Report to the Future Melbourne (Planning) Committee

Agenda item 6.4

Ministerial Referral: TPM-2017-5
512-542 and 544 Spencer Street, West Melbourne

6 February 2018

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 notice of a Ministerial Planning Permit Application PA1600194, which seeks approval for the development of the land at 512-542 and 544 Spencer Street, West Melbourne (refer Attachment 2 – Locality Plan).
2. The Department of Environment, Land, Water and Planning (DELWP) has given notice of the application to Council as an interested party.
3. The applicant is Planning & Property Partners on behalf of Spencer West Melbourne Pty Ltd; the owner is Anchor Pines Pty Ltd; and the architect is Plus Architecture.
4. The proposal seeks to use and develop the land for the purposes of a mixed use building (predominately residential) with basements, including four retail tenancies, a supermarket and dwellings; reduce the car parking requirements; and alter access to a road in a Category 1 Road Zone.
5. The proposed development introduces four retail tenancies with frontages to all three streets (Spencer Street, Roden Street, Stanley Street) and a dedicated supermarket (ALDI) with a pedestrian entry off Spencer Street. Residential apartments are located at levels 1-7 and a mix of indoor and outdoor common areas at roof level (level 8). A part-two level and part-three level basement is proposed, providing for retail and residential car parking, bicycle parking, storage and services. The building wraps around a central courtyard.
6. A total of 197 apartments are proposed with a mix of one, two and three bedrooms.

Key Issues

7. Key issues to consider in the assessment of the application relate to the built form, scale, urban design response, potential impact on adjacent street trees, traffic, parking and waste.
8. The proposal is a significant departure from the controls and built form outcomes sought in DDO29 as it presents as a singular and dominant mass that is significantly higher than, and lacks an appropriate transition to, the predominantly low-scale surrounding context, which includes fine grain heritage form and fabric.
9. The proposal results in poor urban design outcomes to the public realm and fails to positively contribute to the Spencer Street local centre through lack of a human scale approach.
10. The building's aesthetic value and materiality fails to translate to elements of the fine grain and industrial built form that characterises the site's urban context.
11. The development's siting and internal layout results in unreasonable internal amenity for future occupants and causes detrimental impacts on neighbouring properties, including existing apartments and any future development opportunities.
12. The proposal introduces deficient traffic, parking and waste management outcomes.
13. The development has failed to appropriately address potential impacts on adjacent street trees.

Recommendation from Management

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

Attachments:

1. Supporting Attachment (Page 2 of 67)
2. Locality Plan (Page 3 of 67)
3. Selected Plans (Page 4 of 67)
4. Delegate Report (Page 50 of 67)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. Council has been given notice of the application under Section 52(1)(b) of the *Planning and Environment Act 1987* on the basis the application may materially affect the land in the City of Melbourne.

Finance

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

Conflict of Interest

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

Stakeholder Consultation

5. 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

6. Relevant Council policies are discussed in the attached Delegate's Report (refer Attachment 4).

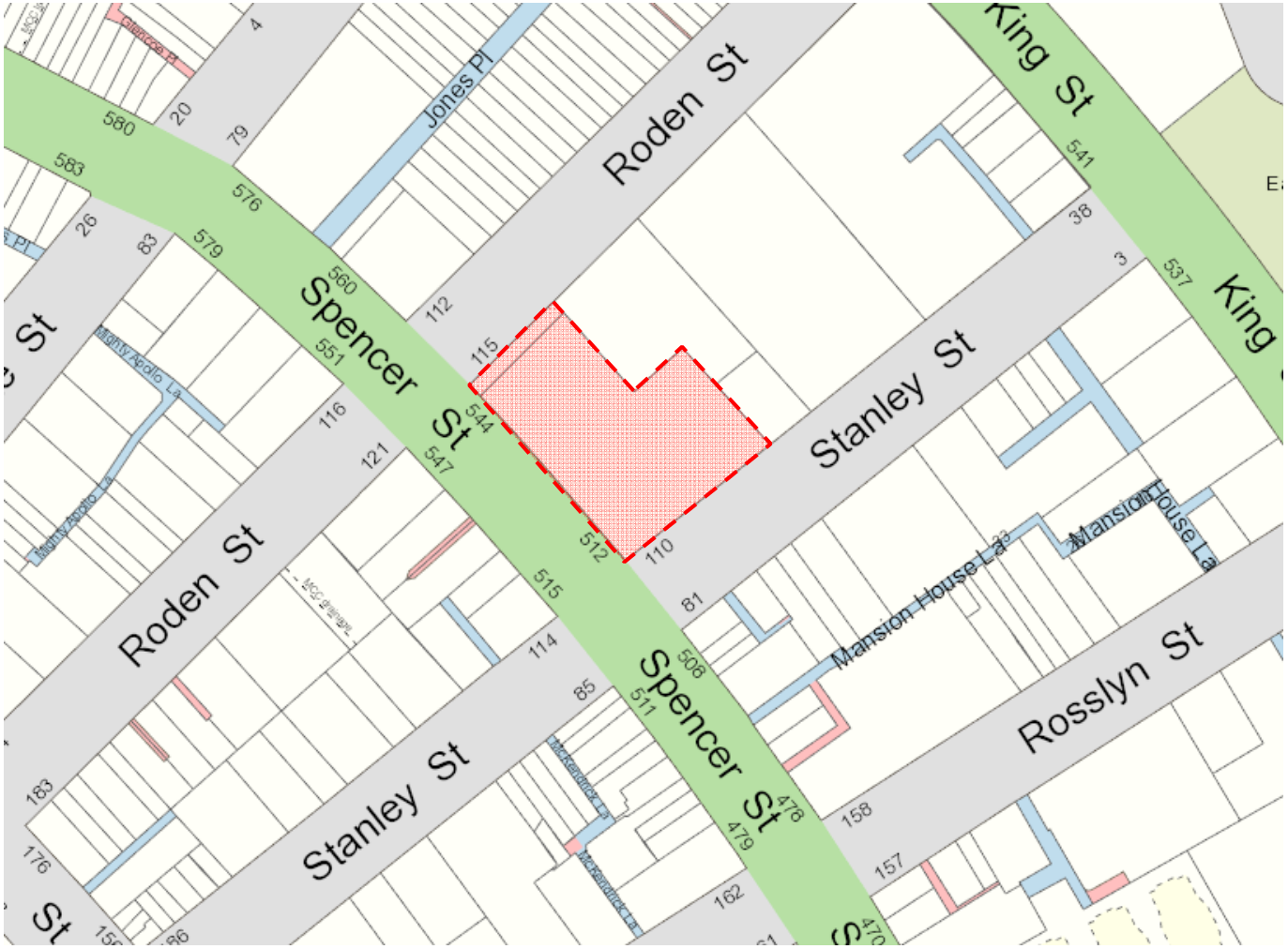
Environmental Sustainability

7. The application asserts a number of green initiatives to be incorporated into the design to achieve 5 Star Green Star, which realises minimum requirements within Council local policy.

Locality Plan

Attachment 2
Agenda Item 6.4
Future Melbourne Committee
6 February 2018

512-542 and 544 Spencer Street, West Melbourne



Attachment 3
Agenda item 6.4
Future Melbourne Committee
6 February 2018

512-544 SPENCER STREET WEST MELBOURNE 3003

TOWN PLANNING SUBMISSION

NO.11989 DATE: 21/09/2017 REVISION: 2

plus architecture

2.08

CORNER OF SPENCER & RODEN STREETS

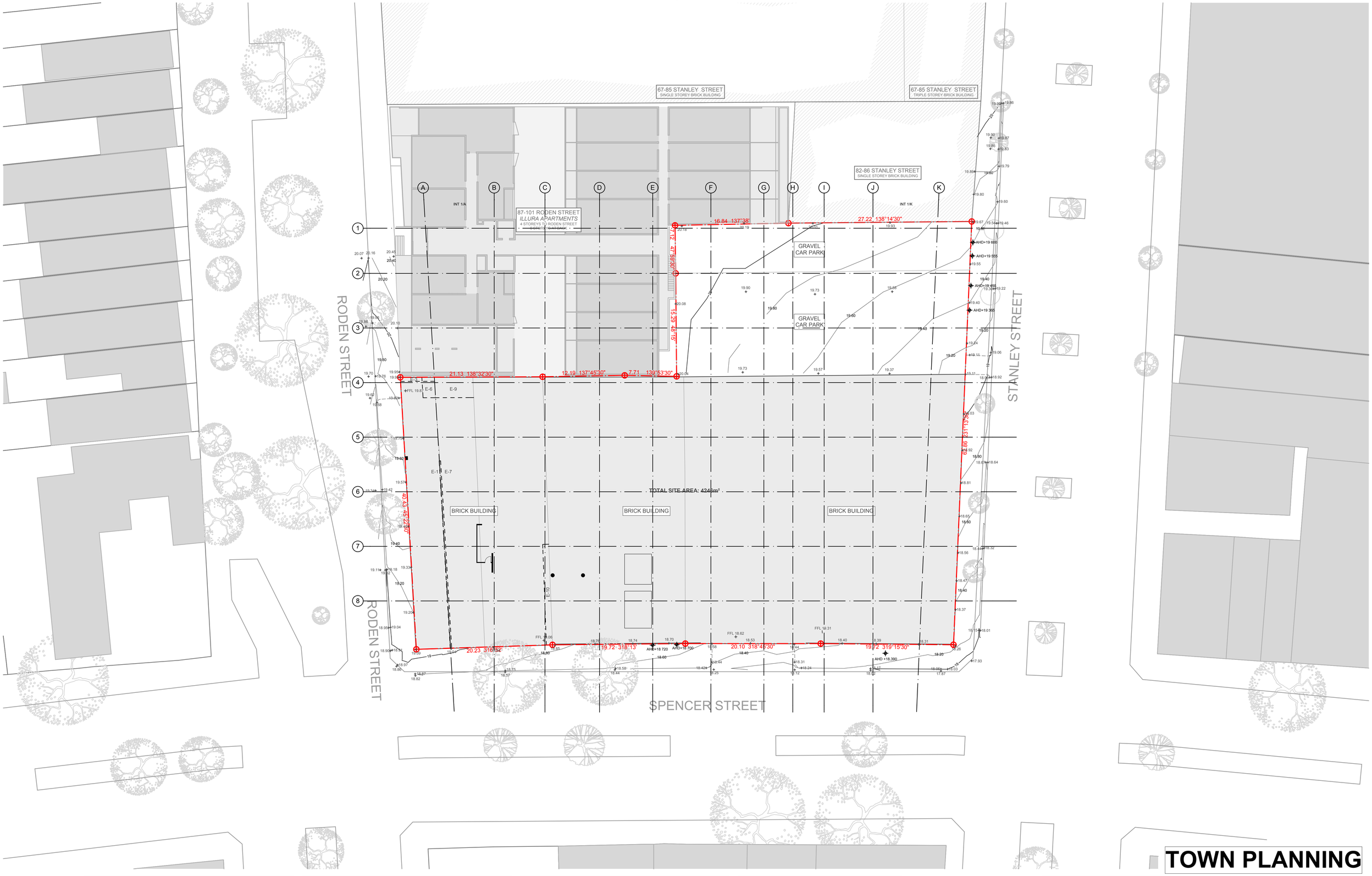
plus architecture

2.09

CORNER OF SPENCER & STANLEY STREETS

2.10
STANLEY STREET FRONTAGE

plus architecture



DATE	REVISION	BY	CHK	NO.
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09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

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TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road Telephone +61 3 8696 3999
Melbourne VIC 3004 Australia Instagram #plusarchitecture
Plus Architecture Pty. Ltd. arch@plusarchitecture.com.au
ACN 091690336 www.plusarchitecture.com.au

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TOWN PLANNING

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
EXISTING CONDITIONS

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DRAWN **LG, OW**	CHECKED **EL**
JOB NO. **11989**	DRAWING NO. **TP001**
	REVISION **-**

TOWN PLANNING

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09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

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SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
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SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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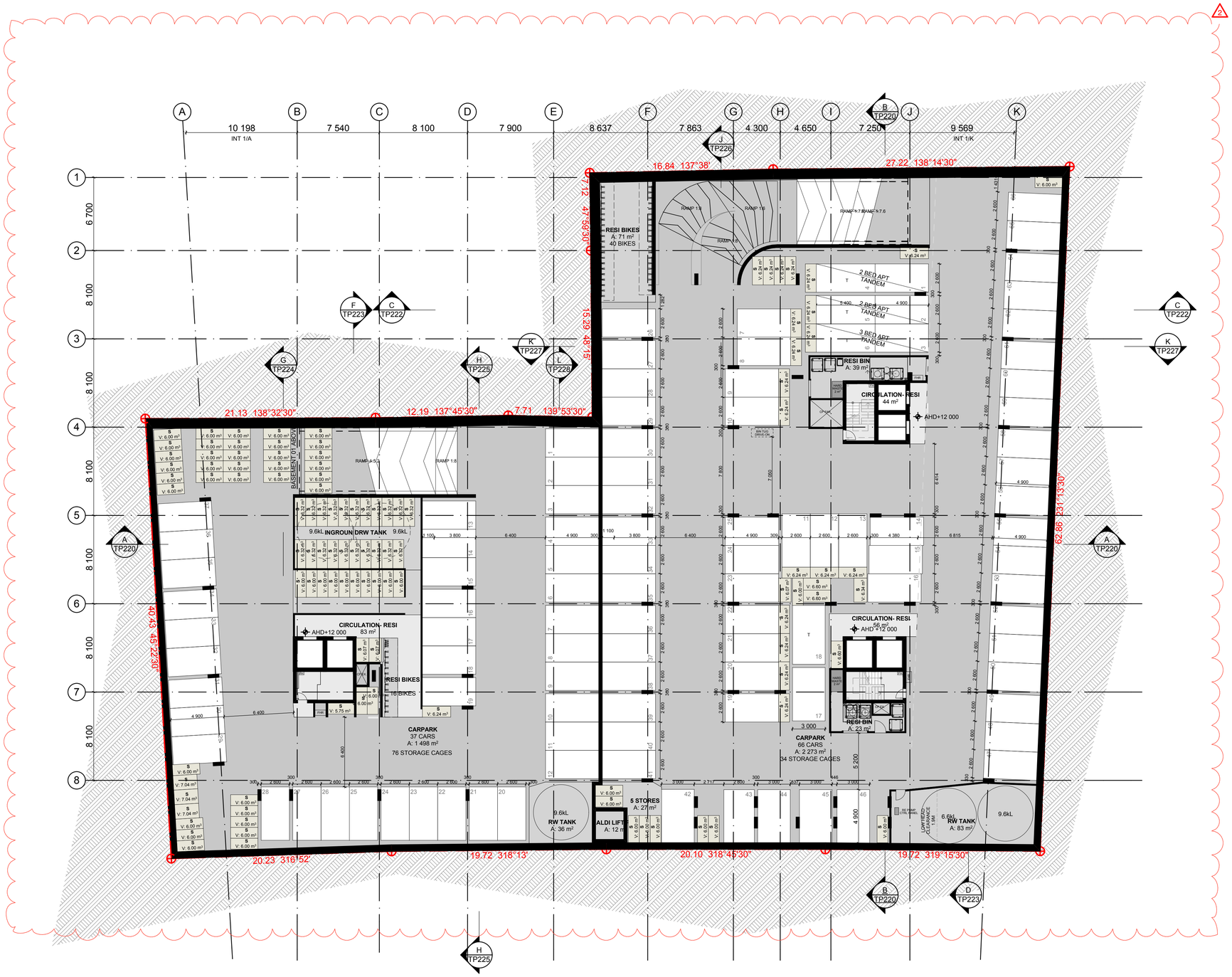

TOWN PLANNING

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TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
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SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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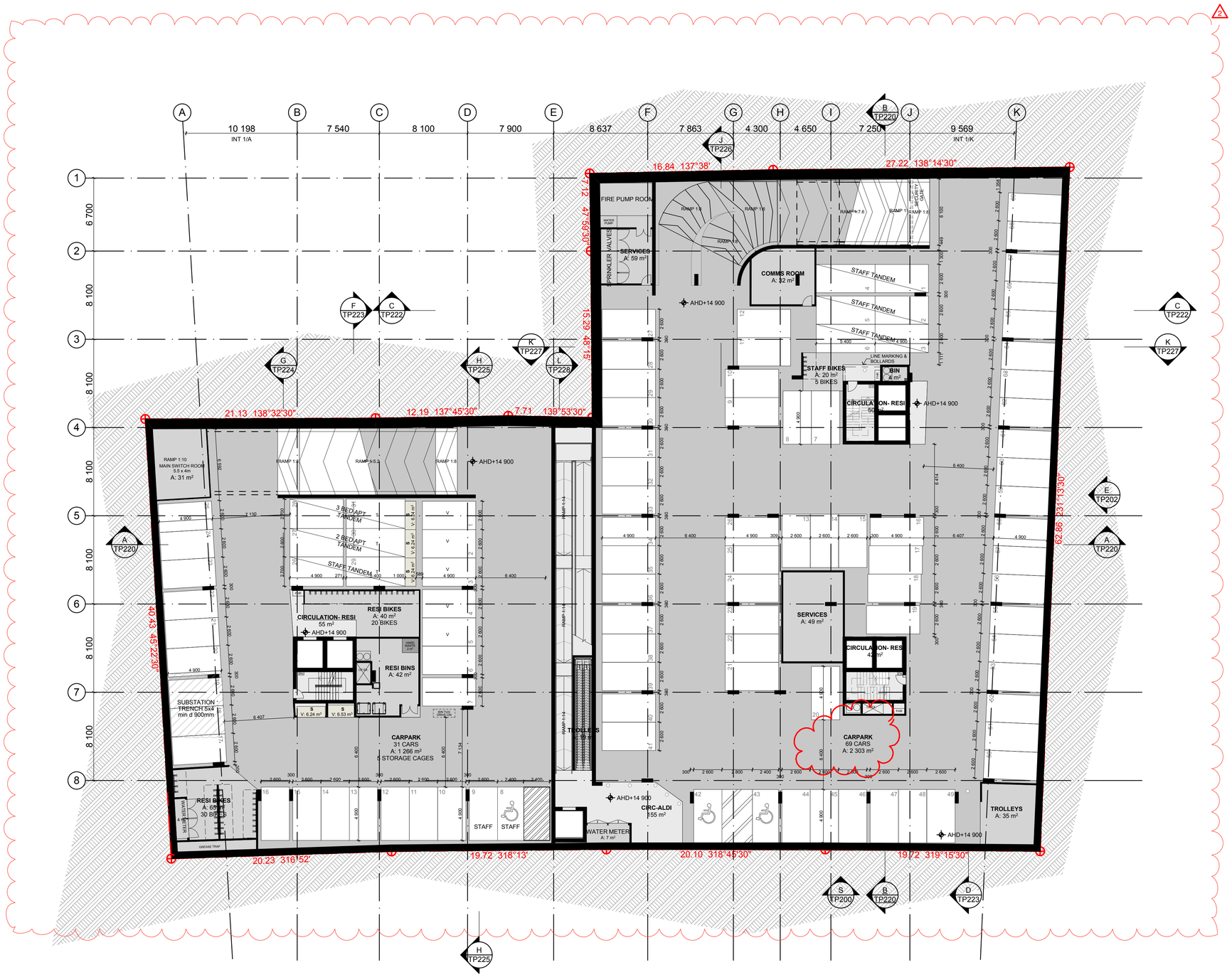

TOWN PLANNING

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SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
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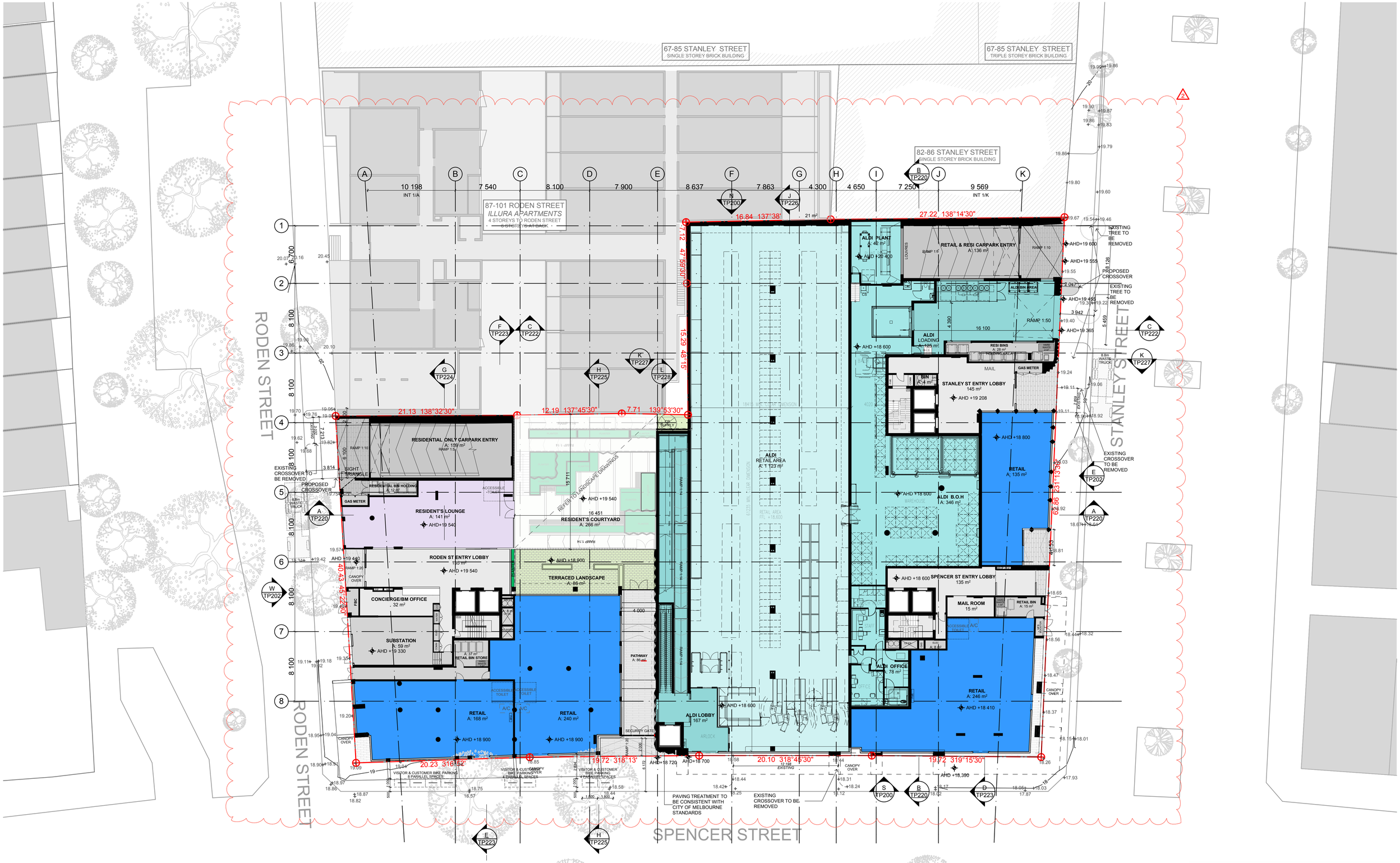

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SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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TOWN PLANNING

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ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT	DRAWING TITLE
512-544 SPENCER STREET WEST MELBOURNE 3003	LEVEL 01 PLAN

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JOB NO.	11989	DRAWING NO. TP101	REVISION 2

67-85 STANLEY STREET
SINGLE STOREY BRICK BUILDING
67-85 STANLEY STREET
TRIPLE STOREY BRICK BUILDING
82-86 STANLEY STREET
SINGLE STOREY BRICK BUILDING
87-101 RODEN STREET
ILLURA APARTMENTS
4 STOREYS TO RODEN STREET
6 STOREYS TO ATLANK
RODEN STREET
STANLEY STREET
SPENCER STREET
LANDSCAPING BELOW
TYPICAL OBSCURE PRIVACY SCREENING.
1.7m HIGH OPERABLE WINDOWS TO BEDROOMS
VOID FROM BELOW
CIRCULATION-CORE
AHD +26 700
AHD +29 700
AHD +26 700
7 STORAGE CAGES
APT ST210
APT ST209
APT ST208
APT ST207
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SPACE
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DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

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SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road Melbourne VIC 3004 Australia
Plus Architecture Pty. Ltd. ACN 091690336
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

TOWN PLANNING

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
LEVEL 03 PLAN

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TOWN PLANNING

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SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
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BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road Melbourne VIC 3004 Australia
Plus Architecture Pty. Ltd. ACN 091690336
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT	DRAWING TITLE
512-544 SPENCER STREET WEST MELBOURNE 3003	LEVEL 04 PLAN

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JOB NO.	DRAWING NO.	REVISION	
11989	TP104	2	

TOWN PLANNING

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08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

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SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT	512-544 SPENCER STREET WEST MELBOURNE 3003
DRAWING TITLE	LEVEL 05 PLAN
SCALE	1:200 @A1 / 1:400 @A3
DATE	17/10/2016
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TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
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ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
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SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd. ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

TOWN PLANNING

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
LEVEL 06 PLAN

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SCALE		
1:200 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP106	REVISION 2

