

Report to the Future Melbourne Committee

Agenda item 6.1

Ministerial Planning Referral: TPMR-2023-19 487-503 Collins Street, Melbourne

23 April 2024

Presenter: Nicholas McLennan, Manager Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application seeking approval for the development of land at 487-503 Collins Street, Melbourne (refer to Locality Plan - Attachment 2 of report from management).
2. The application seeks approval for the partial demolition and redevelopment including a multi-level building and associated buildings and works (refer to Selected Plans - Attachment 3 of report from management).
3. The applicant is Planning & Property Partners, the owners are Salter Brothers Asset Management Pty Ltd, Cox Architecture has designed the building and the estimated cost of development is \$276 million.
4. The land is located within the Capital City Zone – Schedule 1 (CCZ1) and is affected by the Design and Development Overlay – Schedule 1 (DDO1 – Urban Design in Central Melbourne) and Schedule 10 (DDO10 – General Development Area Built Form), Parking Overlay Schedule 1 (PO1 – Capital City Zone, Outside the Retail Core) and Heritage Overlay – Schedule 612 (HO612 – Winfield Building 487 – 495 Collins Street) and Schedule 904 (HO904 – Rialto Building 497 – 503 Collins Street).
5. The Department of Transport and Planning (DTP), on behalf of the Minister for Planning, has referred the application to the Council as a recommending referral authority.
6. Heritage Victoria are responsible for the consideration of all heritage related matters.

Key issues

7. The key issues in the consideration of this application are the design and detail of the building having regard to surrounding built form and scale and how this aligns with the objectives of Urban Design in Central Melbourne (DDO1).
8. The application has been a collaborative process between the applicant and multiple agencies. The building presents a well resolved and robust built form response to its strategic and physical context. The building has been the subject of a review by the Victorian Design Review Panel (VDRP), hosted by the Office of the Victorian Government Architect. The VDRP and Council officers support the built form subject to further refinements which are recommended to be secured via a permit condition requiring a detailed façade strategy (refer to Attachment 4 of report from management).
9. The layout and design of the building sits comfortably within its heritage context and has been designed to ensure integration with its surrounds via an appropriate street wall height and compliant setbacks detailed in the Design and Development Overlay Schedule 10 (DDO10).
10. While not a formal requirement of the Melbourne Planning Scheme, the applicant has opted to enhance the existing public through link connecting Collins Street to Flinders Lane, accessible between 7am and 10pm, seven days a week.
11. Permit conditions are recommended for inclusion on the permit to ensure sufficient detail is provided for a high quality façade and prevention of shadowing to Enterprize Park and the Yarra River corridor.

Recommendation from management

12. That the Future Melbourne Committee resolves to advise the Department of Transport and Planning that the Melbourne City Council does not object to the application subject to the conditions outlined in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 3 of 107)
2. Locality Plan (Page 4 of 107)
3. Selected Plans (Page 5 of 107)
4. Delegate Report (Page 71 of 107)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning has formally referred the application to Council under Section 55 of the *Planning and Environment Act 1987* (Act).

Finance

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

Conflict of interest

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

Health and Safety

5. Relevant planning considerations such as traffic and waste management that could impact on health and safety have been considered within the planning permit application and assessment process. No other health and safety issues or opportunities have been identified.

Stakeholder consultation

6. DTP, on behalf of the Minister for Planning, has referred the application to Council and requested comment and advice to support DTP in completing an assessment and the Minister in making a decision.
7. The Council has not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of DTP acting on behalf of the Minister for Planning. It is noted that the application is exempt from the notice requirements and review rights of the Act.

Relation to Council policy

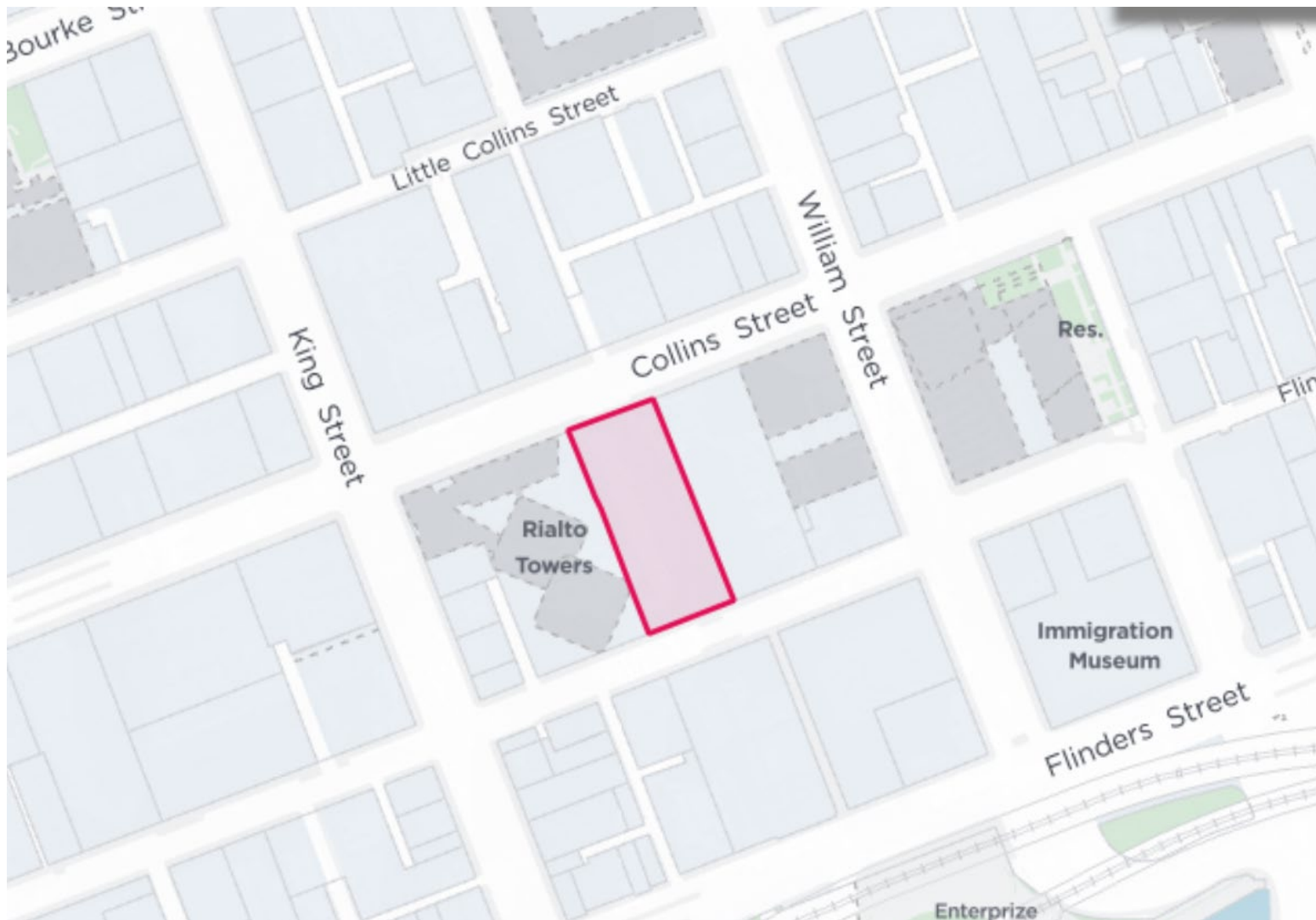
8. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4 or report from management).

Environmental sustainability

9. The Sustainability Management Plan (SMP) report submitted with the application confirms the proposed development will generally achieve the relevant performance measures set out in Clauses 15.01-2L-01 (Energy, Water and Waste Efficiency) and 19.03-3L (Stormwater management (water sensitive urban design)) of the Melbourne Planning Scheme.
10. Permit conditions requiring implementation of the SMP initiatives are recommended.

Locality Plan

487-503 Collins Street, Melbourne



495 COLLINS STREET

495 COLLINS STREET MELBOURNE

320031.00



DRAWING LIST

TP-01-00	COVER SHEET - DRAWING INDEX
TP-10-011	SITE PLAN
TP-15-091	DEMOLITION PLAN - BASEMENT LEVEL
TP-15-101	DEMOLITION PLAN - FLINDERS LANE LEVEL
TP-15-102	DEMOLITION PLAN - LOWER GROUND LEVEL
TP-15-103	DEMOLITION PLAN - COLLINS ST GROUND LEVEL
TP-15-111	DEMOLITION PLAN - LEVEL 1
TP-15-121	DEMOLITION PLAN - LEVEL 2
TP-15-131	DEMOLITION PLAN - LEVEL 3
TP-15-141	DEMOLITION PLAN - LEVEL 4
TP-15-151	DEMOLITION PLAN - LEVEL 5
TP-15-161	DEMOLITION PLAN - ROOF
TP-15-311	DEMOLITION ELEVATION - NORTH
TP-15-321	DEMOLITION ELEVATION - INTERNAL WEST
TP-15-322	DEMOLITION ELEVATION - EXTERNAL WEST
TP-15-331	DEMOLITION ELEVATION - SOUTH
TP-15-341	DEMOLITION ELEVATION - INTERNAL EAST
TP-15-342	DEMOLITION ELEVATION - EXTERNAL EAST
TP-21-071	BASEMENT 3 FLOOR PLAN
TP-21-081	BASEMENT 2 FLOOR PLAN
TP-21-091	BASEMENT 1 FLOOR PLAN
TP-21-101	FLINDERS LANE FLOOR PLAN
TP-21-102	LOWER GROUND FLOOR PLAN
TP-21-103	COLLINS ST GROUND FLOOR PLAN
TP-21-111	LEVEL 1 FLOOR PLAN
TP-21-121	LEVEL 2 FLOOR PLAN
TP-21-131	LEVEL 3 FLOOR PLAN
TP-21-141	LEVEL 4 FLOOR PLAN
TP-21-151	LEVEL 5 FLOOR PLAN
TP-21-161	LEVEL 6 FLOOR PLAN
TP-21-171	LEVEL 7 FLOOR PLAN
TP-21-181	LEVEL 8 FLOOR PLAN
TP-21-191	LEVEL 9 FLOOR PLAN
TP-21-201	LEVEL 10 FLOOR PLAN
TP-21-211	LEVEL 11 FLOOR PLAN
TP-21-221	LEVEL 12 FLOOR PLAN
TP-21-231	LEVEL 13 FLOOR PLAN
TP-21-241	LEVEL 14 FLOOR PLAN
TP-21-251	LEVEL 15 FLOOR PLAN
TP-21-261	LEVEL 16 FLOOR PLAN
TP-21-271	LEVEL 17-21 FLOOR PLAN
TP-21-321	LEVEL 22 FLOOR PLAN
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TP-21-351	LEVEL 25 FLOOR PLAN
TP-21-361	LEVEL 26 FLOOR PLAN
TP-21-371	LEVEL 27 FLOOR PLAN
TP-21-381	LEVEL 28 FLOOR PLAN
TP-21-391	LEVEL 29 FLOOR PLAN
TP-21-401	LEVEL 30 FLOOR PLAN
TP-21-411	LEVEL 31 FLOOR PLAN
TP-21-412	LEVEL 31M FLOOR PLAN
TP-21-421	LEVEL 32 FLOOR PLAN
TP-21-431	ROOF PLAN
TP-30-011	NORTH ELEVATION
TP-30-021	SOUTH ELEVATION
TP-30-031	EAST ELEVATION
TP-30-041	WEST ELEVATION
TP-35-022	FLINDERS LANE PODIUM ELEVATION
TP-40-011	SECTION 01
TP-40-031	SECTION 02
TP-40-041	SECTION 04
TP-70-011	FLINDERS LANE CONCEPT PLAN
TP-90-011	FACADE STRATEGY - TOWER MATERIALITY
TP-90-012	FACADE STRATEGY - PODIUM MATERIALITY

Project:

495 COLLINS STREET

Drawing Title:

COVER SHEET - DRAWING INDEX

Drawing Number:

TP-01-00

Revision:

1

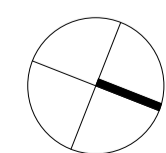
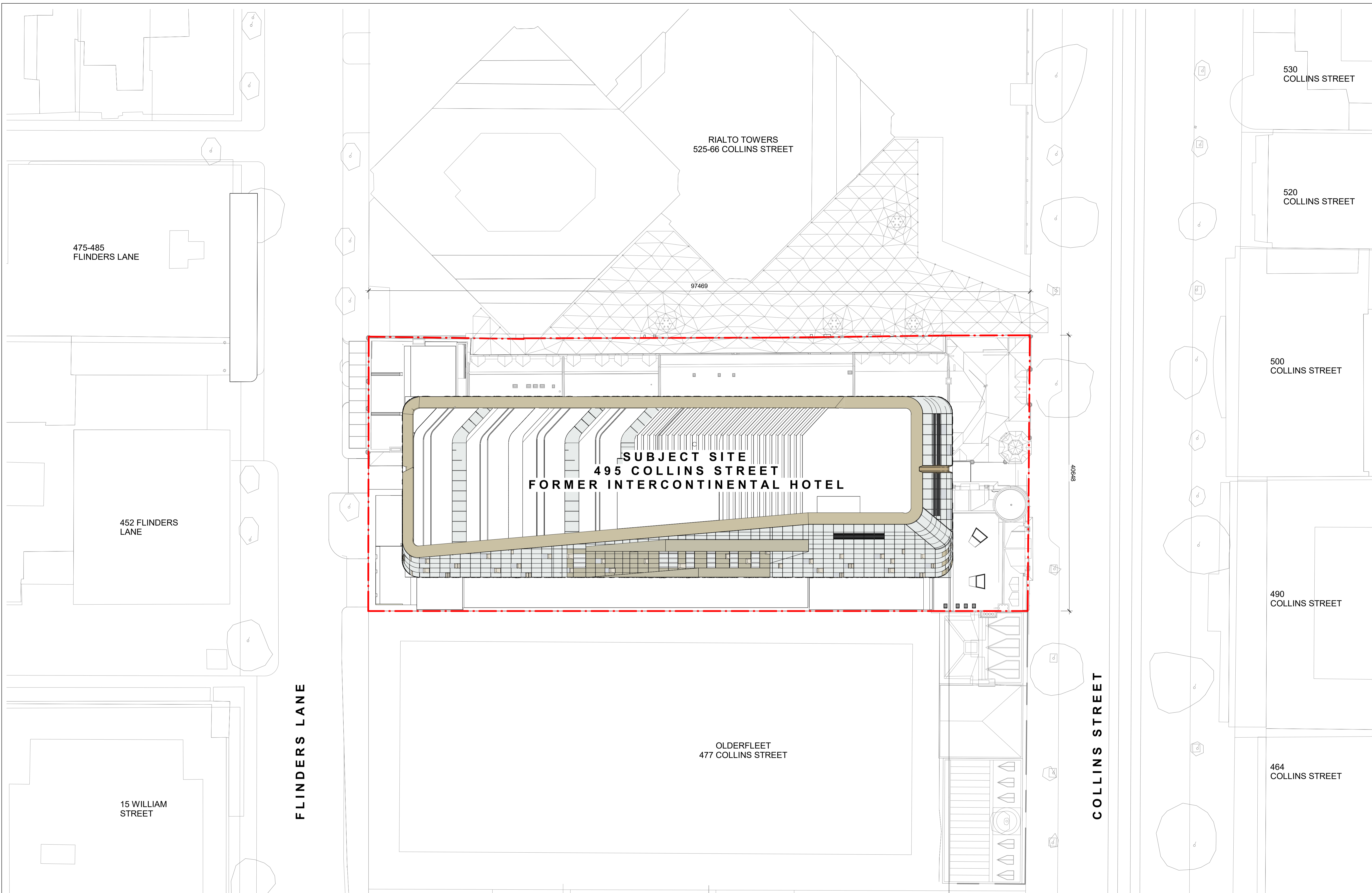
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Project:
495 COLLINS STREET

Drawing Title:
SITE PLAN

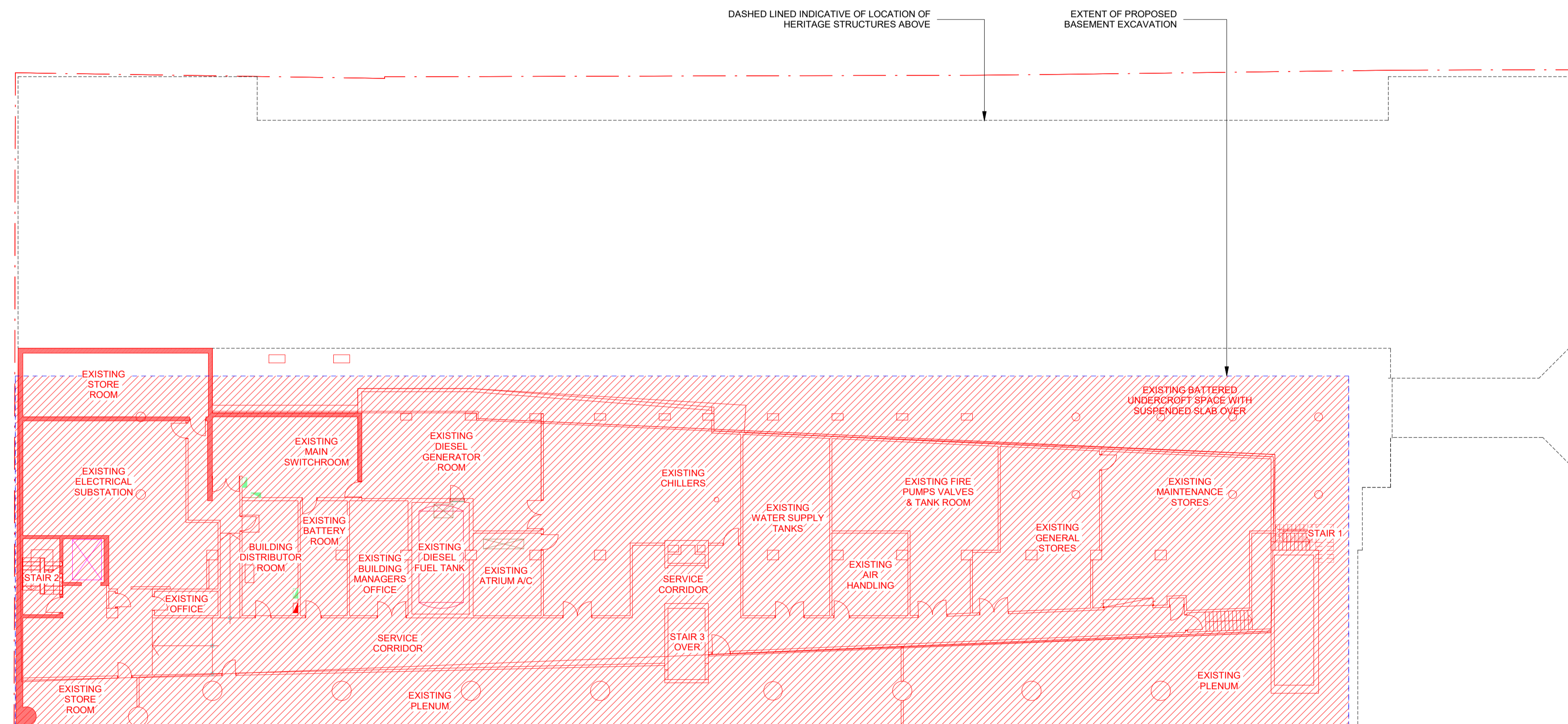
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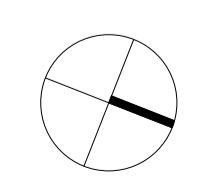
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 - EXISTING METAL SHEET ROOFING TO BE REMOVED AND REPLACED WITH 2600 CORRUGATED GALVANISED METAL STEEL ROOFING. ALL EXISTING MECHANICAL AND HYDRAULIC ROOF SERVICES, PENETRATIONS AND ACCESS EQUIPMENT TO BE REMOVED OR REPLACED WITH LESS INTRUSIVE EQUIPMENT.
 - REMOVE FLOOR FINISHES FROM EXISTING STAIRS.
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 - REMOVE INFILL BRICKWORK TO REINSTATE REMNANT ARCHED OPENINGS

1 DEMOLITION - BASEMENT PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION PLAN - BASEMENT LEVEL

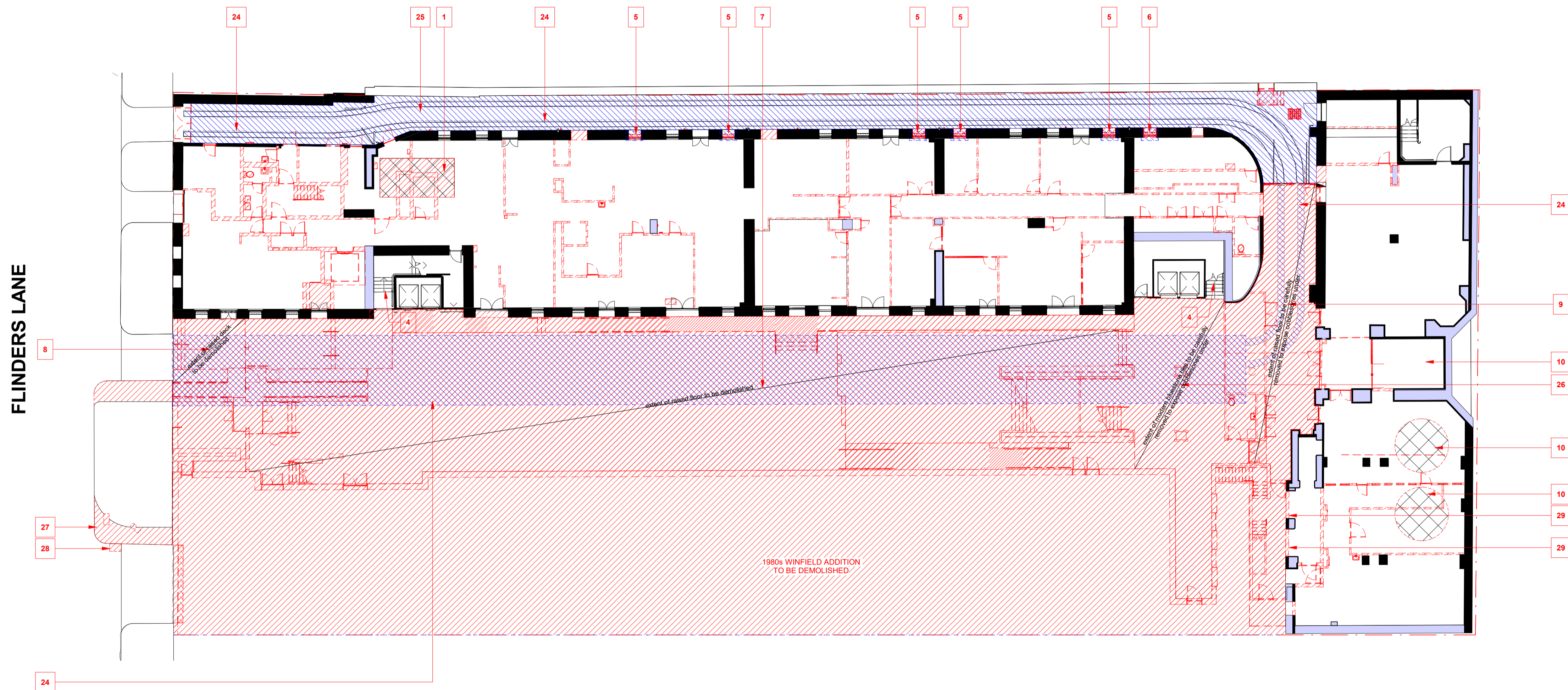
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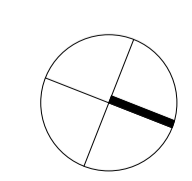
1 DEMOLITION - FLINDERS LANE PLAN
SCALE 1 : 200

LEGEND

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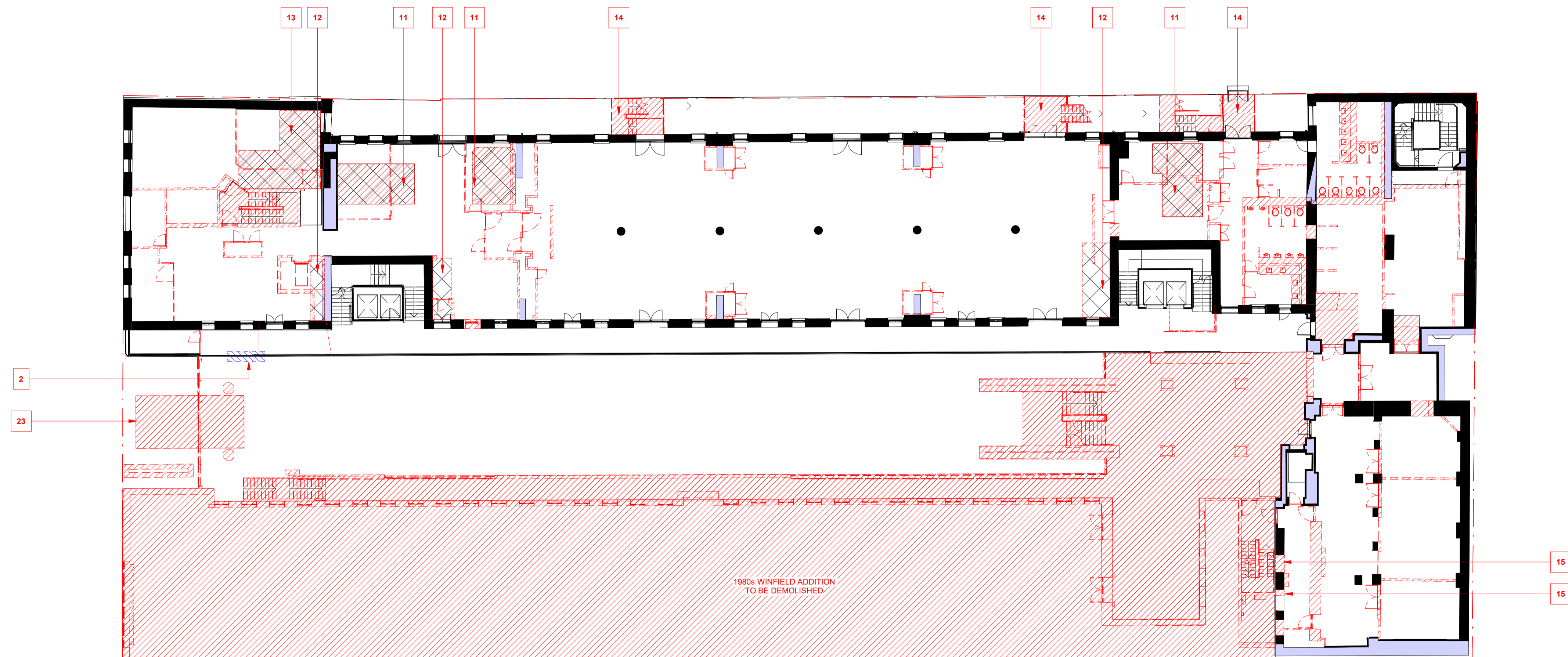
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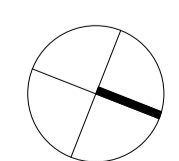


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 - EXISTING SEWER PIT TO BE REMOVED AND RELOCATED. REFER TO CIVIL ENGINEER'S DRAWING FOR DETAILS.
 - REMOVE INFILL BRICKWORK TO REINSTATE REMNANT ARCHED OPENINGS.

1 DEMOLITION - LOWER GROUND PLAN
SCALE 1:200

LEGEND	
	TO BE RETAINED
	TO BE DEMOLISHED
	EXTENT OF FLOOR TO BE REMOVED
	TO BE REMOVED AND REINSTALLED/REFURBISHED
	ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED
FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.
	EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.

- GENERAL NOTES**
- ALL EXISTING NON-ORIGINAL AND NON-STRUCTURAL ITEMS IN RETAINED HERITAGE LISTED BUILDINGS TO BE REMOVED, INCLUDING PARTITIONS, CEILINGS, RAISED FLOORS AND FLOOR FINISHES, FLOOR FINISHES, FIXTURES AND FITTINGS EQUIPMENT AND SERVICES.
 - REFER TO THE CONSERVATION MANAGEMENT PLAN FOR DETAILS OF HERITAGE CONSERVATION WORKS.
 - REFER TO HERITAGE CONSULTANTS DRAWINGS FOR DETAILS OF HERITAGE RESTORATION WORKS.
 - PENETRATIONS AND INTERVENTIONS FOR BUILDING SERVICES TBC.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE FLOOR PLANS, ELEVATIONS AND ALL DESIGN DRAWINGS.
 - ALL REMOVED MATERIALS TO BE ASSESSED FOR HERITAGE VALUE AND RECYCLABILITY AND DIRECTED TO APPROPRIATE RECOVERY STREAMS WHERE POSSIBLE TO MAXIMISE RESOURCE VALUE AND MINIMISE LANDFILL.
 - ANY INDICATION OF EXTENT OF EXISTING BLUESTONE COBBLESTONES UNDER RAISED FLOORS AND FINISHES IS ESTIMATED ONLY. TRUE EXTENT TO BE CONFIRMED DURING DEMOLITION.



Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION PLAN - LOWER GROUND LEVEL

Drawing Number:
TP-15-102

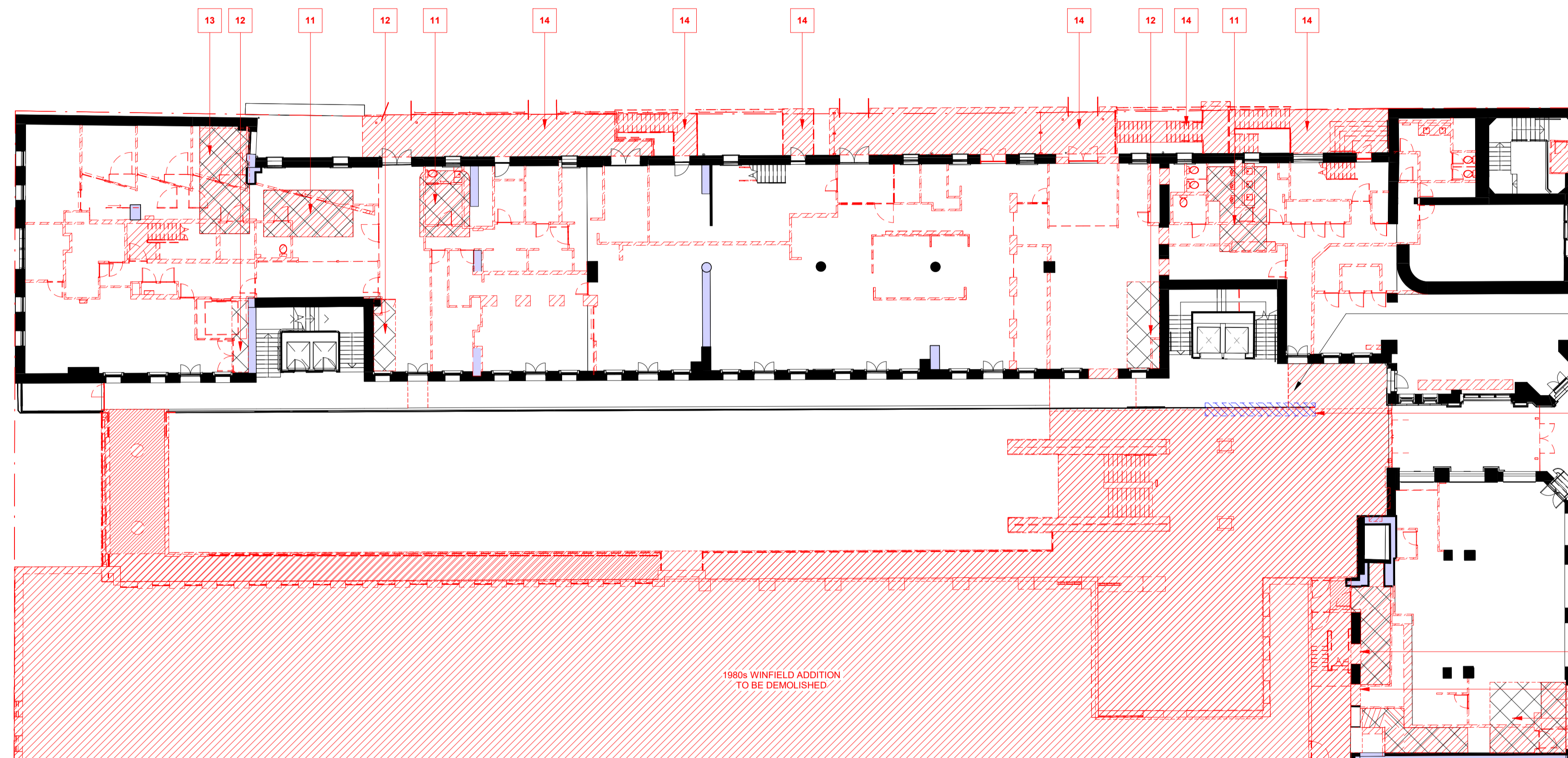
Revision:
1

Date:
DEC. 2023

Scale:
1:200 @ A1

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- KEYNOTES**
- HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED AND EXCAVATION CARRIED OUT FOR NEW LIFT PIT.
 - HATCH INDICATES SECTION OF EXISTING BALUSTRADE TO BE REMOVED FOR NEW BRIDGE. REMOVED BALUSTRADE TO BE ASSESSED FOR RESTORATION AND REINSTATEMENT IN LOCATIONS WHERE SECTIONS ARE MISSING FOLLOWING DEMOLITION OF NON-HERITAGE STRUCTURE.
 - EXISTING METAL SHEET ROOFING TO BE REMOVED AND REPLACED WITH 2600 CORRUGATED GALVANISED METAL STEEL ROOFING. ALL EXISTING MECHANICAL AND HYDRAULIC ROOF SERVICES, PENETRATIONS AND ACCESS EQUIPMENT TO BE REMOVED OR REPLACED WITH LESS INTRUSIVE EQUIPMENT.
 - REMOVE FLOOR FINISHES FROM EXISTING STAIRS.
 - EXISTING WINDOWS TO BE REMOVED. NEW LOUVERED AIR INTAKES TO BE INSTALLED IN OPENINGS.
 - EXISTING WINDOWS TO BE REMOVED. SILL TO BE REMOVED TO CREATE NEW DOORWAY.
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 - CONCRETE DECKS AND STAIRS REMOVED. MAKE GOOD HERITAGE WALLS WHERE NO NEW BRIDGES ARE PROPOSED.
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 - ROOF CANOPIES TO BE REMOVED.
 - EXISTING FLOOR TO BE REMOVED TO PROVIDE DDA ACCESS FROM COLLINS ST.
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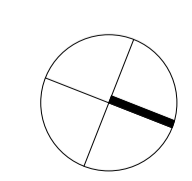
1 DEMOLITION - COLLINS ST PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
	EXTENT OF FLOOR TO BE REMOVED	+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.		
	TO BE REMOVED AND REINSTALLED/REFURBISHED				

GENERAL NOTES

- ALL EXISTING NON-ORIGINAL, AND NON-STRUCTURAL ITEMS IN RETAINED HERITAGE LISTED BUILDINGS TO BE REMOVED, INCLUDING PARTITIONS, CEILINGS, RAISED FLOORS AND FLOOR FINISHES, FLOOR FINISHES, FIXTURES AND FITTINGS EQUIPMENT AND SERVICES.
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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION PLAN - COLLINS ST GROUND LEVEL

Drawing Number:
TP-15-103

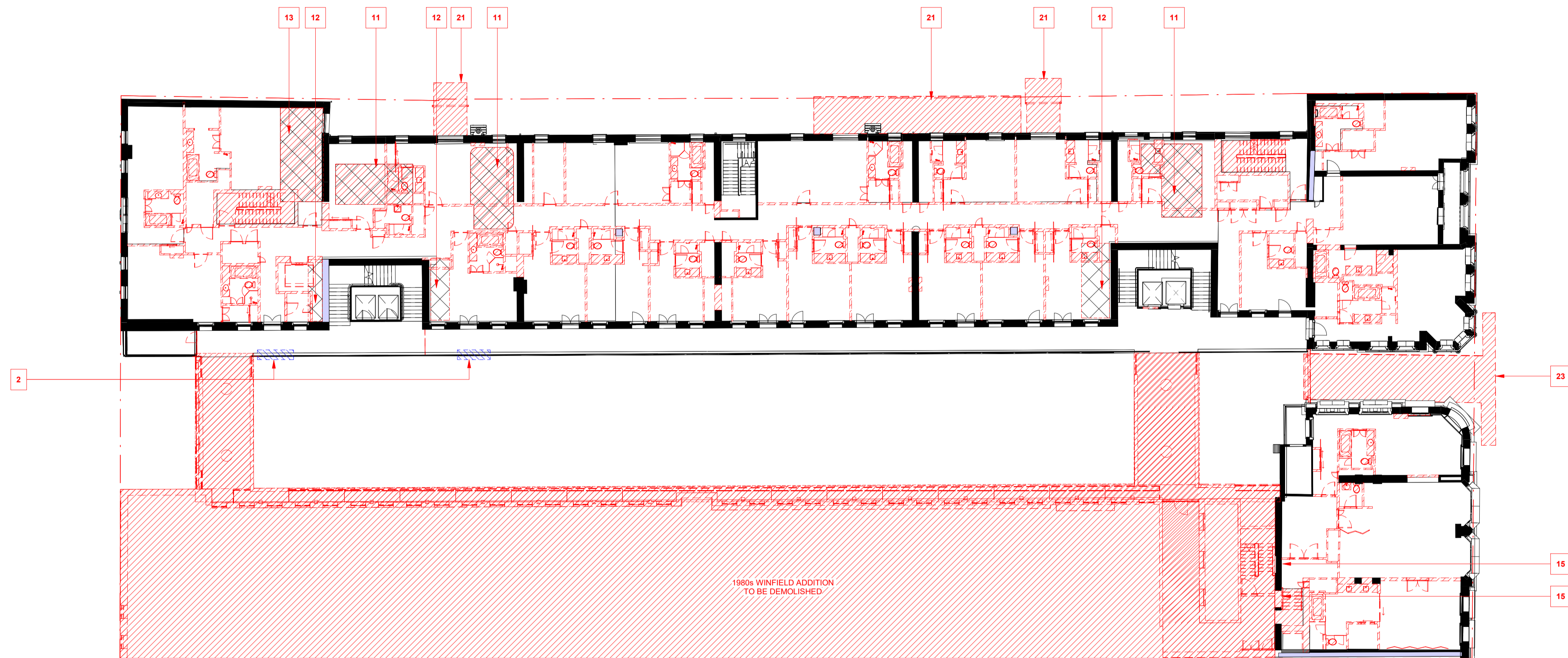
Revision:
1

Date:
DEC. 2023

Scale:
1:200 @ A1

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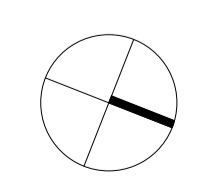
1 DEMOLITION - LEVEL 1 PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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GENERAL NOTES

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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION PLAN - LEVEL 1

Drawing Number:
TP-15-111

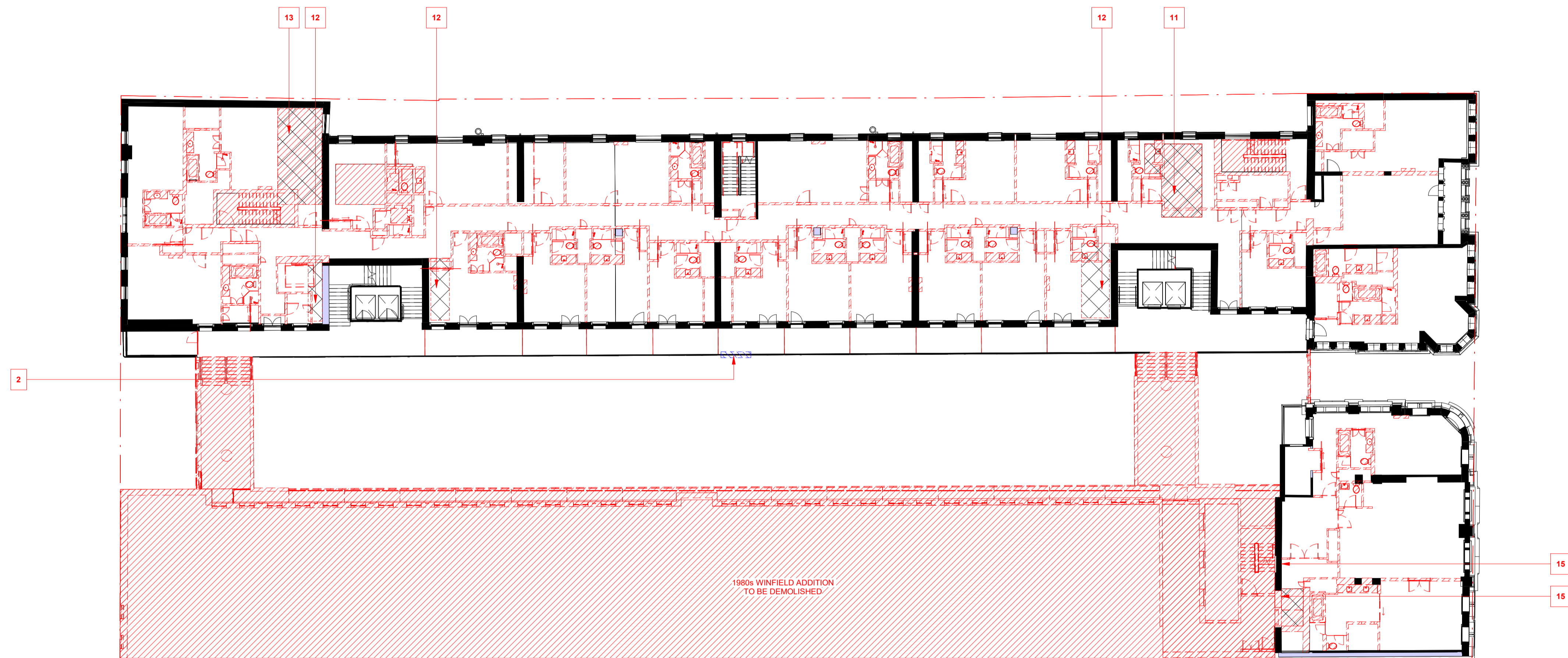
Revision:
1

Date:
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Scale:
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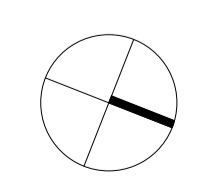
1 DEMOLITION - LEVEL 2 PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION PLAN - LEVEL 2

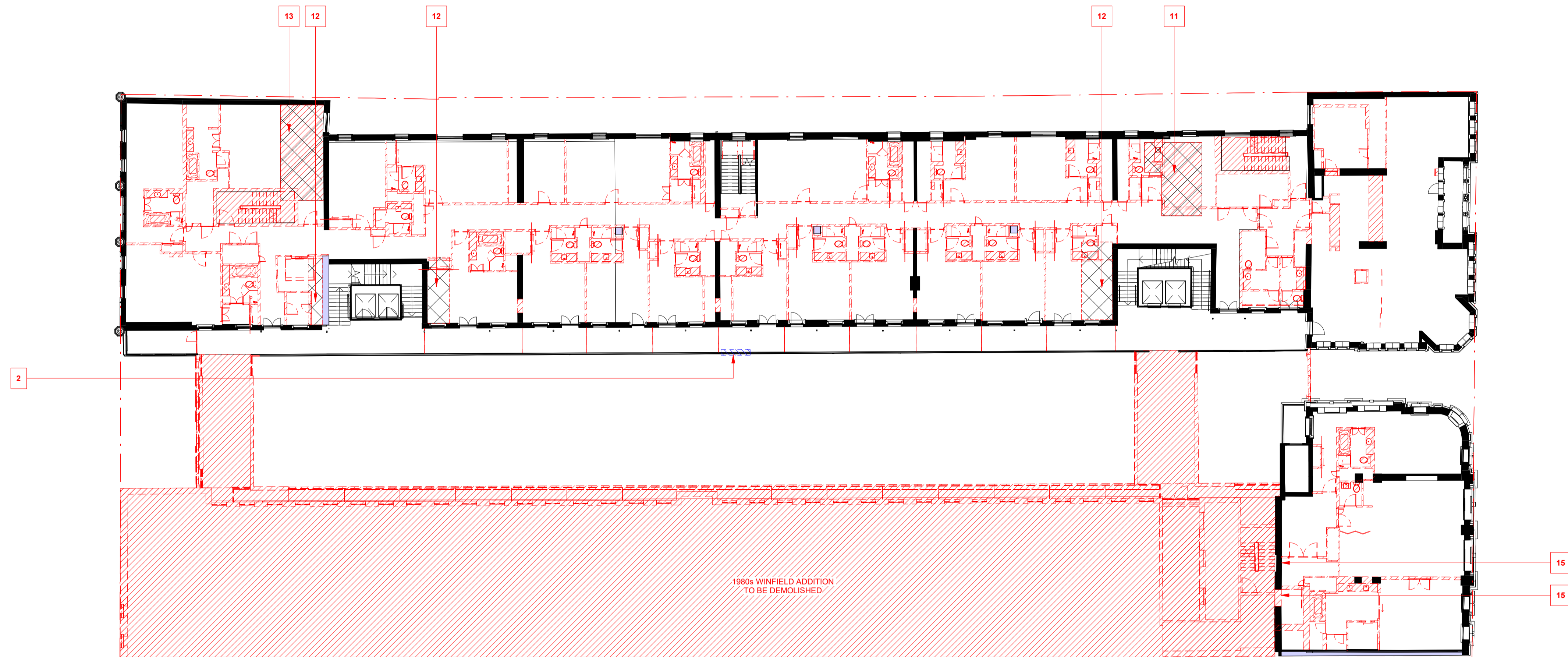
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TP-15-121

Revision: **1** Date: **DEC. 2023**

Scale: **1:200 @ A1**

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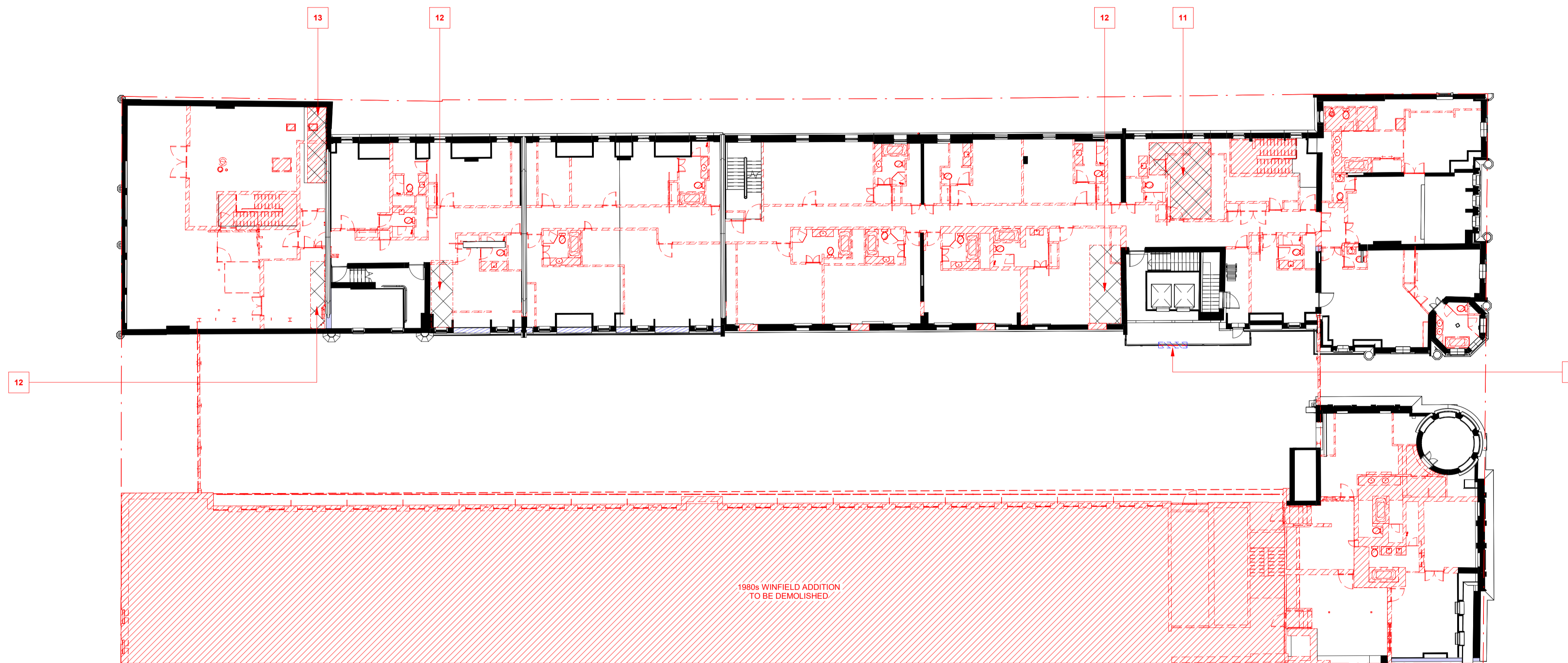
1 DEMOLITION - LEVEL 3 PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
	EXTENT OF FLOOR TO BE REMOVED	+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.		
	TO BE REMOVED AND REINSTALLED/REFURBISHED				

GENERAL NOTES

- ALL EXISTING NON-ORIGINAL, AND NON-STRUCTURAL ITEMS IN RETAINED HERITAGE LISTED BUILDINGS TO BE REMOVED, INCLUDING PARTITIONS, CEILINGS, RAISED FLOORS AND FLOOR FINISHES, FLOOR FINISHES, FIXTURES AND FITTINGS EQUIPMENT AND SERVICES.
- REFER TO THE CONSERVATION MANAGEMENT PLAN FOR DETAILS OF HERITAGE CONSERVATION WORKS.
- REFER TO HERITAGE CONSULTANTS DRAWINGS FOR DETAILS OF HERITAGE RESTORATION WORKS.
- PENETRATIONS AND INTERVENTIONS FOR BUILDING SERVICES TBC.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE FLOOR PLANS, ELEVATIONS AND ALL DESIGN DRAWINGS.
- ALL REMOVED MATERIALS TO BE ASSESSED FOR HERITAGE VALUE AND RECYCLABILITY AND DIRECTED TO APPROPRIATE RECOVERY STREAMS WHERE POSSIBLE TO MAXIMISE RESOURCE VALUE AND MINIMISE LANDFILL.
- ANY INDICATION OF EXTENT OF EXISTING BLUESTONE COBBLESTONES UNDER RAISED FLOORS AND FINISHES IS ESTIMATED ONLY. TRUE EXTENT TO BE CONFIRMED DURING DEMOLITION.



