

**Report to the Future Melbourne (Planning) Committee**

Agenda item 6.2

**Ministerial Referral: TPM-2017-13, Two Melbourne Quarter (Stage C3),  
681-691 Collins Street, Docklands**

17 October 2017

**Presenter:** Jane Birmingham, Practice Leader Land Use and Development

**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of a referral of a Ministerial Planning Permit application which seeks approval for the development of Two Melbourne Quarter at 681-691 Collins Street, Docklands (refer Attachment 2 – Locality Plan). The development is the final significant stage of the Melbourne Quarter redevelopment which has already seen planning permits issued in accordance with the development plan for the other parts of the Commercial Precinct known as stages C1 and C2 and for the Residential Precinct fronting Flinders Street known as stages R1, R2 and R3.
2. The Department of Environment, Land, Water and Planning (DELWP) has referred the application to Council as a Ministerial consultee, seeking City of Melbourne's comments on the application.
3. The applicant is Contour Consultants; the owner is Lendlease; and the architect is Woods Bagot with Aspect Oculus as the landscape architect.
4. It is proposed to construct a multi-level commercial tower which will contain predominantly office space as well as lower level retail and commercial spaces. The application also proposes public realm including the Wurundjeri Stairs running along the east boundary and the Melbourne Square open space built over Wurundjeri Way. The building is 25 levels (128 metres) above Aurora Lane including services, plant and the lift motor room. Car and bicycle parking and loading will be accommodated on-site in the lower levels, accessible via Aurora Lane.

**Key issues**

5. Key issues relate to compliance with the approved development plan and development plan addendum as well as built form, open space, engineering and environmentally sustainable design.
6. The subject site is within the Docklands Zone 3 and affected by the Design and Development Overlay Schedule 12 (Noise Attenuation Area), Development Plan Overlay 4 (Batman's Hill Precinct) and Parking Overlay Schedule 7 (Docklands – Batman's Hill Precinct).
7. The size, building program and surrounding public realm are all generally in accordance with the approved development plan. The moderate changes to what was envisaged in the development plan are discussed in detail within the delegate report (refer Attachment 4) where it is determined that the proposal is generally in accordance with the approved development plan.
8. The design and built form is considered to be an acceptable outcome that successfully references the Heritage Victoria listed Goods Shed while also achieving activation and interest to Aurora Lane, the Wurundjeri Stairs and the east-west lane. The detailed landscape design will be required via condition but the layout is considered to be appropriate.
9. In regard to other matters relating to engineering, wind and sustainable design, these can be ensured via condition.

**Recommendation from management**

10. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council supports the application subject to the conditions outlined in the Delegate's Report (Attachment 4).

**Attachments:**

1. Supporting Attachment (Page 2 of 57)
2. Locality Plan (Page 3 of 57)
3. Selected Plans (Page 4 of 57)
4. Delegate Report (Page 29 of 57)

**Legal**

1. The Minister for Planning is the Responsible Authority for determining this application.

**Finance**

2. There are no direct financial issues arising from the recommendations contained in this report.

**Conflict of interest**

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

**Stakeholder consultation**

4. Council officers have not advertised the application or referred this to any other referral authorities. This is the responsibility of the DELWP acting on behalf of the Minister for Planning who is the responsible authority.

**Relation to Council policy**

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

**Environmental sustainability**

6. The application asserts a number of green initiatives to be incorporated into the design to achieve 6 Star Green Star. If a permit were to issue it is recommended that a condition require the development achieve compliance with this report but also reference the retail performance measures.

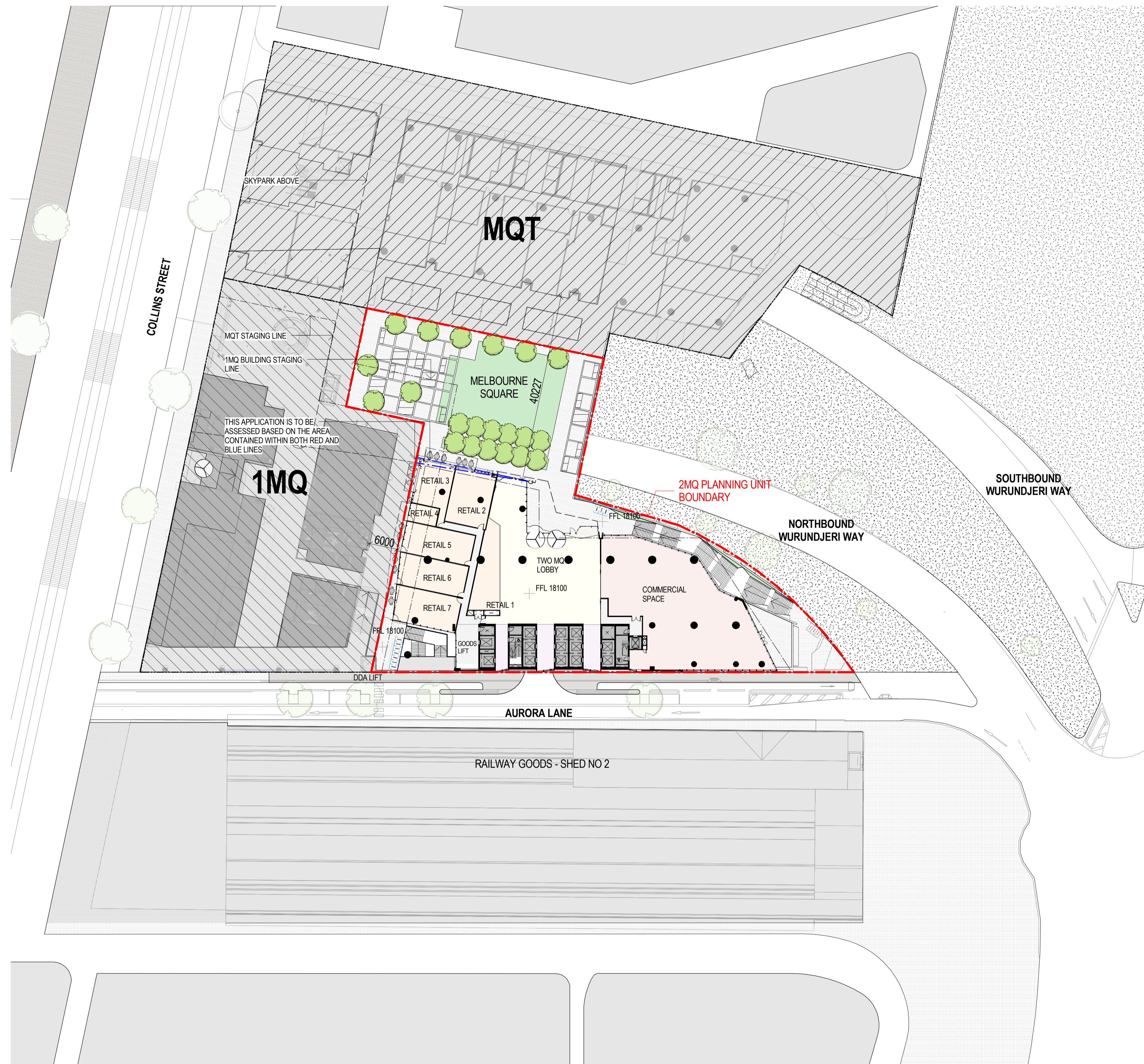
# Locality Plan

Attachment 2  
Agenda item 6.2  
Future Melbourne Committee  
17 October 2017

## Two Melbourne Quarter (Stage C3), 681-691 Collins St, Docklands



- Whole Melbourne Quarter site boundary
- Two Melbourne Quarter (Stage C3) boundary



Recent revision history		Notes & Legend	
#	Status	Description	Date
A	PLANNING SUBMISSION		19/05/17
B	PLANNING SUBMISSION		25/05/17
C	PLANNING SUBMISSION		30/05/17
D	PLANNING SUBMISSION		01/06/17
E	PLANNING SUBMISSION		06/06/17
F	PLANNING SUBMISSION		08/06/17
G	PLANNING SUBMISSION		04/08/17

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

**Site Plan Legend**  
 --- SITE BOUNDARY

Project  
**TWO MELBOURNE QUARTER**

Client  
**LENLEASE**

Issuer  
**WOODS BAGOT**

Project number  
**120919**

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Size check  
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Sheet title  
**SITE PLAN COLLINS ST**

Sheet number  
**2MQAD00012**

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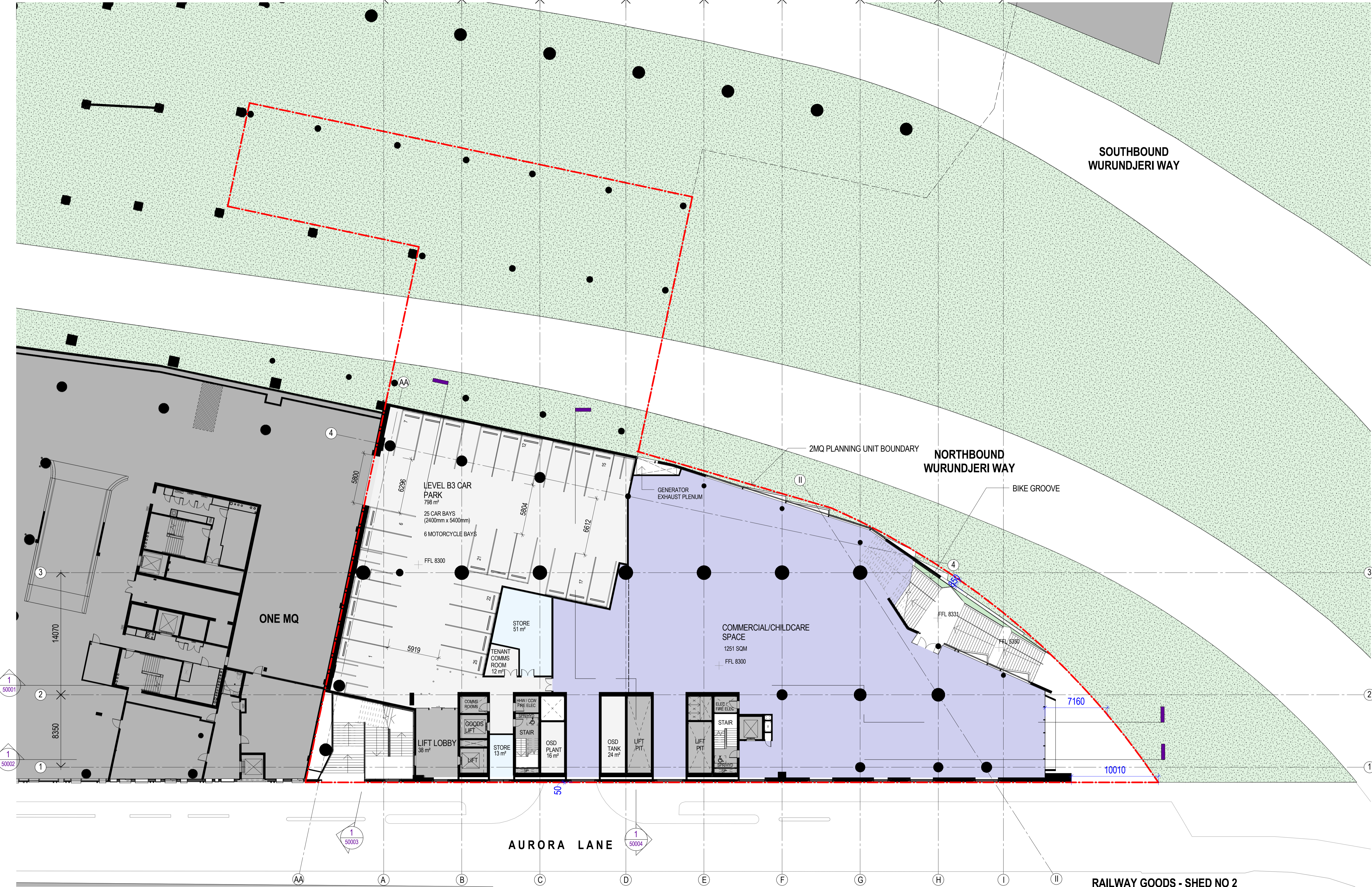
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Recent revision history	Notes & Legend																																
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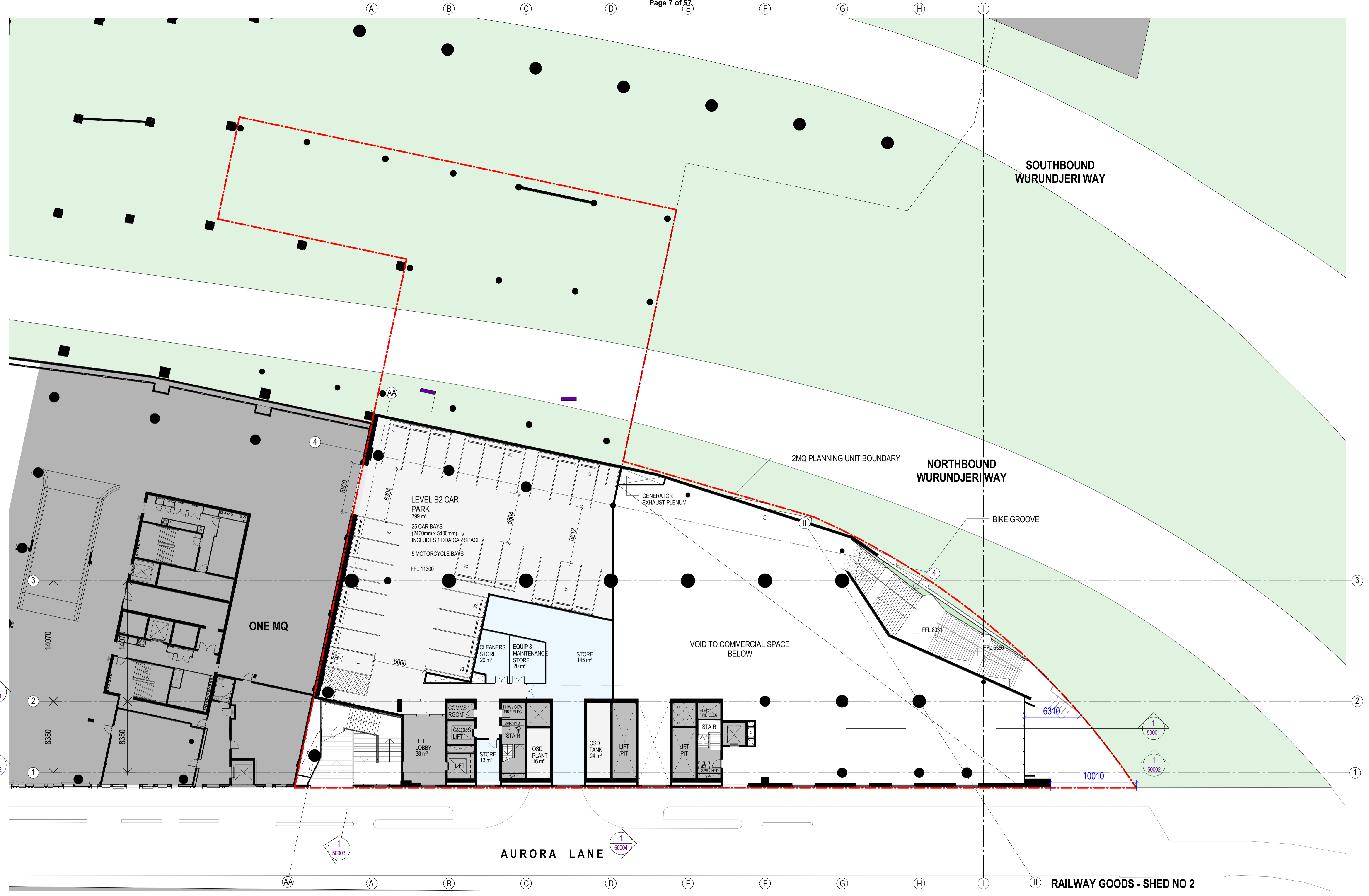
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Project <b>TWO MELBOURNE QUARTER</b>	Client <b>LENLEASE</b>	Issuer <b>WOODS BAGOT</b> © Woods Bagot Project number <b>120919</b> Checked ZP	Size check 25mm Sheet size A1 Scale 1:200	Sheet title <b>BASEMENT FLOOR PLAN LEVEL B3</b> Sheet number <b>2MQAD10200</b> Status <b>PLANNING ISSUE</b>	Revision <b>F</b>
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F	PLANNING SUBMISSION	04/08/17	

Project  
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Client  
LENLEASE

Issuer  
**WOODS BAGOT**

© Woods Bagot

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120919

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Sheet title  
BASEMENT FLOOR PLAN  
LEVEL B2

Sheet number  
2MQAD10300

Status  
PLANNING SUBMISSION

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**RAILWAY GOODS - SHED NO 2**

#	Status	Description	Date
A	PLANNING SUBMISSION	PLANNING SUBMISSION	19/05/17
B	PLANNING SUBMISSION	PLANNING SUBMISSION	26/05/17
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F	PLANNING SUBMISSION	PLANNING SUBMISSION	04/08/17

**Notes & Legend**  
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**EOT Facilities Legend**

Bicycle Parking	360
Lockers	432
Showers	42

Project  
**TWO MELBOURNE QUARTER**

Client  
**LENLEASE**

Issuer  
**WOODS BAGOT**

Project number  
**120919**

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**BASEMENT FLOOR PLAN LEVEL B1**

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RAILWAY GOODS - SHED NO 2

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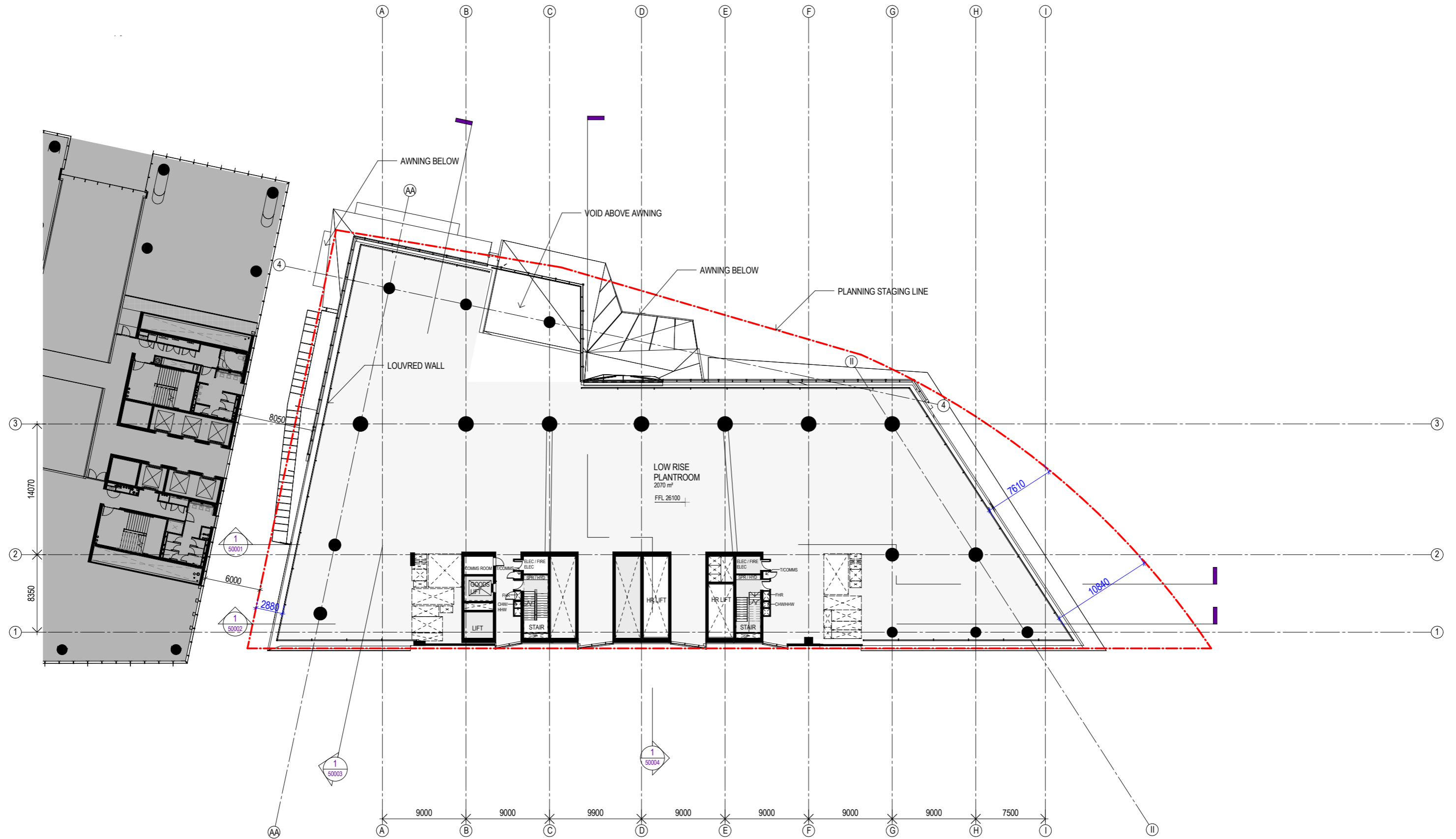
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GROUND FLOOR - COLLINS ST**