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
LEVEL 07 PLAN

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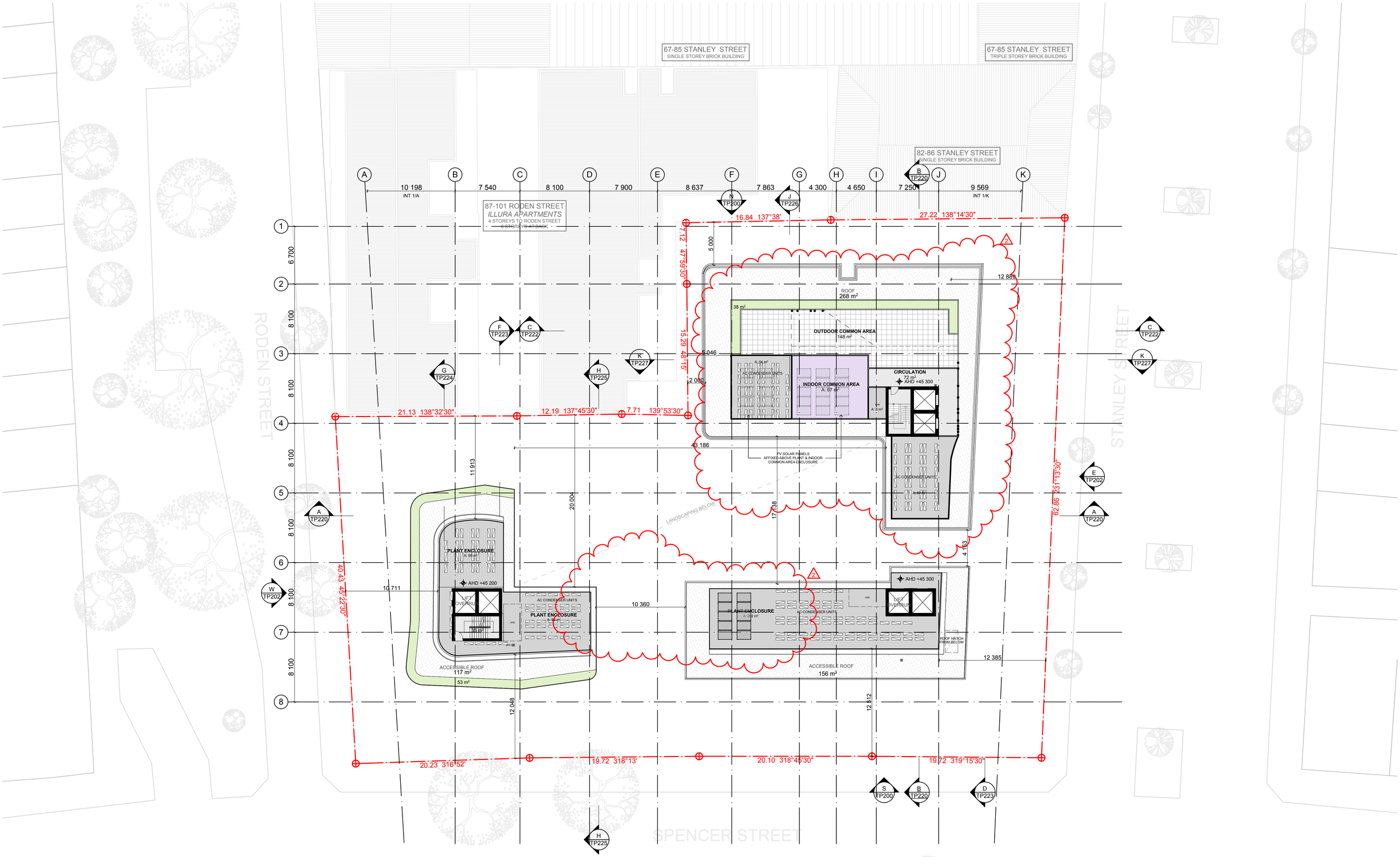
SCALE		
1:200 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP107	REVISION 2



TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888	
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770	
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770	
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399	
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000	

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road Telephone +61 3 8696 3999
Melbourne VIC 3004 Australia Instagram #plusarchitecture
Plus Architecture Pty. Ltd. arch@plusarchitecture.com.au
ACN 091690336 www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
ROOF PLAN

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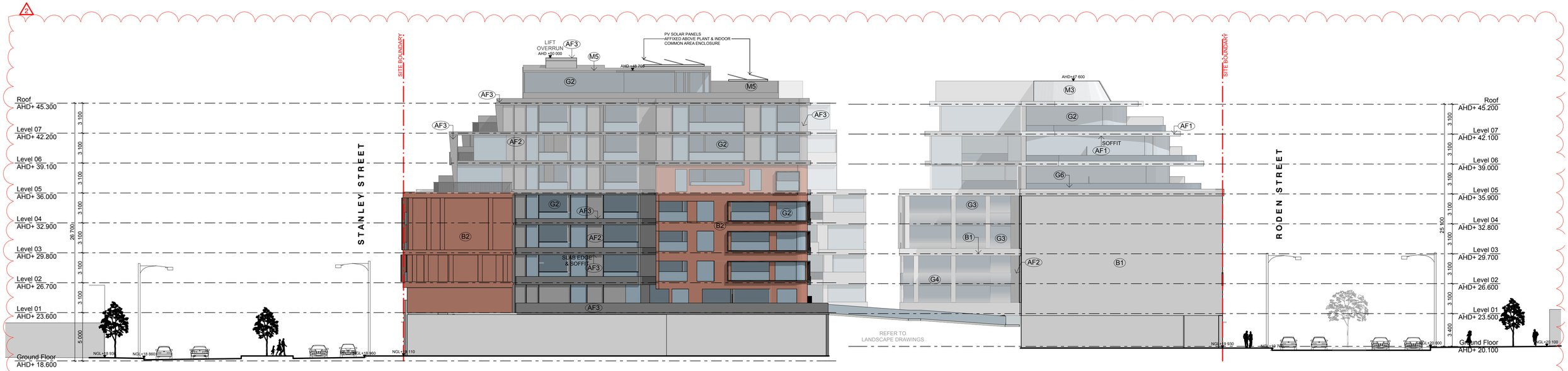
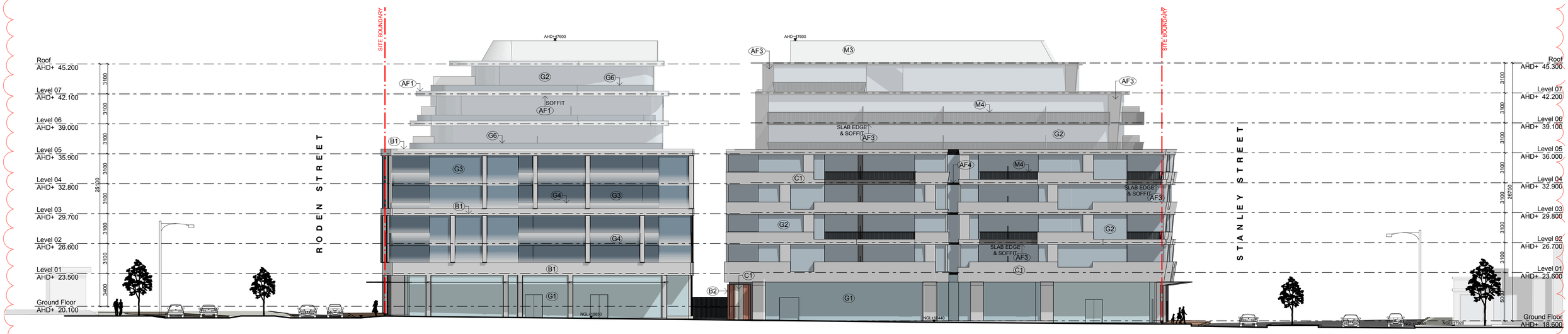
SCALE	1:200 @A1 / 1:400 @A3
DATE	17/10/2016
PLOT DATE	21/09/2017
DRAWN	LG, OW
CHECKED	EL
JOB NO.	11989
DRAWING NO.	TP108
REVISION	2

FINISHES LEGEND

AF1	APPLIED FINISH - WHITE/ LIGHT	G3	VISION GLAZING - MIRRORED PRINTED WHITE GRADIENT	M3	METAL - LIGHT GREY (PLANT ROOM)
AF2	APPLIED FINISH - LIGHT GREY	G4	VISION GLAZING - MIRRORED PRINTED WITH GRADIENT (INVERSE OF G3)	M4	METAL - DARK
AF3	APPLIED FINISH - MEDIUM GREY	G5	GLAZING - OBSCURE (PRIVACY GLASS)	M5	METAL - MEDIUM GREY
AF4	APPLIED FINISH - DARK	G6	BALUSTRADE GLAZING - GREY TINT	C1	TEXTURED CONCRETE - LIGHT
G1	VISION GLAZING - CLEAR (GF)	G7	VISION GLAZING - DARK GREY TINT	C2	TEXTURED CONCRETE - DARK
G2	VISION GLAZING - GREY TINT	M1	METAL - WHITE/ LIGHT	B1	BRICK - LIGHT GLOSS
		M2	METAL - PERFORATED (GARAGE, DOORS)	B2	BRICK - WEATHERED





S - SOUTH ELEVATION
SCALE: 1:200@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
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SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Brisbane Sydney New Zealand
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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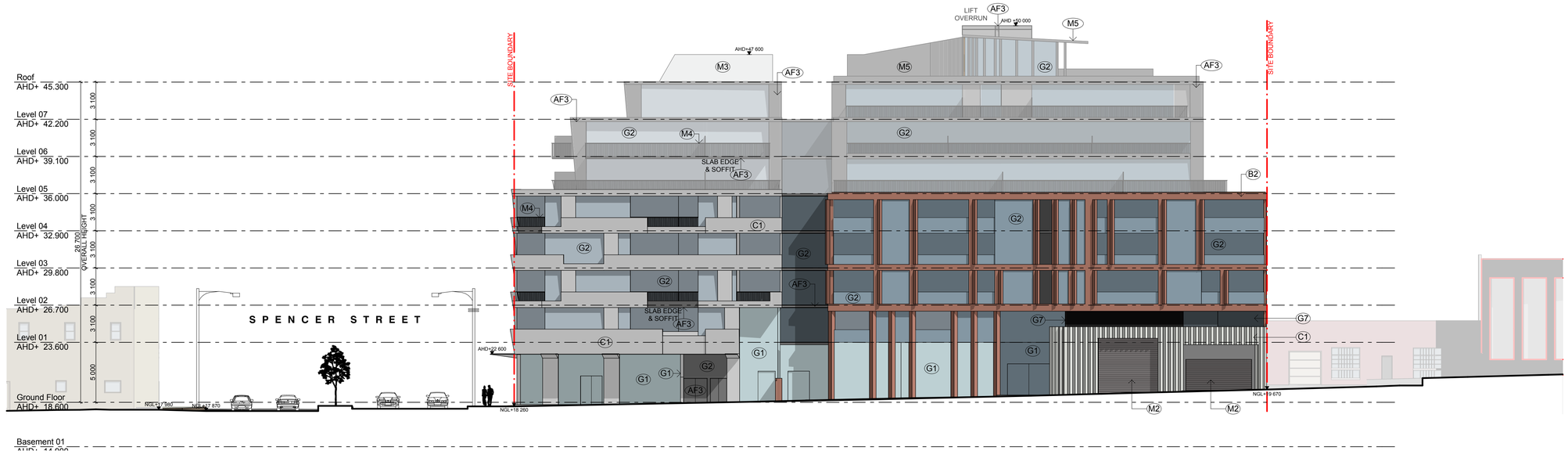
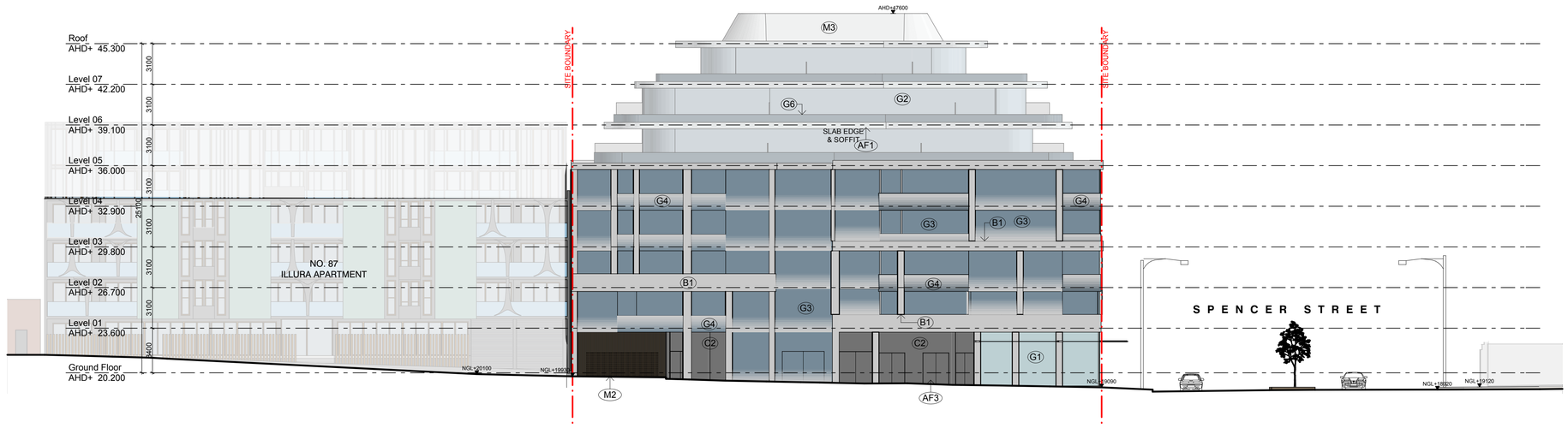
PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
ELEVATION - NORTH + SOUTH

SCALE	1:200 @A1	1:400 @A3	
DATE	17/10/2016	PLOT DATE	21/09/2017
DRAWN	LG, OW	CHECKED	EL
JOB NO.	11989	DRAWING NO.	TP200
		REVISION	2



E - EAST ELEVATION
SCALE: 1:200@A1



W - WEST ELEVATION
SCALE: 1:200@A1

FINISHES LEGEND

AF1	APPLIED FINISH - WHITE/ LIGHT
AF2	APPLIED FINISH - LIGHT GREY
AF3	APPLIED FINISH - MEDIUM GREY
AF4	APPLIED FINISH - DARK
G1	VISION GLAZING - CLEAR (GF)
G2	VISION GLAZING - GREY TINT
G3	VISION GLAZING - MIRRORED PRINTED WHITE GRADIENT
G4	VISION GLAZING - MIRRORED PRINTED WITH GRADIENT (INVERSE OF G3)
G5	GLAZING - OBSCURE (PRIVACY GLASS)
G6	BALUSTRADE GLAZING - GREY TINT
G7	VISION GLAZING - DARK GREY TINT
M1	METAL - WHITE/ LIGHT
M2	METAL - PERFORATED (GARAGE, DOORS)
M3	METAL - LIGHT GREY (PLANT ROOM)
M4	METAL - DARK
M5	METAL - MEDIUM GREY
C1	TEXTURED CONCRETE - LIGHT
C2	TEXTURED CONCRETE - DARK
B1	BRICK - LIGHT GLOSS
B2	BRICK - WEATHERED

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture

Melbourne
Brisbane

Sydney
New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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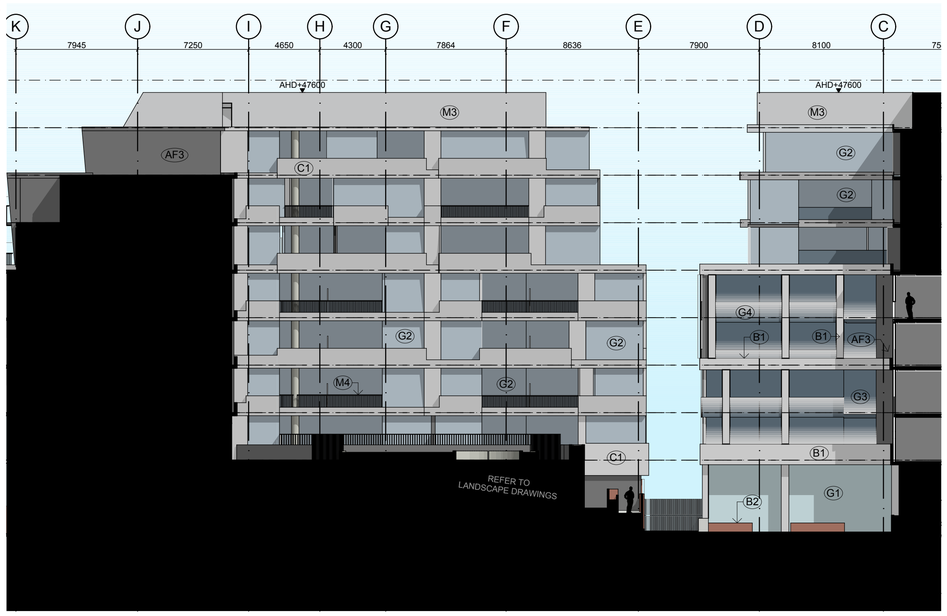
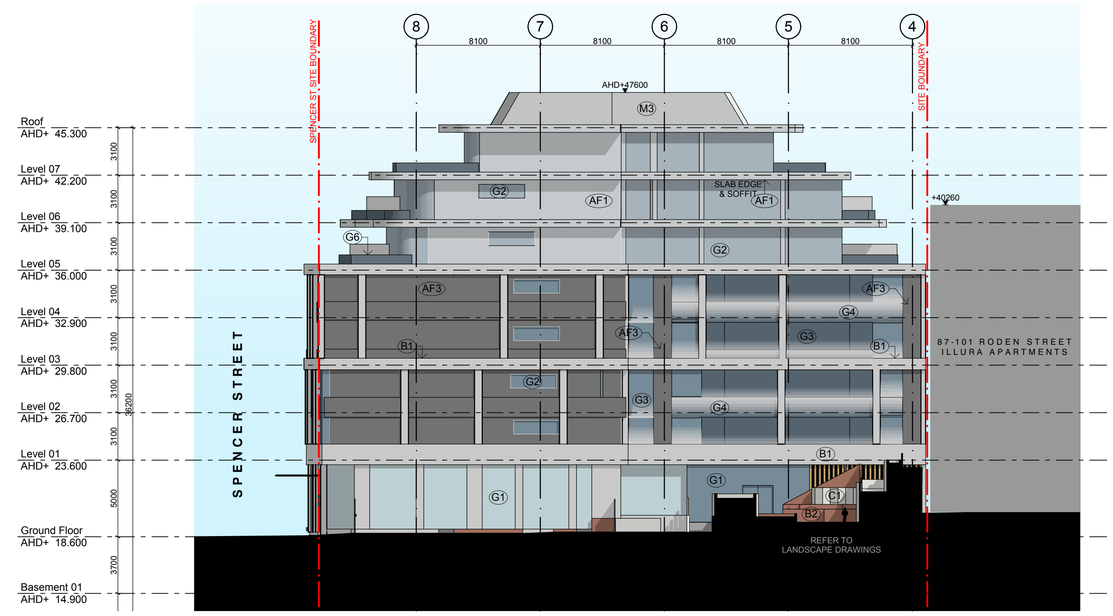
PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
ELEVATION - EAST + WEST

SCALE 1:200 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP202	REVISION 2



N2 ELEVATION - INTERNAL NORTH
SCALE: 1:200@A1



E2 ELEVATION - INTERNAL EAST
SCALE: 1:200@A1

FINISHES LEGEND

AF1	APPLIED FINISH - WHITE/ LIGHT
AF2	APPLIED FINISH - LIGHT GREY
AF3	APPLIED FINISH - MEDIUM GREY
AF4	APPLIED FINISH - DARK
G1	VISION GLAZING - CLEAR (GF)
G2	VISION GLAZING - GREY TINT
G3	VISION GLAZING - MIRRORED PRINTED WHITE GRADIENT
G4	VISION GLAZING - MIRRORED PRINTED WITH GRADIENT (INVERSE OF G3)
G5	GLAZING - OBSCURE (PRIVACY GLASS)
G6	BALUSTRADE GLAZING - GREY TINT
G7	VISION GLAZING - DARK GREY TINT
M1	METAL - WHITE/ LIGHT
M2	METAL - PERFORATED (GARAGE, DOORS)
M3	METAL - LIGHT GREY (PLANT ROOM)
M4	METAL - DARK
M5	METAL - MEDIUM GREY
C1	TEXTURED CONCRETE - LIGHT
C2	TEXTURED CONCRETE - DARK
B1	BRICK - LIGHT GLOSS
B2	BRICK - WEATHERED

S2 ELEVATION - INTERNAL SOUTH
SCALE: 1:200@A1

W2 ELEVATION - INTERNAL WEST
SCALE: 1:200@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
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arch@plusarchitecture.com.au
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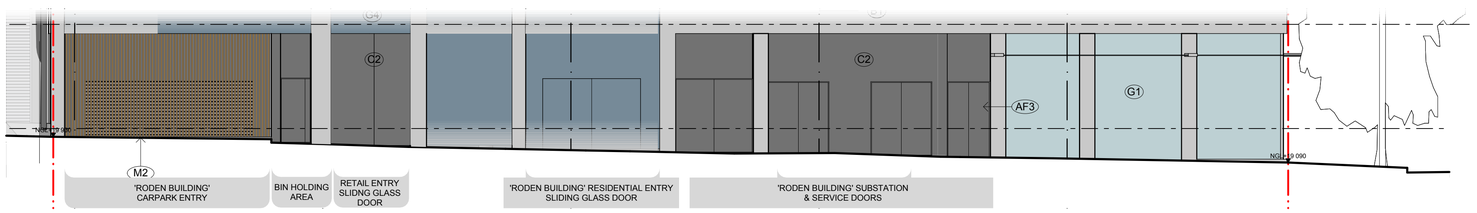
PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
ELEVATIONS - INTERNAL COURTYARD

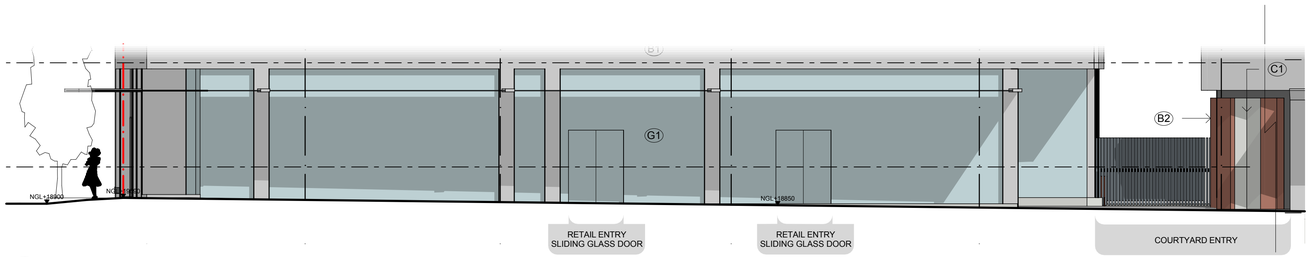
SCALE	1:200 @A1	1:400 @A3	
DATE	17/10/2016	PLOT DATE	21/09/2017
DRAWN	LG, OW	CHECKED	EL
JOB NO.	11989	DRAWING NO.	TP204
		REVISION	2

FINISHES LEGEND

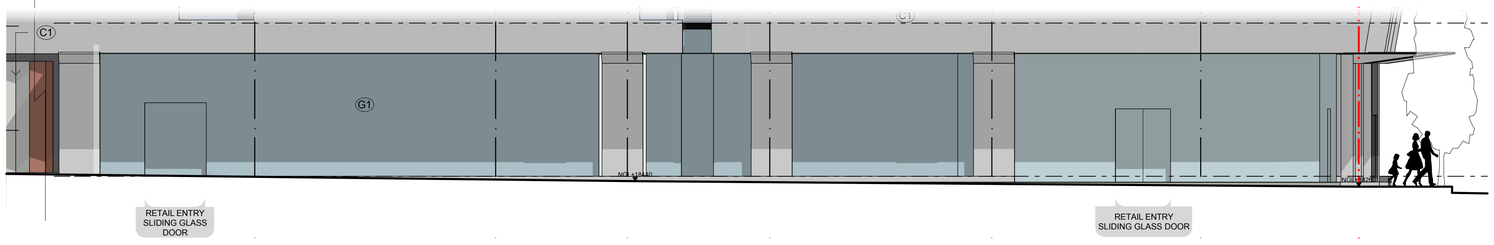
AF1	APPLIED FINISH - WHITE/ LIGHT
AF2	APPLIED FINISH - LIGHT GREY
AF3	APPLIED FINISH - MEDIUM GREY
AF4	APPLIED FINISH - DARK
G1	VISION GLAZING - CLEAR (GF)
G2	VISION GLAZING - GREY TINT
G3	VISION GLAZING - MIRRORED PRINTED WHITE GRADIENT
G4	VISION GLAZING - MIRRORED PRINTED WITH GRADIENT (INVERSE OF G3)
G5	GLAZING - OBSCURE (PRIVACY GLASS)
G6	BALUSTRADE GLAZING - GREY TINT
G7	VISION GLAZING - DARK GREY TINT
M1	METAL - WHITE/ LIGHT
M2	METAL - PERFORATED (GARAGE, DOORS)
M3	METAL - LIGHT GREY (PLANT ROOM)
M4	METAL - DARK
M5	METAL - MEDIUM GREY
C1	TEXTURED CONCRETE - LIGHT
C2	TEXTURED CONCRETE - DARK
B1	BRICK - LIGHT GLOSS
B2	BRICK - WEATHERED



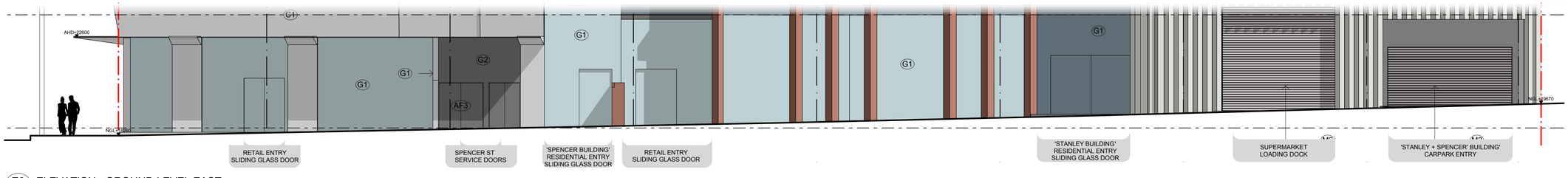
W3 - ELEVATION - GROUND LEVEL WEST
SCALE: 1:100@A1