- KEYNOTES**
- HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED AND EXCAVATION CARRIED OUT FOR NEW LIFT PIT.
 - HATCH INDICATES SECTION OF EXISTING BALUSTRADE TO BE REMOVED FOR NEW BRIDGE. REMOVED BALUSTRADE TO BE ASSESSED FOR RESTORATION AND REINSTATEMENT IN LOCATIONS WHERE SECTIONS ARE MISSING FOLLOWING DEMOLITION OF NON-HERITAGE STRUCTURE.
 - EXISTING METAL SHEET ROOFING TO BE REMOVED AND REPLACED WITH 2600 CORRUGATED GALVANISED METAL STEEL ROOFING. ALL EXISTING MECHANICAL AND HYDRAULIC ROOF SERVICES, PENETRATIONS AND ACCESS EQUIPMENT TO BE REMOVED OR REPLACED WITH LESS INTRUSIVE EQUIPMENT.
 - REMOVE FLOOR FINISHES FROM EXISTING STAIRS.
 - EXISTING WINDOWS TO BE REMOVED. NEW LOUVERED AIR INTAKES TO BE INSTALLED IN OPENINGS.
 - EXISTING WINDOWS TO BE REMOVED. SILL TO BE REMOVED TO CREATE NEW DOORWAY.
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 - EXTERNAL RAISED TIMBER FRAMED DECK AND PAVING DECK TO BE REMOVED TO EXPOSE BLUESTONE UNDER.
 - RAISED VINYL FLOORING TO BOH AREA TO BE REMOVED TO EXPOSE BLUESTONE UNDER.
 - REMOVE FLOOR AND EXCAVATE AREA FOR SPA POOLS. FINAL EXTENT OF POOLS TBC.
 - HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED FOR NEW LIFT AND STAIRS.
 - HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED FOR NEW SERVICES RISERS.
 - HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED FOR NEW STAIRS.
 - CONCRETE DECKS AND STAIRS REMOVED. MAKE GOOD HERITAGE WALLS WHERE NO NEW BRIDGES ARE PROPOSED.
 - REMNANT WINDOW OPENING TO BE REINSTATED FOR NEW DOOR OPENING.
 - ATRIUM GLAZING, FRAME AND STRUCTURE TO BE REMOVED.
 - NON-HERITAGE ROOFS, WALLS AND EQUIPMENT TO BE REMOVED FROM LEVEL 4 OF THE WINFIELD BUILDING.
 - NON-HERITAGE ROOFS, WALLS AND EQUIPMENT TO BE REMOVED FROM LEVEL 4 OF THE RIALTO SOUTHERN ROOF TERRACE.
 - SMOKE EXHAUST EQUIPMENT AND ASSOCIATED STRUCTURE TO BE REMOVED FROM THE ROOF OF THE RIALTO.
 - ALL INTERNAL NON-HERITAGE, AND NON-STRUCTURAL WALLS, CEILINGS, FLOOR FINISHES, JOINERY FIXTURES, FITTINGS AND EQUIPMENT TO BE REMOVED.
 - ROOF CANOPIES TO BE REMOVED.
 - EXISTING FLOOR TO BE REMOVED TO PROVIDE DDA ACCESS FROM COLLINS ST.
 - EXTERNAL CANOPY STRUCTURE TO BE REMOVED.
 - BLUESTONE COBBLESTONES TO BE REMOVED, RESTORED, AND RE-CONSTRUCTED IN PLACE TO ADJUSTED LEVELS TO COMPLY WITH DDA REQUIREMENTS FOR PUBLIC ACCESS. EXTENT OF HERITAGE COBBLESTONES TO IN WINFIELD SQUARE REINSTALLED DURING PREVIOUS DEVELOPMENT ON SUSPENDED SLAB OVER EXISTING BASEMENT TO BE CONFIRMED FOLLOWING REMOVAL OF EXISTING RAISED FLOOR. NEW PAVING TO ADJOIN EXISTING. (REFER ALSO TO POINTS 7, 8 AND 9).
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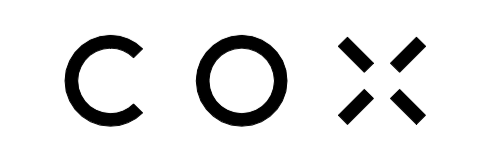
1 DEMOLITION - LEVEL 4 PLAN
SCALE 1 : 200

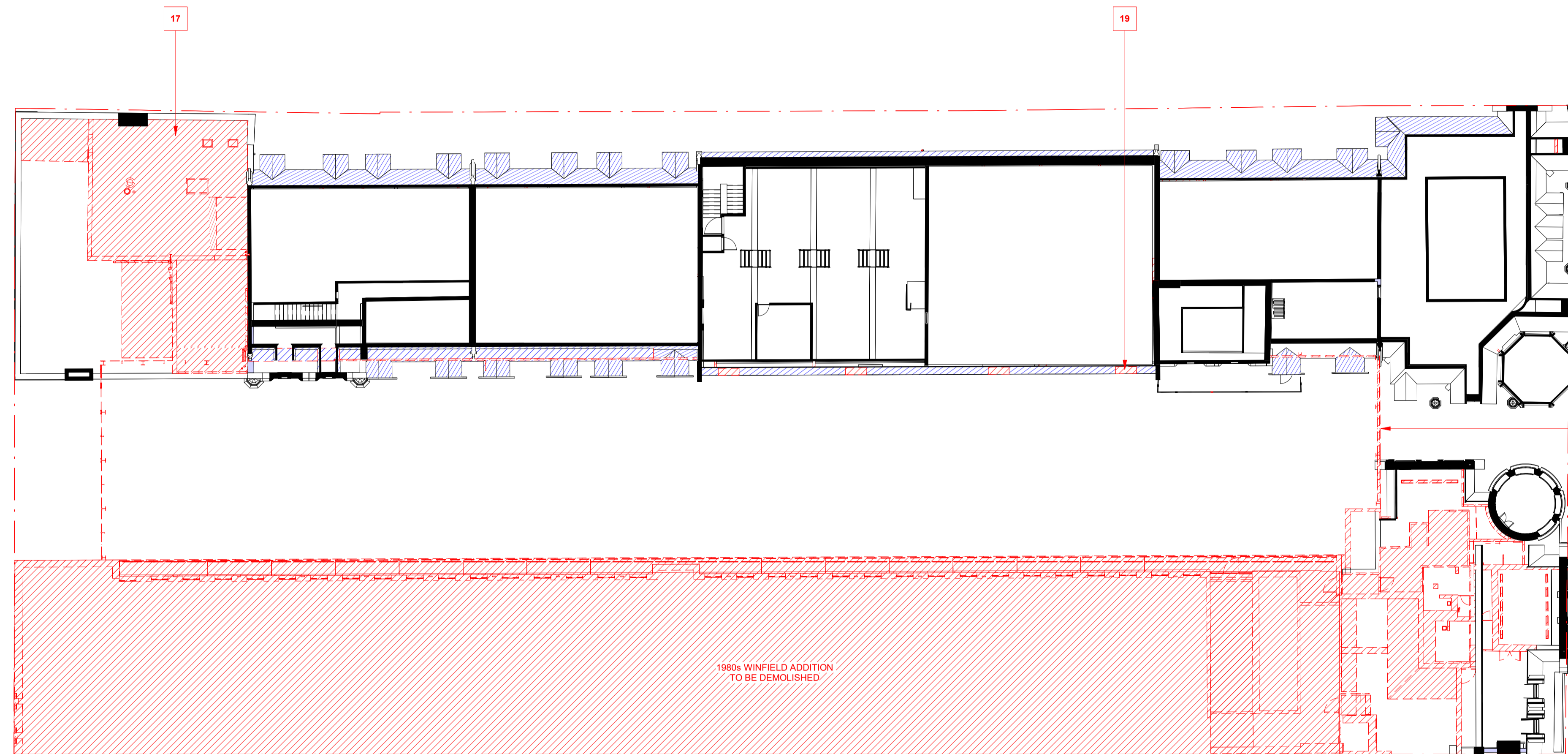
LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
	EXTENT OF FLOOR TO BE REMOVED	+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.		
	TO BE REMOVED AND REINSTALLED/REFURBISHED				

GENERAL NOTES

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KEYNOTES

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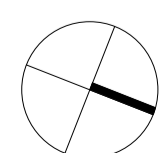
1 DEMOLITION - LEVEL 5 PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION PLAN - LEVEL 5

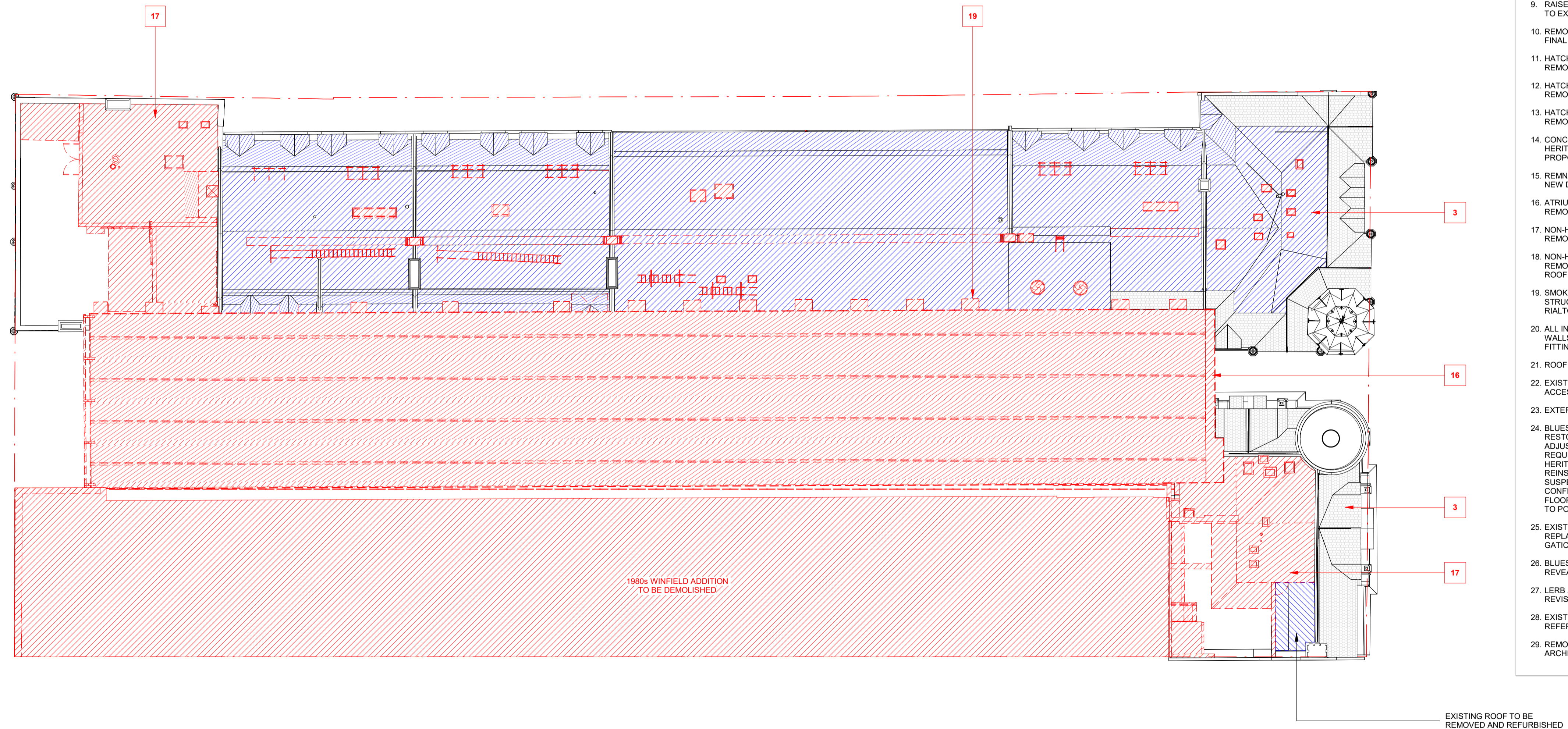
Drawing Number:
TP-15-151

Revision: **1** Date: **DEC. 2023**

Scale: **1:200 @ A1**

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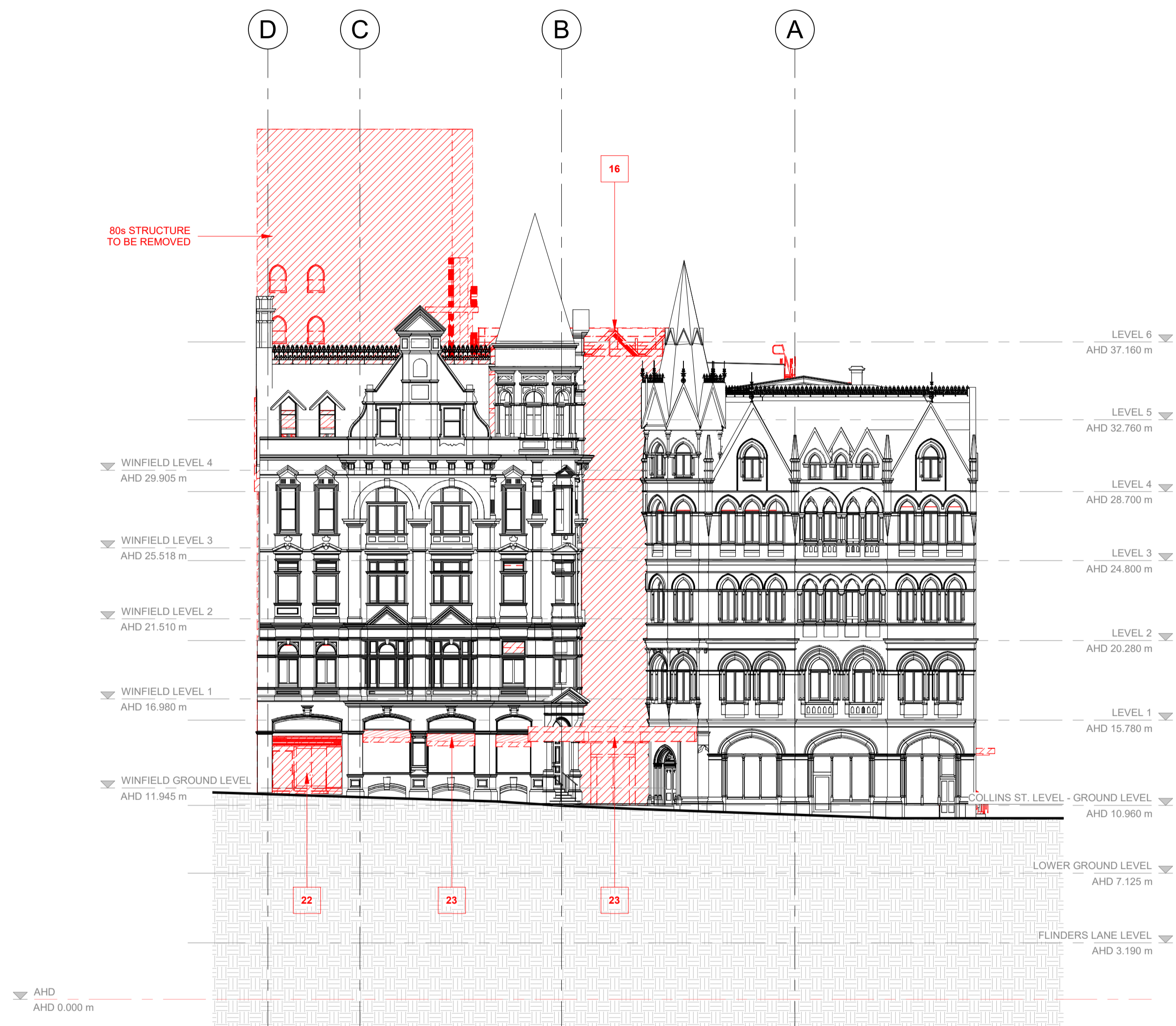
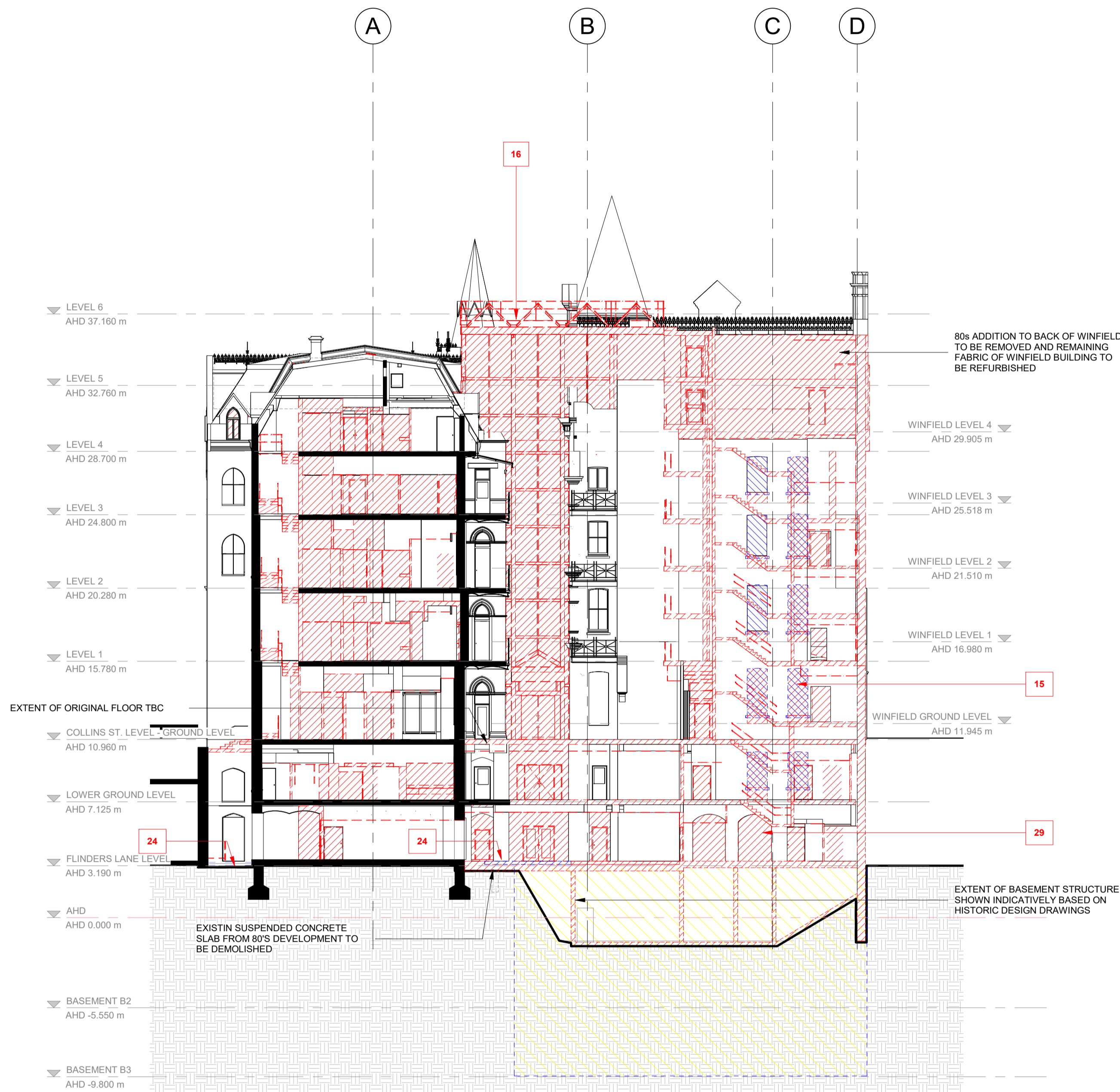
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1 DEMOLITION - ROOF PLAN
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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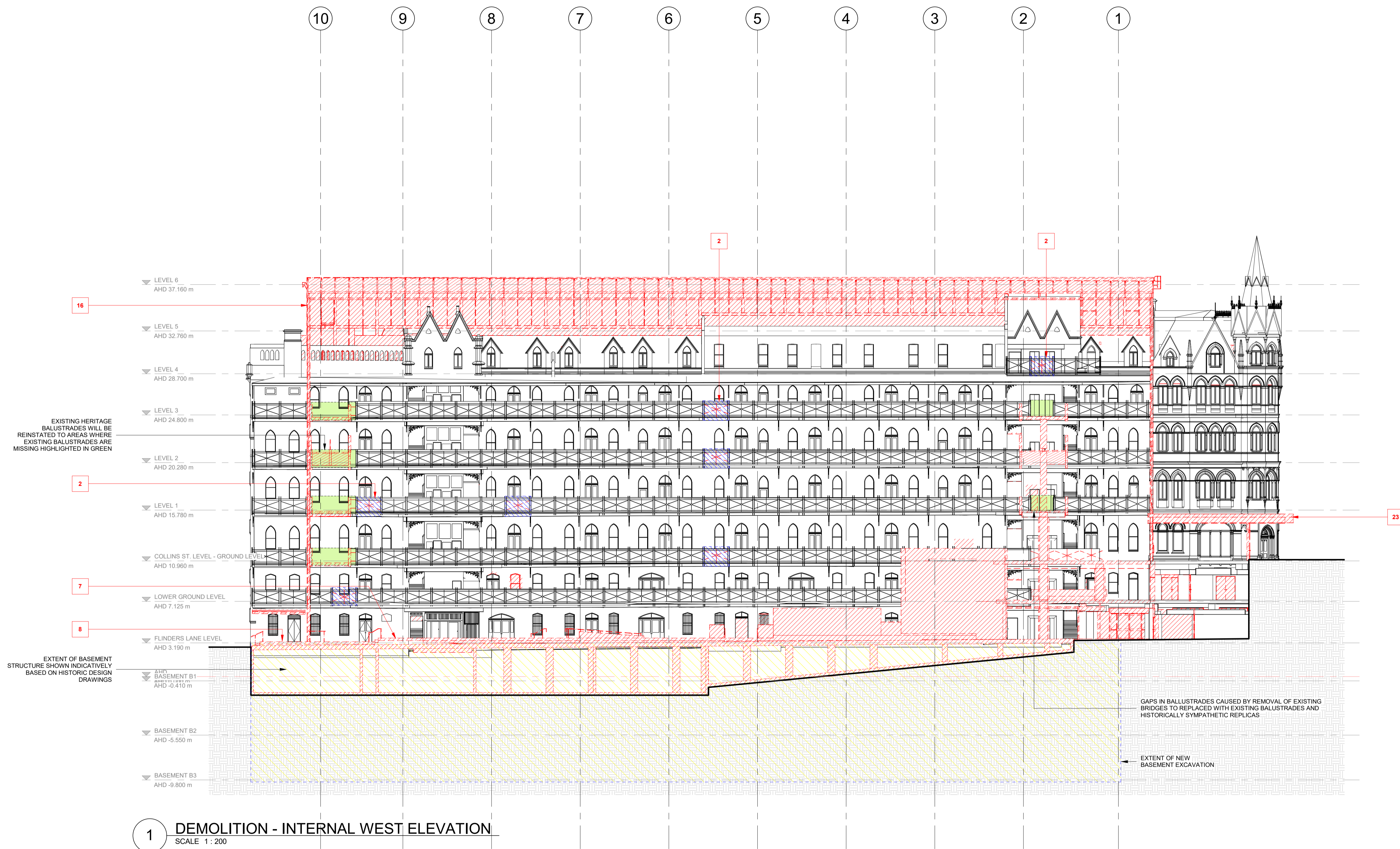
1 DEMOLITION - INTERNAL NORTH SECTION
SCALE 1 : 200

2 DEMOLITION - EXTERNAL NORTH ELEVATION
SCALE 1 : 200

LEGEND

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 - REFER TO THE CONSERVATION MANAGEMENT PLAN FOR DETAILS OF HERITAGE CONSERVATION WORKS.
 - REFER TO HERITAGE CONSULTANTS DRAWINGS FOR DETAILS OF HERITAGE RESTORATION WORKS.
 - PENETRATIONS AND INTERVENTIONS FOR BUILDING SERVICES TBC.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE FLOOR PLANS, ELEVATIONS AND ALL DESIGN DRAWINGS.
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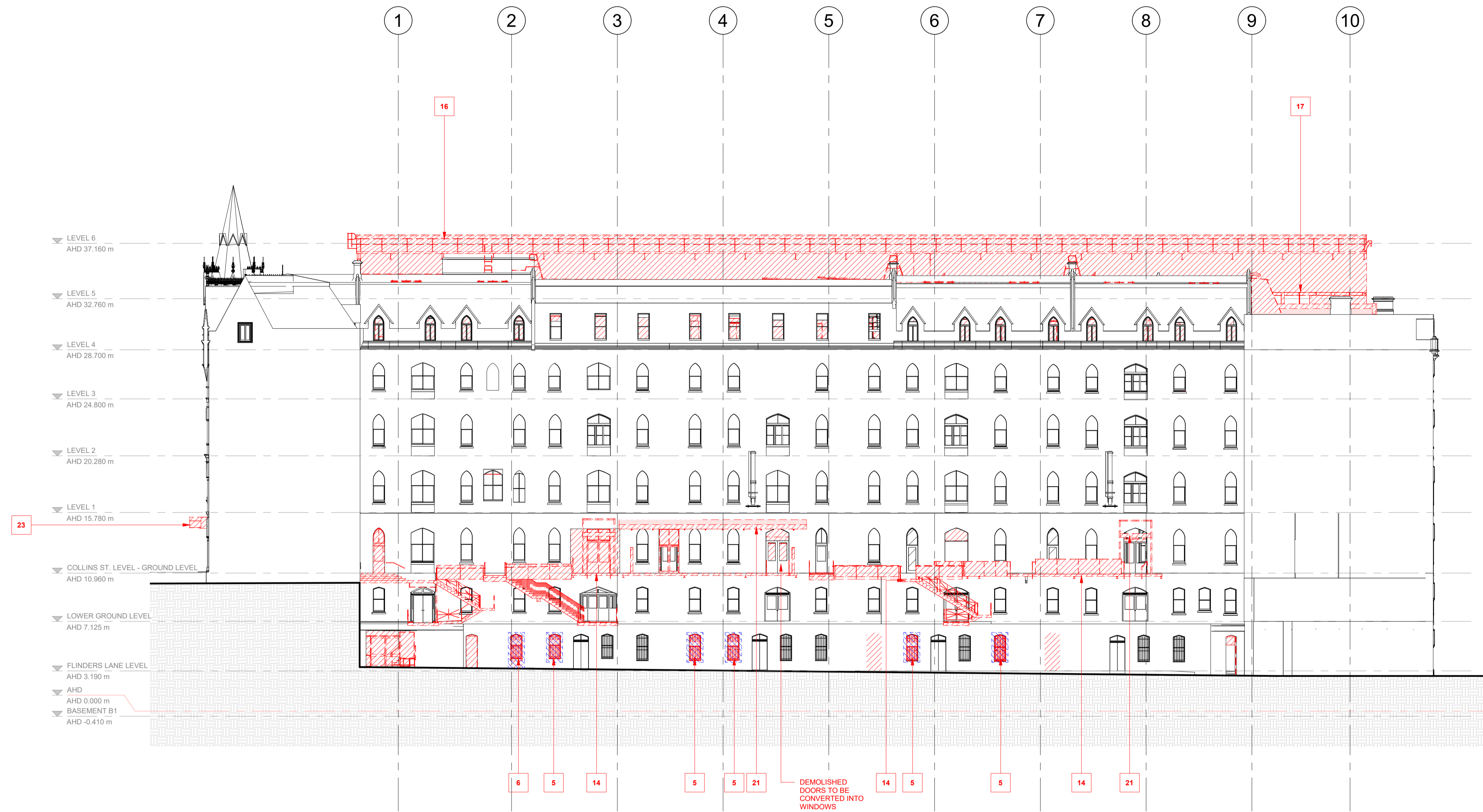
1 DEMOLITION - INTERNAL WEST ELEVATION
SCALE 1 : 200

- KEYNOTES**
- HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED AND EXCAVATION CARRIED OUT FOR NEW LIFT PIT.
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 - REMOVE FLOOR FINISHES FROM EXISTING STAIRS.
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 - ATRIUM GLAZING, FRAME AND STRUCTURE TO BE REMOVED.
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 - LERB AND FOOTPATH TO BE REALIGNED TO ALLOW FOR REVISED CROSSOVER.
 - EXISTING SEWER PIT TO BE REMOVED AND RELOCATED. REFER TO CIVIL ENGINEER'S DRAWING FOR DETAILS.
 - REMOVE INFILL BRICKWORK TO REINSTATE REMNANT ARCHED OPENINGS.

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
	EXTENT OF FLOOR TO BE REMOVED	+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.		
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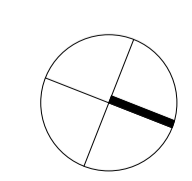
1 DEMOLITION - EXTERNAL WEST ELEVATION
SCALE 1:200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION ELEVATION - EXTERNAL WEST

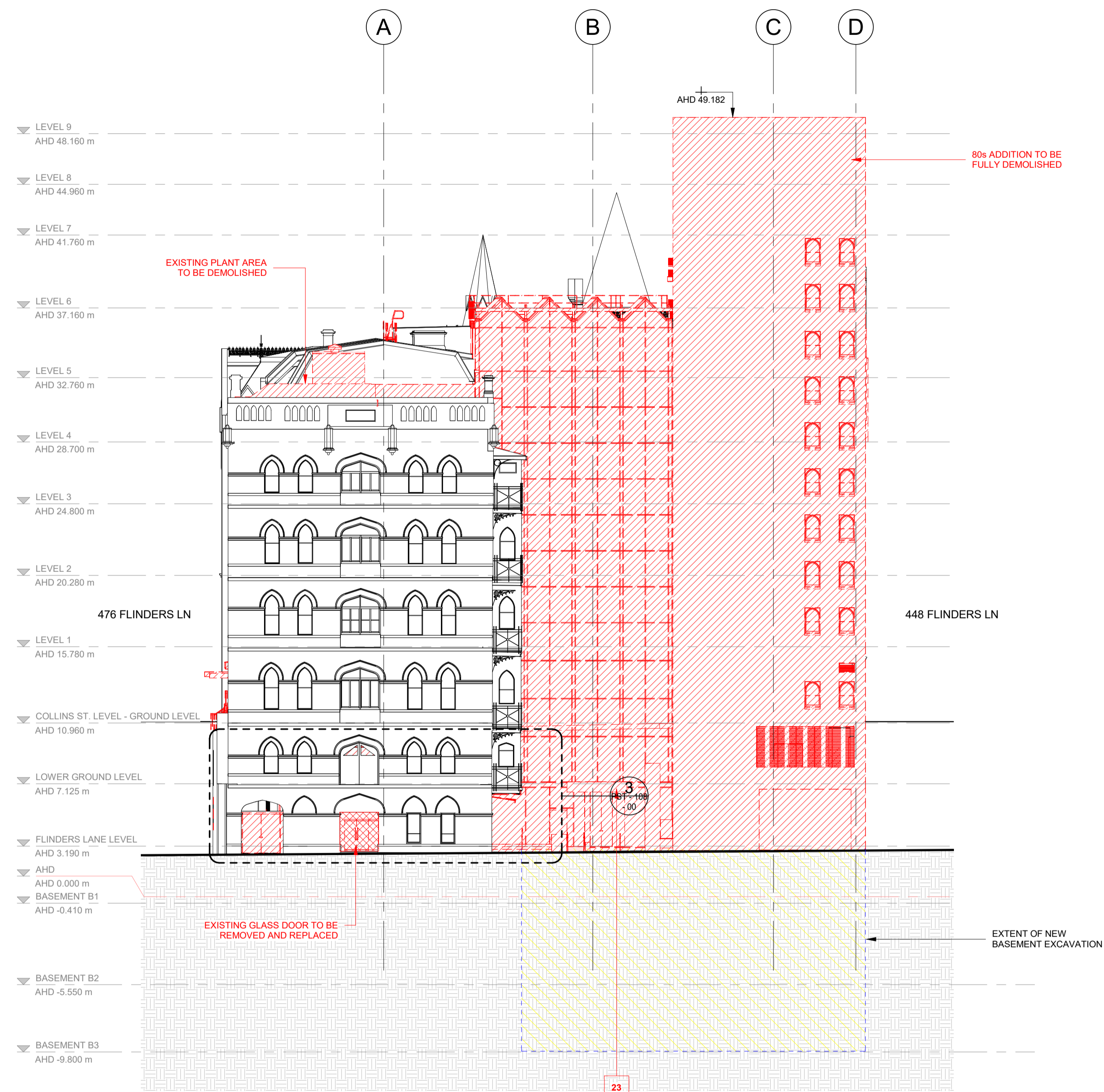
Drawing Number:
TP-15-322

Revision: **1** Date: **DEC. 2023**

Scale: **1:200 @ A1**

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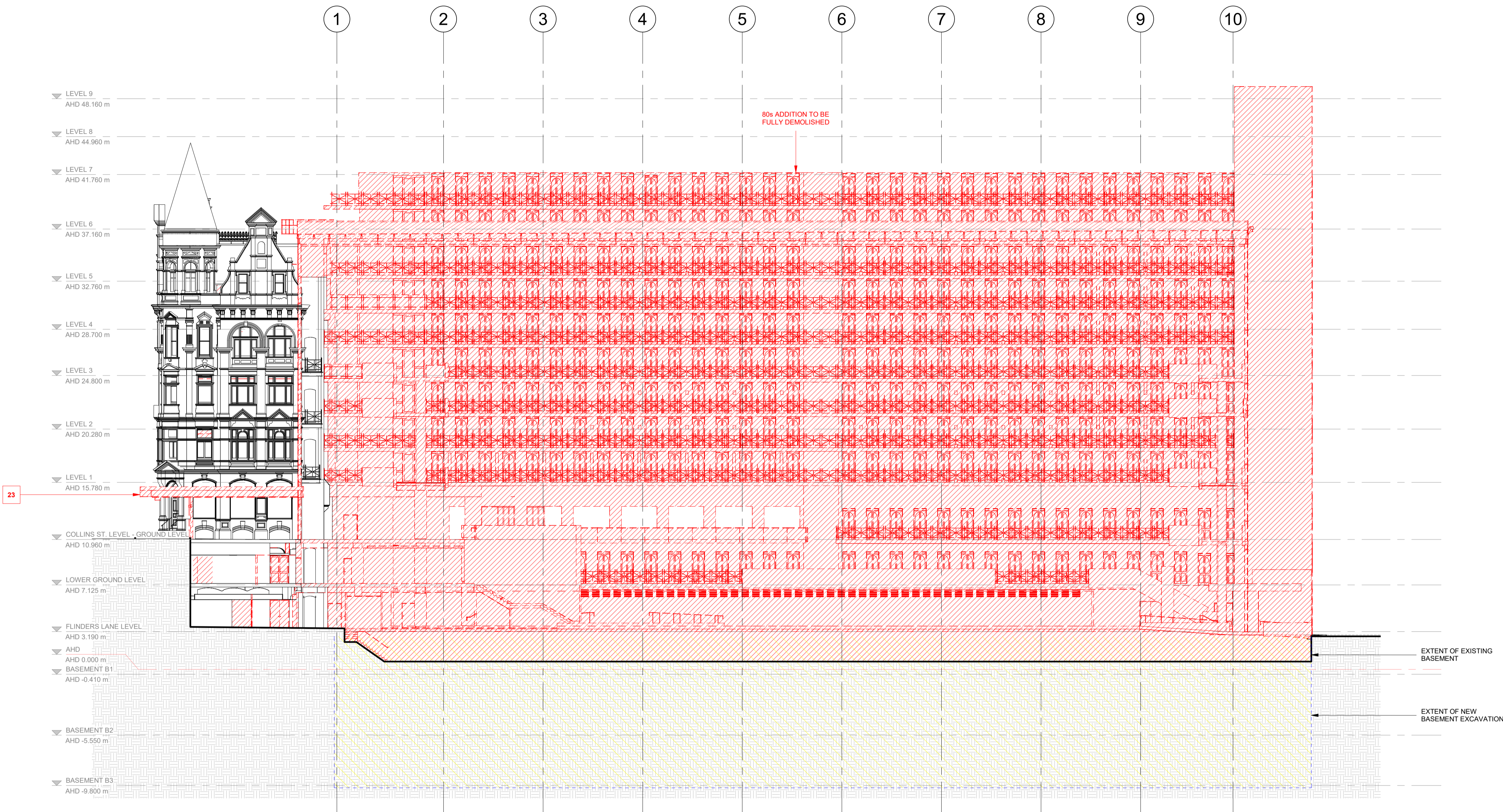


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2 DEMOLITION - EXTERNAL SOUTH ELEVATION
SCALE 1 : 200

LEGEND	
	TO BE RETAINED
	TO BE DEMOLISHED
	EXTENT OF FLOOR TO BE REMOVED
	TO BE REMOVED AND REINSTALLED/REFURBISHED
	ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED
FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.
	EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
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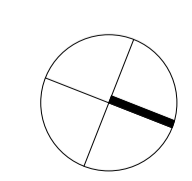
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1 DEMOLITION - INTERNAL EAST ELEVATION
SCALE 1:200

LEGEND

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Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION ELEVATION - INTERNAL EAST

Drawing Number:
TP-15-341

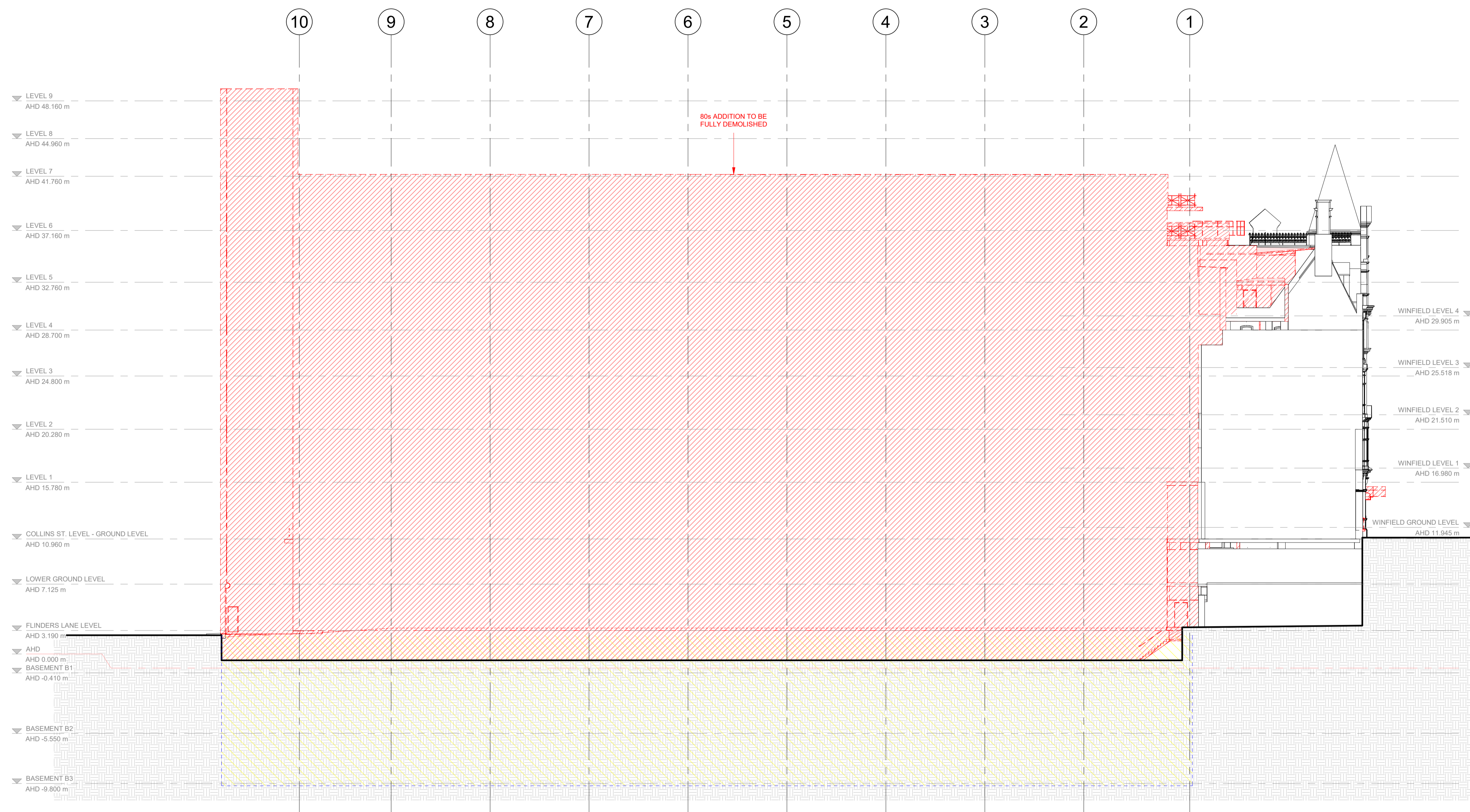
Revision: **1** Date: **DEC. 2023**

Scale: **1:200 @ A1**

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- HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED AND EXCAVATION CARRIED OUT FOR NEW LIFT PIT.
 - HATCH INDICATES SECTION OF EXISTING BALUSTRADE TO BE REMOVED FOR NEW BRIDGE. REMOVED BALUSTRADE TO BE ASSESSED FOR RESTORATION AND REINSTATEMENT IN LOCATIONS WHERE SECTIONS ARE MISSING FOLLOWING DEMOLITION OF NON-HERITAGE STRUCTURE.
 - EXISTING METAL SHEET ROOFING TO BE REMOVED AND REPLACED WITH 2600 CORRUGATED GALVANISED METAL STEEL ROOFING. ALL EXISTING MECHANICAL AND HYDRAULIC ROOF SERVICES, PENETRATIONS AND ACCESS EQUIPMENT TO BE REMOVED OR REPLACED WITH LESS INTRUSIVE EQUIPMENT.
 - REMOVE FLOOR FINISHES FROM EXISTING STAIRS.
 - EXISTING WINDOWS TO BE REMOVED. NEW LOUVERED AIR INTAKES TO BE INSTALLED IN OPENINGS.
 - EXISTING WINDOWS TO BE REMOVED. SILL TO BE REMOVED TO CREATE NEW DOORWAY.
 - RAISED TIMBER FRAMED FLOOR TO BE REMOVED TO EXPOSE BLUESTONE UNDER.
 - EXTERNAL RAISED TIMBER FRAMED DECK AND PAVING DECK TO BE REMOVED TO EXPOSE BLUESTONE UNDER.
 - RAISED VINYL FLOORING TO BOH AREA TO BE REMOVED TO EXPOSE BLUESTONE UNDER.
 - REMOVE FLOOR AND EXCAVATE AREA FOR SPA POOLS. FINAL EXTENT OF POOLS TBC.
 - HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED FOR NEW LIFT AND STAIRS.
 - HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED FOR NEW SERVICES RISERS.
 - HATCHED AREA INDICATES EXISTING FLOOR TO BE REMOVED FOR NEW STAIRS.
 - CONCRETE DECKS AND STAIRS REMOVED. MAKE GOOD HERITAGE WALLS WHERE NO NEW BRIDGES ARE PROPOSED.
 - REMNANT WINDOW OPENING TO BE REINSTATED FOR NEW DOOR OPENING.
 - ATRIUM GLAZING, FRAME AND STRUCTURE TO BE REMOVED.
 - NON-HERITAGE ROOFS, WALLS AND EQUIPMENT TO BE REMOVED FROM LEVEL 4 OF THE WINFIELD BUILDING.
 - NON-HERITAGE ROOFS, WALLS AND EQUIPMENT TO BE REMOVED FROM LEVEL 4 OF THE RIALTO SOUTHERN ROOF TERRACE.
 - SMOKE EXHAUST EQUIPMENT AND ASSOCIATED STRUCTURE TO BE REMOVED FROM THE ROOF OF THE RIALTO.
 - ALL INTERNAL NON-HERITAGE, AND NON-STRUCTURAL WALLS, CEILINGS, FLOOR FINISHES, JOINERY FIXTURES, FITTINGS AND EQUIPMENT TO BE REMOVED.
 - ROOF CANOPIES TO BE REMOVED.
 - EXISTING FLOOR TO BE REMOVED TO PROVIDE DDA ACCESS FROM COLLINS ST.
 - EXTERNAL CANOPY STRUCTURE TO BE REMOVED.
 - BLUESTONE COBBLESTONES TO BE REMOVED, RESTORED, AND RE-CONSTRUCTED IN PLACE TO ADJUSTED LEVELS TO COMPLY WITH DDA REQUIREMENTS FOR PUBLIC ACCESS. EXTENT OF HERITAGE COBBLESTONES TO IN WINFIELD SQUARE REINSTALLED DURING PREVIOUS DEVELOPMENT ON SUSPENDED SLAB OVER EXISTING BASEMENT TO BE CONFIRMED FOLLOWING REMOVAL OF EXISTING RAISED FLOOR. NEW PAVING TO ADJOIN EXISTING. (REFER ALSO TO POINTS 7, 8 AND 9).
 - EXISTING GATIC ACCESS HATCH TO BE REMOVED AND REPLACED WITH NEW BLUESTONE COBBLESTONE INLAY GATIC.
 - BLUESTONE PAVING TO BE REMOVED. EXPECTED TO REVEAL HERITAGE BLUESTONE COBBLES UNDER.
 - LERB AND FOOTPATH TO BE REALIGNED TO ALLOW FOR REVISED CROSSOVER.
 - EXISTING SEWER PIT TO BE REMOVED AND RELOCATED. REFER TO CIVIL ENGINEER'S DRAWING FOR DETAILS.
 - REMOVE INFILL BRICKWORK TO REINSTATE REMNANT ARCHED OPENINGS.

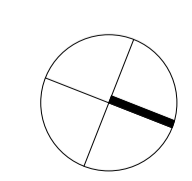


1 DEMOLITION - EXTERNAL EAST ELEVATION
SCALE 1 : 200

LEGEND

	TO BE RETAINED		ASSUMED HERITAGE STRUCTURE TBC (CURRENTLY CONCEALED) TO BE RETAINED		EXISTING WALLS, PARTITIONS, DOORS, AND FITTINGS TO BE RETAINED AND MADE GOOD.
	TO BE DEMOLISHED	FFL 4.500	FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.		EXISTING WALLS, PARTITIONS, DOORS, CEILINGS, JOINERY AND SANITARY WARE, FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
	EXTENT OF FLOOR TO BE REMOVED	+ RL 4.500	SPOT LEVEL - REDUCED LEVEL (METERS) ABOVE DATUM.		
	TO BE REMOVED AND REINSTALLED/REFURBISHED				

- GENERAL NOTES**
- ALL EXISTING NON-ORIGINAL AND NON-STRUCTURAL ITEMS IN RETAINED HERITAGE LISTED BUILDINGS TO BE REMOVED, INCLUDING PARTITIONS, CEILINGS, RAISED FLOORS AND FLOOR FINISHES, FLOOR FINISHES, FIXTURES AND SERVICES.
 - REFER TO THE CONSERVATION MANAGEMENT PLAN FOR DETAILS OF HERITAGE CONSERVATION WORKS.
 - REFER TO HERITAGE CONSULTANTS DRAWINGS FOR DETAILS OF HERITAGE RESTORATION WORKS.
 - PENETRATIONS AND INTERVENTIONS FOR BUILDING SERVICES TBC.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE FLOOR PLANS, ELEVATIONS AND ALL DESIGN DRAWINGS.
 - ALL REMOVED MATERIALS TO BE ASSESSED FOR HERITAGE VALUE AND RECYCLABILITY AND DIRECTED TO APPROPRIATE RECOVERY STREAMS WHERE POSSIBLE TO MAXIMISE RESOURCE VALUE AND MINIMISE LANDFILL.
 - ANY INDICATION OF EXTENT OF EXISTING BLUESTONE COBBLESTONES UNDER RAISED FLOORS AND FINISHES IS ESTIMATED ONLY. TRUE EXTENT TO BE CONFIRMED DURING DEMOLITION.



Project:
495 COLLINS STREET

Drawing Title:
DEMOLITION ELEVATION - EXTERNAL EAST

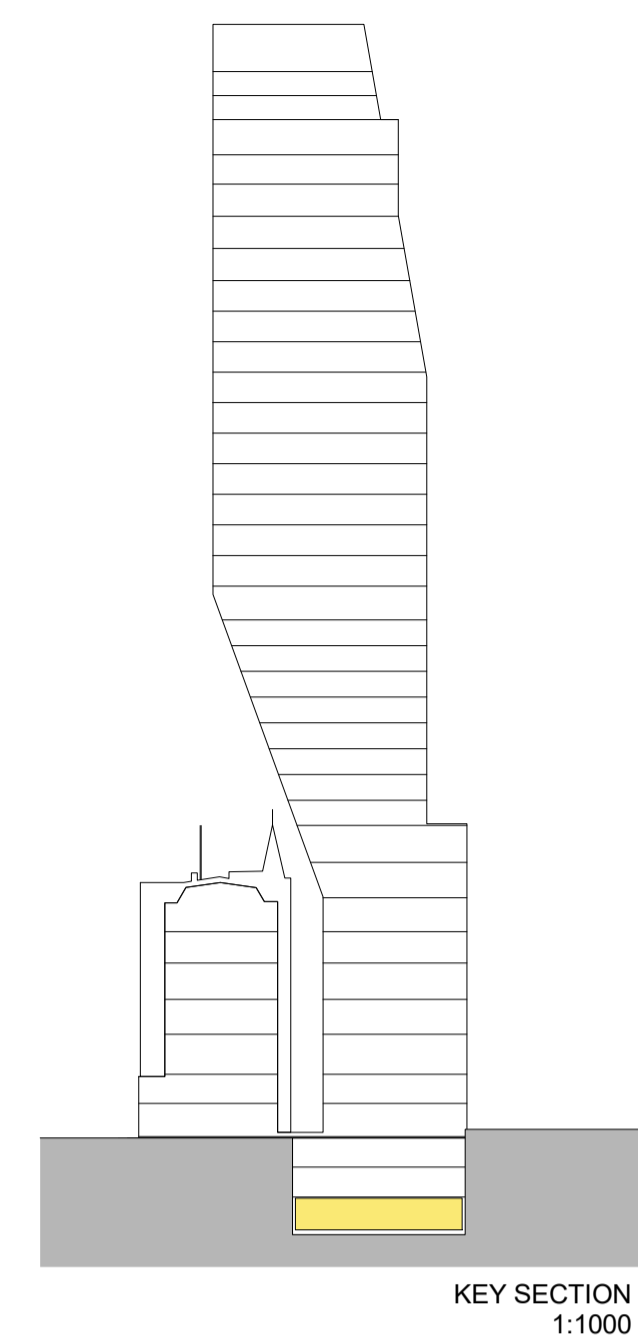
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TP-15-342

Revision: **1** Date: **DEC. 2023**

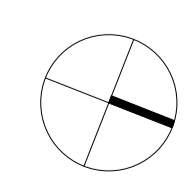
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1 FLOOR PLAN - BASEMENT B3
SCALE 1 : 200



Project:
495 COLLINS STREET

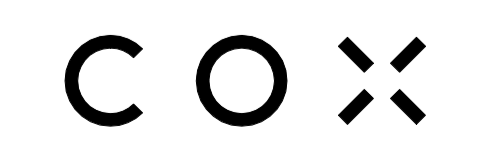
Drawing Title:
BASEMENT 3 FLOOR PLAN

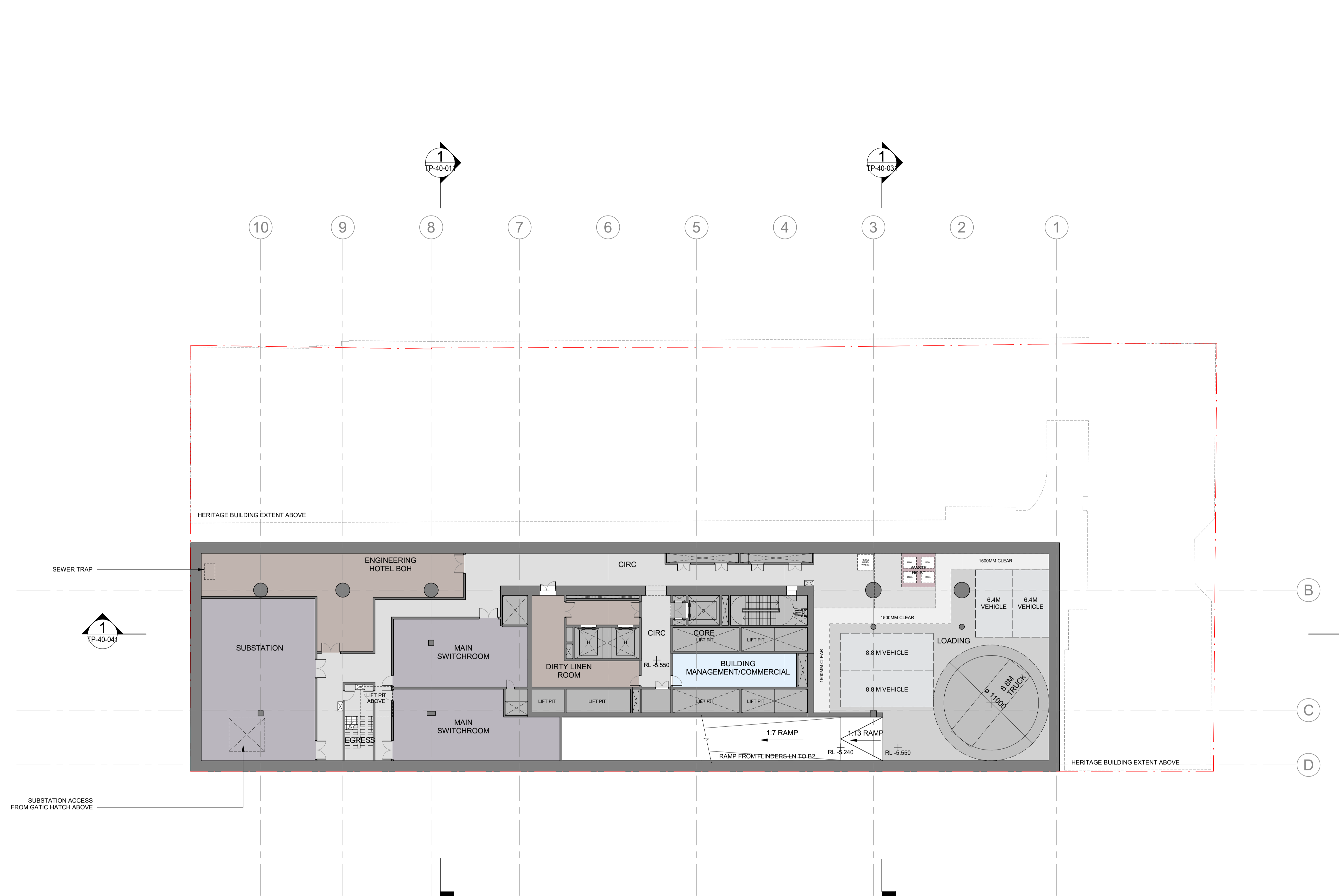
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TP-21-071

Revision: **1**
Date: **DEC. 2023**

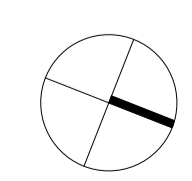
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1 FLOOR PLAN - BASEMENT B2
SCALE 1 : 200



Project:
495 COLLINS STREET

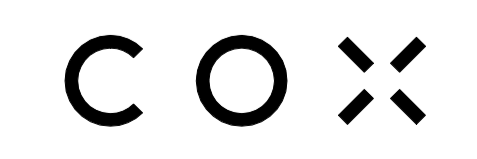
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BASEMENT 2 FLOOR PLAN

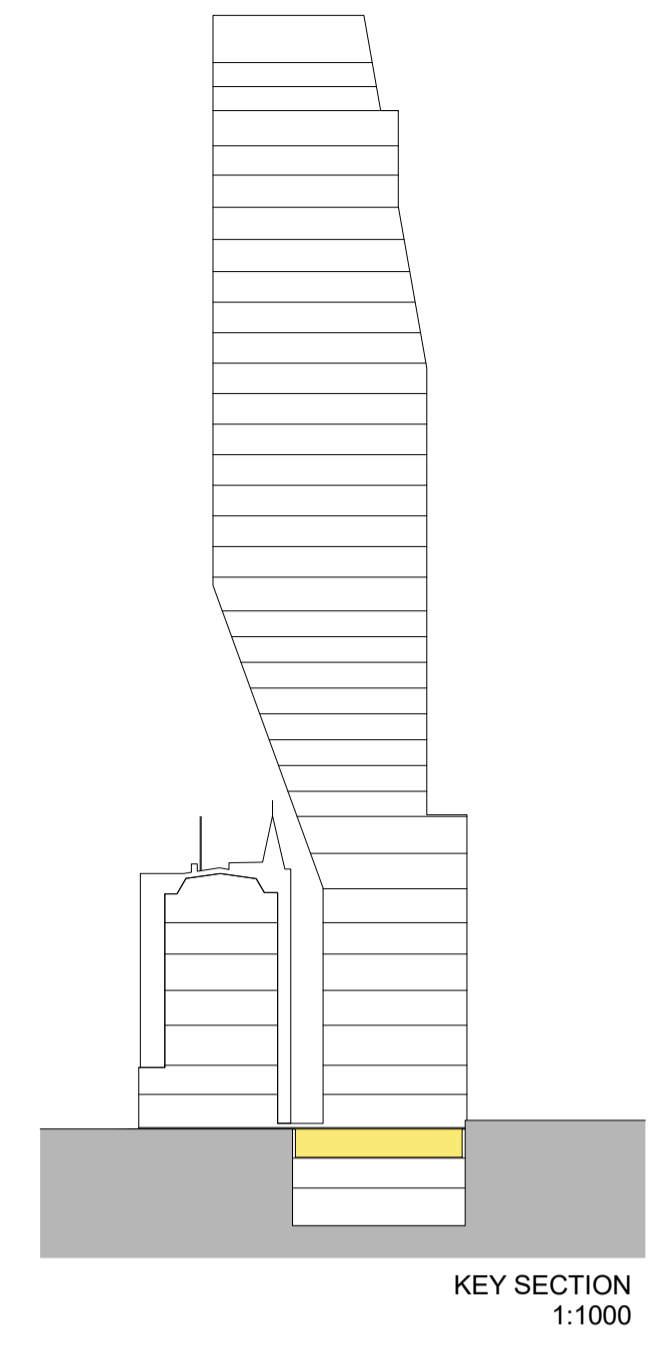
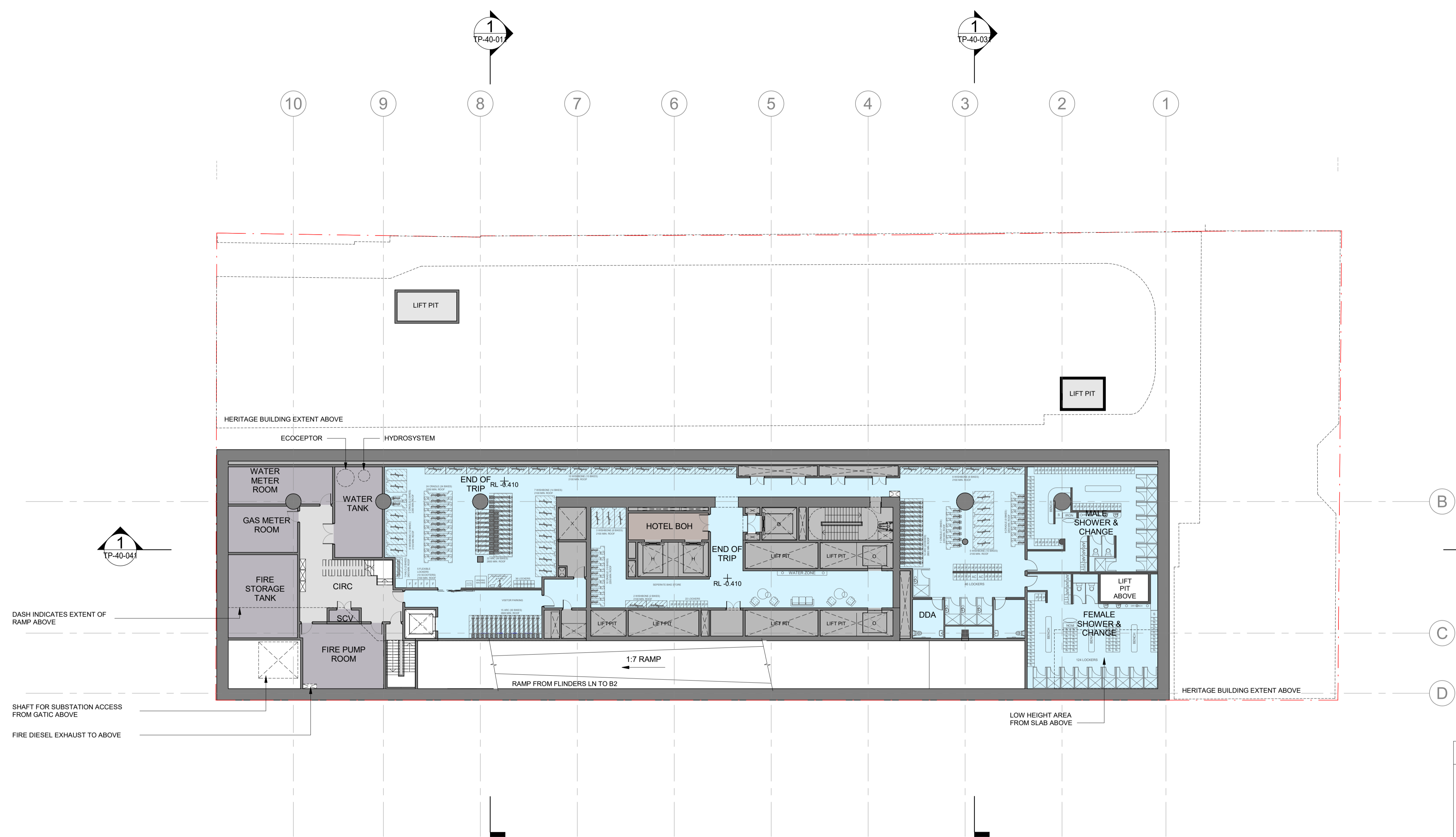
Drawing Number:
TP-21-081

Revision: **1** Date: **DEC. 2023**

Scale: **1 : 200 @ A1**

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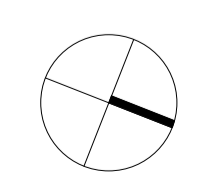