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Recent revision history		
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A	PLANNING SUBMISSION	19/05/17
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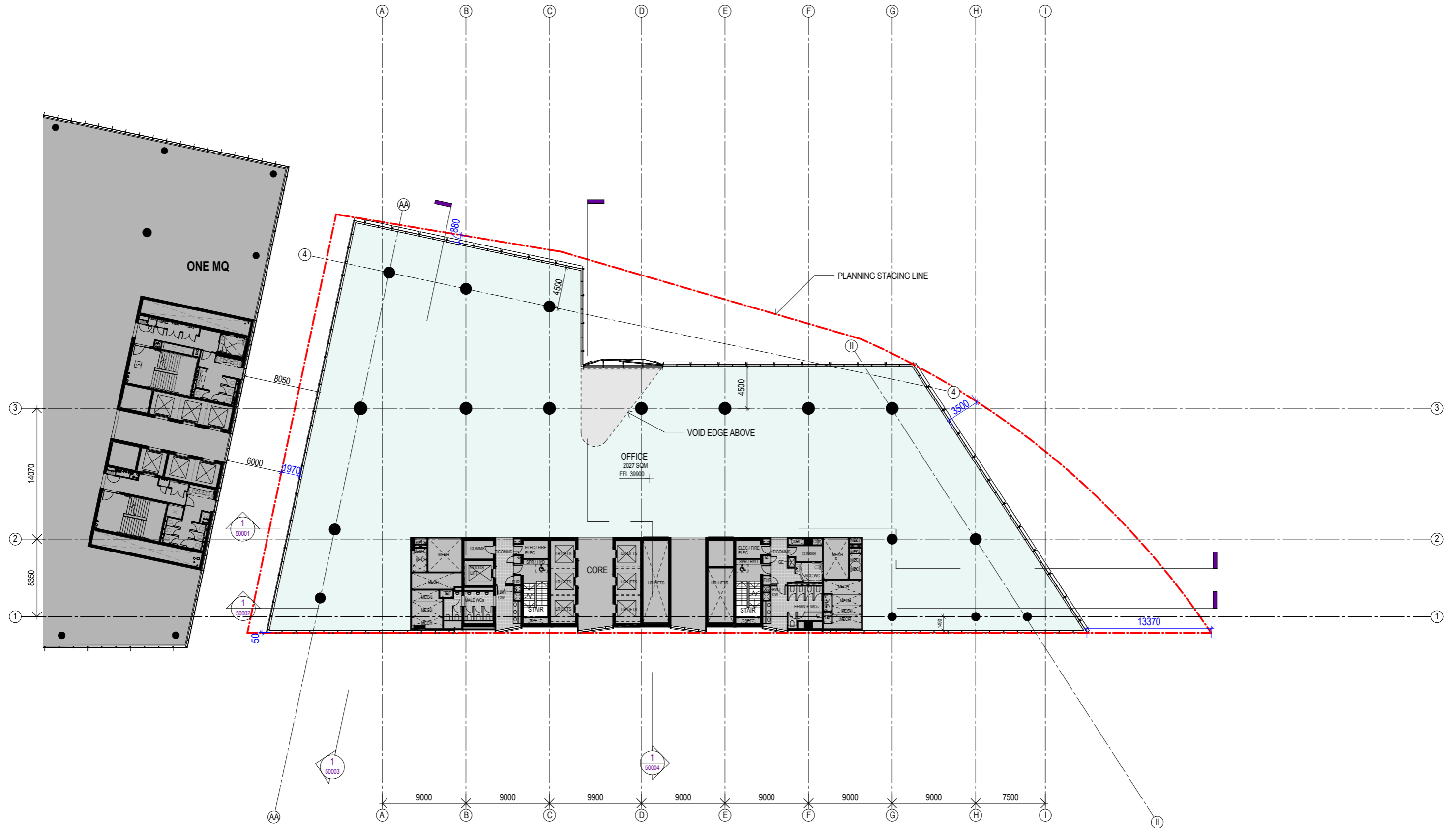
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 LEVEL 01- PLANT ROOM

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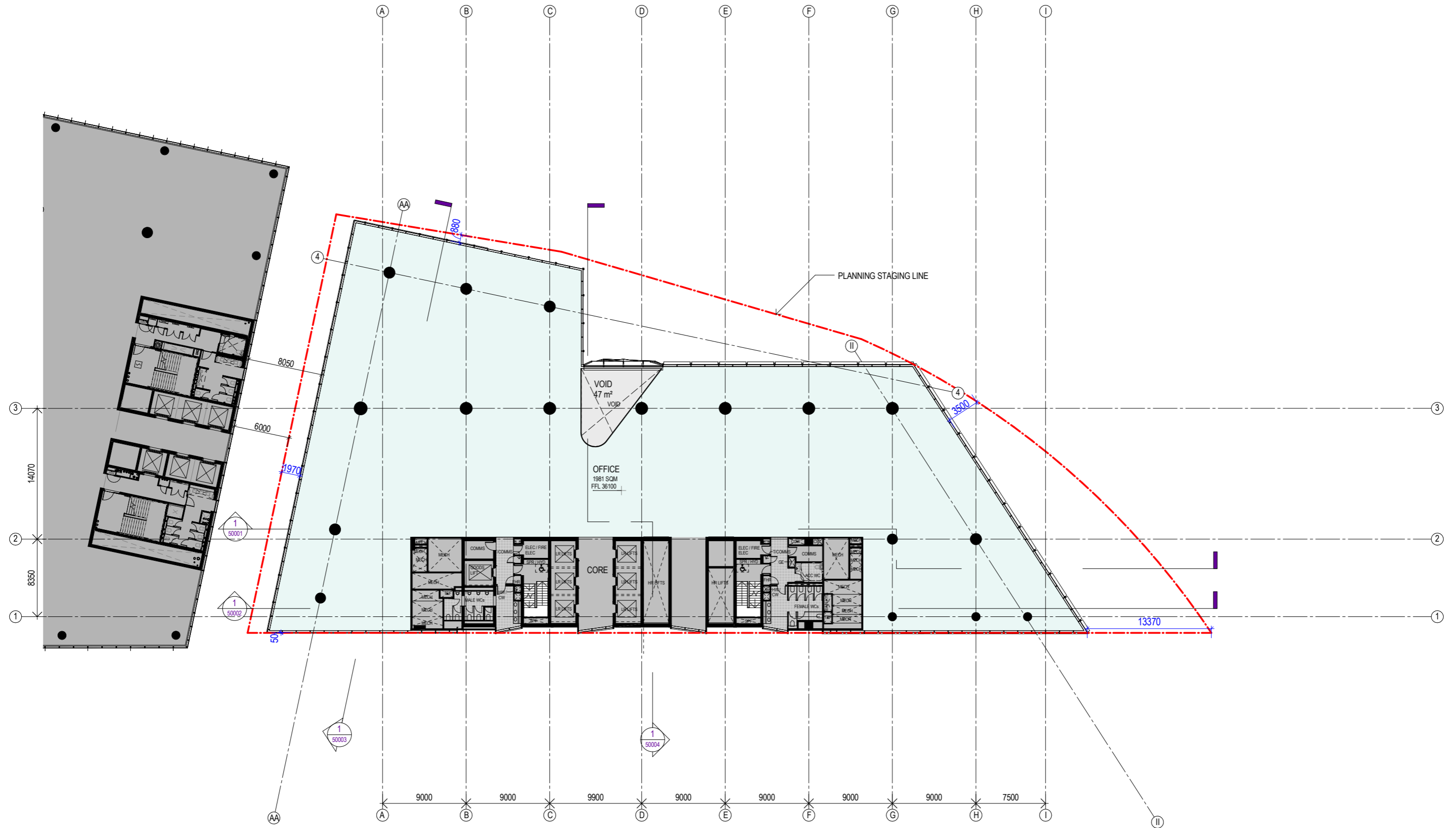
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FLOOR PLAN  
TYPICAL LOW RISE PLAN - LEVEL  
02

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Recent revision history	Description	Date	Notes & Legend
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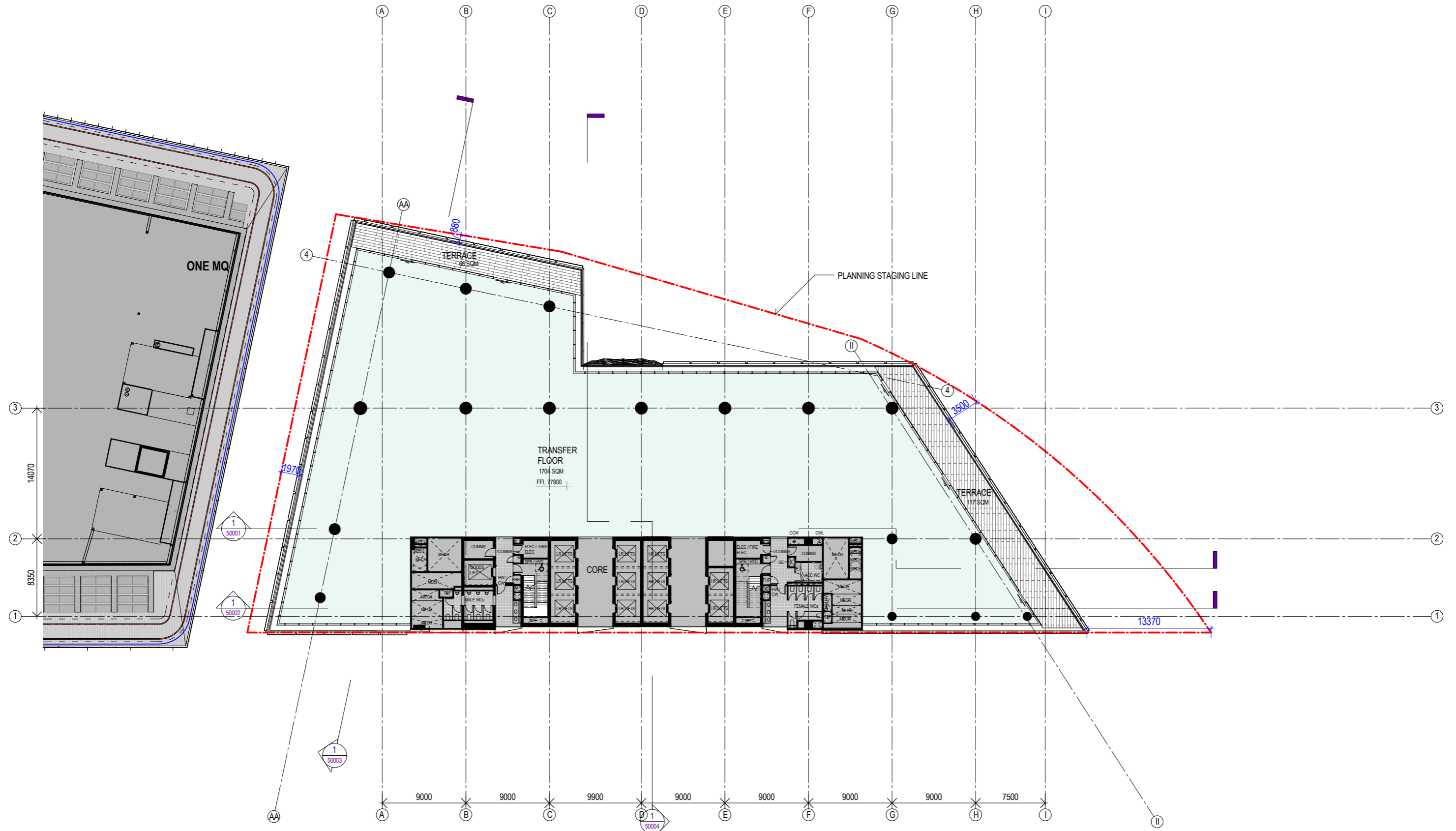
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TYPICAL LOW RISE PLAN - LEVEL  
03 (WITH VOID)

Sheet number  
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#	Status	Description	Date
A	PLANNING SUBMISSION	PLANNING SUBMISSION	19/05/17
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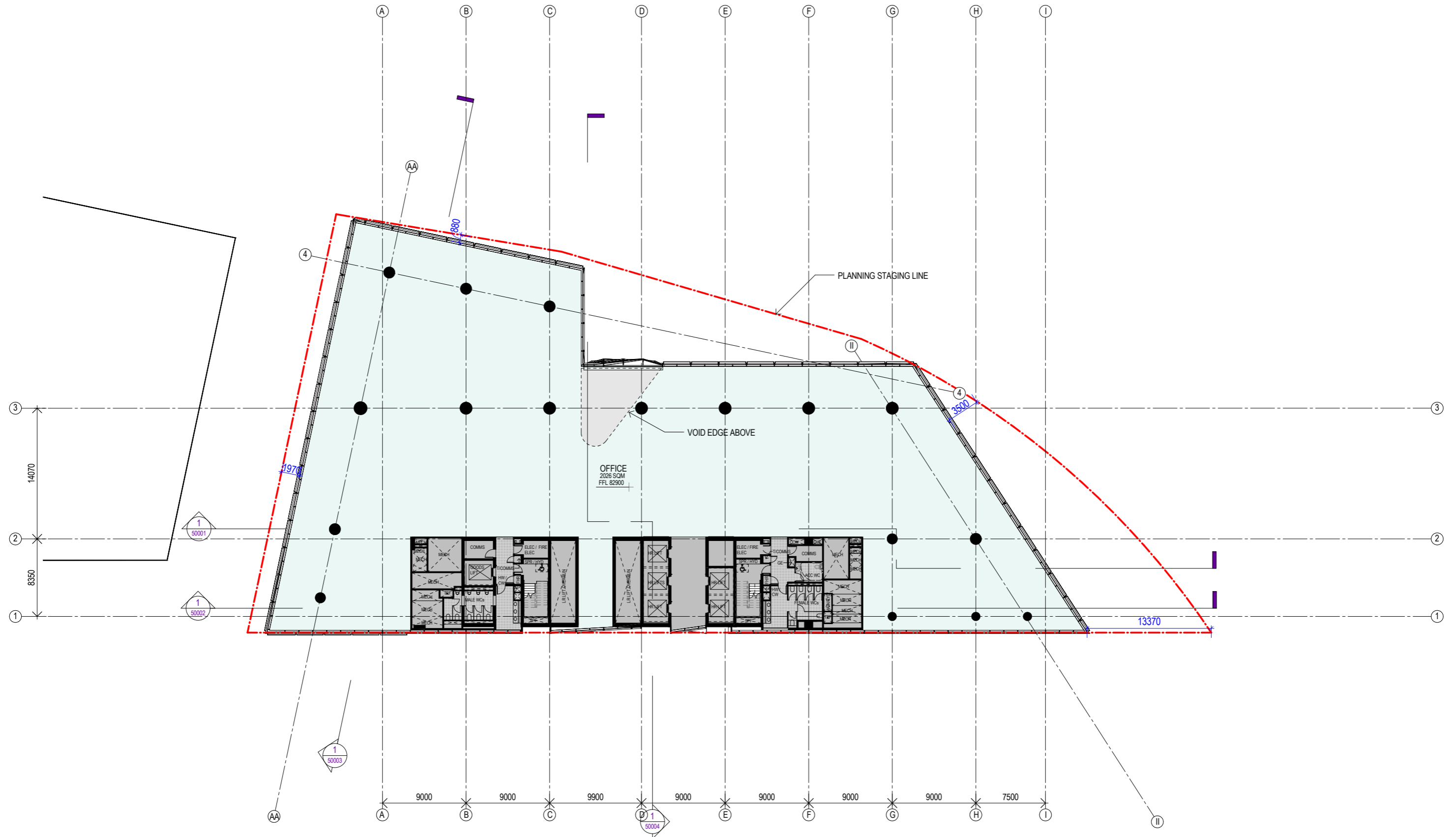
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TRANSFER FLOOR- L14**

Sheet number  
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Project  
 TWO MELBOURNE QUARTER