S3 - ELEVATION - GROUND LEVEL SOUTH (WEST HALF)
SCALE: 1:100@A1



S3 - ELEVATION - GROUND LEVEL SOUTH (EAST HALF)
SCALE: 1:100@A1



E3 - ELEVATION - GROUND LEVEL EAST
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
ELEVATIONS - GROUND PLANE

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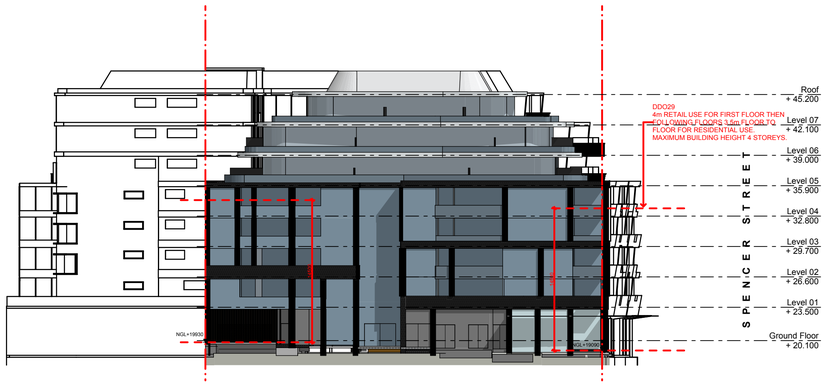
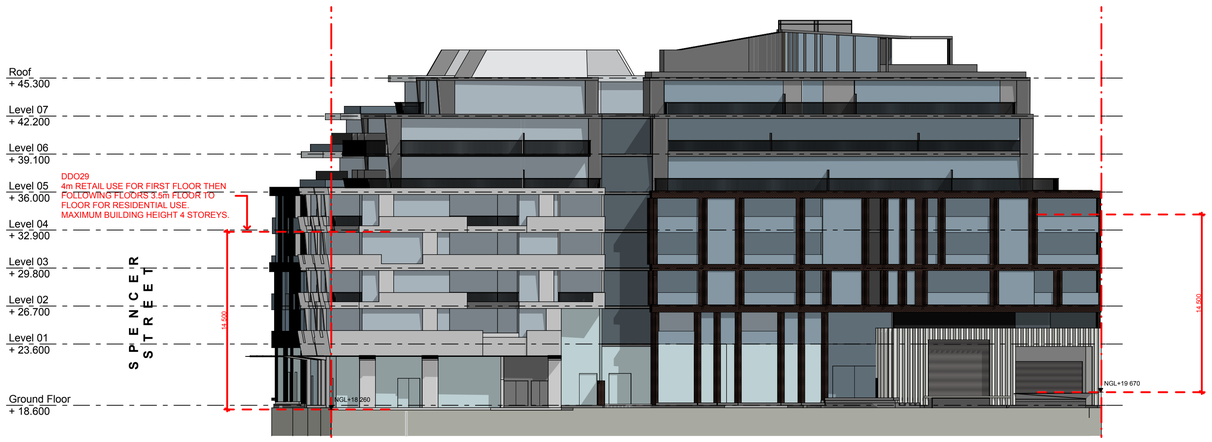
SCALE 1:200, 1:100 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP208	REVISION 2



W4 - WEST STREET ELEVATION - RODEN STREET FRONTAGE
SCALE: 1:312.50@A1



E4 - EAST STREET ELEVATION - STANLEY STREET FRONTAGE
SCALE: 1:250@A1

S4 - SOUTH STREET ELEVATION - SPENCER STREET FRONTAGE
SCALE: 1:250@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

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ESO CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
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BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
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arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
ELEVATIONS - STREET FRONTAGES

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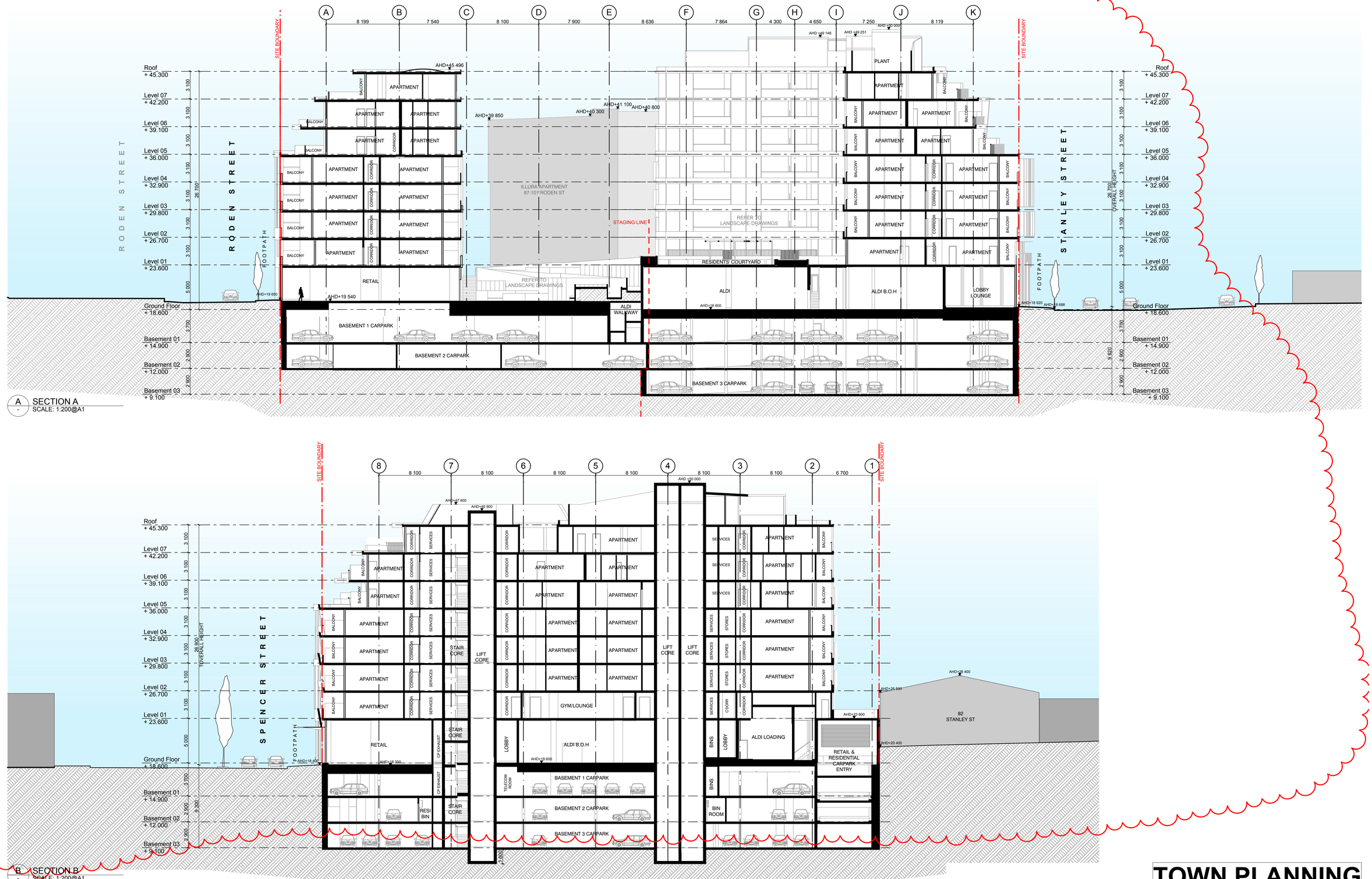
SCALE	1:312.50, 1:250 @A1	1:400 @A3	
DATE	17/10/2016	PLOT DATE	21/09/2017
DRAWN	LG, OW	CHECKED	EL
JOB NO.	11989	DRAWING NO.	TP212
		REVISION	2



A SECTION A
SCALE: 1:200@A1

B SECTION B
SCALE: 1:200@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
SECTION - A + B

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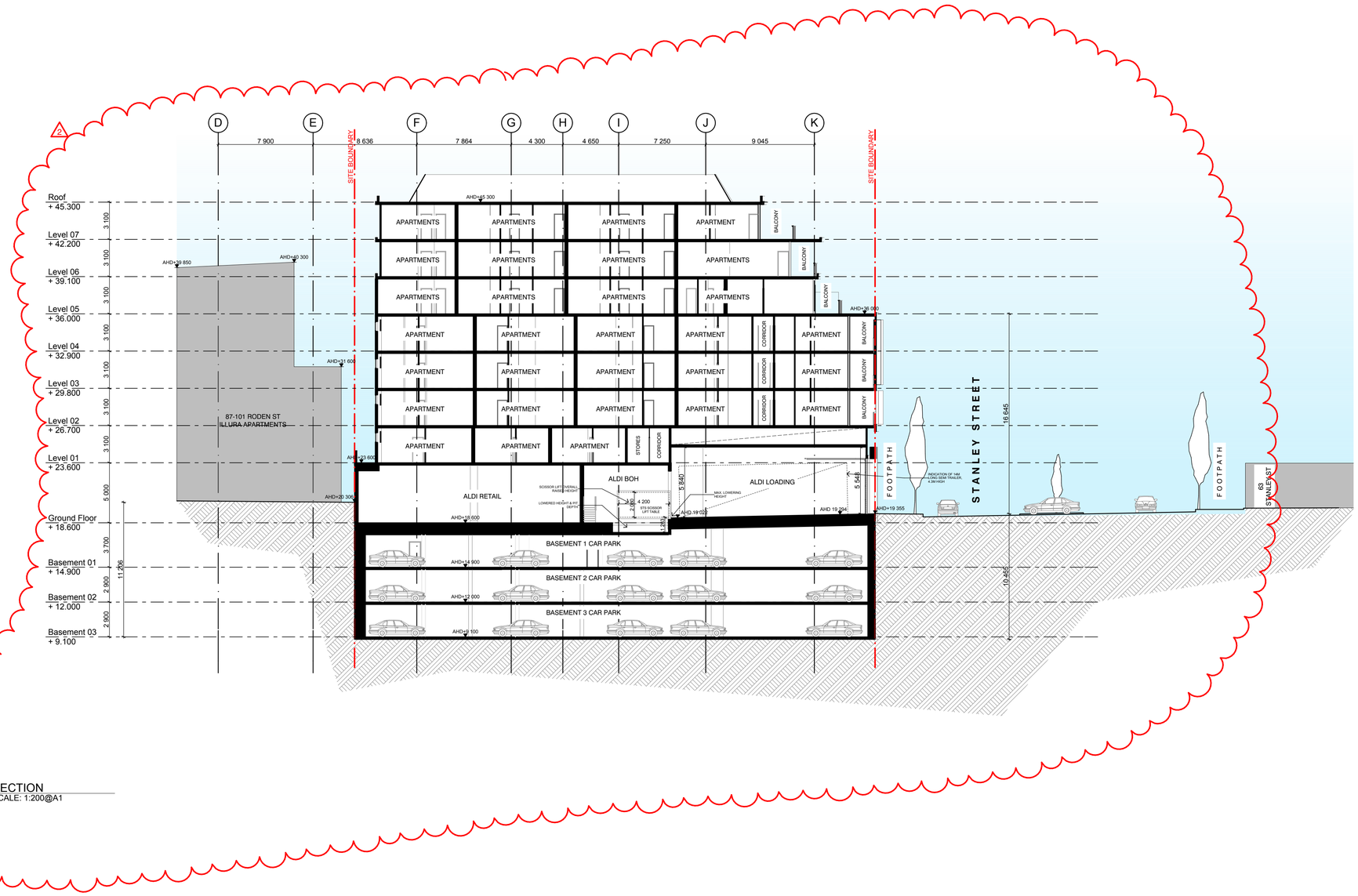
SCALE	1:200 @A1	1:400 @A3	
DATE	17/10/2016	PLOT DATE 21/09/2017	
DRAWN	LG, OW	CHECKED EL	
JOB NO.	11989	DRAWING NO. TP220	REVISION 2



C
-
SECTION
SCALE: 1:200@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
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SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
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BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
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plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
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arch@plusarchitecture.com.au
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512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
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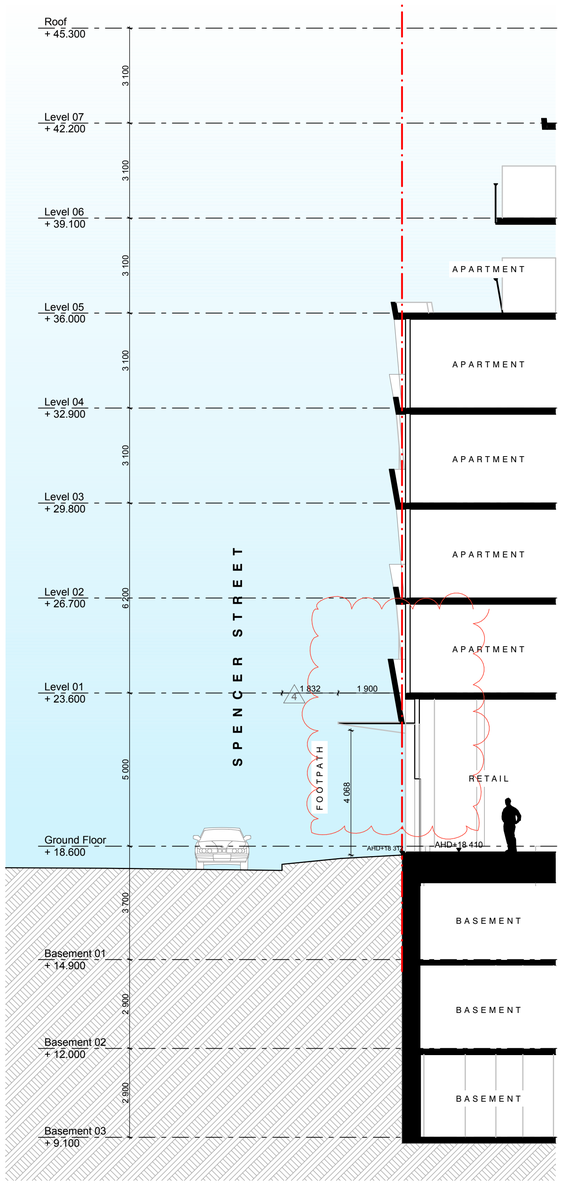
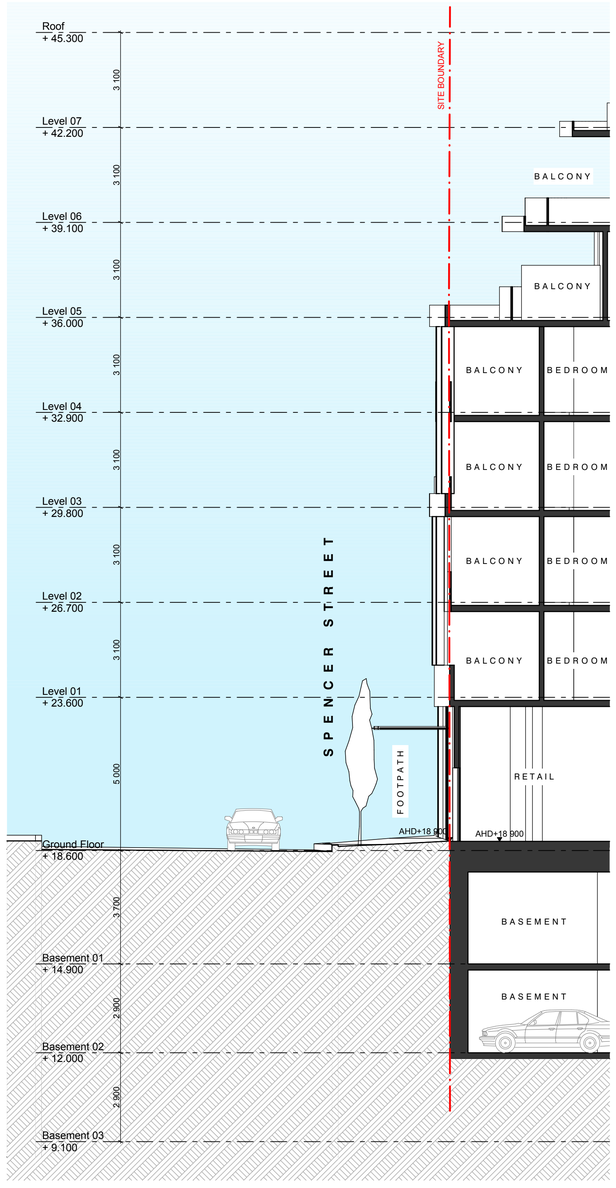
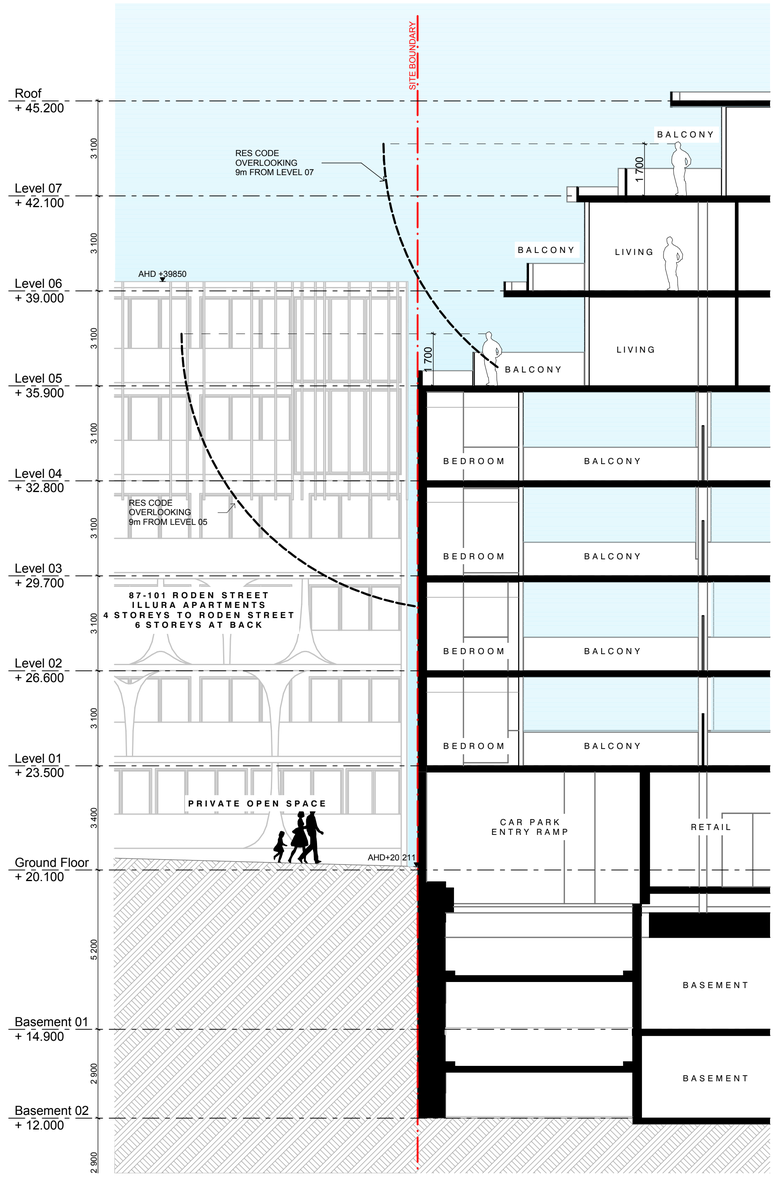
SCALE		
1:200 @A1	1:400 @A3	
DATE	PLOT DATE	
17/10/2016	21/09/2017	
DRAWN	CHECKED	
LG, OW	EL	
JOB NO.	DRAWING NO.	REVISION
11989	TP222	2



D SECTION D
SCALE: 1:100@A1



E SECTION E
SCALE: 1:100@A1



F SECTION F
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
SECTION - D + E + F

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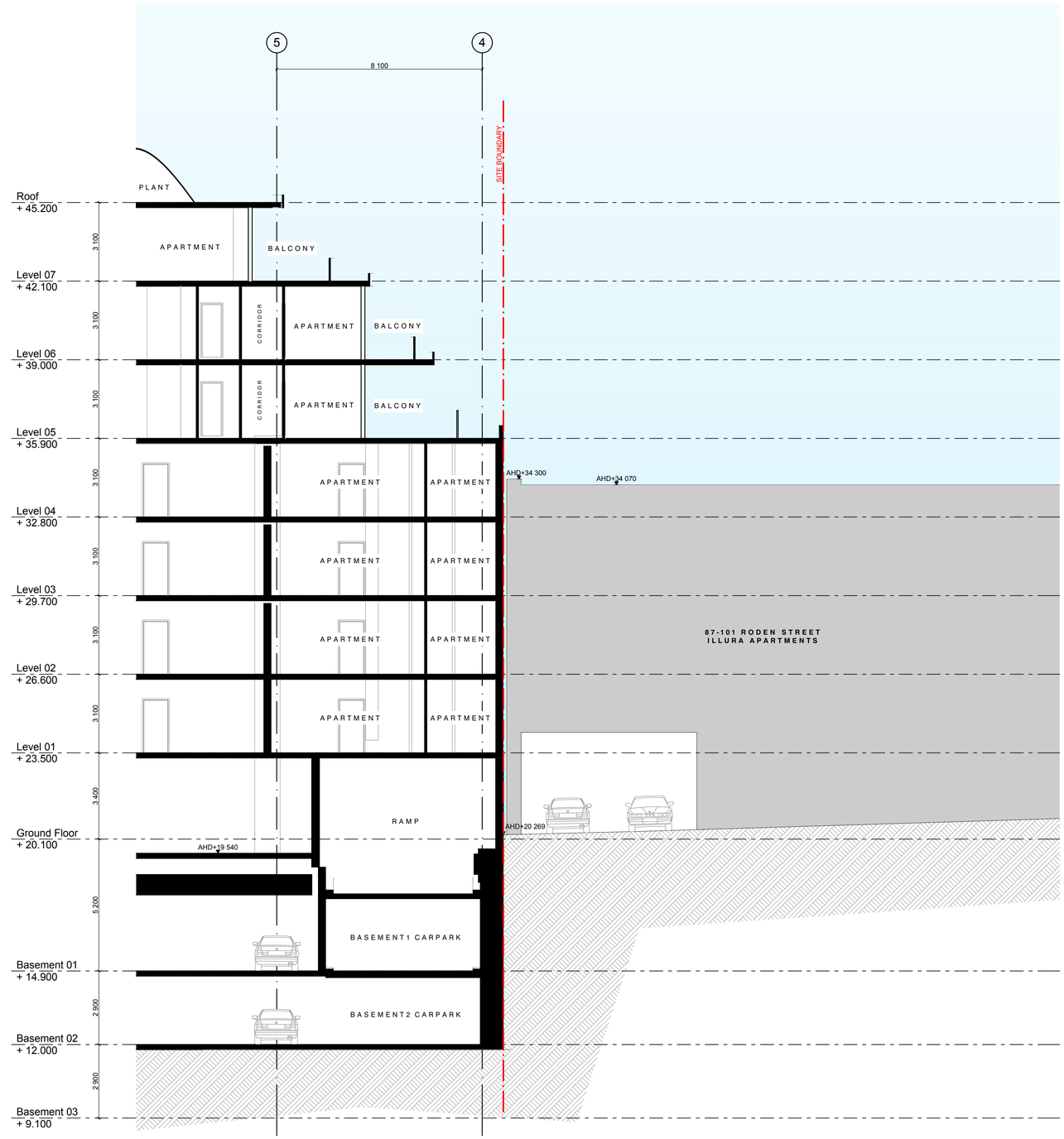
SCALE	1:100 @A1	1:400 @A3	
DATE	17/10/2016	PLOT DATE	21/09/2017
DRAWN	LG, OW	CHECKED	EL
JOB NO.	11989	DRAWING NO.	TP223
		REVISION	2