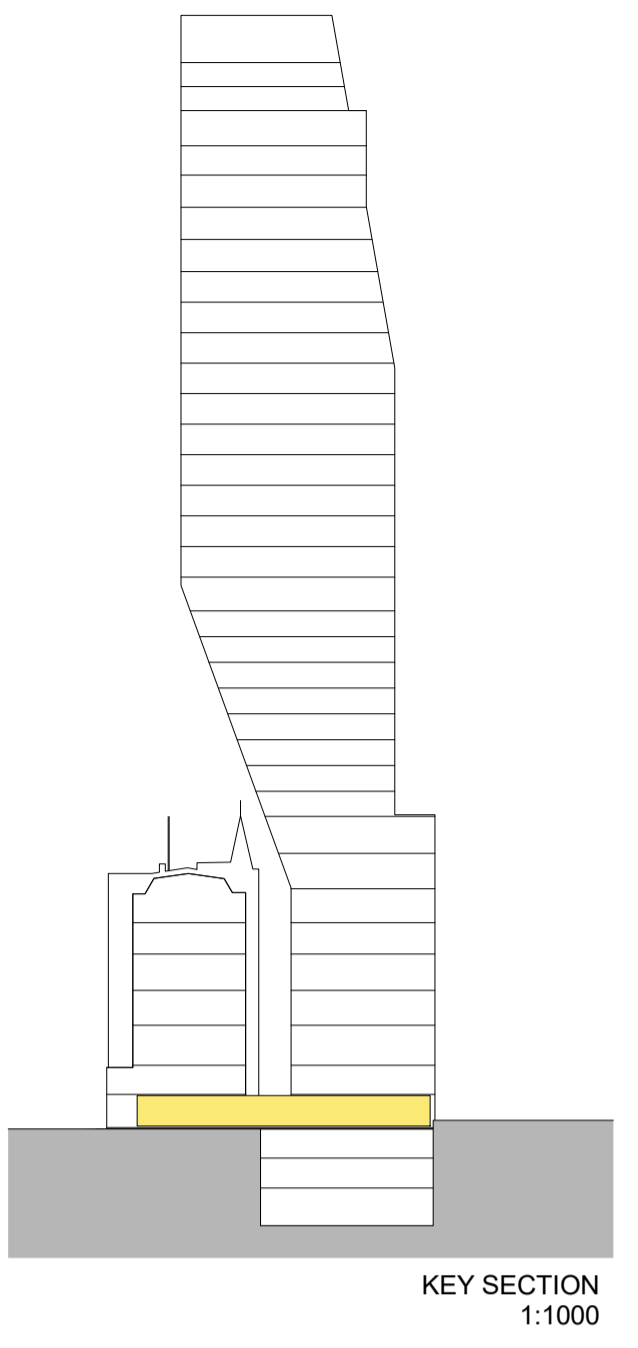
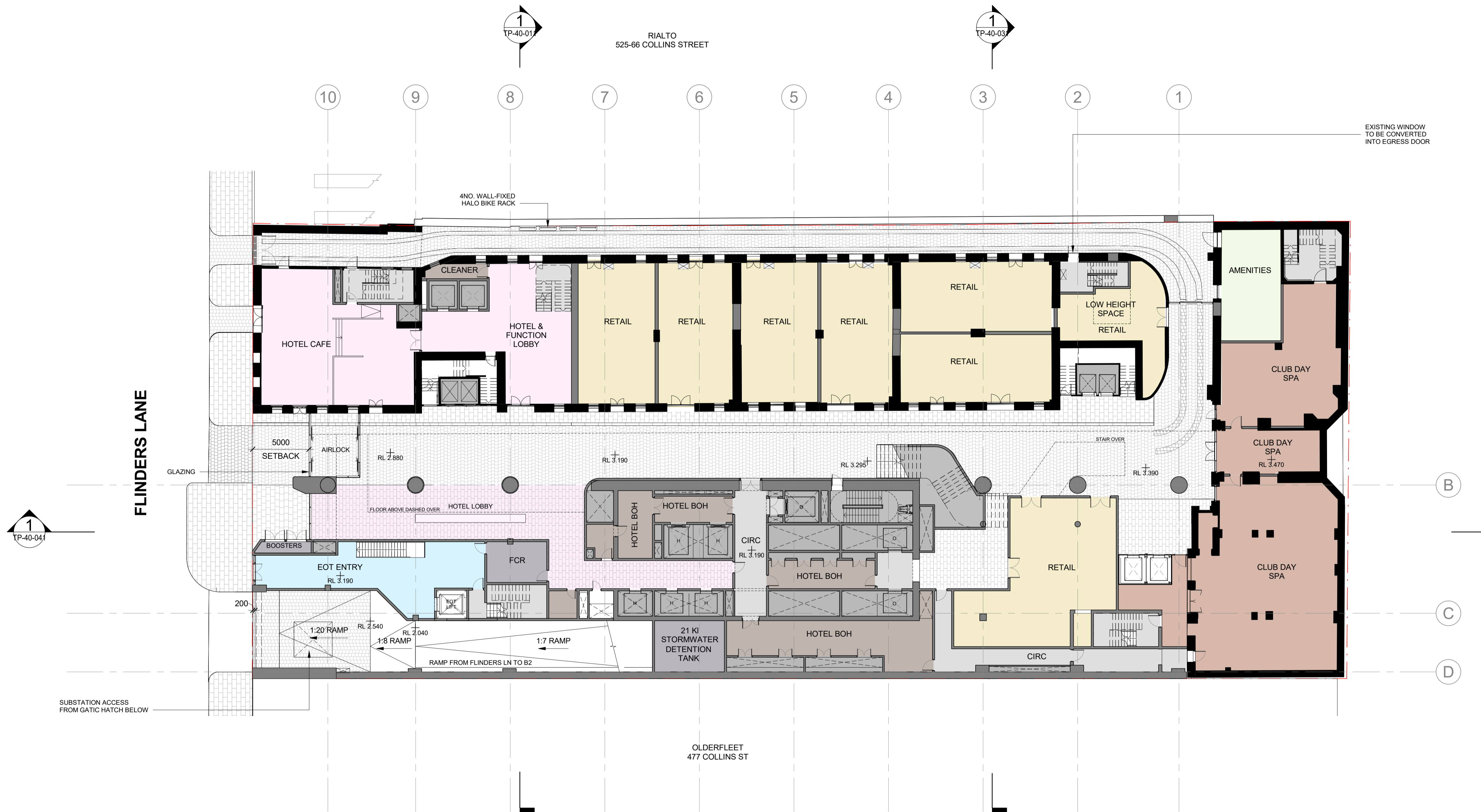


1 FLOOR PLAN - BASEMENT B1
SCALE 1 : 200

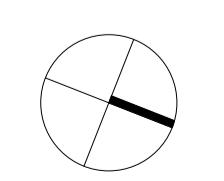
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BIKE RACKS
• 221 BIKES
• 10 SCOOTERS
LOCKERS
• 364 LOCKERS
• 136 MALE
• 124 FEMALE
• 46 UNISEX
• 22 IN SEPARATE BIKE STORE
• 36 IN BIKE STORE
SHOWERS:
• 23 SHOWERS
• 8 MALE
• 9 FEMALE
• 4 FLEXIBLE
• 2 DDA





1 FLOOR PLAN - FLINDERS LANE LEVEL
SCALE 1 : 200



Project:
495 COLLINS STREET

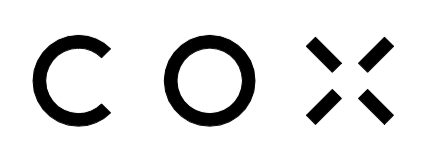
Drawing Title:
FLINDERS LANE FLOOR PLAN

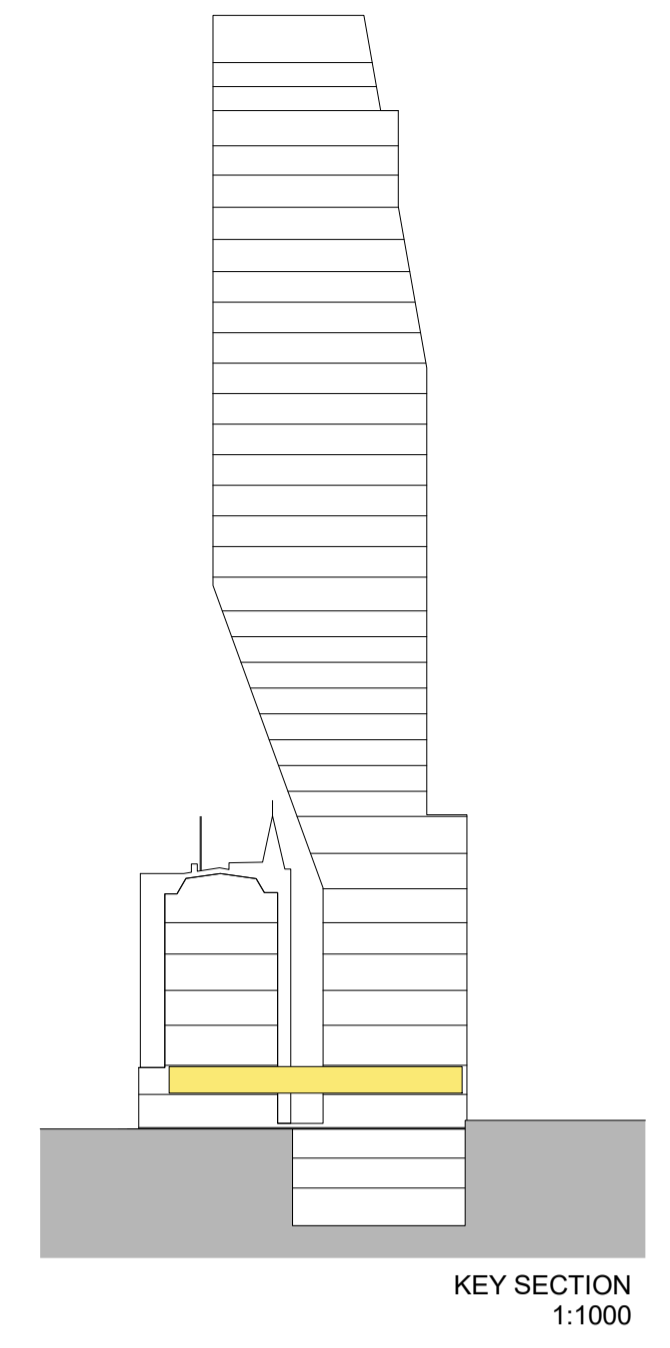
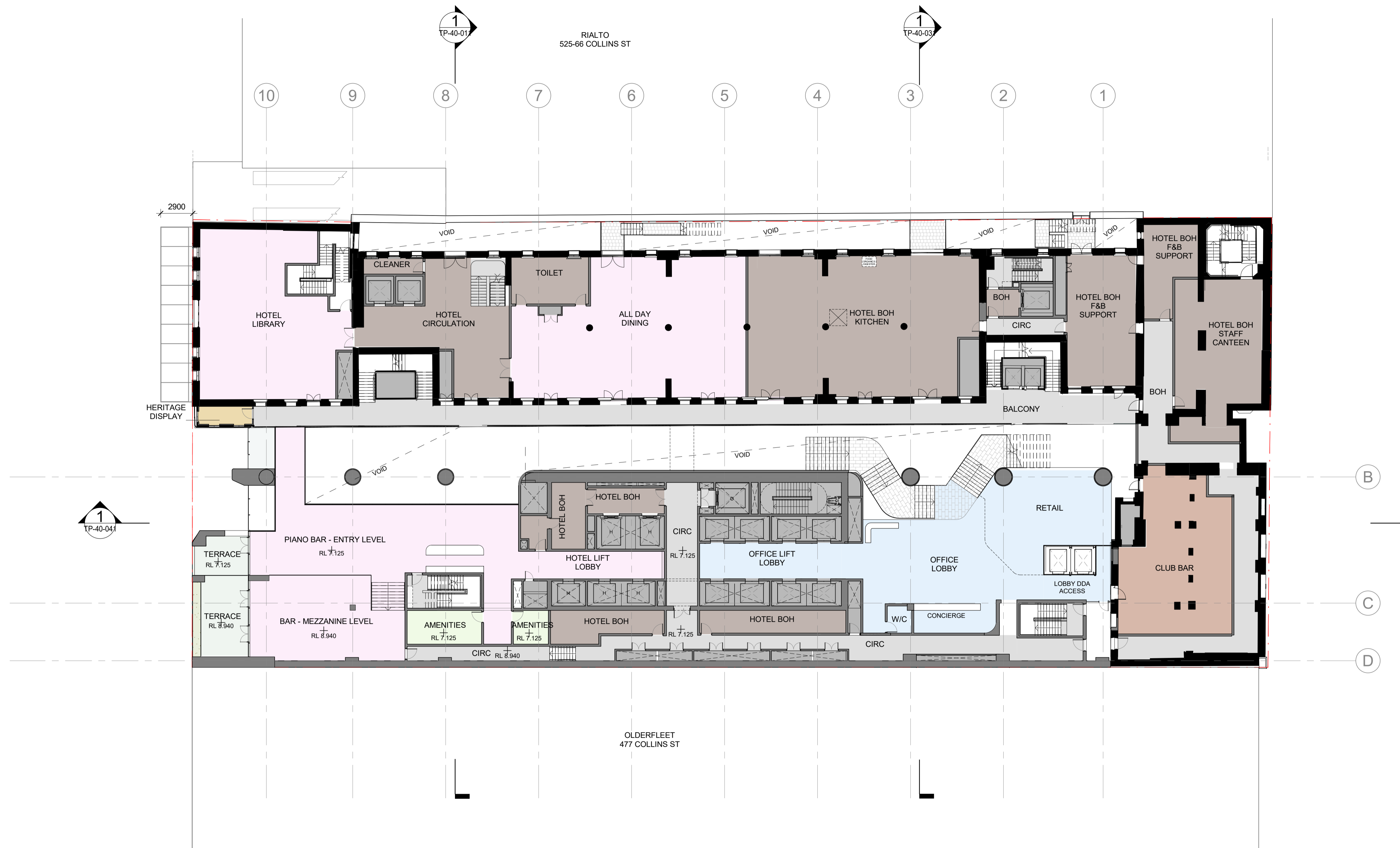
Drawing Number:
TP-21-101

Revision:
1 DEC. 2023

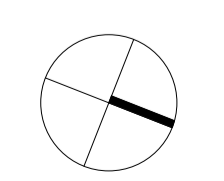
Date:
1 : 200 @ A1

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1 FLOOR PLAN - LOWER GROUND LEVEL
SCALE 1 : 200



Project:
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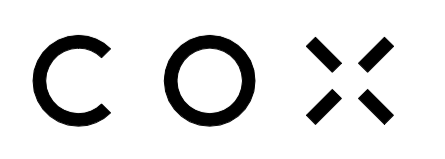
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LOWER GROUND FLOOR PLAN

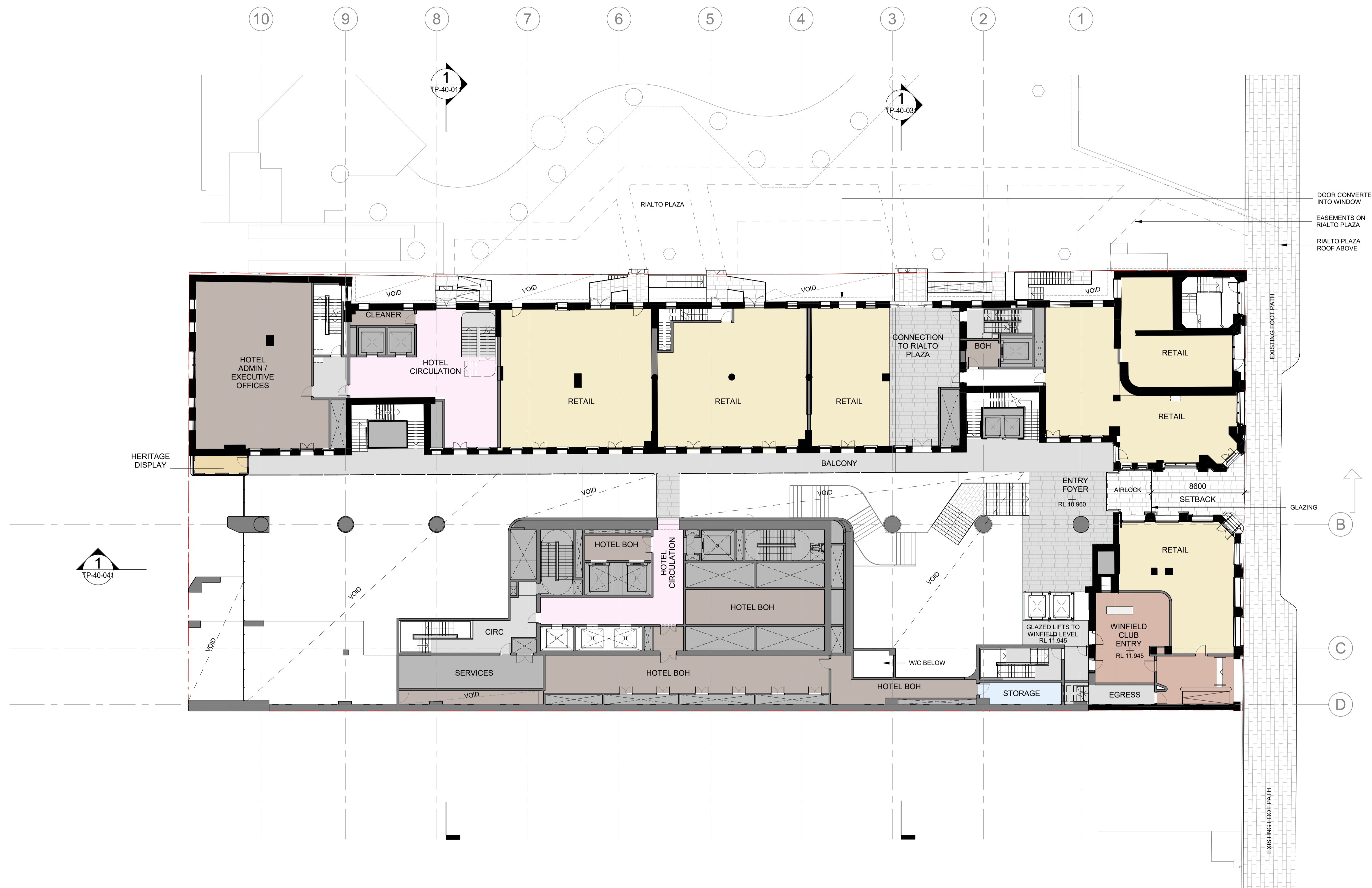
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Revision: **1**
Date: **DEC. 2023**

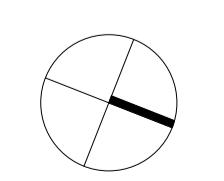
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1 : 200 @ A1

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1 FLOOR PLAN - COLLINS ST / GROUND LEVEL
SCALE 1 : 200



Project:
495 COLLINS STREET

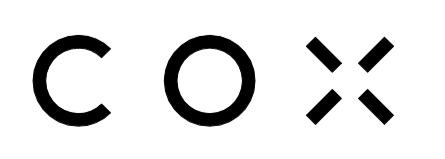
Drawing Title:
COLLINS ST GROUND FLOOR PLAN

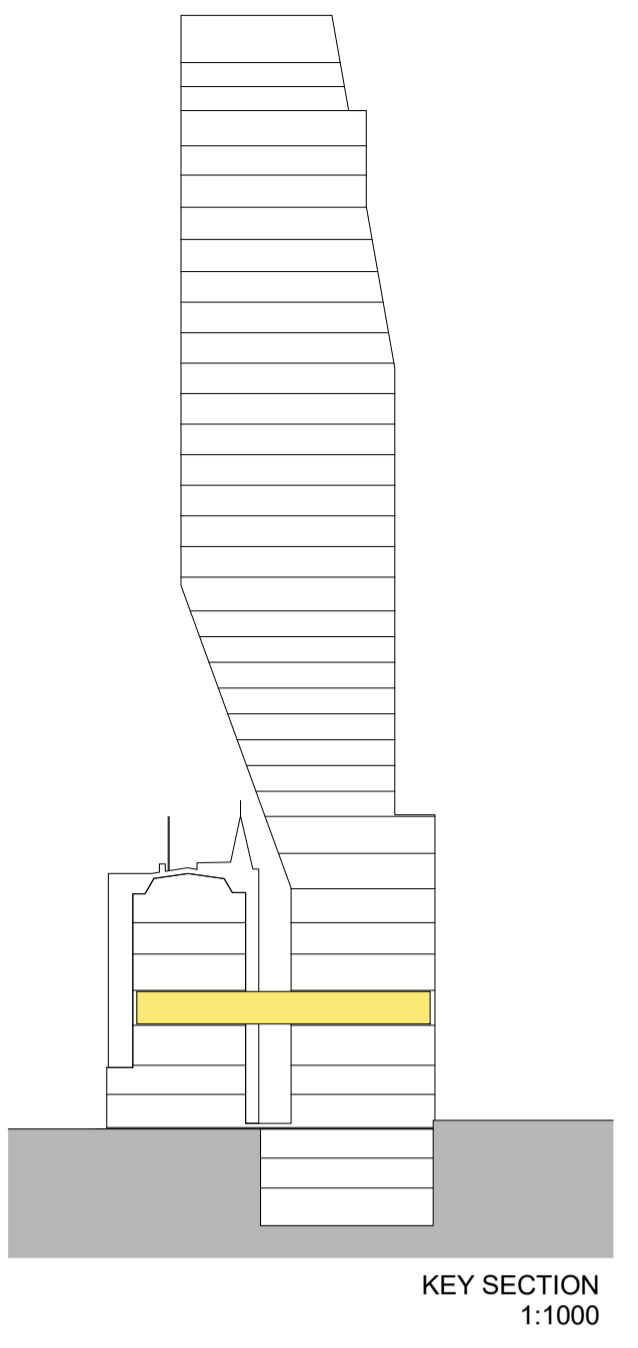
Drawing Number:
TP-21-103

Revision: **1** Date: **DEC. 2023**

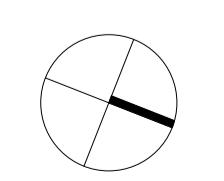
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1 FLOOR PLAN - LEVEL 1
SCALE 1 : 200



Project:
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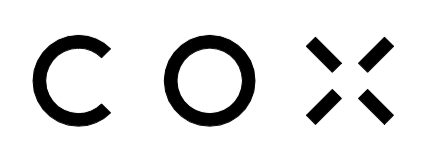
Drawing Title:
LEVEL 1 FLOOR PLAN

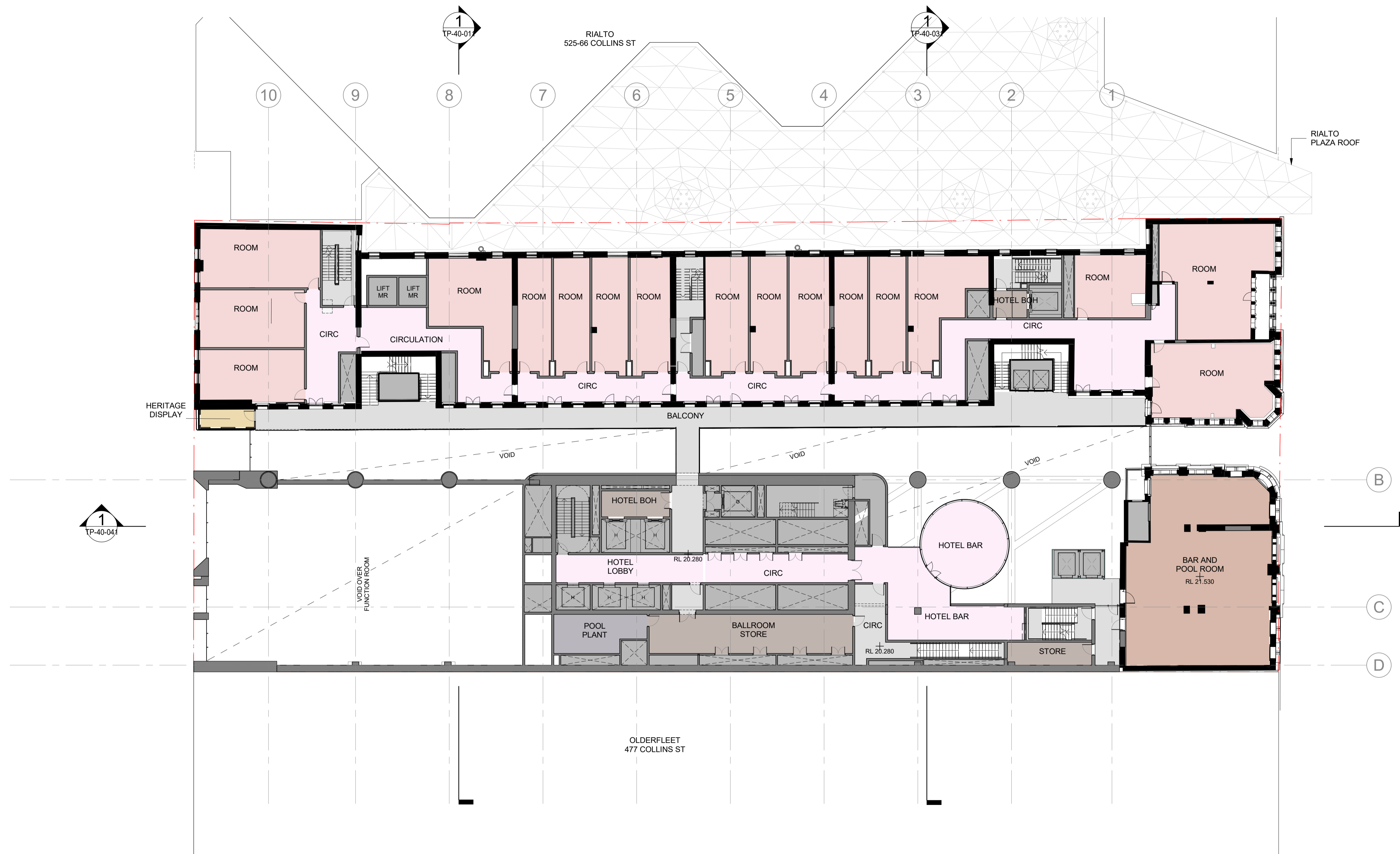
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Revision: **1**
Date: **DEC. 2023**

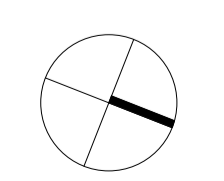
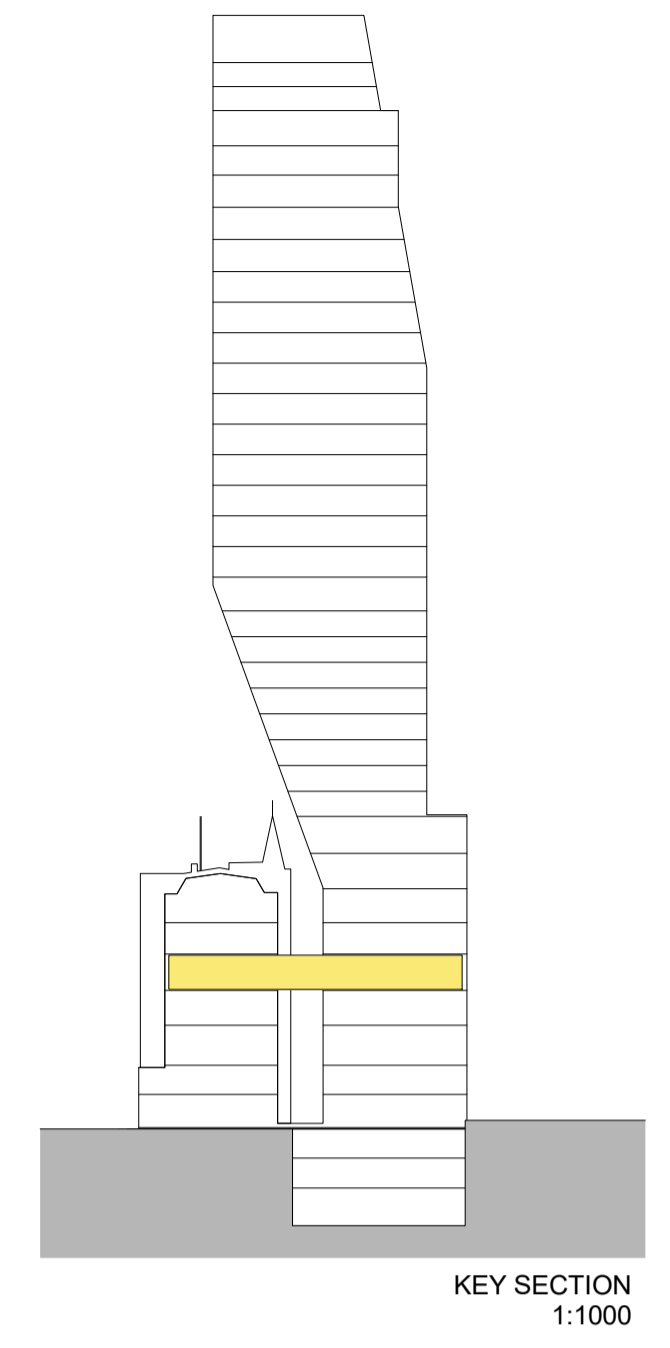
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1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 2
SCALE 1 : 200



Project:
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Drawing Title:
LEVEL 2 FLOOR PLAN

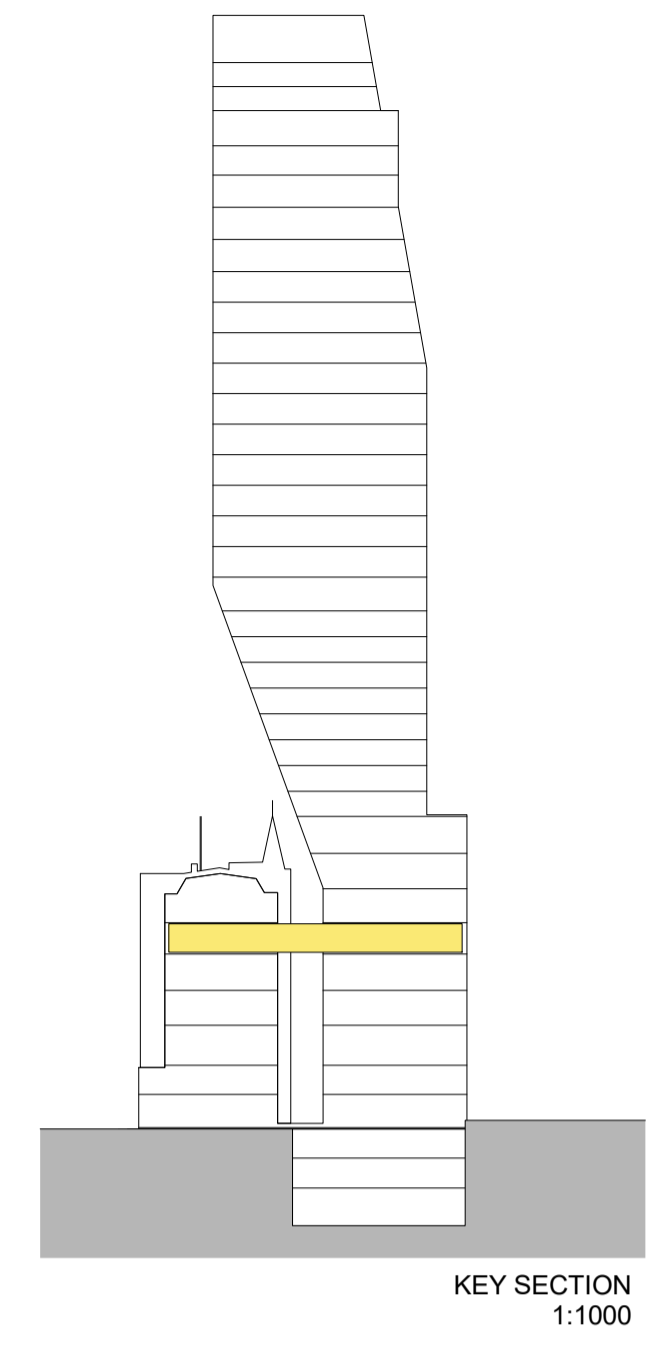
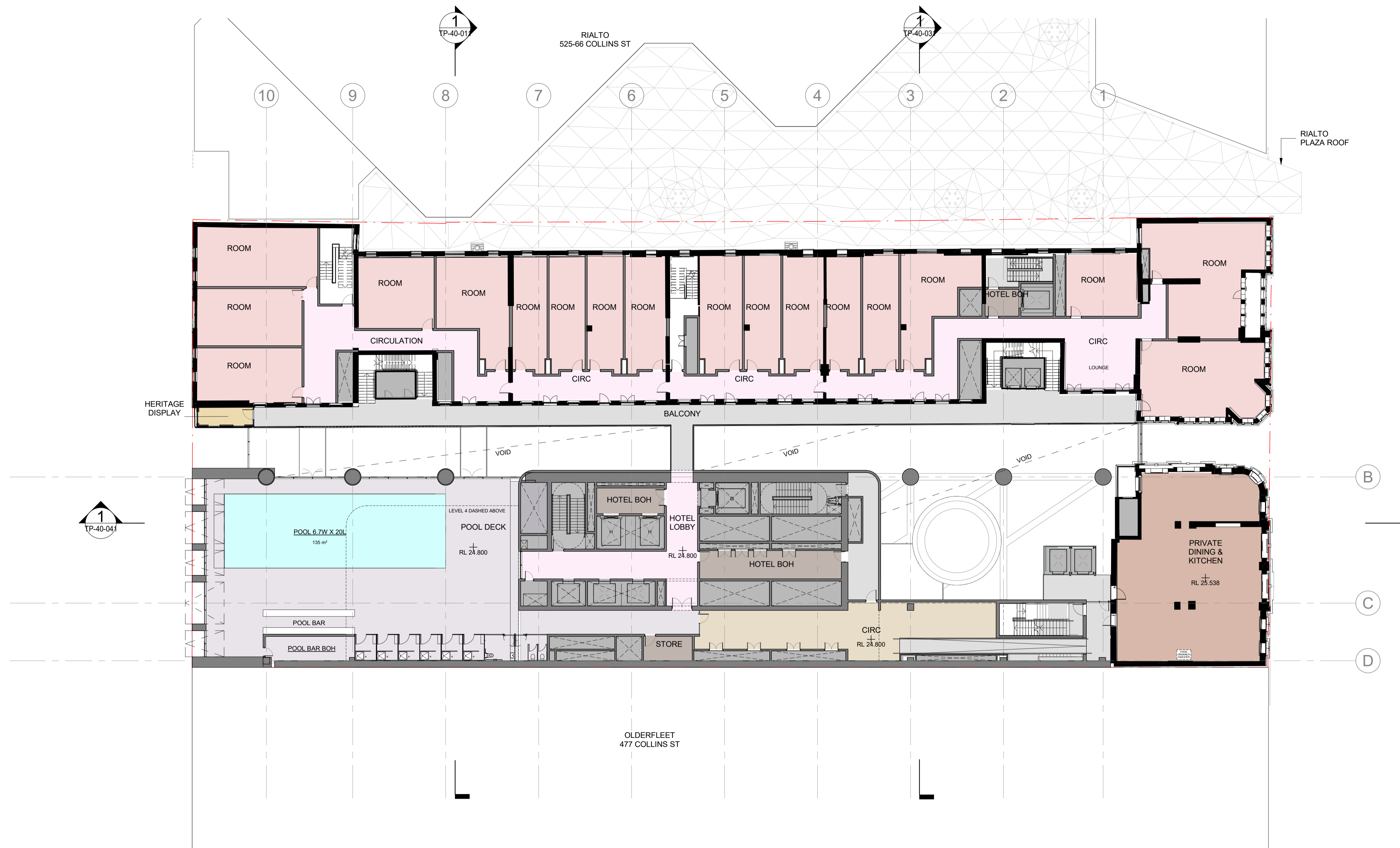
Drawing Number:
TP-21-121

Revision: **1**
Date: **DEC. 2023**

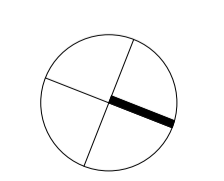
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1 FLOOR PLAN - LEVEL 3
SCALE 1 : 200



Project:
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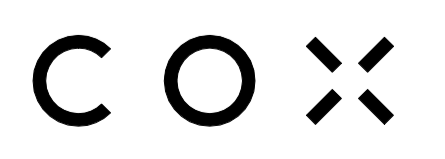
Drawing Title:
LEVEL 3 FLOOR PLAN

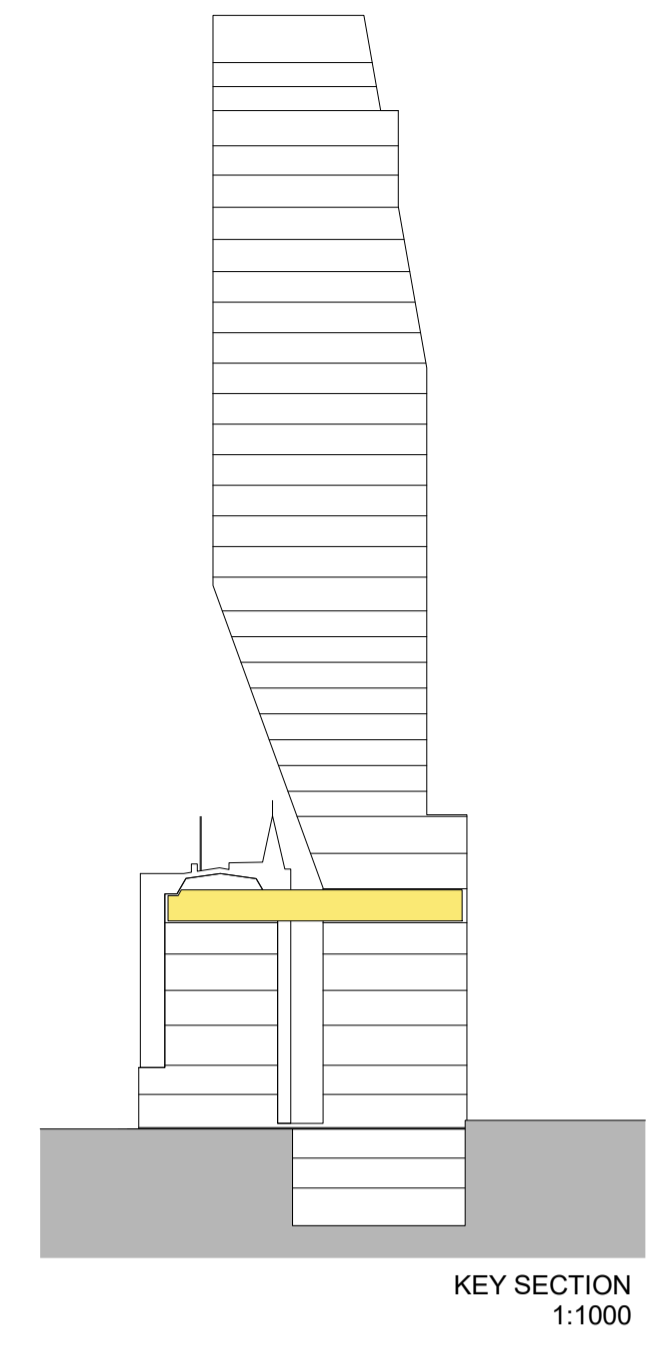
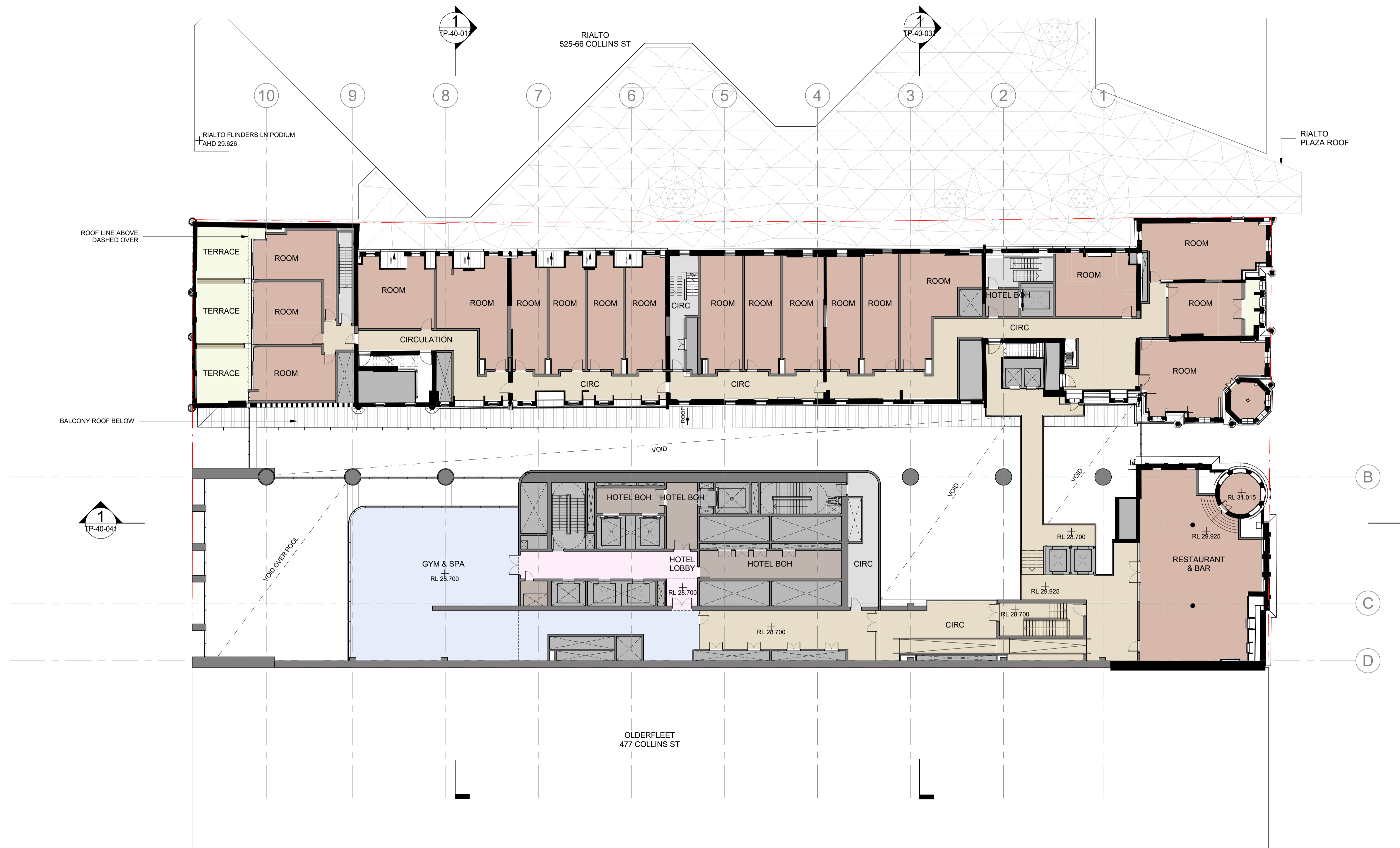
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TP-21-131

Revision: **1** Date: **DEC. 2023**

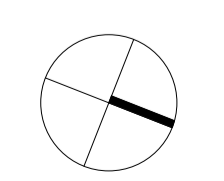
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1 FLOOR PLAN - LEVEL 4
SCALE 1 : 200



Project:
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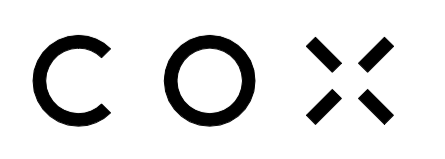
Drawing Title:
LEVEL 4 FLOOR PLAN

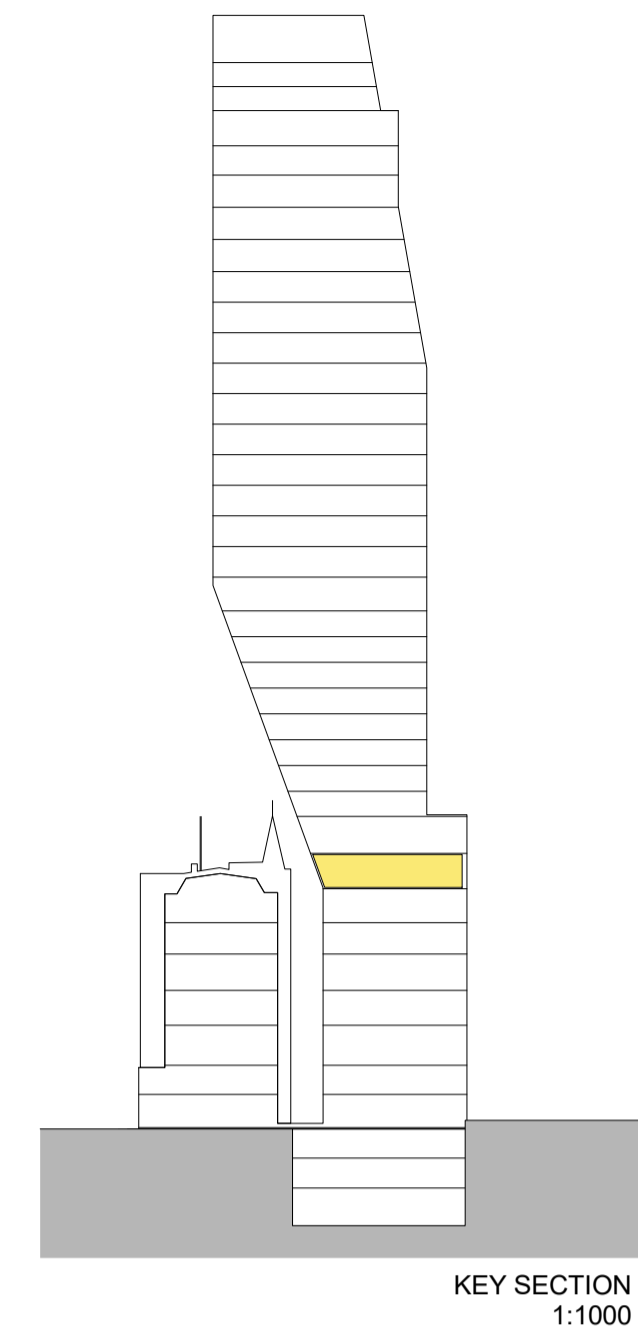
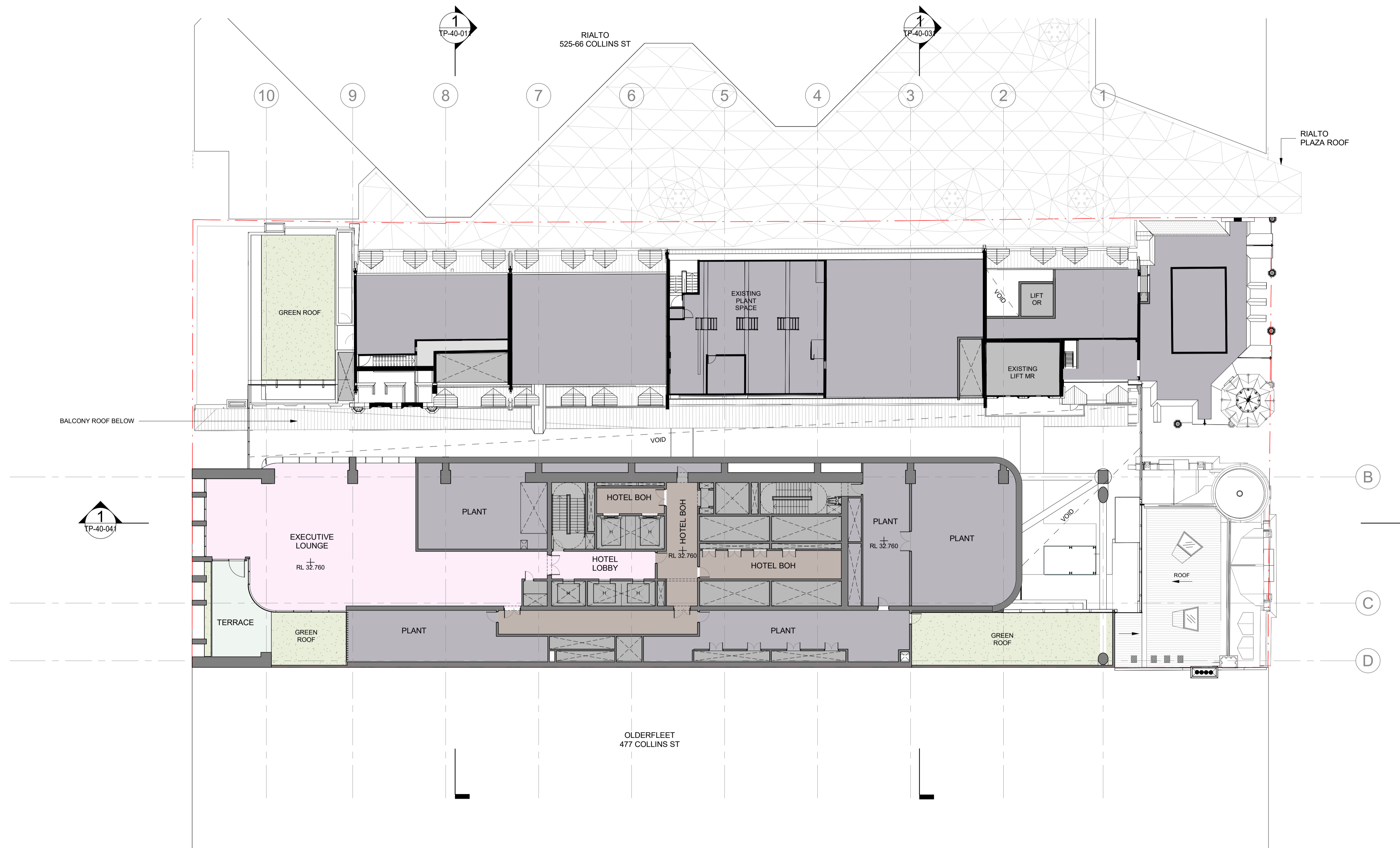
Drawing Number:
TP-21-141

Revision:
1 DEC. 2023

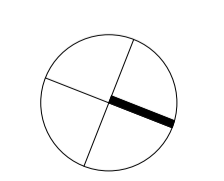
Date:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 5
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
LEVEL 5 FLOOR PLAN

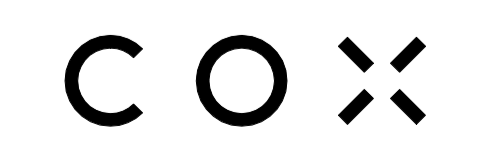
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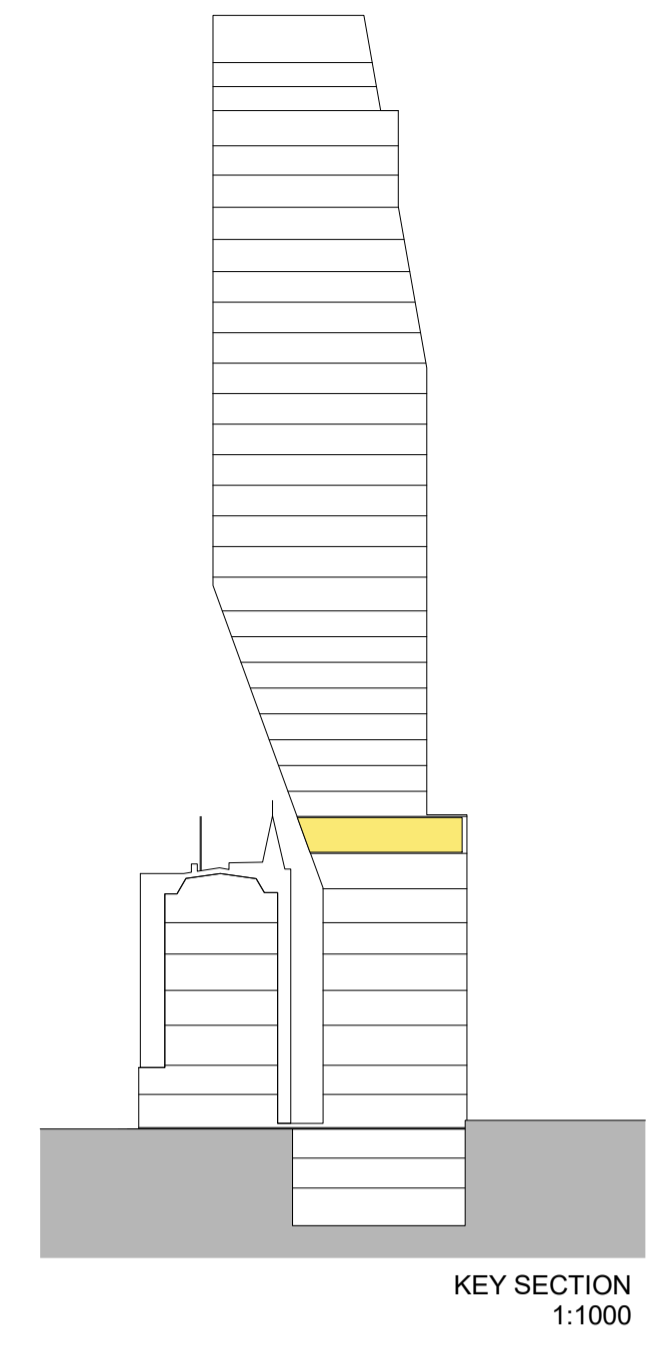
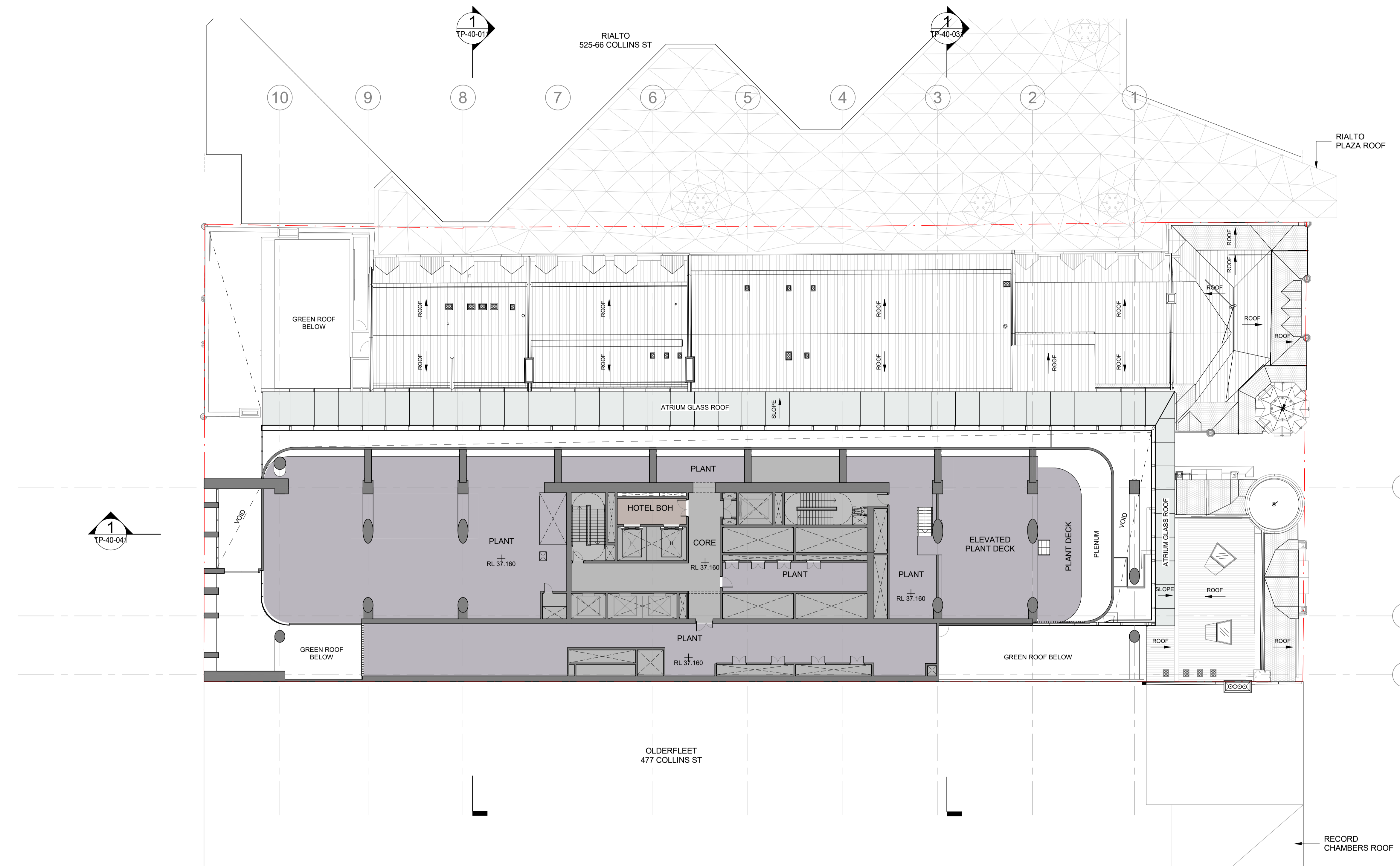
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Date:
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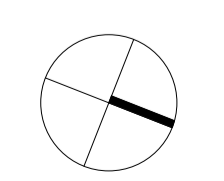
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1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 6
SCALE 1 : 200