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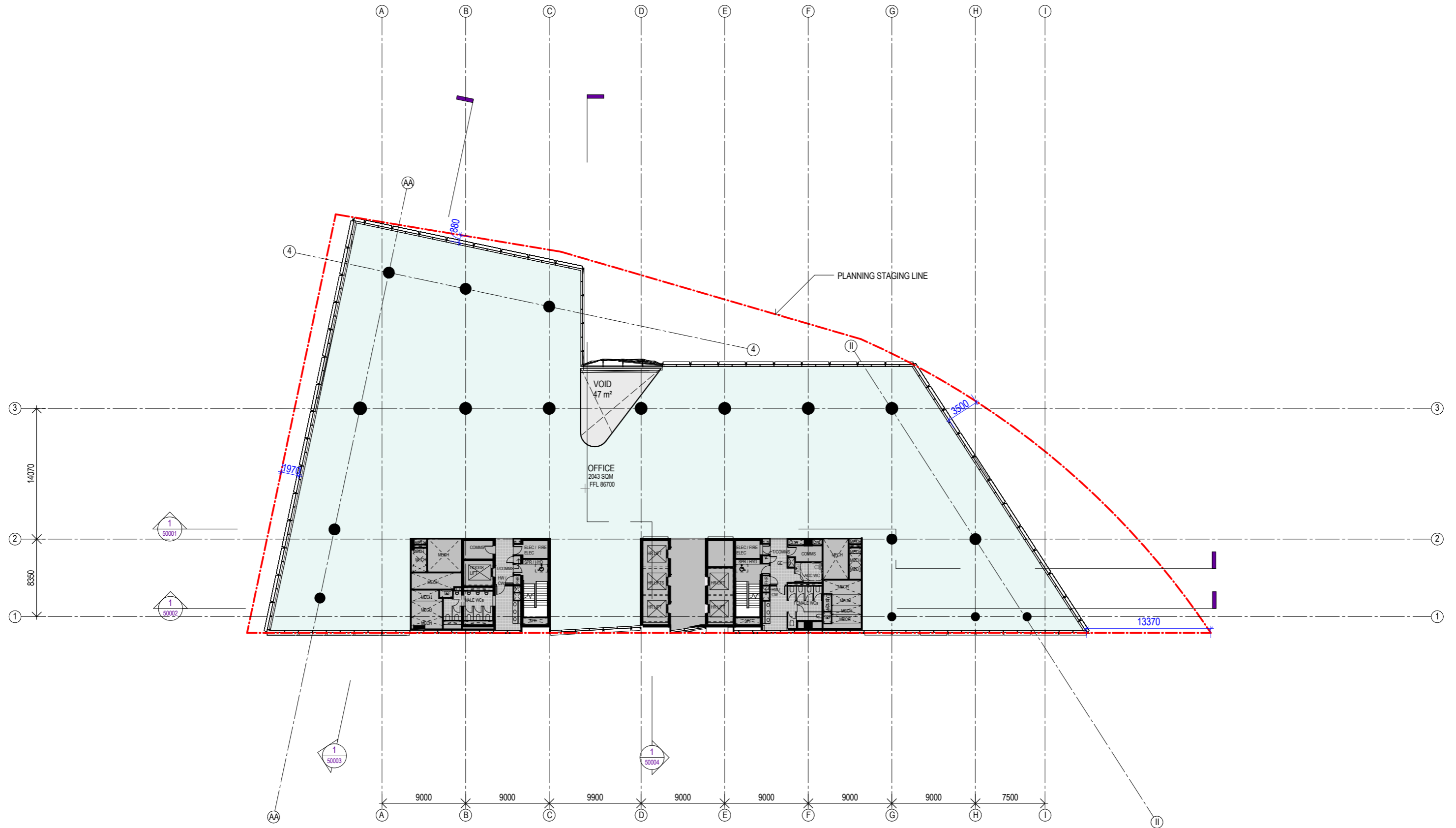
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Project  
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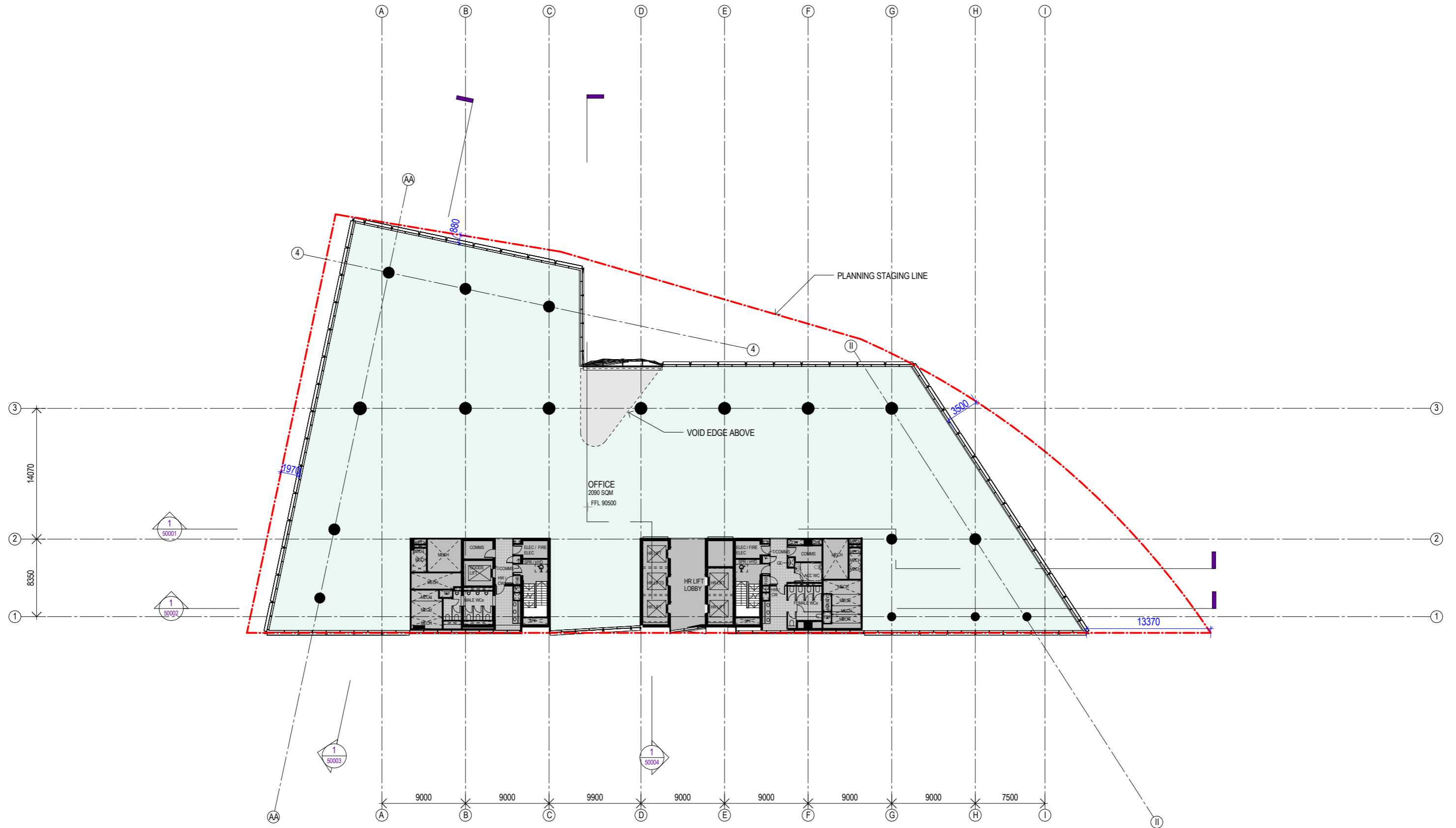
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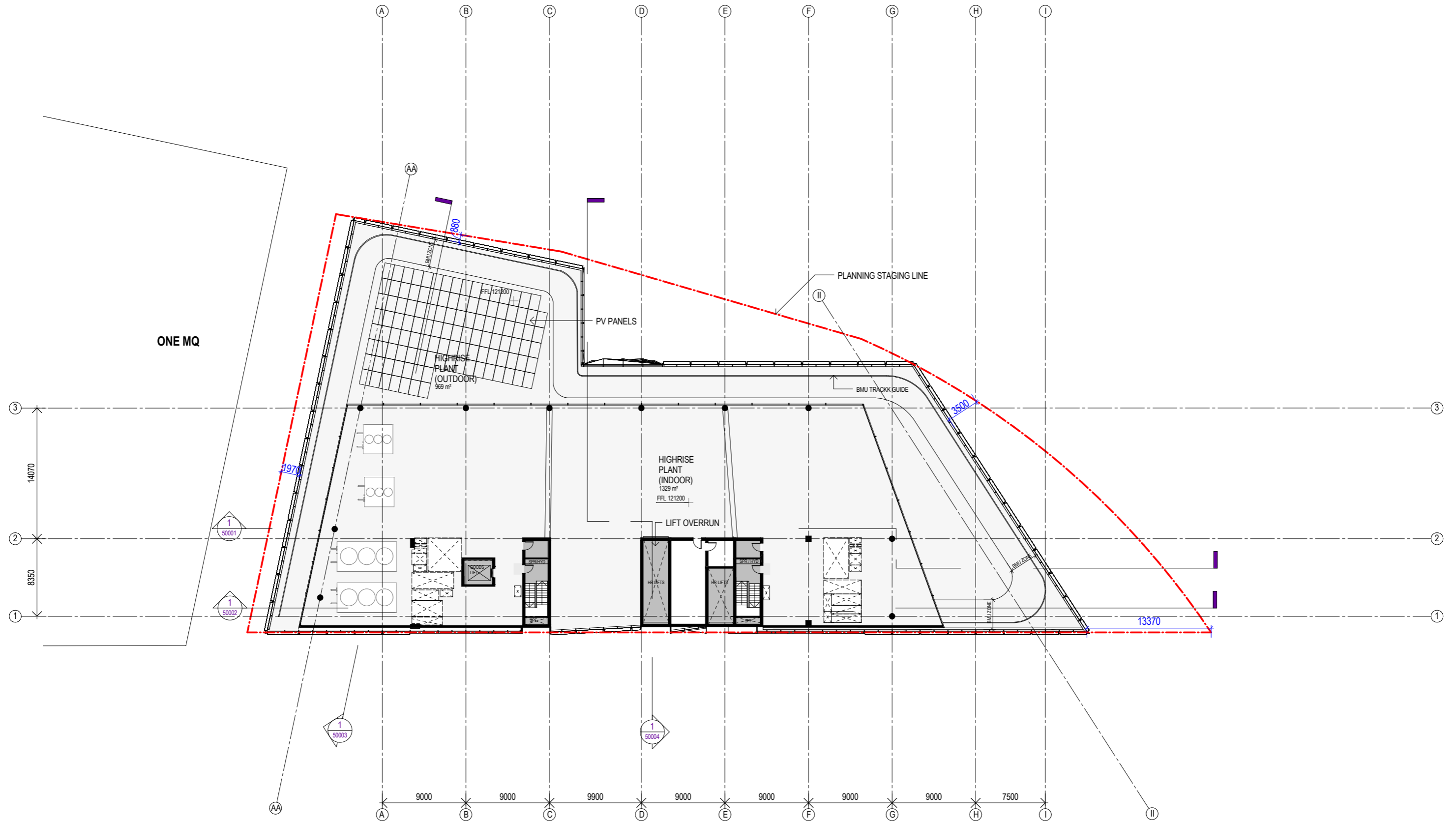
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HIGH RISE PLAN - L17

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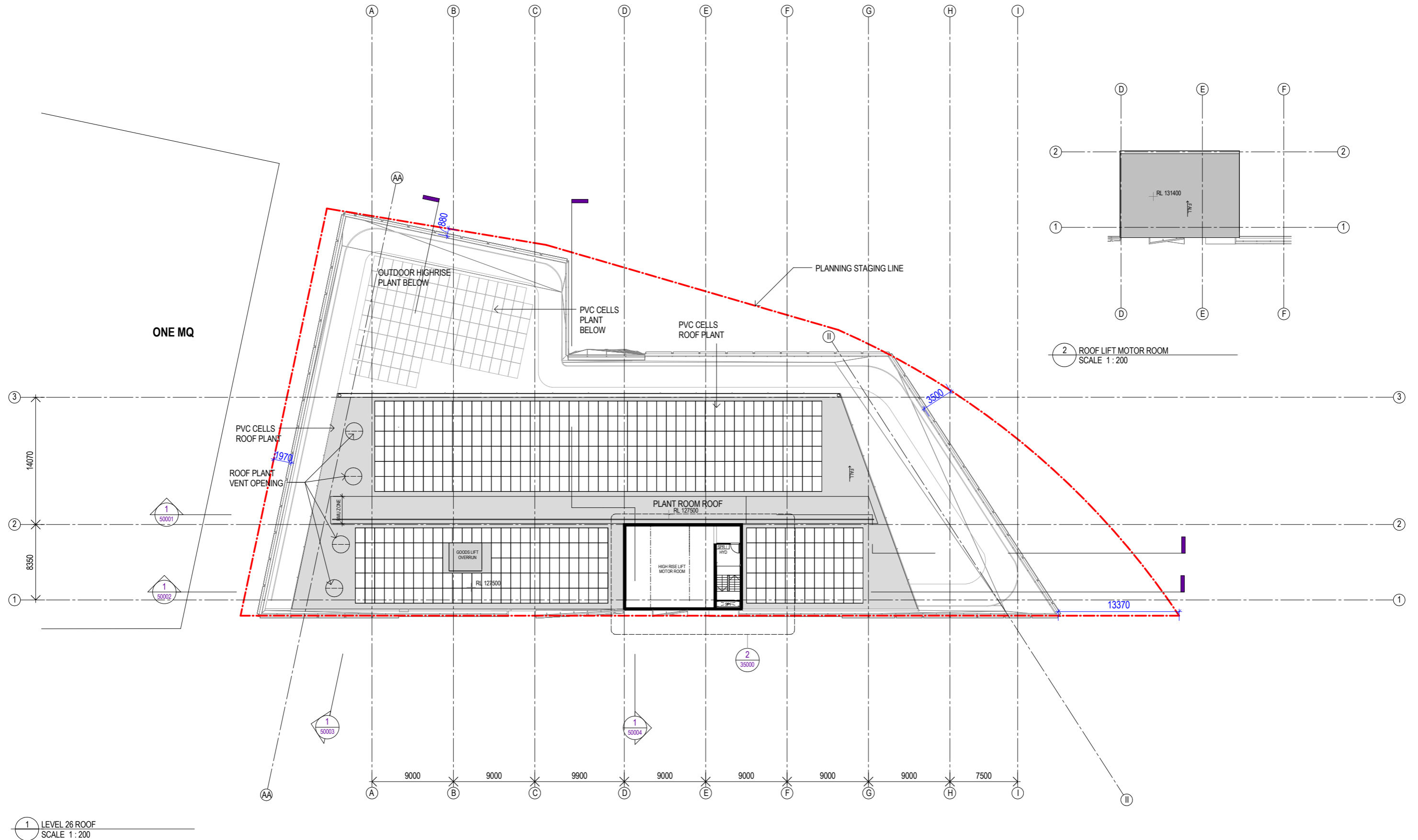
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 HIGH RISE PLAN – LEVEL 25  
 PLANT**

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**2MQAD32500**

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1 LEVEL 26 ROOF  
SCALE 1 : 200

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FLOOR PLAN  
ROOF

Sheet number  
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Status  
PLANNING SUBMISSION

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Material Legend	
<b>Basement Levels</b>	
MA:01 Podium Brick Wall	Face brick finish to match 1MQ adjoining building
WD:01 Aurora Lane Shopfronts	Painted steel perimeter window frame. Charcoal colour
WD:02 Aurora Lane Windows	Glazing: Low iron glass with Charcoal colour steel or aluminium mullion
WD:03 Wurundjeri way Bay Window	Doors: Slimline framed swing or sliding clear glass door
	Painted steel perimeter window frame. Charcoal colour
	Glazing: Low iron glass with internal glass mullion
	Painted steel perimeter window frame. Charcoal colour
	Glazing: Low iron clear glass
	Doors: frameless glass pivot door
MW:01 Decorative Mullions	Expressed steel mullions. Charcoal colour
MW:02 Metal Infill Panel	Solid metal infill panel. Charcoal/ Bronze colour
MW:03 Perforated Metal Panel	Fine grade perforated metal panel. Charcoal colour
MW:04 Retail Awning	Awning clad with painted steel plate. Charcoal colour
MW:05 Plate Metal Stair Edge	Charcoal colour steel plate edge to Wurundjeri Way stair with integrated planter
FS:01 Feature Stair: Aurora Lane	Off-white concrete stair with painted steel plate balustrades (charcoal colour)
CE:01 Concrete finish	Class 2 finish concrete with Naw Kaw sealer
GL:04 Glass Balustrade	Clear low iron glass balustrade to match 1MQ adjoining building
LV:02 Vertical Louvre	Powdercoated aluminium vertical louvres to basement exhaust
<b>Ground Level</b>	
GL:01 Ground Floor Commercial Glazing	Low iron clear glass. Vertical silicone joints with internal glass mullions
GL:02 Ground Floor Retail Glazing	Low iron clear glass, backed with decorative metal mesh, with internal steel mullion
	Operable glazed doors or solid metal faced door.
MW:01 Decorative Mullions	Expressed steel mullion. Charcoal colour
MW:02 Metal Infill Panel	Solid metal infill panel to shopfront windows: charcoal colour
MW:04 Retail Awning	Awning clad with painted steel plate. Charcoal colour
MW:06 Retail Glazed	Awning Glass Awning supported by charcoal painted steel rafters
MW:07 Ground Level High-level Awning/Canopy	Canopy/ Awning clad with painted steel plate. Charcoal colour. Hairline joints.
	Entrance canopy to include clear and coloured glass roof panels
LV:01 Plant Room Louvres	Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour
CE:01 Concrete finish	Class 2 finish concrete with Naw Kaw sealer
<b>Office Tower</b>	
CU:01 Tower Curtain Wall	Vision panel: Clear/gray tone performance IGU with white horizontal fit at high level
	Spandrel panel: Grey colourback glass similar to vision panel with gold, bronze, grey or white horizontal fit
	Horizontal Sunshades: Charcoal/bronze colour aluminium sunshades at various heights
	Joints: Structural silicone vertical joints at 1500 cts with internal aluminium mullions
	Expressed vertical mullion at 3000 cts. Charcoal colour
CU:02 Atrium Curtain Wall	Vision panel: Faceted Clear/gray tone performance IGU silicone joints at facets
	Joints: Structural silicone vertical joints with internal aluminium mullions
MW:05b LVL 14 Balustrade	Steel plate balustrade. Charcoal colour
MW:08 LVL 14 Soffit	Metal soffit panels with hairline joint. Charcoal colour
GL:03 Level 14 Glazing	Full height Clear/gray tone glass with internal aluminium mullions
	Joints: Structural silicone vertical joints at 1500 cts with internal aluminium mullions
LV:01 Plant Room Louvres	Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour
CE:01 Concrete finish	Class 2 finish concrete with Naw Kaw sealer
RF:01 Roof	Concrete slab to fall with grey coloured water proof membrane



#	Status	Description	Date
A	PLANNING SUBMISSION		19/05/17
B	PLANNING SUBMISSION		26/05/17
C	PLANNING SUBMISSION		30/05/17
D	PLANNING SUBMISSION		06/06/17

**Notes & Legend**  
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

Project  
**MELBOURNE QUARTER**

Client  
**LENLEASE**

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**WOODS BAGOT**

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Project number \_\_\_\_\_ Size check \_\_\_\_\_  
 25mm

Checked ZP Approved WB Sheet size A1 Scale 1:250@A1

Sheet title  
**WEST ELEVATION**

Sheet number **2MQAD42000** Revision **C**

Status  
**PLANNING SUBMISSION**

**Material Legend**

**Basement Levels**

MA:01 Podium Brick Wall  
 WD:01 Aurora Lane Shopfronts  
 WD:02 Aurora Lane Windows  
 WD:03 Wurundjeri way Bay Window

Face brick finish to match 1MQ adjoining building  
 Painted steel perimeter window frame. Charcoal colour  
 Glazing: Low iron glass with Charcoal colour steel or aluminium mullion  
 Doors: Slimline framed swing or sliding clear glass door  
 Painted steel perimeter window frame. Charcoal colour  
 Glazing: Low iron glass with internal glass mullion  
 Painted steel perimeter window frame. Charcoal colour  
 Glazing: Low iron clear glass  
 Doors: frameless glass pivot door  
 Expressed steel mullions. Charcoal colour  
 Solid metal infill panel. Charcoal / Bronze colour  
 Fine grade perforated metal panel. Charcoal colour  
 Awning clad with painted steel plate. Charcoal colour  
 Charcoal colour steel plate edge to Wurundjeri Way stair with integrated planter  
 Off-white concrete stair with painted steel plate balustrades (charcoal colour)  
 Class 2 finish concrete with Navkaw sealer  
 Clear low iron glass balustrade to match 1MQ adjoining building  
 Powdercoated aluminium vertical louvres to basement exaust

**Ground Level**

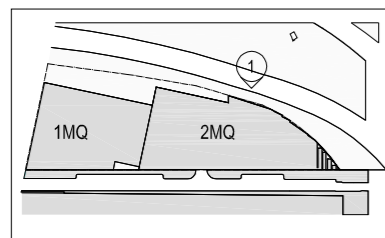
GL:01 Ground Floor Commercial Glazing  
 GL:02 Ground Floor Retail Glazing  
 MW:01 Decorative Mullions  
 MW:02 Metal Infill Panel  
 MW:03 Retail Awning  
 MW:04 Retail Awning  
 MW:05 Plate Metal Stair Edge  
 FS:01 Feature Stair: Aurora Lane  
 CE:01 Concrete finish  
 GL:04 Glass Balustrade  
 LV:02 Vertical Louvre

Low iron clear glass. Vertical silicone joints with internal glass mullions  
 Low iron clear glass, backed with decorative metal mesh, with internal steel mullion  
 Operable glazed doors or solid metal faced door.  
 Expressed steel mullion. Charcoal colour  
 Solid metal infill panel to shopfront windows: charcoal colour  
 Awning clad with painted steel plate. Charcoal colour  
 Awning Glass Awning supported by charcoal painted steel rafters  
 Canopy/ Awning clad with painted steel plate. Charcoal colour. Halfline joints.  
 Entrance canopy to include clear and coloured glass roof panels  
 Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour  
 Class 2 finish concrete with Navkaw sealer

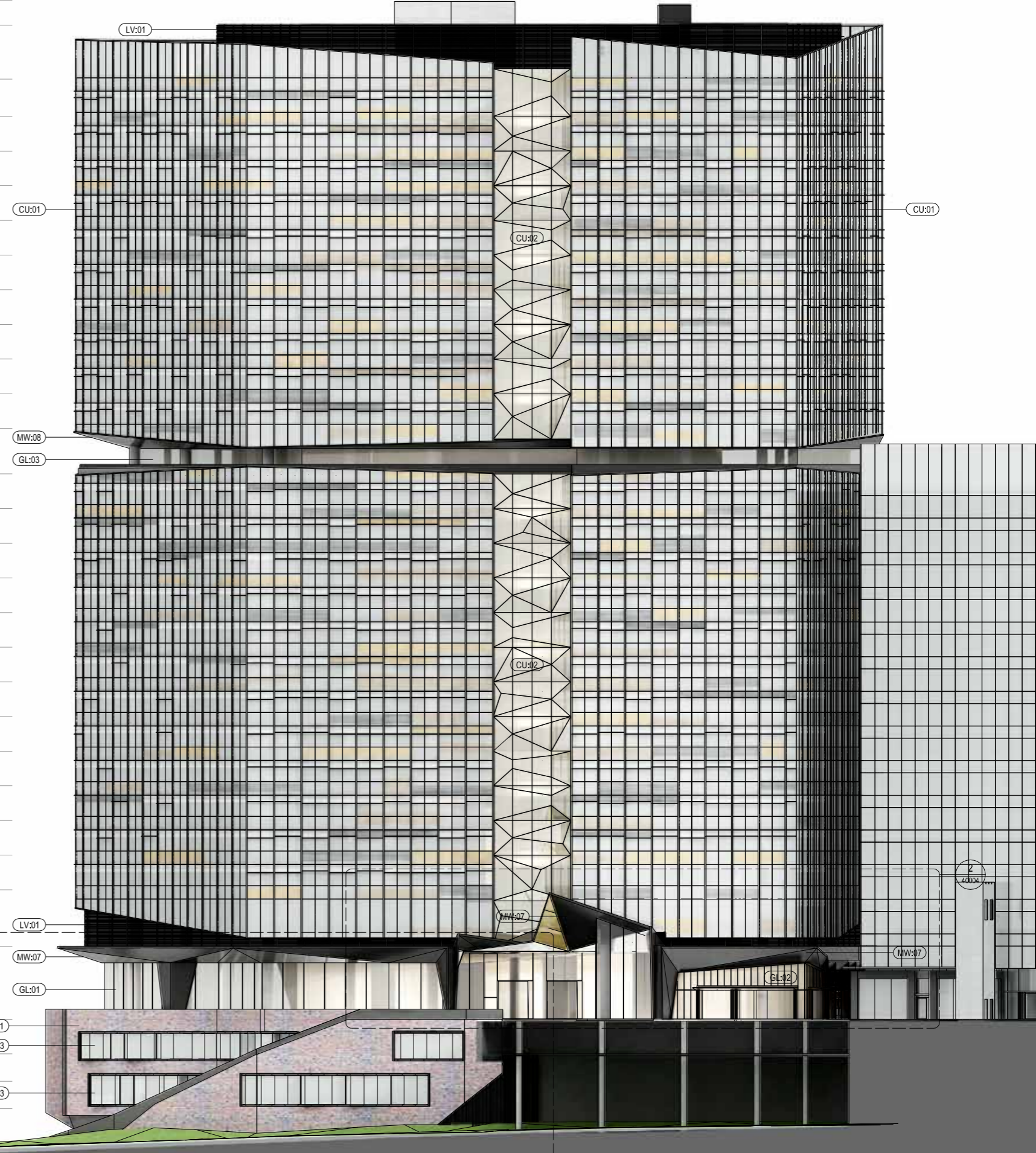
**Office Tower**

CU:01 Tower Curtain Wall  
 CU:02 Atrium Curtain Wall  
 MW:05b LVL 14 Balustrade  
 MW:08 LVL 14 Soffit  
 GL:03 Level 14 Glazing  
 LV:01 Plant Room Louvres  
 CE:01 Concrete finish  
 RF:01 Roof