G
-
SECTION G
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

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TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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DRAWING TITLE
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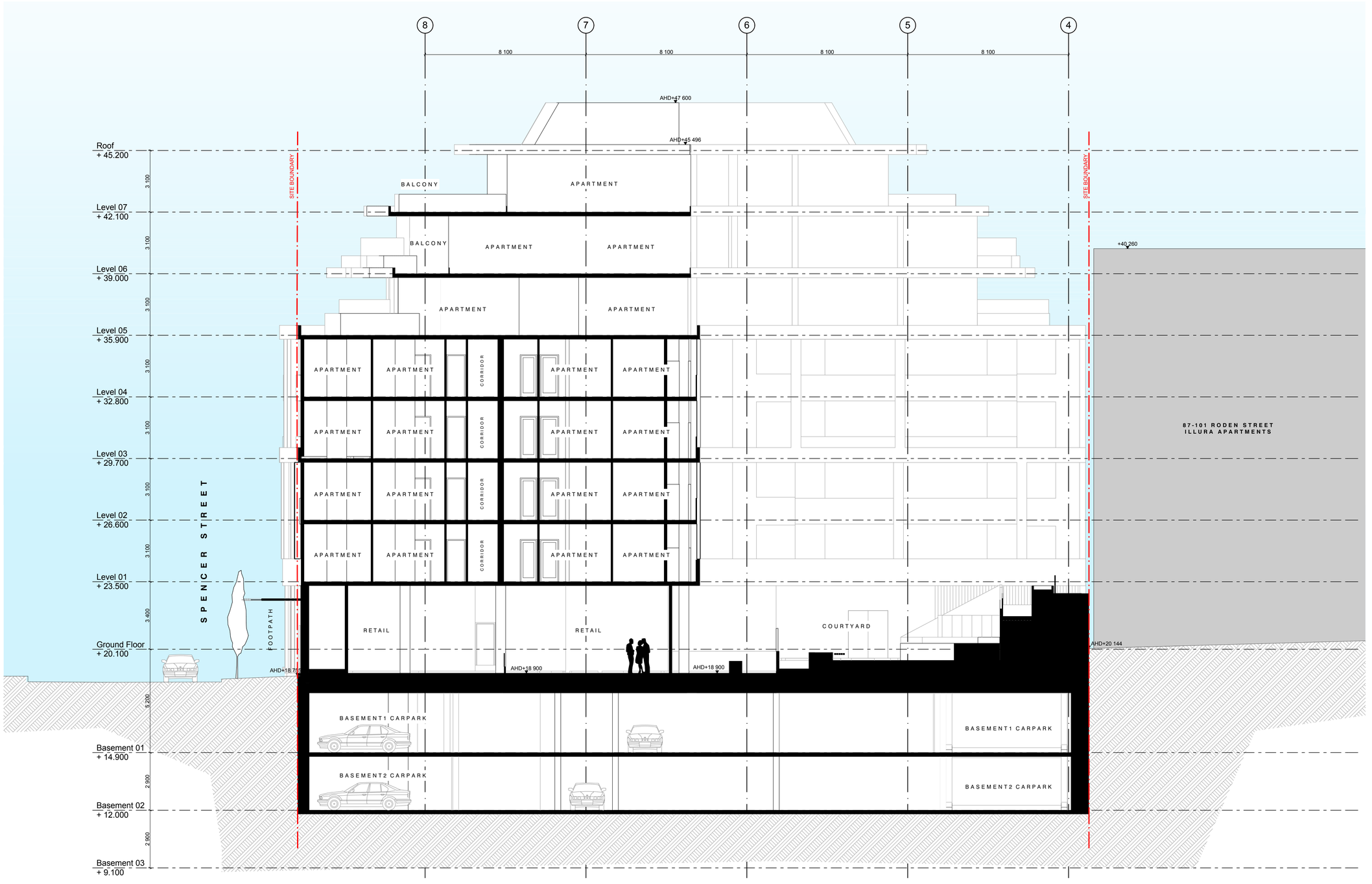
SCALE	1:100 @A1	1:400 @A3	
DATE	17/10/2016	PLOT DATE	21/09/2017
DRAWN	LG, OW	CHECKED	EL
JOB NO.	11989	DRAWING NO.	TP224
		REVISION	2



H - SECTION H
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
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BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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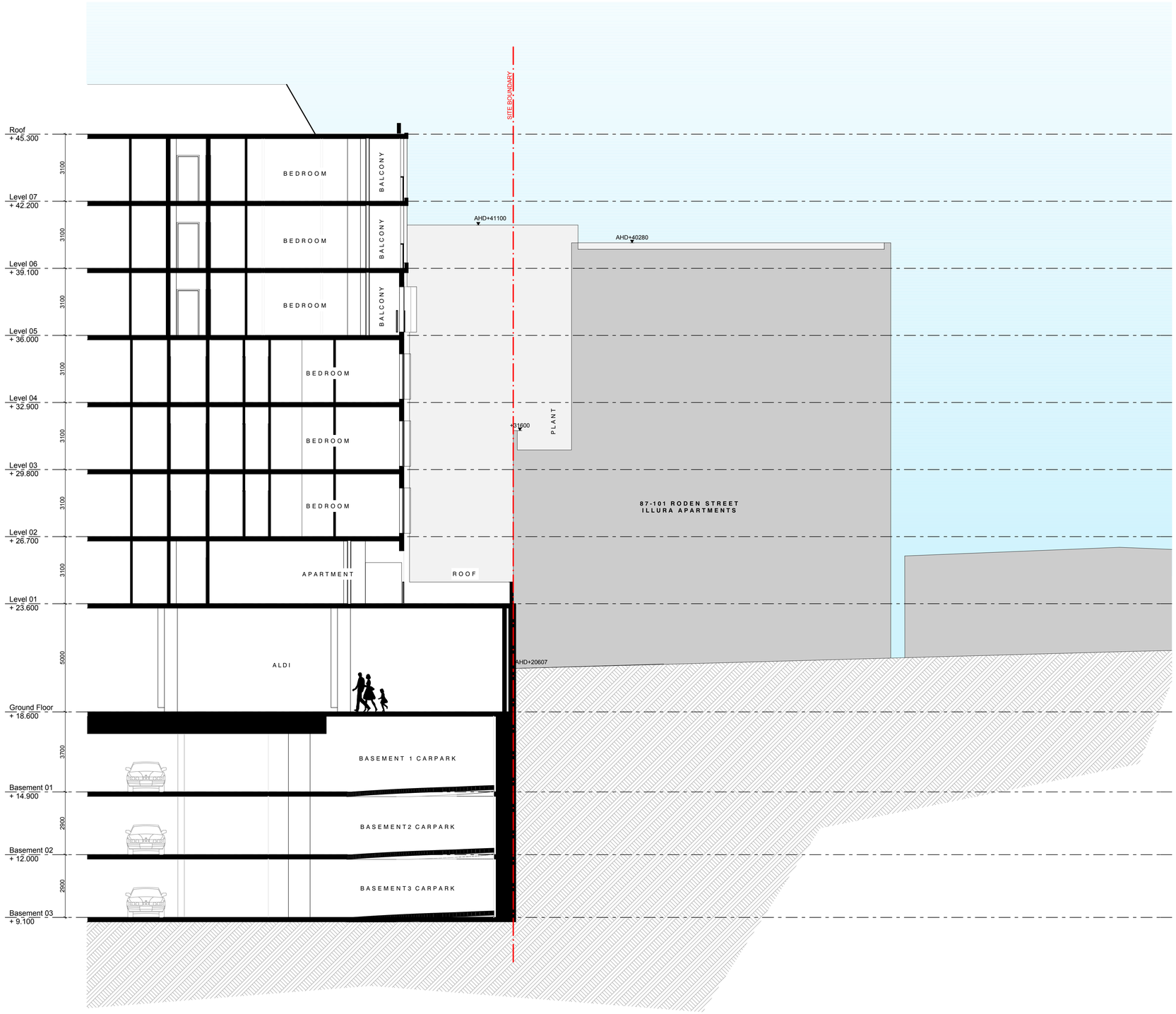
DRAWING TITLE
SECTION - H

SCALE 1:100 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP225	REVISION 2



J - SECTION J
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

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TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
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WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Sydney
Brisbane New Zealand
Level 2, 448 St Kilda Road Telephone +61 3 8696 3999
Melbourne VIC 3004 Australia Instagram #plusarchitecture
Plus Architecture Pty. Ltd. arch@plusarchitecture.com.au
ACN 091690336 www.plusarchitecture.com.au

PROJECT
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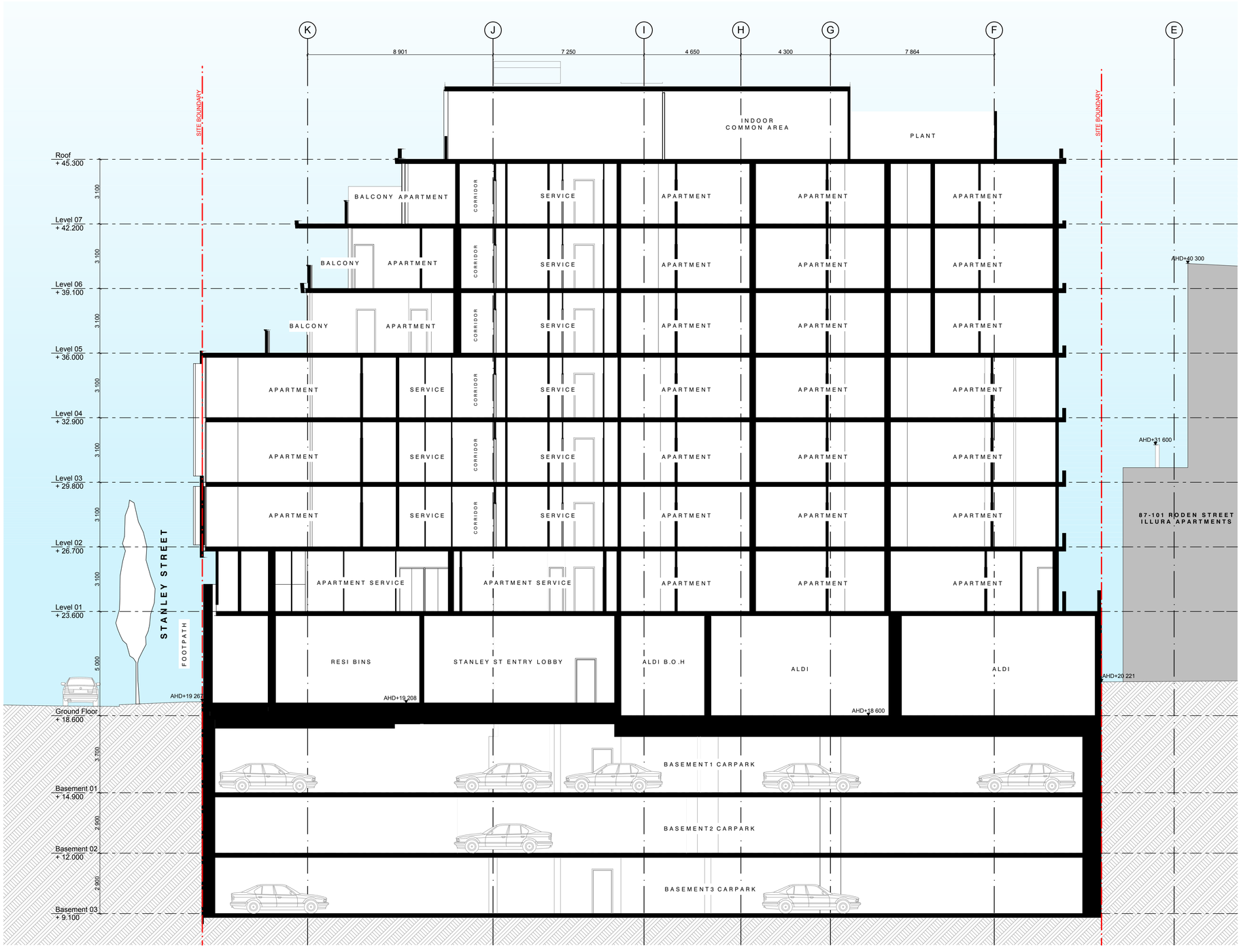
SCALE **1:100 @A1**	**1:400 @A3**	
DATE **17/10/2016**	PLOT DATE **21/09/2017**	
DRAWN **LG, OW**	CHECKED **EL**	
JOB NO. **11989**	DRAWING NO. **TP226**	REVISION **2**



K - SECTION K
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

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SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
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DRAWING TITLE
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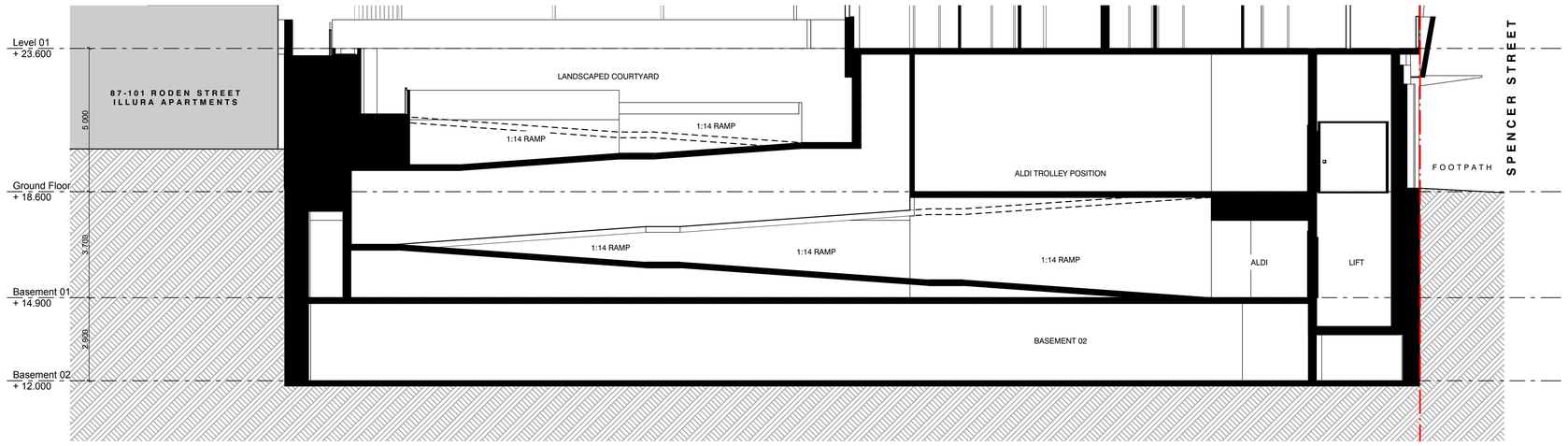
SCALE	1:100 @A1 / 1:400 @A3
DATE	17/10/2016
PLOT DATE	21/09/2017
DRAWN	LG, OW
CHECKED	EL
JOB NO.	11989
DRAWING NO.	TP227
REVISION	2



L A0100 SECTION L
SCALE: 1:100@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

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WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399	
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000	

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
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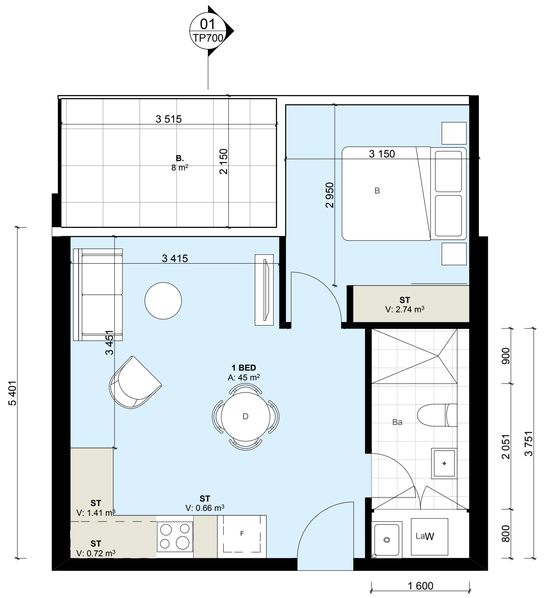
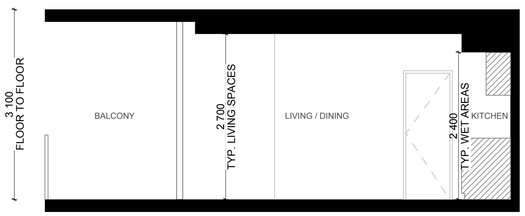
SCALE	1:100 @A1	1:400 @A3
DATE	17/10/2016	PLOT DATE 21/09/2017
DRAWN	LG, OW	CHECKED EL
JOB NO.	11989	DRAWING NO. TP228
		REVISION 2

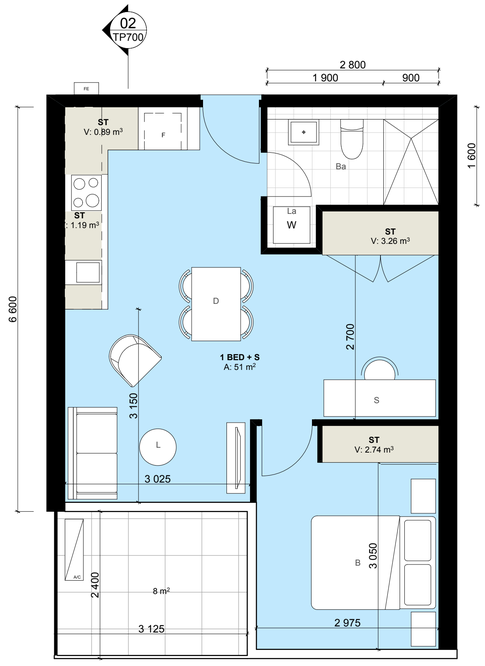


1 BED + 1 BATH
45 m²
TOTAL INTERNAL STORAGE VOLUME: 5.53m³
VOLUME REQUIRED IN B.A.D.S. : 6.00m³

- PLAN TYPICAL APARTMENT: 1 BED
SCALE: 1:50@A1



01 SECTION TYPICAL APARTMENT: 1 BED
SCALE: 1:50@A1



1 BED + 1 STUDY
51m²
TOTAL INTERNAL STORAGE VOLUME: 8.08m³
VOLUME REQUIRED IN B.A.D.S. : 5.00m³

- PLAN TYPICAL APARTMENT: 1 BED + STUDY
SCALE: 1:50@A1

02 SECTION TYPICAL APARTMENT: 1 BED + STUDY
SCALE: 1:50@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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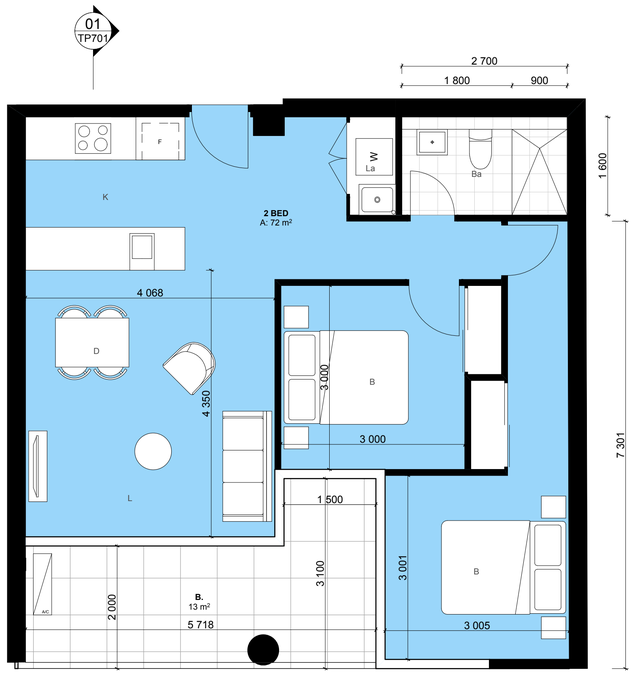
PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
TYPICAL APARTMENTS

SCALE 1:50 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP700	REVISION 1

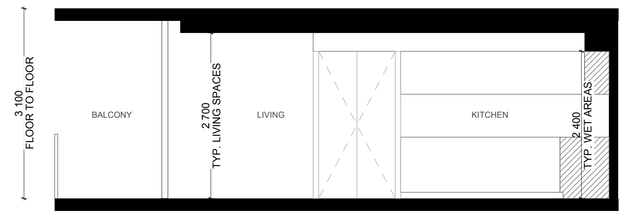


- / - PLAN TYPICAL APARTMENT: 2 BED, 1 BATH
SCALE: 1:50@A1

01 / - SECTION TYPICAL APARTMENT: 2 BED, 1 BATH
SCALE: 1:50@A1

2 BED + 2 BATH
72m²
TOTAL INTERNAL STORAGE VOLUME: 7.40m³
VOLUME REQUIRED IN B.A.D.S. : 9.00m³

- / - PLAN TYPICAL APARTMENT: 2 BED, 2 BATH
SCALE: 1:50@A1



02 / - SECTION TYPICAL APARTMENT: 2 BED, 2 BATH
SCALE: 1:50@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Plus Architecture Pty. Ltd.
ACN 091690336

plus architecture
Melbourne Sydney
Brisbane New Zealand

Telephone +61 3 8696 3999
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
TYPICAL APARTMENTS

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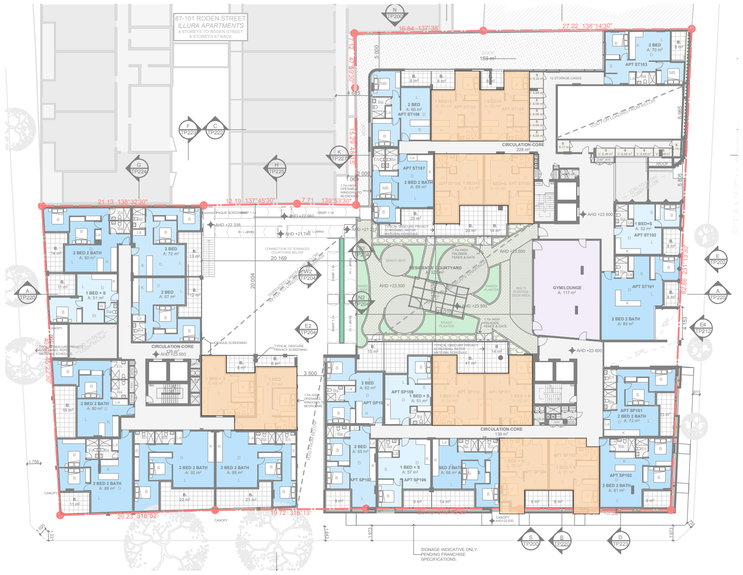
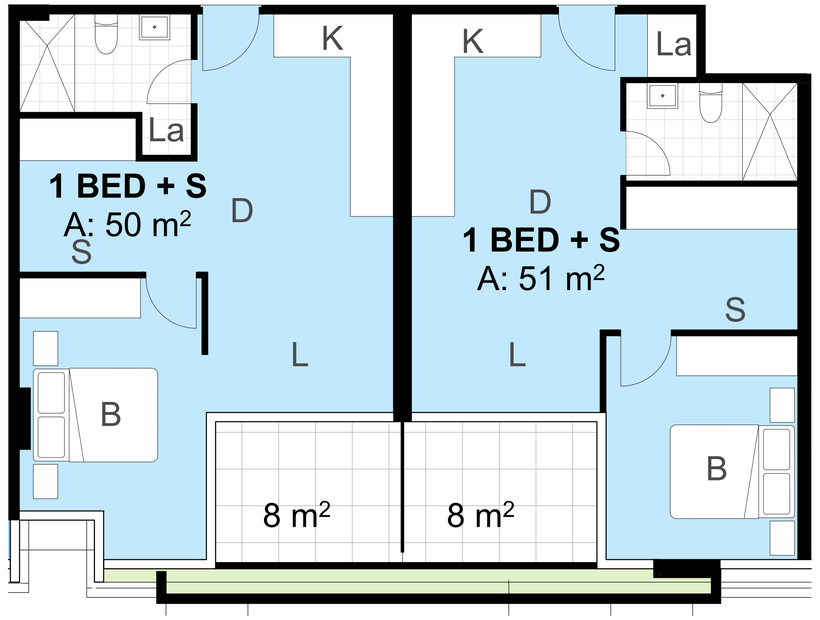
The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

SCALE **1:50 @A1**	**1:400 @A3**	
DATE **17/10/2016**	PLOT DATE **21/09/2017**	
DRAWN **LG, OW**	CHECKED **EL**	
JOB NO. **11989**	DRAWING NO. **TP701**	REVISION **1**

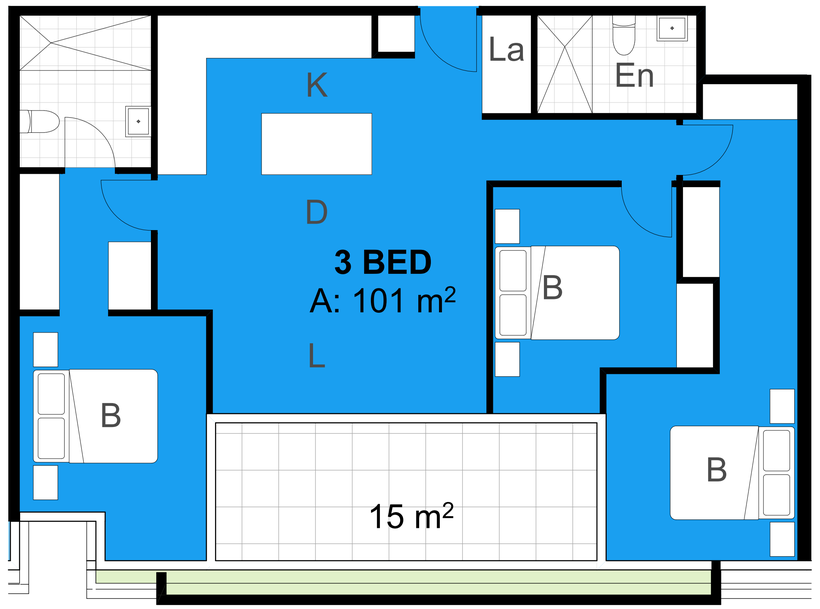


LEVEL 01 GENERAL FLOOR PLAN

1 BED APARTMENTS WITH FUTURE POTENTIAL
TO BE CONVERTED INTO LARGER APARTMENTS



SINGLE BED APARTMENTS WITH COMBINATION OPTION
SCALE: 1:50@A1



APARTMENT COMBINATION OPTION
SCALE: 1:50@A1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
22.12.2016	TOWN PLANNING SUBMISSION	LG	EL	-
09.06.2017	PRE APPLICATION	LG	EL	1
08.09.2017	AMENDED TOWN PLANNING SUBMISSION	NM	EL	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TRAFFIC ENGINEER	TRAFFIX GROUP	T +61 3 9822 2888
SERVICES ENGINEER	LUCID CONSULTING	T +61 3 9867 8770
ESD CONSULTANT	LUCID CONSULTING	T +61 3 9867 8770
WASTE ENGINEER	LEIGH DESIGN	T +61 3 8516 5399
BUILDING SURVEYOR	CHECKPOINT	T + 61 3 9673 0000