Project:
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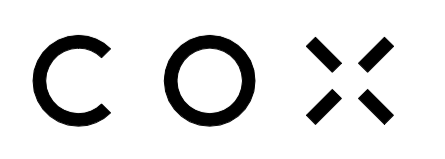
Drawing Title:
LEVEL 6 FLOOR PLAN

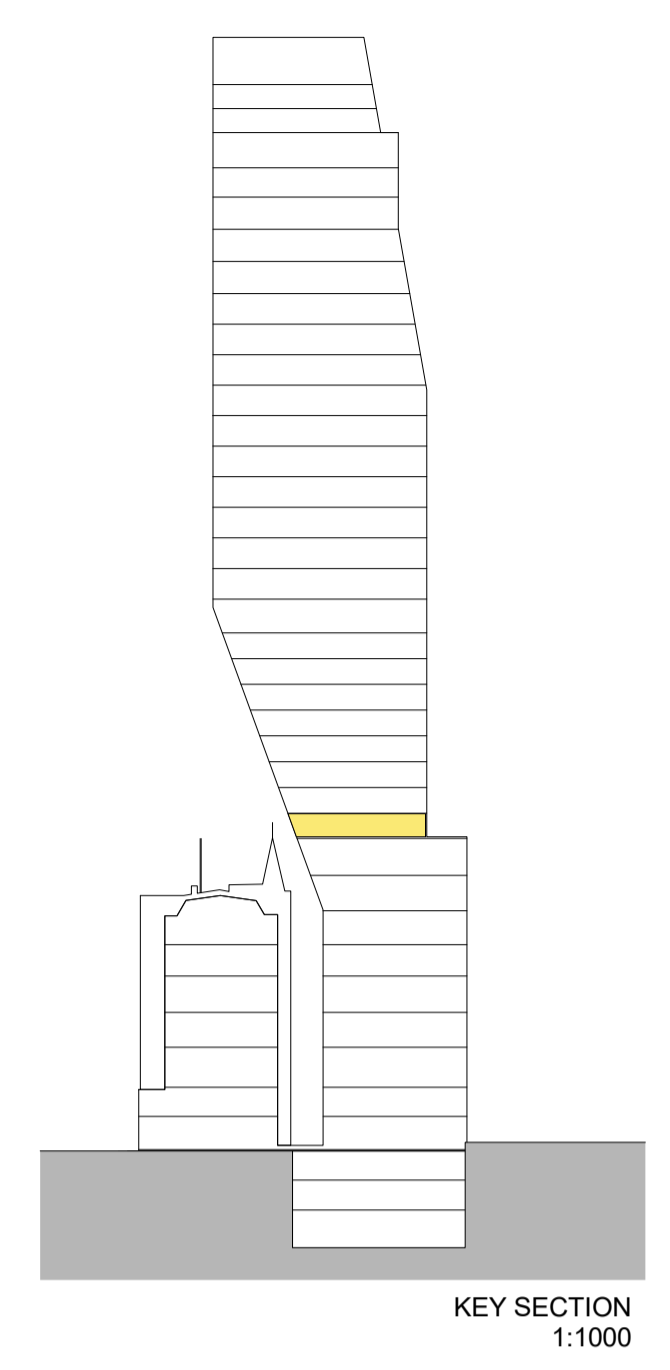
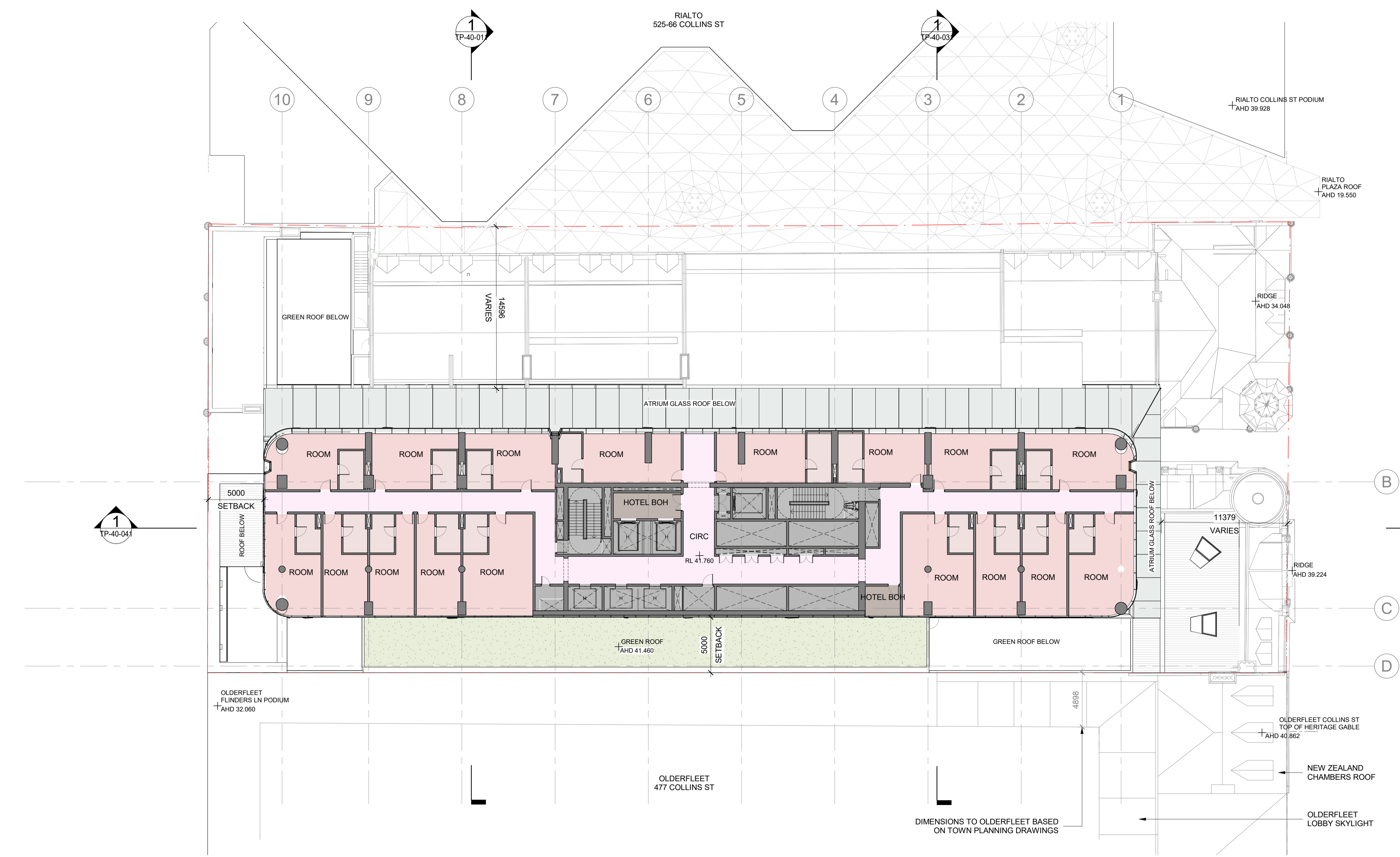
Drawing Number:
TP-21-161

Revision: **1**
Date: **DEC. 2023**

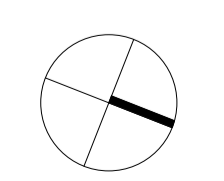
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 7
SCALE 1 : 200



Project:
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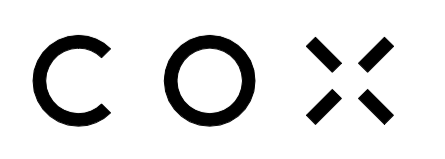
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LEVEL 7 FLOOR PLAN

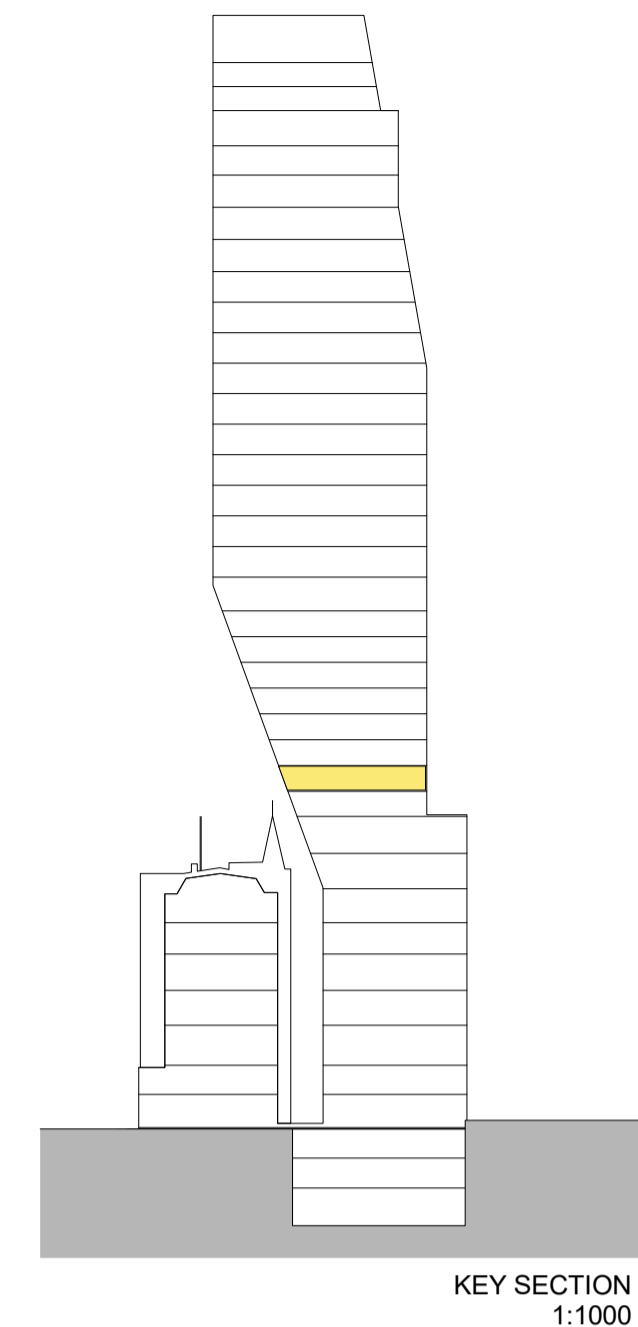
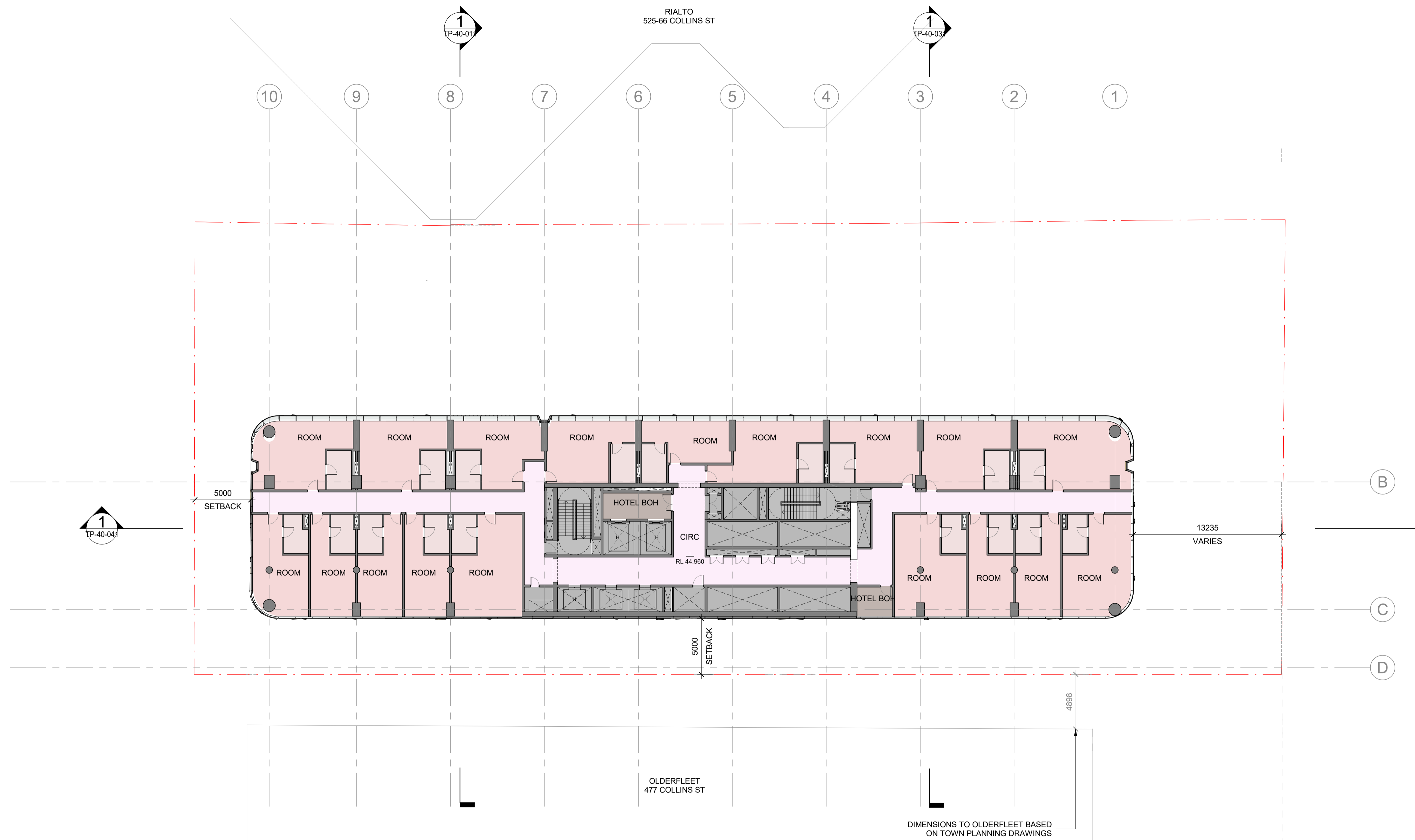
Drawing Number:
TP-21-171

Revision: **1** Date: **DEC. 2023**

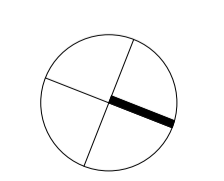
Scale: **1 : 200 @ A1**

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1 FLOOR PLAN - LEVEL 8
SCALE 1 : 200



Project:
495 COLLINS STREET

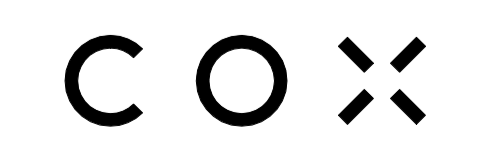
Drawing Title:
LEVEL 8 FLOOR PLAN

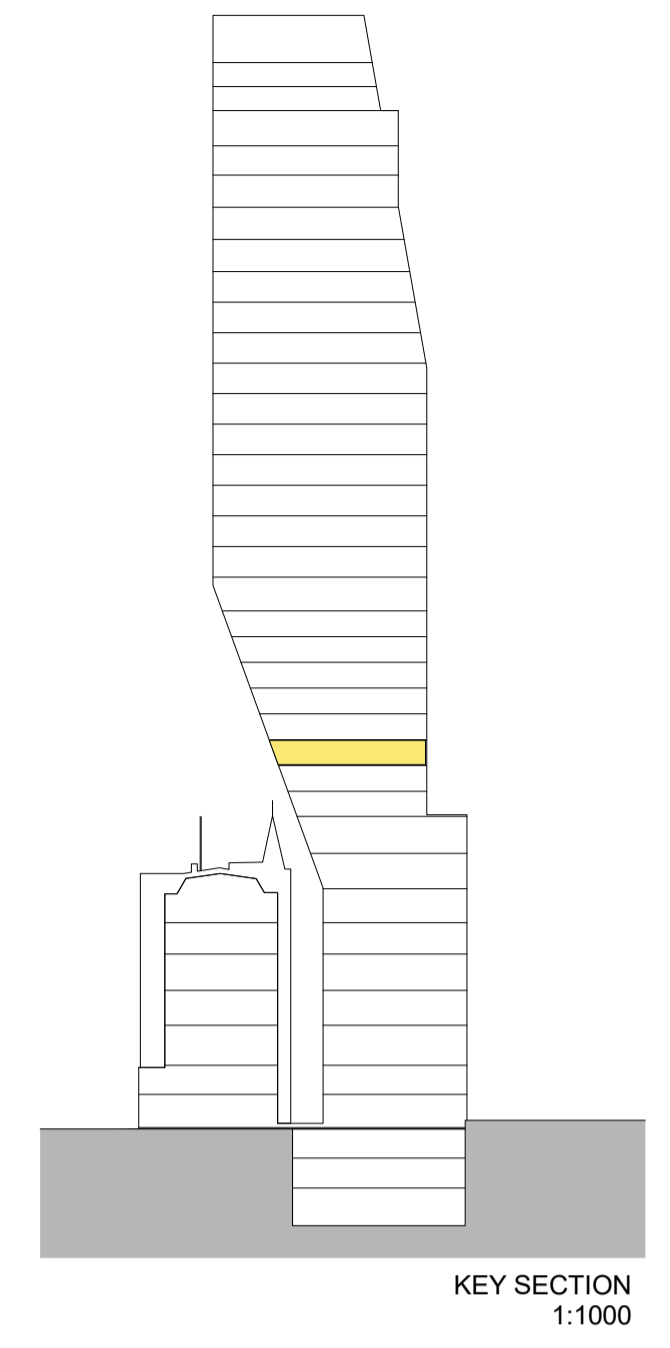
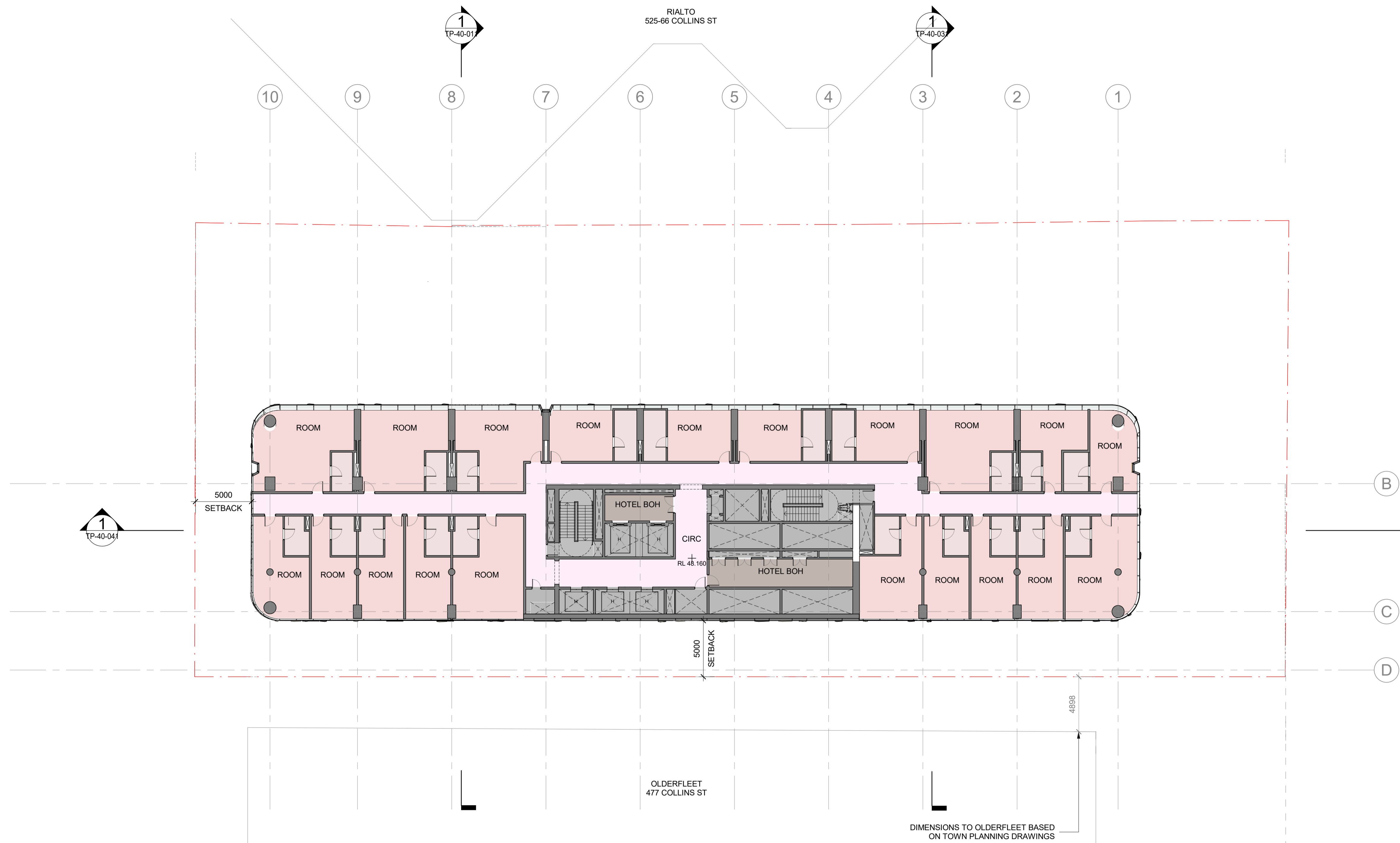
Drawing Number:
TP-21-181

Revision: **1**
Date: **DEC. 2023**

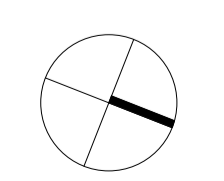
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 9
SCALE 1 : 200



Project:
495 COLLINS STREET

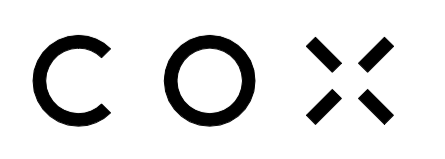
Drawing Title:
LEVEL 9 FLOOR PLAN

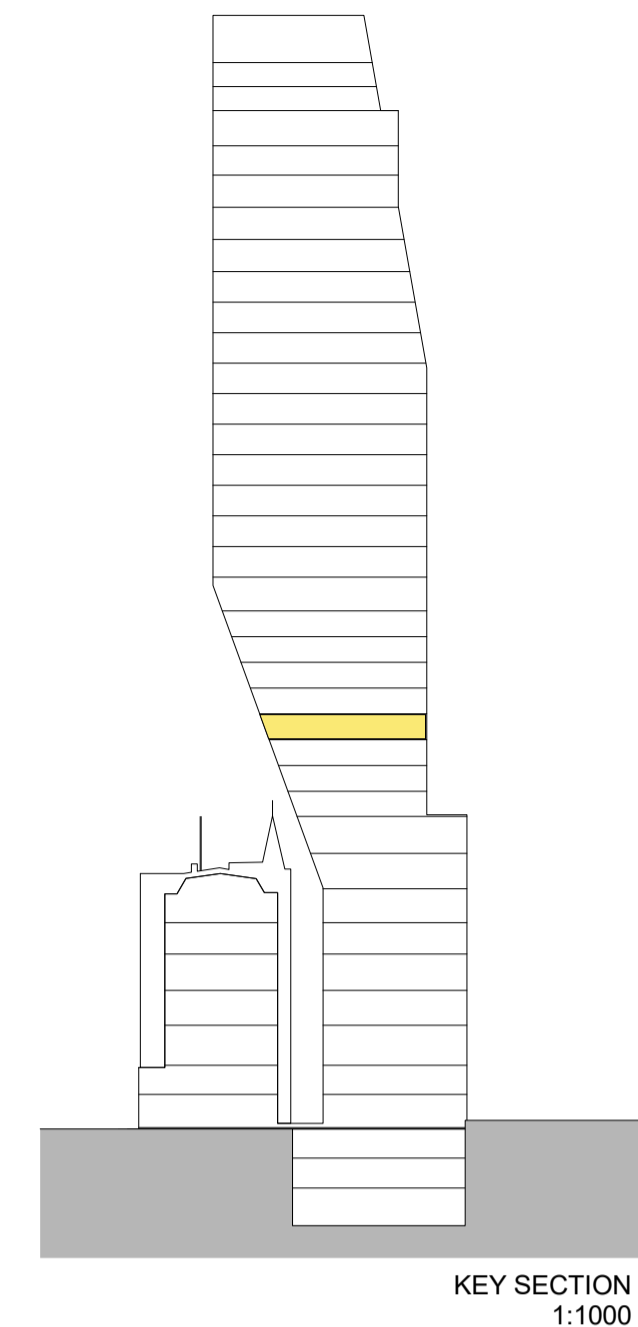
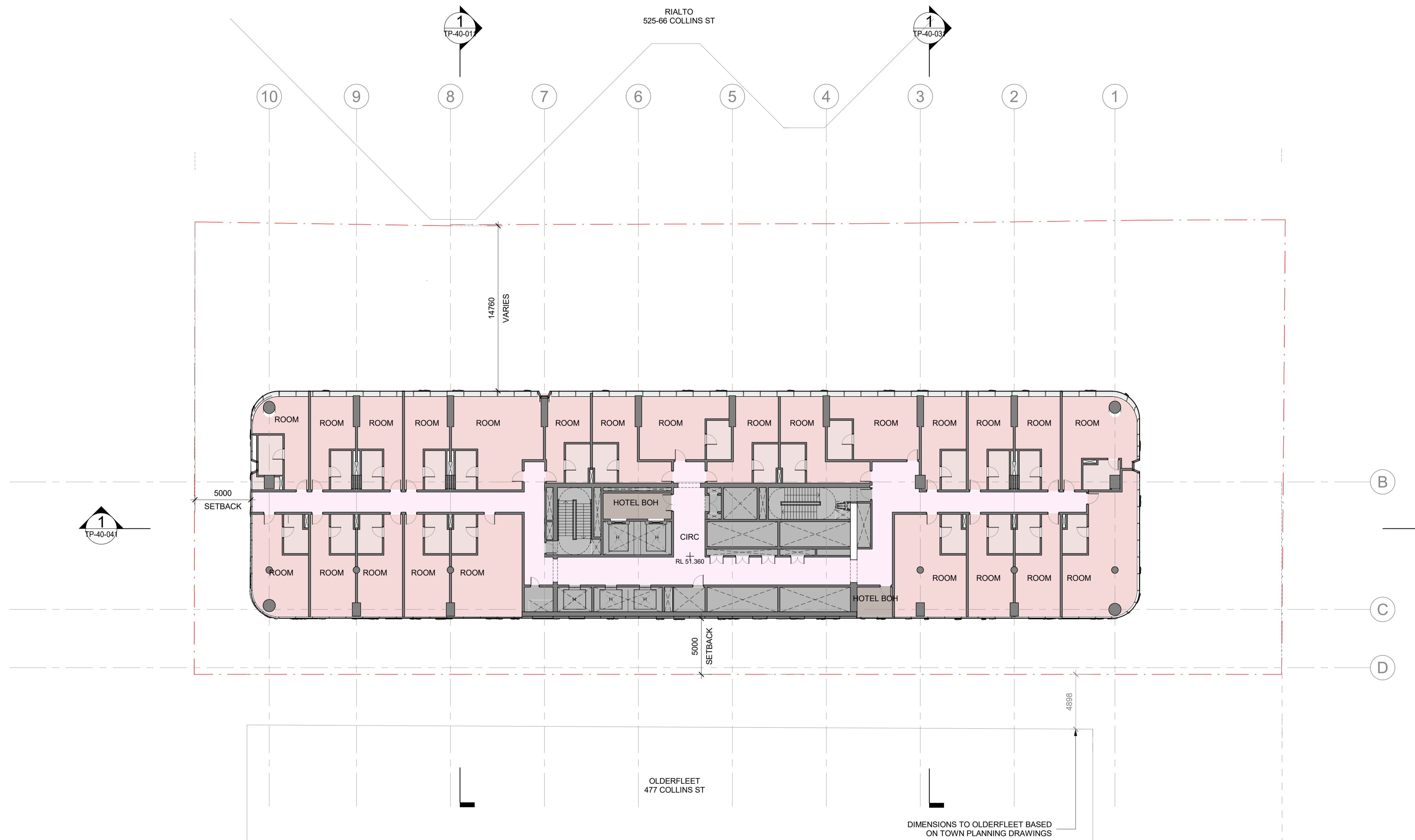
Drawing Number:
TP-21-191

Revision: **1**
Date: **DEC. 2023**

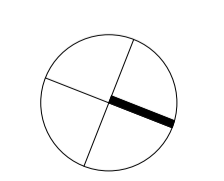
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 10
SCALE 1 : 200



Project:
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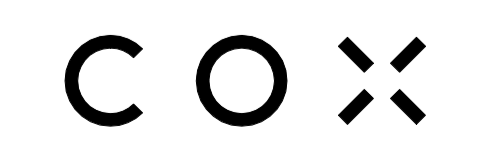
Drawing Title:
LEVEL 10 FLOOR PLAN

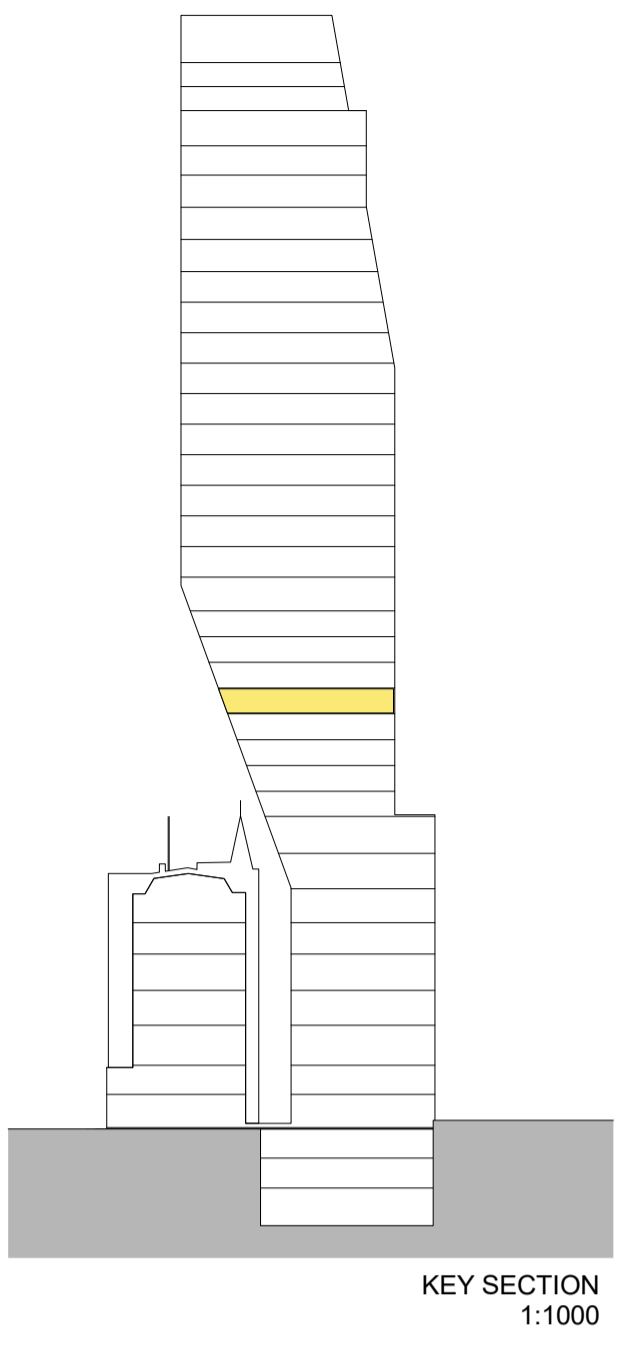
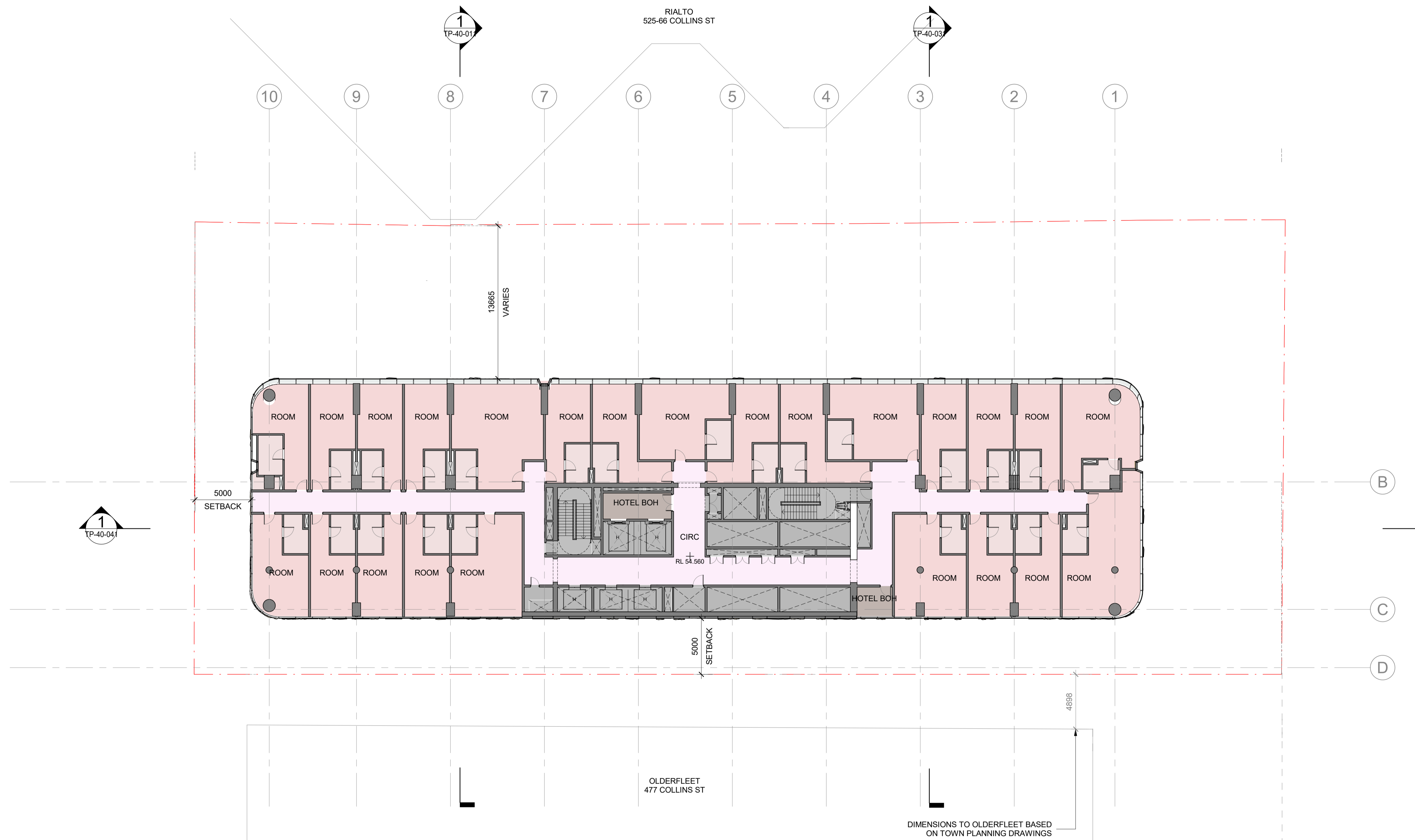
Drawing Number:
TP-21-201

Revision: **1**
Date: **DEC. 2023**

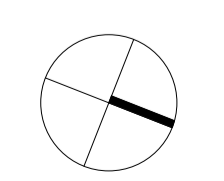
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 11
SCALE 1 : 200



Project:
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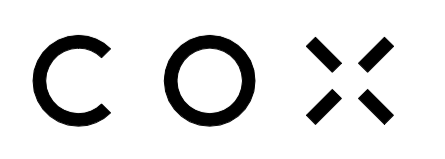
Drawing Title:
LEVEL 11 FLOOR PLAN

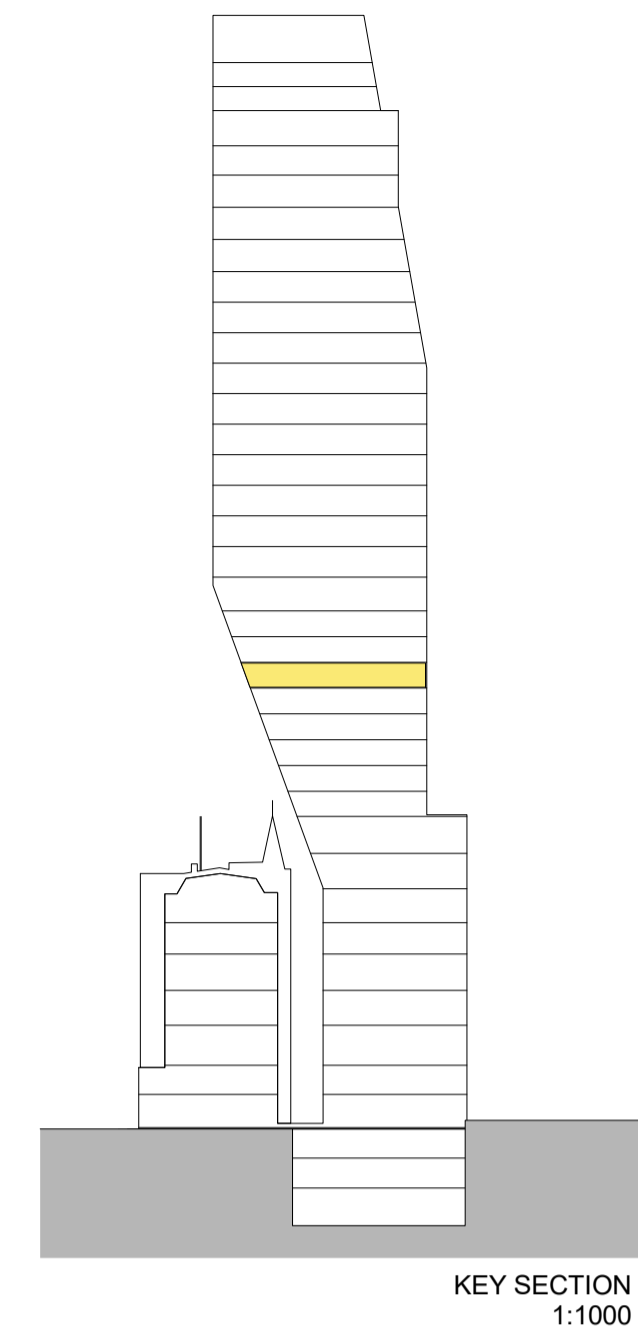
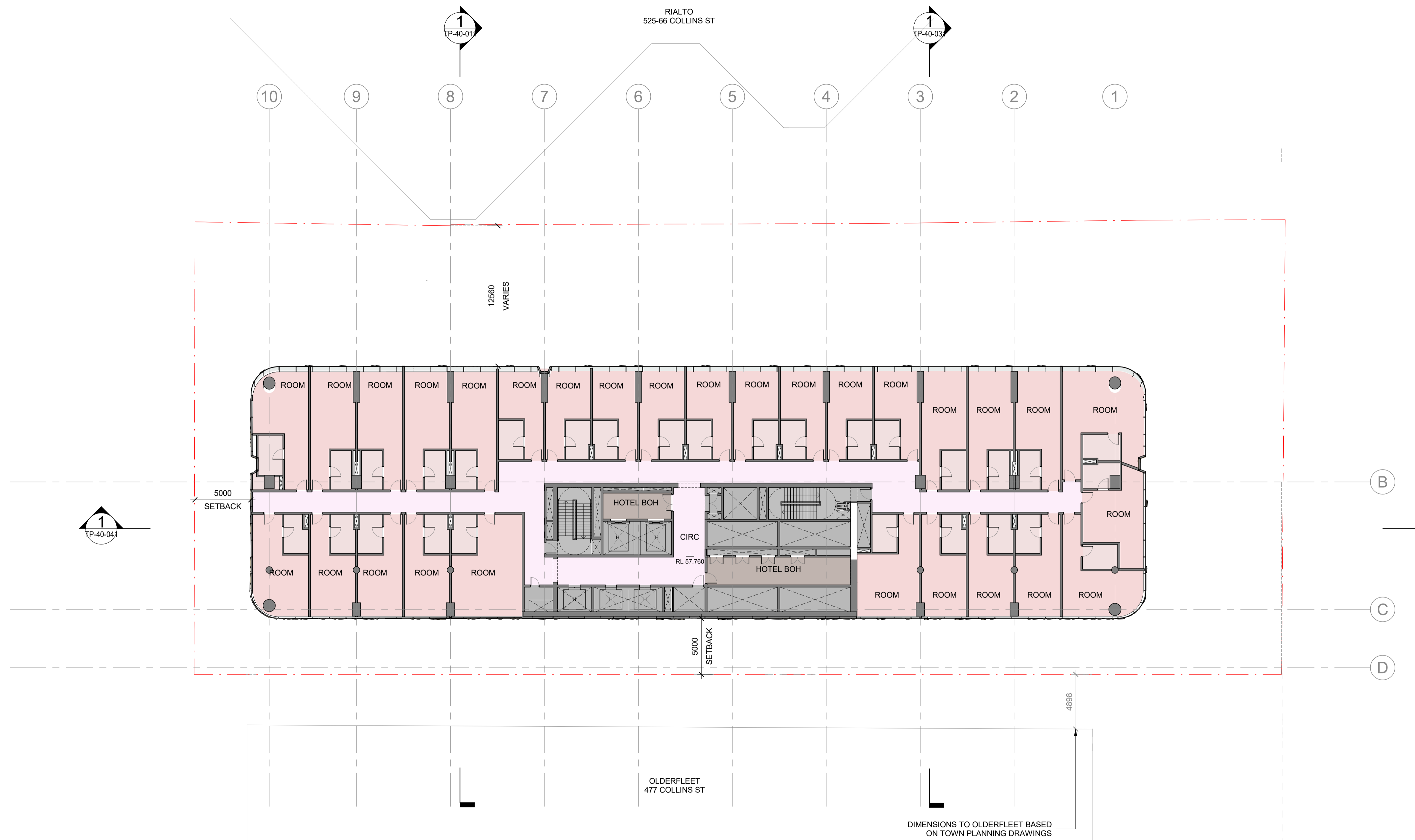
Drawing Number:
TP-21-211

Revision: **1**
Date: **DEC. 2023**

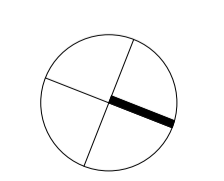
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 12
SCALE 1 : 200



Project:
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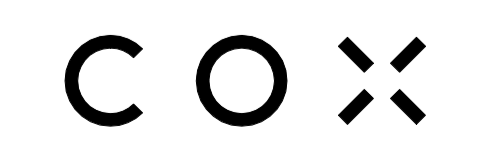
Drawing Title:
LEVEL 12 FLOOR PLAN

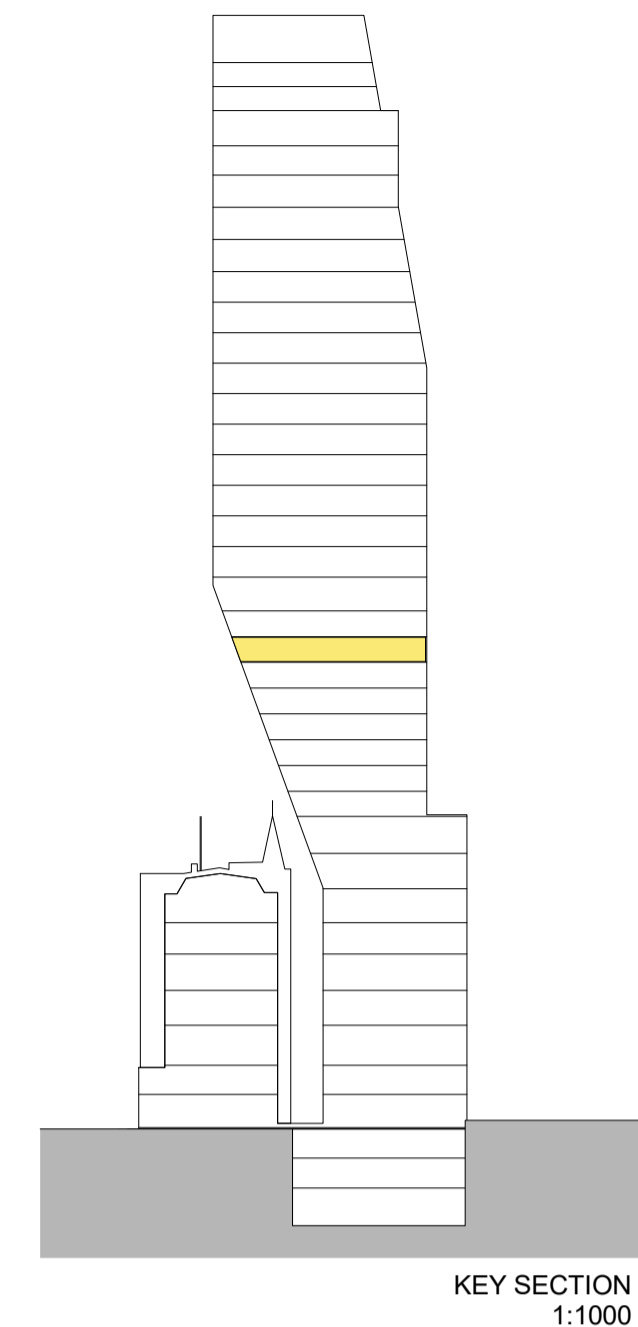
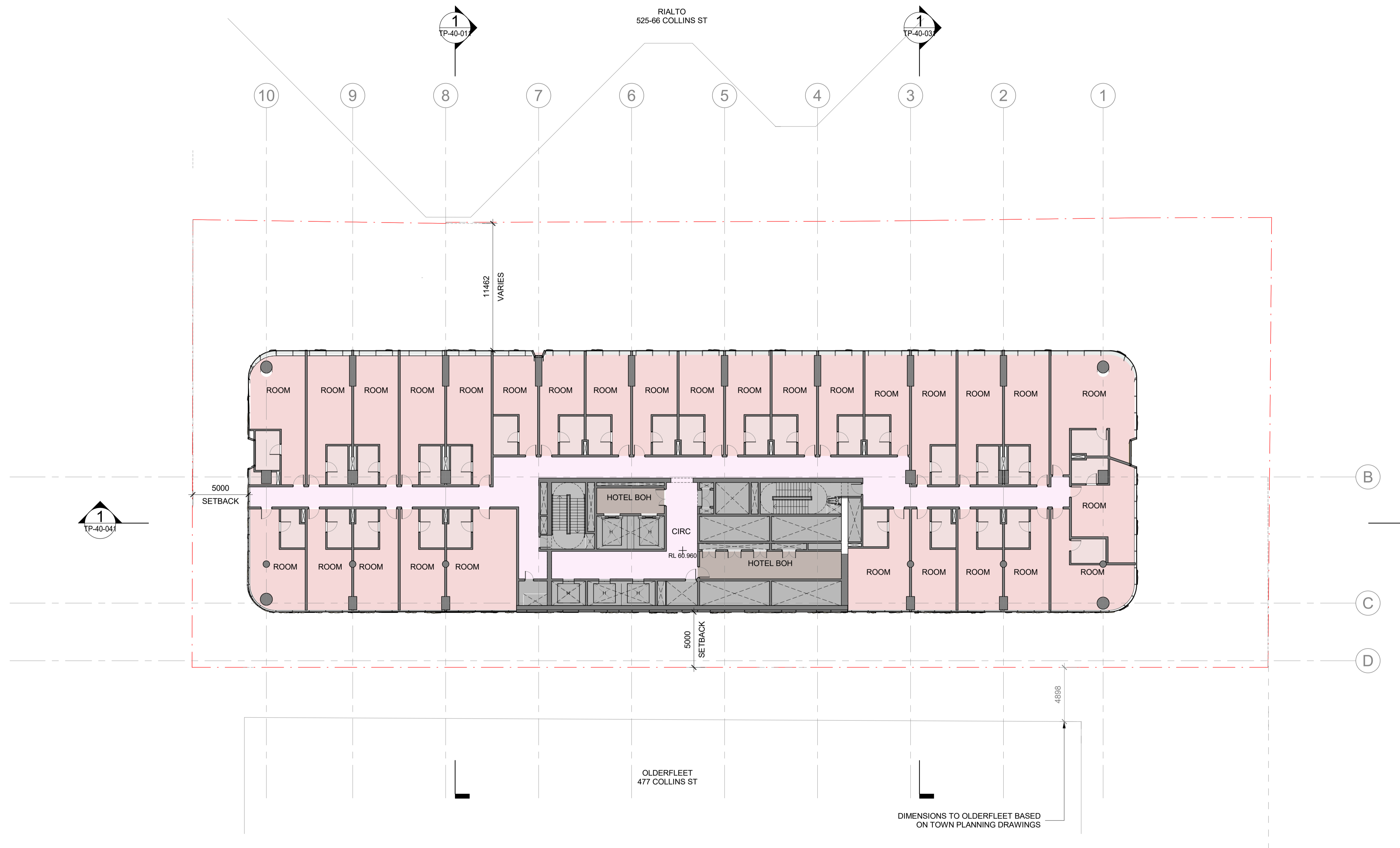
Drawing Number:
TP-21-221

Revision: **1** Date: **DEC. 2023**

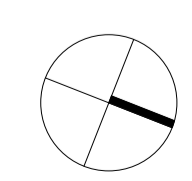
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 13
SCALE 1 : 200



Project:
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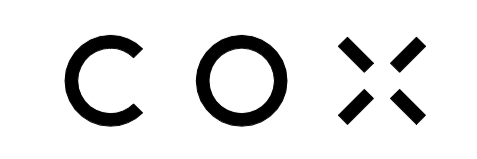
Drawing Title:
LEVEL 13 FLOOR PLAN

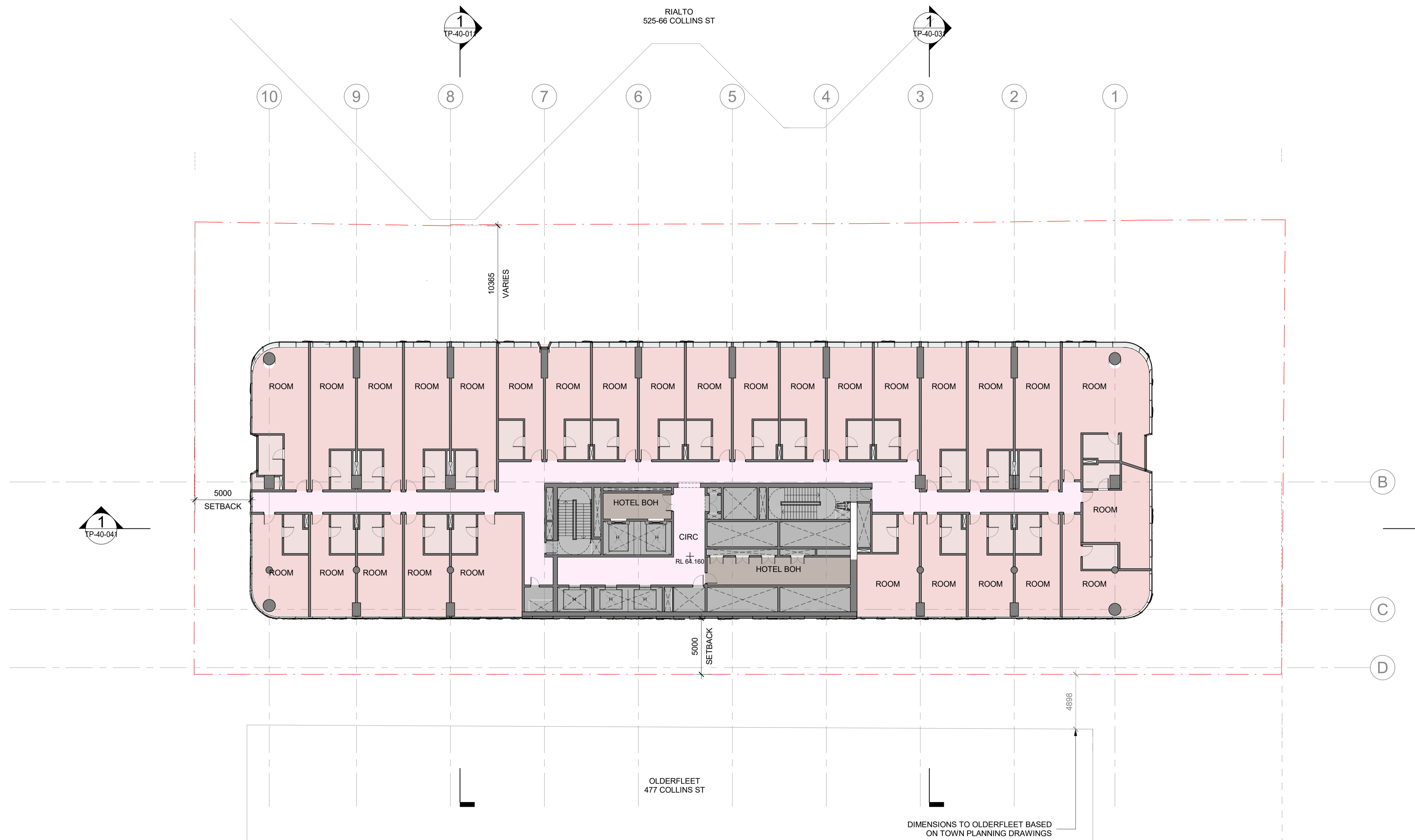
Drawing Number:
TP-21-231

Revision:
1 DEC. 2023

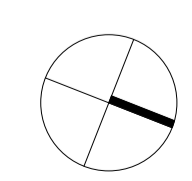
Date:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 14
SCALE 1 : 200



Project:
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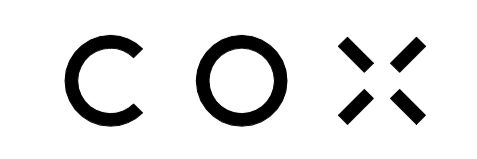
Drawing Title:
LEVEL 14 FLOOR PLAN

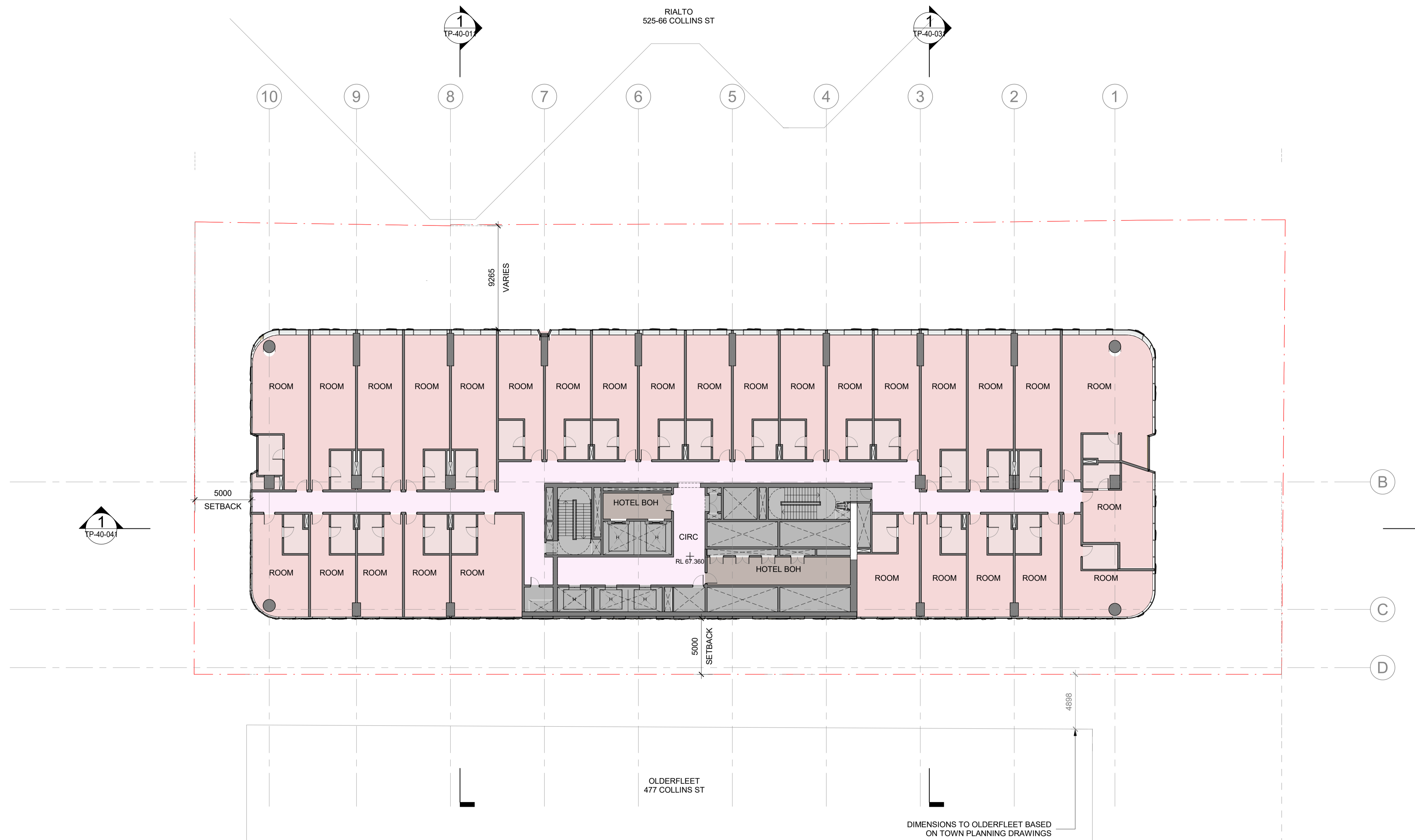
Drawing Number:
TP-21-241

Revision: **1**
Date: **DEC. 2023**

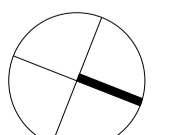
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 15
SCALE 1 : 200