Vision panel: Clear/gray tone performance IGU with white horizontal frit at high level  
 Spandrel panel: Grey colourback glass similar to vision panel with gold, bronze, grey or white horizontal frit  
 Horizontal Sunshades: Charcoal/bronze colour aluminium sunshades at various heights  
 Joints: Structural silicone vertical joints at 1500 cts with internal aluminium mullions  
 Expressed vertical mullion at 3000 cts. Charcoal colour  
 Vision panel: Faceted Clear/gray tone performance IGU silicone joints at facets  
 Joints: Structural silicone vertical joints with internal aluminium mullions  
 Steel plate balustrade. Charcoal colour  
 Metal soffit panels with halfline joint. Charcoal colour  
 Full height Clear/gray tone glass with internal aluminium mullions  
 Joints: Structural silicone vertical joints at 1500 cts with internal aluminium mullions  
 Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour  
 Class 2 finish concrete with Navkaw sealer  
 Concrete slab to fall with grey coloured water proof membrane



- RF RL 131400 TOP OF LIFT MOTOR ROOM
- RF RL 127500 C3 - ROOF
- 25 RL 121200 LEVEL C3 - 25
- 24 RL 117100 LEVEL C3 - 24
- 23 RL 113300 LEVEL C3 - 23
- 22 RL 109500 LEVEL C3 - 22
- 21 RL 105700 LEVEL C3 - 21
- 20 RL 101900 LEVEL C3 - 20
- 19 RL 98100 LEVEL C3 - 19
- 18 RL 94300 LEVEL C3 - 18
- 17 RL 90500 LEVEL C3 - 17
- 16 RL 86700 LEVEL C3 - 16
- 15 RL 82900 LEVEL C3 - 15
- 14 RL 77900 LEVEL C3 - 14
- 13 RL 74100 LEVEL C3 - 13
- 12 RL 70300 LEVEL C3 - 12
- 11 RL 66500 LEVEL C3 - 11
- 10 RL 62700 LEVEL C3 - 10
- 09 RL 58900 LEVEL C3 - 09
- 08 RL 55100 LEVEL C3 - 08
- 07 RL 51300 LEVEL C3 - 07
- 06 RL 47500 LEVEL C3 - 06
- 05 RL 43700 LEVEL C3 - 05
- 04 RL 39900 LEVEL C3 - 04
- 03 RL 36100 LEVEL C3 - 03
- 02 RL 32300 LEVEL C3 - 02
- 01 RL 26100 LEVEL C3 - 01
- 1 40003
- 00 RL 18100 LEVEL C3 - 00
- B1 RL 14300 LEVEL C3 - B1
- B2 RL 11300 LEVEL C3 - B2
- B3 RL 8300 LEVEL C3-B3
- RL 2700



#	Status	Description	Date
A	PLANNING SUBMISSION		19/05/17
B	PLANNING SUBMISSION		25/05/17
C	PLANNING SUBMISSION		30/05/17
D	PLANNING SUBMISSION		06/06/17

**Notes & Legend**  
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

Project  
**MELBOURNE QUARTER**  
 Client  
**LENLEASE**

Issuer  
**WOODS BAGOT**  
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 Project number \_\_\_\_\_  
 Checked ZP Approved WB  
 Size check \_\_\_\_\_  
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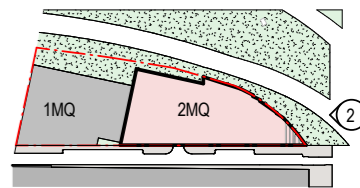
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**EAST ELEVATION**  
 Sheet number  
**2MQAD44000**  
 Status  
**PLANNING SUBMISSION**  
 Revision  
**D**



1 SOUTH ELEVATION - PODIUM  
SCALE 1 : 100

**MATERIAL LEGEND**

MA:01 Podium Brick Wall	Face brick finish to match 1MQ adjoining building
WD:01 Aurora Lane Shopfronts	Painted steel perimeter window frame. Charcoal colour Glazing: Low iron glass with Charcoal colour steel or aluminium mullion Doors: Slimline framed swing or sliding clear glass door
WD:02 Aurora Lane Windows	Painted steel perimeter window frame. Charcoal colour Glazing: Low iron glass with internal glass mullion
WD:03 Wurundjeri way Bay Window	Painted steel perimeter window frame. Charcoal colour Glazing: Low iron clear glass Doors: frameless glass pivot door
MW:01 Decorative Mullions	Expressed steel mullions. Charcoal colour
MW:02 Metal Infill Panel	Solid metal infill panel. Charcoal / Bronze colour
MW:03 Perforated Metal Panel	Fine grade perforated metal panel. Charcoal colour
MW:04 Retail Awning	Awning clad with painted steel plate. Charcoal colour
MW:05 Plate Metal Stair Edge	Charcoal colour steel plate edge to Wurundjeri Way stair with integrated planter
FS:01 Feature Stair: Aurora Lane	Off-white concrete stair with painted steel plate balustrades (charcoal colour)
CE:01 Concrete finish	Class 2 finish concrete with Nawkaw sealer
GL:01 Ground Floor Commercial Glazing	Low iron clear glass. Vertical Silicone joints with internal glass mullions
GL:04 Glass Balustrade	Clear low iron glass balustrade to match 1MQ adjoining building
LV:01 Plant Room Louvres	Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour
LV:02 Vertical Louvre	Powdercoated aluminium vertical louvres to basement exhaust
MW:07 Ground Level High-level Awning/Canopy	Canopy/ Awning clad with painted steel plate. Charcoal colour. Hairline joints. Entrance canopy to include clear and coloured glass roof panels



#	Status	Description	Date	Notes & Legend
A	PLANNING SUBMISSION		19/05/17	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
B	PLANNING SUBMISSION		26/05/17	
C	PLANNING SUBMISSION		30/05/17	
D	PLANNING SUBMISSION		06/06/17	

Project  
TWO MELBOURNE QUARTER

Client  
LENLEASE

Issuer  
**WOODS  
BAGOT**

Project number  
120919

Size check  
25mm

Checked  
ZP

Approved  
WB

Sheet size  
A1

Scale  
As indicated

Sheet title  
DETAIL  
SOUTH ELEVATION - PODIUM

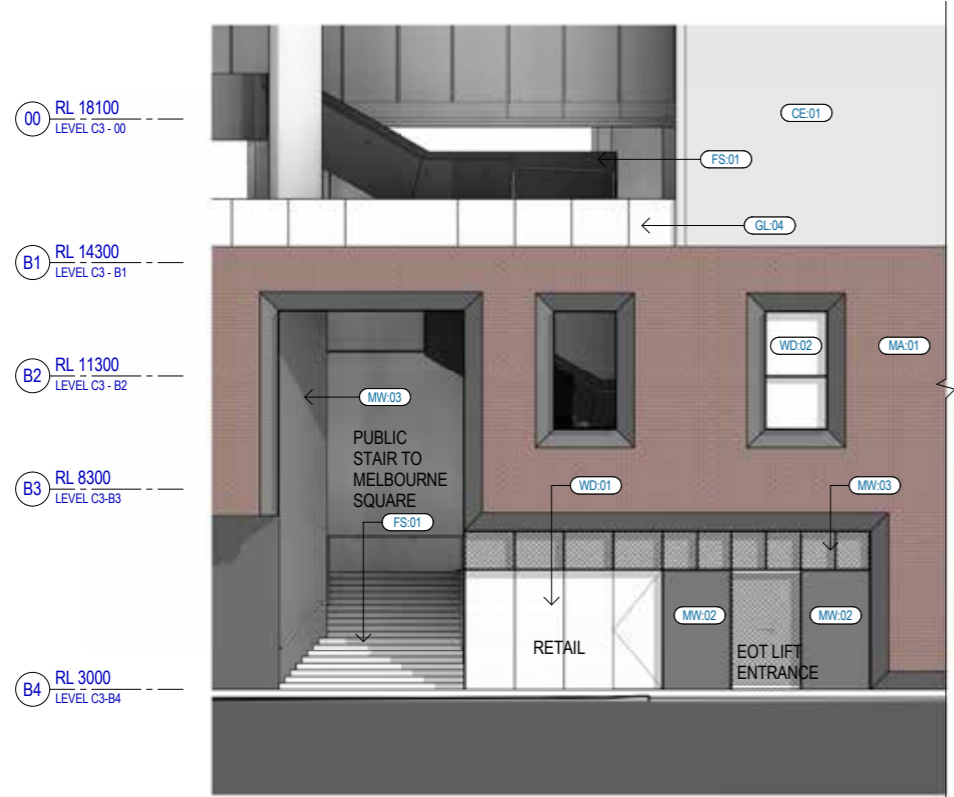
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Revision  
D

Status  
PLANNING SUBMISSION



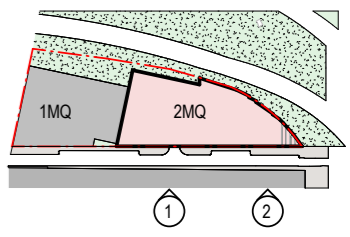
1 WEST ELEVATION - AURORA LANE SOUTH  
SCALE 1 : 100



2 WEST ELEVATION - AURORA LANE NORTH  
SCALE 1 : 100

**MATERIAL LEGEND**

MA:01 Podium Brick Wall	Face brick finish to match 1MQ adjoining building
WD:01 Aurora Lane Shopfronts	Painted steel perimeter window frame. Charcoal colour
	Glazing: Low iron glass with Charcoal colour steel or aluminium mullion
	Doors: Slimline framed swing or sliding clear glass door
WD:02 Aurora Lane Windows	Painted steel perimeter window frame. Charcoal colour
	Glazing: Low iron glass with internal glass mullion
WD:03 Wurundjeri way Bay Window	Painted steel perimeter window frame. Charcoal colour
	Glazing: Low iron clear glass
	Doors: frameless glass pivot door
MW:01 Decorative Mullions	Expressed steel mullions. Charcoal colour
MW:02 Metal Infill Panel	Solid metal infill panel. Charcoal / Bronze colour
MW:03 Perforated Metal Panel	Fine grade perforated metal panel. Charcoal colour
MW:04 Retail Awning	Awning clad with painted steel plate. Charcoal colour
MW:05 Plate Metal Stair Edge	Charcoal colour steel plate edge to Wurundjeri Way stair with integrated planter
FS:01 Feature Stair: Aurora Lane	Off-white concrete stair with painted steel plate balustrades (charcoal colour)
CE:01 Concrete finish	Class 2 finish concrete with Nawkaw sealer
GL:04 Glass Balustrade	Clear low iron glass balustrade to match 1MQ adjoining building
LV:02 Vertical Louvre	Powdercoated aluminium vertical louvres to basement exhaust



Recent revision history	Description	Date	Notes & Legend
#	Status		Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A	PLANNING SUBMISSION	19/05/17	
B	PLANNING SUBMISSION	26/05/17	
C	PLANNING SUBMISSION	30/05/17	
D	PLANNING SUBMISSION	06/06/17	

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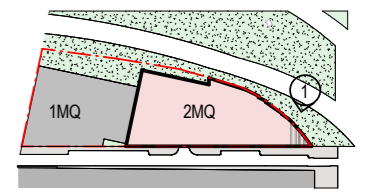
Project <b>TWO MELBOURNE QUARTER</b>	Client <b>LENLEASE</b>	Project number <b>120919</b>	Checked <b>ZP</b>	Approved <b>WB</b>	Sheet size <b>A1</b>	Scale <b>As indicated</b>	Issued by <b>WOODS BAGOT</b> © Woods Bagot Project number <b>2MQAD40002</b> Status <b>PLANNING SUBMISSION</b>	Sheet title <b>DETAIL WEST ELEVATION - AURORA LANE</b> Sheet number <b>2MQAD40002</b> Revision <b>D</b> Status <b>PLANNING SUBMISSION</b>
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1 EAST ELEVATION - PODIUM  
SCALE 1:100

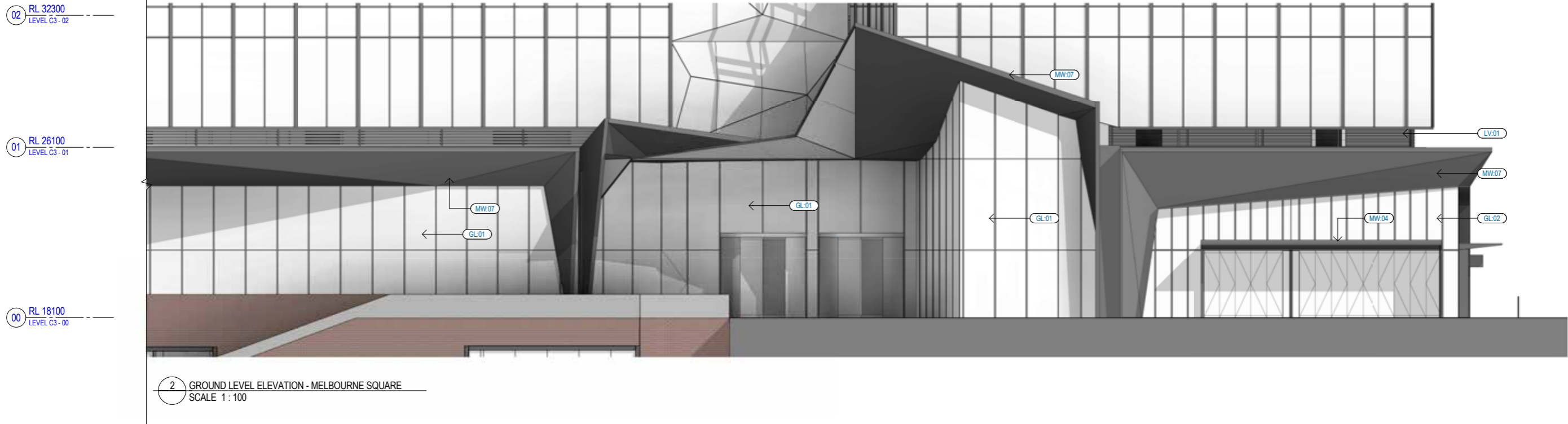
**MATERIAL LEGEND**

MA:01 Podium Brick Wall	Face brick finish to match 1MQ adjoining building
WD:01 Aurora Lane Shopfronts	Painted steel perimeter window frame. Charcoal colour Glazing: Low iron glass with Charcoal colour steel or aluminium mullion Doors: Slimline framed swing or sliding clear glass door
WD:02 Aurora Lane Windows	Painted steel perimeter window frame. Charcoal colour Glazing: Low iron glass with internal glass mullion
WD:03 Wurundjeri way Bay Window	Painted steel perimeter window frame. Charcoal colour Glazing: Low iron clear glass Doors: frameless glass pivot door
MW:01 Decorative Mullions	Expressed steel mullions. Charcoal colour
MW:02 Metal Infill Panel	Solid metal infill panel. Charcoal / Bronze colour
MW:03 Perforated Metal Panel	Fine grade perforated metal panel. Charcoal colour
MW:04 Retail Awning	Awning clad with painted steel plate. Charcoal colour
MW:05 Plate Metal Stair Edge	Charcoal colour steel plate edge to Wurundjeri Way stair with integrated planter
FS:01 Feature Stair; Aurora Lane	Off-white concrete stair with painted steel plate balustrades (charcoal colour)
CE:01 Concrete finish	Class 2 finish concrete with Nawkaw sealer
GL:01 Ground Floor Commercial Glazing	Low iron clear glass. Vertical Silicone joints with internal glass mullions
GL:04 Glass Balustrade	Clear low iron glass balustrade to match 1MQ adjoining building
LV:01 Plant Room Louvres	Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour
LV:02 Vertical Louvre	Powdercoated aluminium vertical louvres to basement exhaust
MW:07 Ground Level High-level Awning/Canopy	Canopy/ Awning clad with painted steel plate. Charcoal colour. Hairline joints. Entrance canopy to include clear and coloured glass roof panels



#	Status	Description	Date	Notes & Legend
A	PLANNING SUBMISSION		19/05/17	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
B	PLANNING SUBMISSION		26/05/17	
C	PLANNING SUBMISSION		30/05/17	
D	PLANNING SUBMISSION		06/06/17	

Project <b>TWO MELBOURNE QUARTER</b>		Client <b>LENLEASE</b>		Issued by <b>WOODS BAGOT</b>		Sheet title <b>DETAIL EAST ELEVATION - PODIUM</b>	
Project number <b>120919</b>	Size check 25mm	Checked Checker	Approved Approver	Sheet size A1	Scale As indicated	Sheet number <b>2MQAD40003</b>	Revision <b>D</b>
						Status <b>PLANNING SUBMISSION</b>	



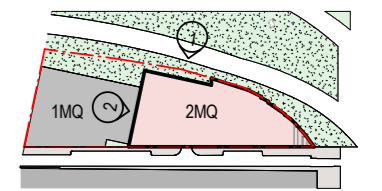
2 GROUND LEVEL ELEVATION - MELBOURNE SQUARE  
SCALE 1 : 100



