

Report to the Future Melbourne (Planning) Committee

Agenda item 6.2

**Ministerial Planning Referral: TPM-2018-9
86-108 Laurens Street North Melbourne**

18 September 2018

Presenter: Kate Yuncken, Acting Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Permit Application for the construction of a 15 storey mixed use building consisting of predominantly office uses, a medical centre and food and drink premises. The building will have a maximum height of approximately 15 metres and a gross floor area of 31,138m².
2. The applicant is Tract Consultants Pty Ltd, the owner is 88 Laurens Street Pty Ltd and the architects are ClarkeHopkinsClarke Pty Ltd.
3. The Department of Environment, Land, Water and Planning (DELWP) provided from notification of the application on 20 February 2018. The plans referred to the City of Melbourne for comment are those received 6 July 2018.
4. The site is in the Industrial 1 Zone and is affected by Parking Overlay Schedule 12.

Key issues

5. Key issues to consider in the assessment of the application are the appropriateness of the built form, the proposed uses and a reduction of the onsite car parking requirements.
6. The proposed height and scale of the development is at odds with the existing built form and therefore does not comply with the decision guidelines of Clause 22.17 – Urban Design Outside the Capital City Zone.
7. It is anticipated that the Arden Structure Plan will provide guidance for some additional building height in this area. The Structure Plan will also introduce a range of other requirements for developments such as Floor Area Ratio and Development Contributions. Given that the Structure Plan is yet to be finalised and planning controls drafted, it is premature for this proposal to rely on high level draft Vision and Framework to justify a height that is significantly out of context with the existing built form character and visions contained in the Municipal Strategic Statement of the Melbourne Planning Scheme.
8. The subject site borders the Mixed Use Zone to the east. The proposed uses (office and food and drink premises) are more akin to the uses contained in the Mixed Use Zone and are supported subject to additional information being provided and conditions managing the uses.
9. In accordance with the Planning Scheme requirements a total of 668 on site car parking spaces are required to be provided. The application proposes 315 spaces resulting in a shortfall of 353 spaces. Council's Traffic Engineers support the reduction in the car parking requirement for the reasons the site is located in close proximity to public transport (including future train station), bicycle spaces exceed the Planning Scheme requirements and other Council policies encourage the use of more sustainable transport modes.

Recommendation from management

10. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council objects to the proposal for the reasons outlined in the Delegate Report (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 26 of 67)

Supporting Attachment

Legal

1. As the proposal exceeds 25,000 sqm in gross floor area, the Minister for Planning is the Responsible Authority for determining the application.

Finance

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

Conflict of interest

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

Stakeholder consultation

4. The application is not exempt from third party notice and appeal. The formal public notification process is the responsibility of DELWP on behalf of the Minister for Planning.
5. Council officers have not advertised the application or referred this to any other referral authorities. This is also the responsibility of DELWP on behalf of the Minister for Planning.