SPENCER WEST
MELBOURNE PTY LTD

plus architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
Plus Architecture Pty. Ltd.
ACN 091690336
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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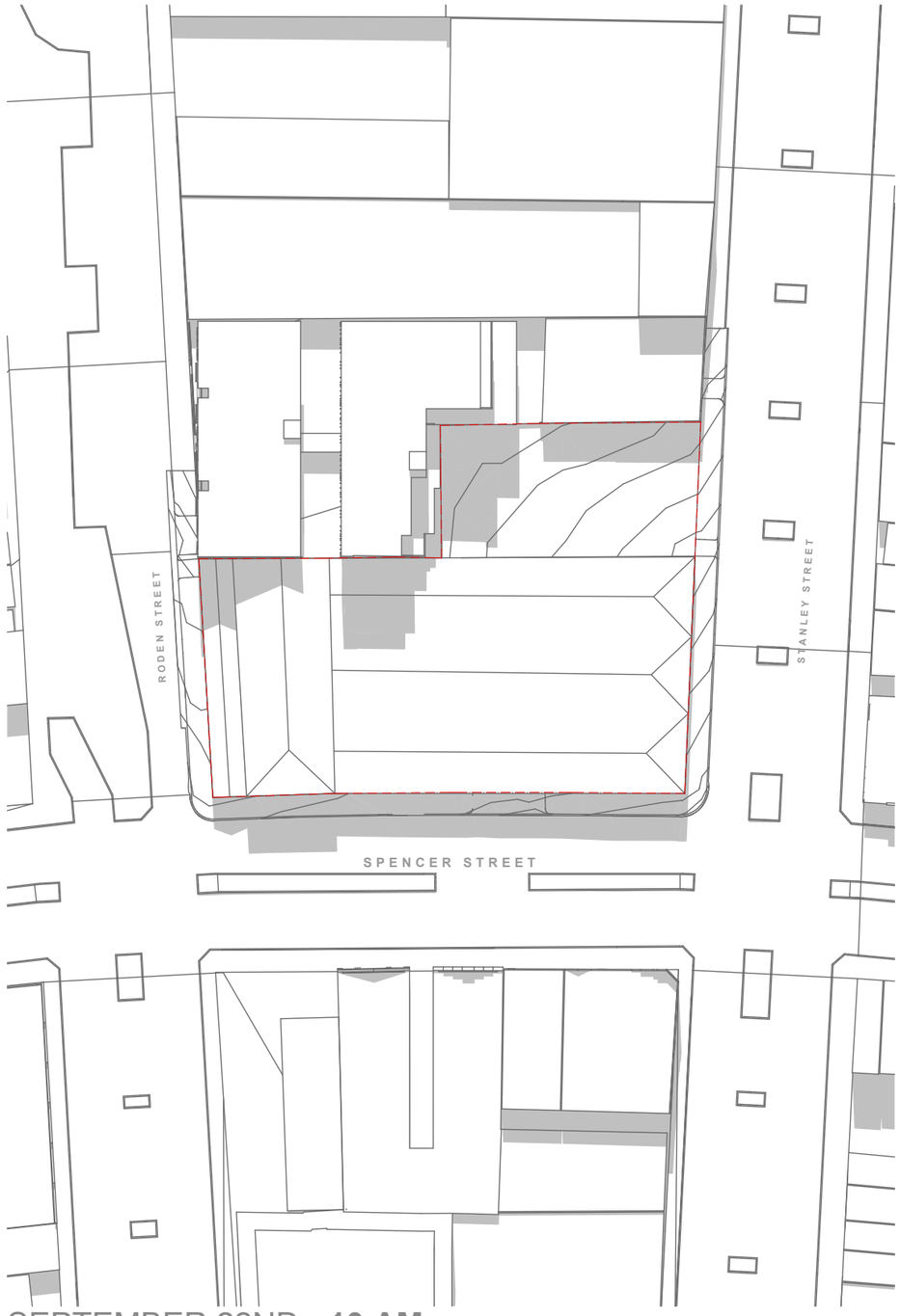
PROJECT
512-544 SPENCER STREET WEST MELBOURNE 3003

DRAWING TITLE
APARTMENT TYPE DIVERSITY

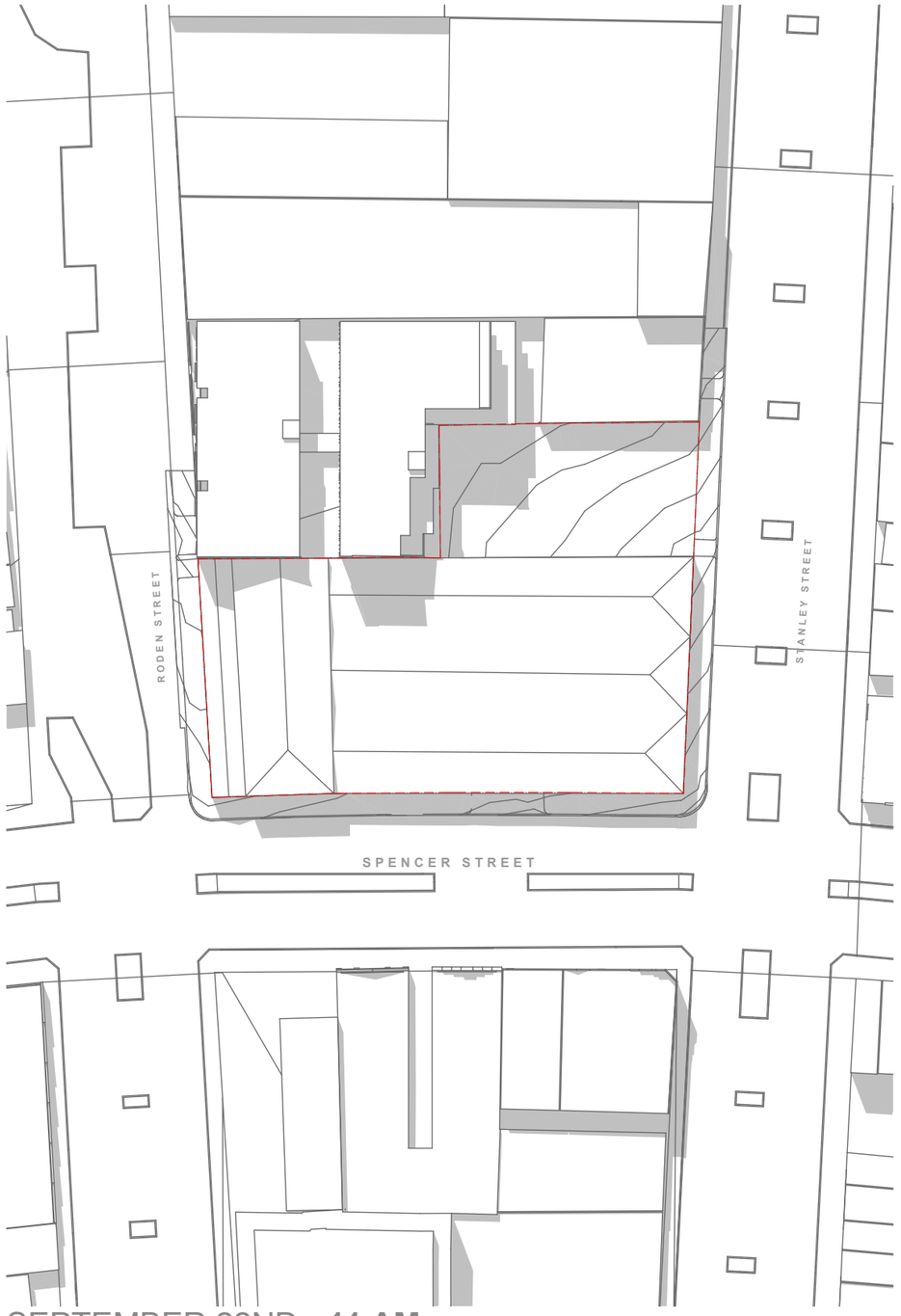
SCALE 1:400, 1:50 @A1	1:400 @A3	
DATE 17/10/2016	PLOT DATE 21/09/2017	
DRAWN LG, OW	CHECKED EL	
JOB NO. 11989	DRAWING NO. TP702	REVISION 2

4.01

SHADOW ANALYSIS - EXISTING



SEPTEMBER 22ND - **10 AM**



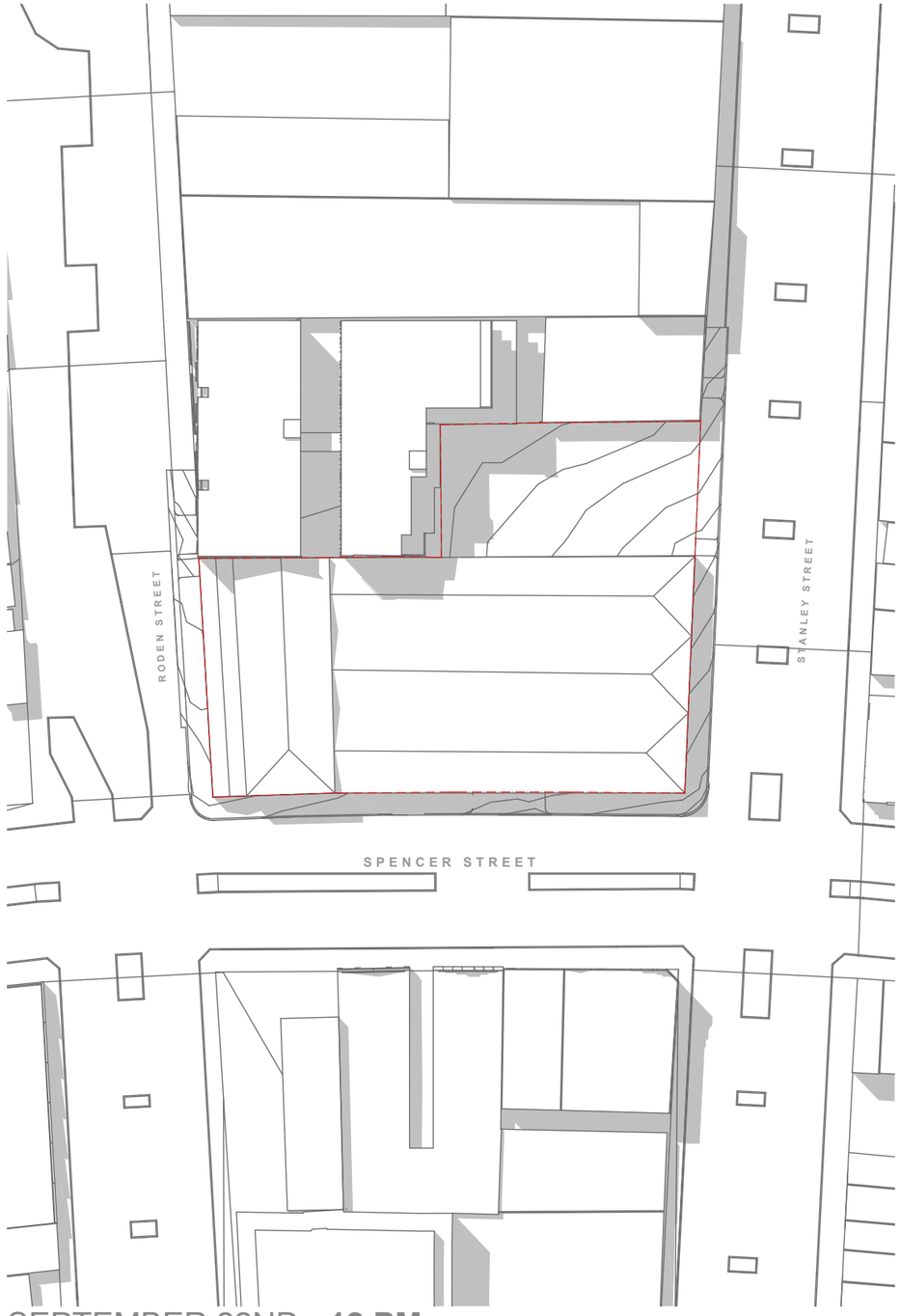
SEPTEMBER 22ND - **11 AM**

KEY

- SUBJECT SITE
- EXISTING SHADOW

4.02

SHADOW ANALYSIS - EXISTING



SEPTEMBER 22ND - **12 PM**

SEPTEMBER 22ND - **1 PM**

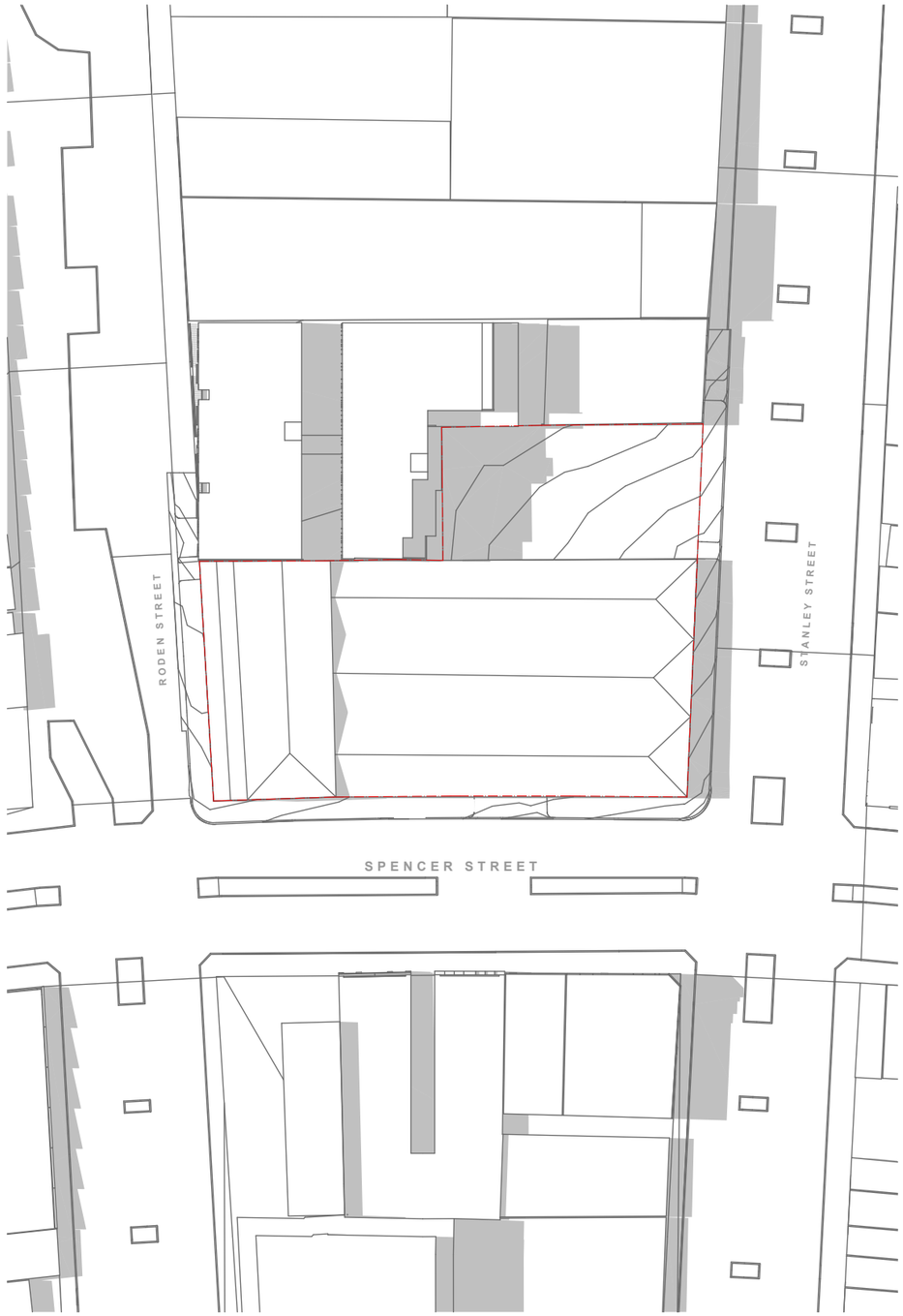
KEY

- SUBJECT SITE
- EXISTING SHADOW

plus architecture

4.03

SHADOW ANALYSIS - EXISTING



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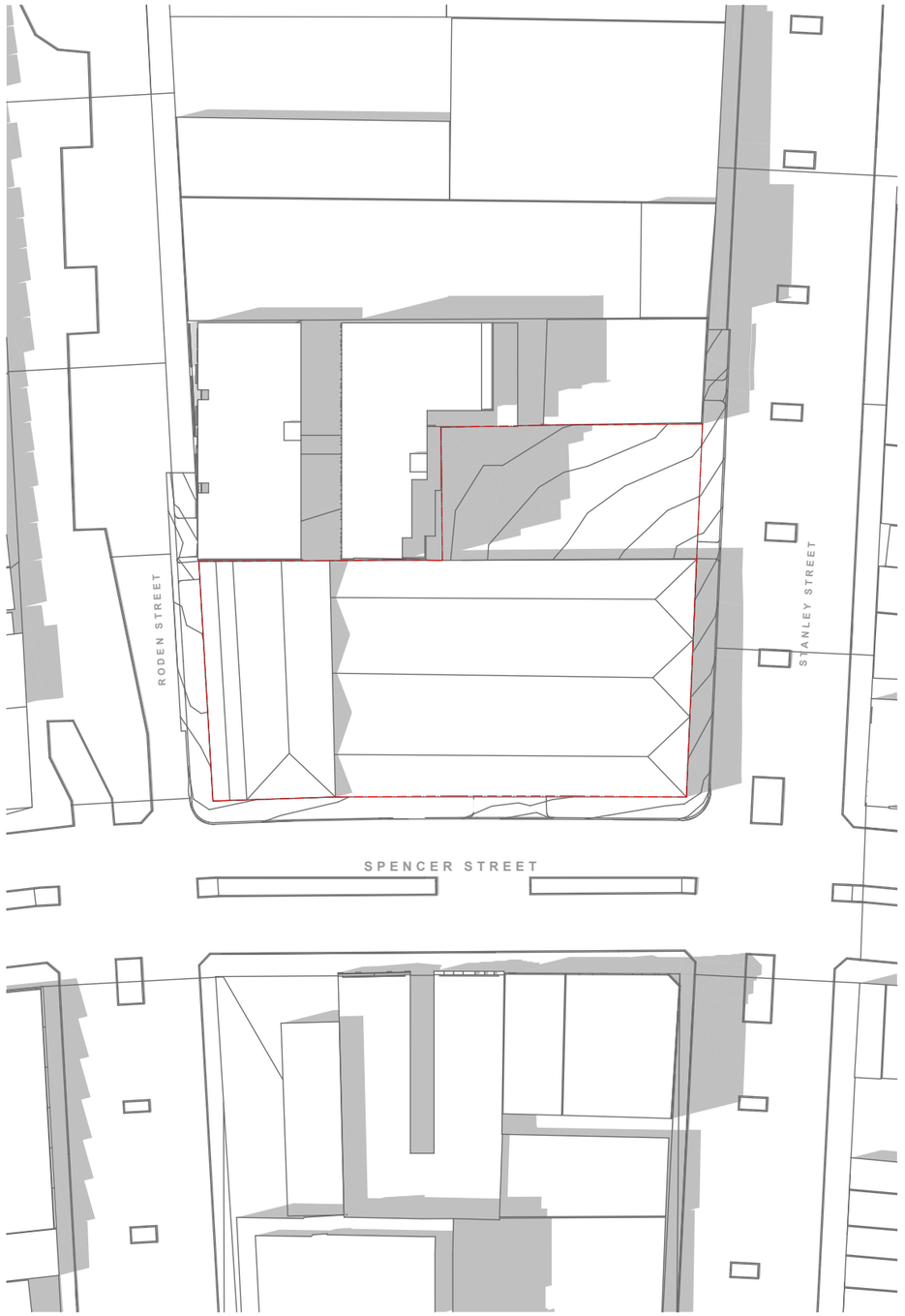