1 GROUND LEVEL ELEVATION - MARKET LANE  
SCALE 1 : 100

**MATERIAL LEGEND**

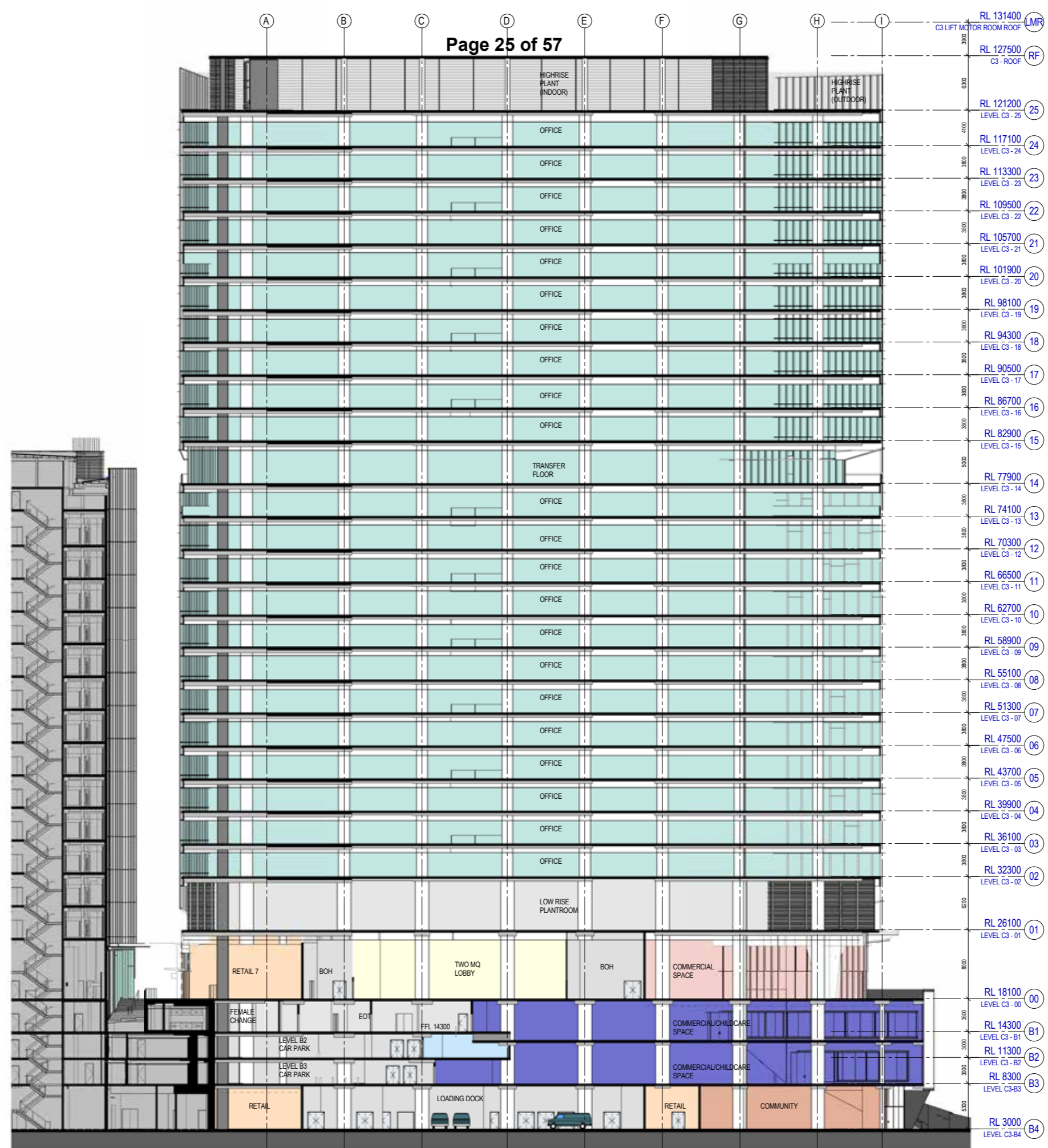
GL:01 Ground Floor Commercial	Glazing Low iron clear glass. Vertical Silicone joints with internal glass mullions
GL:02 Ground Floor Retail Glazing	Low iron clear glass, backed with decorative metal mesh, with internal steel mullion
MW:01 Decorative Mullions	Operable glazed doors or solid metal faced door.
MW:02 Metal Infill Panel	Expressed steel mullion. Charcoal colour
MW:04 Retail Awning	Solid metal infill panel to shopfront windows: charcoal colour
MW:06 Retail Glazed	Awning clad with painted steel plate. Charcoal colour
MW:07 Ground Level High-level Awning/Canopy	Awning Glass Awning supported by charcoal painted steel rafters
LV:01 Plant Room Louvres	Canopy/ Awning clad with painted steel plate. Charcoal colour. Hairline joints.
CE:01 Concrete finish	Entrance canopy to include clear and coloured glass roof panels
	Powdercoated aluminium horizontal louvre. Continuous appearance. Charcoal colour
	Class 2 finish concrete with Nawkaw sealer



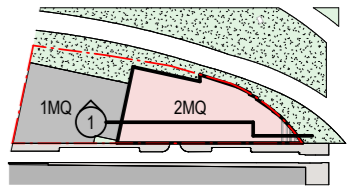
Recent revision history			Notes & Legend	
#	Status	Description	Date	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A	PLANNING SUBMISSION		26/05/17	
B	PLANNING SUBMISSION		30/05/17	
C	PLANNING SUBMISSION		01/06/17	
D	PLANNING SUBMISSION		06/06/17	

Project <b>TWO MELBOURNE QUARTER</b>		Client <b>LENLEASE</b>	
Issuer <b>WOODS BAGOT</b>		Sheet title <b>DETAIL GROUND LEVEL ELEVATIONS</b>	
Project number <b>120919</b>	Size check 25mm	Sheet number <b>2MQAD40004</b>	Revision <b>D</b>
Checked ZP	Approved WB	Sheet size A1	Scale As indicated





1 C3 NORTH/SOUTH SECTION SECTION A  
SCALE 1 : 250



#	Status	Description	Date	Notes & Legend
A	PLANNING SUBMISSION		19/05/17	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
B	PLANNING SUBMISSION		26/05/17	
C	PLANNING SUBMISSION		30/05/17	
D	PLANNING SUBMISSION		06/06/17	

Project  
**TWO MELBOURNE QUARTER**

Client  
**LENLEASE**

Issuer  
**WOODS BAGOT**

Project number  
**120919**

Checked  
ZP

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Size check  
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Sheet size  
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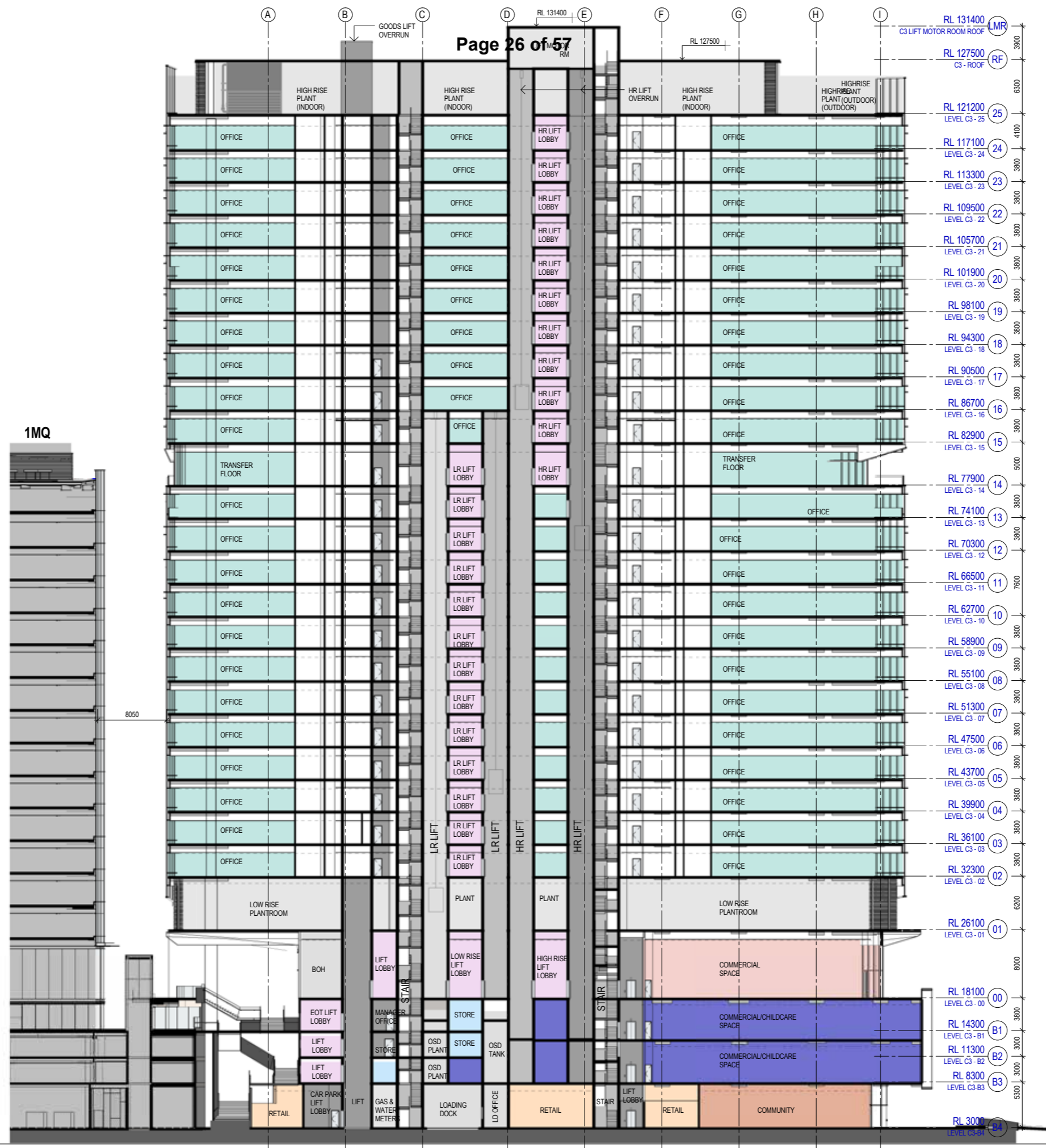
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Sheet number  
**2MQAD50001**

Revision  
**D**

Status  
**PLANNING SUBMISSION**



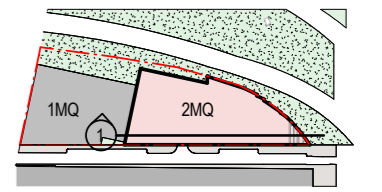
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1 C3 NORTH/SOUTH SECTION, SECTION B  
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#	Status	Description	Date	Notes & Legend
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B	PLANNING SUBMISSION		26/05/17	
C	PLANNING SUBMISSION		30/05/17	
D	PLANNING SUBMISSION		06/06/17	

RL 131400	LMR	C3 LIFT MOTOR ROOM ROOF
RL 127500	RF	C3 - ROOF
RL 121200	25	LEVEL C3 - 25
RL 117100	24	LEVEL C3 - 24
RL 113300	23	LEVEL C3 - 23
RL 109500	22	LEVEL C3 - 22
RL 105700	21	LEVEL C3 - 21
RL 101900	20	LEVEL C3 - 20
RL 98100	19	LEVEL C3 - 19
RL 94300	18	LEVEL C3 - 18
RL 90500	17	LEVEL C3 - 17
RL 86700	16	LEVEL C3 - 16
RL 82900	15	LEVEL C3 - 15
RL 77900	14	LEVEL C3 - 14
RL 74100	13	LEVEL C3 - 13
RL 70300	12	LEVEL C3 - 12
RL 66500	11	LEVEL C3 - 11
RL 62700	10	LEVEL C3 - 10
RL 58900	09	LEVEL C3 - 09
RL 55100	08	LEVEL C3 - 08
RL 51300	07	LEVEL C3 - 07
RL 47500	06	LEVEL C3 - 06
RL 43700	05	LEVEL C3 - 05
RL 39900	04	LEVEL C3 - 04
RL 36100	03	LEVEL C3 - 03
RL 32300	02	LEVEL C3 - 02
RL 26100	01	LEVEL C3 - 01
RL 18100	00	LEVEL C3 - 00
RL 14300	B1	LEVEL C3 - B1
RL 11300	B2	LEVEL C3 - B2
RL 8300	B3	LEVEL C3-B3
RL 3000	B4	LEVEL C3-B4

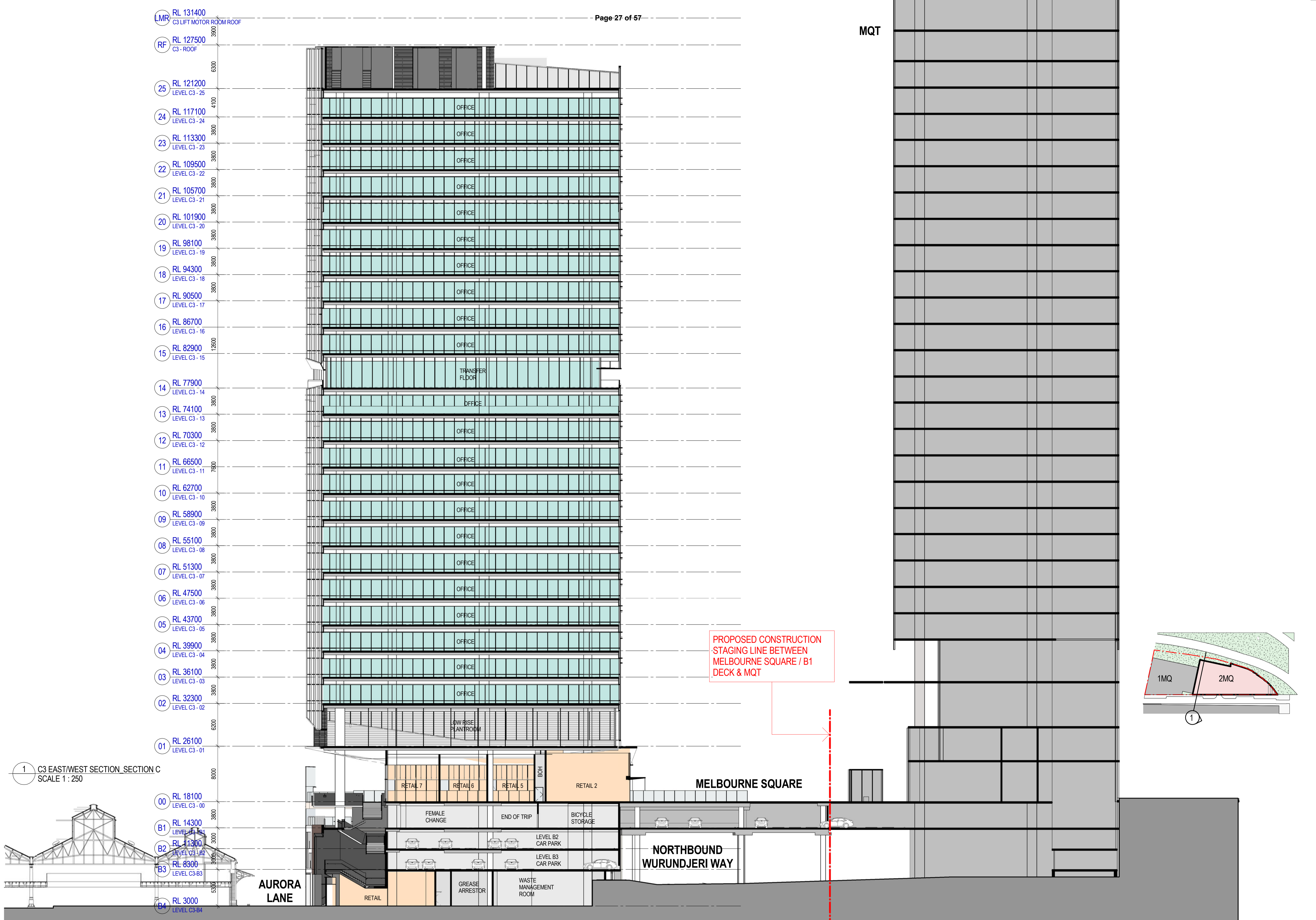


Project: TWO MELBOURNE QUARTER  
Client: LENLEASE

Issue: **WOODS BAGOT**  
Project number: 120919  
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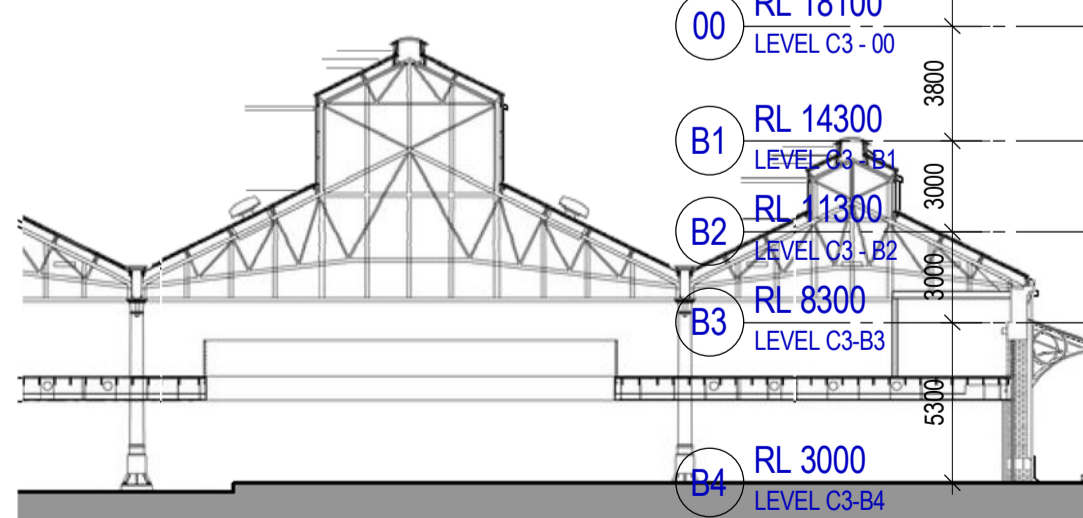
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Sheet number: 2MQAD50002, Revision: D  
Status: PLANNING SUBMISSION

MQT



1 C3 EAST/WEST SECTION SECTION C  
SCALE 1 : 250

- LMR RL 131400  
C3 LIFT MOTOR ROOM ROOF
- RF RL 127500  
C3 - ROOF
- 25 RL 121200  
LEVEL C3 - 25
- 24 RL 117100  
LEVEL C3 - 24
- 23 RL 113300  
LEVEL C3 - 23
- 22 RL 109500  
LEVEL C3 - 22
- 21 RL 105700  
LEVEL C3 - 21
- 20 RL 101900  
LEVEL C3 - 20
- 19 RL 98100  
LEVEL C3 - 19
- 18 RL 94300  
LEVEL C3 - 18
- 17 RL 90500  
LEVEL C3 - 17
- 16 RL 86700  
LEVEL C3 - 16
- 15 RL 82900  
LEVEL C3 - 15
- 14 RL 77900  
LEVEL C3 - 14
- 13 RL 74100  
LEVEL C3 - 13
- 12 RL 70300  
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- 10 RL 62700  
LEVEL C3 - 10
- 09 RL 58900  
LEVEL C3 - 09
- 08 RL 55100  
LEVEL C3 - 08
- 07 RL 51300  
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- 06 RL 47500  
LEVEL C3 - 06
- 05 RL 43700  
LEVEL C3 - 05
- 04 RL 39900  
LEVEL C3 - 04
- 03 RL 36100  
LEVEL C3 - 03
- 02 RL 32300  
LEVEL C3 - 02
- 01 RL 26100  
LEVEL C3 - 01
- 00 RL 18100  
LEVEL C3 - 00
- B1 RL 14300  
LEVEL C3-B1
- B2 RL 11300  
LEVEL C3-B2
- B3 RL 8300  
LEVEL C3-B3
- B4 RL 3000  
LEVEL C3-B4



Recent revision history	Description	Date	Notes & Legend
A	PLANNING SUBMISSION	19/05/17	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
B	PLANNING SUBMISSION	26/05/17	
C	PLANNING SUBMISSION	30/05/17	
D	PLANNING SUBMISSION	06/06/17	
E	PLANNING SUBMISSION	04/08/17	