Project:
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Drawing Title:
LEVEL 15 FLOOR PLAN

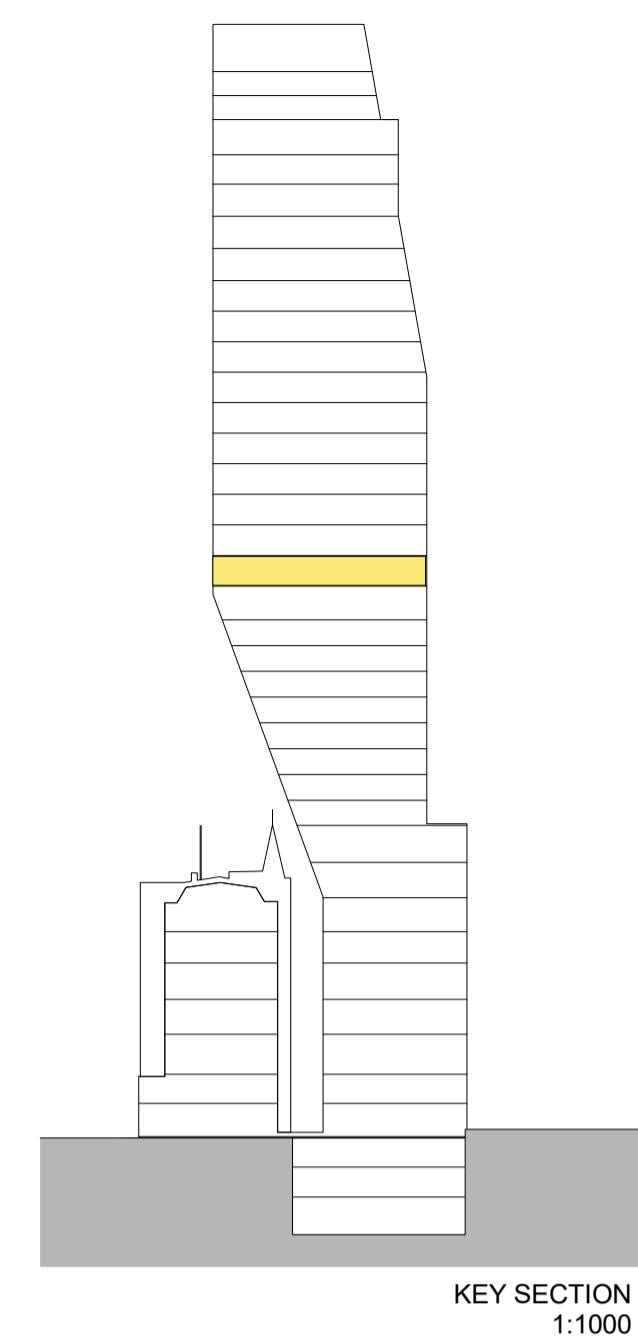
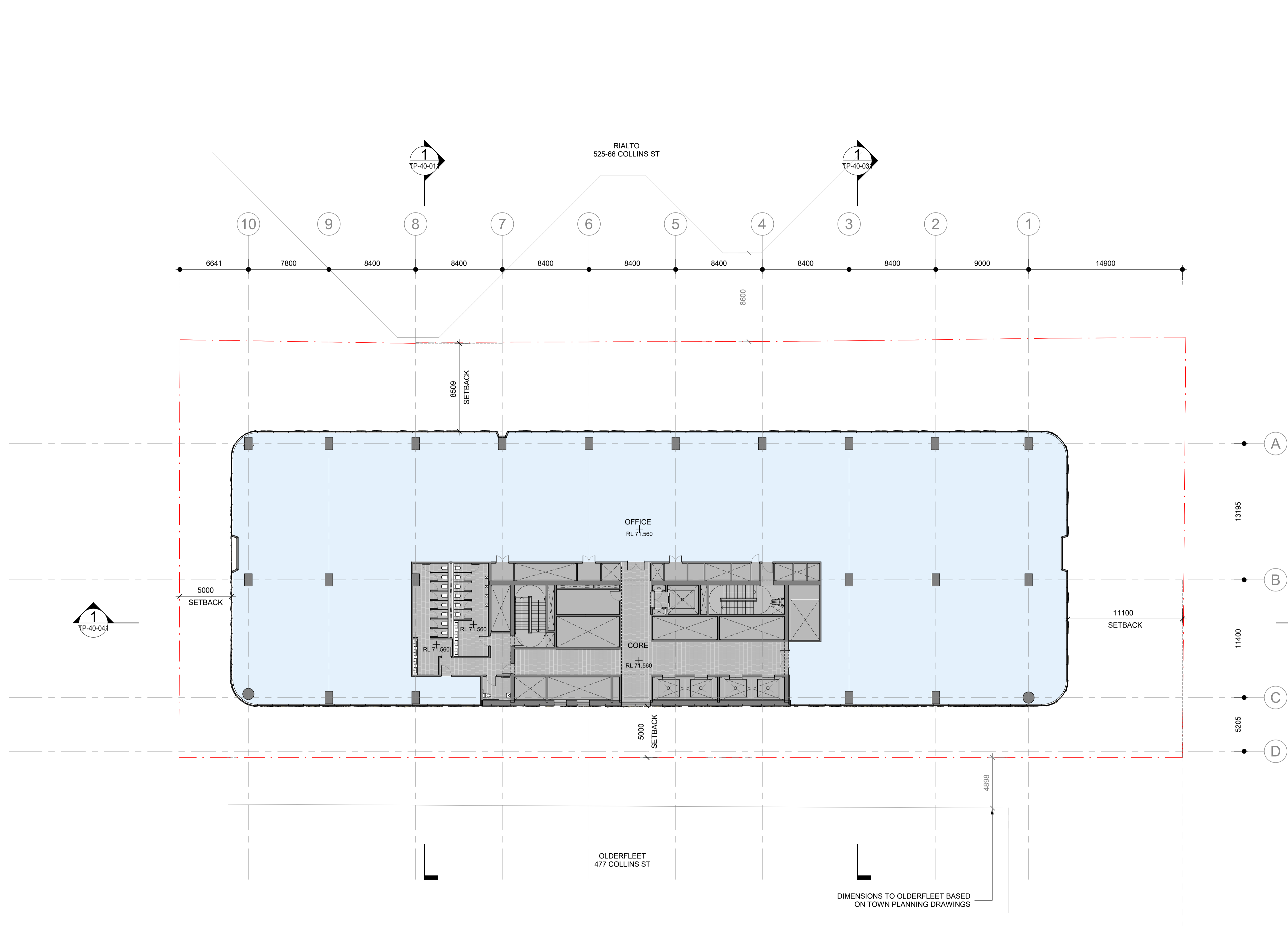
Drawing Number:
TP-21-251

Revision: **1**
Date: **DEC. 2023**

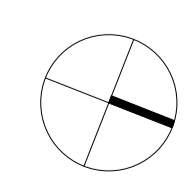
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 16
SCALE 1 : 200



Project:
495 COLLINS STREET

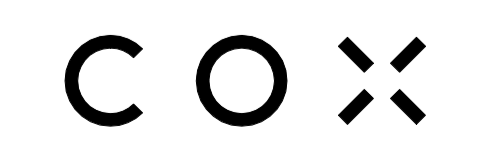
Drawing Title:
LEVEL 16 FLOOR PLAN

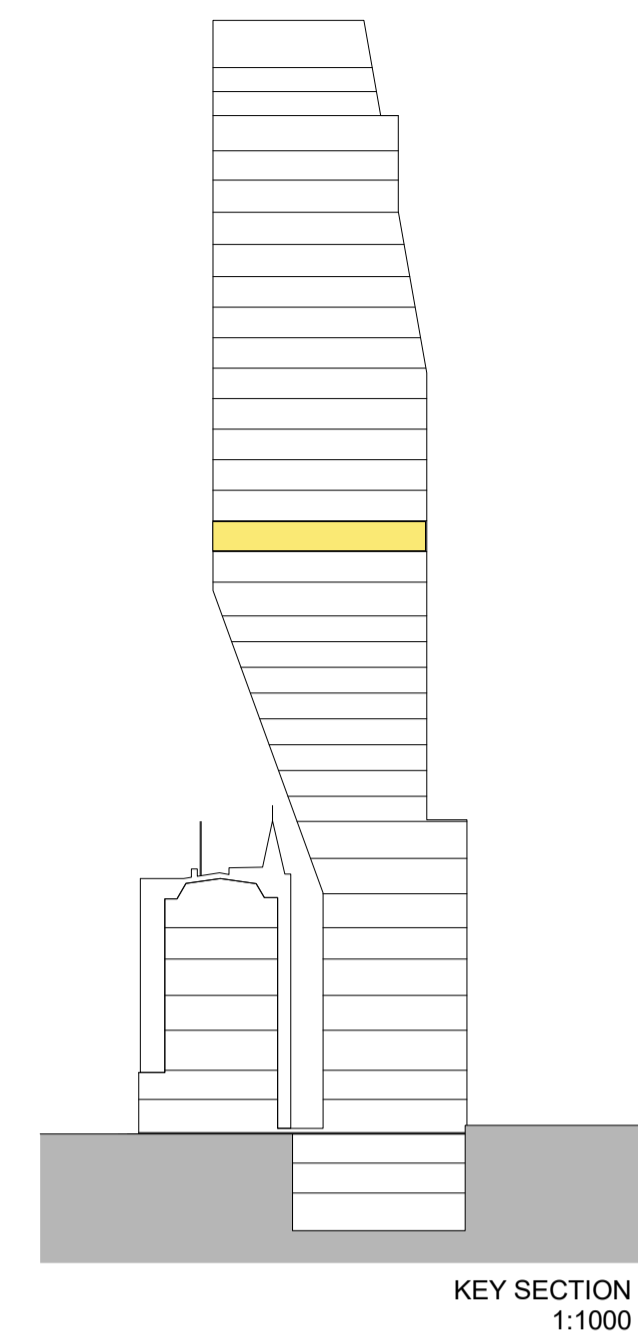
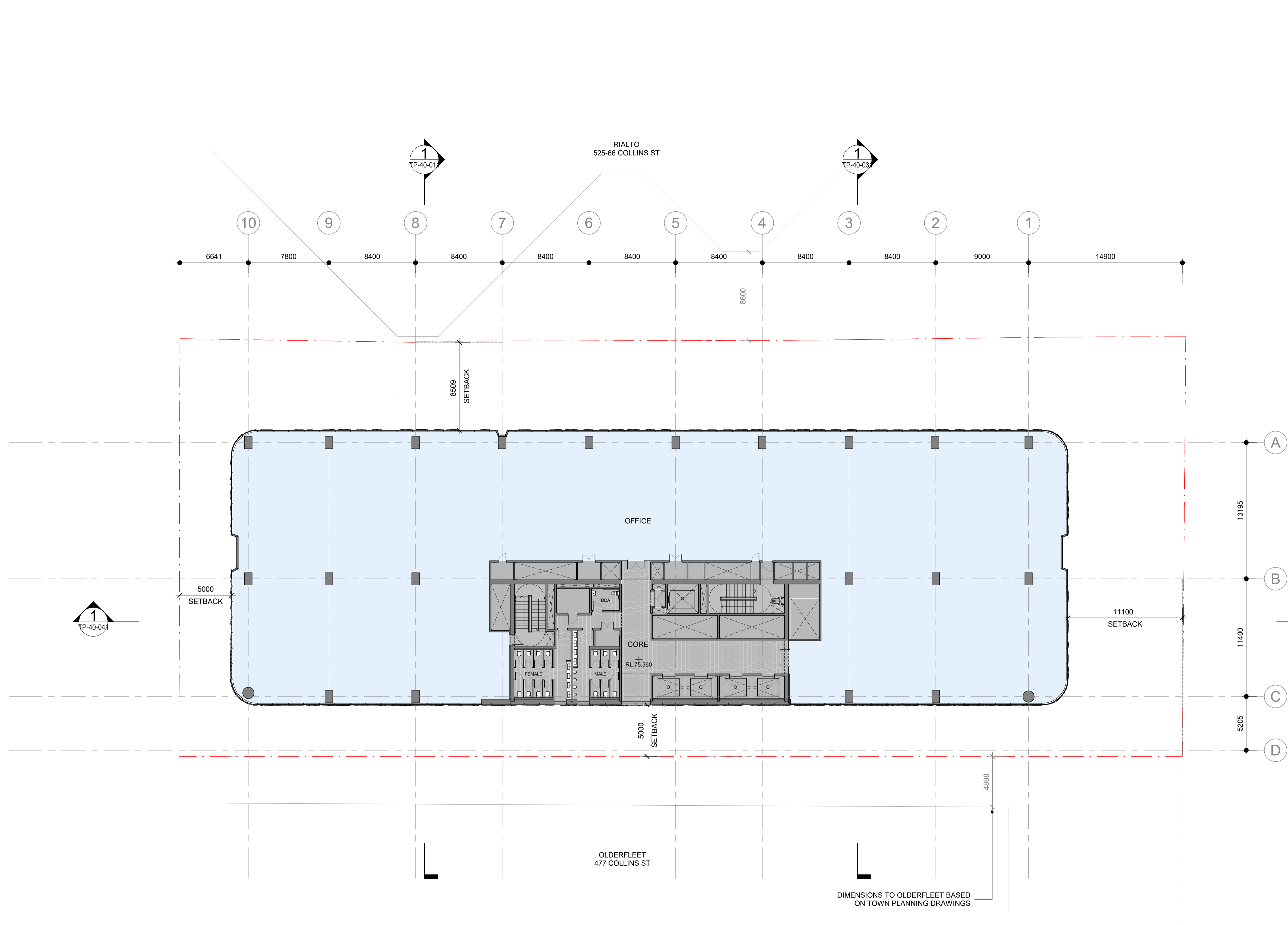
Drawing Number:
TP-21-261

Revision: **1** Date: **DEC. 2023**

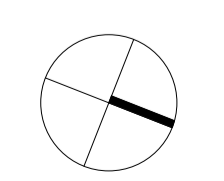
Scale: **1 : 200 @ A1**

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1 FLOOR PLAN - LEVEL 17
SCALE 1 : 200



Project:
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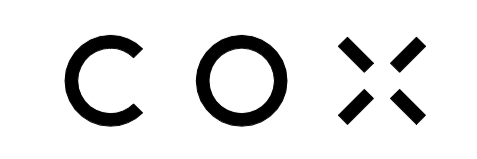
Drawing Title:
LEVEL 17-21 FLOOR PLAN

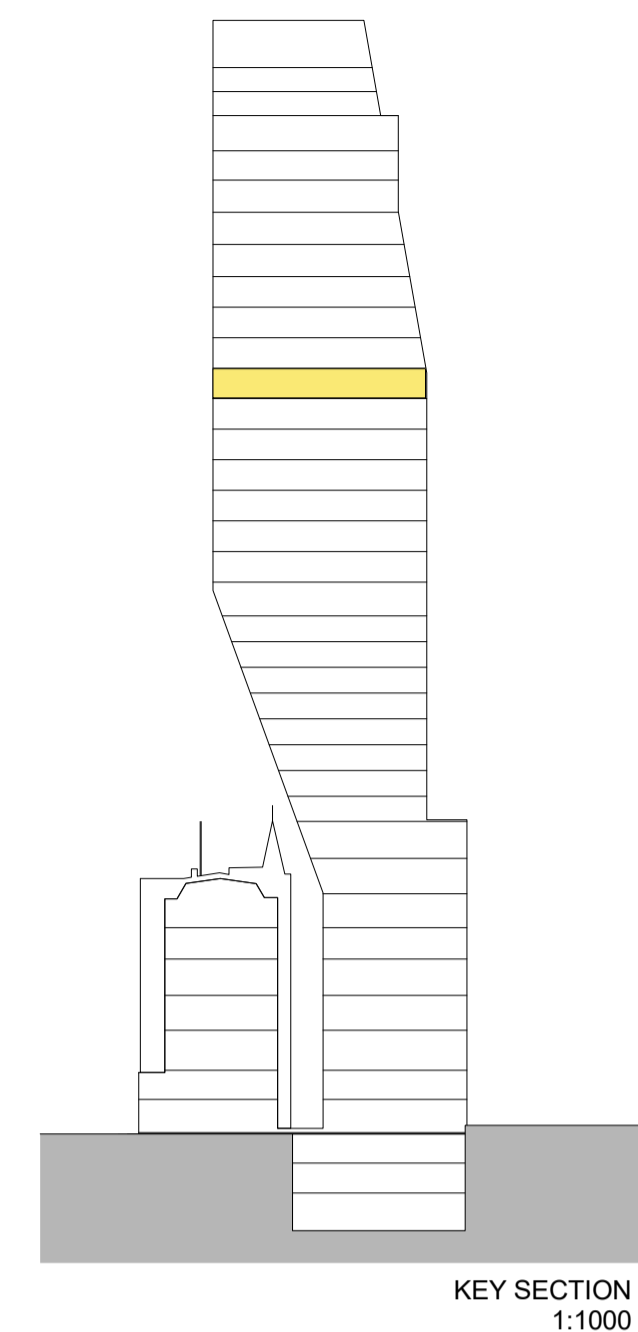
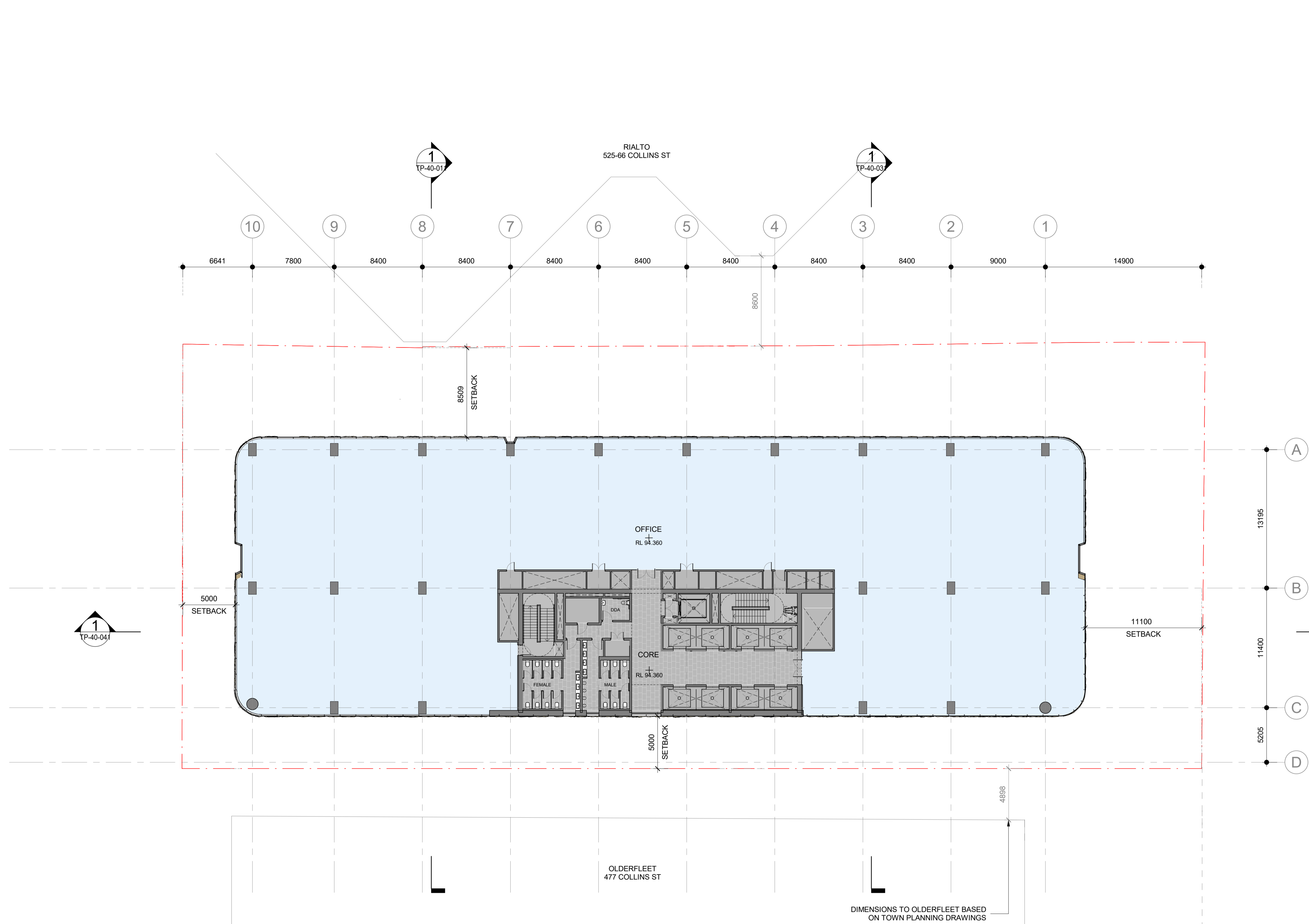
Drawing Number:
TP-21-271

Revision: **1** Date: **DEC. 2023**

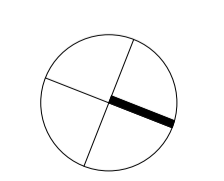
Scale: **1 : 200 @ A1**

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1 FLOOR PLAN - LEVEL 22
SCALE 1 : 200



Project:
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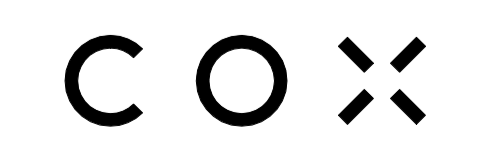
Drawing Title:
LEVEL 22 FLOOR PLAN

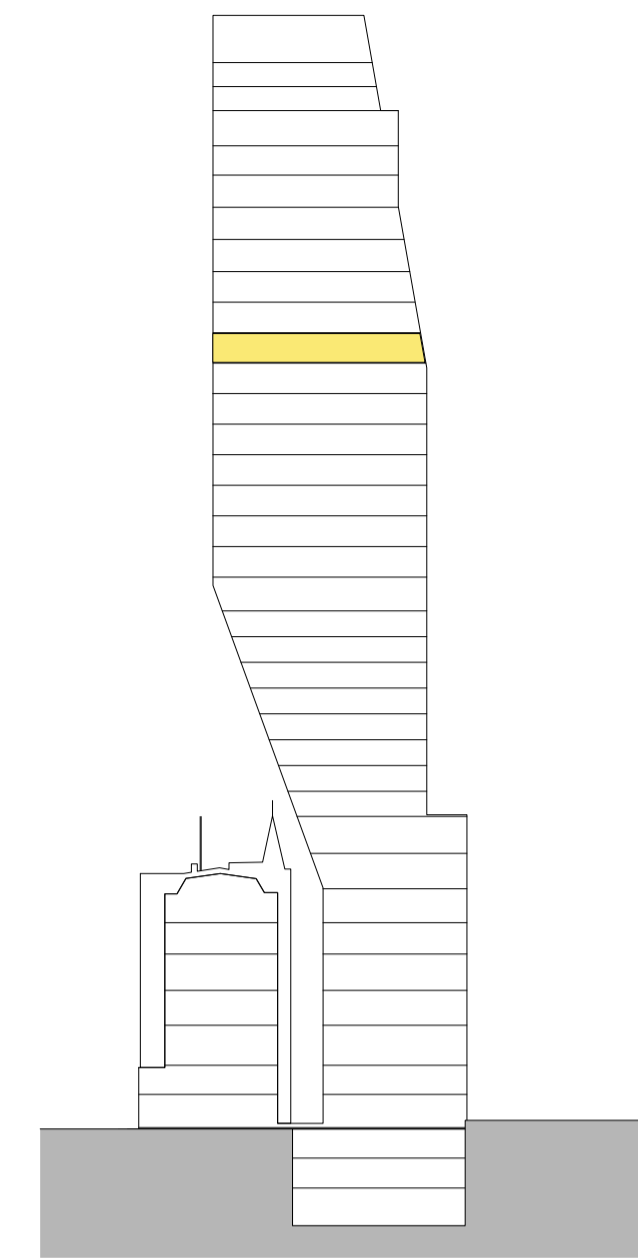
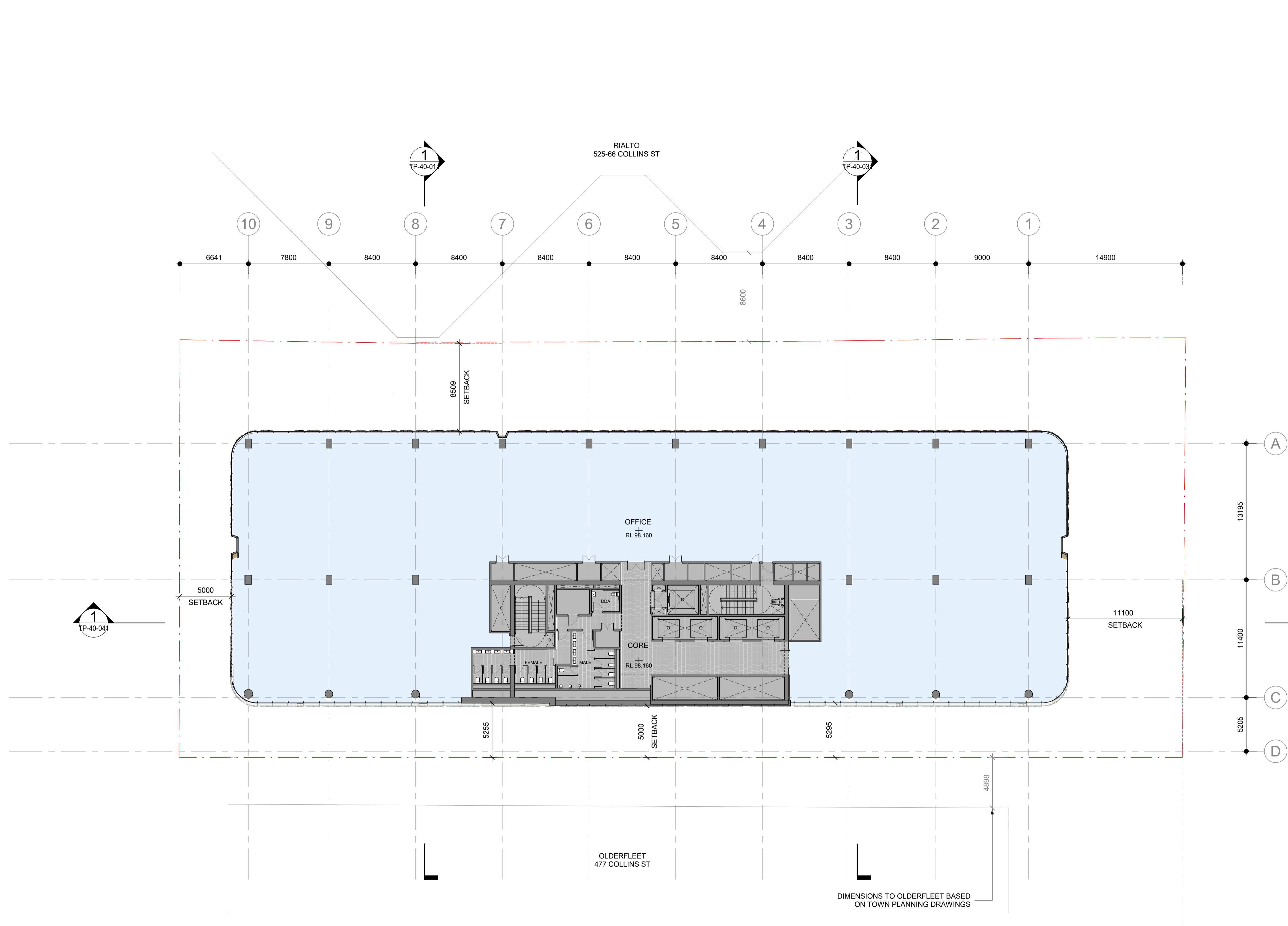
Drawing Number:
TP-21-321

Revision: **1** Date: **DEC. 2023**

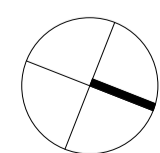
Scale: **1 : 200 @ A1**

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1 FLOOR PLAN - LEVEL 23
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
LEVEL 23 FLOOR PLAN

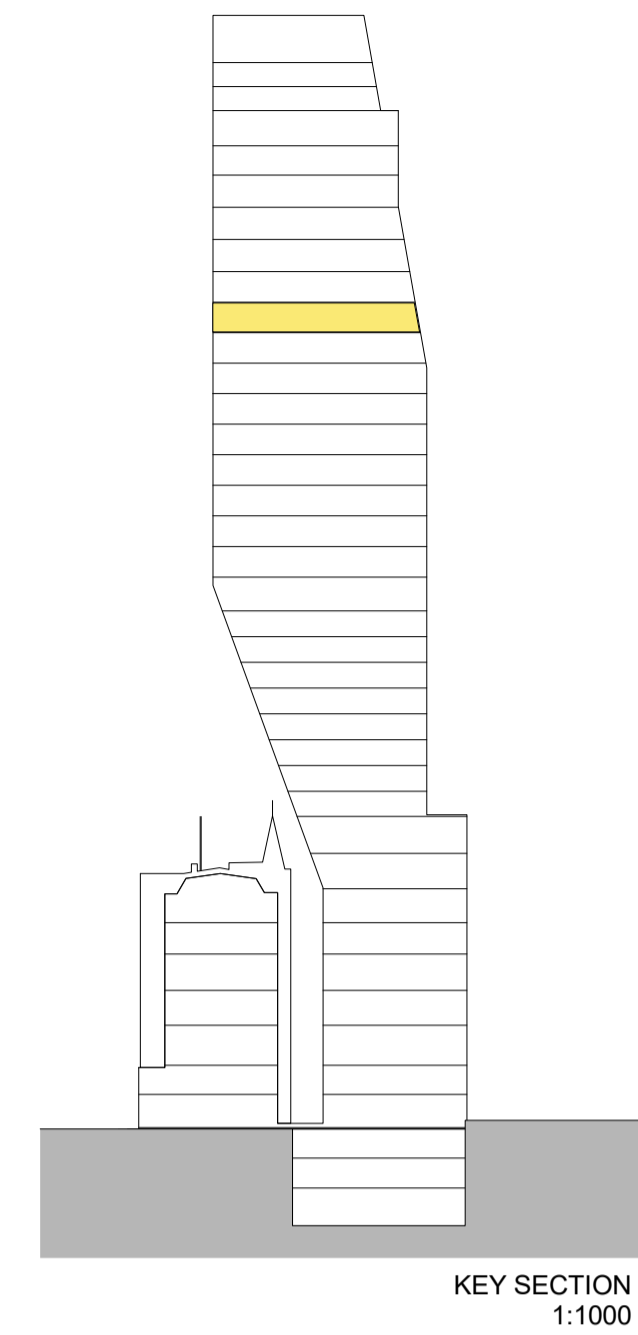
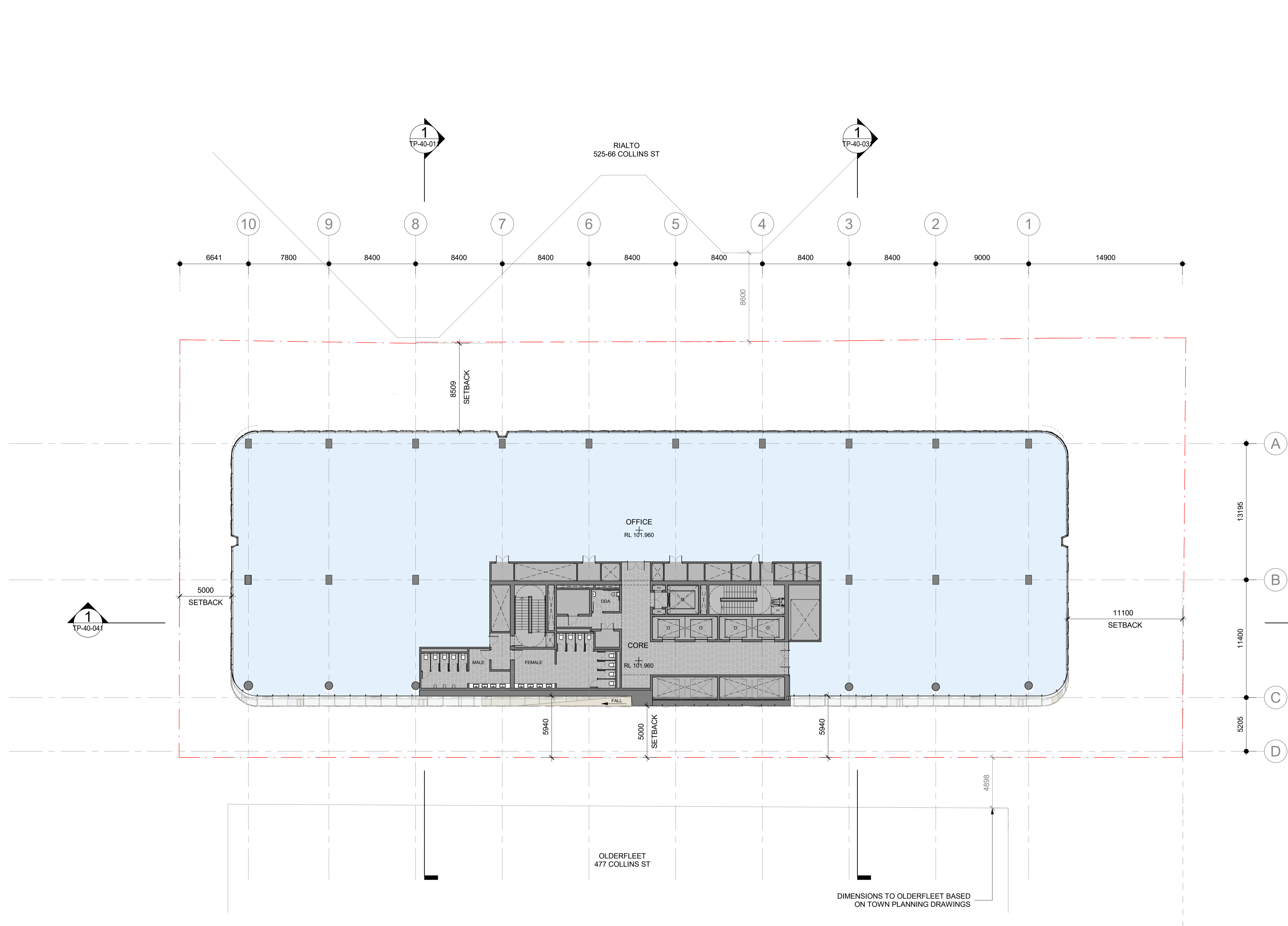
Drawing Number:
TP-21-331

Revision:
1 DEC. 2023

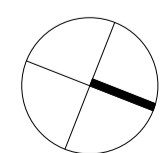
Date:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 24
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
LEVEL 24 FLOOR PLAN

Drawing Number:
TP-21-341

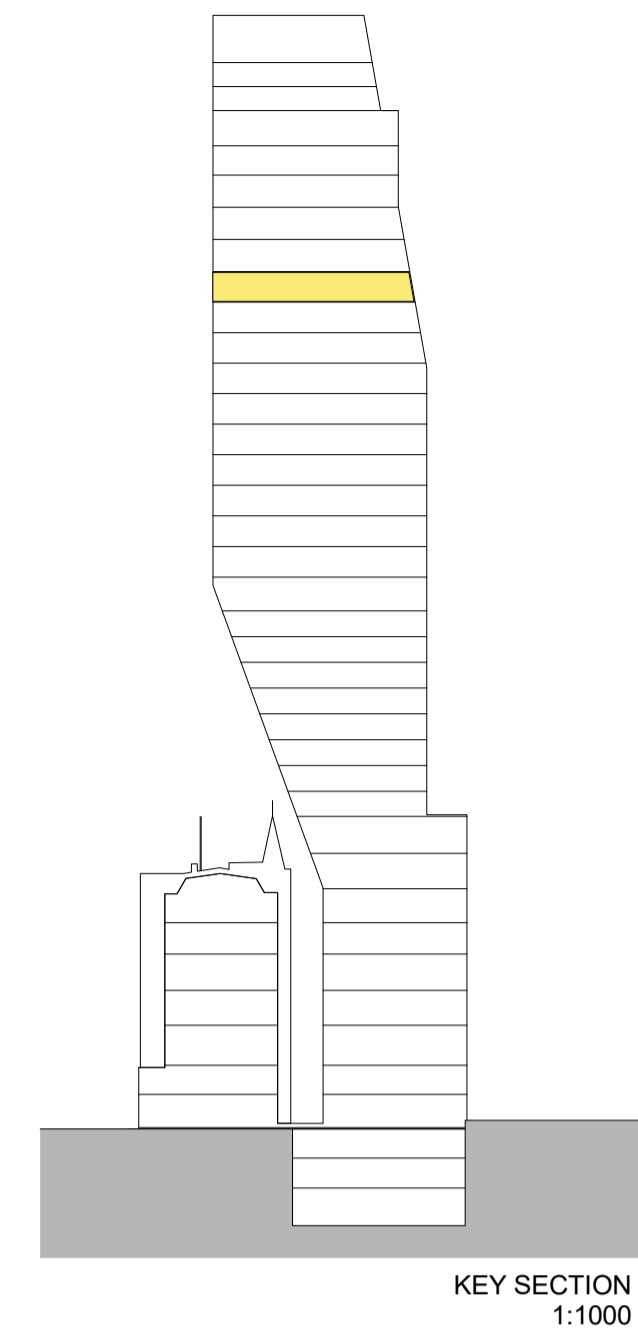
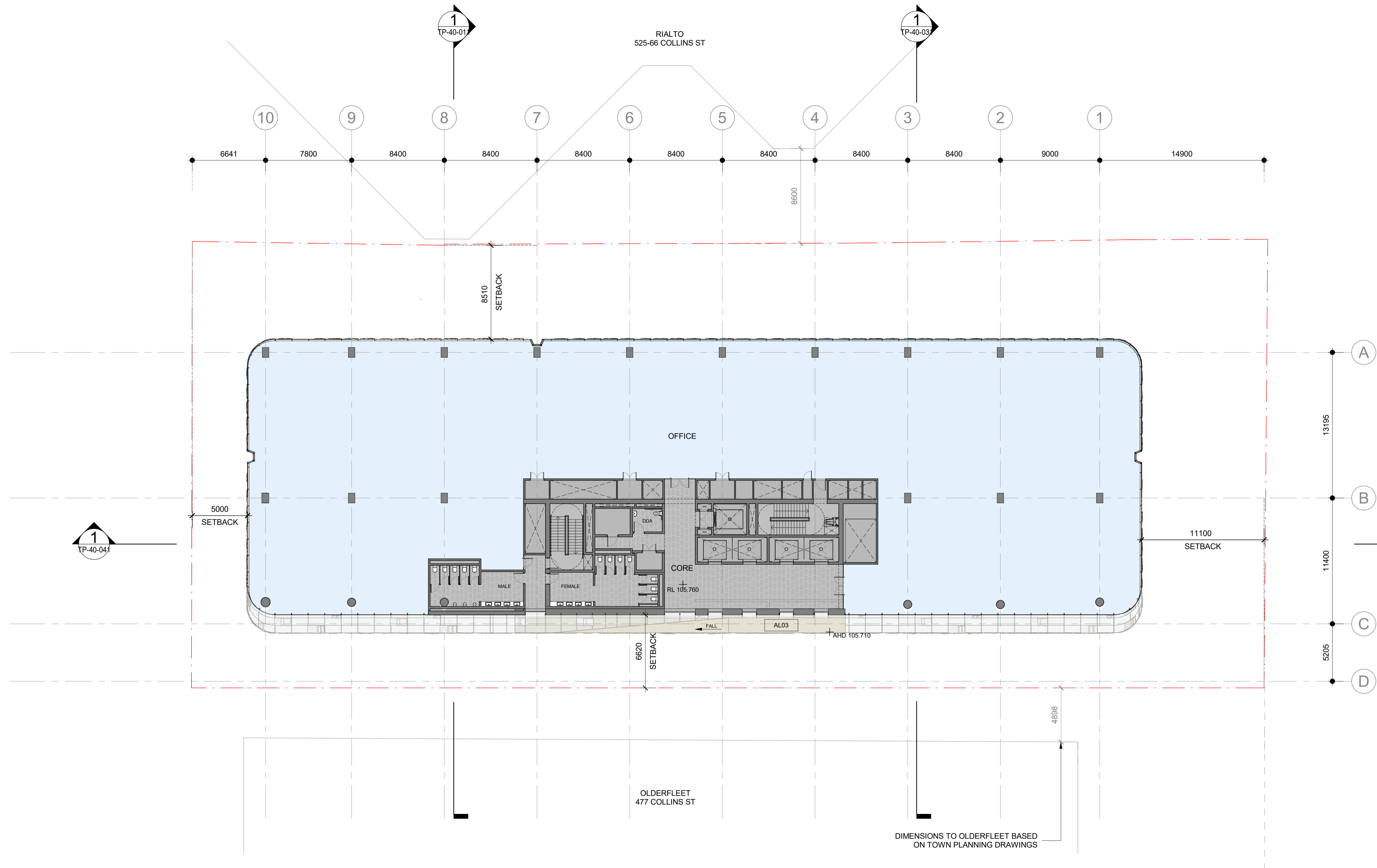
Revision:
1

Date:
DEC. 2023

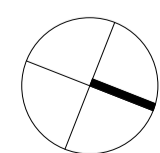
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 25
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
LEVEL 25 FLOOR PLAN

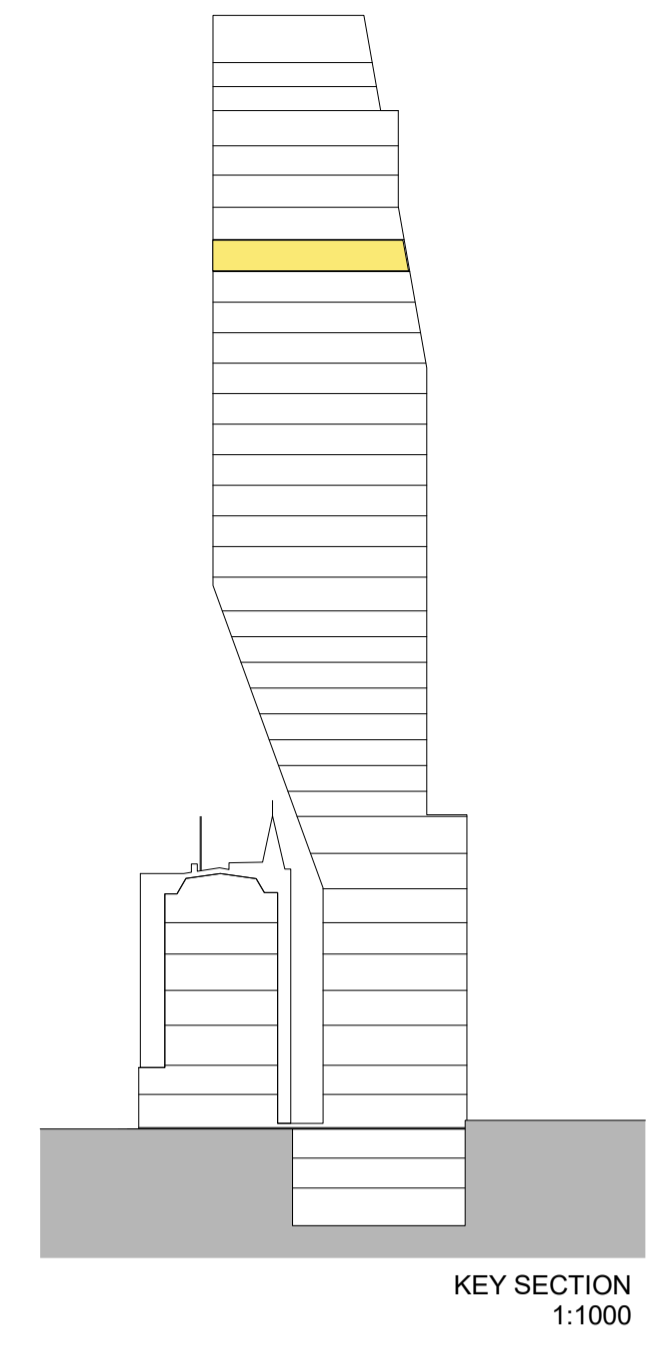
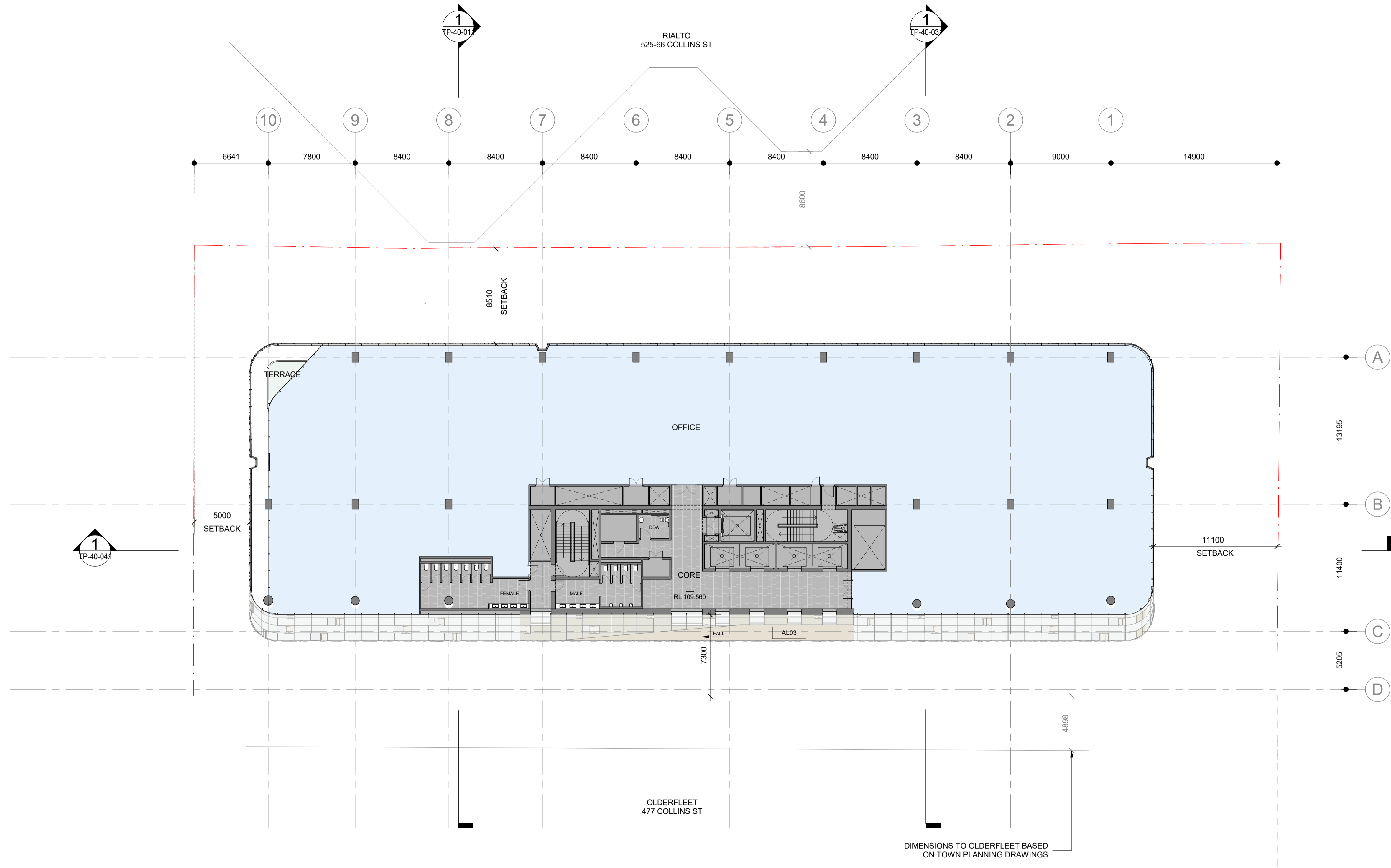
Drawing Number:
TP-21-351

Revision:
1 DEC. 2023

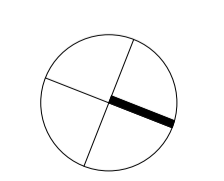
Date:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 26
SCALE 1:200



Project:
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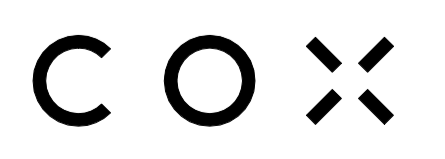
Drawing Title:
LEVEL 26 FLOOR PLAN

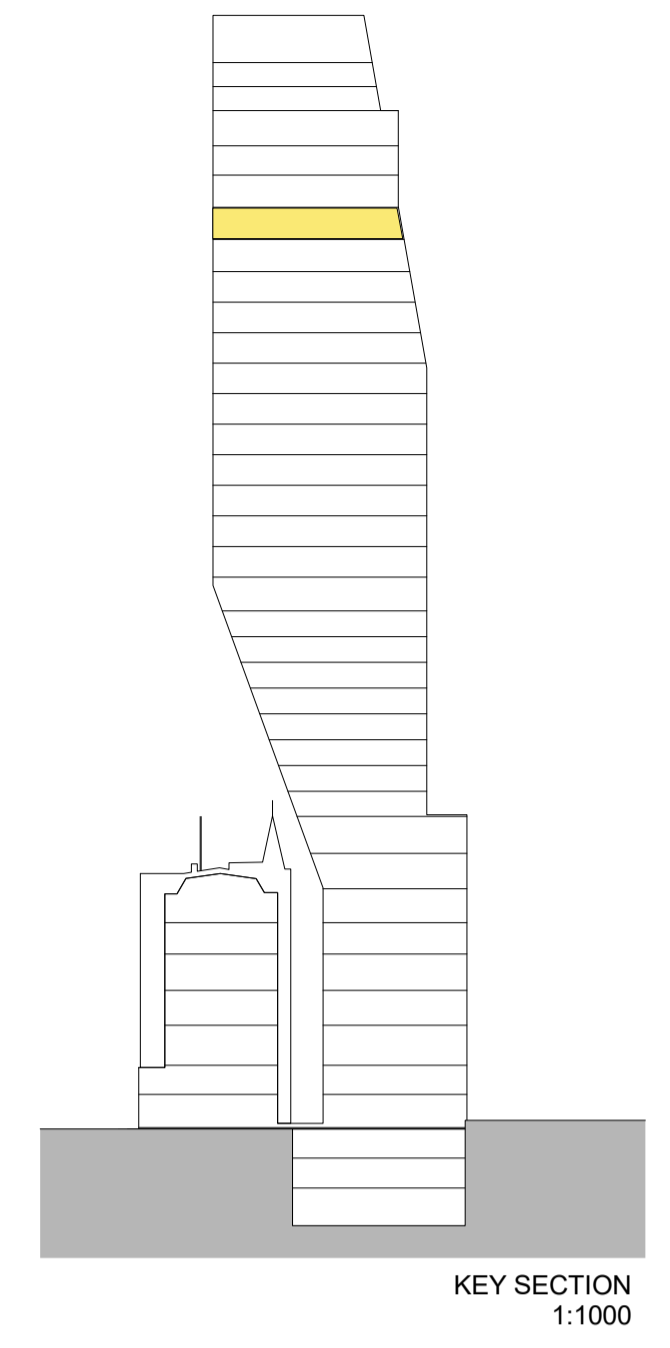
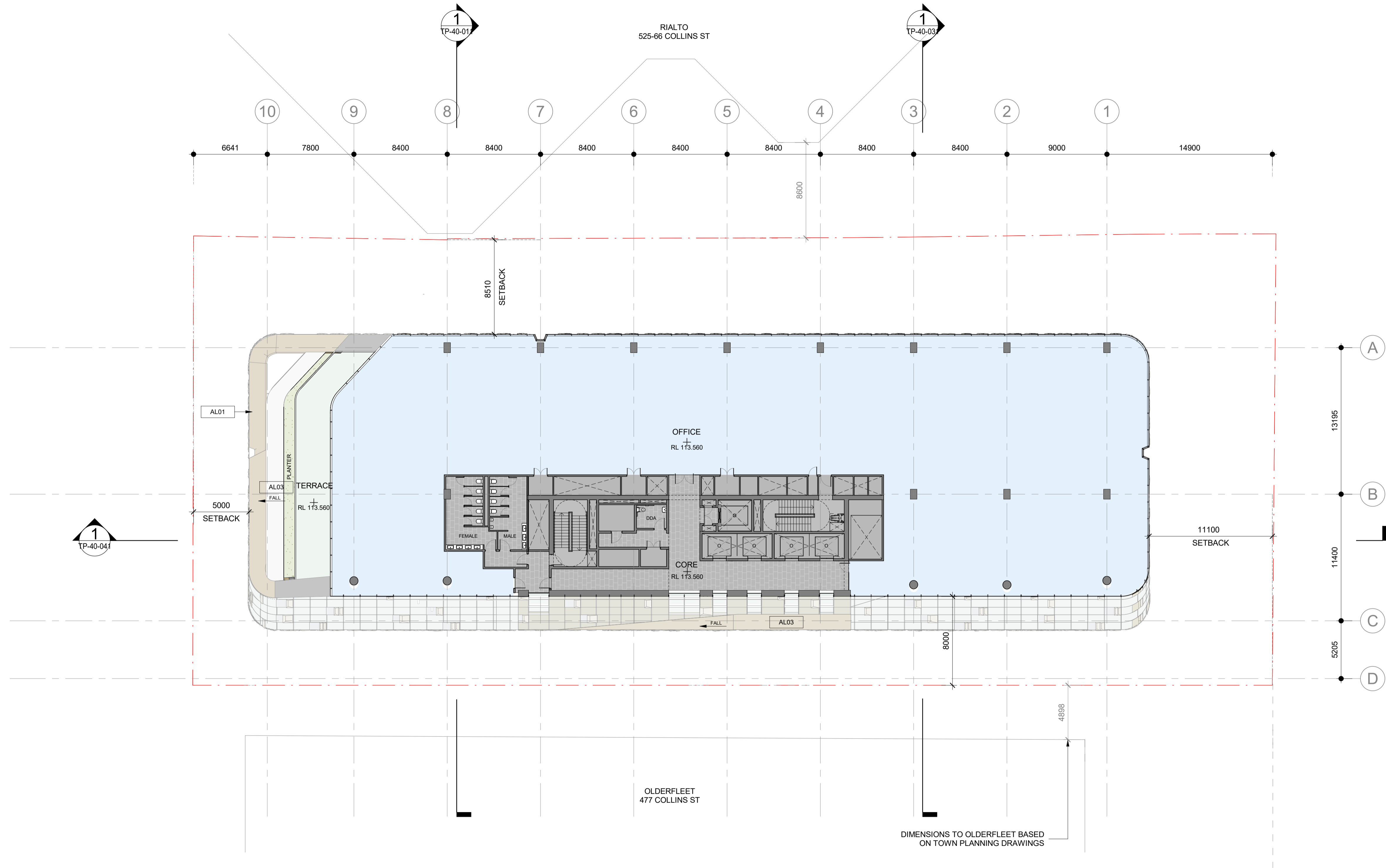
Drawing Number:
TP-21-361

Revision: **1**
Date: **DEC. 2023**

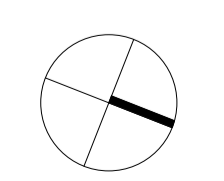
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 27
SCALE 1 : 200



Project:
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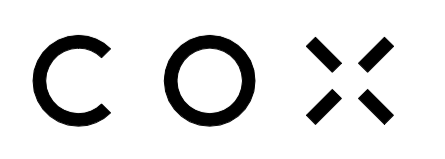
Drawing Title:
LEVEL 27 FLOOR PLAN