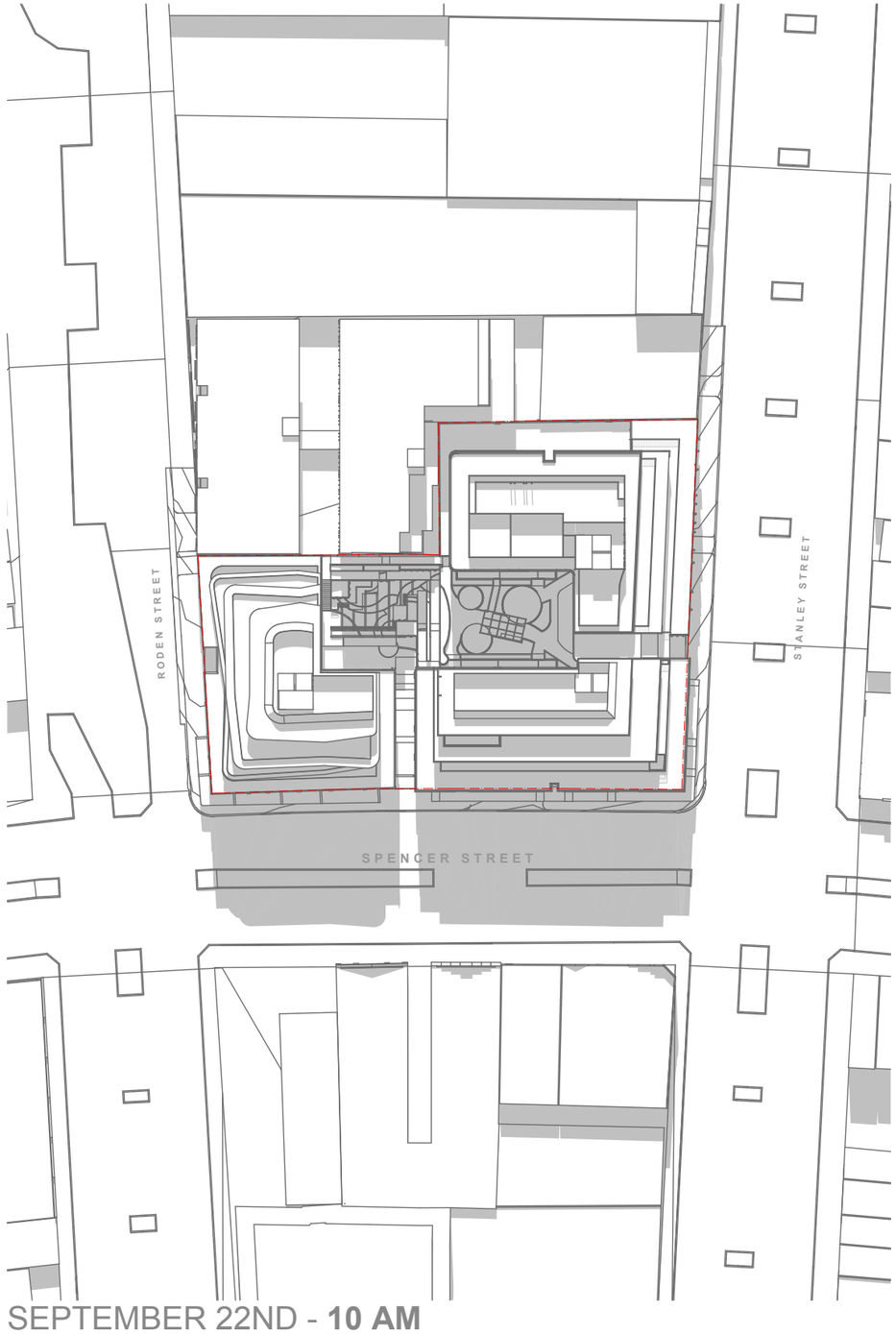
SEPTEMBER 22ND - **3 PM**

KEY

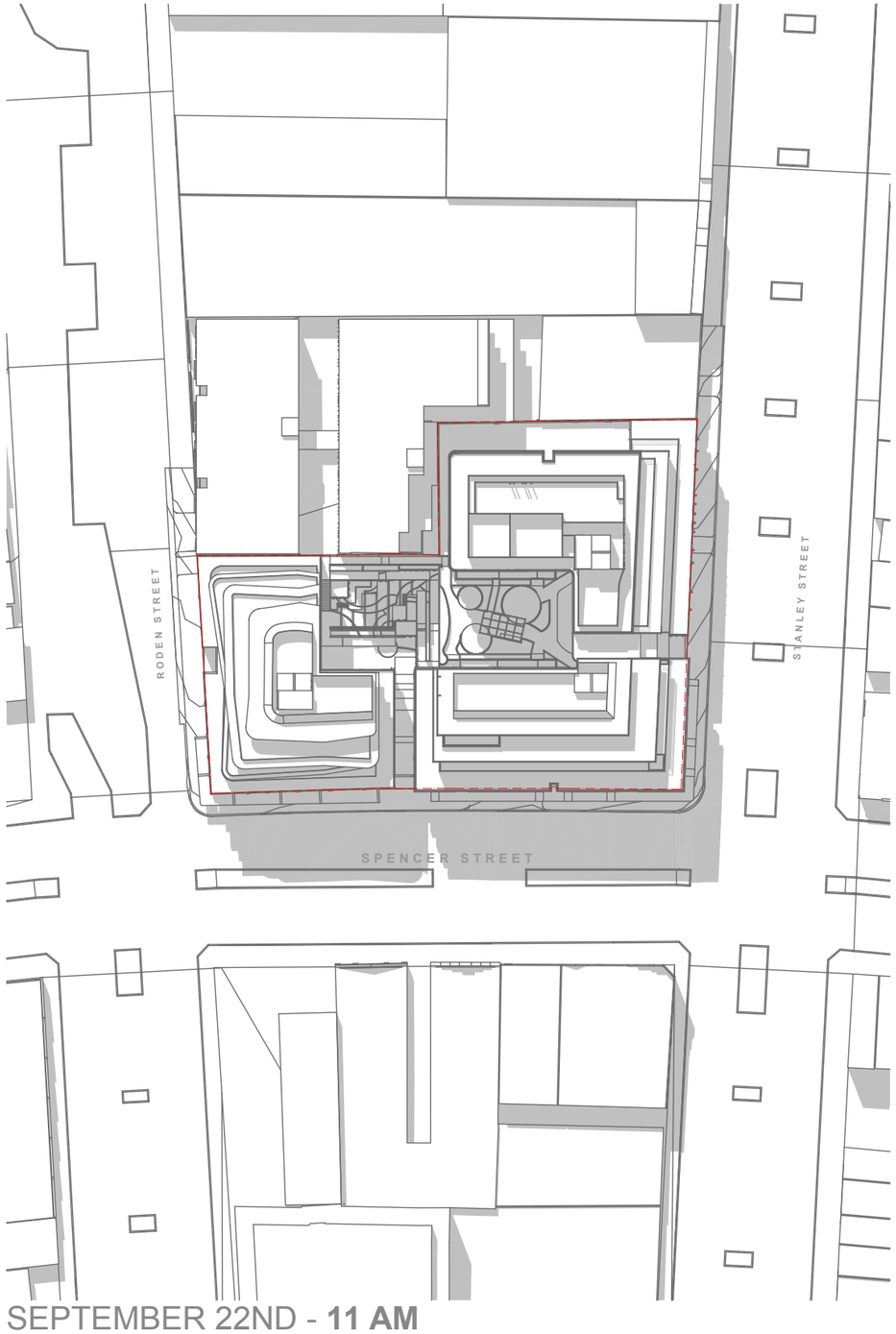
- SUBJECT SITE
- EXISTING SHADOW

4.04

SHADOW ANALYSIS - PROPOSED



SEPTEMBER 22ND - **10 AM**



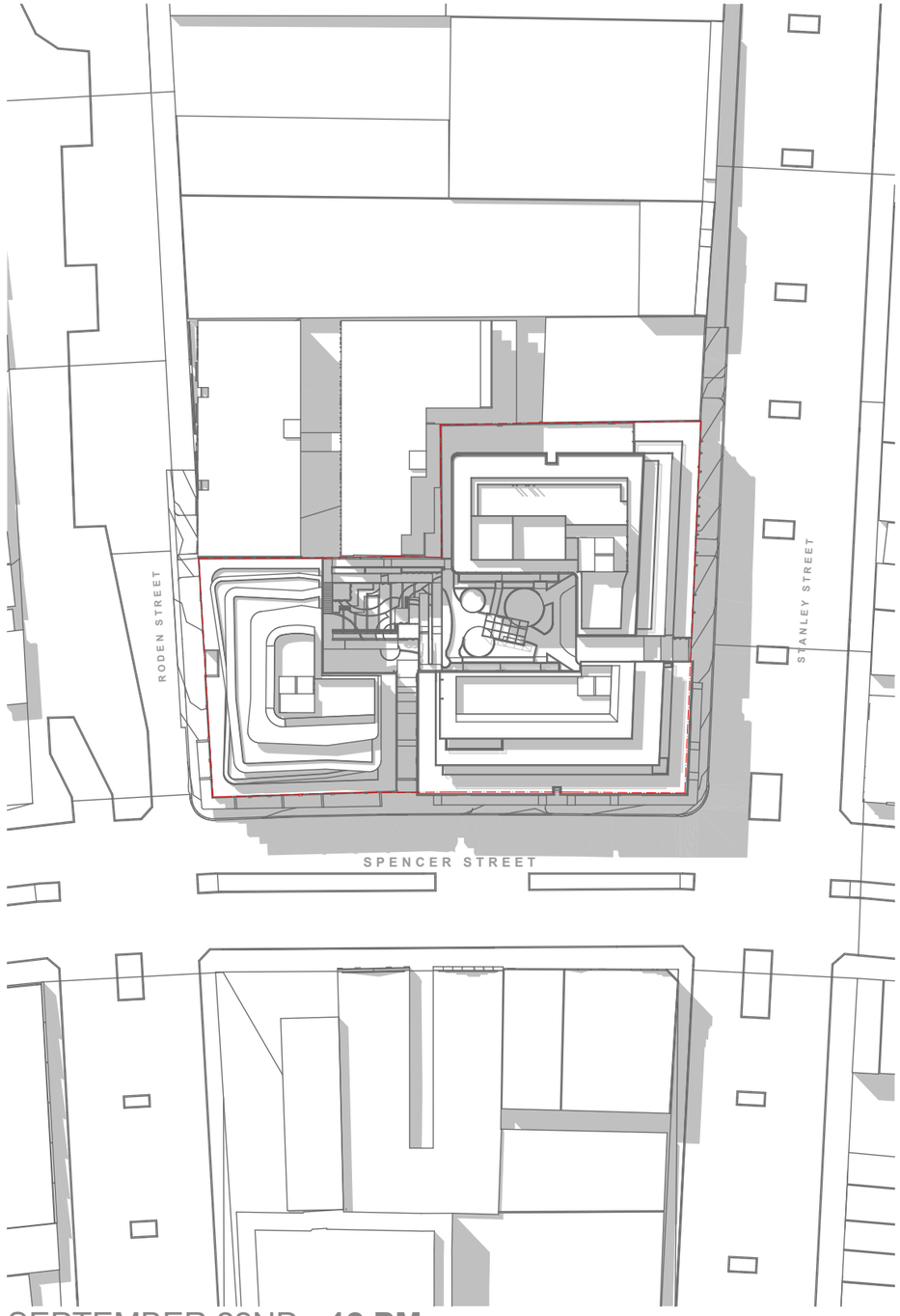
SEPTEMBER 22ND - **11 AM**

KEY

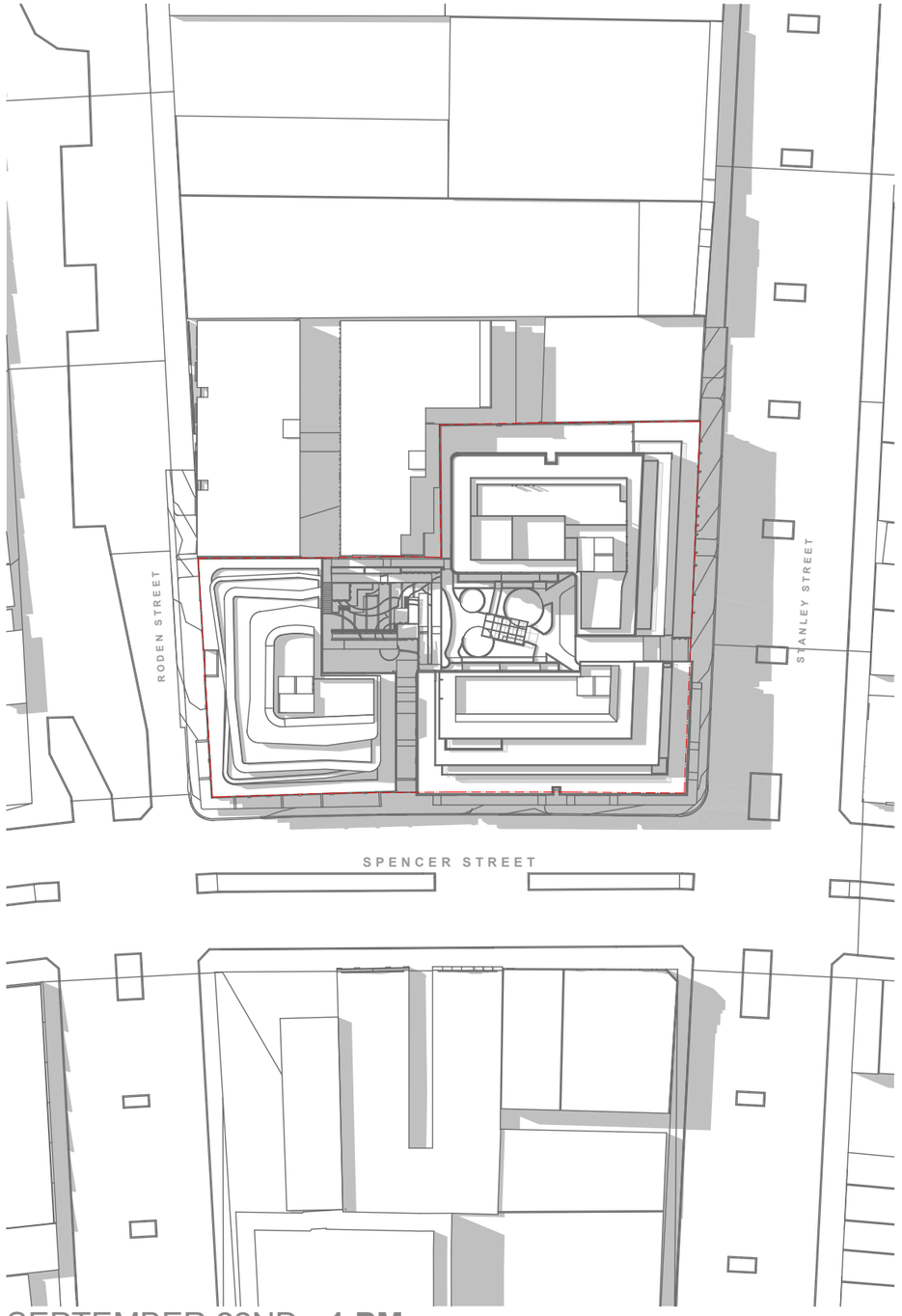
SUBJECT SITE

4.05

SHADOW ANALYSIS - PROPOSED



SEPTEMBER 22ND - **12 PM**



SEPTEMBER 22ND - **1 PM**

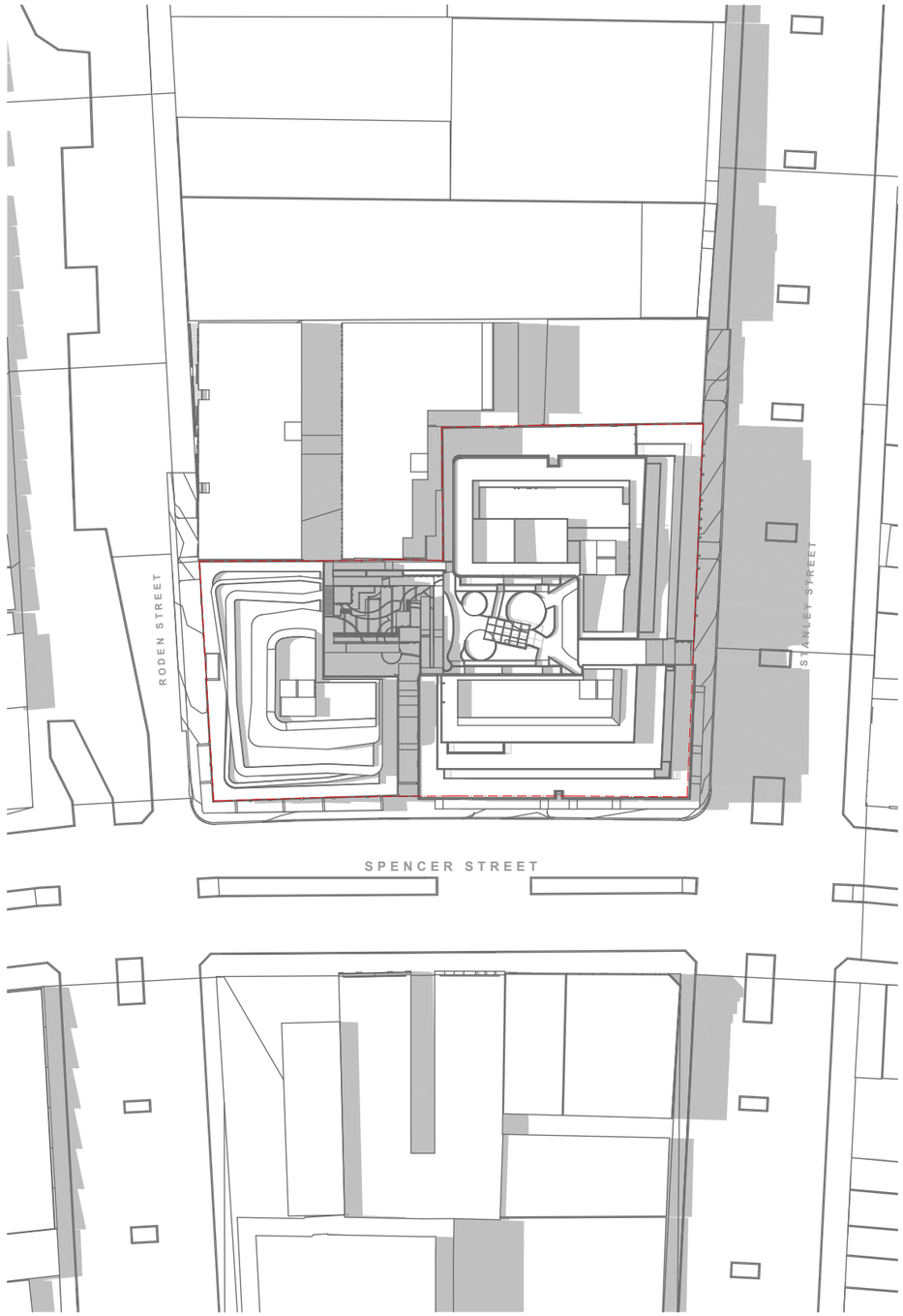
KEY

SUBJECT SITE

plus architecture

4.06

SHADOW ANALYSIS - PROPOSED



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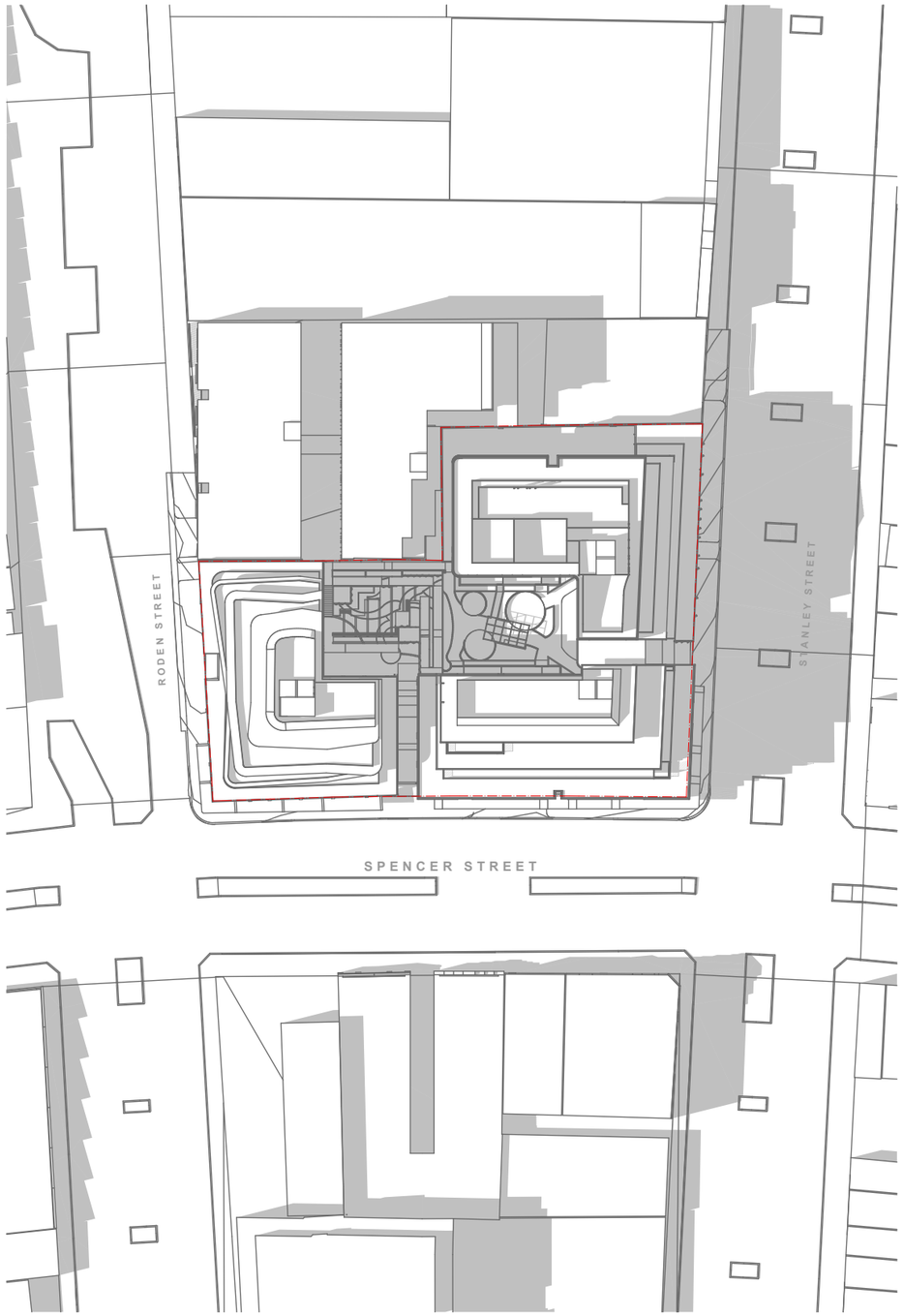


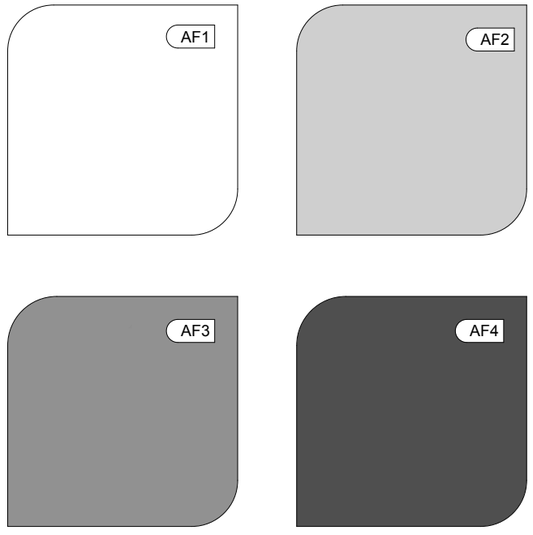
SEPTEMBER 22ND - **3 PM**

KEY

SUBJECT SITE

5.01
MATERIAL SCHEDULE

APPLIED FINISHES



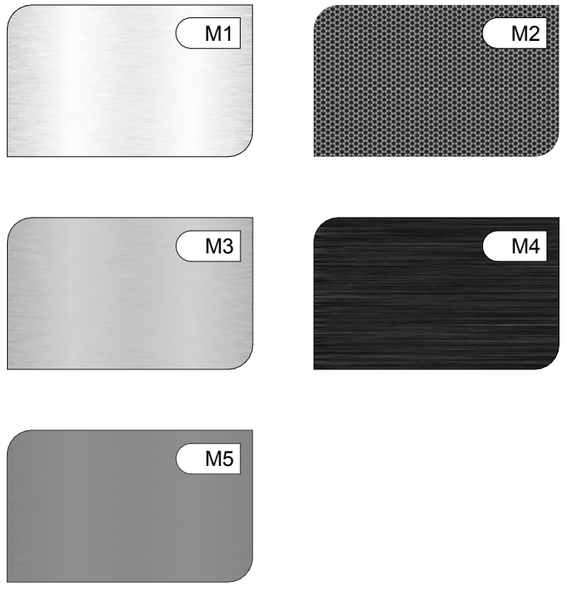
AF1 APPLIED FINISH - WHITE/ LIGHT

AF2 APPLIED FINISH - LIGHT GREY

AF3 APPLIED FINISH - MEDIUM GREY

AF4 APPLIED FINISH - DARK

METAL



M1 WHITE/ LIGHT

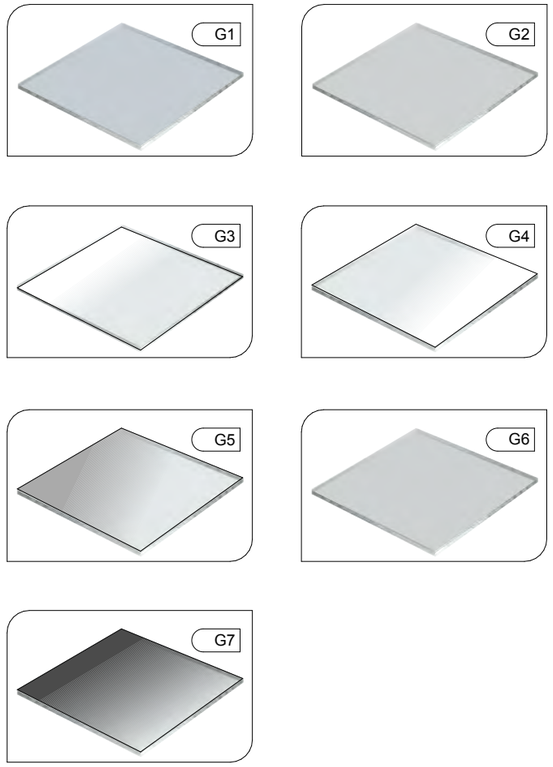
M2 PERFORATED (GARAGE DOORS)

M3 LIGHT GREY (PLANT ROOM ENCLOSURE)

M4 DARK

M5 MEDIUM GREY

GLAZING



G1 VISION GLAZING - CLEAR (RETAIL GROUND FLOOR)

G2 VISION GLAZING - GREY TINT

G3 VISION GLAZING - MIRRORED PRINTED WHITE GRADIENT

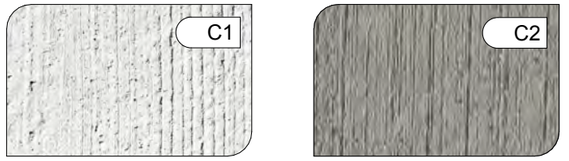
G4 BALUSTRADE GLAZING - MIRRORED PRINTED WHITE GRADIENT (INVERSE OF G3)

G5 GLAZING - OBSCURE PRIVACY GLASS

G6 BALUSTRADE GLAZING - GREY TINT

G7 VISION GLAZING - DARK GREY TINT

CONCRETE



C1 TEXTURED CONCRETE - LIGHT

C2 TEXTURED CONCRETE - DARK

BRICK

B1 BRICK - LIGHT GLOSS

B2 BRICK - WEATHERED

6.01
MASTER DEVELOPMENT SCHEDULE

512-544 Spencer St, West Melbourne
MASTER DEVELOPMENT SCHEDULE

Job Number 11989
File 12.6.01
Date 21/09/2017

2

	RESIDENTIAL							SERVICES/CIRC inc. communal	RETAIL	COMMERCIAL inc. Aldi & BOH	CARPARK		BALCONIES	LANDSCAPING	AREA PER LEVEL (EXCLUDING BALCONIES & LANDSCAPING)	
		MIX					TOTAL									
	Area	1 Bed	1 Bed + S	2 Bed	2Bed 2B	3 Bed	APTS/FLOOR	Area	Area (GFA)	Area (GFA)	NO	Area	Area	Area	sellable sqm	GFA
RODEN	4061	5	5	9	34	1	54	1843	408	0	68	2923	2923	602	4469	9235
STANLEY/SPENCER	8913	10	60	28	41	4	143	3944	380	2082	206	7119	7119	730	11375	22438
Totals	**12974**	**15**	**65**	**37**	**75**	**5**		**5787**	**788**	**2082**	**274**	**10042**	**10042**	**1332**	**15844**	**31673**
		TOTAL APARTMENTS =				**197**					**sqm/car =**	**36.6**				
		8%	**33%**	**19%**	**38%**	**3%**										

BICYCLE PARKING ANALYSIS	RESIDENTS	RESI VIS.	RETAIL VIS. –60 occupants on average
RATE	0.200	0.100	
REQUIRED BICYCLE PARKING	39	20	4
BICYCLE SPACES	**146**	**20**	**4**
TOTAL	**170**		

RESIDENTS' STORAGE	STORES 6m³	OVERBONNET 3m³
BASEMENT 03	38	28
BASEMENT 02	110	0
BASEMENT 01	5	0
GROUND		
LEVEL 01	12	
LEVEL 02	7	
LEVEL 03	7	
LEVEL 04	7	
LEVEL 05	2	
LEVEL 06	1	
LEVEL 07	4	
STORES	**193**	**28**
TOTAL	**221**	

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6.02

RODEN - DEVELOPMENT SCHEDULE

2

512-544 Spencer St, West Melbourne
RODEN DEVELOPMENT SCHEDULE

Job Number 11989
File 12.6.01
Date 21/09/2017

	RESIDENTIAL							SERVICES/CIRC inc. communal	RETAIL	COMMERCIAL inc. Aldi & BOH	CARPARK		BALCONIES	LANDSCAPING	AREA PER LEVEL (EXCLUDING BALCONIES & LANDSCAPING)	
		MIX					TOTAL									
	Area	45-56m² 1 Bed	51-56m² 1 Bed + S	64-72m² 2 Bed	69-93m² 2Bed 2B	105m2 3 Bed	APTS/FLOOR	Area	Area (GFA)	Area (GFA)	NO	Area	Area	Area	sellable sqm	GFA
Basement 02								119			37	1498			0	1617
Basement 01								173			31	1266			0	1439
Ground Floor							0	521	408			159		352	408	1088
Level 01	718	1	2	2	5		10	139					141		718	857
Level 02 TYPICAL	749	1	1	2	6		10	138					141		749	887
Level 03 TYPICAL	749	1	1	2	6		10	138					141		749	887
Level 04 TYPICAL	749	1	1	2	6		10	138					141		749	887
Level 05	448			1	5		6	104					220		448	552
Level 06	441	1			5		6	99					144	73	441	540
Level 07	207				1	1	2	81					224	124	207	288
Roof							0	193						53	0	193
							0								0	0
							0								0	0
							0								0	0