Project  
TWO MELBOURNE QUARTER

Client  
LENLEASE

Issuer  
**WOODS BAGOT**

Project number  
120919

Checked  
ZP

Approved  
WB

Size check  
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Sheet size  
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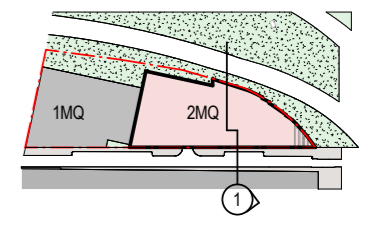
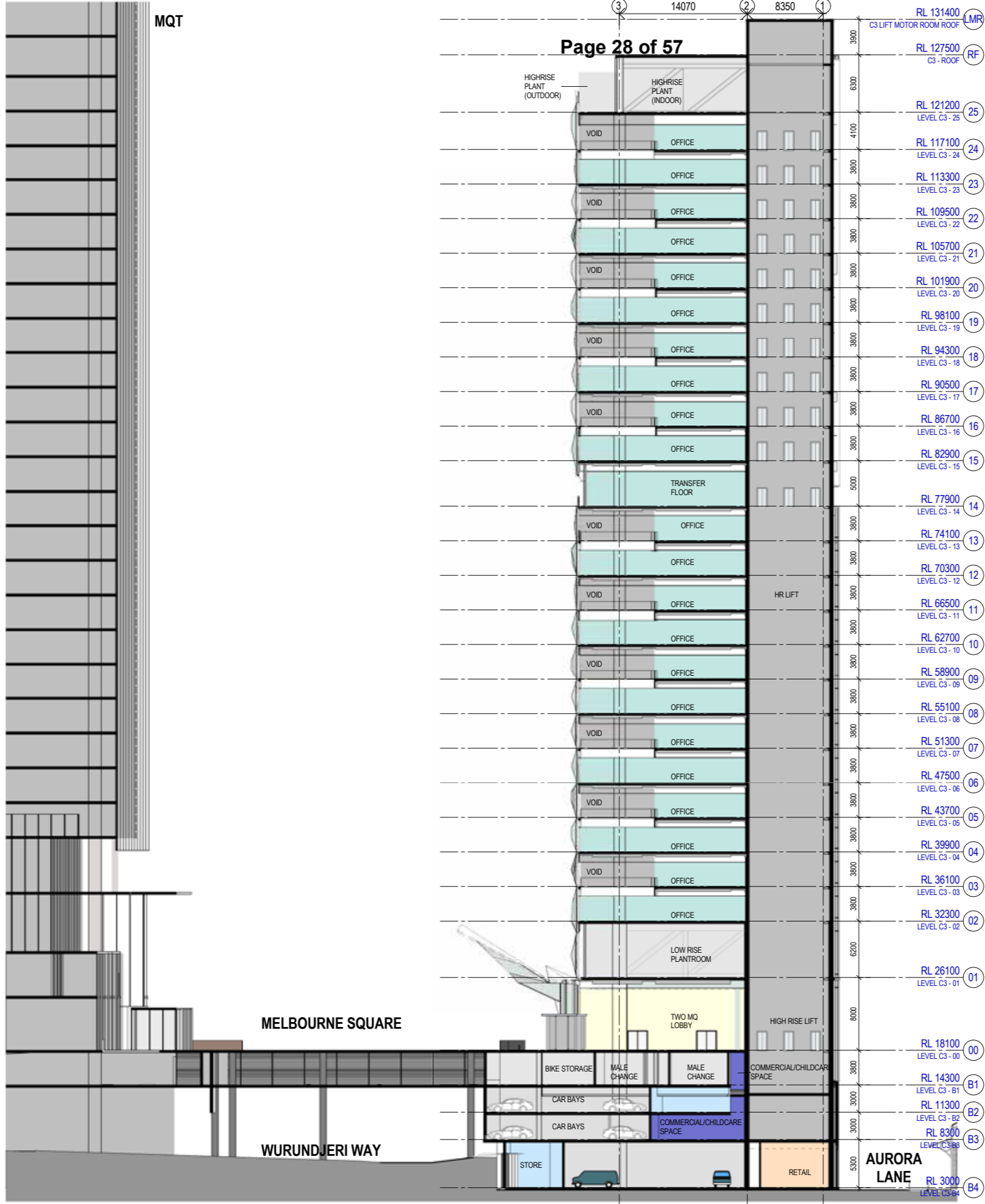
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Sheet title  
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EAST/WEST SECTION\_SECTION C

Sheet number  
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Status  
PLANNING SUBMISSION

Revision  
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#	Status	Description	Date	Notes & Legend
A	PLANNING SUBMISSION		19/05/17	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
B	PLANNING SUBMISSION		26/05/17	
C	PLANNING SUBMISSION		30/05/17	
D	PLANNING SUBMISSION		06/06/17	

Project <b>TWO MELBOURNE QUARTER</b>		Client <b>LENLEASE</b>	
Issuer <b>WOODS BAGOT</b>		Project number <b>120919</b>	
Checked ZP	Approved WB	Sheet size A1	Scale As indicated
Sheet title <b>ELEVATIONS &amp; SECTION NORTH/SOUTH SECTION_SECTION D</b>		Sheet number <b>2MQAD50004</b>	Revision <b>D</b>
Status <b>PLANNING SUBMISSION</b>			

## PLANNING REPORT MINISTERIAL REFERRAL

<b>Application number:</b>	<b>TPM-2017-13</b>
<b>DTPLI Application number:</b>	PA1700248
<b>Applicant / Owner / Architect:</b>	Contour Consultants C/- Lendlease / Development Victoria / Woods Bagot and Aspect Oculus (landscape architect)
<b>Address:</b>	Two Melbourne Quarter (Stage C3), 681- 691 Collins Street, DOCKLANDS VIC 3008
<b>Proposal:</b>	Construction of a commercial office building with above ground car parking and associated retail, child care centre and community uses and construction of publicly accessible open space generally in accordance with the approved development plan and supporting information.
<b>Cost of works:</b>	129798690
<b>Date received by City of Melbourne:</b>	3 July 2017
<b>Responsible officer:</b>	Julian Larkins
<b>Report Date:</b>	28 September 2017
<b>(DM#11101570)</b>	

### 1. SUBJECT SITE AND SURROUNDS

#### 1.1. History

Lendlease was awarded the right to develop the Melbourne Quarter precinct (Parcels 5B, 6 & 6A, Batman's Hill) by Places Victoria (now Development Victoria) on 31 July 2013. A Precinct Development Plan (known as the Batman's Hill Development Plan) was subsequently lodged and approved by the Minister for Planning in October 2014. A subsequent Development Plan Amendment was lodged and approved by the Minister for Planning in March 2016.

Since the approval of the Development Plan and Development Plan Amendment the precinct has been known as Melbourne Quarter with planning permits being issued for stages C1, C2 and R1, R2, R3.

#### 1.2. The site

As alluded to above the site is made up of many different buildings and open space. The following is a brief description of the key features of the site:

- Stage C1 (One Melbourne Quarter), a 12 storey office building fronting Collins Street and Aurora Lane at the north-west corner of the site.

- Stage C2, (Melbourne Quarter Tower), a wide tower with the double height sky park in front, fronting Collins Street and North-South Lane.
- Stages R1, R2, R3 (Residential Precinct), the three residential towers and pedestrian access stairs leading to the publicly accessible Batman's Park fronting Flinders Street behind the Victorian Heritage listed red brick wall.
- North-South Lane running from pedestrian stairs from Flinders Street before becoming vehicular and running all the way to Collins Street.
- And the subject of this proposal, stage C3 (Two Melbourne Quarter tower and Melbourne Square), a wide tower with perpendicular forms, bound by Aurora Lane to the west, a 6 metre lane to the north and Wurundjeri Way to south and east. The Melbourne Square is a large publicly accessible open space bound by the commercial buildings and overlooking Wurundjeri Way to the south.

The subject site forms part of the Batman Hill Precinct located on the south side of Collins Street between Media House to the east and Aurora Lane to the west. Wurundjeri Way extends north-south across the site.

**FIGURE 1: SHOWS SUBJECT SITE OF THE COMMERCIAL NEIGHBOURHOOD OF THE BATMAN'S HILL DEVELOPMENT PLAN WHICH INCLUDES SITES C1, C2 and C3**



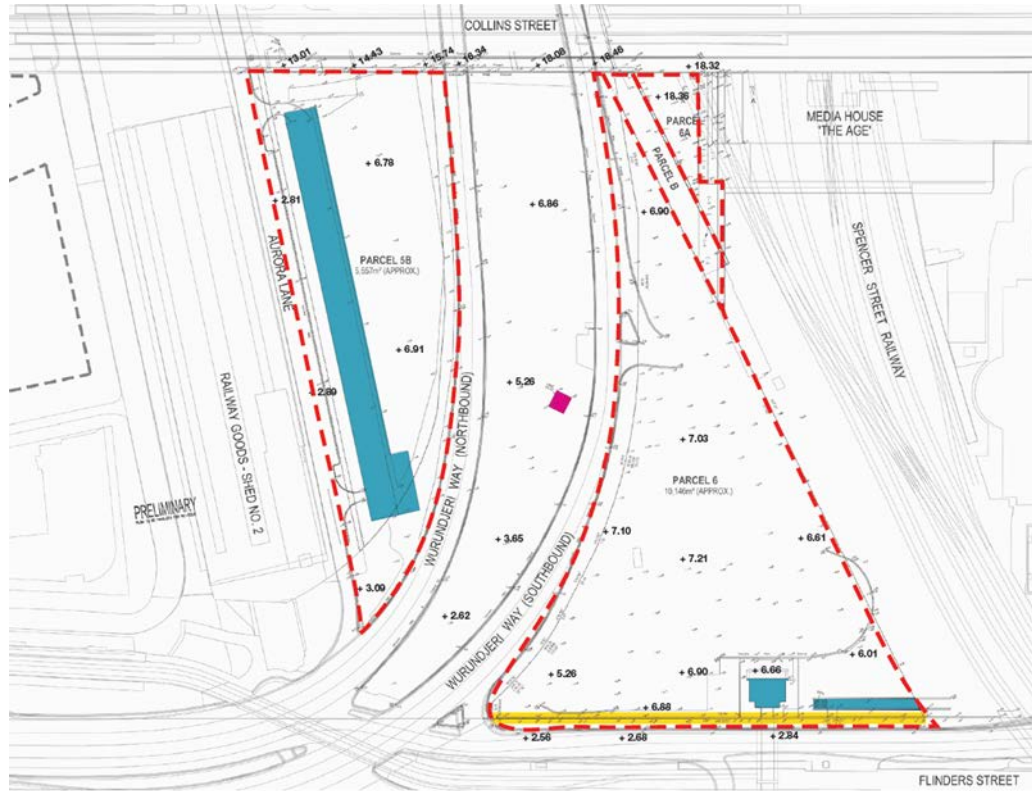
The site comprises four land parcels which are divided by Wurundjeri Way (north and south bound arterial roads).

Wurundjeri Way is a primary state arterial road designated as Road Zone Category 1 (RDZ1). Wurundjeri Way is a divided road with two traffic lanes in each direction. Parking is not permitted and there is no provision for pedestrians or bicycles. A 25-metre high eagle sculpture known as the Bunjil is located within the median strip of Wurundjeri Way

The subject lots are currently undeveloped, and were previously utilised for parking or construction purposes.

Along the southern boundary of the site is a heritage wall which was built to retain the Batman's Hill when Flinders Street was extended westwards into the docks in the late 19th century. An elevated pedestrian walkway spans Flinders Street between the subject site and the Melbourne World Trade Centre and links with a pedestrian path located along the north side of the heritage wall. The walkway does not form part of the subject site.

FIGURE 2: EXISTING SITE BOUNDARIES OF ENTIRE DEVELOPMENT PLAN SITE



This application relates to the C3 stage of Melbourne Quarter (Two Melbourne Quarter) which is located at the south-east corner of the site behind C1 stage (One Melbourne Quarter), bounded by Aurora Lane and the Victorian Heritage listed Good Shed South to the west, Wurundjeri Way to the south and east and as stated C1 to the north.

The C2 and S1 stage are further to the east and R1, R2 and R3 stage (Melbourne Quarter Residential Precinct) to the south east over Wurundjeri Way. It is an irregular shaped site with the existing ground level below Collins Street.

Figure 4 below shows the originally approved layout of the Batman's Hill Development Plan approved in November 2014. Figure 5 below shows the later approval that now applies. The Amended approved Development Plan from March 2016 changes the layout to include the Skypark and is an addendum to the originally approved Development Plan. The two are to be read in conjunction with each other, with the amended plan only affecting the Commercial Neighbourhood.

FIGURE 3: ORIGINALLY APPROVED LAYOUT



FIGURE 4: AMENDED DEVELOPMENT PLAN  
TOWER / PODIUM LAYOUT

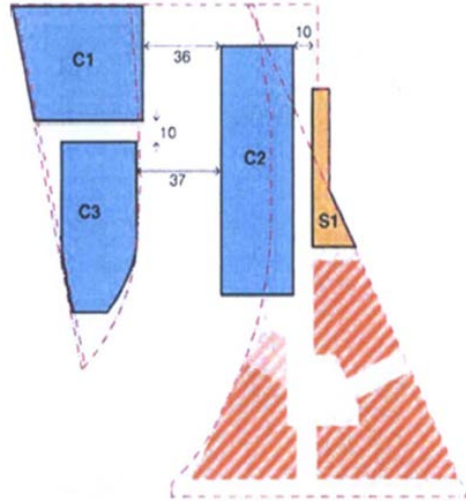
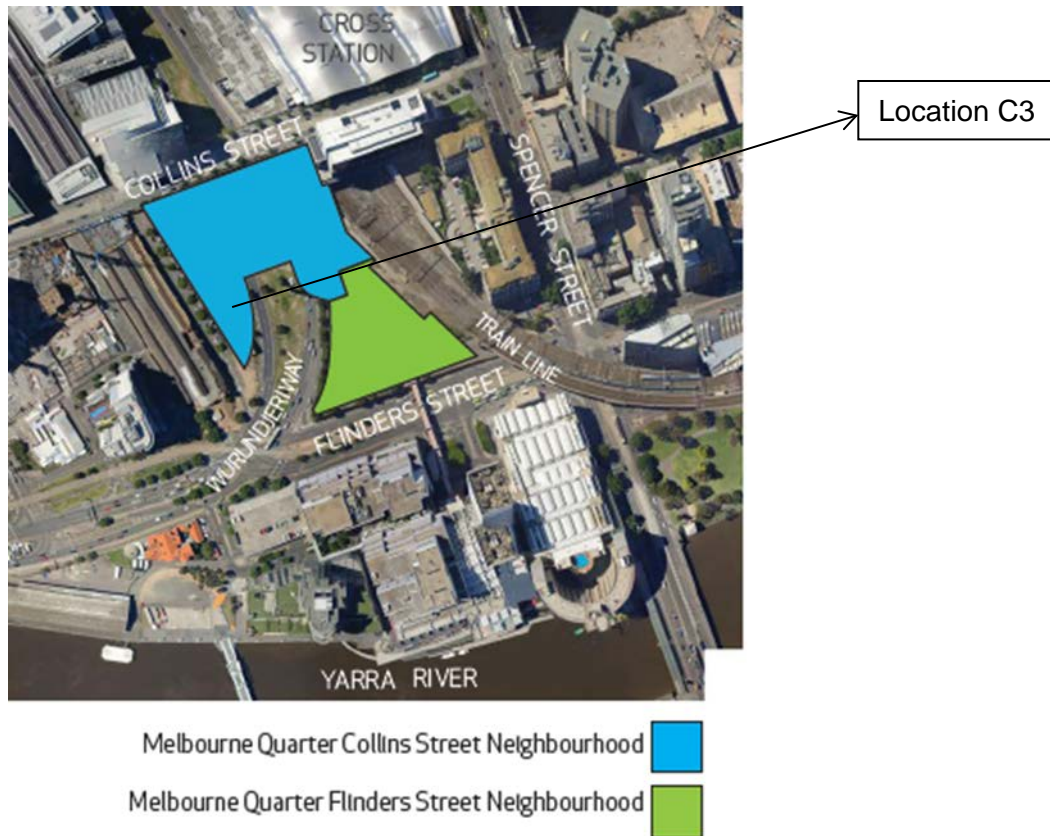


FIGURE 5: SUBJECT SITE BOUNDARY SHOWN IN BLACK (WHOLE SITE SHOWN RED)





FIGURE 6: BREAK UP OF RESIDENTIAL AND COMMERCIAL



### 1.3. Surrounds

The surrounds are characterised by a range of approved and completed buildings styles and heights. The Docklands is experiencing significant change with mixed-use high density development. The immediately adjoining sites summarised as follows

- East – Stage C2 Melbourne Quarter Tower, the proposed North South Lane and the proposed S1 stage.
- West – Aurora Lane and the Victorian Heritage listed Goods Shed South (Former Rail Shed Number 2)
- South – Wurundjeri Way and then to the south-west the approved R1 to R3 stages of Melbourne Quarter known as the Melbourne Quarter Residential Precinct
- North – C1 stage of Melbourne Quarter (under construction) known as One Melbourne Quarter comprising a 12-storey commercial building with ground floor retail fronting Collins Street. Further north is Collins Street which runs over Wurundjeri Way with a central tram line, traffic lanes, bicycle lanes and

parallel parking. Further north over Collins Street is the Southern Cross Station, the continuation of Wurundjeri Way and 700 Collins Street.

## 2. THE PROPOSAL

The proposal relates to the C3 stage of Melbourne Quarter to be known as the Two Melbourne Quarter and seeks approval for the:

- Construction of a commercial office tower and associated above ground car parking and retail, community and child care uses
- Construction of the publicly assessable areas generally in accordance with the approved development plan and supporting information

The original plans and application documents referred by the department of Land, Water, Environment and Planning (DELWP) to the City of Melbourne for comment were included in a document titled *Two Melbourne Quarter Planning Submission* and dated June 2017. In response to a further information request, revised plans and application documents were submitted to DELWP on August 2017 and referred to the City of Melbourne for comment.

The application proposes the following uses:

<b>Office</b>	46,349 square metres (consistent with the development plan which provides for between 32,000 – 67,000 sqm)
<b>Retail</b>	878 square metres, which does not exceed the 2154sqm envisaged in the development plan
<b>Community</b>	497 square metres which is generally consistent with the 400sqm required under the Development Plan Addendum
<b>Commercial / Child Care</b>	3061 square metres

The specific details of the proposal are as follows:

<b>Building height</b>	128 metres (RL131400) above Aurora Lane, (well below the allowable RL161000 height under the development plan)
<b>Front, side and rear setbacks of tower</b>	North – 0 metres at ground to the laneway increasing to 2 metres at tower levels, resulting in an 8 metre separation from One Melbourne Quarter.  West – built to boundary  East – varied: the northern section directly abuts Melbourne Square and southern has varied setback to Wurundjeri Way at both lower and tower levels. Lower level is setback the width of the stairs, as much as 6.07 metres, whereas the tower expands out over the stair.  South – Ground level set back as much as 12000 metres from Wurundjeri Way. The tower is set back as much as 13 metres from Wurundjeri Way.
<b>Gross floor area (GFA)</b>	72,812 square metres
<b>Car parking spaces</b>	50 (excluding Melbourne Square), well below the 80 car spaces provided for in the Development Plan Addendum

<b>Bicycle facilities and spaces</b>	412 spaces, 360 private and 52 public (317sqm of Bicycle storage / services at basement level B1), 42 showers and 432 lockers  Well in access of the 212 required by the planning scheme.
<b>Loading/unloading</b>	A 458sqm Loading bay at basement level B4 (at grade with Aurora Lane)
<b>Vehicle access</b>	Car park accessed via the Aurora Lane.

### 3. BACKGROUND

#### 3.1. Pre-application discussions

A pre-application discussion was held with the applicant, DELWP and Council mid-2017.

