must not be altered or amended without the written consent of the Responsible Authority and Melbourne City Council.

### **Implementation of Sustainable Management Plan Report**

25. Prior to the occupation of any building approved under this permit, a report from the author of the endorsed SMP report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended SMP have been implemented must be submitted to the Responsible Authority and Melbourne City Council. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved SMP have been implemented in accordance with the relevant approved plans.

### **Landscape Plan**

26. Concurrent with the endorsement of plans pursuant to Condition 1, an amended landscape package prepared by a suitably qualified landscape architect must be

submitted and approved by the Responsible Authority in consultation with Melbourne City Council. This plan must be generally in accordance with the plans prepared by Arcadia dated November 2023 and must be updated to include:

- a) Any changes as required by Condition 1 of this permit.
  - b) Removal of all synthetic turf on all development and replaced with environmentally friendly alternatives.
  - c) Detailed planter sections including soil volumes and a diverse schedule of species including indicative planting locations with specific consideration given to tree species/placement and soil volume requirements and light weight growing medium specified.
  - d) Planting schedule of proposed vegetation, including common and scientific names, height/width specs, amounts, pot size and location of plants.
  - e) City of Melbourne Green Factor Scorecard.
27. Prior to commencement of development, a Landscape Maintenance Plan must be submitted to and approved by the Responsible Authority, in consultation with the City of Melbourne. The Landscape Maintenance Plan should provide comprehensive details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion and include:
- a. A statement to describe how the canopy and vegetation will be successfully maintained in the future.
  - b. Maintenance tasks for establishment period
  - c. Ongoing maintenance schedule for after the initial 52-week period detailing weed, pest management, succession planting, re-mulching, plant nutrition and hygiene.
  - d. Replacement timeframes for poorly performing vegetation.
  - e. Access requirements/agreements if required
  - f. Maintenance schedule for green infrastructure structures
28. Except with the prior written consent of the Responsible Authority and Melbourne City Council the approved landscaping must be implemented prior to the occupation of the development.

### **Section 173 Agreements**

#### *Affordable Housing*

29. Prior to the commencement of the development, excluding demolition, bulk excavation, piling and site preparation works, the landowner must enter into an agreement with the Responsible Authority with Melbourne City Council specified as a party to the agreement, under section 173 of the Planning and Environment Act 1987, to the satisfaction of both parties, for the delivery of affordable housing (as defined in the Act).
30. The agreement must be registered on title to the Land and the landowner must be responsible for the expense of preparation and registration of the agreement including the Responsible Authority's and Council's reasonable costs and expenses (including legal expenses) incidental to the preparation, registration and ending of the agreement (where applicable).

31. The agreement must be in a form to the satisfaction of both parties and include covenants that run with title to the Land to provide the following:
- a) Prior to the commencement of development, excluding demolition, bulk excavation, piling and site preparation works, the owner will enter into a binding agreement with a registered housing agency or other agreed provider to the satisfaction of the Minister for Planning and Melbourne City Council, requiring:
    - a. Prior to the commencement of each stage of the development approved under this permit, excluding demolition, bulk excavation, piling and site preparation works, the owner will pay the registered housing agency or another agreed provider the sum of money equal to 6 per cent of the total number of dwellings approved for that stage of the development (rounded to the nearest whole number) based on 70% one-bedroom dwellings and 30% two-bedroom dwellings at a minimum 30% discount to market value, based on the average value in Docklands for the preceding 12 months from a recognised research institute, to be expended for affordable housing in the City of Melbourne.
  - b) The value of any contribution will be placed into a nominated trust account, for use on a project within the City of Melbourne, and drawn down as follows:
    - a. If the funds are to be put to a development project when a construction contract is executed.
    - b. If the funds are to be used for purchase on the provision of the invoice for deposit to secure the contract of sale
  - c) The value of any contribution shall be used within 5 years of the commencement of the last stage of the development approved under this permit, excluding demolition, bulk excavation, piling and site preparation works, or as may otherwise be agreed in writing by the Responsible Authority. If the registered housing agency has not used the funds within this period, the City of Melbourne will allocate the funds to an alternate housing agency within the City of Melbourne for use on an affordable housing project.
  - d) The registered housing agency will provide the City of Melbourne with an acquittal to demonstrate how the funds have been allocated.
  - e) For the purposes of the agreement 'affordable housing' is to have the same meaning as the definition under the *Planning and Environment Act 1987*.