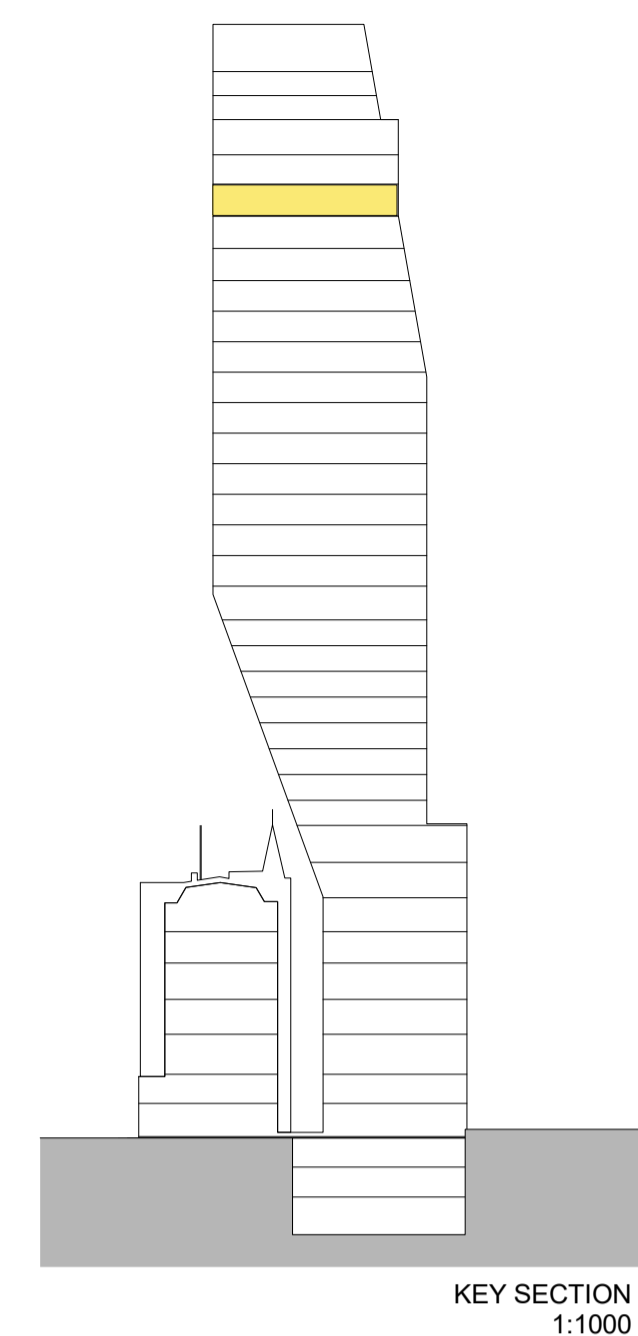
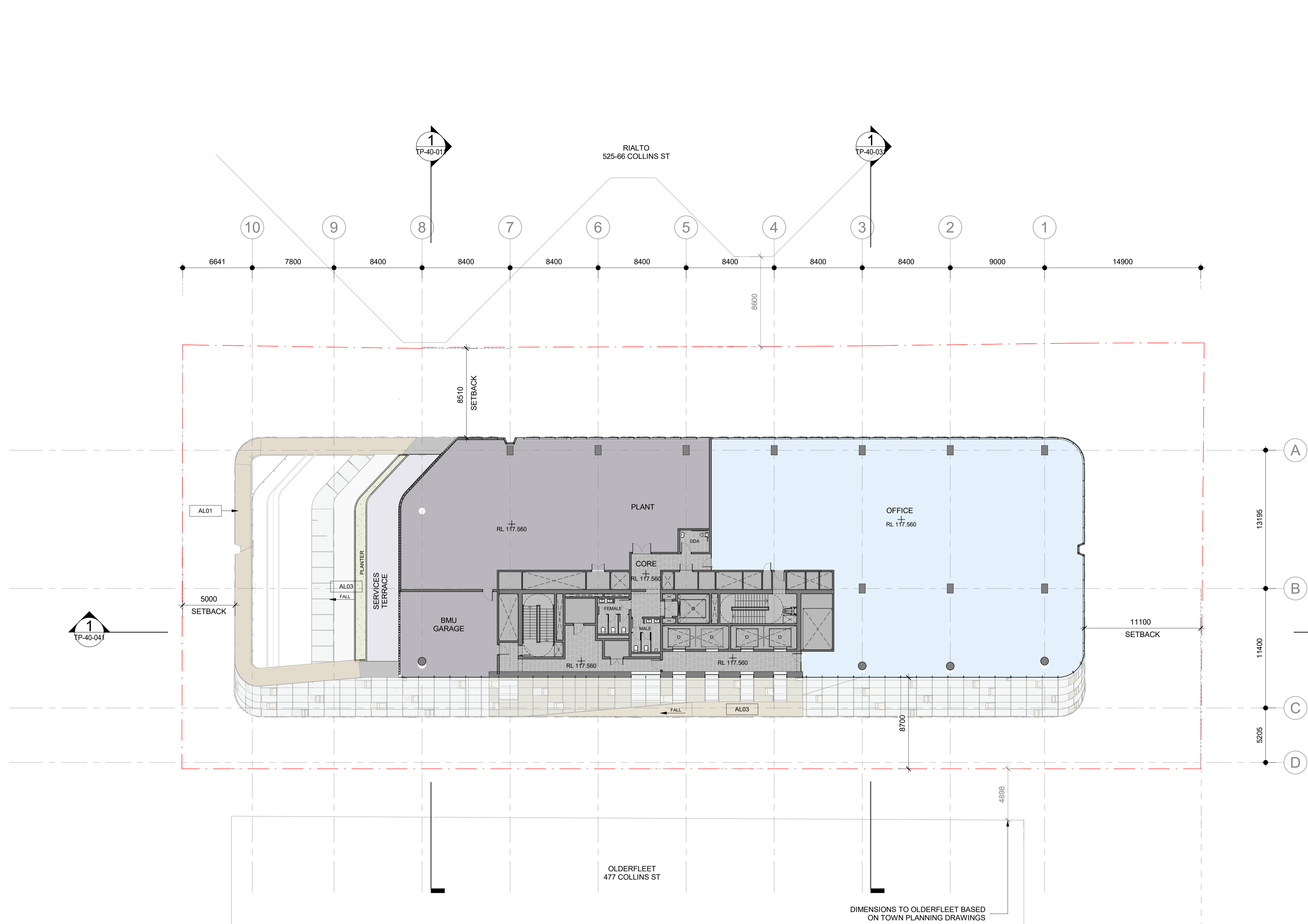
Drawing Number:
TP-21-371

Revision: **1**
Date: **DEC. 2023**

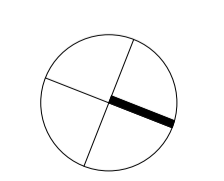
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 28
SCALE 1 : 200



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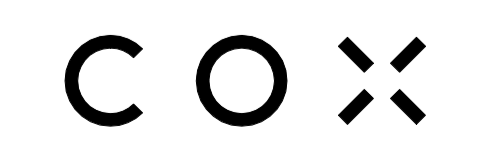
Drawing Title:
LEVEL 28 FLOOR PLAN

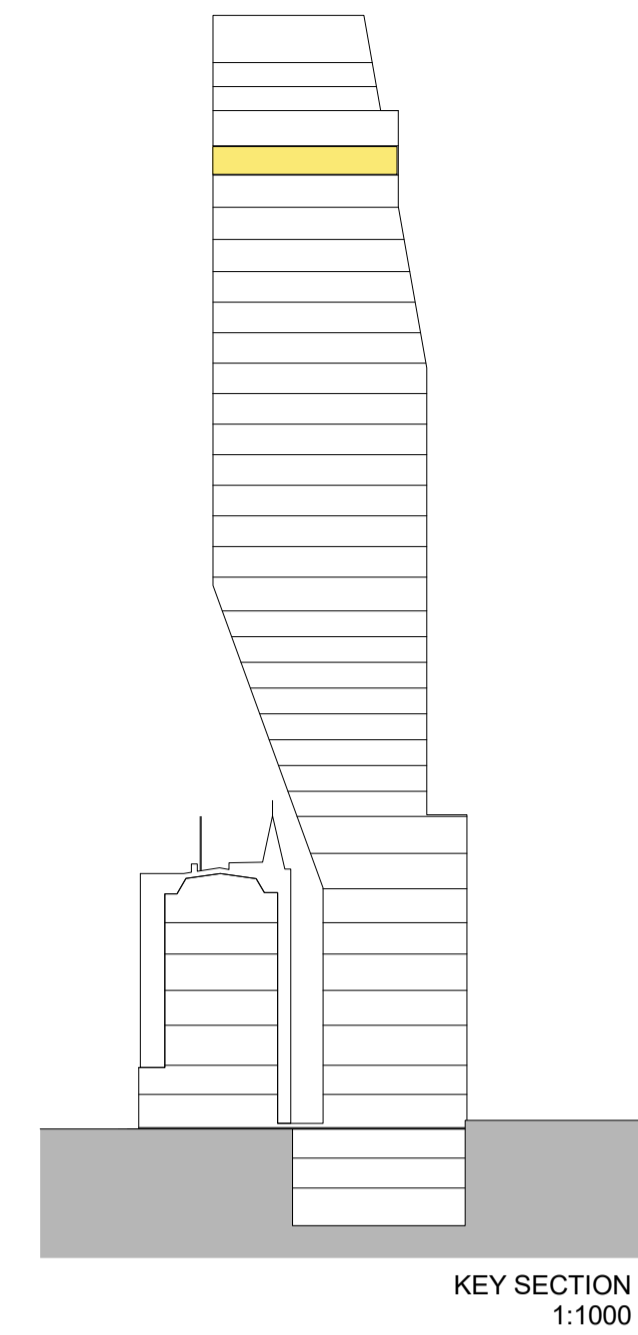
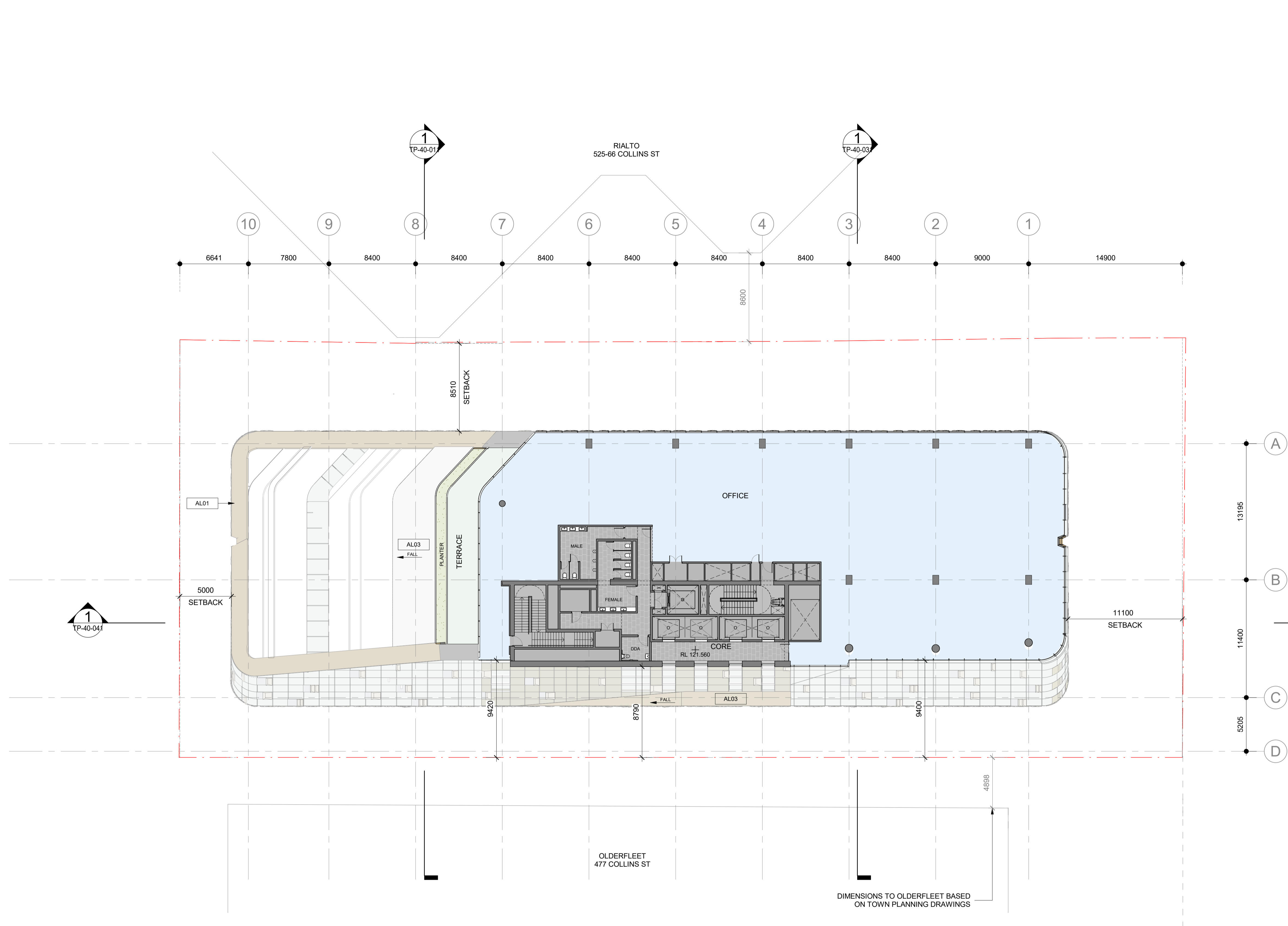
Drawing Number:
TP-21-381

Revision: **1** Date: **DEC. 2023**

Scale: **1 : 200 @ A1**

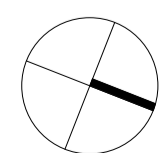
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1 FLOOR PLAN - LEVEL 29
SCALE 1 : 200

DIMENSIONS TO OLDERFLEET BASED ON TOWN PLANNING DRAWINGS



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Drawing Title:
LEVEL 29 FLOOR PLAN

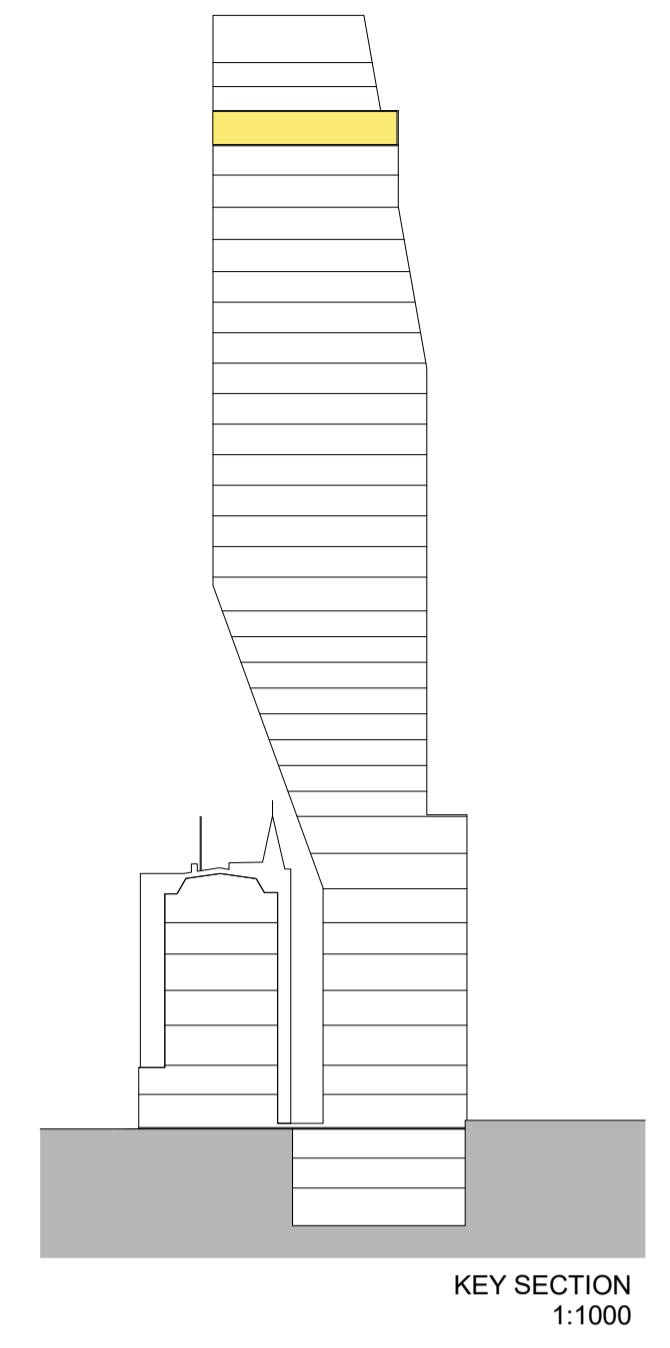
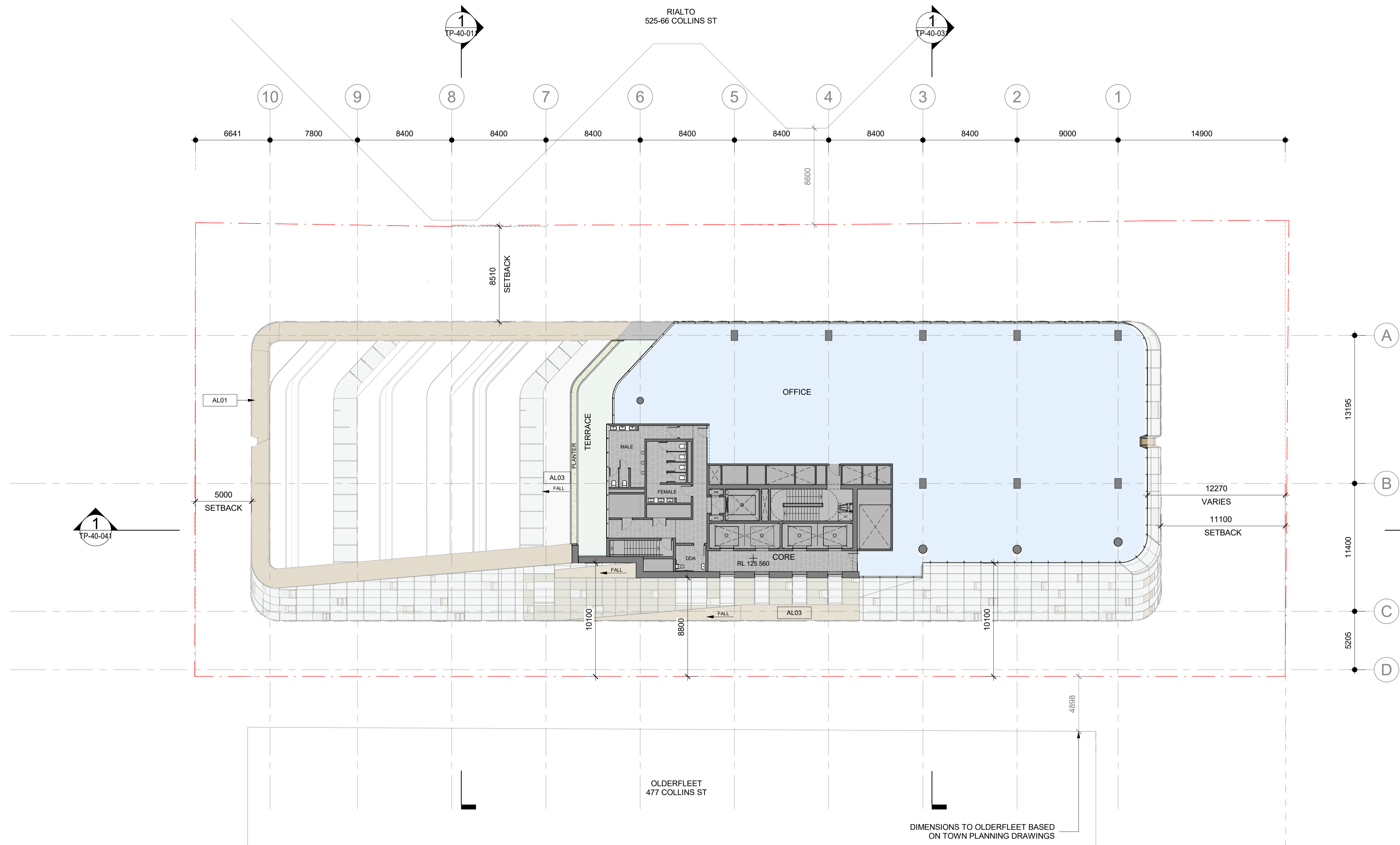
Drawing Number:
TP-21-391

Revision:
1 DEC. 2023

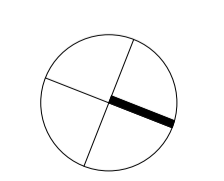
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 30 - UPPER OFFICE PLAN
SCALE 1 : 200



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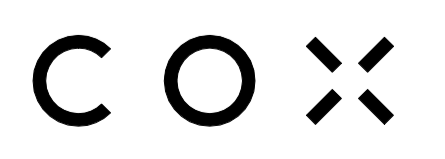
Drawing Title:
LEVEL 30 FLOOR PLAN

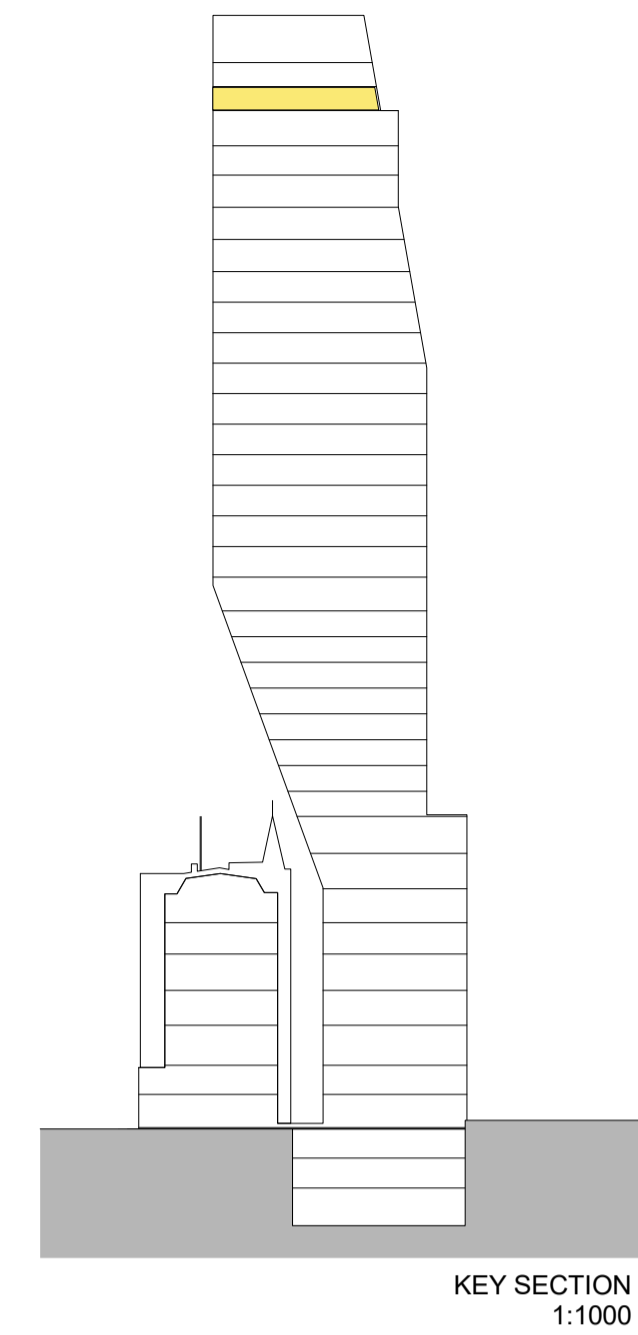
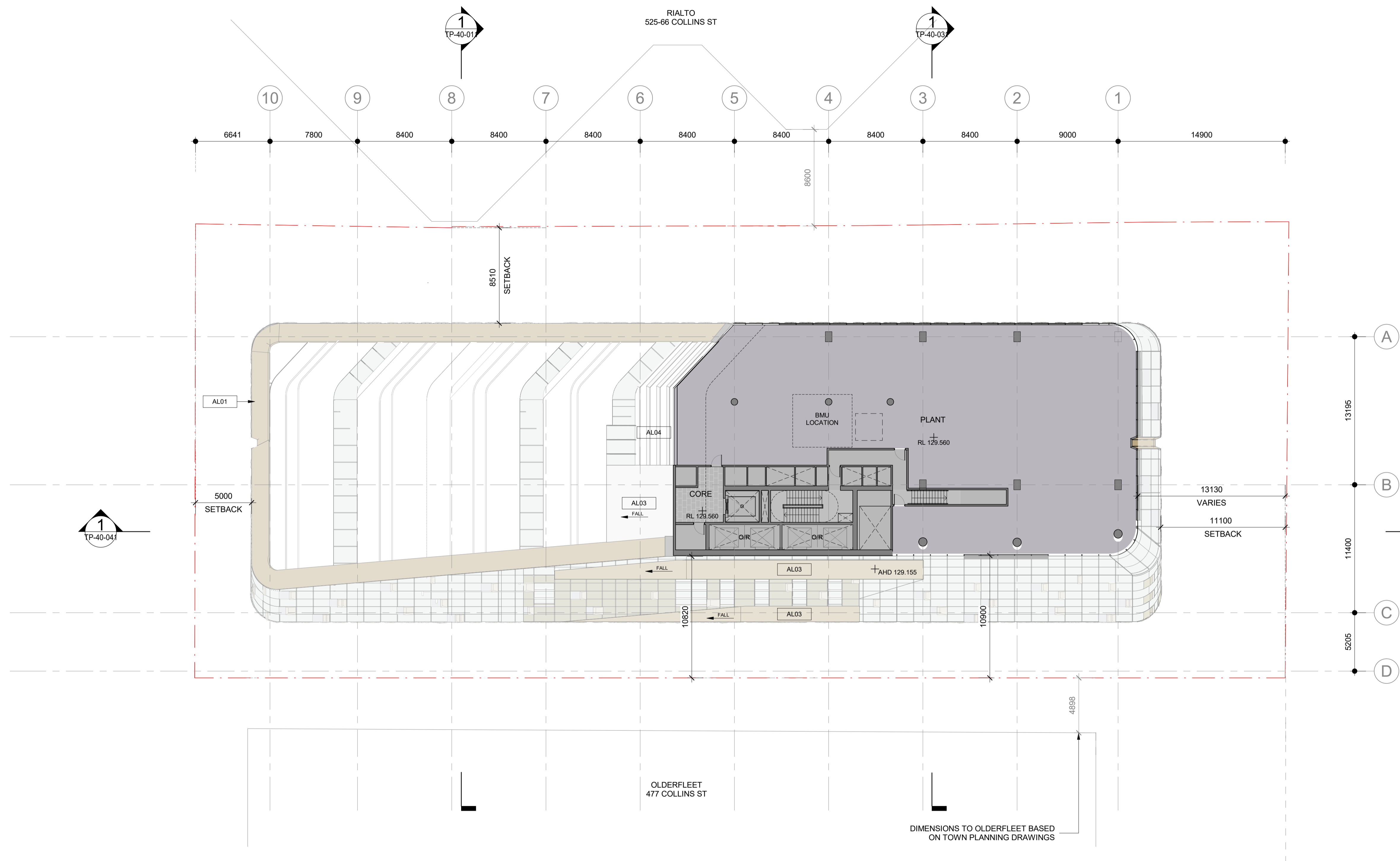
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TP-21-401

Revision: **1**
Date: **DEC. 2023**

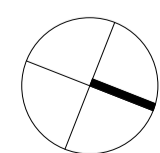
Scale:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 31
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
LEVEL 31 FLOOR PLAN

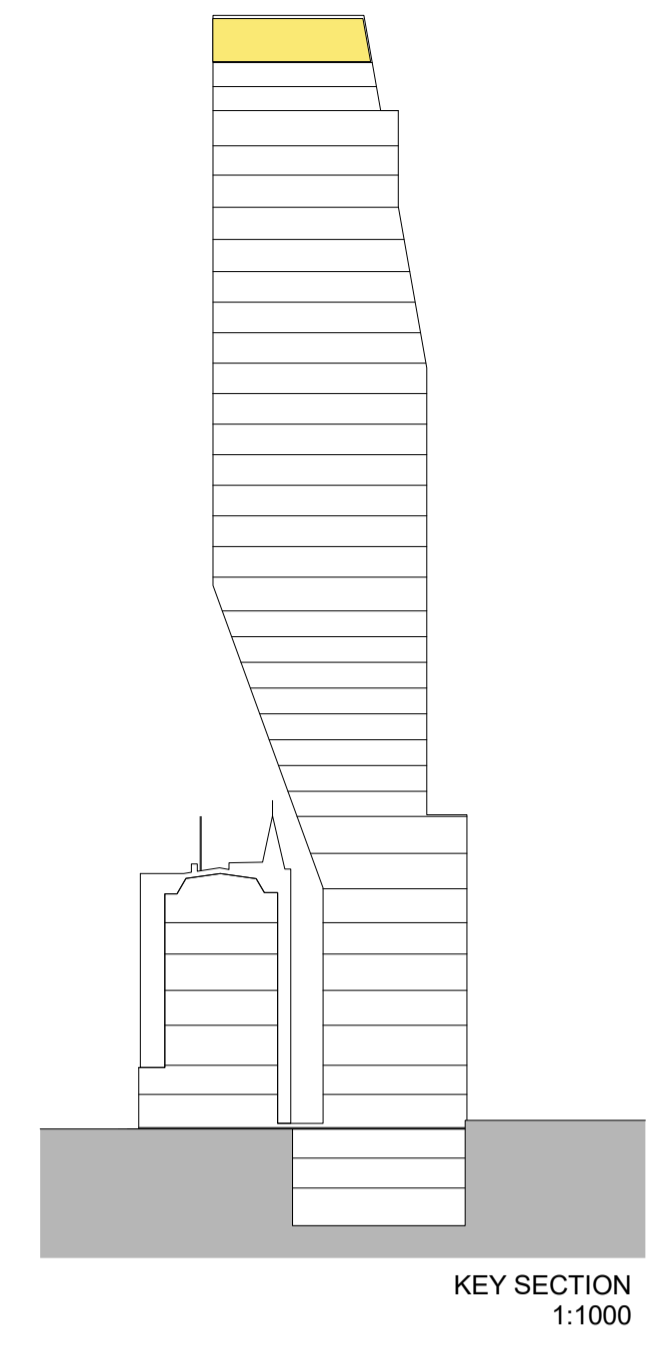
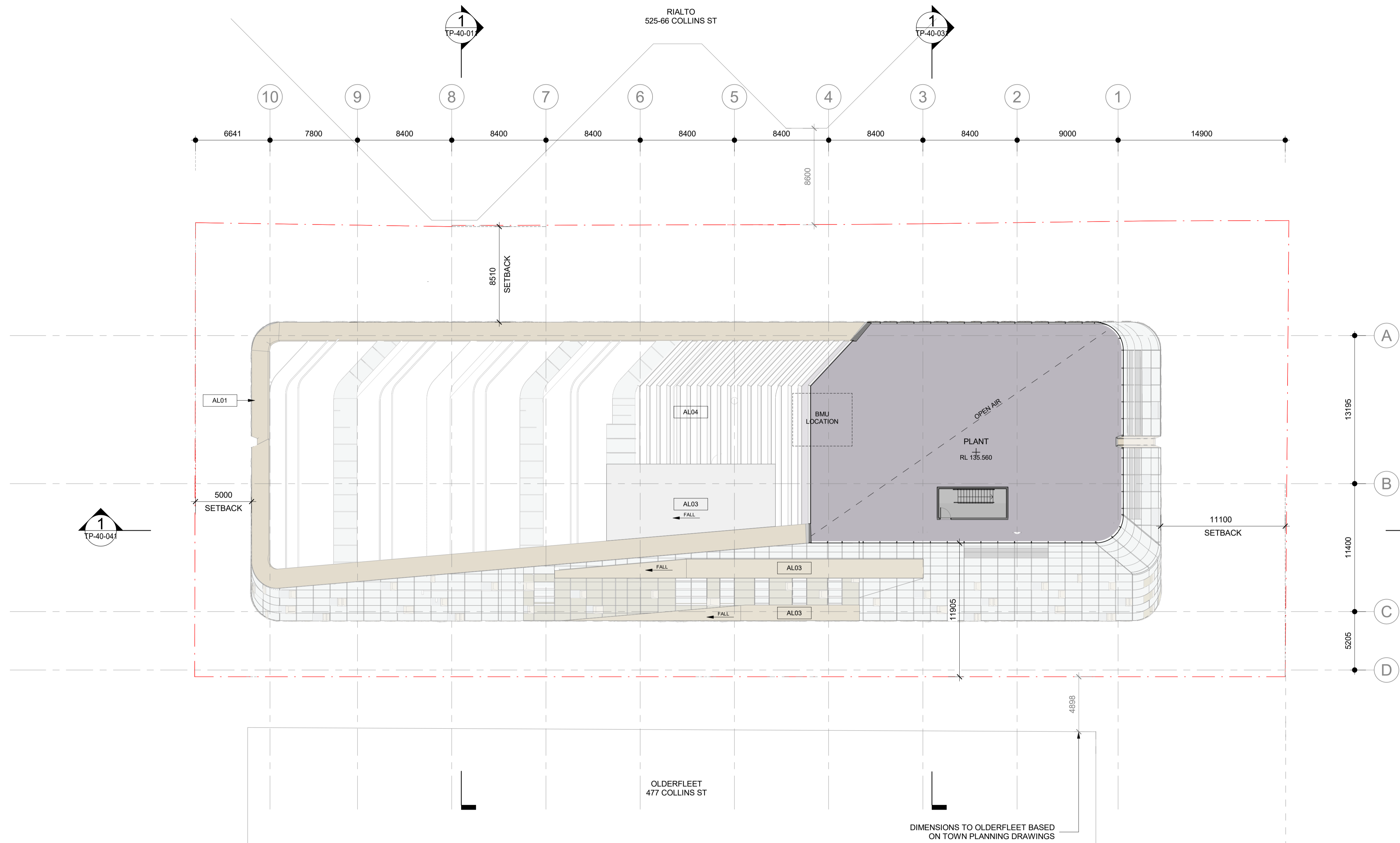
Drawing Number:
TP-21-411

Revision:
1 DEC. 2023

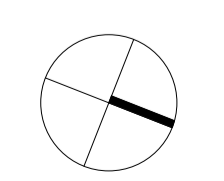
Date:
1 : 200 @ A1

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1 FLOOR PLAN - LEVEL 32
SCALE 1 : 200



Project:
495 COLLINS STREET

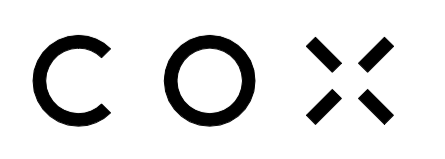
Drawing Title:
LEVEL 32 FLOOR PLAN

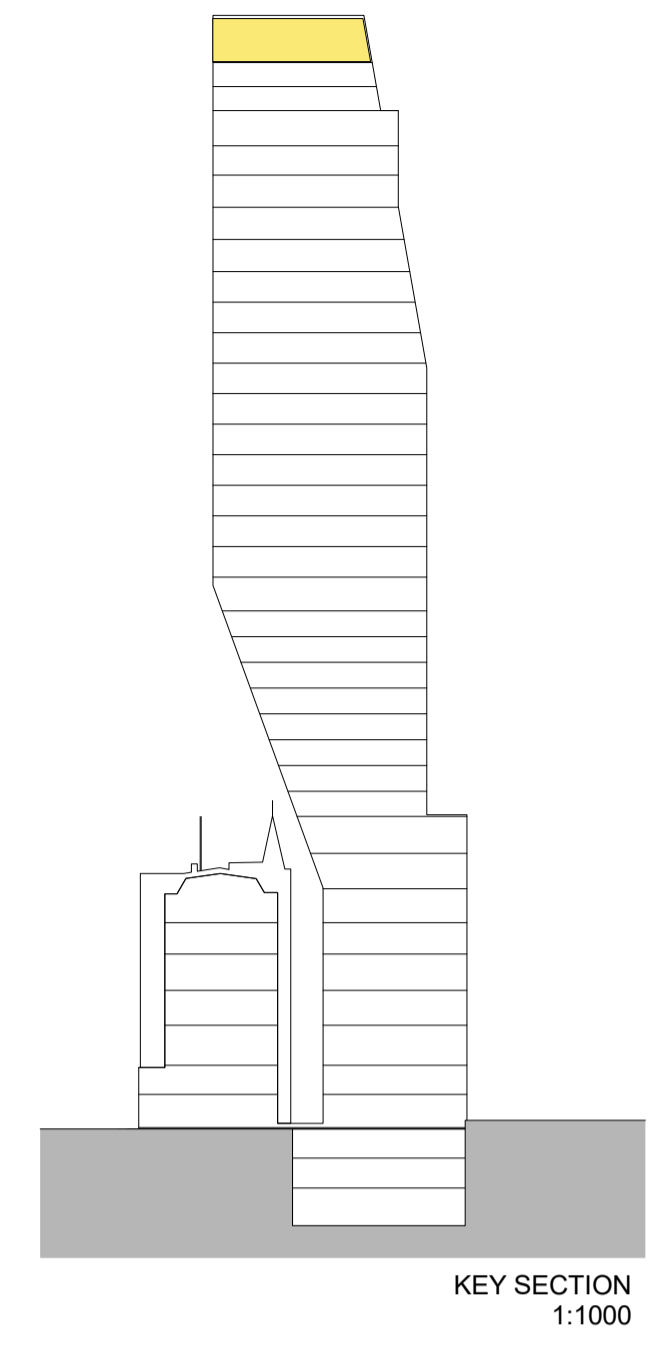
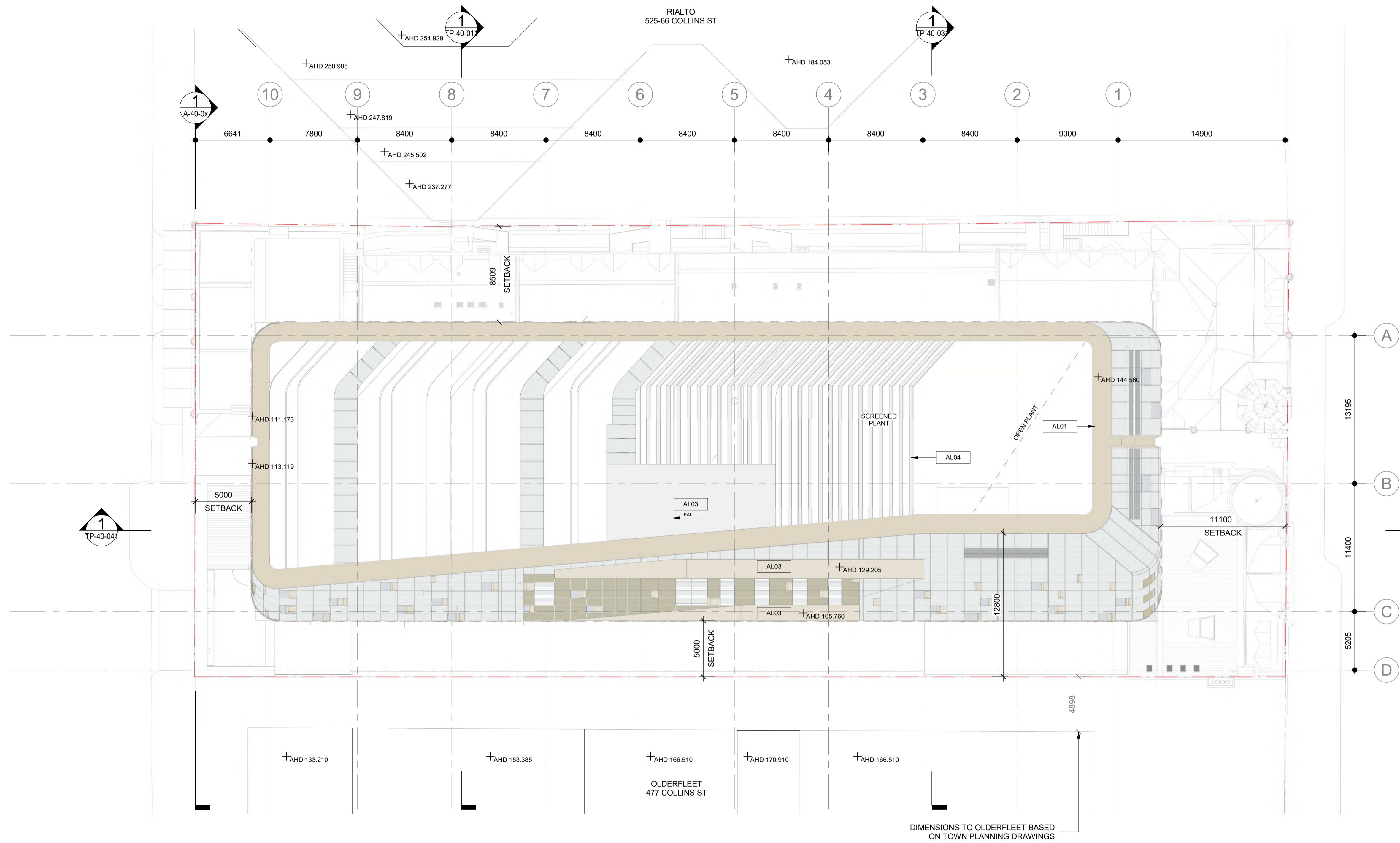
Drawing Number:
TP-21-421

Revision: **1** Date: **DEC. 2023**

Scale: **1 : 200 @ A1**

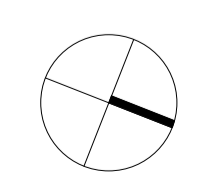
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1 ROOF PLAN
SCALE 1 : 200

DIMENSIONS TO OLDERFLEET BASED ON TOWN PLANNING DRAWINGS



Project:
495 COLLINS STREET

Drawing Title:
ROOF PLAN

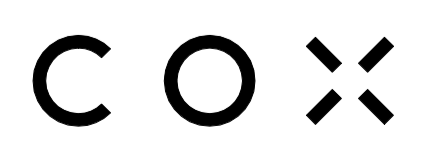
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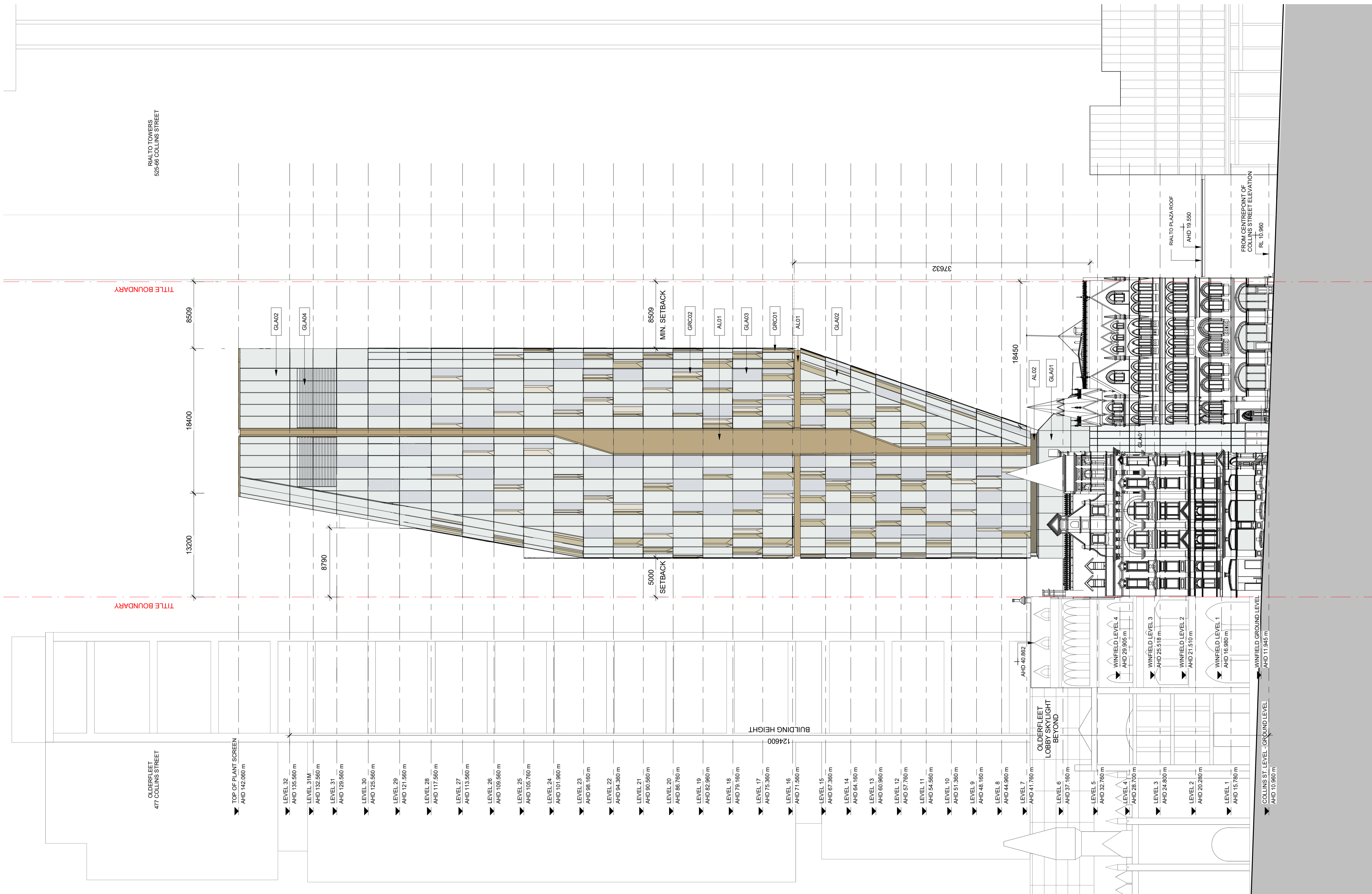
Revision:
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Date:
DEC. 2023

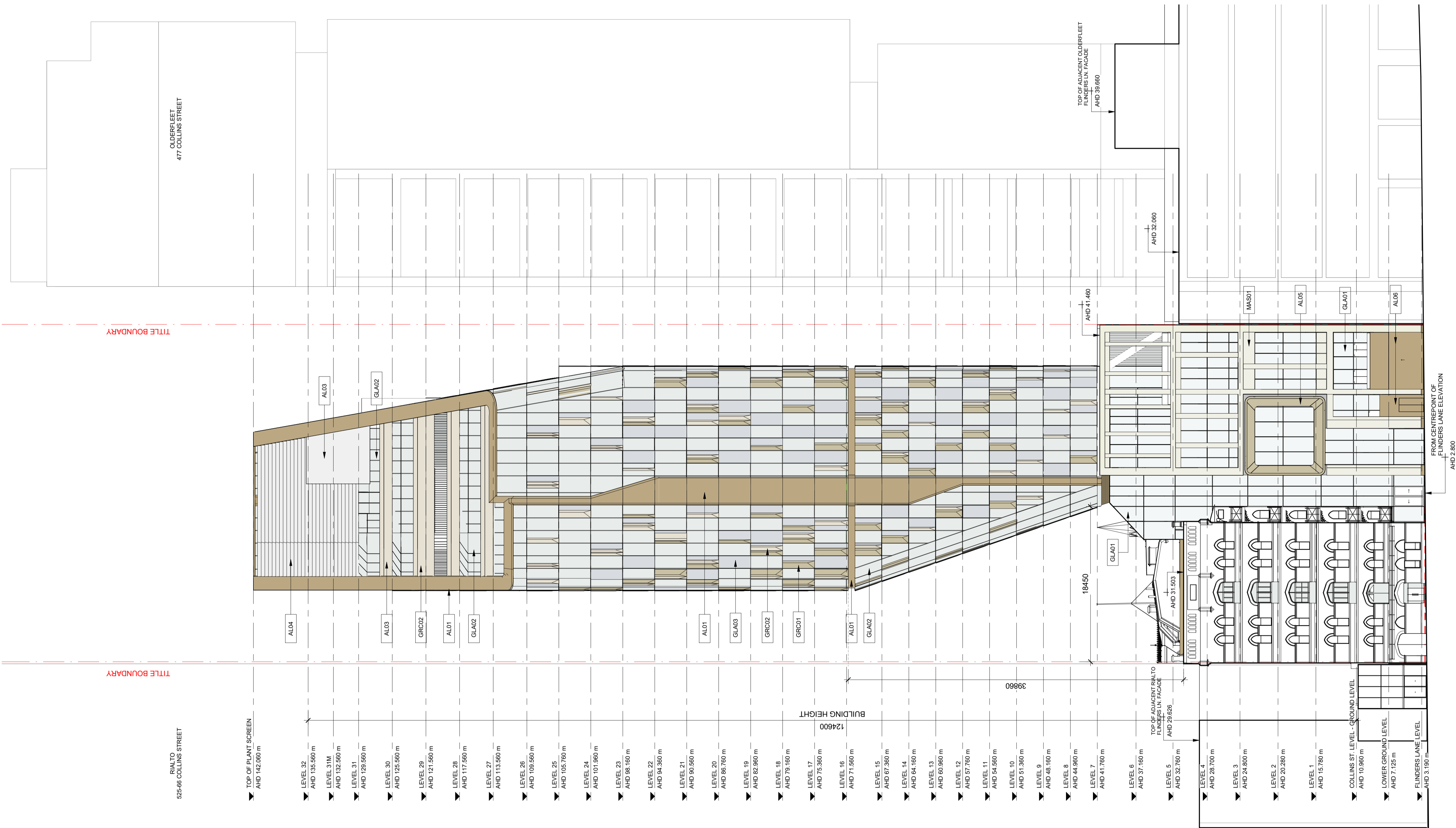
Scale:
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NOTE:
REFER TO TP-90-011 AND
TP-90-012 FOR DESCRIPTIONS
OF MATERIALS



TITLE BOUNDARY

TITLE BOUNDARY

525-66 COLLINS STREET

OLDERFLEET
477 COLLINS STREET

TOP OF PLANT SCREEN
AHD 142,060 m

LEVEL 32
AHD 135,560 m

LEVEL 31M
AHD 132,560 m

LEVEL 31
AHD 129,560 m

LEVEL 30
AHD 125,560 m

LEVEL 29
AHD 121,560 m

LEVEL 28
AHD 117,560 m

LEVEL 27
AHD 113,560 m

LEVEL 26
AHD 109,560 m

LEVEL 25
AHD 105,760 m

LEVEL 24
AHD 101,960 m

LEVEL 23
AHD 98,160 m

LEVEL 22
AHD 94,360 m

LEVEL 21
AHD 90,560 m

LEVEL 20
AHD 86,760 m

LEVEL 19
AHD 82,960 m

LEVEL 18
AHD 79,160 m

LEVEL 17
AHD 75,360 m

LEVEL 16
AHD 71,560 m

LEVEL 15
AHD 67,760 m

LEVEL 14
AHD 64,100 m

LEVEL 13
AHD 60,960 m

LEVEL 12
AHD 57,760 m

LEVEL 11
AHD 54,560 m

LEVEL 10
AHD 51,360 m

LEVEL 9
AHD 48,160 m

LEVEL 8
AHD 44,960 m

LEVEL 7
AHD 41,760 m

LEVEL 6
AHD 37,160 m

LEVEL 5
AHD 32,760 m

LEVEL 4
AHD 28,700 m

LEVEL 3
AHD 24,900 m

LEVEL 2
AHD 20,280 m

LEVEL 1
AHD 15,780 m

COLLINS ST. LEVEL - GROUND LEVEL
AHD 10,960 m

LOWER GROUND LEVEL
AHD 7,125 m

FLINDERS LANE LEVEL
AHD 3,190 m

BUILDING HEIGHT
124600

39960

18450

TOP OF ADJACENT RIALTO
FLINDERS LN FACADE
AHD 28,626

AHD 31,503

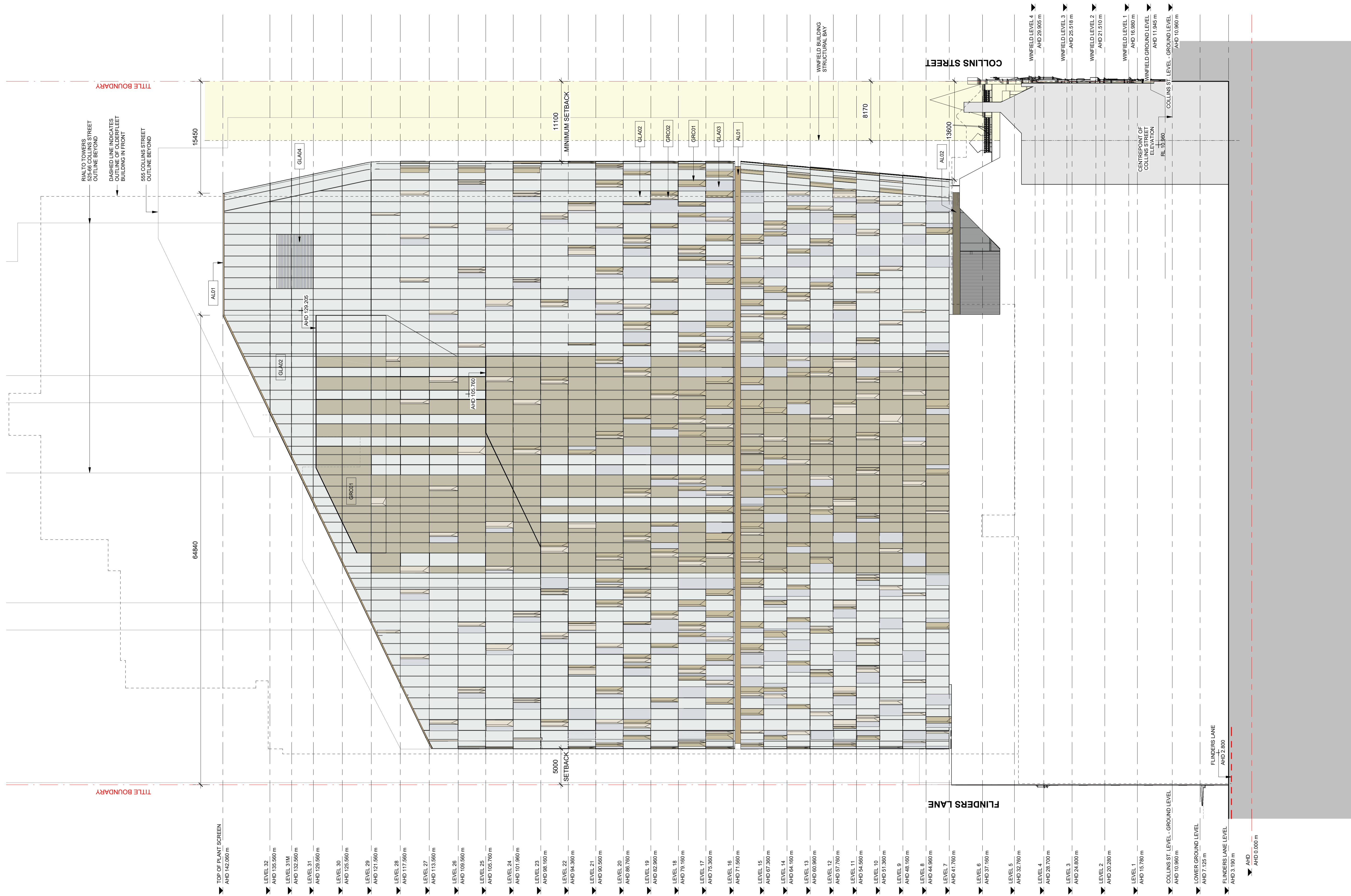
AHD 11,480

AHD 32,060

TOP OF ADJACENT OLDERFLEET
FLINDERS LN FACADE
AHD 38,860

FROM CENTREPOINT OF
FLINDERS LANE ELEVATION
AHD 2,800

NOTE:
REFER TO TP-90-011 AND
TP-90-012 FOR DESCRIPTIONS
OF MATERIALS



TITLE BOUNDARY

556 COLLINS STREET
OUTLINE BEYOND

TITLE BOUNDARY

64840

AL01

AHD 129.205

AHD 105.760

5000
SETBACK

11100
MINIMUM SETBACK

8170

COLLINS STREET

FLINDERS LANE

WINFIELD LEVEL 4
AHD 23.995 m

WINFIELD LEVEL 3
AHD 25.518 m

WINFIELD LEVEL 2
AHD 21.510 m

WINFIELD LEVEL 1
AHD 16.890 m

WINFIELD GROUND LEVEL
AHD 11.945 m

WINFIELD GROUND LEVEL - GROUND LEVEL
AHD 10.860 m

COLLINS ST. LEVEL - GROUND LEVEL
RL 10.860

CENTREPOINT OF COLLINS STREET
ELEVATION

FLINDERS LANE
AHD 2.800

AHD 0.000 m

- TOP OF PLANT SCREEN
AHD 142.060 m
- LEVEL 32
AHD 135.560 m
- LEVEL 31M
AHD 132.560 m
- LEVEL 31
AHD 129.560 m
- LEVEL 30
AHD 125.560 m
- LEVEL 29
AHD 121.560 m
- LEVEL 28
AHD 117.560 m
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AHD 113.560 m
- LEVEL 26
AHD 109.560 m
- LEVEL 25
AHD 105.760 m
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AHD 101.760 m
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AHD 98.160 m
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AHD 94.360 m
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AHD 90.560 m
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AHD 86.760 m
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AHD 82.960 m
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AHD 75.360 m
- LEVEL 16
AHD 71.560 m
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AHD 67.760 m
- LEVEL 14
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AHD 60.360 m
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AHD 51.360 m
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AHD 48.160 m
- LEVEL 8
AHD 44.960 m
- LEVEL 7
AHD 41.760 m
- LEVEL 6
AHD 37.160 m
- LEVEL 5
AHD 32.760 m
- LEVEL 4
AHD 28.700 m
- LEVEL 3
AHD 24.800 m
- LEVEL 2
AHD 20.280 m
- LEVEL 1
AHD 15.780 m
- COLLINS ST. LEVEL - GROUND LEVEL
AHD 10.860 m
- LOWER GROUND LEVEL
AHD 7.125 m
- FLINDERS LANE LEVEL
AHD 3.190 m
- AHD 0.000 m