#### 3.2. Site history

The following planning permits issued for this site and surrounding sites are considered relevant to this application:

TP number	Description of Proposal	Decision & Date of Decision
TPMR-2016-23	DELWP Permit PA1600147 for use and development of mixed use C2 building with skypark	12 March 2017
TPM-2015-20	DELWP Permit 2015/35668 permit for three residential towers R1, R2, R3 and surrounding publicly assessable realm	21 August 2016
TPM-2015-16	DELWP Permit 2015/31541 One Melbourne Quarter	1 March 2016
TPM-2014-9/A	Amended Development Plan approval (Amended Development Plan addendum)	1 March 2016
TPM-2014-9	Original Development Plan approval	12 February 2016

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

### 4. PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme apply:

State Planning Policies	<ul style="list-style-type: none"> <li>• Clause 9, Plan Melbourne</li> <li>• Clause 11.02, Urban Growth</li> <li>• Clause 15.01-2, Urban design principles</li> <li>• Clause 15.02-1, Energy and resource efficiency</li> <li>• Clause 17.01, Commercial</li> <li>• Clause 18.02-1, Sustainable personal transport</li> <li>• Clause 18.02-2, Cycling</li> <li>• Clause 18.02-5, Car parking</li> </ul>
Municipal	<ul style="list-style-type: none"> <li>• Clause 21.03, Vision for Melbourne</li> </ul>

Strategic Statement	<ul style="list-style-type: none"> <li>• Clause 21.04-1.2, Urban Renewal Areas</li> <li>• Clause 21.06, Built Form and Heritage</li> <li>• Clause 21.13-2, Docklands</li> </ul>
Local Planning Policies	<ul style="list-style-type: none"> <li>• Clause 22.18, Urban Design within the Docklands Zone</li> <li>• Clause 22.19, Energy, Water and Waste Efficiency</li> <li>• Clause 22.23, Stormwater Management (Water Sensitive Urban Design)</li> </ul>

Statutory Controls	
<p>Clause 37.05</p> <p>Docklands Zone, Schedule 3 (Batman's Hill Precinct) (DZ3)</p>	<p>Pursuant to Clause 37.05-1 and 1.0 of DZ3, a planning permit is required to use the land for a shop (other than Adult Sex bookshop Department store, a Supermarket exceeding 2,500 sqm of GFA and Restricted retail premises) if it is not at ground floor. One of the proposed retail tenancies are not located at ground level, therefore a permit is required for this use. Decision guidelines are at 2.0 of DZ3.</p> <p>Pursuant to Clause 37.05-1 and 1.0 of DZ3, a planning permit is not required to use the land for Office or a Restaurant.</p> <p>Pursuant to Clause 37.05-4 and 4.0 of DZ3, a permit is required to construct a building or construct or carry out works. Decision guidelines are at 4.0 of DZ34.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay, Schedule 12 (DDO12) (Noise Attenuation Area)</p>	<p>Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works.</p> <p>2.0, Requirements, of Schedule 12 states that any 'new or refurbished development or any conversion of part or all of an existing building that will accommodate new residential or other noise-sensitive uses must:</p> <ul style="list-style-type: none"> <li>• Be designed and constructed to include noise attenuation measures. These measures must achieve a maximum noise level of 45 dB in habitable rooms with windows closed when music is emitted from the Major Sports and Recreation Facility in the Melbourne Docklands Area.</li> <li>• Be fitted with ducted air conditioning if the new or refurbished development is within 400 metres of the centre point of the Docklands Major Sports and Recreation Facility.</li> <li>• Have external glazing and doors and the air conditioning or ventilation system in all new residential and other noise-sensitive use and development designed by a recognised acoustic consultant.'</li> </ul> <p>The proposal does not seek accommodation therefore the requirements of DDO12 do not apply.</p>
<p>Clause 43.04</p> <p>Development Plan Overlay,</p>	<p>Pursuant to Clause 43.04-1, a permit 'must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority'.</p>

<p>Schedule 4 (DPO4) (Batman's Hill Precinct)</p>	<p>In addition, a permit granted must:</p> <ul style="list-style-type: none"> <li>• 'Be generally in accordance with the development plan.</li> <li>• Include any conditions or requirements specified in a schedule to this overlay'</li> </ul> <p>As noted above, the original approval <i>Batman's Hill Development Plan 21 February 2014</i> and the later addendum to be read in conjunction with the original <i>Melbourne Quarter Development Plan - Commercial Neighbourhood Amendment 12 February 2016</i> approved on 1 March 2016 are both applicable to the subject application.</p>
<p>Clause 45.09  Parking Overlay, Schedule 7 (PO7) (Docklands – Batman's Hill Precinct)</p>	<p>Pursuant to Clause 52.06-2, 'before a new use commences, the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority'.</p> <p>Clause 2.0, Permit requirements, of PO7 states that a permit is required to provide car parking spaces in excess of the maximum number specified in the Table.</p> <p>Clause 3.0, Number of car spaces required, of PO7 includes the following rates:</p> <ul style="list-style-type: none"> <li>• 1.5 spaces per 100 square metres of gross floor area for office</li> <li>• 1 space to each 100 square metres of gross floor area for any use other than dwelling, office or industry.</li> </ul> <p>The proposal seeks 50 spaces, which is well below the statutory maximum of 695 (office) and 27 (other). Therefore, no planning permit is required pursuant to PO7.</p>

Particular Provisions	
<p>Clause 52.06 Car parking</p>	<p>Refer to PO7 regarding car parking rates. Clause 52.06-8 provides design standards for car parking.</p>
<p>Clause 52.07 Loading and unloading of vehicles</p>	<p>Pursuant to Clause 52.07, no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless:</p> <ul style="list-style-type: none"> <li>• 'Space is provided on the land for loading and unloading vehicles as specified in the table below.</li> <li>• The driveway to the loading bay is at least 3.6 metres wide. If a driveway changes direction or intersects another driveway, the internal radius at the change of direction or intersection must be at least 6 metres.</li> <li>• The road that provides access to the loading bay is at least 3.6 metres wide.'</li> </ul> <p>A permit may be granted to reduce or waive these requirements if either:</p> <ul style="list-style-type: none"> <li>• 'The land area is insufficient.</li> </ul>

	<ul style="list-style-type: none"> <li>• Adequate provision is made for loading and unloading vehicles to the satisfaction of the responsible authority.'</li> </ul> <p>For a floor area of 2600 square metres or less in a single occupation, the minimum loading bay dimensions are:</p> <ul style="list-style-type: none"> <li>• Area 27.4 square metres</li> <li>• Length 7.6 metres</li> <li>• Width 3.6 metres</li> <li>• Height clearance 4.0 metres</li> </ul>
<p>Clause 52.34</p> <p>Bicycle facilities</p>	<p>Pursuant to Clause 52.34-2, a permit is required to reduce or waive any requirement of Clause 52.34-3 and 52.34-4.</p> <p>Table 1 of Clause 52.34-3 specifies the following relevant rates:</p> <ul style="list-style-type: none"> <li>• Office is 1 space to each 300 square metres of net floor area for employees and 1 space to each 1000 square metres of net floor area for visitors</li> <li>• Retail premises is 1 to each 300 square metres of leasable floor area for employees and 1 to each 500 square metres of leasable floor area for visitors.</li> </ul> <p>Based on the above, the total spaces required are 257 (195 spaces for employees and 62 spaces for the residential visitors). The application proposes a total 335 spaces. Therefore, no permit is required pursuant to Clause 52.34.</p>
Clause 52.29	Pursuant to Clause 52.29 a permit is required to create or alter access to a Road Zone Category 1. It is to the discretion of DELWP whether or not the proposal alters access to Wurundjeri Way.
<p>Clause 52.36</p> <p>Integrated Public Transport Planning</p>	An application for an office development of 10,000 or more square metres of leasable floor area must be referred to PTV for comment.

General Provisions	
<p>Clause 61.01</p> <p>Administration and enforcement of this scheme</p>	<p>The Minister for Planning is the responsible authority for this planning permit application as the total floor area of the development exceeds 25,000 square metres / the site is listed in the schedule to Clause 61.01 of the Melbourne Planning Scheme (which specifies the Minister for Planning as the responsible authority for administering and enforcing the Scheme).</p>

## 5. PUBLIC NOTIFICATION

The application has been referred to the City of Melbourne for comment by the DELWP.

Pursuant to DZ3 and DDO12, the application is exempt from the notice requirements of Section 52 (1) (a), (b) and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82 (1) of the Act.

## REFERRALS

The application was referred to the following internal departments:

- Urban Design
- Engineering Services
- Land Survey
- City Design

### 5.1. Urban design

Council's Urban Design Team provided the following recommendations in comments dated 19 September 2017:

- 'Whilst we acknowledge there are a number of approved/completed buildings built within the Collins Square and Melbourne Quarter precinct with similar wide western facades, the **resolution of the west elevation represents the most significant concern** with the overall form.
- The **relationship between the successful brick base and the concrete lift core is challenging**. Whilst the edges to the north and south peel away with a strong rebate, the lift core appears to crash into the brick base.
- The applicant has identified the concept of the black ribbon meandering through the development and emphasising movements and people for retail openings, stair access and entrance lobby. The human scale at the pedestrian level is able to interpret this subtle but elegant feature. There has been significant refinement of this street interface to Aurora Lane over the past 3 months.
- That the lower three levels (ground, first and second levels) of the tower building's main (Lobby/Core area) corner elevations on the North South and East West Lanes, at the entry to the East West Lane, are activated with building program that is of public interest and visibility, for public identification and interest, and for public safety.
- The proposed childcare on Level B3 will predominantly be accessed from Melbourne Square via the grand staircase. The plans do not locate **outdoor play area space** which would be required for childcare.
- It is not yet clear how this community facility will be managed and operated. Wayfinding and other ground plane treatment is required to more clearly announce the presence of this facility within the broader structure.
- All publicly accessible open space is part of the Owners Corporation only and not included in any of City of Melbourne land. **Paving must be used to reinforce perception of public access** by extension of City Of Melbourne materials.
- We acknowledge significant additional detail has been integrated into the grand southern staircase to Wurundjeri Way. It could benefit from seating elements built into the western brick wall.
- The location of the open space to south of tower, adjacent to Wurundjeri Way will have compromised amenity and is not well connected to wider neighbourhood.
- The additional renderings provided clearly show the **four storey public staircase to Aurora Lane**. This **arrangement remains complex and it is unclear** where the journey will take you given lack of access visibility of the ground floor (Collins St). It is understood that a visual link to the destination point is hard to achieve through the differing levels however on upon entering the staircase and travelling up levels B3, B2 and B1 there is no access to any natural light being surrounded by solid car parking interfaces and services.
- The above highlighted (bold) issues should be integrated into detailed design resolution.

## 5.2. Engineering Services

### Traffic

The following traffic comments were provided in relation to the Traffic Impact Assessment (TIA) by GTA of 31 May 2017:

- Given that the proposed 50sp, all to be allocated to office staff, is well below the maximum of 740sp permitted under the Melbourne Planning Scheme (MPS), Engineering Services (ES) has no objection to this level of parking provision.
- It is unclear whether a childcare centre is proposed as part of the application. While there is no MPS requirement to provide parking for the childcare centre, in the experience of ES, the provision of a short-term parking area to enable children to be safely dropped off & picked up is essential for the operation of such facilities. Given the shortage of on-street parking in the surrounding area, it would be inappropriate to rely on this parking for the operation of the childcare centre. It is noted that on-site parking is not provided at the nearby Kool Kidz childcare centre at the corner of Village/McCrae Sts, which has resulted in on-street parking issues/problems, as well as difficulties for parents in picking up/dropping off children). If the childcare centre is proposed on the subject site, then appropriate short-term parking should be provided on site, as a condition of permit\*\*.
- A note should be placed on the planning permit, stating: *“Council may not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. As commercial developments are not entitled to resident parking permits, the occupants/staff/visitors of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions”*.
- The TIA indicates that the layout of the car park is designed in accordance with AS/NZS 2890.1:2004. Accordingly, ES has no objection to the proposed layout. It is nonetheless recommended that appropriate speed control devices be installed at regular intervals within the car park, to ensure low speeds. Appropriate line marking/signage/mirrors may also be required, to assist circulating drivers.
- A 458m<sup>2</sup> loading bay is proposed, accessed via Aurora Ln, accommodating a 10.46m waste truck, 2 x 8.8m trucks & 3 vans. While vehicles will be able to access/egress the site in a forward direction, it is nonetheless suggested that the operation of the loading dock be controlled by a Dock Manager responsible for vehicles entering/exiting this facility, allocation of bays & unloading of goods (*similarly to the operation of the MQT loading bay*). A Loading Management Plan should also be prepared\*\*. It appears that 2 x 2.5m pedestrian sight triangles have not been provided at the exit from the loading bay, as required by the MPS. Accordingly, a signalling system/flashing devices should be installed, designed to alert pedestrians of exiting vehicles & vice versa\*\*. Further measures should also be installed, including a convex mirror within the site (*for drivers to view pedestrians*) & electronic sign facing exiting drivers (*reminding them to give way to pedestrians*).
- The proposal to provide a total of 412 bicycle spaces (*360 staff & 52 visitor*), in excess of the MPS requirement for 212 spaces, is supported. If it is proposed to install any of the visitor spaces within the public realm, they should be designed in accordance with the City of Melbourne’s standard drawings\*\*.
- A total of only 11 motorcycle spaces are proposed. ES is requesting the provision of motorcycle parking in excess of the MPS requirements. Our motorcycle parking requirements are for 1 motorcycle space per 50 car parking spaces, with the car parking spaces calculated as the greater of the number of:
  - Car parking spaces required (*or permitted in the case of a maximum rate*) by the MPS; or
  - Car parking spaces proposed.



Considering the MPS maximum limitation of 740 car parking spaces, at least 15 motorcycle spaces should be provided, in order to meet the likely demand.

- The level of traffic generation is consistent with the traffic engineering assessment undertaken for the overall Development Plan, which was approved by the Minister on 27 October 2014 & is expected to have no significant effect on traffic conditions on the surrounding road network.
- It is recommended that a formal Road Safety Audit be undertaken as part of the detailed design process prior to construction. The findings of the Audit should be incorporated into the design at the developer's expense\*\*.

\*\* *To the satisfaction of Engineering Services.*

### **Civil Design**

The following civil design comments were provided on 17 August 2017:

'Pursuant to the *Road Management Act 2004* (the Act) any works within the road reserve of Wurundjeri Way, an arterial road, requires the written consent of VicRoads, the Coordinating Road Authority. Footpaths, nature strips and medians of such roads fall under the City of Melbourne's control although the Act specifically states that the Coordinating Road Authority gives conditions for works on these roads and the "road" is the reserve from building line to building line. Subsequently our conditions for non-road works on footpaths, nature strips and medians of arterial roads are listed below.

The maximum permissible width of a vehicle crossover without a pedestrian refuge is 7.6 metres. Crossings wider than 7.6 metres should include pedestrian refuges a minimum of 2.0 metres in length at 7.6 metre maximum clear spacings.

The works shall be undertaken in accordance with the current Docklands Design and Construction Standards for Infrastructure Works.'

The remainder of the comments were standard conditions / notes that will be reflected in the conditions below

### **5.3. Land Survey**

The following Land Survey comments were provided on 28 July 2017:

'Market Place Lane is not an approved name and should be deleted from any plan submitted for endorsement. Any proposed road name (within the proposed development) must comply with the Naming Rules for Places in Victoria 2016, and the Geographic Place Names Act 1998.

The approved works must not result in structures that encroach onto any of the abutting title boundaries.'

### **5.4. City Design (landscape and public space)**

The following comments were provided on 27 July 2017:

- Overall, the level of detail and scope of the submission is appropriate to the stage of the application, subject to responses to the queries below.
- The application deals with relatively small spaces and access routes but these will make a significant contribution to the overall Melbourne Quarter development. Given this significance, some questions of intent arise, as listed below (Figure numbers refer to those in the main submission).

- Has a CPTED assessment been conducted and acted upon? The building wall projection at the base of the Wurundjeri Stairs appears to create the type of blind spot that should be avoided in public thoroughfares.
- Regarding the Aurora Forecourt, it is not clear what the soft landscape and tree planting intent is, there being differing descriptions and illustrations included in the submission. The 'brick plinth' seating shown 'with small garden bed pocket' (for example Figure 4.9.3, contrasting with 4.7.1) is not favoured given the minimal opportunities for deep soil planting in the development and given the clear potential here for storm water paving runoff to be directed to a larger, well-treed rain garden. Opportunities for bio-infiltration are referred to in the submission's Civil Engineering Services Report, Stormwater Treatment section Figure 5) but not captured in the conceptual design in the submission. City of Melbourne seats should be provided instead of the brick plinth in order to better integrate this publically accessible space into the adjacent Aurora Way streetscape and to allow storm water inflow to an enlarged deep soil area.
- It is noted that all of the Aurora Lane landscape works will be constructed as part the Two Melbourne Quarter works. Aurora Lane and Aurora Forecourt paving materials should be to identical City of Melbourne standards.
- What is the expected level of use of the Wurundjeri Stairs? They appear relatively narrow and the building appears to constrict them in places. The bike groove is a good idea if workable. It would not function hard up against planters (as drawn in Figure 4.10.1 p23, or section A-A in Figure 10.10.1 p22). Stair treads would need to be further reduced in width by 400-500mm to facilitate operation.
- The planters along the Wurundjeri Stairs edge should be continued further towards the Entry Plaza to better create the 'green connection' referred to in the submission (section 4.10) and further the 'microclimate' aims stated in section 4.7.

## 6. ASSESSMENT

The proposal relates to C3 stage of Melbourne Quarter to be known as Two Melbourne Quarter and seeks approval for the:

- Construction of a commercial tower with above ground car parking and associated retail and community uses
- Construction of the public realm areas (publicly assessable areas) generally in accordance with the approved development plan and supporting information

The key issues for consideration in the assessment of this application are:

- Compliance with the approved Development Plan
- Use
- Built form
- External amenity
- Engineering
- Environmentally sustainable design
- Stormwater management

These issues are addressed in the following sections.

### 6.1. Compliance with approved Development Plan

Pursuant to Clause 43.04-1 of the DPO, a permit 'must not be granted to use or subdivide land, construct a building or construct or carry out works until a

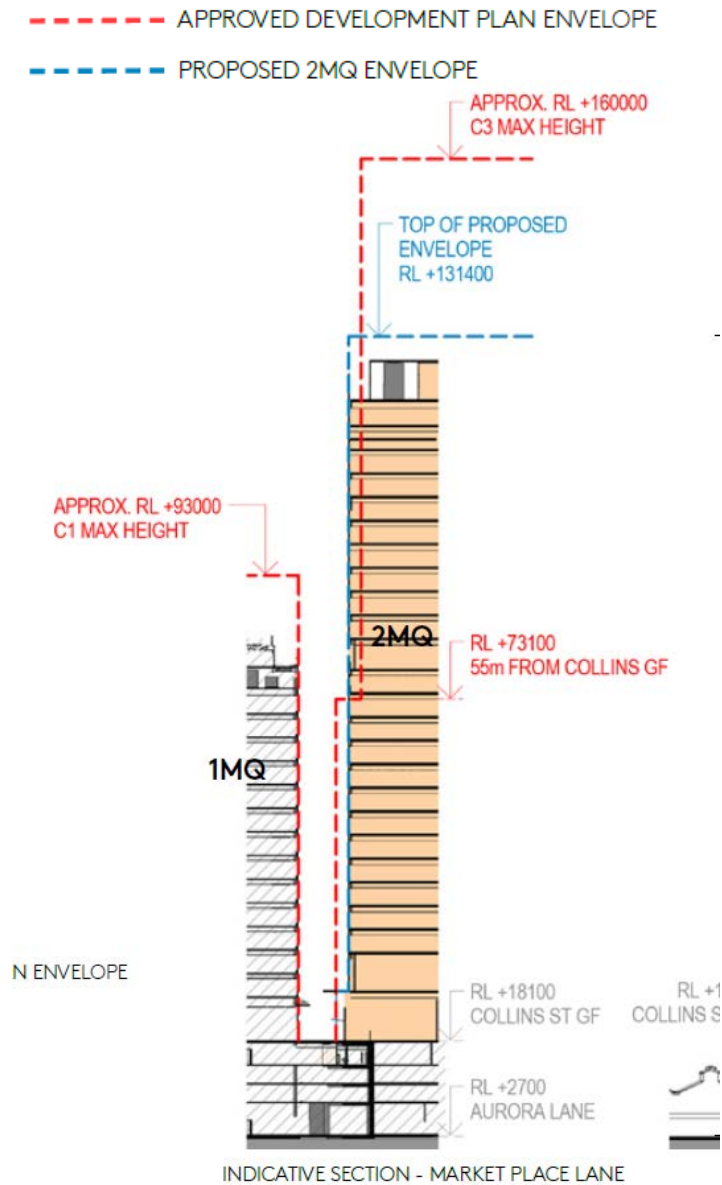
development plan has been prepared to the satisfaction of the responsible authority'. In addition, a permit granted must:

- 'Be generally in accordance with the development plan (DP).
- Include any conditions or requirements specified in a schedule to this overlay'

As noted in above, the Minister for Planning approved the relevant development plans known as the *Batman's Hill Development Plan 21 February 2014* and subsequent addendum *Melbourne Quarter Development Plan - Commercial Neighbourhood Amendment 12 February 2016* (the DP Amendment) on 1 March 2016.

The proposed development is considered to be generally in accordance with the DP including the DP Amendment. The proposal is generally in accordance with the maximum building envelopes and heights, envelopes plan, land use table and the public realm including the Melbourne Square and Aurora Lane. The only potential exceptions to this is the encroachment beyond the envelope as shown in Figure 7 below and the location of the community space. The encroachment is considered modest and of limited impact given the building is now setback further from One Melbourne Quarter at the lower levels where the two buildings face one another. Furthermore, the maximum height of One Melbourne Quarter is multiple storeys below what was envisaged as part of the Development Plan. Consequently the impact is less given that separation is increased for every habitable floor of One Melbourne Quarter. The slight reduction in separation above One Melbourne Quarter is considered less critical and far less impactful on either building and as such the moderate change to the envelope is still deemed generally in accordance with the DP.

**FIGURE 7: DIAGRAM SHOWING ENCROACHMENT OF DP BUILDNG ENVELOPE**



This issue is further outlined in Section 8.2 of the applicant’s submission

‘An 8m setback between One Melbourne Quarter (C1) and Two Melbourne Quarter is proposed where the Development Plan calls for a 10m setback. The intent of this setback is to provide tower separation between the two buildings at the upper levels. Given One Melbourne Quarter will not be constructed to the full height contemplated in the Development Plan, and it only extends for one level above height datum where the 8 metre tower setback, the proposed outcomes are acceptable.’

In relation to the other consistency issue mentioned above, the location of the community space is also considered acceptable. Even though the Development Plan indicates the north-west corner of the C3 should be the location for community space, the proposed location is deemed acceptable. The location at the base of the Wurundjeri Steps is still highly assessable with good exposure to the public realm and will greatly assist this part of the site to be adequately activated.