Relation to Council policy

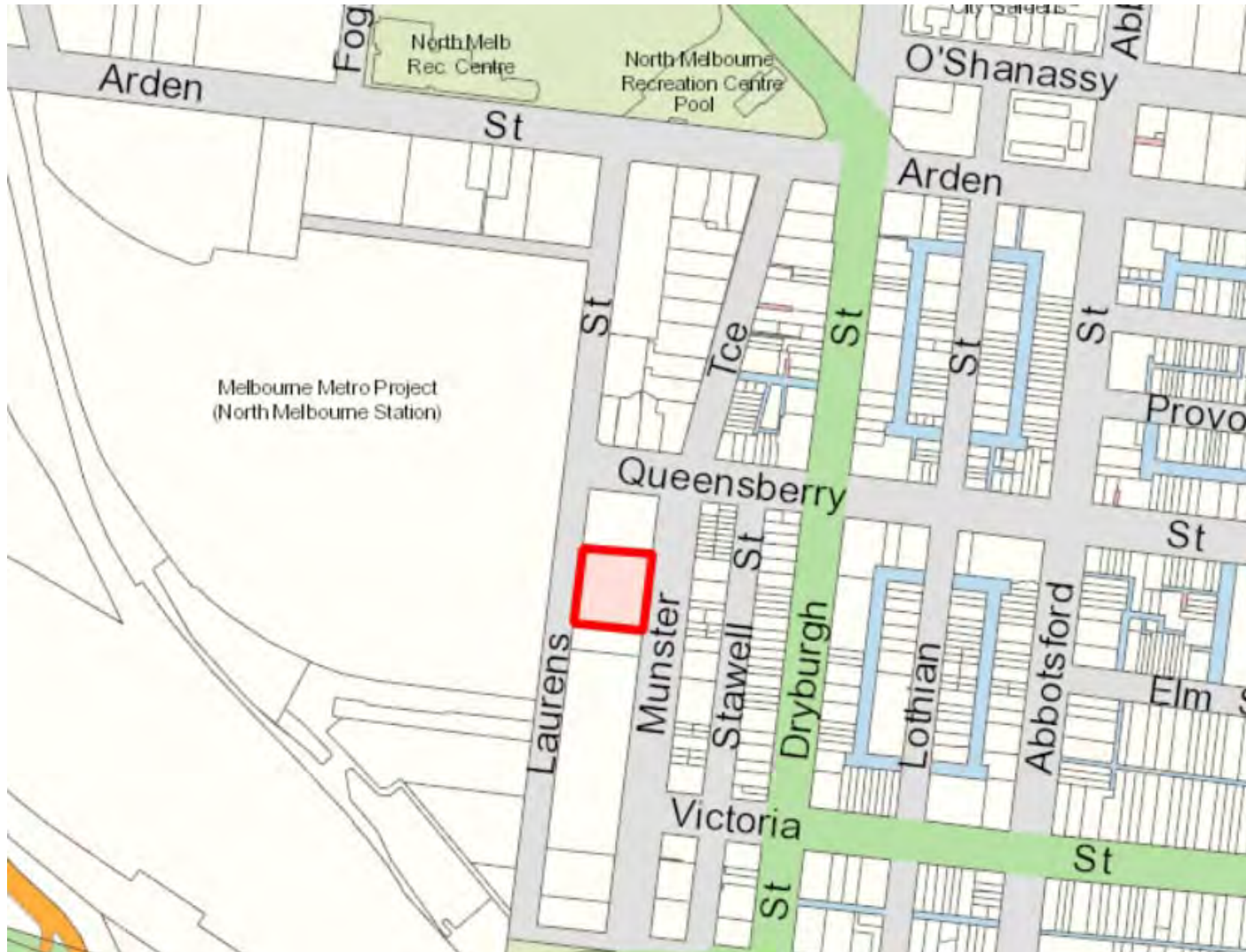
6. Relevant Council policies are discussed in the attached Delegate Report (refer to Attachment 4).

Environmental sustainability

7. An Environmentally Sustainable Design Statement was submitted with the application documents to address the requirements of Clause 22.19 and Clause 22.23 of the Melbourne Planning Scheme. The Statement by Sustainable Development Consultants dated 13 June 2018 demonstrates that the development has the design potential to achieve the requirements of both Clause 22.19 and Clause 22.23.