6.03

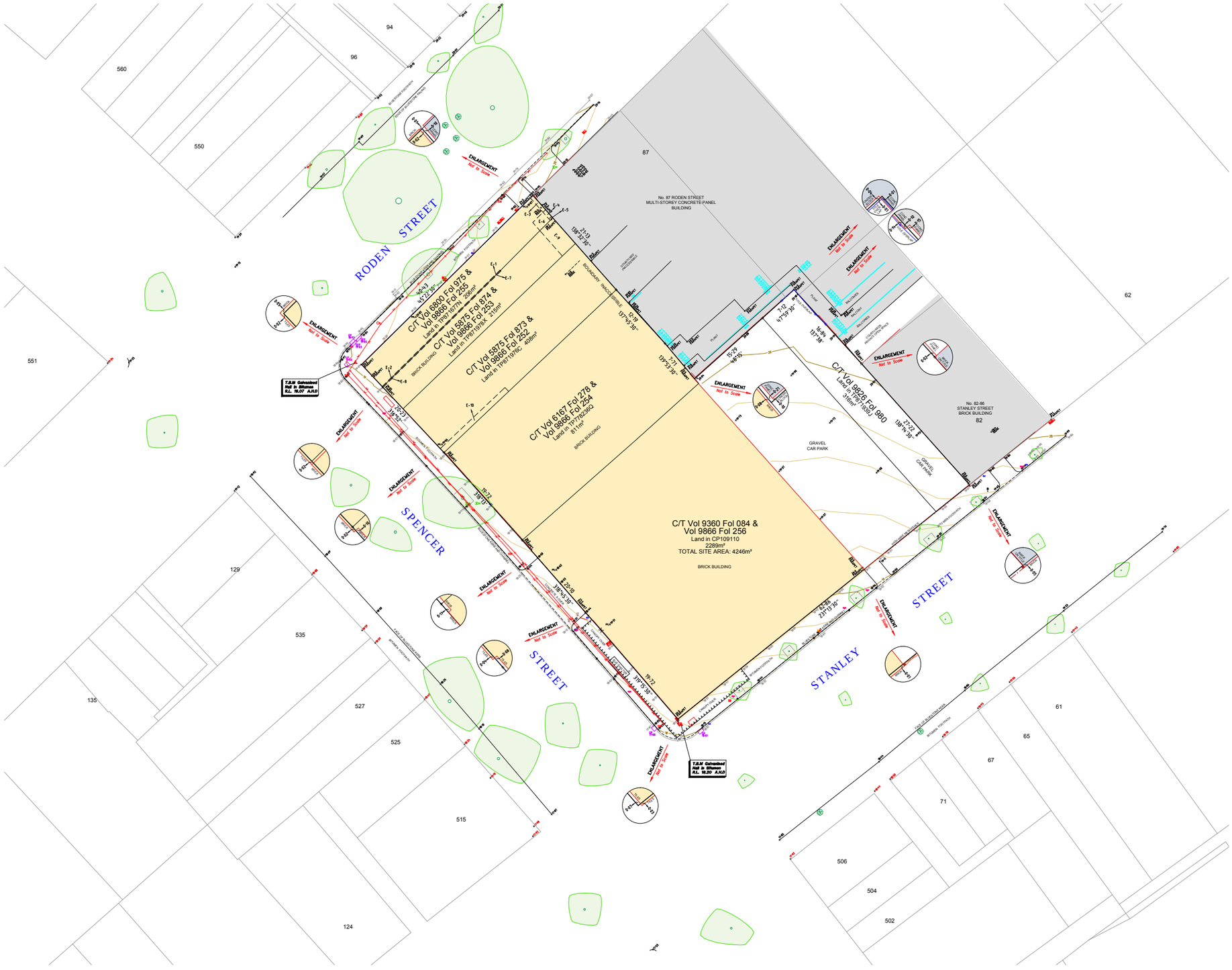
STANLEY/SPENCER - DEVELOPMENT SCHEDULE

2

512-544 Spencer St, West Melbourne
STANLEY/ SPENCER DEVELOPMENT SCHEDULE
Job Number 11989
File 12.6.01
Date 21/09/2017

	RESIDENTIAL - STANLEY							RESIDENTIAL - SPENCER							SERVICES/CIRC	RETAIL	ALDI	CARPARK		BALCONIES	LANDSCAPING	AREA PER LEVEL	
		MIX					TOTAL		MIX					TOTAL	inc. communal		inc. BOH, circ, loading, office, plant, trolleys						(EXCLUDING BALCONIES & LANDSCAPING)	
	Area	- 1 Bed	49-52m² 1 Bed + S	60-69m² 2 Bed	71-84m² 2Bed 2B	93-110m2 3 Bed	APTS/FLOOR	Area	45-54m² 1 Bed	48-51m² 1 Bed + S	63-65m² 2 Bed	71-81m² 2Bed 2B	116m2 3B	APTS/FLOOR	Area	Area (GFA)	Area (GFA)	NO	Area	Area	Area	sellable sqm	GFA
Basement 03															247			71	2407			0	2654
Basement 02															344		12	66	2273			12	2629
Basement 01															272		190	69	2303			190	2765
Ground Floor							0							0	358	380	1880		136			2260	2754
Level 01	551		5	2	2		9	662		6	2	3		11	509					226	357	1213	1722
Level 02 TYPICAL	828		6	3	4		13	715		7	2	3		12	331					230	11	1543	1874
Level 03 TYPICAL	828		6	3	4		13	715		7	2	3		12	331					230	37	1543	1874
Level 04 TYPICAL	828		6	3	4		13	715		7	2	3		12	331					230	17	1543	1874
Level 05	666		3	2	4	1	10	509	5		1	3		9	253					289	112	1175	1428
Level 06	625		2	3	3	1	9	499	5	1	1	2		9	238					254	4	1124	1362
Level 07	555		2	2	3	1	8	217		2			1	3	261					153	6	772	1033
Roof							0							0	469						186	0	469
							0							0								0	0

7.01
LAND SURVEY



Legend

4	Instrument Station	
104	Existing Surface	x
107	Floor Level	RL
201	Tree> 2m	
308	Side Entry Pit	SE
309	Grated Pit	GP
322	Kerb Outlet	
403	Edge of Bitumen	
407	Invert of Kerb/Channel	
409	Top of Kerb/Channel	
503	Sign	
504	Postbox	
527	Ticket Machine	
603	Building	
604	Verandah	
605	Window	
633	Parapet	
634	Ridge Line	
711	Light Pole	
712	Electricity Pole	
713	Electricity Pole with Light	
717	Electricity Line Overhead	
721	Telecom Pit	
729	Telecom Pit	
731	Gas Valve	
747	Inspection Shaft Cap	
751	Stop Valve	
753	Fire Hydrant	
762	Unclassified Pit	
810	Bus/Shelter	
903	Fence	
904	Gate	
950	Title	
951	Internal Title Boundaries	
952	Abutting Title Boundary	
990	Easement	
997	Digital Cadastral Map Base	

Services

Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Notations

Date of Survey October & November 2016

Land Subject to Easement
E-1, E-2, E-7 & E-8 Party Wall
E-3, E-4 & E-5 Drainage
E-4, E-5, E-6 & E-10 Light and Air
E-5 Overhanging Drains & Downpipes
E-9 Any easements affecting the same (way)
E-10 Carriageway

This Plan is to be read in conjunction with the attached Surveyors Report.

The location of buildings beyond site boundaries are indicative only.

Information relating to abutting properties has only been shown where visible or accessible.

Internal Title boundaries (Layer 951) are for reference only and not for design purposes.

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.

Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
HW - Habitable Window
NHW - Non-habitable Window
H - Window head
S - Window sill

Private Open Space is denoted as POS

Refer to Plan Ref: 3139400CA for site photographs.
Direction of photographs shown thus

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

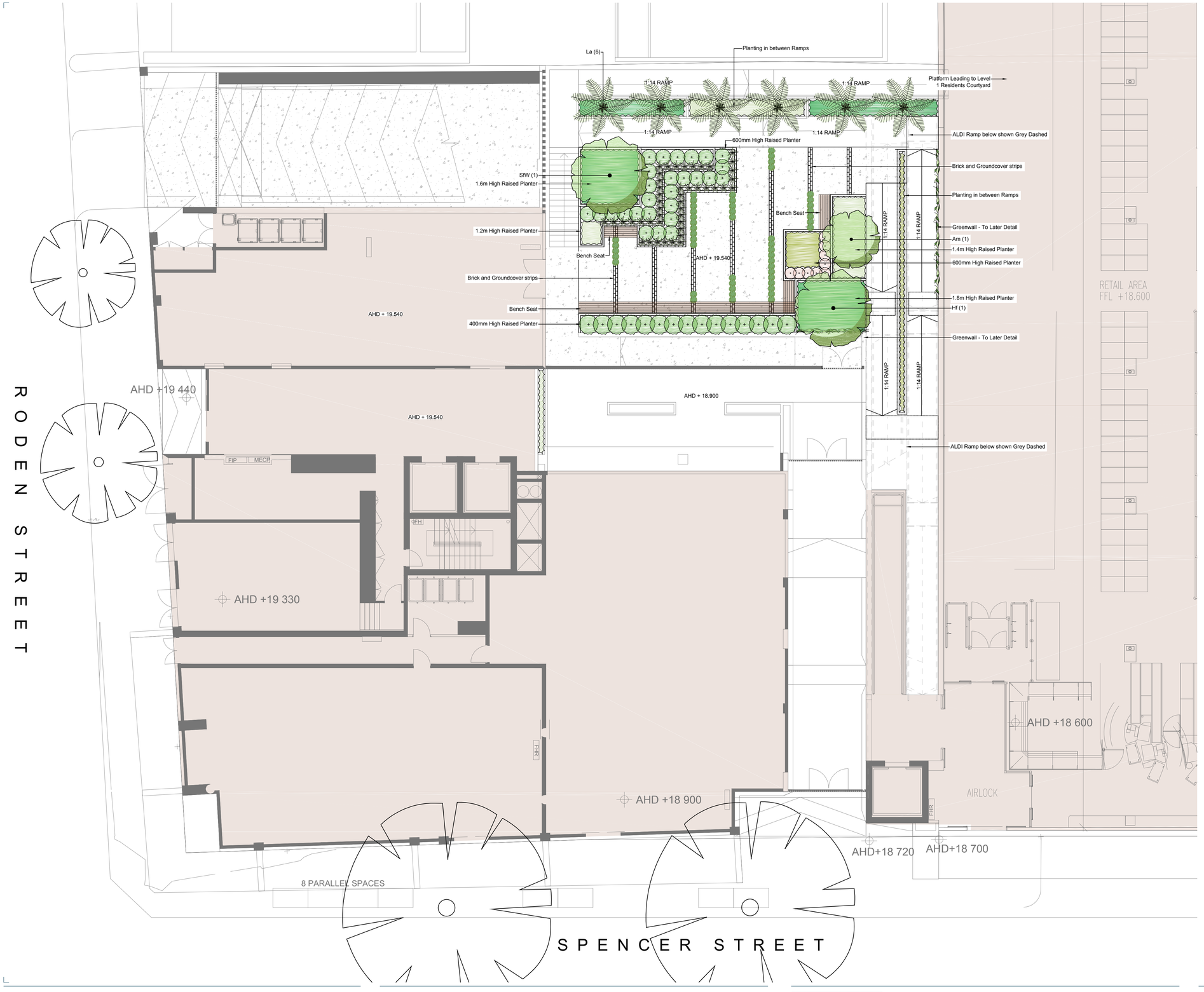
Levels shown thus are to Australian Height Datum vide PM75 with a stated value of RL 28.140

Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale	1:200 (0 2 4 6 8)
Certified	Matthew King, Licensed Surveyor
Drawn	RU
Date	17/11/16
Survey Date	3139405&06.SEE
CAD drawing number	3139400BB
Original sheet size	A0
Client	Lechte Corporation P/L
Project	512-544 Spencer Street West Melbourne
Details	Boundary Re-establishment, Feature and Level Plan
Sheet	1 of 1
Job Number	31394

Rosco Jonesa Pty Ltd
ABN 15 169 136 827
P.O. Box 1075, South Melbourne, Vic 3205
16 Eastern Road, South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5892



LEGEND

- Existing Tree to be Retained
- Proposed New Groundcovers Refer to Plant Schedule
- Proposed New Palm Refer to Plant Schedule
- Proposed New Climbers Refer to Plant Schedule
- Proposed New Tree Refer to Plant Schedule
- Proposed New Concrete Surface To Later Detail
- Proposed New Shrubs Refer to Plant Schedule

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex	HEIGHT X WIDTH AT MATURITY	SUPPLY SIZE	QTY
TREES						
Am	*Azara microphylla*	Box Leaf Azara	E/Ex	6 x 3m	2.0mH	1
Hf	*Hymenosporum flavum*	Native Frangipani	E/N	8 x 4m	2.0mH	1
La	*Livistona australis*	Cabbage Tree Palm	E/Ex	8 x 4m	1.5mH	6
SfW	*Syzygium floribundum* 'Whisper'	Whisper Weeping Lilly-pilly	E/N	6 x 4m	2.0mH	1
					TOTAL	**9**
SHRUBS						
Mb	*Mackaya bella*	Forest Bell Bush	E/Ex	2 x 2m	200mm Pots	
Ri	*Rhaphiolepis indica*	Indian Hawthorn	E/Ex	1.5 x 1.5m	200mm Pots	
Sr	*Sarcococca ruscifolia*	Fragrant Sweet Box	E/Ex	1.5 x 1.5m	200mm Pots	
					TOTAL	
GROUNDCOVERS						
Ca	*Cissus antarctica*	Kangaroo Vine	E/N	Sreading	140mm Pots	
Cn	*Clivia nobilis*	Bush Lily	E/Ex	0.4 x 0.4m	140mm Pots	
DxT	*Dianella tasmanica* 'Tasred'	Tasred Flax Lily	E/N	0.4 x 0.4m	140mm Pots	
DSF	*Dichondra argentea* 'Silver Falls'	Silver Falls Dichondra	E/Ex	0.1 x 1.0m/Trailing	140mm Pots	
LIT	*Lomandra longifolia* 'Tanika'	Tanika Mat-rush	E/N	0.6 x 0.6m	140mm Pots	
MpY	*Myoporum parvifolium* 'Yareena'	Creeping Boobialla Yareena	E/N	0.1 x 1.0m	140mm Pots	
Oj	*Ophiopogon jaburan*	Giant Mondo Grass	E/Ex	0.4 x 0.4m	140mm Pots	
SML	*Spathiphyllum* 'Mauna Loa'	Peace Lily	E/Ex	0.5 x 0.5m	140mm Pots	
TpPH	*Tradescantia pallida* 'Purple Heart'	Purple Heart	E/Ex	0.3 x 1m	140mm Pots	
					TOTAL	

D/E = Deckduous/Evergreen N/Ex = Native/Exotic

To Later Detail

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site.
Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.
No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.
Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.
All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions.

Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade.
A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery.
Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

JOHN PATRICK
JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
324 Victoria Street,
Richmond, VIC 3121
T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

REVISION

		DATE	BY
A	Architecture Changes	08-06-2017	BB
B	Architecture Changes	21-09-2017	PK

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NOT FOR CONSTRUCTION

CLIENT
Spencer Street West Melbourne Pty Ltd

PROJECT
Proposed Development

512-544 Spencer Street, West Melbourne

DRAWING
Landscape Plan for Town Planning Ground Floor Plan

SCALE	1:100 @ A1
DATE	December 2016
DRAWN	BB
CHECKED	JP
JOB NO	16-944
DWG NO	TP01-Rev B
CAD FILE	16-944-TP01 - Rev B

LEGEND

- Existing Tree to be Retained
- Proposed New Palm Refer to Plant Schedule
- Proposed New Shrubs Refer to Plant Schedule
- Proposed New Groundcovers Refer to Plant Schedule
- Proposed New Climbers Refer to Plant Schedule
- Proposed New Paving To Later Detail
- Proposed New Concrete Surface To Later Detail
- Proposed Deck To Later Detail

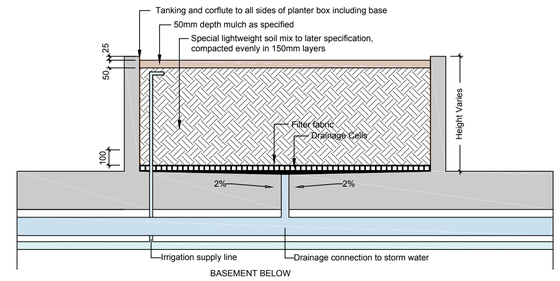
PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex	HEIGHT X WIDTH AT MATURITY	SUPPLY SIZE	QTY
TREES						
SfW	*Syzygium floribundum* 'Whisper'	Whisper Weeping Lilly-pilly	E/N	6 x 4m	2.0mH	3
Vl	*Vitex lucens*	Purripurri	E/Ex	6 x 3m	2.0mH	3
					TOTAL	**6**
SHRUBS						
Mp	*Murraya paniculata*	Orange Jessamine	E/Ex	3 x 2m (clipped)	200mm Pots	
Ri	*Rhaphiolepis indica*	Indian Haw thorn	E/Ex	1.5 x 1.5m	200mm Pots	
Px	*Philodendron xanadu*	Xanadu	E/Ex	1 x 1m	200mm Pots	
					TOTAL	
GROUNDCOVERS						
Ca	*Cissus antarctica*	Kangaroo Vine	E/N	Sreading	140mm Pots	
Cn	*Clivia nobilis*	Bush Lily	E/Ex	0.4 x 0.4m	140mm Pots	
DlT	*Dianella tasmanica* 'Tasred'	Tasred Flax Lily	E/N	0.4 x 0.4m	140mm Pots	
LiT	*Lomandra longifolia* 'Tanika'	Tanika Mat-rush	E/N	0.6 x 0.6m	140mm Pots	
MpY	*Myoporum parvifolium* 'Yareena'	Creeping Boobialla Yareena	E/N	0.1 x 1.0m	140mm Pots	
Oj	*Ophiopogon jaburan*	Giant Mondo Grass	E/Ex	0.4 x 0.4m	140mm Pots	
SML	*Spathiphyllum* 'Mauna Loa'	Peace Lily	E/Ex	0.5 x 0.5m	140mm Pots	
TpPH	*Tradescantia pallida* 'Purple Heart'	Purple Heart	E/Ex	0.3 x 1m	140mm Pots	
					TOTAL	
CLIMBERS						
Pp	*Pandorea pandorana*	Wonga Wonga Vine	E/N	Climber	140mm Pots	
Wb	*Wisteria floribunda* 'Macrobotrys'	Japanese Wisteria	D/Ex	Climber	140mm Pots	
					TOTAL	

D/E = Deciduous/Evergreen N/Ex = Native/Exotic

To Later Detail

TYPICAL PLANTING DETAILS



D1 – TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
Scale 1:20

JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
324 Victoria Street,
Richmond, VIC 3121
T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

REVISION
A Architecture Changes
B Architecture Changes

DATE
08-06-2017
21-09-2017

BY
BB
PK

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NOT FOR CONSTRUCTION

CLIENT
Spencer Street West Melbourne Pty Ltd

PROJECT
Proposed Development

512-544 Spencer Street, West Melbourne

DRAWING
Landscape Plan for Town Planning Level 1 Plan

SCALE	1:100 @ A1
DATE	December 2016
DRAWN	BB
CHECKED	JP
JOB NO	16-944
DWG NO	TP02-Rev B
CAD FILE	16-944-TP02-Rev B

PLANNING REPORT

MINISTERIAL REFERRAL

Application number:	TPM-2017-5
DELWP Application number:	PA1600194
Applicant:	Spencer West Melbourne Pty Ltd C/- Planning & Property Partners Pty Ltd
Owner:	Anchor Pines Pty Ltd
Architect:	Plus Architecture
Address:	512-542 and 544 Spencer Street, WEST MELBOURNE VIC 3003
Proposal:	Use and development of land for the purposes of a mixed use building with basements, including four retail tenancies, a supermarket and dwellings; reduce the car parking requirements; and alter access to a road in a Category 1 Road Zone
Cost of works:	$48,000,000
Date received by City of Melbourne:	13 January 2017
Responsible officer:	Richard Cherry
Report Date:	18 January 2018
DM# 11323757	

1. SUBJECT SITE AND SURROUNDS

1.1. The site

The subject site is located on the north-east side of Spencer Street, between Roden Street and Stanley Street, West Melbourne. These streets abut the north-west and south-east side boundaries respectively.

The site is irregular in shape with a frontage to Spencer Street of 79.77m, a frontage to Roden Street of 40.43m, a frontage to Stanley Street of 62.86m and a total area of 4,246m².

The site is predominantly developed with a part-single and part-two storey 1930's brick warehouse building used for storage and wholesale of office furniture. At the rear of this building is an open, unsealed car park with a frontage to and access from Stanley Street.

The Spencer/Roden Street corner is developed with a single storey building used as a pharmacy.

Existing crossovers are evident to all three street frontages.

Figure 1: Subject site and immediate surrounds

Figure 2: Subject site from Spencer Street

Figure 3: Subject site from corner of Spencer Street and Roden Street with Illura Apartments in the backdrop

Figure 4: Subject site from Stanley Street with Illura Apartments in the backdrop

1.2. Surrounds

Broadly, the immediate surrounding area includes a mix of commercial, industrial and residential (fine grain and apartment) uses within low to medium-scale development.

Abutting the eastern portion of the northern boundary (adjacent the car park) is a tall, single storey brick warehouse at 82-86 Stanley Street.

Abutting the western portion of the northern boundary is a part-four and part-six storey apartment building (Illura Apartments) at 87-101 Roden Street.

The site has no other direct interfaces; however, is located opposite a mix of uses including a car wash (corner Spencer/Roden Street), two storey heritage graded Victorian terraces along Roden Street, single and two storey commercial/retail on the south-west side of Spencer Street, and single and two storey residential/retail on the south-east side of Stanley Street.

Spencer Street is an arterial road, classified as a Category 1 Road Zone that links the CBD with North Melbourne.

'As the crow flies', the Hoddle Grid is approximately 570m from the site, Queen Victoria Market (570m), Victoria Street/Errol Street Activity Centre (260m), Flagstaff Gardens/Station (330m), Etihad Stadium (750m), North Melbourne Station (500m) and Southern Cross Station (1km).

Tram networks within proximity to the site are located along Victoria Street (300m) and La Trobe Street (600m).

Figure 5: 82-86 Stanley Street in the foreground with subject site in the background

Figure 6: Illura Apartments sitting behind the car park of the subject site from Stanley Street

Figure 7: Single and two storey built form on the opposite (south east) side of Stanley Street

Figure 8: One, two and three storey built form along Spencer Street (subject site far left)

Figure 9: Low-scale built form on the opposite (south-west) side of Spencer Street

Figure 10: Subject site's (right) interface with with Illura Apartments to Roden Street

Figure 11: Fine grain heritage buildings on the opposite (north-west) side of Roden Street

2. THE PROPOSAL

The plans referred to the City of Melbourne for comment were received on 9 October 2017.

The application proposes the following uses:

Dwelling	Total number of apartments: 197 One bedroom apartments: 80 Two bedroom apartments: 112 Three or more bedroom apartments: 5
Retail (ground level)	Four (4) retail tenancies totalling 789m².
Supermarket (ground level)	A Supermarket (Aldi) totalling 1,123m² with additional back-of-house area (storage, office, staff room, plant room, loading).

The specific details of the proposal are as follows:

Building height	A total of nine (9) storeys, including retail, pedestrian and vehicle entries, services and resident's courtyard at ground level; seven levels of apartments; and a roof top with an indoor common area, outdoor common area and plant equipment. The building measures up to approximately 31.4m, including lift overrun.
Podium height	Five (5) storeys with the following heights: Spencer Street – 17.4m (approx.) Roden Street – 17.7m (approx.)

	Stanley Street – 17m (approx.)
Setbacks	<u>Spencer Street</u> 5m above Level 5 (podium) 5m-5.6m above Level 6 9.2m-9.5m above Level 7 12m-12.5m above Level 8 <u>Roden Street</u> 5m above Level 5 (podium) 5m above Level 6 9.2m above Level 7 10.7m above Level 8 <u>Stanley Street</u> 5m above Level 5 (podium) 5m above Level 6 9.4m above Level 7 12m above Level 8
Gross floor area (GFA)	31,673m² (excluding balconies)
Floor Area Ratio (FAR)	7.4:1 (including basements)
Car parking spaces	274 car spaces within three (3) levels of basement; This includes eight (8) staff spaces and five (5) visitor spaces.
Bicycle facilities and spaces	151 bicycle spaces on-site; 16 visitor bicycle spaces along Spencer Street.
Loading/unloading	A loading bay is proposed to service the Aldi supermarket, accessed off Stanley Street.
Vehicle access	New vehicle crossovers are proposed along the Roden Street and Stanley Street frontages. Existing crossovers to Spencer Street, Roden Street and Stanley Street are to be removed.
Pedestrian access	Pedestrian access is provided off all three street frontages.
Storages cages	221 resident storage cages.
Materials	A mix of textured concrete, brick, applied finishes and metal in light to dark greys; and a mix of clear and tinted glazing.
Staging	A staging line is shown on Section A drawing, separating the part-two and part-three levels of basement; however, further details have not been provided.

Figure 12: Proposal from corner of Spencer Street and Roden Street

Figure 13: Proposal from corner of Spencer Street and Stanley Street

3. BACKGROUND

3.1. Pre-application discussions

A pre-application meeting was held with DELWP and Melbourne City Council officers prior to the lodgement of further information material. Minutes have been circulated.

Prior to lodgement of further information plans as required by DELWP, the applicant undertook a Design Review Panel process with the Office of the Victorian Government Architect (OVGA).