#### *Internal Roads*

32. Prior to occupation of any part the development, the owner of the land must enter into a legal agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the City of Melbourne. The agreement must provide for the following:
- a. Give rights of public access to The Lane and North Lane 24 hours per day, 7 days per week.
  - b. Require the owner(s) of the land to maintain the internal roads (The Lane and North Lane) to Council standard and to Council satisfaction at the owner(s) cost.

The agreement must also contain such other conditions as may be advised by Council's Chief Legal Counsel.

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

#### *Public Access*

33. Prior to the commencement of the development, excluding demolition, bulk excavation, piling and site preparation works, the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with Melbourne City Council. The agreement must provide the following:
- a. Be at no cost to the Responsible Authority or Melbourne City Council.
  - b. Be registered on the relevant certificate(s) of title to which it affects.
  - c. Give rights of all publicly accessible areas 24 hours a day, 7 days a week, but to remain at all times in private ownership as part of the subject land.
  - d. The owner must, at its cost, maintain the area in accordance with any endorsed Landscape Plan to the satisfaction of the Melbourne City Council.

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

#### **Site Management Agreement**

34. Prior to the commencement of the development, excluding demolition, bulk excavation, piling and site preparation works, the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with Melbourne City Council. The agreement must indicate that there is a Site Management Agreement which is to deal with any building and servicing interdependencies and the reliance's between the Lots S30 and Lots S4-S5 on PS801145H and must deal with the related essential safety measures and responsibilities and entitlements for maintenance, repair and replacement of services and plant as required.

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

#### **Noise Attenuation**

35. Concurrent with the endorsement of plans under Condition 1, an acoustic report prepared by a suitably qualified professional must be submitted to the Responsible Authority, in consultation with the City of Melbourne. The acoustic report must be generally in accordance with the report prepared by Resonate dated 19 July 2024, but amended to include an assessment against the requirements of Schedule 12 to the Design and Development Overlay.
36. Prior to the occupation of the development, the provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority. The report must not be altered or amended without the written consent of the Responsible Authority.

#### **Wind Report**

37. Concurrent with the endorsement of plans under Condition 1 of this permit, an amended Wind Report must be approved and endorsed by the Responsible

Authority in consultation with the City of Melbourne. The amended Wind Report must be generally in accordance with the Pedestrian Wind Environment Study prepared by MEL Consultants dated July 2023, but modified to include:

- a. Any changes required by condition one of this permit.
  - b. Recommendations to ensure the northern residential lobby to building 05 achieves compliance with the Waterfront City East Development Plan 2022.
38. Prior to the occupation of the approved building, the provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented to the satisfaction of the Responsible Authority. The endorsed report must not be altered or amended without the written consent of the Responsible Authority.

### **Construction Management Plan**

39. Prior to the commencement of the development, excluding site remediation, a detailed Construction Management Plan (CMP) must be submitted to and approved by Melbourne City Council – Construction Management Group.

The CMP must be prepared in accordance with Melbourne City Council – Construction Management Plan Guidelines and is to consider the following:

- a) Management of public access and linkages around the site during construction.
- b) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian accessways).
- c) Any works within the adjoining street network road reserves.
- d) Sediment control and site drainage.
- e) Discharge of polluted waters.
- f) Public safety and site security.
- g) Hours of construction.
- h) Control of noise, dust and soiling of roadways.
- i) Collection and disposal of building and construction waste.
- j) Reasonable measures to ensure that disruption to adjacent public transport services are kept to a minimum.

### **Urban Forestry**

40. Prior to the commencement of the development (including any demolition or bulk excavation and excluding any works necessary to undertake the preliminary risk screen assessment), a Tree Protection Plan (TPP) must be provided to the satisfaction of the City of Melbourne. The TPP must identify all impacts to public trees, be in accordance with AS 4970-2009 – Protection of trees on development sites and include:

- a. City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
- b. Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries, loading zones and machinery locations.

- c. Site specific details of the temporary tree protection fencing to be used to isolate public trees from the demolition and or construction activities or details of any other tree protection measures considered necessary and appropriate to the works.
  - d. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
  - e. Full specifications of any pruning required to public trees with reference to marked images.
  - f. Any special arrangements required to allow ongoing maintenance of public trees for the duration of the development.
  - g. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release).
41. No public tree adjacent to the site can be removed or pruned in any way without the written approval of the City of Melbourne.
42. Approval for any tree removal is subject to the Tree Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. It should be noted that certain tree removals including but not limited to significant or controversial tree removals, may be subject to decision by Council or a Committee of Council.
43. All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of a trees to be removed, must be met by the applicant/developer/owner of the site. Costs will be provided and must be agreed to before council remove the subject trees.
44. All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Responsible Authority.
45. Following the approval of a Tree Protection Plan (TPP) a bond equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond must be lodged by the Principle contractor. The bond value will be calculated by council. Should any tree be adversely impacted by the works, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.