Project:
495 COLLINS STREET

Drawing Title:
EAST ELEVATION

Drawing Number:
TP-30-031

Revision:
1

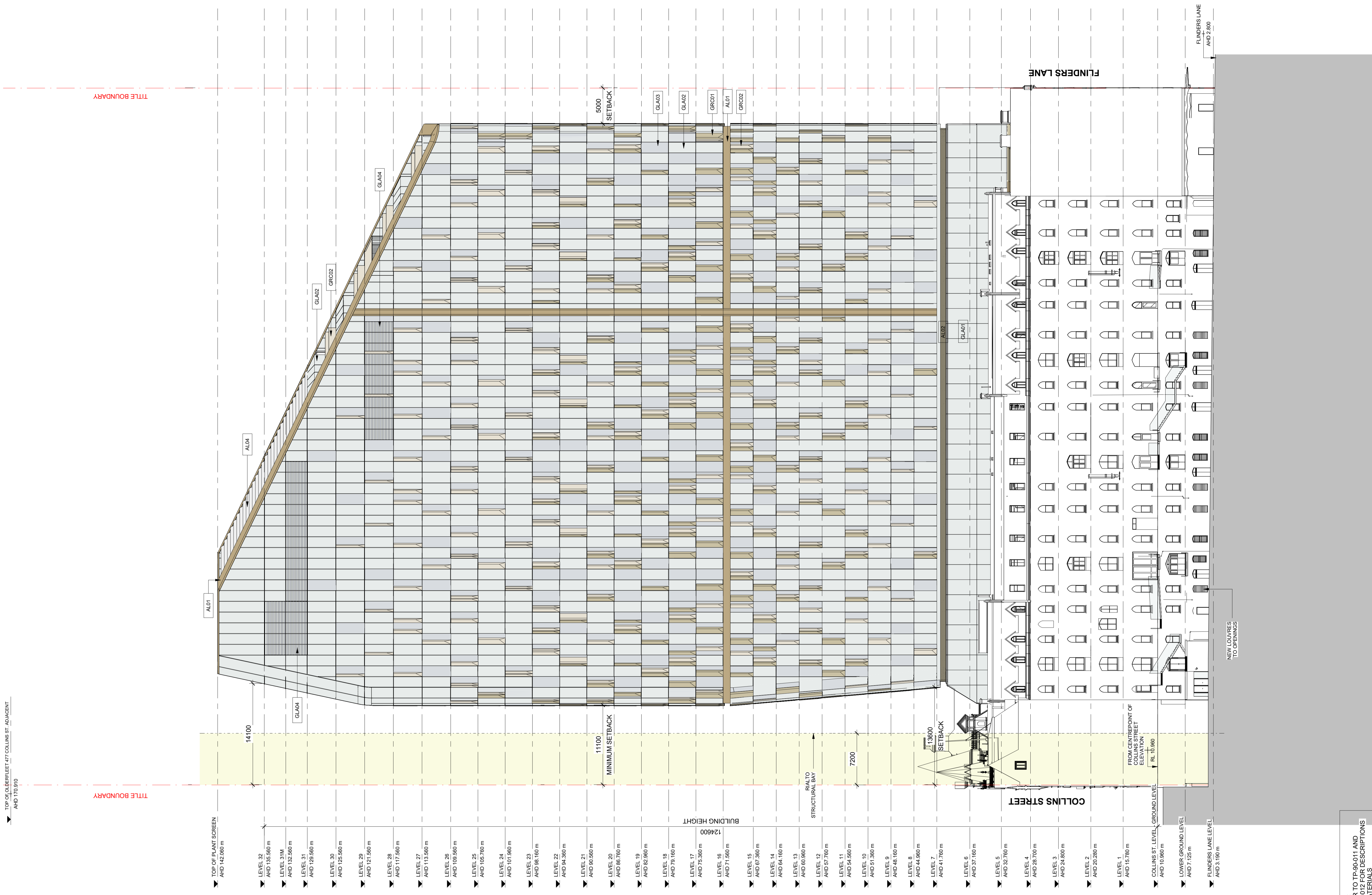
Date:
DEC. 2023

Scale:
1 : 250 @ A1

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NOTE: REFER TO TP-90-011 AND TP-90-012 FOR DESCRIPTIONS OF MATERIALS



TITLE BOUNDARY

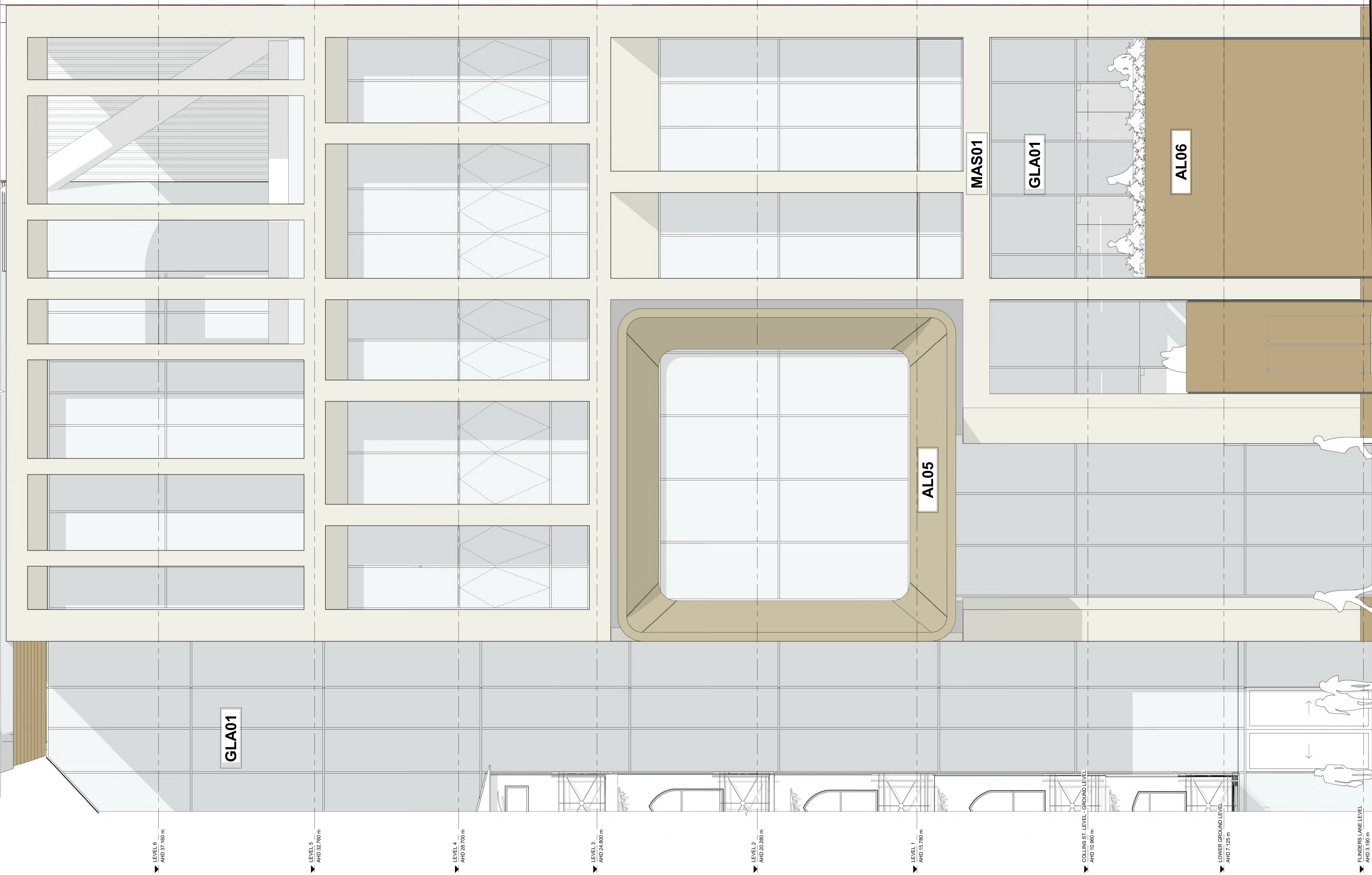
TITLE BOUNDARY

TOP OF GLA BEHIND 477 COLLINS ST ADJACENT
AND 170.910

- TOP OF PLANT SCREEN
AND 142.060 m
- LEVEL 32
AND 136.560 m
- LEVEL 31M
AND 132.360 m
- LEVEL 31
AND 129.560 m
- LEVEL 30
AND 125.560 m
- LEVEL 29
AND 121.560 m
- LEVEL 28
AND 117.560 m
- LEVEL 27
AND 113.560 m
- LEVEL 26
AND 109.560 m
- LEVEL 25
AND 105.760 m
- LEVEL 24
AND 101.960 m
- LEVEL 23
AND 98.160 m
- LEVEL 22
AND 94.360 m
- LEVEL 21
AND 90.560 m
- LEVEL 20
AND 86.760 m
- LEVEL 19
AND 82.960 m
- LEVEL 18
AND 79.160 m
- LEVEL 17
AND 75.360 m
- LEVEL 16
AND 71.560 m
- LEVEL 15
AND 67.360 m
- LEVEL 14
AND 64.160 m
- LEVEL 13
AND 60.960 m
- LEVEL 12
AND 57.760 m
- LEVEL 11
AND 54.560 m
- LEVEL 10
AND 51.360 m
- LEVEL 9
AND 48.160 m
- LEVEL 8
AND 44.960 m
- LEVEL 7
AND 41.760 m
- LEVEL 6
AND 37.160 m
- LEVEL 5
AND 32.760 m
- LEVEL 4
AND 28.700 m
- LEVEL 3
AND 24.800 m
- LEVEL 2
AND 20.280 m
- LEVEL 1
AND 15.780 m
- COLLINS ST. LEVEL GROUND LEVEL
AND 10.960 m
- LOWER GROUND LEVEL
AND 7.125 m
- FLINDERS LANE LEVEL
AND 3.190 m

NOTE: TO TP-90-011 AND TP-90-012 FOR DESCRIPTIONS OF MATERIALS

NOTE:
REFER TO TP-90-011 AND
TP-90-012 FOR DESCRIPTIONS
OF MATERIALS



FLINDERS LANE

Project:
495 COLLINS STREET

Drawing Title:
FLINDERS LANE PODIUM ELEVATION

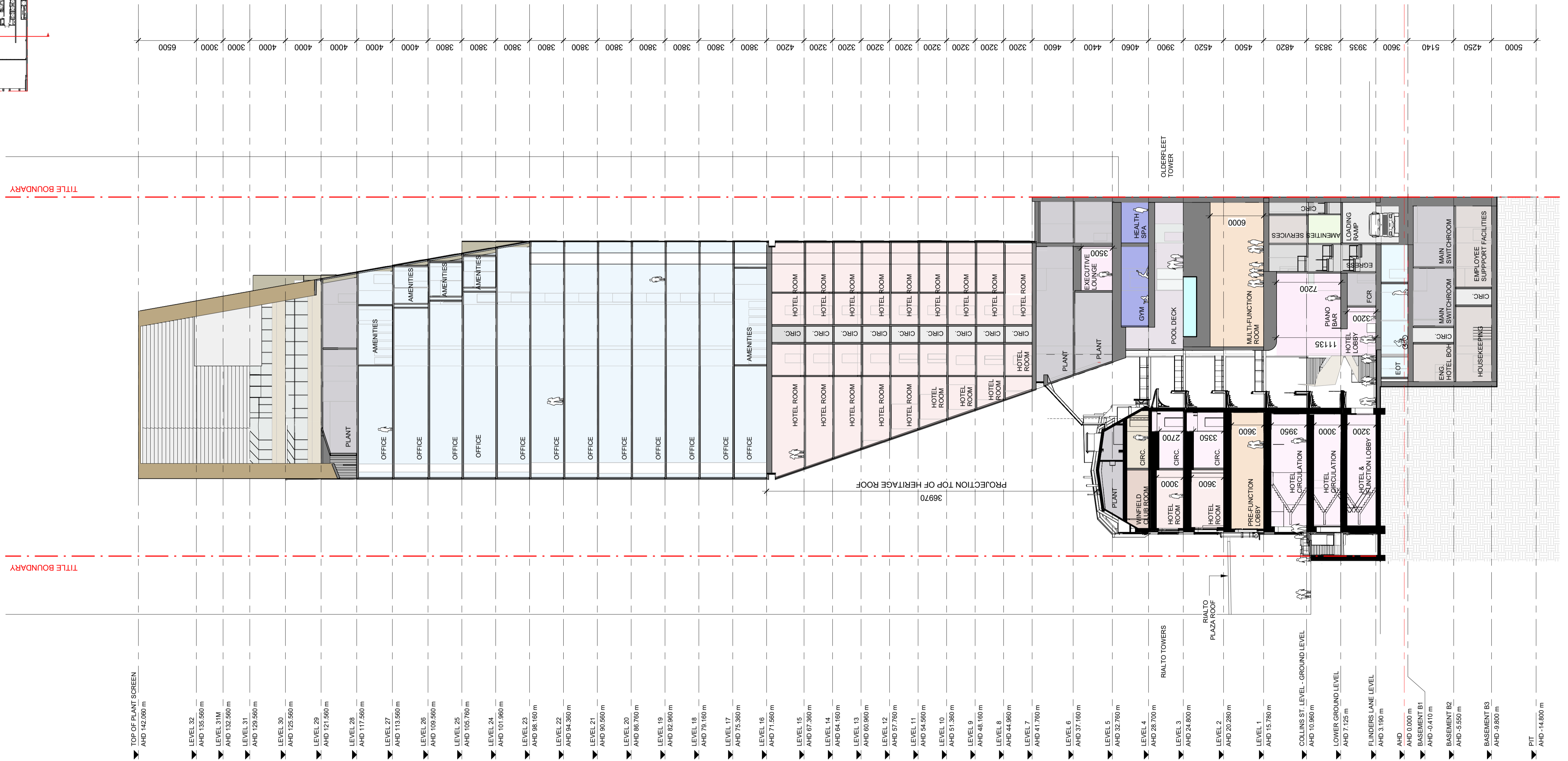
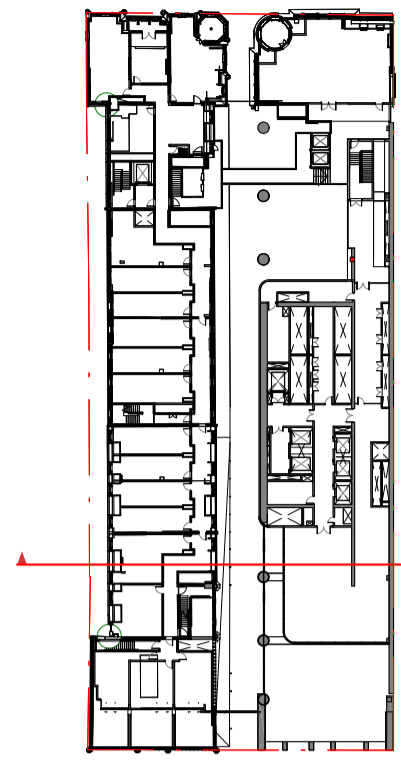
Drawing Number:
TP-35-022

Revision:
1 Date:
DEC. 2023

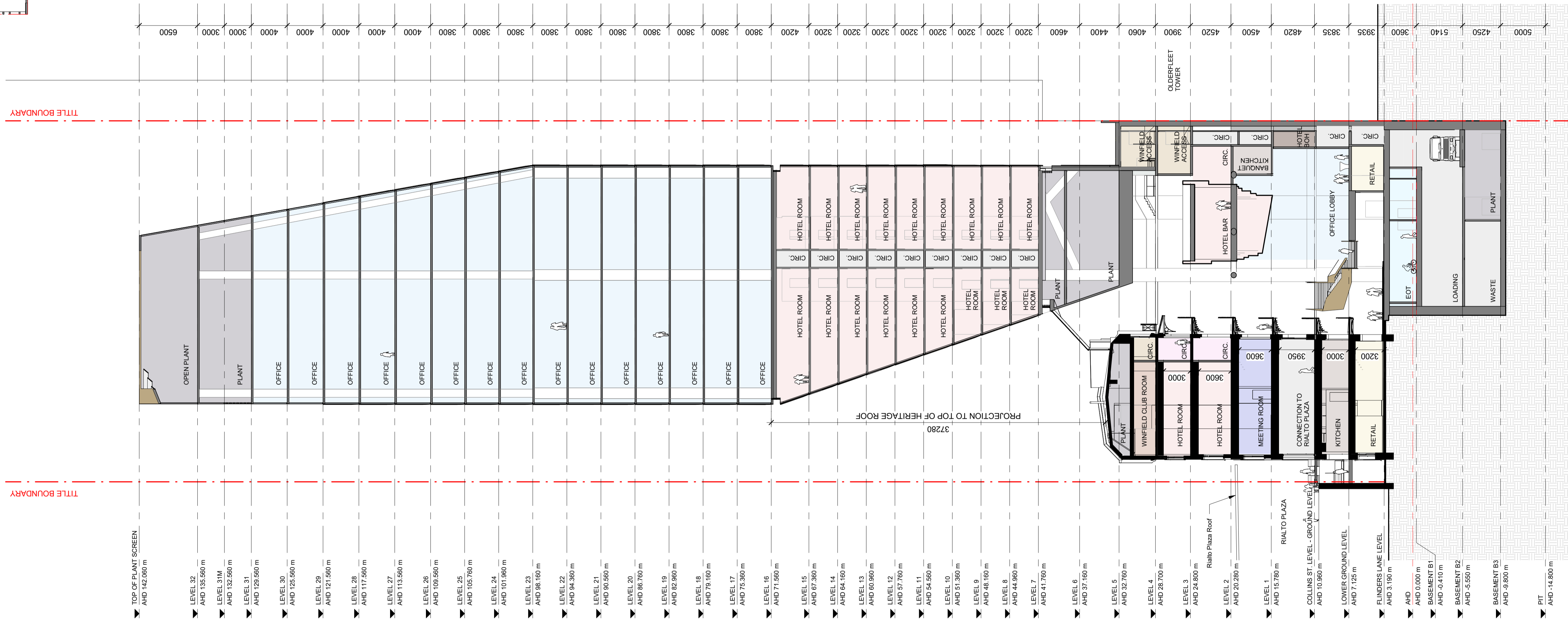
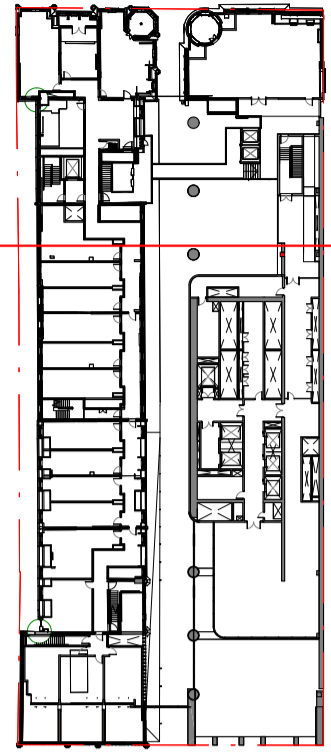
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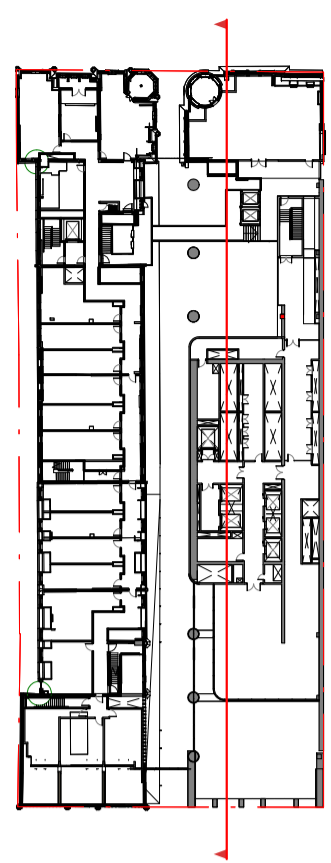




- ▶ TOP OF PLANT SCREEN
AND 142.060 m
- ▶ LEVEL 32
AND 135.560 m
- ▶ LEVEL 31M
AND 132.360 m
- ▶ LEVEL 31
AND 129.560 m
- ▶ LEVEL 30
AND 125.560 m
- ▶ LEVEL 29
AND 121.560 m
- ▶ LEVEL 28
AND 117.560 m
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AND 113.560 m
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AND 109.560 m
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AND 105.760 m
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- ▶ LEVEL 3
AND 24.800 m
- ▶ LEVEL 2
AND 20.280 m
- ▶ LEVEL 1
AND 15.780 m
- ▶ COLLINS ST LEVEL - GROUND LEVEL
AND 10.960 m
- ▶ LOWER GROUND LEVEL
AND 7.125 m
- ▶ FLINDERS LANE LEVEL
AND 3.190 m
- ▶ AND
AND 0.000 m
- ▶ BASEMENT B1
AND -0.410 m
- ▶ BASEMENT B2
AND -5.550 m
- ▶ BASEMENT B3
AND -9.800 m
- ▶ PIT
AND -14.800 m

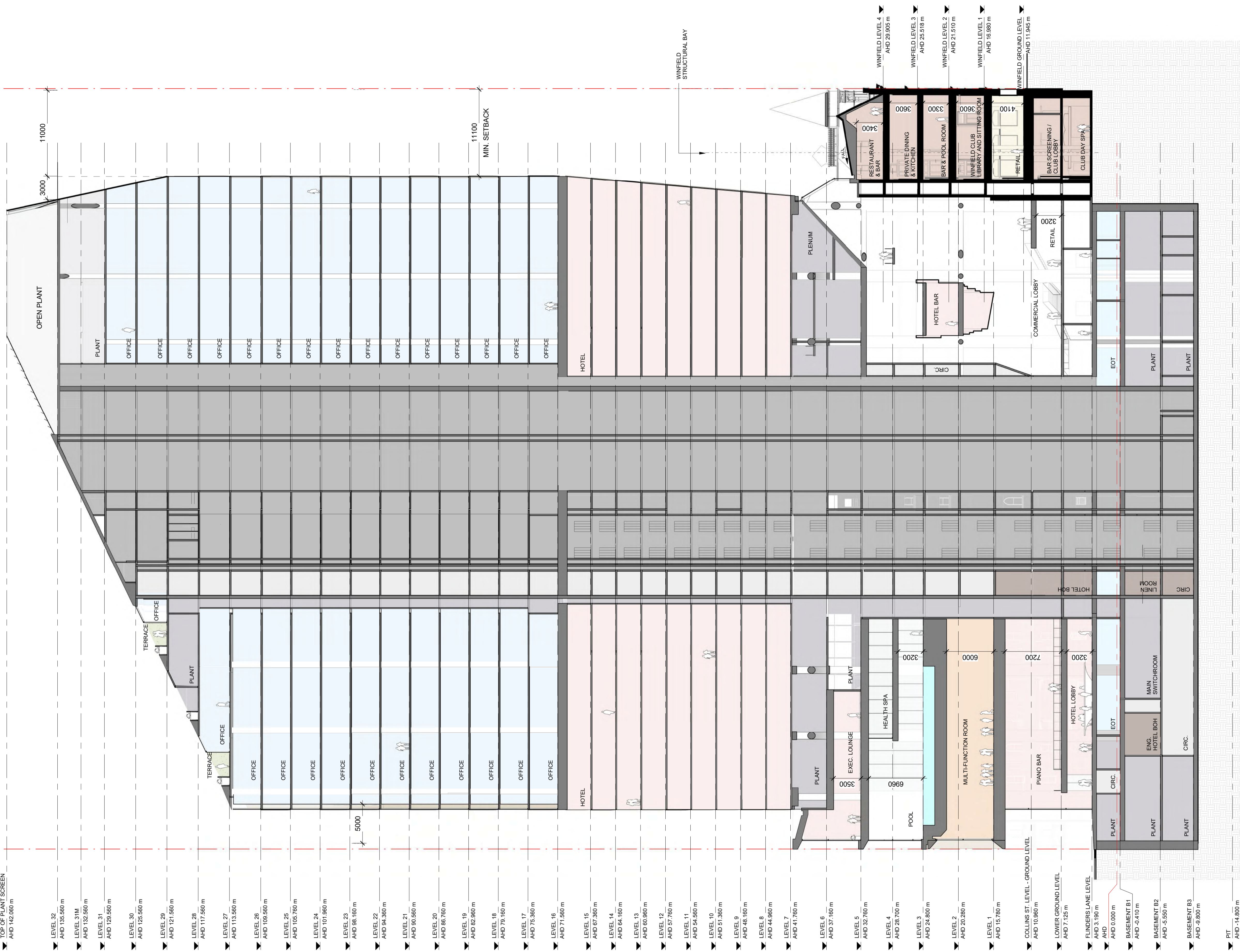


- TOP OF PLANT SCREEN
AHD 142,060 m
- LEVEL 32
AHD 135,560 m
- LEVEL 31M
AHD 132,560 m
- LEVEL 31
AHD 129,560 m
- LEVEL 30
AHD 125,560 m
- LEVEL 29
AHD 121,560 m
- LEVEL 28
AHD 117,560 m
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AHD 113,560 m
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- LEVEL 1
AHD 15,780 m
- COLLINS ST. LEVEL - GROUND LEVEL
AHD 10,960 m
- LOWER GROUND LEVEL
AHD 7,125 m
- FLINDERS LANE LEVEL
AHD 3,190 m
- AHD 0,000 m
- BASEMENT B1
AHD -0,410 m
- BASEMENT B2
AHD -5,550 m
- BASEMENT B3
AHD -9,800 m
- PIT
AHD -14,800 m



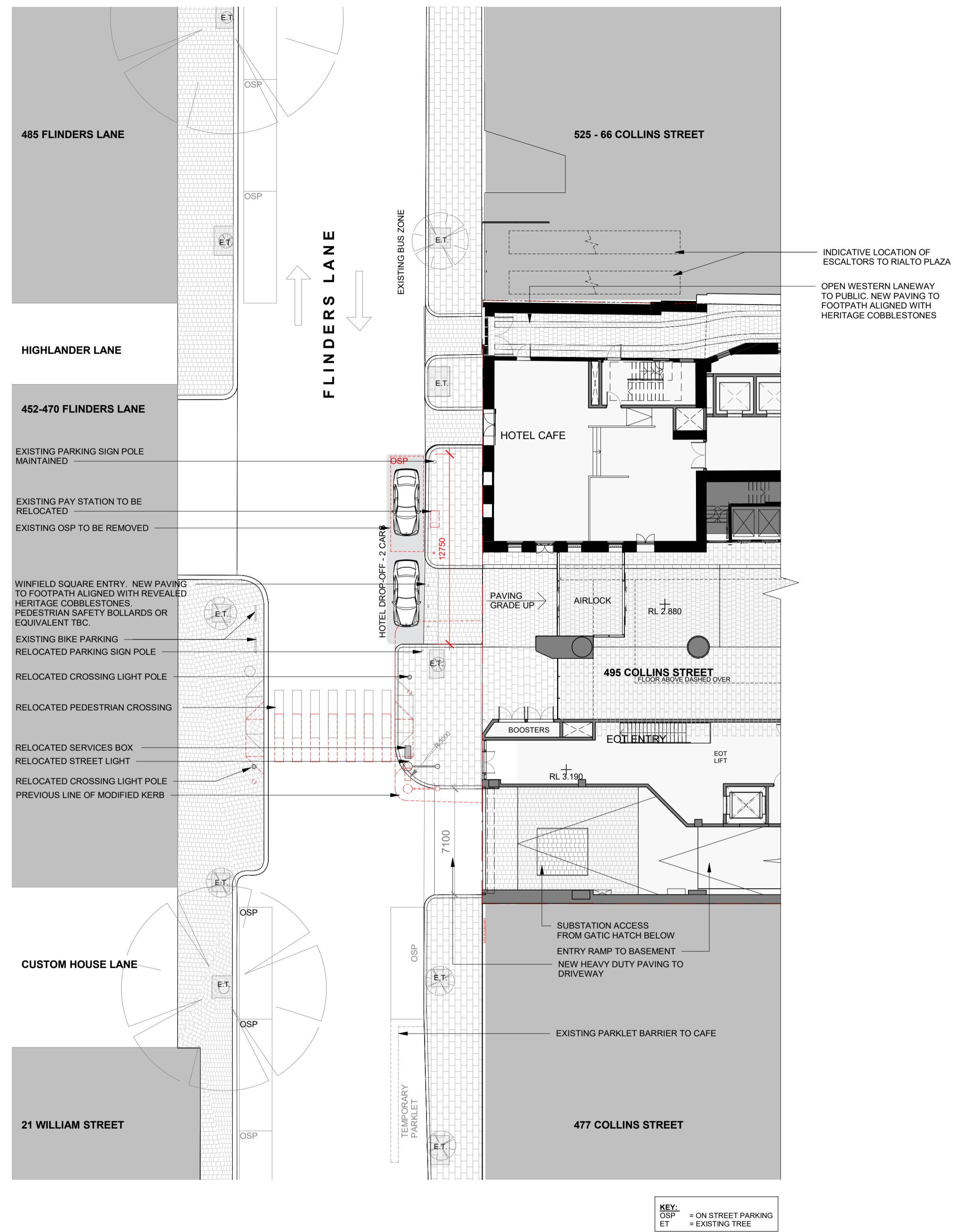
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TITLE BOUNDARY

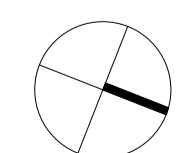
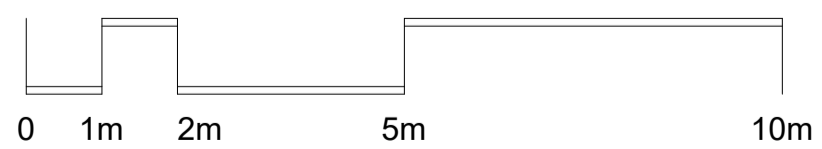


- ▶ TOP OF PLANT SCREEN
AHD 142.060 m
- ▶ LEVEL 32
AHD 135.560 m
- ▶ LEVEL 31M
AHD 132.560 m
- ▶ LEVEL 31
AHD 129.560 m
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AHD 125.560 m
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AHD 121.560 m
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AHD 28.760 m
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AHD 24.800 m
- ▶ LEVEL 2
AHD 20.280 m
- ▶ LEVEL 1
AHD 15.780 m
- ▶ COLLINS ST. LEVEL - GROUND LEVEL
- ▶ LOWER GROUND LEVEL
AHD 7.125 m
- ▶ FLINDERS LANE LEVEL
AHD 3.180 m
- ▶ BASEMENT B1
AHD 0.000 m
- ▶ BASEMENT B2
AHD -5.550 m
- ▶ BASEMENT B3
AHD -9.800 m
- ▶ PIT
AHD -14.800 m





1 FLINDERS LANE CONCEPT PLAN
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
FLINDERS LANE CONCEPT PLAN

Drawing Number:
TP-70-011

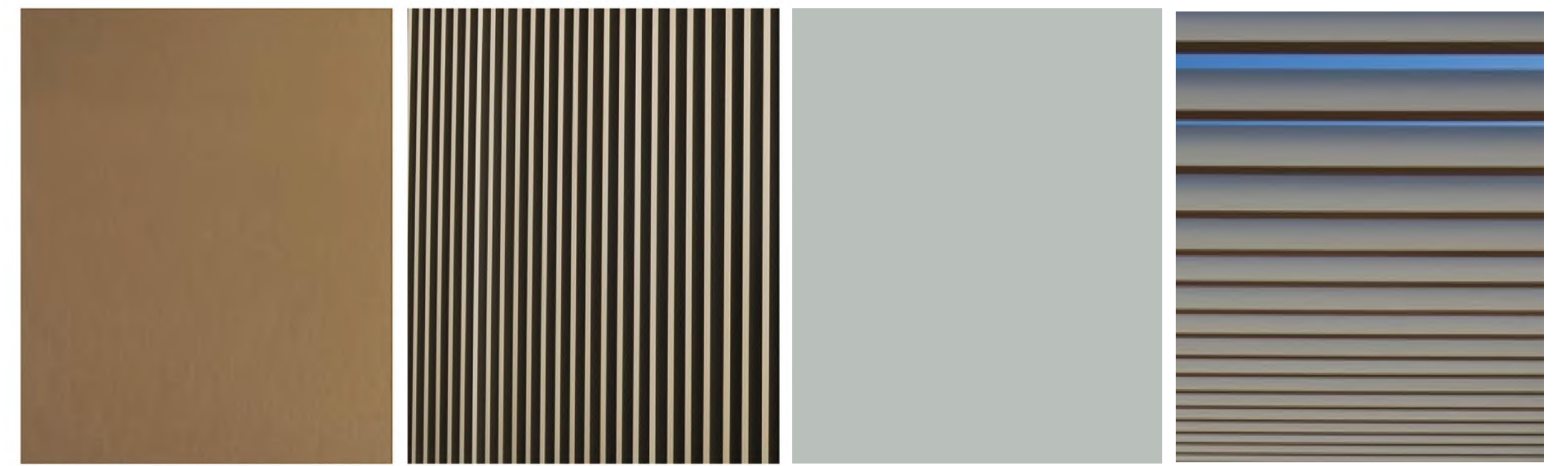
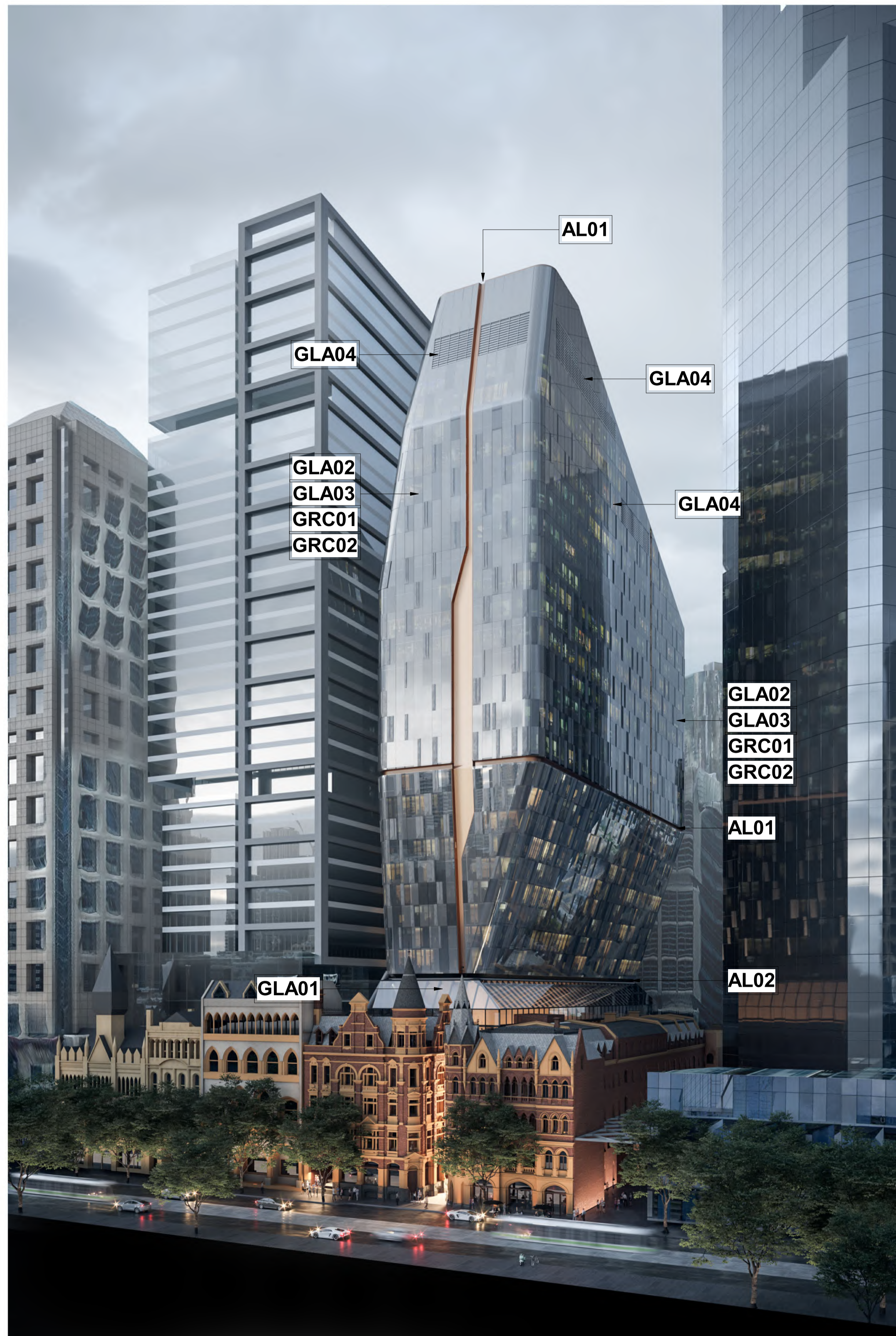
Revision:
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Date:

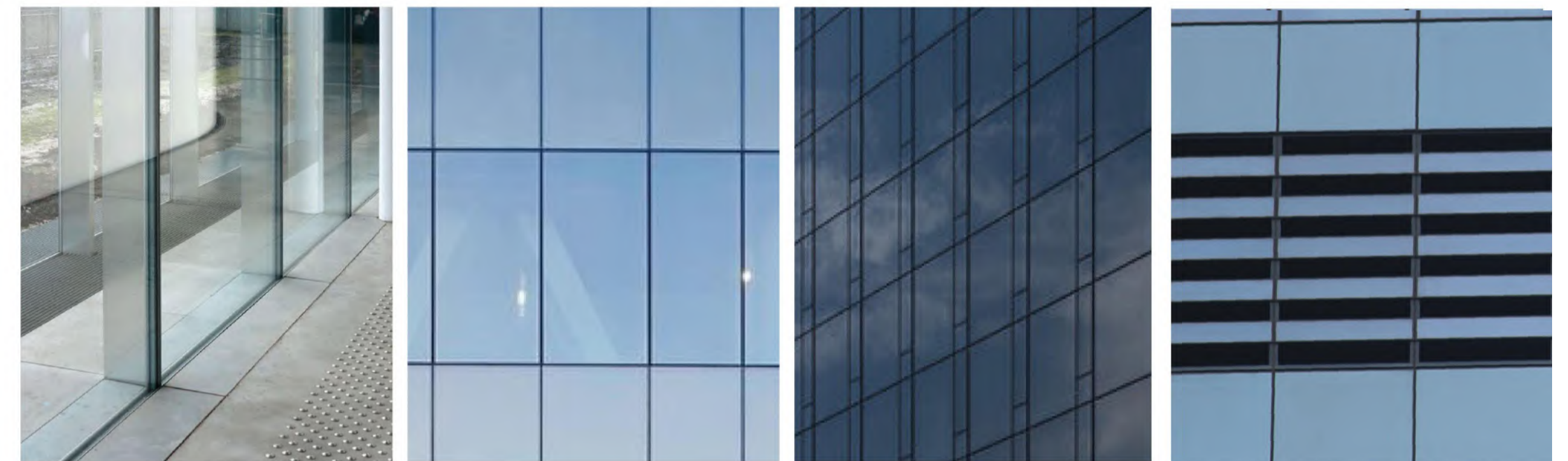
Scale:
1 : 200 @ A1

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AL01 - Aluminium - Bronze
 AL02 - Aluminium Vertical Plant Screen - Bronze
 AL03 - Aluminium - Light Blue-Grey
 AL04 - Aluminium - Custom Longspan Louvres. Colour to match AL-03

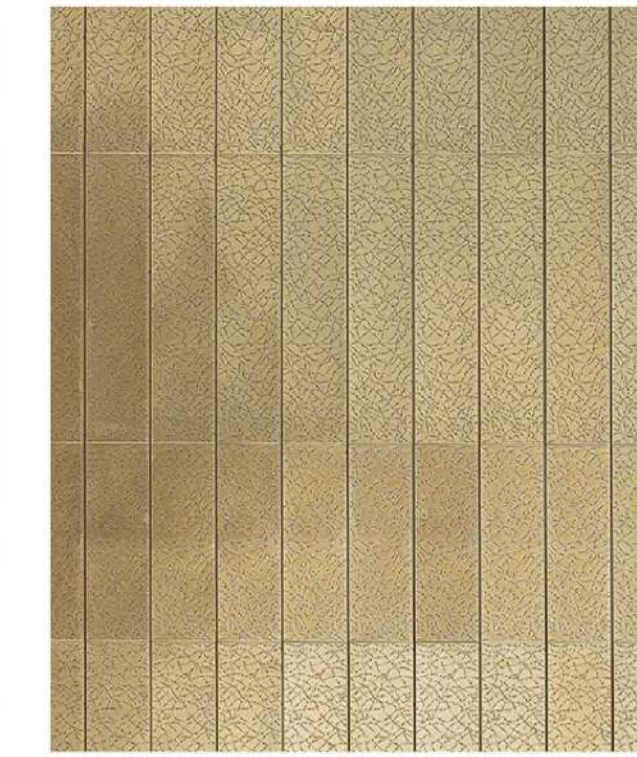


GLA01 - Glass - Clear Low Iron
 GLA02 - Glass - Silver Grey Tint 1
 GLA03 - Glass - Silver Grey Tint 2
 GLA04 - Glass - Hit and Miss Glazing. Glass colour to match adjacent facade (GLA-01 and GLA-02)

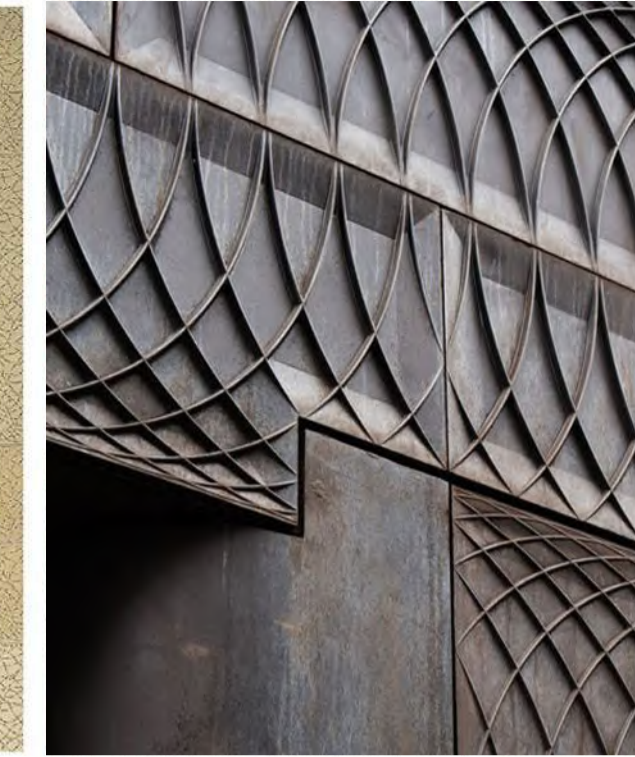


GRC01 - Masonry - Colour 1
 GRC02 - Masonry - Colour 2

NOTES:
 1. THE REFLECTIVITY OF ALL GLASS AND OTHER FINISHES USED ON THE BUILDING MUST NOT EXCEED 20%
 2. ALL GLAZING ABOVE PODIUM LEVEL ARE FIXED GLASS UNITS



AL05 - Metal Cladding.
Brass/champagne colour



AL06 - Custom patterned slotted metal
screen. Brass/champagne colour

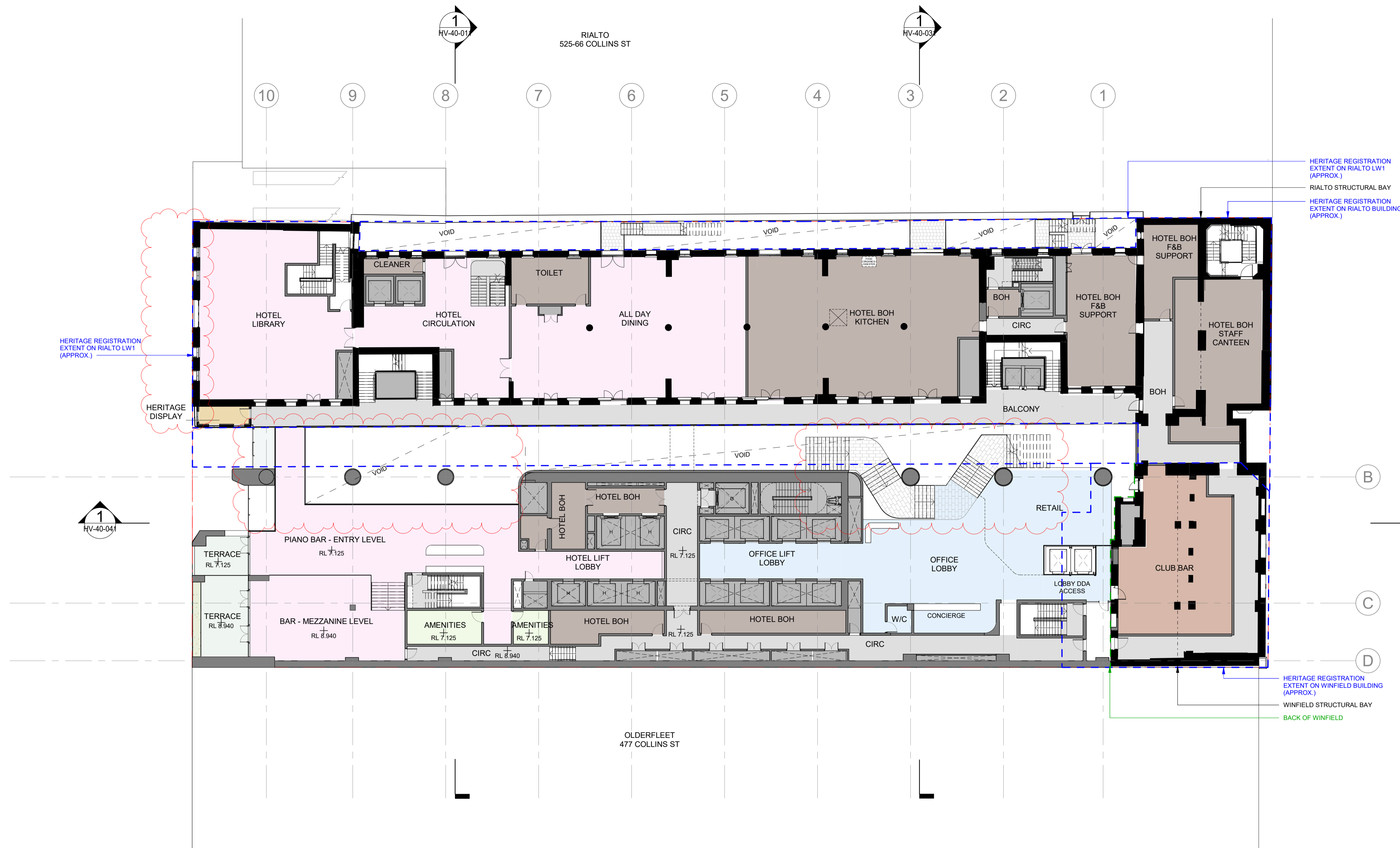


GLA01 - Glass - Clear Low Iron

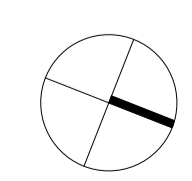


MAS-01 - Natural Stone Honed
varied width

NOTES:
1. THE REFLECTIVITY OF ALL GLASS AND OTHER FINISHES USED ON THE BUILDING MUST NOT EXCEED 20%
2. ALL GLAZING ABOVE PODIUM LEVEL ARE FIXED GLASS UNITS



1 FLOOR PLAN - LOWER GROUND LEVEL
SCALE 1 : 200



Project:
495 COLLINS STREET

Drawing Title:
LOWER GROUND FLOOR PLAN

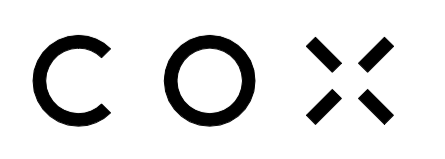
Drawing Number:
HV-21-102

Revision:
1

Date:
FEB 2024

Scale:
1 : 200 @ A1

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DELEGATE REPORT

MINISTERIAL PLANNING REFERRAL

Application number:	TPMR-2023-19
DTP application number:	PA2302536
Applicant:	Planning & Property Partners Pty Ltd
Owner:	Salter Brothers Asset Management Pty Ltd
Architect:	Cox Architecture
Address:	487-503 Collins Street, MELBOURNE VIC 3000
Proposal:	Partial demolition and redevelopment including a multi-level building and associated buildings and works
Cost of works:	\$276 million
Date of initial referral to City of Melbourne:	11 October 2023
Date of re-referral to City of Melbourne:	21 December 2023
Responsible officer:	Kimberly Martin, Principal Urban Planner

1 SUBJECT SITE AND SURROUNDS

1.1 The subject site

This planning permit application relates to the land at 487 – 503 Collins Street, Melbourne (subject site). The site is located on the southernmost side of Collins Street near to the intersection of King Street on the key Collins Street axis that connects the Docklands Precinct with the Hoddle Grid. The site has frontages to both Collins Street and Flinders Lane. The site itself sits between the redeveloped Olderfleet¹ building to the site's east and the recently redeveloped Rialto Towers² to the west. Both of these buildings are on the Victorian Heritage Register.

The site was subject to a redevelopment circa 1980 which sought to construct the building currently sited behind the Winfield building, architecturally imitating that of the neighbouring Rialto building. These works also included the enclosure of Winfield Square by incorporating a steel and glazed atrium, steel bridges and gantries internal to the site.

The site is contained within Vol 11610 Fol 574, described as land in Plan of Consolidation 174333B. The land is not subject to any restrictive covenants or easements on Title. The Title does, however, indicate that Appurtenant easements in

¹ 477 Collins Street, Melbourne

² 525 Collins Street, Melbourne

favour of the site and provide for pedestrian ingress and egress from the abutting land at the plaza level to the Rialto Towers have been created in favour of this land (within Plan in Instrument AE029253C). Certificate of Title Vol.11610 Fol.574 is also affected by Notices Y001315L and Y001316H under the Historic Buildings Act. These are of no consequence in the consideration of this referral.

The subject site is a rectangular shaped allotment with a frontage to Collins Street of 40.65 metres and a frontage to Flinders Lane of 40.45 metres and a site depth 97 metres, yielding an overall site area of 3,928 square metres. The site topography falls approximately eight metres from the north (Collins Street) to the south (Flinders Lane) of the site.

The site is currently used for the purpose of an integrated residential hotel spanning across the Winfield, Rialto and 1980's buildings. The site also provides for some ground level retail. Further commentary on the existing buildings is provided at Section 1.3 of this report.

Four street trees are located adjacent to the subject site, two London Plane '*Platanus acerifolia*.' (Asset ID: 1024372 and 1024373) to the Collins Street frontage and one Tulip Tree '*Liriodendron tulipifera* (Asset ID: 1864173) and one Simon Poplar '*Populus simonii*' to Flinders Lane. No street trees are proposed to be removed to facilitate this development.



Figure 1 - Collins Street Frontages. The Winfield Building (Left) and the Rialto (Right)



Figure 2 - Flinders Lane Frontages. The Heritage Rialto frontage (Left), 1980's addition (Right)



Figure 3 - Location of the subject site - (Source: CoMPass)

1.2 The surrounds

The subject site is located within the heart of the Central Business District's (CBD's) conglomerate of commercial offices / employment clusters, residential, retail and accommodations. The site is also near to Enterprize Park, located next to the Yarra River.

In terms of direct abuttals:

- To the site's immediate north is Collins Street, a major street with a road reservation of approximately 30 metres. The surrounding context of Collins Street include significant heritage facades, tram infrastructure, mature street trees, sawn bluestone footpaths and large scale commercial offices.
- To the east is the Olderfleet building of which the podium is constructed to six storeys to Flinders Lane and eight storeys to Collins Street. The building proper is an office building approximately 153 metres high with a five metre setback to its west boundary.
- Flinders Lane, located south of the site, a road with a reservation of approximately 20 metres provides for access to the subject site. The southern side of the site also offers a pedestrian crossing of which connects the site through to Highlander Lane and Customs House Lane each of which connect to Flinders Street and the Enterprize Park and the Yarra River corridor.
- West of the subject site, as noted earlier in this report is the Rialto Tower. The Tower incorporates internal connections to the subject site providing a piazza network that connects Collins Street through to the Rialto. The Rialto Tower incorporates a podium of four to five storeys. Varied setbacks at the tower level are afforded on the site with an overall building height of circa 250 metres.

1.3 Existing buildings

- The existing heritage fabric on the site that is included on the Victorian Heritage Register is shown in the image below. This includes the Rialto building (with its registration inclusive of the horse-shoe shaped subway and Winfield Square) and the Winfield building. The Rialto building and Winfield Square are also included on the Victorian Heritage Inventory.

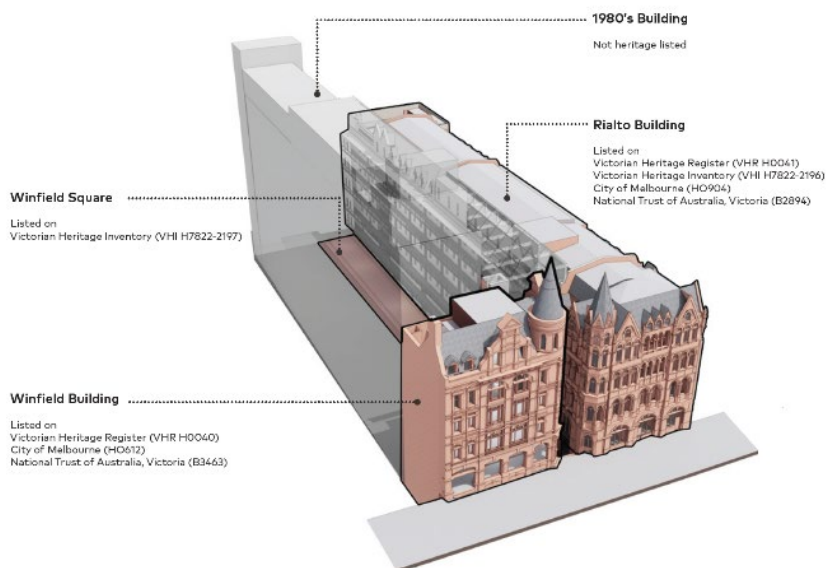


Figure 4 - Render displaying Heritage elements - (Source: Cox Architecture)

1.3.1 Rialto Building

The Rialto building occupies the western half of the site for its full extent, fronting Collins Street and with presence also to Flinders Lane. The [Victorian Heritage Database](#) (the 'Database') provides the following commentary around the significance of the heritage place by noting:

"The Rialto Building is architecturally significant as one of the finest 'boom style' buildings in Melbourne, and is an integral part of an exceptional group of late Victorian commercial buildings in Collins Street. The richly articulated surface mouldings, the array of Gothic windows and polychromatic brickwork to the Collins Street facade is a quintessential expression of 'boom period' architecture. It is one of the finest examples of the commercial Gothic style successfully developed by prominent architect William Pitt.

...

...

The Rialto Building is historically significant as a demonstration of the building boom in Melbourne during the early 1890s, shortly before the economic depression halted building for most of the decade. The design demonstrates the new approach to office accommodation, being specifically planned for a range of commercial tenants and with shops to the ground floor of the street facade. The unusual urinal enclosures demonstrate a novel solution to the provision of sanitation in a multi-storey building.

The Rialto Building is historically significant for its associations with the newly formed Melbourne Metropolitan Board of Works. It is also associated with many prominent businesses, including the law firm of Theodore Fink. Additionally, the warehouses link the building historically to the wool industry because the building was an important focal point to the wool markets and auctions as well as for storage."