3.2. Site history

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

4. PLANNING SCHEME PROVISIONS

4.1. State and Local Planning Policy Frameworks

The following provisions of the Melbourne Planning Scheme apply:

State Planning Policies	Clause 11 – Settlement Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 17 – Economic Development Clause 18 –Transport Clause 19 - Infrastructure
Municipal Strategic Statement	Clause 21.02 – Municipal Profile Clause 21.03 – Vision Clause 21.06 – Built Environment and Heritage Clause 21.07 – Housing Clause 21.09 – Transport Clause 21.16-5 – North and West Melbourne
Local Planning Policies	Clause 22.17 – Urban Design Outside the Capital City Zone Clause 22.19 – Energy, Water and Waste Efficiency Clause 22.23 – Stormwater Management (Water Sensitive Urban Design)

4.2. Statutory Planning Controls

The following statutory planning controls, particular provisions and general provisions apply to the proposal:

Mixed Use Zone Clause 32.04	Pursuant to Clause 32.04-2, a permit is not required to use the land for the purpose of a Dwelling. Pursuant to Clause 32.04-2, **a permit is required** to use the land for the purpose of a Retail Premises. Pursuant to Clause 32.04-2, **a permit is required** to use the land for the purposes of a Shop (Supermarket) as the leasable floor area exceeds 150m². Pursuant to Clause 32.04-8, **a permit is required** to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.
Design and Development Overlay – Schedule 29 Clause 43.02	Pursuant to Clause 43.02-2, **a permit is required** to construct a building or construct or carry out works.
Car Parking Clause 52.06	Pursuant to Clause 52.06-3, **a permit is required** to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5. The required number of car parking spaces has not been provided on site and a dispensation is sought.
Land Adjacent to a Road Zone, Category 1 Clause 52.29	Pursuant to Clause 52.29, **a permit is required** to create or alter access to a road in a Road Zone, Category 1. The proposal seeks to alter (remove) access to Spencer Street.
Bicycle Facilities	Pursuant to Clause 52.34-3, the required number of bicycle spaces has been provided as part of the proposed development.

Clause 52.34	
Administration and Enforcement of this Scheme Clause 61.01	The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2, and 3 of Part 4 and Part 4AA of the Act and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority in relation to developments with a gross floor area exceeding 25,000 square metres.
Integrated Public Transport Planning Clause 66.02	Pursuant to Clause 66.02-11, an application to construct a building or construct or carry out works for a residential development comprising 60 or more dwellings or lots must be referred to the Head, Transport for Victoria (PTV) for comment.

5. PUBLIC NOTIFICATION

In accordance with Section 52(1)(b) of the *Planning and Environment Act 1987*, DELWP has given notice of the application to the City of Melbourne.

6. INTERNAL REFERRALS

The application was referred to Council's internal departments with comments summarised below.

6.1. Urban Design

Urban Design has identified key issues in general and more specifically in relation to response to context, site layout, massing, public interfaces and design quality; as well as listing broad recommendations.

In general, it is advised that the issues raised in the previous advice have not been addressed and strongly recommend participation in a second OVGA Design Review Panel to assist in the design of a contextually appropriate development.

Concern has been raised in relation to the non-compliance with Schedule 29 to the Design and Development Overlay (DDO29), as well as the preferred approach to development intensity and transition to existing built form expressed in the Draft West Melbourne Structure Plan (2017) – including the maximum Floor Area Ratio (FAR) of 4:1.

With regards to the development's response to context, the scale and character attributes of the existing neighbourhood has not been adequately addressed, including the fine grain low-scale dwellings within Heritage Overlay 3 on the opposite side of Roden Street and the eclectic mix of commercial, industrial and residential low-rise built form on Stanley Street.

With regards to site layout, the perimeter block building typology with internal courtyard was identified as a positive attribute, reflecting a component of the larger allotment vision for West Melbourne. However, concern was raised in relation to orientation of some apartments, resulting in outlook and access to daylight issues at the lower levels of the building – particularly as adjoining lots are developed in the future. It was emphasised that the development intensity is unable to be accommodated whilst ensuring quality outcomes.

With regards to massing, it was acknowledged that while built form above four storeys can be considered subject to careful management of impacts on the public realm, private interfaces and siting away from Roden Street, the established four storey scale of development is relevant for transitioning to the existing built form context – as is the DDO29 preferred height outcome.

It was also acknowledged that while setbacks are provided above level 5, the upper levels remain bulky and visible to all three street frontages and is therefore not an appropriate approach to mass. As per the West Melbourne Structure Plan, it is preferable to have a six level building mass to Spencer Street; however, stepping down at the Roden Street corner is important.

A break in building mass along Stanley Street to accommodate a connection to the courtyard was also considered essential. In addition, the covered and inactive connection was considered to be an unsafe and unattractive urban outcome and should be addressed in conjunction with the building mass.

With regards to public interfaces, Urban Design commented that a human scale approach is required to ensure a successful public realm and contribution to the Spencer Street local centre. An assessment and appreciation of entries, services, canopies etc. could not be fully realised through a lack of design detail.

With regards to design quality, Urban Design commented that the desire for the development to respond to elements of the fine grain and industrial contexts has not been translated into the design. It was recommended that the architectural expression needs to be documented as a clear hierarchy of parts with well resolved detailing and a corresponding material palette.

In light of the above comments, Urban Design made the following recommendations:

1. Attend a further OVGA Design Review Panel;
2. Resolve the FAR (maximum of 4:1);
3. Amend the site layout to resolve daylight and outlook issues and also safety issues for access to the courtyard;
4. Reconfigure the building mass to ameliorate visual bulk at the upper levels, provide strong street definition and respond to the built form characteristics of Roden and Stanley Streets;
5. Provide a break in the building mass at the location of the connection to the courtyard;
6. Define a clear and well resolved architectural proposition that is contextually responsive;
7. Provide detail to public interfaces.

6.2. Strategic Planning

Council's Strategic Planning department has reiterated the Urban Design items raised above, in particular the minimal improvement since the OVGA Design Review Panel and non-compliance with either existing policy or proposed policy in the West Melbourne Structure Plan.

6.3. Civil Design

Civil Design has offered no objection to the proposal subject to compliance with relevant guidelines and permit conditions.

6.4. Traffic Engineering

The applicant submitted a Traffic Engineering Assessment prepared by TraffixGroup dated September 2017.

Engineering Services has offered support for:

- The on-site residential car parking rate.
- The overall number of bicycle spaces.
- Basement ramp gradients.
- A waiver of loading for the retail premises.
- Loading bay dimensions for the supermarket use.
- Traffic generation and distribution figures.
- Overall traffic impacts.

Engineering Services has raised concern with a number of items, as follows:

- A lack of residential visitor car parking within the Stanley Street basements.
- Insufficient number of car parking spaces for the supermarket and retail components and how retail parking can be restricted from occurring within the supermarket car park level.
- The Roden Street vehicle entry has been labelled “Residential Only”; however, staff parking is located in this basement, which could result in the need to retrofit some form of control rather than addressing this item during the design phase of the project.
- It is not acceptable to provide bicycle parking along Spencer Street.
- The inconvenience of locating a high number of bicycle spaces within the lower basement levels and access to and from the ground level entrances as a result.
- Swept paths should be shown for all vehicle access points as well as pedestrian sightlines.
- Some basement columns appear to encroach into areas where clearance is required.
- Swept paths around the 90 degree bend in the ramps are extremely tight and should be reviewed.
- The location of parking spaces at the bottom of each ramp is likely to result in manoeuvring difficulties, particularly for the supermarket parking.
- Loading vehicles (trucks) reversing along Stanley Street is undesirable and forward entry/forward egress should be considered.

Engineering Services has concluded that the issues raised should be resolved prior to any permit being issued for the proposed development.

6.5. Urban Forest and Ecology

Council’s Urban Forest and Ecology department has assessed the potential impacts of the proposed development on publically owned trees.

It is acknowledged that a number of public trees are located adjacent the site’s boundaries and as such, the following recommendations have been made:

- Provide an Arboricultural Impact Assessment (AIA), in accordance with AS 4970-2009 – Protection of trees on development sites, that, in addition to the proposed design, also considers the feasibility of retaining existing public trees surrounding the application site given probable demolition/construction requirements, as well as any civil upgrades (footpath upgrades) that will likely be required.

- Provide amended plans that take into account the AIA and details of any mitigation measure if public trees require removal. Improvements in growing environments (larger and additional tree plots etc) should be identified and plans provided accordingly.
- Provide a Tree Protection Plan (TPP) in accordance with AS 4970-2009 – Protection of trees on development sites; noting that the TPP can only be provided once all the impacts on trees are established by the AIA.

6.6. City Design

City Design has acknowledged that proper attention has been given at concept level to the provision of appropriate drainage, irrigation, volumes and depths for all the planting areas. However, clarification is sought for the following:

- The Soil Preparation (specification notes) on landscape drawing TP01 conflicts with that on landscape drawing TP02.
- The landscape plans and architectural plans do not show where planter boxes on the Roden Street frontage are located.
- There is an inconsistency between details shown on the renders and the landscape and architectural plans, including the planters shown along Roden Street and Stanley Street, and upper floor planting.
- The views and the green hatch on floor plans and the 'Apartment Type Diversity' drawing TP702 cannot be reviewed without information on planter wall size, growing medium set-down, width and depth, planting species and comment on maintenance/management intent.

6.7. Land Survey

Council's Land Surveyor has advised that projections over the corners of Roden, Spencer and Stanley Streets must comply with Council's projections guidelines; the outward opening doors projecting into Roden Street and Stanley Street must be deleted or redesigned such that they do not project beyond the street alignment when open, when closed or when being opened or closed; and street canopies over the three streets comply with minimum footpath clearance requirements. These items could be confirmed/addressed via permit conditions.

6.8. Waste

Council's Waste department has advised that the submitted Waste Management Plan is unacceptable with the following items needing to be addressed:

- On site collection is required. This means all waste needs to be stored and collected (including the truck) from within the property boundary. On street collection is only permitted for once a week collection services.
- Swept paths and scaled drawings are required.
- Hard waste storage space will be required within the property boundary.
- Waste must not be presented outside the property boundary at any time.

It was also suggested that investigation with City of Melbourne should be undertaken to potentially integrate the waste and recycling collection for the entire site to improve amenity and efficiency of services to the development.

The proposal, as it stands, is a poor outcome for the City Of Melbourne with little regard for safe and efficient services that add value to the city.

7. ASSESSMENT

The key issues in the consideration of this application are:

- Uses;
- Design and Development Overlay 29;
- West Melbourne Structure Plan (2017);
- Urban Design;
- Neighbourhood Character and Heritage/Design Response;
- On-Site Amenity;
- Neighbouring Amenity;
- Traffic and Parking;
- Trees and Landscaping;
- Waste;
- Sustainability.

7.1. Uses

The proposed uses include a mix of residential and retail – four small-scale tenancies and a large supermarket earmarked as an ALDI.

The uses proposed are supported by the purpose of the Mixed Use Zone, local policy and the range of uses envisaged in the West Melbourne Structure Plan.

7.2. Design and Development Overlay 29

The Design Objectives of DDO29 are to acknowledge the transitional nature of the area; to encourage the development of a new built form character and the retention of the mixed use nature of the area; and to acknowledge the potential for higher density development near North Melbourne Railway Station.

Broadly, these objectives suggest that an increase in development density is envisaged for the area, backed up by the West Melbourne Structure Plan (2017).

Specifically, the DDO introduces a discretionary maximum building height of four storeys. The discretionary height appropriately accounts for existing and prevailing neighbourhood character if this character is higher than four storeys. The discretion also aligns with the West Melbourne Structure Plan, which envisages higher built form along Spencer Street (discussed at Section 7.2 of the report).

The proposal seeks to construct a nine storey building, which is more than double the recommended height within DDO29. As such, it is important that the built form outcomes are met in full. An assessment against these outcomes is as follows:

- *Higher buildings and a new built form character;*
- *Development reflects the higher building forms in the area;*
- *Development reflects the scale of, and provides a transition to, adjoining lower scale heritage buildings.*

Higher buildings are evident, such as the adjoining six storey “Illura Apartments” development to the north-east. However, Illura is appropriately developed with a four storey street wall (refer Figure 10) and appropriate upper level setbacks that are not readily visible in the streetscape. A new built form character is also envisaged as detailed in the West Melbourne Structure Plan; however, where higher built form

will be focused on Spencer Street, the height and bulk of buildings will be reduced in the side streets in order to respond to the different character of these streets.

As outlined within the Urban Design referral comments at Section 6.1 of this report, the scale and character of the existing neighbourhood includes fine grain low-scale dwellings within Heritage Overlay 3 on the opposite side of Roden Street and an eclectic mix of commercial, industrial and residential low-rise built form on Stanley Street.

Higher built form to Spencer Street is envisaged and encouraged. However, it is the two side streets (Roden and Stanley) that require lower built form in line with the recommended height as per DDO29. The visibility of eight to nine storeys to Roden Street and Stanley Street is unacceptable and does not appropriately reflect, respond or transition to the scale of building forms in the area, including sensitive heritage form and fabric.

In addition to the overall height, the DDO also envisages floor-to-floor heights of 3.5m for residential and 4m for commercial. A minimum 4m is achieved at the ground level (retail); however, residential heights are proposed at 3.1m.

Overall, the proposed development is contrary to the DDO29 controls.

For further discussion, see Section 7.3 below.

7.3. West Melbourne Structure Plan (2017)

The West Melbourne Structure Plan has the following vision:

> *West Melbourne will play a complementary role to the more intensive areas of development which will surround it into the future. It will retain its identity, diverse areas of character and mix of uses as it evolves.*

The structure plan identifies five distinct places in West Melbourne, each with its own character and qualities, and outlines how the proposals and actions in the structure plan relate to each place. The subject site is located within the Spencer Precinct.

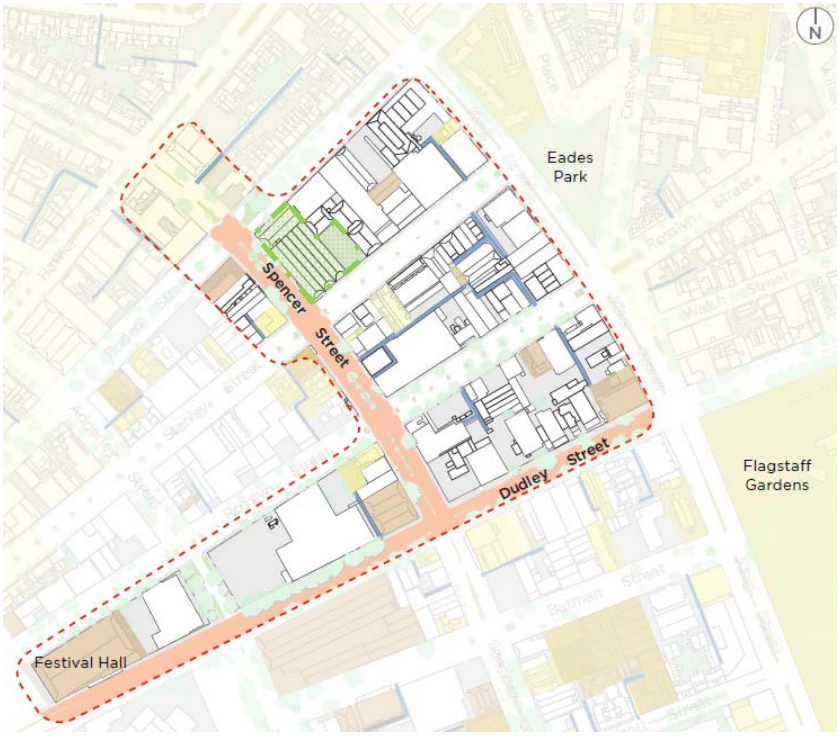

Figure 14: Subject site within Spencer Precinct

WMSP introduces new density controls and updated built form controls to ensure that new development is responsive to the local context and characteristics of West Melbourne. Spencer Precinct seeks to introduce a mandatory Floor Area Ratio (FAR) of 4:1. The proposed development's FAR is currently 7.4:1 (including basements).

While Spencer Precinct introduces a maximum discretionary six storey building height on side streets, ultimately, this is determined on whether a higher built form responds to the surrounding context/character and whether the FAR is achieved.

In this instance, neither is considered to have been met as identified in the Urban Design and Strategic Planning referral comments at Sections 6.1 and 6.2 of this report respectively.

Notwithstanding the above, little weight is to be given to the West Melbourne Structure Plan until such time as DDO29 is amended to align with these outcomes.

7.4. Neighbourhood Character and Heritage/Design Response

As outlined in Section 1.2 of this report, the area has a mixed built form character. The West Melbourne Structure Plan appropriately describes the area as follows:

> *Spencer has a mixed commercial character with some fine-grain residential located throughout. Spencer Street forms the central spine of the precinct with several shops, offices and corner pubs.*
>
> *Site sizes vary, but the majority are greater than 1500 m² and several sites are greater than 3000 m². Substantial light industrial or commercial buildings occupy many of these larger sites. Many of these buildings are currently vacant.*
>
> *The built form is varied and includes former industrial brick buildings, smaller warehouses and Victorian terraces. Some blocks have bluestone laneways with small businesses and residential warehouse conversions.*
>
> *Buildings in Spencer are predominantly two to four storeys. Some buildings of up to 14 storeys have been approved along Dudley Street. Heritage controls apply to several sites including industrial buildings that have been identified as having heritage significance.*
>
> *Wide local streets have generally poor tree canopy cover and are characterised by a large number of on-street car parking spaces.*

Council's Urban Design referral comments ominously concluded that the proposal's failure to adequately address neighbourhood characteristics is concerning. This is most evident to the range of scales and character attributes of the existing neighbourhood, including fine grain terraced dwellings of two storeys on the opposite side of Roden Street and the eclectic mix of commercial industrial and residential low-rise built form to Stanley Street.

The comments further argue that the bulky and visible setback levels fronting Spencer Street, Stanley Street and Roden Street are not an appropriate approach to the building mass. While it is preferable to have a 6 level building mass aligning to Spencer Street, this should step down at the side streets.

The proposal has failed to respond to previous urban design referral comments under the originally lodged application, which concluded that the design was diagrammatic in its response to the varying context and unconvincing in its scale and massing profile at a uniform street wall and maximum building height across the site. In relation to the amended design response the subject of this assessment, these comments remain valid.

While the site is not located within a Heritage Overlay, it does have sensitive interfaces with HO3 on the north-west side of Roden Street, HO783 on the south-west side of Spencer Street and HO469, HO845 and HO470 on the south-east side of Stanley Street. It is important that these direct and nearby interfaces of low-scale (predominantly two storey) heritage form and fabric are protected. The design response fails to do this based on its height, scale and form, which results in a dominant building void of attributes that respect the fine grain nature of the immediate area.

A proposed eight storey development at 164-184 Roden Street, West Melbourne was recently refused by the Tribunal (*Waters v Melbourne CC [2017] VCAT 1350*). The review site is 150m to the south-west of the subject site and considered to have a similar built form context.

The Tribunal determined that development should respond to the preferred character articulated in DDO29 and ultimately found that the eight storey building did not provide an acceptable transition to adjoining lower scale heritage buildings or respect the scale of the immediate streetscapes; nor was it persuaded that the planning scheme or the physical context provides support for this height and scale of development.

These comments are considered relevant to this proposal.

It is also noted that the Spencer Street and Stanley Street public realm will be greatly overshadowed for large parts of the day, contributing to a poor urban design outcome. A lower building and greater upper level setbacks would significantly reduce these impacts.

7.5. On-Site Amenity

Firstly, it is acknowledged that the proposal was lodged prior to the formal introduction of the Better Apartment Design Standards under Planning Scheme Amendment VC136. Transitional provisions apply in this instance. Notwithstanding, appropriate internal amenity must continue to be achieved.

Typically, apartments have generally acceptable internal amenity.

Notwithstanding, there are some concerns relating to south-facing apartments and access to daylight within the development. The north-facing apartments within the two wings of the Stanley Street building are poorly sited. Minimal separation is provided between the southern apartments of the Roden Street building and the western wing apartments as well as the Illura Apartment building and the eastern wing apartments (refer Figure 15). As a result, limited sunlight will be achieved throughout the day.

Figure 15: Minimal separation with the west and east wings of the Stanley Street building (Level 2 shown)

Similar to daylight, the layout and separation between buildings (on the site and adjoining) results in a number of apartments having poor outlook, exacerbated with the need for privacy screening (which impacts on daylight as well).

In this instance, Council's Urban Design team concluded that the above items emphasises that the proposed development intensity is unable to be accommodated whilst ensuring quality outcomes.

7.6. Neighbouring Amenity

Along the north-west interface, a 5m setback is proposed, which adequately allows for future equitable development opportunities for the adjacent site at 82-86 Stanley Street.

At Levels 1-7, the proposed setback from the north-west boundary is a minimum 2m. This results in a deficient separation with the rear apartments of Illura. Furthermore, floor layouts of Illura are not depicted on the plans and it is therefore difficult to assess exact impacts.

As stated in the urban design referral comments, the proposal fails to appropriately address sensitive interfaces.

7.7. Traffic and Parking

Council's Engineering Services team has reviewed the proposal and concluded that the residential parking numbers provided on-site is acceptable. This includes a shortfall of 80 spaces. The site is well-serviced by public transport options in close proximity and is within walking distance to activity centres. Traffic generation and distribution figures in the Traffic Engineering Assessment are also considered appropriate and as the road network will facilitate trips in multiple directions, the traffic impacts will be reasonable and acceptable.

Engineering Services has raised several concerns with the proposal, including a lack of visitor car parking within the Stanley Street basements and insufficient parking for the retail (staff and customer) components on-site.

In relation to bicycle parking, all spaces (hoops, rails) must be provided on-site rather than within the Spencer Street public realm.

Engineering Services has commented that there is a lack of information relating to swept paths and pedestrian sightlines in the documentation provided and the location of internal basement columns and some parking spaces will result in extremely tight vehicle manoeuvrability. This is an undesirable outcome on a large site and as such, alternative design solutions should be considered. There does not seem to be any fundamental reason why a more appropriate design response could be achieved on this large site with three street frontages.

The single supermarket loading bay will result in loading vehicles (trucks) having to reverse down Stanley Street in order to access the bay. A forward in/forward out loading bay arrangement should be considered. This would require a redesign of the ground level (and possibly basement levels) and is therefore not something that could not be addressed via permit condition.

The above comments suggest that the proposal is not an appropriate design response in its current form from a traffic and parking perspective.

7.8. Trees and Landscaping

Council's Urban Forest and Ecology has advised that as a number of public trees are located adjacent the site, an Arboricultural Impact Assessment and Tree Protection Plan should be provided to demonstrate how these trees are protected from the design response, including during demolition and construction. It is currently unclear as to the potential impacts on the existing street trees.

City Design has advised that proper attention has been given at concept level to the provision of appropriate drainage, irrigation, and volumes and depths of growing medium for all the planting areas. However, specific details cannot be fully realised under the current landscape drawings.

7.9. Waste

Council's Waste department has reviewed the proposed development, along with the submitted Waste Management Plan and has found the proposal to be unacceptable. There has been no offer to include a permit condition that addresses the concerns raised in the proposal's current form.

7.10. Sustainability

The application material includes a Sustainability Management Plan prepared by Lucid Consulting Australia. The SMP aims to achieve a 5-star Green Star rating.

The proposal also includes the installation of rainwater tanks within Basements 2 and 3. Total capacity equates to 60k litres. Runoff from the roof catchment and courtyards results in a STORM Rating of 106%.

7.11. Conclusion

The subject site is large and is therefore able to accommodate higher and denser built form than typically found in the existing surrounding context. This is not argued. Nor are the uses proposed, which responds to the zone, existing policy and preferred use outcomes.

The key issue in this instance is the extent of form and scale proposed, which is considered excessive and inappropriate having regard to both the existing and

preferred character of the immediate surrounding area. This includes a poor transition to lower scale buildings and sensitive fine grain heritage form and fabric.

Because of the scale proposed, flow-on effects as outlined in the assessment section of the report, are introduced. Council's Urban Design team sums this up, stating that the proposed development intensity is unable to be accommodated whilst ensuring quality outcomes.

Other concerns raised with the proposed development include on-site and neighbouring amenity, traffic and parking, potential tree impacts, landscaping and waste.

The fundamental issues outlined throughout this report have been conveyed to the permit applicant throughout the application process, which included pre-application meetings and participation in a Design Review Panel with the OVGA.

In summary, the development as proposed in its current form comprises a number of issues that require addressing before it could be supported by Council. It is therefore recommended that the Melbourne City Council objects to the application.

8. OFFICER RECOMMENDATION

That a letter be sent to DELWP advising that the City of Melbourne objects to the proposal on the following grounds:

- The proposal fails to provide an appropriate response to the relevant provisions of the Melbourne Planning Scheme, including Clause 15.01 (Urban Environment), Clause 15.03 (Heritage), Clause 21.03 (Vision), Clause 21.06 (Built Environment and Heritage), Clause 21.16-5 (North and West Melbourne) and Clause 22.17 (Urban Design Outside the Capital City Zone).
- The design and external appearance of the proposed building, particularly the scale, bulk, mass, height and design response fails to meet the objectives and policy set out at Clause 22.17 and is detrimental to the character and visual amenity of the surrounding area.
- The proposal fails to meet the design objectives, recommended floor-to-floor heights, preferred maximum building height control and built form outcomes of Design and Development Overlay – Schedule 29.
- The proposal fails to respond to the existing and preferred neighbourhood character and provide an appropriate transition to the lower scale built form, including heritage fabric of West Melbourne.
- The proposal, as a result of its inadequate setbacks, fails to consider the potential development opportunity of adjoining sites and therefore does not allow for equitable development.
- The proposal results in detrimental on-site amenity, including access to daylight and outlook.
- The proposal fails to adequately address visitor car parking on-site, the siting of bicycle parking spaces on-site, and vehicle manoeuvrability within the basements and the supermarket loading bay.
- The proposal results in a poor outcome for waste management on-site.
- The proposal has failed to adequately address the potential impacts on adjacent street trees.
- The proposal fails to adequately specify landscaping outcomes on-site.