Locality Plan

86-108 Laurens Street, North Melbourne





OFFICE DEVELOPMENT

88 Laurens Street, North Melbourne

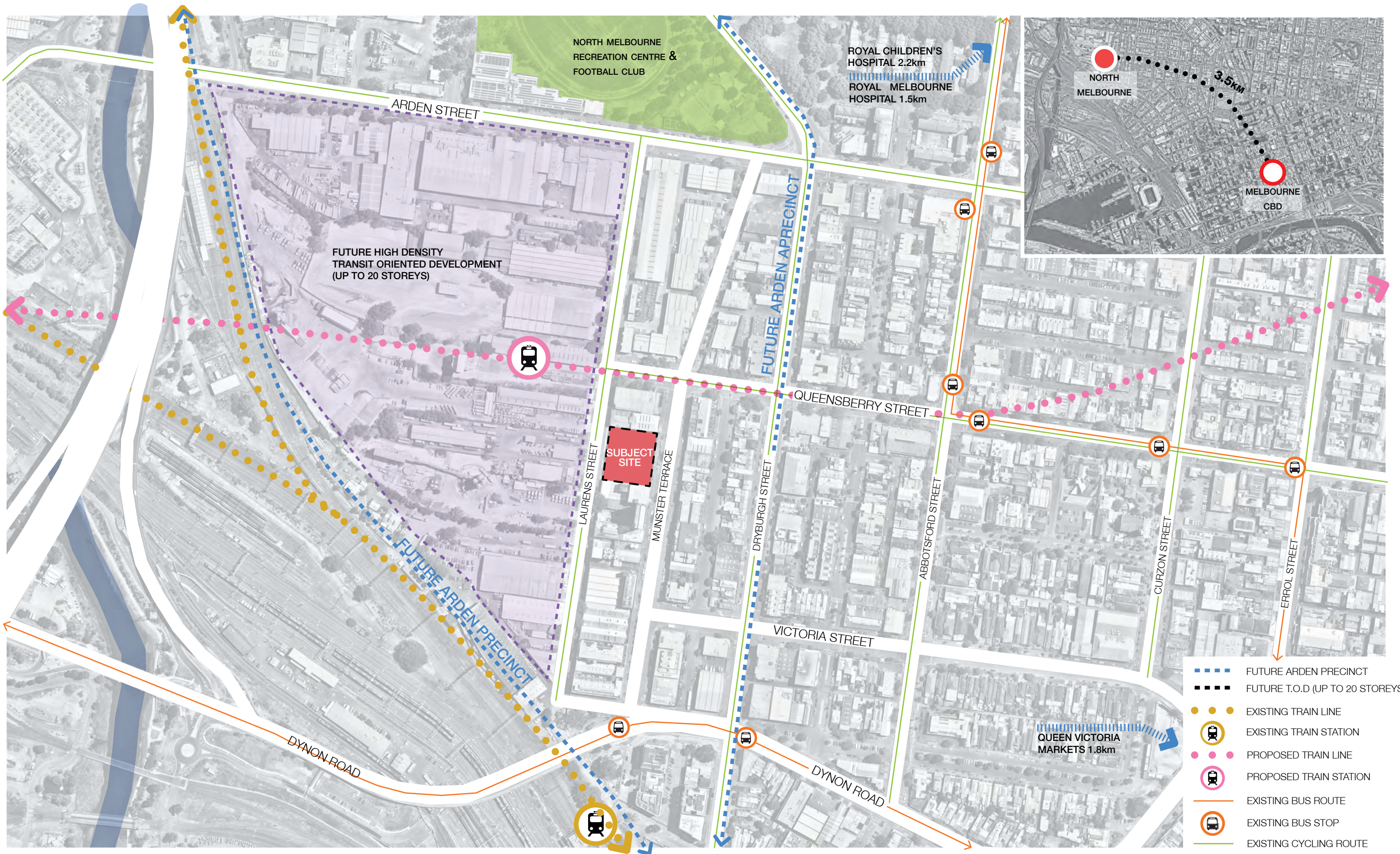
13 JUNE 2018

SITE INFORMATION

Location Plan	/ 01
Site Plan	/ 02
Site Surrounds	/ 03
Future Site Surrounds	/ 04-05
Nearby Developments	/ 06
Urban Design Principle Diagrams	/ 07