## **Traffic Engineering**

### *Car Parking Management Plan*

46. Prior to the occupation of the development, a detailed Car Parking Management Plan must be prepared to the satisfaction of the Responsible Authority in consultation with the City of Melbourne; allocating the provided car parking spaces amongst the dwellings and retail premises, and management of these. The plan must specify a minimum of one (1) car share space be available at all times, or as otherwise agreed by the Responsible Authority and Melbourne City Council.

### *Road Safety Audit*

47. Concurrent with the endorsement of plans under Condition 1 of this permit, a desktop Road Safety Audit prepared by a suitably qualified professional must be provided to the satisfaction of the Responsible Authority and Melbourne City Council. The Road Safety Audit must address the following matters:
- a) Vehicular / bicycle / pedestrian access arrangements
  - b) Loading arrangements
  - c) Internal circulation / layout
  - d) All works within the public.

When provided to the satisfaction of the Responsible Authority and Melbourne City Council the Road Safety Audit will be endorsed to form part of this permit.

### *Loading Management Plan*

48. Prior to the commencement of works, excluding demolition and bulk excavation, a comprehensive Loading Management Plan (LMP) must be prepared to the satisfaction of the Responsible Authority and Melbourne City Council, specifying how the access / egress of loading vehicles is to be managed, so that any potential conflicts are satisfactorily addressed.

### *Functional Layout Plan*

49. Prior to the commencement of the development, excluding demolition and bulk excavation, a Functional Layout Plan prepared by a suitably qualified professional must be provided to the satisfaction of the Responsible Authority and Melbourne City Council, generally in accordance with the Functional Layout Plan prepared by Traffix Group, dated 22 November 2023 but amended to include:
- a. Installation of raised pavement within the intersection of Little Docklands Drive and Saint Mangos Lane, kerb extensions and 1:12 grade ramps on each approach / departure.
  - b. Installation of raised pavement within the intersection of Little Docklands Drive and The Lane.
  - c. Installation of a bike / pedestrian raised priority crossing at the Little Docklands Drive and Footscray Road intersection.
  - d. Installation raised pavement within the Little Docklands Drive and Waterfront Way intersection, zebra crossings across Little Docklands Drive and Waterfront Way, kerb extensions and 1:12 grade ramps on each approach / departure.

### *Plan Details*

50. The internal layout of the car park including all ramp grades / widths / transitions, dimensions of car spaces, aisle widths, height clearances, etc. must generally comply with the Melbourne Planning Scheme or the relevant Australian Standards (AS/NZS 2890.1:2004).
51. The design and dimensions of the bicycle parking must comply with the relevant Australian Standards / Bicycle Network guidelines.

### **Civil Design**

#### *Drainage of Projections*



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

*Drainage connection underground*

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

*Construct and maintain access*

54. All pedestrian paths and access lanes shown on the endorsed plans must be constructed and maintained to the satisfaction of City of Melbourne – City Infrastructure.

*Demolish and construct access*

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

*Roads*

56. All portions of roads (including the western nature strip of Footscray Road) affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – City Infrastructure.

*Footpath*

57. The footpath adjoining the site along Little Docklands Drive must be reconstructed together with associated works including the renewal of kerb and channel with new sawn 300mm wide bluestone kerb and 250mm wide bluestone gutterstone, provision of street furniture and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – City Infrastructure.

*Street levels not to be altered*

58. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from City of Melbourne – City Infrastructure.

*Existing street lighting not altered without approval*

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

*Street furniture*

60. All street furniture such as street litter bins recycling bins, seats and bicycle rails must be supplied and installed on Little Docklands Drive footpaths outside the proposed building to plans and specifications first approved by City of Melbourne – City Infrastructure.