## 6.2. Use

The proposal includes a retail premises at Aurora Lane (Level 4 basement) and at ground level fronting the Melbourne Square and other surrounding pedestrian network. As outlined at Section 4, a planning permit is required for the non-ground retail use pursuant to DZ3.

The proposed use is consistent and compatible with the purpose of the DZ3 to 'provide for a range of commercial, residential, recreational, educational, technology, business and leisure uses within a mixed use environment'.

The 497sqm of community use shown on the plans is consistent with the DP both in terms of location and size. The specific use of this space is not yet known but it is understood that, if Council does not operate the space, the applicant is comfortable organising their own community use. In accordance with the Urban Design advice any permit should include a condition requiring further details of the eventual use of the space to the satisfaction of Council.

As stated above in Section 2, the office space is well within the allowable volume of office envisaged by the DP.

In relation to the potential for a child care use, if a permit is to issue a condition requiring further details and a dedicated pick up area will be required in accordance with the Traffic comments.

## 6.3. Built form

With regard to built form, in addition to the DP, Clause 22.18, Urban Design within the Docklands Zone is relevant to the proposal.

The applicable Design and Development Overlay (DDO) does not specify a maximum building height or minimum setbacks. However, as stated at Section 7.1, the proposed development is generally consistent with the maximum building envelopes, heights, envelopes plan set out in the DP. In particular, the proposed 128 metre height (RL131400) of the tower is well below the RL160000 in the approved DP.

Clause 22.18 includes relevant built form design principles relating to street frontages, pedestrian access and vehicle networks and public realm. The relevant design principles relating to external amenity will be addressed below in Section 7.4.

The proposal provides activation along Aurora Lane and the proposed Melbourne Square as well as the surrounding pedestrian stairs and east-west lane to the north of the site.

Overall the design is supportable as it provides reasonable activation and interest at the lower levels. The Urban Design comments in regard to the western elevation are noted but due to the consistency with the DP no significant further refinement will be recommended. The use of red bricks to reference the Heritage Victoria Goods Shed is considered an acceptable design response. The retail and commercial activation to the Aurora Lane lower levels is seen as particularly important to ensure this thoroughfare will be inviting and safe for pedestrians.

The proposal is considered to provide an appropriate network of pedestrian and cycle connections that are safe and accessible in accordance with design principle at 1.0 of Clause 22.18. In addition, Engineering Services has reviewed the car park and loading access and found it also to be acceptable subject to conditions.

The proposed public realm network comprising the Melbourne Square, the east-west lane connection, Aurora Lane and the steep meandering pedestrian stairs are considered to be consistent with the following principles at Clause 5.0 of 22.18:

- 'Provide a range of spaces, including water places, urban places, urban squares, promenades and precinct open spaces, both public and private, to cater for diverse activities and uses.
- 'Ensure that the network of spaces is linked via public promenades, streets and pedestrian pathways or linear parklands.'

#### **6.4. External amenity**

Clause 22.18 includes relevant design principles relating to external amenity including overshadowing, wind and weather protection.

In regard to wind, the application proposes integrated planting and landscape wind screening at key locations at the southern edge of the Aurora Forecourt, the eastern edge of the stairs and at the north-east corner of the building adjacent to Melbourne Square. Although ideally only built form techniques would be utilised to manage wind, the use of integrated greening is considered more desirable than some other techniques. In addition the design has incorporated retail canopies along Market Place Lane and a permanent canopy on the eastern edge of Aurora Forecourt

It is important to note that testing has shown that in each key location within the DP the overall wind effects are either met or exceeded. As discussed in the Wind report prepared by Cermak Peterka Petersen in July 2017 all the locations across the development pass the Melbourne Planning Scheme safety criterion. However, the reliance on trees / landscaping to provide acceptable wind conditions is concerning. As such, it is recommended that an amended wind tunnel test be undertaken to achieve an improved wind speed criteria for pedestrian comfort and safety and that any treatments required are developed as an integrated high quality architectural and landscape design solution.

According to the applicant in section 5.10 of their submission 'Standards of sun protection and consistency of lighting have been exceeded through parametric analysis of light exposure and surrounding overshadowing.'

The shadow diagrams support show that shadow effects are limited, largely falling on roof spaces or roadways and not affecting any existing open space areas.

Finally, in terms of weather protection, the proposal includes canopies from the building edges to protect pedestrians.

#### **6.5. Engineering**

As summarised at Section 5.2, Engineering Services provided detailed comments relating to traffic and civil design. It is considered that these comments can be addressed via permit conditions if the application is supported. At the time of writing the report Waste had not provided any comments but again this can be addressed via a standard condition requiring a Waste Management Plan.

#### **6.6. Environmentally sustainable design**

Clause 22.19, Energy, Water and Waste, includes relevant policy objectives at Clause 22.19-2 and policy requirements at Clause 22.19-3. In addition, Clause 22.19-4 requires all applications to include a Waste Management Plan (WMP) and an Environmentally Sustainable Design (ESD) Statement. In terms of the ESD Statement, Clause 22.19-4 states that:

- 'Applications for buildings over 2,000 square metres in gross floor area must provide a statement from a suitably qualified professional verifying that the building has the preliminary design potential to achieve the relevant required Performance Measures set out in clause 22.19-5.'

The relevant Performance Measures are:

- For office over 5000 square metres gross floor area - NABERS Office – Energy 5 Stars or equivalent, 3 points for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Office rating tool or equivalent plus a 5 star rating under a current version of Green Star - Office rating tool or equivalent.
- For retail premises over 2000 square metres gross floor area – 5 points for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Retail rating tool or equivalent.

The application includes a *Waste Management Plan* (WMP) prepared by S2D and dated May 2017. As noted above, Engineering Services have not reviewed the WMP. If the application was supported, a WMP could be required via a permit condition.

The submitted *Melbourne Quarter 2MQ – Sustainability Report* prepared by Lendlease and dated 6 June 2017 outlines the strategies and initiatives for the proposal to meet the performance measures relevant for office at Clause 22.19-5. The report indicates that 'For 2MQ, compliance with the sustainability intent will be demonstrated by achieving a minimum of a 6 Star rating under the Green Building Council of Australia (GBCA) Green Star Design and As Built v1.1 rating tool, representing 'World Leadership in sustainability.' This is fully supported and will be ensured via condition. However, the report does not explicitly reference the performance measures for retail. If the application was supported, compliance with this report and reference to the retail performance measures could be ensured via a permit condition.

### **6.7. Stormwater management**

Clause 22.23, Stormwater Management (Water Sensitive Urban Design), requires that applications include a Water Sensitive Urban Design (WSUD) Response addressing the details set out in Clause 22.23-4.

The submitted Stormwater Management Report prepared by Warren Smith & Partners and dated 25 May 2017 provides details of the proposed stormwater strategy including rainwater tanks, media filtration, a detention tank, construction management and maintenance. If the application was supported, compliance with this report could be achieved via a permit condition.

### **6.8. Conclusion**

It is considered that the proposal is consistent with the relevant sections of the Melbourne Planning Scheme and the approved Development Plan including all amendments, as discussed above, and that a letter be sent to DELWP advising that the City of Melbourne does not object to the proposal subject to the following conditions.

## **7. OFFICER RECOMMENDATION**

That a letter be sent to the Department of Environment, Land, Water and Planning (DELWP) advising that the City of Melbourne offers in principle support for the proposal subject to the following conditions:

### **Development Plans**

1. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, amended plans must be submitted to and be approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies (including an electronic copy) must be provided. The plans must be generally in accordance with the plans submitted with the application (Woods Bagot, June and August 2017) but modified to show the following:
  - a) Design details and materials (elevation at 1:50 or similar) of the west elevation facing Aurora Lane.
  - b) Details and location of visitor bicycle spaces. All visitor spaces within the public realm to be designed to the satisfaction of Melbourne City Council.
  - c) Resolution of the design of the base of the Wurundjeri Stairs to ensure it does not create a blind spot, or an alternate treatment.
  - d) Paving of public realm including Aurora Lane and Aurora Forecourt paving materials to be built to Melbourne City Council standards to the satisfaction of Council.
  - e) Public seating to be designed to the satisfaction of Melbourne City Council.
  - f) Further details and renders demonstrating the way finding, activation and pedestrian friendly opportunities integrated into the design of the Wurundjeri Stairs.
  - g) Details the landscaping / greening as recommended by the wind report prepared by CPPW Wind Engineering and Air Quality Consultants dated June 2017. This must include a cross section with soil depth and a schedule of proposed tree species and heights.
  - h) Revisions to the relevant plans to include all recommendations of the amended wind report required by this permit.
  - i) Any changes required by the Road Safety Audit and/or Loading Management Plan required by this permit.
  - j) Any changes required by the Waste Management Plan required by this permit.

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

### **Layout Not Altered and Completion**

2. The use and development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

### **Construction Management**

3. Prior to the commencement of the development, including demolition or bulk excavation, a detailed construction and demolition management plan must



be submitted to and be approved by Melbourne City Council. This construction management plan must be prepared in accordance with the City of Melbourne - Construction Management Plan Guidelines and is to consider the following:

- a) public safety, amenity and site security.
- b) operating hours, noise and vibration controls.
- c) air and dust management.
- d) stormwater and sediment control.
- e) waste and materials reuse.
- f) traffic management.

### **Wind**

4. Concurrent with the submission of plans for endorsement under Condition 1, a comprehensive wind tunnel testing and environmental wind assessment report of the development must be undertaken by a suitably qualified consultant and be submitted to and be to the satisfaction of the Responsible Authority.

The report must recommend any modifications which must be made to the design of the building to reduce any adverse wind conditions to the satisfaction of the Responsible Authority. Any modifications required to the development in order to ensure acceptable wind conditions to the surrounding streets and public areas must be carefully developed as an integrated high quality solution with the architectural and landscape design to the satisfaction of the Responsible Authority and must not include reliance on street trees or screening devices. The recommendations of the report must be implemented at no cost to the City of Melbourne.

### **Waste**

5. All garbage and other waste material must be stored in an area set aside for such purpose to the satisfaction of the Responsible Authority.
6. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne - Engineering Services. The WMP should detail waste storage and collection arrangements and be prepared with reference to the City of Melbourne Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the City of Melbourne - Engineering Services.

### **Traffic Management**

7. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, the following shall be prepared:
  - A formal Road Safety Audit (RSA) including any resultant design changes be undertaken;
  - Statement provided addressing potential installation of a signalling system / flashing devices designed to alert pedestrians of exiting

vehicles and vice versa, and further safety measures including a convex mirror within the site (for drivers to view pedestrians) and an electronic sign facing drivers (reminding them to give way to pedestrians) or other alternatives; and

- If a child care centre is to occupy any part of the building a short-term parking area to enable pick-up / drop-off is to be provided to the satisfaction of Melbourne City Council.

These requirements must be to the satisfaction of the Melbourne City Council.

8. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a Loading Management Plan (LMP) shall be prepared and submitted to the satisfaction of the Melbourne City Council. The LMP should detail the operation of the signalling system particularly during the AM and PM traffic peak periods between 7-9 am and 4-7 pm to advise approaching delivery/servicing vehicles not to enter the loading dock. Loading arrangements must not be altered without the prior consent of the Melbourne City Council - Engineering Services.

#### **Urban Realm and Staging Plan**

9. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a public realm ownership and staging plan must be submitted and approved by the Responsible Authority. The plan should indicate ownership of the various public realm offerings, basic widths and dimensions, indicative planting and staging schedule. The plan must not be altered without the prior written approval of the responsible authority.

#### **Landscape works**

10. Before any landscape works (or stage of works per the staging plan), excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a detailed landscape plan and report prepared by a suitably qualified landscape architect must be submitted and approved by the Melbourne City Council. The plans must be generally in accordance with the Public Realm plan by *Aspect Oculus* included under Section 4 of the *Two Melbourne Quarter Planning Submission June 2017*. This plan must include:
  - a) The areas delineated for public, semi-public and private spaces (fully dimensioned).
  - b) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - c) Urban design elements including, but not limited to, paving, lighting, seating and public art including arrangements for pedestrian, bicycle and vehicular circulation.
  - d) Further details of the materiality, furnishings and fixtures of all connections (both pedestrian and vehicular) and Melbourne Square to the satisfaction of the Melbourne City Council.
  - e) How the project responds to water sensitive urban design principles and type of irrigation systems to be used.

- f) Location of buildings and trees on neighbouring properties within three metres of the boundary, including street trees.
- g) Details of surface finishes of retaining walls pathways and driveways.
- h) A lighting strategy;
- i) A way-finding strategy for the development and wider Batmans Hill precinct.
- j) The management and ongoing maintenance strategy for hard and soft landscape areas and any profile façades/ art walls / green walls.
- k) Planters along the Wurundjeri Stairs edge should be continued further towards the Entry Plaza.

This landscape plan must be to the satisfaction of the Melbourne City Council and when approved shall form part of the endorsed plans of this permit.

11. Before the buildings are occupied, or by such a later date as approved in writing by the Melbourne City Council, the approved landscaping and public realm plan must be completed. Once completed, the areas must be maintained in accordance with the endorsed plan to the satisfaction of the Melbourne City Council.

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

12. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs a Tree Protection Plan (TPP) must be submitted to and approved by council. The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:

- City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>)
- Site specific details of the temporary tree protection fencing to be used to isolate publically owned trees from the demolition and construction activities.
- Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publically owned tree.
- Full specification of any pruning required to publically owned trees.
- Any special arrangements required to allow ongoing maintenance of publically owned trees for the duration of the development.
- Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to councils via email to [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au)

13. If a Construction Management Plan or Traffic Management Plan changes any of the tree protection methodologies or impacts on public trees in ways not identified in the Tree Protection Plan submitted to meet Planning Permit conditions, a revised Tree Protection Plan must be submitted and approved by council.
14. Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.

### **Urban Realm Section 173 Agreement**

15. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, the owner of the land must enter into an agreement with the Melbourne City Council pursuant to Section 173 of the Planning and Environment Act 1987 regarding access to public open space within the development.

The Agreement must provide for permanent 24 hour public access to the Melbourne Square, the Wurundjeri Steps, Entry Plaza, the east-west connection and the Aurora Forecourt, unless otherwise agreed in writing by Melbourne City Council.

The Owner must pay all of the Melbourne City Councils reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

### **ESD**

16. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, an amended Environmentally Sustainable Design (ESD) Statement shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Melbourne City Council. The ESD Statement should be generally in accordance with the Melbourne Quarter Tower – Sustainability Report (*Melbourne Quarter 2MQ – Sustainability Report* prepared by Lendlease and dated 6 June 2017) but amended to include the relevant required Performance Measures for retail set out at Clause 2219-5 of the Melbourne Planning Scheme.

Once approved the performance outcomes specified in the ESD Statement for the development must be implemented prior to occupancy at no cost to the Melbourne City Council and be to the satisfaction of the Council. Any change during detailed design, which affects the approach of the endorsed ESD Statement, must be assessed by an accredited professional. The revised statement must be endorsed by the Council prior to the commencement of construction.

17. The performance outcomes specified in the Stormwater Management Report prepared by Warren Smith & Partners and dated 25 May 2017 must be implemented prior to occupancy at no cost to the Melbourne City Council and be to the satisfaction of the Melbourne City Council.
18. Any change during detailed design, which affects the approach of the WSUD Report, must be assessed by an accredited professional. The revised statement must be endorsed by the Melbourne City Council prior to the commencement of the development.

### **Façade Strategy**

19. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a detailed Façade Strategy must be submitted to and be to the satisfaction of the Responsible Authority. When approved this strategy will form part of the endorsed plans. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority. The Façade Strategy for the development must be generally in accordance with plans and indicative external finishes schedule prepared by Woods Bagot dated June 2017 and detail:
  - a) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.
  - b) Elevation details generally at a scale of 1:50 illustrating typical podium details, entries and doors, typical privacy screening and utilities, typical tower detail, and any special features linking which are important to the building's presentation.
  - c) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
  - d) Information about how the façade will be accessed and maintained and cleaned.

### **Glazing**

20. Glazing materials used on all external walls must be of a type that does reflect more than 20% of visible light when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority.

### **Architects to be retained**

21. Except with the consent of the Responsible Authority, Woods Bagot must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans and endorsed façade strategy of materials to the satisfaction of Responsible Authority.

**Land Survey**

22. Market Place Lane is not an approved name and must be deleted from any plan submitted for endorsement. Any proposed road name (within the proposed development) must comply with the Naming Rules for Places in Victoria 2016, and the Geographic Place Names Act 1998.

**Building appurtenances**

23. Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point on the building in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.
24. All building plant and equipment on the roof and in publicly accessible areas and public thoroughfares must be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery and equipment, including but not limited to all air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment shall be to the satisfaction of the Responsible Authority.

**Council Engineering**

25. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by the Responsible Authority - Engineering Services. 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 stormwater drainage system.
26. Prior to the commencement of the use/occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by City of Melbourne Manager – Engineering Services.
27. Prior to the occupation of the development, Aurora Lane road and its east footpath adjoining the site (including bike lane, islands, street trees, pavement marking, signage, renewal of the centre channel, asphaltting, relocation of services) must be constructed/reconstructed in accordance with plans and specifications first approved by City of Melbourne Manager – Engineering Services.
28. Existing street levels in Aurora Lane must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from City of Melbourne Manager – Engineering Services.
29. Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Engineering Services.

30. Existing street furniture must not be removed or relocated without first obtaining the written approval of the Responsible Authority – Engineering Services.

### **3D Model**

31. Before the development starts, excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, or as otherwise agreed with the Responsible Authority an updated 3D digital model of the development and its immediate surrounds which reflects the required modifications under condition1 of this permit, as appropriate, must be submitted to the Responsible Authority and the Melbourne City Council and be to the satisfaction of the Responsible Authority in the conformity with the Department’s Advisory Note ‘3D Digital Modelling’. In the event that further substantial modifications are made to the building envelop a revised 3D digital model must be submitted to and be to the satisfaction of the Responsible Authority.

### **Permit Expiry**

32. This permit will expire if:
- the development is not started within two (2) years of the date of this permit; or
  - the development is not completed within four (4) years of the date of this permit.

Pursuant to Section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) afterwards.
- The completion date referred to if a request is made in writing six (6) months after the permit expires and the development started lawfully before the permit expired.

### **Notes:**

- Council may not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. As commercial developments are not entitled to resident parking permits, the occupants/staff/visitors of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions.
- Pursuant to the Road Management Act 2004 (the Act) any works within the road reserve of Wurundjeri Way, an arterial road, requires the written consent of VicRoads, the Coordinating Road Authority. Footpaths, nature strips and medians of such roads fall under the City of Melbourne’s control although the Act specifically states that the Coordinating Road Authority gives conditions for works on these roads and the “road” is the reserve from building line to

building line. Subsequently our conditions for non-road works on footpaths, nature strips and medians of arterial roads are listed below.

- All necessary approvals and permits are to be first obtained from the City of Melbourne – Manager Engineering Services and VicRoads and the works performed to the satisfaction of the City of Melbourne – Manager Engineering Services and VicRoads
- The maximum permissible width of a vehicle crossover without a pedestrian refuge is 7.6 metres. Crossings wider than 7.6 metres should include pedestrian refuges a minimum of 2.0 metres in length at 7.6 metre maximum clear spacings.
- The works shall be undertaken in accordance with the current Docklands Design and Construction Standards for Infrastructure Works.
- Market Place Lane is not an approved name and should be deleted from any plan submitted for endorsement. Any proposed road name (within the proposed development) must comply with the Naming Rules for Places in Victoria 2016, and the Geographic Place Names Act 1998.
- In accordance with the Tree Retention and Removal Policy 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)
- Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au) to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
- At the time of lodgement of the bank guarantee written confirmation that identifies the name of the Project Arborist who will supervise the implementation of the Tree Protection Plan will be required in writing. On completion of the works the bank guarantee will only be released when evidence is provided of Project Arborist supervision throughout the project and a final completion report confirms that the health of the subject public trees has not been compromised.
- Should any public tree be identified for removal it should be noted that approval is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. Certain tree removals, including but not limited 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 tree 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.
- The permitted development has not been assessed against the Building Regulations 2006, Part 5, Division 2 – Projections. It is the responsibility of the Relevant Building Surveyor to make such an assessment prior to issuing a Building Permit. Matters that do not meet the requirements of the Regulations require the Report and Consent of Council prior to a building permit being issued.
- Existing street lighting must not be altered without first obtaining the written approval of the Melbourne City Council – Engineering Services.



- All works on the Collins Street Bridge structure (including removal of parapets, modification or removal of feature lighting, modification or installation of services) must first be approved by City of Melbourne – Manager Engineering Services Branch and the works performed to the satisfaction of the City of Melbourne – Manager Engineering Services Branch.