1.3.2 Winfield Building

The Winfield building in its existing condition occupies the north eastern corner of the site, with frontage to Collins Street. The [Database](#) states:

"The Winfield Building is architecturally significant as one of the best examples of the Queen Anne style in Victoria. In contrast to the Gothic and classical modes, the Queen Anne style was employed only sparingly for Victoria's commercial buildings in the 1890s. However, the style was well suited to the flamboyant and confident designs favoured by commercial developers during the so-called 'boom period'. It is one of architect Charles D'Ebro's finest buildings.

The Winfield Building is architecturally significant for its unique spatial relationship to the adjacent Rialto building, with which it formed a narrow laneway. Together they form an integral part of the exceptional block of late Victorian 'boom' period buildings in Collins Street.

The Winfield Building is historically significant as the location of the amalgamated Wool Exchange. The wool industry and its stores was a dominant force in the west part of the city and the Winfield Building became a focal point for the industry from the early 1890s.

The Winfield Building is historically significant as a demonstration of the building boom in Melbourne during the early 1890s, shortly before the economic depression halted building for most of the decade. The design demonstrates the new approach to office accommodation, being specifically planned for a range of commercial tenants and with shops to the ground floor of the street facade."

1.3.3 Winfield Square

The accessway between the Rialto and Winfield buildings forms part of the site and was historically known as Winfield Square, providing for the movement of goods in conjunction with the western subway (of which is not currently accessible to the public).

As shown on the MMBW plan below, Winfield Square terminated short of Collins Street noting the significant level change; it did not provide a through site connection between Collins Street and Flinders Lane. Winfield Square was overlaid with the existing hotel lobby following the site's redevelopment in the 1980's and presently remains inaccessible with the link between the two building forms reading as a private space associated with the hotel.

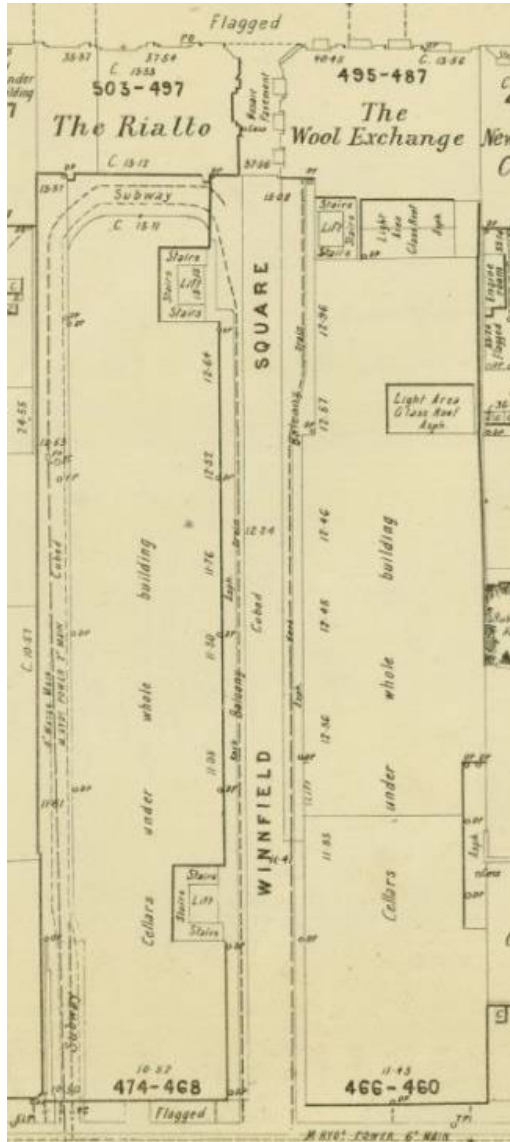


Figure 5 - 1895 MMBW plan showing the alignment of the horse-shoe shaped subway skirting the western side of the base of the Rialto building, connecting Winfield Square - (Source: Raworth Conservation and Heritage Conservation Plan)

2 LAND PARTICULARS

2.1 Archaeology and Heritage Inventory

The buildings on the site and immediate surrounds have the following 'heritage' related listings:

- Victorian Heritage Register

- Victorian Heritage Inventory
- National Trust of Australia (Victoria)
- City of Melbourne Heritage Overlay

The Applicant advised at the time of referral that applications had been made to Heritage Victoria under the requirements of the *Heritage Act 2017*.

As a consequence of that process, if a permit were to issue by the Minister for Planning and changes are required as a result of the heritage approvals process, amendments to the plans may be required.

2.2 Aboriginal Cultural Heritage

The subject site is located within Wurundjeri Country.

The land is partially included in an area of Aboriginal Cultural Heritage Sensitivity, as defined by the *Aboriginal Heritage Regulations 2018* (Regulations), by virtue of the site being located within close proximity to a waterway (Yarra River)³. Specifically, the rear, Flinders Lane title boundary is impacted.

The application was accompanied by a letter of advice prepared by *Landskape Archaeology Pty Ltd*, dated 18 May 2023. In their letter it was determined that significant ground disturbance has occurred in the activity area.

They concluded that the proposed activity on the site does not require the preparation of a mandatory Cultural Heritage Management Plan (CHMP) because *“The topsoil and subsoil within the activity area has also been heavily modified by earthworks to construct the original Wool Exchange/Winfield Building that previously operated on the lot from 1891. Demolition of part of this building in 1978 and construction of the Menzies Hotel in 1984 would have caused further significant ground disturbance”*.

It is the responsibility of the Minister for Planning as the Responsible Authority to determine if a CHMP is required.

3 BACKGROUND AND HISTORY

3.1 Office of the Victorian Government Architect

The City of Melbourne were invited to the Victorian Design Review Panel (VDRP) in February 2023, hosted by the Office of the Victorian Government Architect where the application was presented for review and comment. There was general support for the proposal with the following key issues (summarised) noted:

- The integrity of this design proposition needs to be guarded against commercial pressures.
- Support for the scale of any cantilevers would need to be contingent on the ability to protect the integrity of the heritage buildings and a commitment to ongoing design reviews.
- A more convincing and site-specific design response was required for the proposed Flinders Lane contemporary infill.

3.2 Pre-Application

In March 2023, following VDRP, the City of Melbourne, DTP and the Permit Applicant team met to discuss the application and possible refinements.

³ (1) Subject to subregulation (2), a waterway or land within 200 metres of a waterway is an area of cultural heritage sensitivity. (2) If part of a waterway or part of the land within 200 metres of a waterway has been subject to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

3.3 Referral of Application / Lodgement

The application was referred to the City of Melbourne on 11 October 2023. On 13 November 2023 City of Melbourne Planning Officers wrote to DTP seeking additional information and raised issues as they related to overshadowing and wind impacts.

3.4 Response to Request for Further Information and Issues

On 21 December 2023, 16 February 2024 and 1 March 2024 a response to the requested information and issues (including issues raised by Council's internal referral departments) were provided for consideration.

3.5 Planning Permit History

There is no directly relevant recent history or background for this application.

4 PROPOSAL

4.1 Proposal Summary

The application seeks permission for the partial demolition and construction of a multi-storey, mixed use development including retail, premium offices, a luxury hotel and a club hosting meeting and conference room spaces.

The key components of the proposal are summarised below:

- The development of a new building in the location of the existing 1980's building sited behind the Winfield building housing both the hotel and offices.
- Updating the civic connection, providing for an inclusive link between Collins Street and Flinders Lane.
- Provision of a newly refined atrium that will form a connection between the new podium and that of the existing heritage surrounds.
- A luxury hotel comprising 273 suites, primarily accessed via Flinders Lane with secondary pedestrian access from Collins Street.
- A new club including conferencing and meeting facilities provided over a series of levels within the Winfield building and the provision of an additional 19 dedicated suites within the Rialto building connected via a dedicated footbridge.
- Approximately 22,000 square metres of office space provided from level 16 and above. Access to these offices will be via Collins Street.
- Retail offerings provided at the street levels and lower ground levels (internal). These spaces will be housed within the heritage fabric and afford approximately 1,650 square metres of gross retail floor space.

Details of the proposal can be summarised, as per Table 1, as follows:

Table 1: Proposal Summary	
Gross Floor Area (GFA)	74,955 square metres total GFA.
Land Uses	Retail premises (1,486 square metres GLAR), residential hotel (continuation of existing use & club accommodation – 273 suites), Office (21,799 square metres NLA), Restricted place of assembly (Winfield Club, 2,227 square metres net).
Floor Area Ratio	17.69:1
Building Height	131.1 metres (centre of Collins Street frontage)

	32 levels (9 hotel + 15 offices + plant + podium + basement)
Street Wall Heights	38.6 metres to Flinders Lane (new form)
Setbacks	<p>North (Collins Street)</p> <ul style="list-style-type: none"> 11.1 metres minimum to 15.45 metres maximum, 11.7 metres average (L16 to L28). <p>East</p> <ul style="list-style-type: none"> 5 metres minimum increasing up to 13.2 metres at upper levels. <p>South (Flinders Lane)</p> <ul style="list-style-type: none"> 5 metres minimum – increasing at upper levels to 50 metres approx. <p>West</p> <ul style="list-style-type: none"> 8.5 metres minimum (L16 & above) to 18.1 metres (L7) maximum, average 10.3 metres.
Demolition	1980's building, hotel lobby, canopy, bridge and atrium removal, non-original Winfield and Rialto internal fabric.
Basement	3 level basement with back of house facilities, services, loading and end of trip facilities.
Rialto Building	Retained and used for hotel, club accommodation and retail.
Winfield Building	Retained and use as club, and retail at ground level.
Winfield Square and subway	Remove 1980s lobby, reveal original Winfield Square to comprise pedestrian link for public use, reinstate / original concealed bluestone, activate and make subway publicly accessible.
ESD	Minimum 5 star green star rating (office) with potential for 6 star. Current best practice ESD for hotel.
Landscaping	Planting on the podium roofs and on the tower terraces.
Waste	All waste will be collected via private collection and stored on basement level B3. Collection will be via the Loading Dock on level B2.
Materials	Mixed glazing, GRC masonry, aluminium, metal cladding, custom metal screens and natural honed stone.
Public offering	Proposed publicly accessible pedestrian links / revealed former Winfield Square, connecting Collins Street to Flinders Lane.
Car parking	Zero
Motorcycle spaces	Zero
Bicycle parking	229
Loading / unloading	Loading / unloading and waste collection areas accessed via basement from Flinders Lane.
Building services	Fully integrated and screened within the building.

Development renders of the proposal are provided below.



Figure 6 - The proposal amongst the skyline - (Source: Cox Architecture)



Figure 7 - The proposed development as viewed from Collins Street - (Source: Cox Architecture)



Figure 8 - The proposal Flinders Lane entry (Source: Cox Architecture)



Figure 9 - View from Collins Street entrance showing lowered office lobby - (Source: Cox Architecture)



Figure 10 - View from office lobby towards Rialto building - (Source: Cox Architecture)

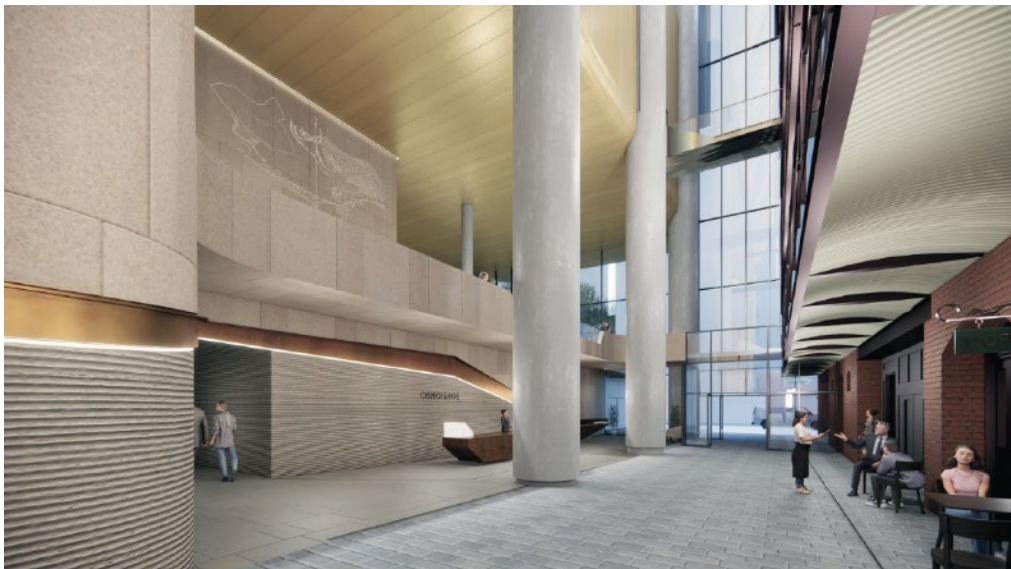


Figure 11 - View to Flinders Lane entrance - (Source: Cox Architecture)

5 STRATEGIC FRAMEWORK AND STATUTORY CONTROLS

5.1 Policy Framework

Table 2 identifies the following provisions of the Melbourne Planning Scheme that apply:

Table 2: Strategic Framework	
Section	Policy
Municipal Planning Strategy	<ul style="list-style-type: none"> • Clause 2.02: Vision • Clause 2.03: Strategic Directions • Clause 2.04: Strategic Framework Plans <ul style="list-style-type: none"> ○ Clause 2.04-7: Arden and Macaulay Plan
Planning Policy Framework	<ul style="list-style-type: none"> • Clause 11: Settlement <ul style="list-style-type: none"> ○ Clause 11.02: Managing Growth

	<ul style="list-style-type: none"> ○ Clause 11.03: Planning for Places ○ Clause 11.03-6L-09: Hoddle Grid ● Clause 13: Environmental Risks and Amenity <ul style="list-style-type: none"> ○ Clause 13.03: Floodplains ○ Clause 13.05: Noise ○ Clause 13.06: Air Quality ○ Clause 13.07: Amenity, Human Health and Safety ○ Clause 13.07-1S – Land Use Compatibility ○ Clause 13.07-1L-03 – Land Use Compatibility ● Clause 15: Built Environment and Heritage <ul style="list-style-type: none"> ○ Clause 15.01: Built Environment ○ Clause 15.01-1S – Urban Design ○ Clause 15.01-1R – Urban Design – Metropolitan Melbourne ○ Clause 15.01-1L-03: Sunlight to Public Spaces ○ Clause 15.01-1L-04 – Urban Design ○ Clause 15.01-2S – Building Design ○ Clause 15.01-2L-01: Energy and resource efficiency ○ Clause 15.01-5S – Neighbourhood Character ○ Clause 15.02 Sustainable Development ● Clause 16: Housing <ul style="list-style-type: none"> ○ Clause 16.01: Residential Development ● Clause 17: Economic Development <ul style="list-style-type: none"> ○ Clause 17.01: Employment ○ Clause 17.02: Commercial ○ Clause 17.03: Industry ● Clause 18: Transport <ul style="list-style-type: none"> ○ Clause 18.01: Land Use and Transport ○ Clause 18.02: Movement Networks ● Clause 19: Infrastructure <ul style="list-style-type: none"> ○ Clause 19.02: Community Infrastructure ○ Clause 19.03: Development Infrastructure ○ Clause 19.03-3L: Stormwater management (Water sensitive urban design)
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5.2 Zone and Overlays

5.2.1 Capital City Zone – Schedule 1

The subject sites are located within the Capital City Zone – Schedule 1 (CCZ1). The purpose of the C1Z is:

"To provide for a range of financial, legal, administrative, cultural, recreational, tourist, entertainment and other uses that complement the capital city function of the locality."

5.2.2 Design and Development Overlay – Schedule 1 (Urban Design in Central Melbourne)

The urban design objectives in central Melbourne seek to:

"To ensure that all development achieves high quality urban design, architecture and landscape architecture.

To ensure that development integrates with, and makes a positive contribution to, its context, including the hierarchy of main streets, streets and laneways.

To ensure that development promotes a legible, walkable and attractive pedestrian environment.

To ensure that the internal layout including the layout of uses within a building has a strong relationship to the public realm.

To ensure that development provides a visually interesting, human scaled and safe edge to the public realm."

The development's response to the built form controls of DDO1 are divided into urban structure, site layout, building mass, building program, public interfaces and design detail. A detailed assessment of the application against DDO1 is contained in Section 9.5.2 of this report.

5.2.3 Design and Development Overlay – Schedule 10 (General Development Area – Built Form)

Schedule 10 to the Design and Development Overlay provides the following objectives:

"To ensure development achieves a high quality of pedestrian amenity in the public realm in relation to human scale and microclimate conditions such as acceptable levels of sunlight access and wind.

To ensure that development respects and responds to the built form outcomes sought for the Central City.

To encourage a level of development that maintains and contributes to the valued public realm attributes of the Central City.

To ensure that new buildings provide equitable development rights for adjoining sites and allow reasonable access to privacy, sunlight, daylight and outlook for habitable rooms.

To provide a high level of internal amenity for building occupants.

To ensure the design of public spaces and buildings is of a high quality.

To encourage intensive developments in the Central City to adopt a podium and tower format."

The application's response to DDO10 as they relate to the requirements of built form, wind effects and overshadowing is contained in Section 9.5.3 of this report.

5.3 Statutory Controls

Table 3 summarises the planning controls and requirements of the Melbourne Planning Scheme applying to the subject site and proposed development:

Table 3: Planning Controls	
Clause	Permit Trigger
<p>Clause 37.04 Capital City Zone Schedule 1 – Outside the Retail Core (CCZ1)</p>	<p>Demolition and Buildings and Works – <i>Permit Required</i> A planning permit is required to demolish or remove a building, and to construct a building.</p> <p>Land Uses - <i>Permit Not Required</i> Retail, Office, Residential Hotel and Place of Assembly are Section 1, no planning permit required uses.</p> <p>Floor Area Ratio A planning permit must not be granted to construct a building with a floor area ratio (FAR) in excess of 18:1 on land within the Design and Development Overlay, Schedule 10 applies unless a public benefit is provided and a condition on permit secures the benefit via an agreement under section 173 agreement of the Act. As the (FAR) does not exceed 18:1, a section 173 agreement is not required.</p>
<p>Clause 43.02 Heritage Overlay Schedule 612 – Winfield Building (HO612)</p>	<p>Demolition and Buildings and Works – <i>Permit Not Required</i> Pursuant to Clause 43.01, a planning permit is not required to develop a heritage place which is included in the Victorian Heritage Register.</p>
<p>Clause 43.02 Heritage Overlay Schedule 904 – Rialto Building (HO904)</p>	<p>Demolition and Buildings and Works – <i>Permit Not Required</i> Pursuant to Clause 43.01, a planning permit is not required to develop a heritage place which is included in the Victorian Heritage Register.</p>
<p>Clause 43.02 Design and Development Overlay Schedule 1 – Urban Design in Central Melbourne (DDO1)</p>	<p>Buildings and Works – <i>Permit Required</i> A planning permit is required to construct a building.</p>
<p>Clause 43.02 Schedule 10 – General Development Area – Built Form (DDO10)</p>	<p>Buildings and Works – <i>Permit Required</i> A planning permit is required to construct a building.</p>
<p>Clause 44.09 Parking Overlay Schedule 1 – Central City Zone</p>	<p>Parking - <i>Permit Not Required</i> The PO1 establishes maximum car parking rates. Zero car parking and motorcycle spaces are provided. Therefore no planning permit is required.</p>

- Outside the Retail Core (PO1)	
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5.4 Particular Provisions

Table 4 summarises the particular provisions of the Melbourne Planning Scheme applying to the subject site and proposed development:

Table 4: Particular Provisions	
Clause 52.06 Car Parking	Permit Not Required Pursuant to Clause 52.06-3, a permit is required to provide more than the maximum parking provision specified in a schedule to the Parking Overlay. No car parking is proposed.
Clause 52.34 Bicycle Facilities	Permit Not Required Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive the bicycle parking requirements of Clause 52.34-5. Clause 52.34-5 requirements are as follows: <ul style="list-style-type: none"> • Residential Hotel - 1 resident space per 10 rooms and 1 visitor space per 10 rooms; • Office - 1 to each 300 m² of net floor area for employees and 1 to each 1000 m² of net floor area for visitors; • Retail premises - 1 to each 300 m² of leasable floor area for employees and 1 to each 500 m² of leasable floor area for shoppers; and • Place of Assembly - 1 space per 1500 m² of net floor area for employees and 1 to each 1500 m² of net floor area for visitors. The proposal generates a requirement for 111 (82 plus 29 visitor) spaces including 3 for guests of the hotel (plus 3 visitor spaces); 73 for office employees (plus 22 visitor spaces); 5 for retail employees (plus 3 visitor space) and 1 space for the place of assembly (plus 1 space for visitors). In addition to the requirement for bicycle parking, it is noted that Clause 52.34-3 of the Melbourne Planning Scheme requires 1 shower for the first 5 employee bicycle spaces and 1 shower for each subsequent 10 employee bicycle parking spaces (if 5 or more employee bicycle spaces are required). Application of this rates to the statutory requirement indicates that the proposal generates a statutory requirement for 8 showers / change room facilities. A total of 229 bicycle spaces are proposed along with end of trip facilities, as such a permit is not required.
Clause 53.18 Stormwater Management in Urban Development	Pursuant to Clause 53.018-1, the provisions of Stormwater Management in Urban Development applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works.

5.5 General Provisions

Table 5 summarises the general provisions of the Melbourne Planning Scheme applying to the subject site and proposed development.

Table 5: General Provisions	
Clause 65 Approval of an application or plan	The Responsible Authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this Clause, which include the matters set out in Section 60 of the <i>Planning and Environment Act 1987</i> .
Clause 66.02-11 Use and Development Referrals (Land use and transport integration)	Pursuant to Clause 66.02-11 (Integrated Public Transport Planning), an application to subdivide land, to construct a building or to construct or carry out works for a residential development comprising 60 or more dwellings or lots must be referred to Head, Transport for Victoria as a determining referral authority. Referral to Head, Transport for Victoria is the responsibility of the Minister for Planning.
Clause 72.01 Responsible Authority for this Planning Scheme	The Minister for Planning is the responsible authority for this application as the gross floor area (GFA) of the development exceeds 25,000 square metres. The Minister for Planning has referred the Melbourne City Council as a referral authority, seeking Council's recommendation on the application, including recommended permit conditions.

6 PLANNING SCHEME AMENDMENTS

The following Planning Scheme Amendment is considered relevant in the consideration of this application:

6.1.1 Amendment VC242 (Significant Economic Development)

Amendment VC242 was gazetted on 20 September 2023 introducing, amongst other changes, a new provision at Clause 53.22 (Significant Economic Development). This is a voluntary pathway that an Applicant can elect to utilise.

The purpose of this provision is to:

To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.

To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

The application was lodged in October 2023, following the implementation of this provision. The Permit Applicant, in this case, could have utilised this pathway; however, in this instance they opted to lodge the application via the standard planning process.

7 PUBLIC NOTIFICATION, OBJECTIONS AND EXTERNAL REFERRALS

Public notification and referral of the planning permit application to external referral authorities is the responsibility of the Minister for Planning (through the Department of Transport and Planning (DTP)).

In this instance, it is noted that all planning controls, as relevant, exempt this application from public notification.

DTP have referred this application to the City of Melbourne as a recommending referral authority as the application is for a development with a gross floor area exceeding 25,000 square metres within the Capital City Zone.

8 INTERNAL REFERRAL COMMENTS

8.1 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 Applicant through the process. As a result, City Design are generally supportive of the application subject to further detail contained in a Façade Strategy relating to the proposed louvered ventilation within the curtain wall.

Planner response

Standard conditions have been included in the recommendation at Condition 9 (Façade Strategy).

8.2 Traffic Engineering

Council's Traffic Engineers reviewed the proposed development and *Stantec* Traffic Report and supported the application subject to the provision of a Loading Management Plan to confirm waiting areas for vehicle movements and to ensure no vehicle queuing to Flinders Lane. They also sought the provision of a Road Safety Audit. In addition, concerns were raised over the provision of the four wall fixed halo bike spaces in the laneway adjacent to the Rialto.

Planner response

Conditions relating to Road Safety Audit and a Loading Management Plan have been included in the recommendation at Conditions 10 to 13. A recommended condition pertaining to the removal of the four wall hanging halo bike racks has also been included at Condition 1.

8.3 Civil Infrastructure

Council's Civil Infrastructure team reviewed the proposal and recommended the inclusion of standard civil conditions.

Planner response

These conditions have been included in the recommendation at Conditions 14 to 24.

8.4 Waste Engineering

Council's Waste Engineering team reviewed the Waste Management Plan (WMP) and considered the plans satisfactory.

Planner response

Standard conditions relating to the ongoing force of the WMP has been included in the recommendations, refer to Condition 25 to 28.

8.5 Land Survey

The application was referred to Land Survey who had no objections to the application, however, recommended conditions be included on any permit that may issue. These conditions relate to naming and numbering the ground floor retail spaces accessed off Rialto Plaza. They had also requested detail pertaining to the appurtenant easement along with built form.

Planner response

Conditions have been included in the recommendation at Conditions 29 to 30 as it relates to naming and numbering. Further detail has been requested in regard to the appurtenant easement on the plans; however, it is considered that the detail provided on the plans is acceptable. The appurtenant easement rights which occur over the adjacent Rialto plaza (off site) are in favour of the subject site. The Collins Street /

Ground Level Plan (TP21-103) shows these easements. Importantly the easements align with the existing bridge crossings which are not proposed to be altered by this planning permit application. In this case the detail provided is acceptable.

8.6 Environmentally Sustainability Design and Green Infrastructure

Council's ESD and Green Infrastructure Officers note 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) to be provided prior to the commencement of development and a report confirming the implementation of the SMP prior to the occupation of any building.

Planner response

These conditions have been included in the recommendation at Conditions 31 to 35.

8.7 Urban Forest and Ecology

Council's Urban Forester reviewed and provided recommended conditions relating to the provision of a Tree Protection Plan (TPP). They did raise concerns with the provision of a canopy over the footpath and the impact it would have to Tulip Tree '*Liriodendron tulipifera*' (Asset ID: 1864173). The Applicant has indicated that as a result of discussions with Heritage Victoria, the proposed canopy has been removed.

Planner response

These conditions have been included in the recommendation at Conditions 40 to 43.

9 ASSESSMENT

9.1 Key Issues

The key issues for consideration in the assessment of the application, having regard to the relevant planning controls affecting the site, include:

- Is the demolition appropriate?
- Heritage considerations
- The proposed through block connection
- Whether the proposed development satisfies built form requirements and design objectives.
- Whether the sustainability provision is acceptable.

9.2 Demolition

The application proposes to demolish a portion of the existing building nestled amongst the heritage fabric. Pursuant to the CCZ1, a planning permit and approved development is required in order to demolish a building (noting that removal of heritage fabric is considered by Heritage Victoria).

The CCZ1 states that a Section 173 agreement for the construction of a temporary use (such as a park or a commercial use) is required should the site remain vacant for six months after the completion of demolition, or if construction activity ceases for six months.

Given that there is considerable heritage fabric that covers the site and is required to be retained, a Section 173 agreement is not considered necessary in this instance. Planning Officers consider that prior to demolition that the project should have advanced to the point of building approval and acknowledgment of this should be reflected in a condition. Additionally, it is considered reasonable to require that demolition be completed within six (6) months from its commencement. The six (6)

month period is recommended so that it aligns with Section 173 agreements for demolition in the Capital City Zone whereby land is required to be converted into public uses if the land remains vacant for six (6) months following the completion of the demolition.

It is recommended that conditions to this effect be imposed on any planning permit that issues.

9.3 Heritage

Pursuant to Clause 43.01, a planning permit is not required under the overlay to develop a heritage place which is included in the Victorian Heritage Register. The existing buildings, save for the 1980s addition, are on the Victorian Heritage Register and as such heritage matters are considered by Heritage Victoria. Heritage matters cannot be considered as part of this referral.

9.4 Public Benefit (through link)

It is relevant to note that there is no requirement for this application to deliver a formal public benefit, per Clause 15.01-2L-02 of the Planning Scheme, as the development does not exceed a floor area ratio over 18:1.

The Applicant has, however, sought to ensure that a public benefit, Winfield Square, is resolved as a high quality publicly accessible link. The proposal will also activate the horseshoe shaped internal access way, fronted by retail spaces.

As part of the application the Applicant has proposed to remove the canopy to Collins Street (shown on discussion plan HV-21-102, recommended Condition 1a)), thus opening up a legible pedestrian connection via a clear line of sight through to Flinders Lane. Further, gentle transitions in the level change has been considered and incorporated into the design. On balance with the heritage outcomes, some of the insitu bluestone pavers, highlighting the heritage importance, are proposed to be revealed as part of this space.

The publicly accessible link will be open during the hours of 7am to 10pm, 7 days per week. Given that this is a link on private land and no formal requirement for a public benefit is necessary, it is recommended this be secured by way of a planning permit condition with a notation on the floor plans detailing the link is publicly accessible during the time specified above.

9.5 Built Form

The proposal responds to the specific built form guidance for the development of the land contained within the following policies and built form controls of the Planning Scheme:

- The Planning Policy Framework
- Capital City Zone - Schedule 1
- Design and Development Overlay - Schedule 1
- Design and Development Overlay - Schedule 10.

The built form outcomes provided by the proposal are discussed in relation to these provisions below.

9.5.1 Capital City Zone and the Planning Policy Framework

The proposal has strong strategic support for the following reasons:

- The strategic directions at Clause 2.03 envisage the substantial development and supply of office uses within the Melbourne CBD to contribute to its economic development and growth. The proposal provides for a land use – of hotel (and ancillary services), retail and office spaces, endorsed by the

objective of the CCZ. The proposed development is supported both strategically but also, from an urban context perspective.

- The proposal will incorporate high-quality architecture, design, and materials that will respond to and enhance the character of the area and positively contribute to the public realm, in accordance with Clauses 11 and 15.
- The proposal advances Clause 18 by contributing to the reduction of car dependency. The proposed building is well serviced by shops, public open space and cycling and public transport infrastructure and does not include any vehicle car parking.
- The extent of demolition proposed to the existing building ensures the existing original forms remain substantially intact having regard to its Heritage significance.

9.5.2 Design and Development Overlay - Schedule 1

As noted in Section 5.2.2 of this report, DDO1 seeks to ensure that all development achieves high quality urban design, architecture, and landscape architecture. A number of requirements determine whether an application achieves the design objectives of this overlay. The proposal complies with the design objectives, noted in categories, as set out below:

Urban Structure

The length of site is less than 100 metres and therefore there is no formal specification for a pedestrian link to be provided. In this case, the Applicant has opted to enhance the existing pedestrian link as part of the application. The pedestrian connection has been designed to ensure that persons utilising the connection have an appreciation of the heritage places along with providing a feeling of place and inclusivity – so as to ensure that persons do not feel that they are in a 'private' space.

Site Layout

The built form response has been designed to reinforce the valued characteristics of both Collins Street and Flinders Lane. The response has also provided for a conscious opening to Winfield Square and the horseshoe shaped access way – not clearly appreciable in the existing conditions. The layout will ensure that the spaces are accessible, safe and provide for meaningful pedestrian activity. Back of house (BOH) and vehicle servicing entries (accessed via Flinders Lane) have been incorporated into the design response rather than a secondary considered element. The Collins Street façade does not include any servicing, further reinforcing a strong street presence.

Building Mass

The proposed built form is architecturally responsive and provides an eloquent juxtaposition as it rises from the lower level heritage forms. The holistic sculptural form, described by the VDRP as “*an evocative 'lozenge'*”, is a concept with a high degree of architectural integrity. The shape results in cantilevers and reduced setbacks chamfering the form which allow light and air around the dense cluster of buildings on neighbouring sites. The building plant is screened in such a way that it integrates with the building shape creating a well resolved three dimensional form. In addition, the form and tower placement respects the principal parts of both the Winfield and Rialto buildings.

The proposed materiality complements the heavy red brick buildings at its base, allowing the form to stand alone in its expression. The use of the bronze aluminium through the centre of the façade provides tonal cohesion with the lower form. The natural slope of the land aids in the transition and perception of height and general

modulation. The existing conditions of Flinders Lane will be revised with a more engaging presence that better integrates with the street and the neighbouring facades.

Building Program

The development has been designed to incorporate a series of active uses (retail) spaces with the primary pedestrian entry and the Winfield Club entry to Collins Street. Several points of entry are proposed to Flinders Lane including the westernmost subway entry, Winfield Square, the hotel café and the end of trip entry. No car parking is provided with loading facilities (including waste services) provided from Flinders Lane via a basement. The fire booster cabinets have been integrated and effectively concealed / assimilated into the masonry finish of the blade wall perpendicular to Flinders Lane. Ground floor building services are minimised to in the order of 8% and 4.5% maximum at the respective Flinders Lane and Collins Street levels. Rooftop plant is fully integrated and screened.

There are some minor variances with floor to ceiling heights (largely due to existing conditions associated with the Rialto building); however, the floor to ceiling heights have also been provided beyond the minimum height in some areas of the development (i.e. Collins Street frontage and Levels 1 to 3). On balance the floor to ceiling heights ensure positive internal amenity and aid in providing high quality internal spaces.

Public Interfaces

The public interfaces provided will contribute to the use, activity, safety and interest of the public realm. A large portion of the Collins Street and Flinders Lane boundaries will be publicly accessible. As the site is not impacted by flooding implications, the built form response allows for more refined public integration.

No façade projections (Flinders Lane canopy removal recommended to be conditioned) or balconies are proposed. In addition, the existing canopy to Collins Street is proposed to be removed, allowing further visual prominence to the heritage building. In this instance, the removal of the overarching canopy to Collins Street is supported on the basis it allows the heritage form to be celebrated.

Design Detail

The design and placement of the new tower form has been designed having regard to the significance of the surrounding heritage buildings that principally, should remain the focal point of the site – aiding in preserving the rich cultural history that supports the pedestrian experience. The existing heritage forms can still be viewed in the appropriate dimensions while the proposed development supports the strategic intent of the CBD. The design detail has been supported by Council's City Design team along with the VDRP.

9.5.3 Design and Development Overlay - Schedule 10

Section 5.2.3 details the objectives of DDO10 which holistically, seeks to ensure that the built form response for new developments are of high quality and respects the built form outcomes sought for the Central City having specific regard to elements such as any potential wind impacts and overshadowing. The proposed development achieves the relevant design objectives and built form outcomes, as per below.

Built Form

The built form outcomes are guided by Table 3 as contained in DDO10. An assessment against these built form outcomes is detailed below.

Table 5: DDO10 - Built Form Assessment		
Design Element	Built Form Requirement	Assessment
Street wall height	The <i>modified</i> built form requirement states that the street wall height must be no greater than 40 metres.	<p><i>Collins Street:</i> No street wall element is proposed to Collins Street due to retention of the heritage buildings.</p> <p><i>Flinders Lane:</i> The maximum street wall⁴ height to Flinders Lane is 38.96⁵ metres, compliant with the modified requirement. The façade presentation to Flinders Street is an improvement from the existing condition (which includes a 45.99 metre sheer wall to Flinders Lane, refer to Figure 2) and provides a tangible form that enhances the pedestrian experience (and is more in line with human scale). The presentation is responsive to the site's neighbouring heritage forms and provides for a more cohesive height to its surrounds.</p>
Building setbacks above street wall	<p>The <i>preferred</i> setback above the street wall, towers and additions should be setback 10 metres from the title boundary.</p> <p>The <i>modified</i> setback above the street wall, towers must be setback a minimum of 5 metres from the title boundary.</p>	<p><i>Collins Street:</i> While there is no street wall defined to Collins Street, the tower is setback from the frontage where the form chamfers the heritage buildings at a setback of 11.13 metres (Level 7) to 13.23 metres (Level 8). The form then encroaches into this setback at Level 16 (office spaces) with setbacks of 11.10 metres. From Level 30 the form is then setback to 12.27 metres resulting in an upper level setback of 14.9 metres at the penultimate level and finally, the roof form setback. These setbacks exceed the preferred setback.</p> <p><i>Flinders Lane:</i> The Flinders Lane presentation from Level 7 is setback a minimum of 5 metres to Level 25 with setbacks increasing to Level 32. As a result of this increasing setback to Flinders Lane, the built form presentation holds its own expressive form while still hosting responsive setbacks.</p>
Building setbacks from side boundaries and rear boundaries (or from the centre line of an adjoining	The <i>preferred</i> setbacks from side boundaries above the street wall or 40 metres (where there is no street wall), towers and additions should be setback a minimum of 5 metres or 6% of the total	<p>The design of the tower results in varied setbacks provided as described below:</p> <p><i>East (Olderfeet):</i> The side setback to the east meets the <i>modified</i> setback via the provision of a 5 metre minimum setback specifically from Level 7. This</p>

⁴ Per Clause 2.1 of DDO10, 'street wall' means – 'any part of the building constructed within 0.3 metres of a lot boundary fronting the street'. A 'street' means 'a road reserve of a public highway more than 9 metres wide'.

⁵ AHD 41.76 (at the highest point) less AHD 2.80 (from centre point of Flinders Lane elevation)

laneway) and tower separation within a site	<p>building height whichever is greater.</p> <p>The <i>modified</i> side setbacks for towers exceeding 80 metres in total height above the street wall or 40 metres (where there is no street wall), towers and additions must be setback a minimum of 5 metres and must meet the design element requirements for tower floorplate.</p>	<p>setback gradually increases to 12.8 metres to the roof.</p> <p>The tower also meets the <i>preferred</i> side setback 6% of the total building height (being 7.86 metres⁶) from Level 27 to the roof. The tower does not visually dominate the Olderfleet building or the general streetscape.</p> <p><i>West (Rialto)</i>: The form is constructed to the title boundary from the ground level to Level 6 (no setback). Level 6 includes the atrium roof, constructed to the west boundary.</p> <p>From Level 7 to Level 15, where the building chamfers the Rialto, the setback ranges from 14.59 metres to 9.26 metres, exceeding the preferred side setback of 7.86 metres (being the 6%).</p> <p>From Level 16 beyond, as the tower straightens, the minimum setback is 8.50 metres, again exceeding the <i>preferred</i> setback.</p> <p>Overall the side setbacks provide appropriate building separation having regard to the commercial / central City context.</p>
Tower floorplate	<p>The <i>modified</i> tower floorplates above the street wall for a tower above 80 metres in height may be adjusted in terms of location and/or shape but must not:</p> <ul style="list-style-type: none"> • Result in an increase in the floorplate area. • Be situated less than 5 metres from a side or rear boundary (or from the centre line of an adjoining laneway). • Be less than 5 metres to a street boundary. • Be less than 10 metres to an adjoining tower on the site. 	<p>The modified floorplate requirement, based on setbacks is 2,150 square metres. Refer to image below.</p> <p>The maximum floorplate for Levels 15 to 23 is detailed at 2,149 square metres⁷, compliant with the maximum floorplate allowance. To ensure compliance, a recommended condition will be included to ensure the floorplate GFA is listed on the floor plans.</p> <p>The built form does not appear as one singular form / wall from any vantage point. The delicate chamfering of the form, the soft glazed exoskeletal form combined with the dynamic setbacks ensure that the setbacks provided cause minimal impact to the heritage forms and streetscape.</p> <p>Importantly, the rooftop building services / plant is fully integrated and has been setback 3 metres to ensure compliance with the mandatory DDO10 controls.</p>

⁶ Total maximum building height is 131.1 metres. Six percent of this equates to 7.86 metres.

⁷ As per Cox Architecture development summary.

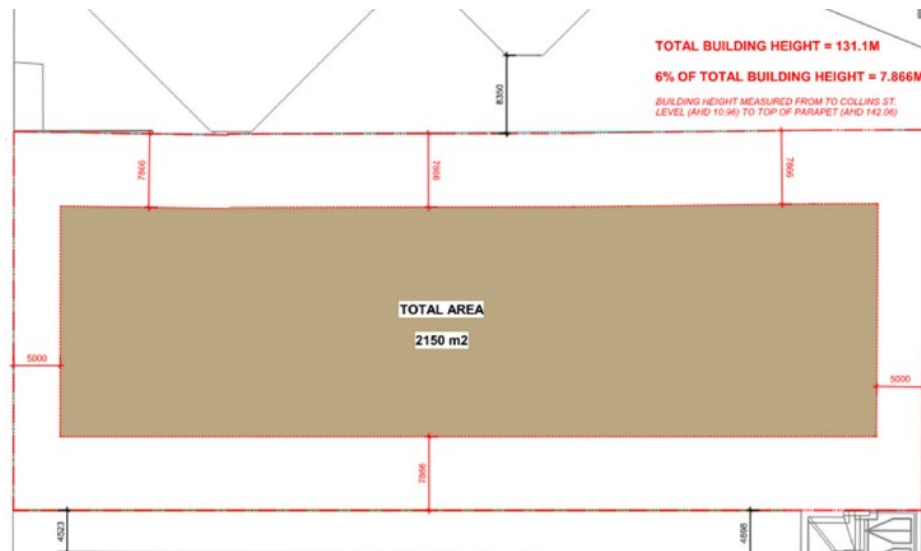


Figure 12 - DDO10 maximum floorplate - (Source: Cox Architecture)

Wind Effects

Clause 2.3 and 2.5 of the DDO10 requires the consideration of wind impacts to publicly accessible areas surrounding the proposed building.

The proposal is supported by a wind study and a supplementary letter (discussing nearby approved developments) prepared by *Mel Consultants* which, utilising the criteria of the DDO10, assesses a scale model of the proposed building in a wind tunnel.

The report concludes that the wind conditions surrounding the proposed building achieve all of the relevant safety criterion and pass a number of the comfort criteria. It also confirms that there are no wind mitigation design methods required on the building to achieve this.

Notwithstanding this, it is recommended that an amended wind study, or an addendum to the wind study, be prepared that assesses the approved built form with any changes required by conditions on the permit (should it issue).

Overshadowing

Clause 2.3 of the DDO10 considers shadow impacts to public parks and key areas within the City of Melbourne. The following protected areas are relevant to consider for the proposed development:

- A permit must not be granted for buildings and works which would cast any additional shadow on the Yarra River corridor, including 15 metres from the edge of the north bank of the river to the south bank of the river during the following times: 11:00am to 2:00pm on 22 June.
- A permit must not be granted for buildings and works which would cast any additional shadow on Enterprize Park, unless the overshadowing will not unreasonably prejudice the amenity of the space during the following times: 11:00am to 2:00pm on 22 September.

The Applicant's architectural team, Cox Architecture, along with DTP⁸ have confirmed that there is a non-compliance with the shadowing impacts to the Yarra River corridor with compliance to be achieved by way of a permit condition, should a planning permit

⁸ City of Melbourne Planning Officers have conferred with DTP to ensure that conditioning compliance is an acceptable planning outcome. Henceforth, this recommendation has been made noting an acceptance for this pathway and having regard to [\(Cramer Design Pty Ltd v Moreland CC \[2016\] VCAT 1163](#) of which notes an acceptance for remedying elements such as this post permit issue.

issue. Images were provided from both the Applicant and DTP showing areas of shadow encroachment, as below:



Figure 13 - Overshadowing 2pm 22 June; the single yellow pixel on the Yarra River representing additional overshadowing - (Source: Cox Architecture)

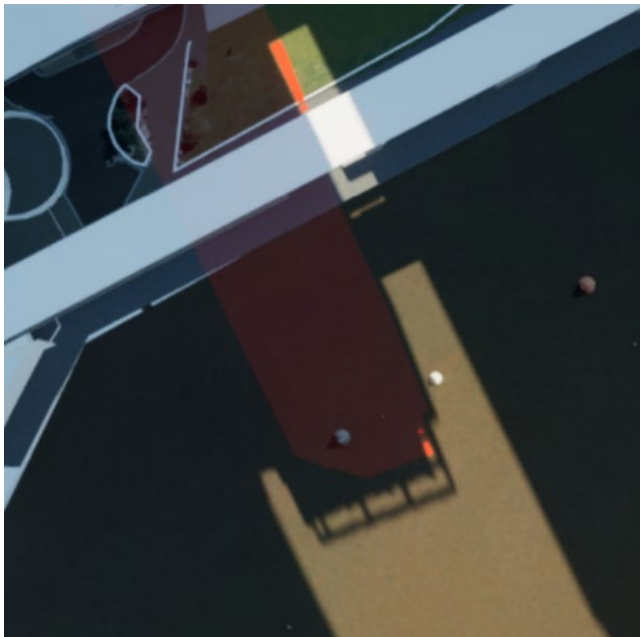


Figure 14 - 3D Modelling & Visualisation Studio overshadowing image, 2pm 22 June; area of lighter red being the additional overshadowing both on the Yarra River and Enterprize Park - (Source: DTP)

Cox Architecture have noted:

"To remove the shadow a small slither of the top east part of the building needs to be reconfigured, including the top of the core which is located just under the building's roofline. The slither extends along the topmost edge of levels 28-32, measuring 1230mm wide, and varying in height from 950mm high at the top of the L32 parapet, diminishing to nothing at level 28. Making the adjustment to the building form is minor in nature and can be accommodated by a very slight adjustment to the current form without material impacts on the building design, appearance or GFA."

It is recommended that a condition of any planning permit that issues be imposed to ensure compliance with the overshadowing requirements of DDO10 is achieved. The

City of Melbourne Planning Officers accept the proposal on the basis that the above can be satisfied.

9.6 Sustainability

9.6.1 Energy, Water and Waste Efficiency

Policy at Clause 15.01-2L-01 encourages buildings that:

- *Minimise greenhouse gas emissions and maximise energy efficiency.*
- *Minimise mains potable water consumption and encourage the use of alternative water sources, such as rainwater and grey water.*
- *Provide the facilities that will enable building users and occupants to reduce waste sent to landfill, maximise the recycling and reuse of materials and support the municipality's progress towards becoming a resource and material-efficient city.*

As noted at Section 8.6 of this report, Council's ESD Officer has reviewed the proposal, including the Sustainable Management Plan (SMP) and found it to be generally in accordance with Clause 15.01-2L-01 - Energy and resource efficiency.

Conditions have been recommended which would resolve the outstanding detailed matters to ensure an acceptable ESD outcome.

With respect to waste management matters, Council's Waste Engineering Services Department has found the proposal to be acceptable, subject to recommended conditions.

9.6.2 Stormwater Management (Water Sensitive Urban Design)

The objectives of Clause 19.03-3L include:

"To achieve the best practice performance objectives for suspended solids, total phosphorus and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended).

To promote the use of water sensitive urban design.

To mitigate the detrimental effect of development on downstream waterways.

To minimise peak stormwater flows and stormwater pollutants for the improved health of water bodies, including creeks, rivers and bays."

Clause 19.03-3L provides that it is policy that development applications relating to new buildings incorporate water sensitive urban design that achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Guidelines, CSIRO 1999* (or as amended).

The proposed development has been reviewed by Council's ESD Officer and is considered to generally comply with performance measures set out in Clause 19.03-3L or could be addressed via recommended conditions.

10 CONCLUSION

For the reasons discussed in this report, it is considered that the proposal achieves an acceptable outcome having regard to the relevant provisions of the Melbourne Planning Scheme. It is considered that the proposal should be supported subject to conditions.

11 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, an electronic set of plans drawn to scale and fully dimensioned, must be submitted to the Responsible Authority in consultation with Melbourne City Council, generally in accordance with the plans prepared by Cox Architecture dated December 2023 (Drawings TP10-011– TP90.012) but amended to show:
 - a) Changes to the ground floor generally in accordance with the discussion plan HV-21-102 prepared by Cox Architecture dated February 2024.
 - b) Deletion of the four wall hanging halo bicycle racks within the western lane as shown on the Flinders Lane Level plan TP-21-101.
 - c) A note on the floor plans specifying the through link is open to the public during the hours of 7am to 10pm, 7 days per week.
 - d) A development summary generally in accordance with the development summary in the Design Response Report prepared by Cox Architecture dated December 2023, but amended to include the gross floor area (GFA) for all levels of the development and any relevant changes required by any other condition of this planning permit.
 - e) Updated shadow diagrams that show no additional shadow onto the Yarra River corridor on June 22 between 11am and 2pm and September 22 between 11am and 2pm pursuant to Schedule 10 of the Design and Development Overlay.
 - f) Any required built form changes required to the development as a consequence of Condition 1 e).
 - g) Any changes, technical information or plan notations (or otherwise) required as a consequence of any other condition in this planning permit.

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

Compliance with documents approved under this permit

2. The 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.
4. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority, in consultation with the Melbourne City Council.
5. 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.

Glare

6. Glazing materials used on all external walls must be of a type that does not reflect more than 15 per cent of visible light when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority.
7. Concurrent with the endorsement of plans pursuant to Condition 1, a glare assessment prepared by a suitably qualified person, must be submitted and

approved by the Responsible Authority. This report must demonstrate that the external materials and finishes of the building will not result in hazardous glare for, public transport operators or motorists, and must not result in a disabling glare for pedestrians, occupants of surrounding buildings or public spaces, to the satisfaction of the Responsible Authority.

Retention of Architect

8. Except with the written consent of the Responsible Authority, Cox Architecture 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) Refinement of the louvered ventilation within the curtain wall including possible reorientation of the horizontal bank treatment to a more discreet vertical bank.
 - b) A concise description of the proposed materiality associated within the curtain wall, specifically the louvered elements.
 - c) Elevation details at a scale of 1:50 illustrating ground floor details for both the Collins Street and Flinders Lane profiles, including entries and any special features which are important to the building's presentation.
 - d) Information about how the façade will be accessed and maintained and cleaned.
 - 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 photograph of a physical sample board with coding.

Traffic Engineering

Road Safety Audit

10. Prior to the commencement of the development, including demolition and bulk excavation, 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.

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

11. Prior to the commencement of works, including 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.

Dock Manager

12. A Dock Manager must be employed, responsible for controlling the operation of the loading bay and unloading of goods.

Plan Details

13. The design and dimensions of the bicycle parking must comply with the relevant Australian Standards / Bicycle Network guidelines.

Civil Design

Drainage of projections

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

Drainage system upgrade

15. Prior to the commencement of the development, including demolition and bulk excavation, 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.

Groundwater management

16. All groundwater and water that seeps from the ground adjoining the building basement (seepage water) and any overflow from a reuse system which collects groundwater or seepage water must not be discharged to the Council's drainage network. All contaminated water must be treated via a suitable treatment system and fully reused on site or discharged into a sewerage network under a relevant trade waste agreement with the responsible service authority.

Demolish and construct access

17. Prior to the occupation of the development, including demolition and bulk excavation, 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 the Melbourne City Council – City Infrastructure.

Roads

18. All portions of roads affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – City Infrastructure.

Sawn bluestone footpath

19. The footpath adjoining the site along Flinders Lane must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel as necessary, street trees 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

20. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from Melbourne City Council – City Infrastructure.

Existing street lighting not altered without approval

21. 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. Interim lighting arrangements must be provided until the reinstatement / upgrade of public lighting is completed. Existing public street lighting must not be altered without first obtaining the written approval of Melbourne City Council.

Existing street furniture

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

Public lighting

23. Prior to the commencement of the development, excluding preliminary site works, demolition and any clean up works, or as may otherwise be agreed with the Responsible Authority in consultation with Melbourne City Council, a lighting plan must be prepared to the satisfaction of Council. The lighting plan should be generally consistent with Council's Lighting Strategy, and include the provision of public lighting in the adjacent streets. The lighting works must be undertaken prior to the commencement of the use/occupation of the development, in accordance with plans and specifications first approved by the Responsible Authority in consultation with Melbourne City Council – City Infrastructure.
24. The lighting plan must also provide for a minimum vertical clearance of 6 metres above and 2 metres below the surface pavement to allow installation of electrical conduits and wall-mounted lights.

Waste Management

25. 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 WSP dated December 2023, but amended to include or show:
 - a) Any changes as required by Condition 1 of this permit.
26. 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.
27. 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.

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

Land Survey

29. Prior to the occupation of the development, Rialto Plaza which provides access to the proposed Ground floor retail spaces must be named in accordance with the *Geographic Place Names Act 1998* to provide appropriate street addressing to the Buildings.
30. 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*.

Sustainable Management Plan

31. 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 memorandum and report prepared by Stantec dated October and December 2023, but modified to include or show:
 - a) Any changes as required by Condition 1 of this Permit.
 - b) Provide details of the Green Star Accredited Professional (an individual) who has been engaged on the project.
 - c) Provide detail in regards to the environmental performance targets that have been scoped and considered for the project including energy, water and waste.
 - d) Provide evidence that at least 60% of the nominated area has a clear line of sight to a high quality internal or external view.
 - e) Evidence that building façade requirements comply with the credit need to be provided in addition to the HVAC system design requirements. Drawings and the SMP should indicate the Solar heat Gain Coefficient of façade glazing must be 0.3 or lower (or a max peak of 250W/m²) and total glazing U-Value is 3.0W/m² or lower for all new building elements.
 - f) The plans amended to reflect the rainwater tanks proposed to be connected for reuse (toilets, landscape irrigation, washdown and laundry).
 - g) The SMP amended to correctly reflect the rainwater tank volumes.

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

32. 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

33. 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 ESD report 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 Melbourne City Council and must confirm and provide

sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans.

Landscape Architecture

34. Concurrent with the endorsement of plans pursuant to Condition 1, an amended landscape plan 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 Oculus dated 15 December 2023 and must be updated to include:
- a) Any changes as required by Condition 1 of this permit.
 - b) Retaining concepts GI for Levels 05, 07, 27, 28, 29, 30 would be expected for final design.
 - c) Quantity of proposed plant types to be updated in the schedule provided.
 - d) A broader landscape pallet having regard to the sun mix.
 - e) A separate landscape design plan of all publicly accessible areas.
 - f) Detailed planter sections including soil volumes and growing media.
 - g) Identify that any canopy cover lost as a result of public tree removal will be mitigated by new tree planting as appropriate.
 - h) Clear demarcation of public realm and private spaces.
 - i) The Landscape Maintenance Plan should provide details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion. Except with the prior written consent of the Responsible Authority the approved landscaping must be implemented prior to the occupation of the development. The landscaped areas must be maintained to the satisfaction of the Responsible Authority and Melbourne City Council.
35. 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. The landscaped areas must be maintained to the satisfaction of the Responsible Authority.

Through Link

36. The through link must provide public access between Collins Street and Flinders Lane during the hours of 7am to 10pm, 7 days per week unless with the prior written consent of the Responsible Authority and Melbourne City Council.

Demolition

37. Prior to demolition, the permit holder must satisfy the Responsible Authority and Melbourne City Council that substantial progress has been made towards obtaining the necessary building permits for the development of the land generally in accordance with the development of the land proposed under this permit and that the permit holder has entered into a formal contract for the construction of the development.
38. Once demolition commences, it must be completed within six (6) months.

Construction Management Plan

39. Prior to the commencement of the development, including demolition, bulk excavation, and development preparation, 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

Tree Protection Plan

40. Prior to the commencement of any works, including demolition and bulk excavation and following clarification of site access requirements for works, a Tree Protection Plan (TPP) must be provided to the satisfaction of the Responsible Authority and Melbourne City Council (City of Melbourne Urban Forestry & Ecology). 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 any 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).

Public Tree Removal / Pruning

41. No public tree adjacent to the site can be removed or pruned in any way without the written approval of the Melbourne City Council. Should the removal of public

trees be approved, the permit holder must submit detailed plans showing the design and location of replacement tree plots to the satisfaction of the Melbourne City Council.

Public Tree Protection

42. 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 and Melbourne City Council.
43. 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 Principal contractor. The bond value will be calculated by Council. Should any tree be adversely impacted by the works, Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.

Noise Attenuation

44. Concurrent with the endorsement of plans under Condition 1, the Acoustic Report prepared by Stantec dated 8 August 2023 must be amended to reflect the changes as required by Condition 1.
45. 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

46. Concurrent with the endorsement of plans under Condition 1, an addendum to or updated Environmental Wind Considerations report, prepared by a suitably qualified professional, of the development must be submitted and approved by the Responsible Authority. The addendum or updated report must generally be in accordance with the Environmental Wind Considerations report, prepared by Mel Consultants dated August 2023 and revised to reflect the changes referenced in Condition 1 of this permit. The endorsed report must not be altered or amended without the written consent of the Responsible Authority.
47. Prior to the occupation of the development, the provisions, recommendations and requirements of the endorsed Wind Assessment 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.

Building appurtenances and services

48. 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.
49. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.

3D digital model

50. Prior to the commencement of the development, including demolition and bulk excavation, a 3D digital model of the development must be submitted to and approved by the Responsible Authority.

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

51. This permit will expire if one or more of the following circumstances apply:
- a) The development is not started within three (3) years of the date of this permit.
 - b) The development is not completed within five (5) 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

Urban Forestry

- 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 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.
- Approval for any tree removal is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. It should be noted that certain tree removals

including but not limited to significant or controversial tree removals, may be subject to decision by Council or a Committee of Council.

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

Traffic

- City of Melbourne is not obligated to amend the parking restrictions in the area to meet future parking demands from this development.
- City of Melbourne is not obligated to provide any additional bicycle hoops to cater for future bike parking demands from this development.

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.

Projections

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

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.