### **Environmental Audit**

61. Prior to the commencement of the development (excluding any works necessary to undertake the assessment), a Preliminary Risk Screen Assessment (PRSA) of the site must be conducted by a suitably qualified environmental auditor. The PRSA statement and report must be submitted to the Responsible Authority in accordance with section 205 of the *Environment Protection Act 2017* to the satisfaction of the Responsible Authority. The PRSA must respond to the matters contained in Part 8.3, Division 2 of the *Environment Protection Act 2017*.
62. If the PRSA referred to in Condition 64 of this Permit requires an Environmental Audit be undertaken, then prior to the commencement of the development (excluding any works necessary to undertake the audit), an Environmental Audit of the site must be carried out by a suitably qualified environmental auditor. On completion of the Environmental Audit, an Environmental Audit Statement (EAS) and report must be submitted to the Responsible Authority in accordance with section 210 of the *Environment Protection Act 2017* to the satisfaction of the Responsible Authority and in consultation with Melbourne City Council. The EAS must respond to the matters contained in Part 8.3, Division 3 of the *Environment Protection Act 2017* and must either:
  - a) state the site is suitable for the use and development allowed by this permit;
  - b) state the site is suitable for the use and development allowed by this permit if the recommendations contained within the EAS are complied with.
63. All the recommendations of the EAS referred to in Condition 65 of this Permit must be complied with to the satisfaction of the Responsible Authority for the full duration of any buildings and works on the land in accordance with the development and must be fully satisfied prior to the occupation of the development. Written confirmation of compliance must be provided by a suitably qualified environmental auditor in accordance with any requirements in the EAS.
64. If any of the conditions of the EAS referred to in Condition 66 of this Permit require ongoing maintenance or monitoring, prior to the commencement of the use and prior to the issue of a statement of compliance under the *Subdivision Act 1988* the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that all conditions of the EAS issued in respect of the land will be complied with.

### **Building appurtenances and services**

65. No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority and Melbourne City Council or as otherwise exempt under the Melbourne Planning Scheme.
66. All building plant and equipment on the roofs, balcony areas and common areas are to be concealed to the satisfaction of the Responsible Authority and Melbourne City Council. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment, shall be to the satisfaction of the Responsible Authority.
67. Any satellite dishes, antennae or similar structures associated with the development must be designed and located at a single point in the development to the satisfaction of the Responsible Authority and Melbourne City Council, unless

otherwise approved to the satisfaction of the Responsible Authority and the Melbourne City Council.

68. Prior to the occupation of the development, any privacy screening shown on the endorsed plans must be installed and must then be maintained to the satisfaction of the Responsible Authority and Melbourne City Council.
69. Prior to the occupation of the development, all new or extended walls on or facing the boundary of adjoining properties and / or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority and the Melbourne City Council. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also to the satisfaction of the Responsible Authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the Responsible Authority and Melbourne City Council.

### **3D digital model**

70. Prior to the commencement of the development, excluding bulk excavation, a 3D digital model of the development must be submitted to and approved by the Responsible Authority in consultation with Melbourne City Council.

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

### **Development time limit**

71. This permit will expire if one or more of the following circumstances apply:
  - a) The development associated with Building 02 is not started within three (3) years of the date of this permit.
  - b) The development associated with Building 02 is not completed within five (5) years of the date of this permit.
  - c) The development associated with Building 05 is not started within five (5) years of the date of this permit.
  - d) The development associated with Building 05 is not completed within seven (7) years of the date of this permit.

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

### **Notes**

#### *Street Trees*

- A tree protection bond can be provided as a bank guarantee or by EFT. A bank guarantee must be:
  1. Issued to City of Melbourne, ABN: 55 370 219 287.
  2. From a recognised Australian bank.

3. Unconditional (i.e. no end date)

4. Executed (i.e. signed and dated with the bank stamp)

- If the bond is to be lodged as an EFT, Council's bank details will be provided on request.
- An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au) to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
- Any pruning works identified in the Tree Protection Plan will be undertaken once the Tree Protection Bond is lodged, all permits issued and works are ready to commence.
- On completion of the works, the bond will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the public trees have not been affected by the works.

#### *Traffic*

- The City of Melbourne will not change on-street parking restrictions to accommodate the servicing, delivery and parking needs of this development, as the restrictions are designed to cater for other competing demands and access requirements. However, new parking restrictions may be introduced in the surrounding streets at the discretion of City of Melbourne. As per Council's policy, new developments in this area that increase the density of residential development are not entitled to resident parking permits. Therefore, the residents of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions."

#### *Civil Design*

- All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the Responsible Authority – City Infrastructure.

#### *Building Approval Required*

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

#### *Other Approvals May be Required*

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

#### *Parking Permits*

- The owners and occupiers of the development allowed by this permit will not be eligible for Council resident or visitor parking permits.