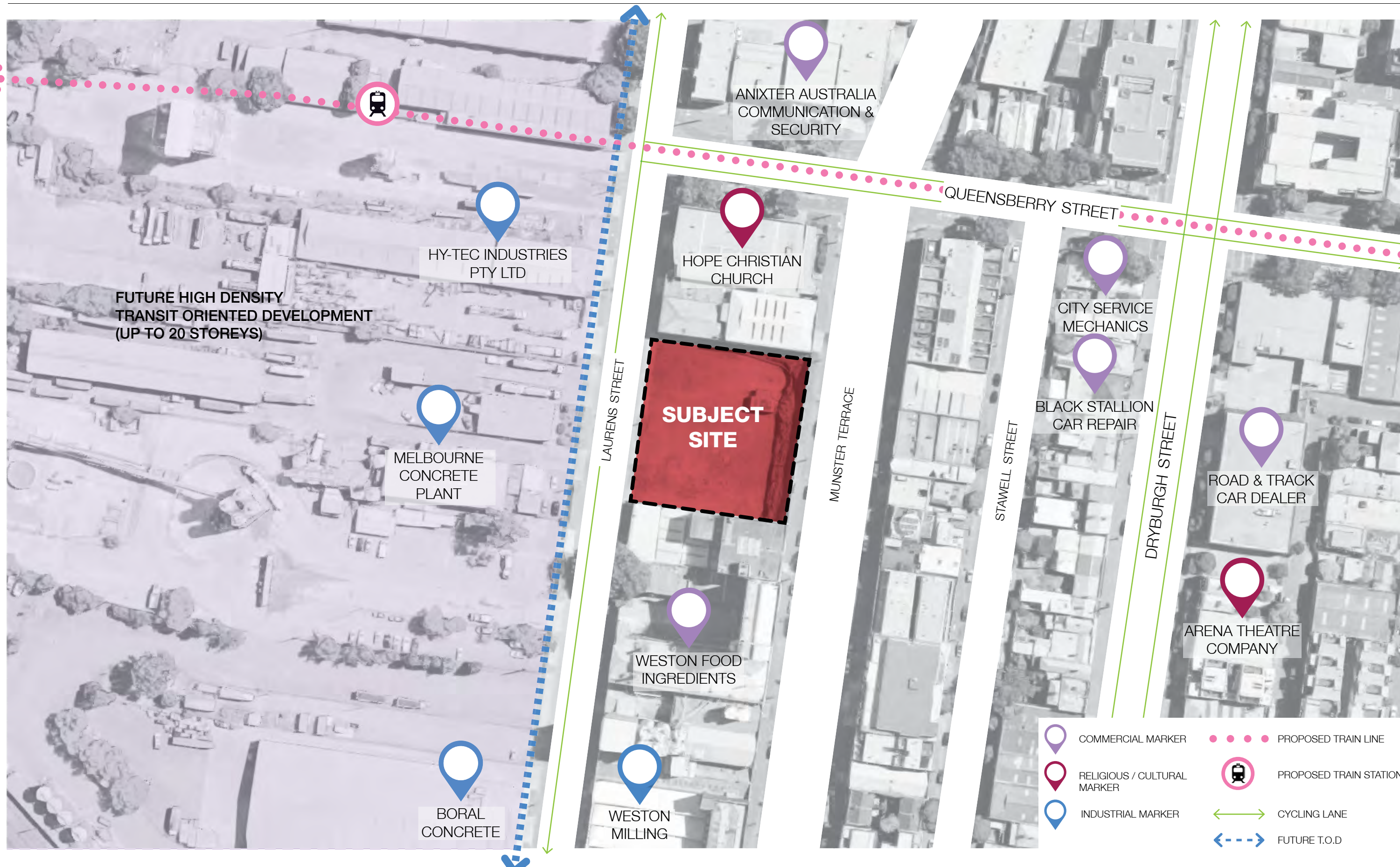
CONCEPT PLAN DRAWINGS

Site Analysis & Neighbourhood Description	/ TP01
Design Response	/ TP02
Streetscape Elevations (Laurens Street)	/ TP03
Streetscape Elevations (Munster Terrace)	/ TP04
Streetscape Elevations	/ TP05
Basement 2 Floor Plan	/ TP06
Basement 1 Floor Plan	/ TP07
Ground Floor Plan (Laurens Street Entry)	/ TP08
Upper Ground Floor Plan	/ TP09
Level 1 Floor Plan	/ TP10
Level 2 Floor Plan (Munster Terrace Entry)	/ TP11
Level 3 Floor Plan	/ TP12
Level 4 Floor Plan	/ TP13
Level 5 Floor Plan	/ TP14
Level 6 Floor Plan	/ TP15
Level 7 Floor Plan	/ TP16
Level 8 + 9 Floor Plan	/ TP17
Level 10 Floor Plan	/ TP18
Level 11 Floor Plan	/ TP19
Level 12 Floor Plan	/ TP20
Level 13 Floor Plan	/ TP21
Roof Plan	/ TP22
West Elevation - Laurens Street	/ TP23
North Elevation	/ TP24
East Elevation - Munster Terrace	/ TP25
South Elevation	/ TP26
Section A-A	/ TP27
Section B-B	/ TP28
Shadow Diagram Analysis - 22nd Sept @ 9am	/ TP29
Shadow Diagram Analysis - 22nd Sept @ 12pm	/ TP30
Shadow Diagram Analysis - 22nd Sept @ 3pm	/ TP31
External Material Finishes	/ 2.01
Facade Strategy - Podium	/ 2.02
Facade Strategy - Tower	/ 2.03
3D Perspective - Sheet 01	/ 2.04
3D Perspective - Sheet 02	/ 2.05
3D Perspective - Sheet 03	/ 2.06
Development Schedule	/ 2.07



- - - FUTURE ARDEN PRECINCT
- - - FUTURE T.O.D (UP TO 20 STOREYS)
- ● ● EXISTING TRAIN LINE
- EXISTING TRAIN STATION
- ● ● PROPOSED TRAIN LINE
- PROPOSED TRAIN STATION
- — — EXISTING BUS ROUTE
- EXISTING BUS STOP
- — — EXISTING CYCLING ROUTE







1. NORTHWEST CORNER QUEENSBERRY & LAURENS STREET



2. NORTHEAST CORNER QUEENSBERRY & MUNSTER TERRACE



3. SOUTHEAST CORNER QUEENSBERRY & MUNSTER TERRACE



4. MUNSTER TERRACE, SOUTH OF SUBJECT SITE, FACING SOUTH



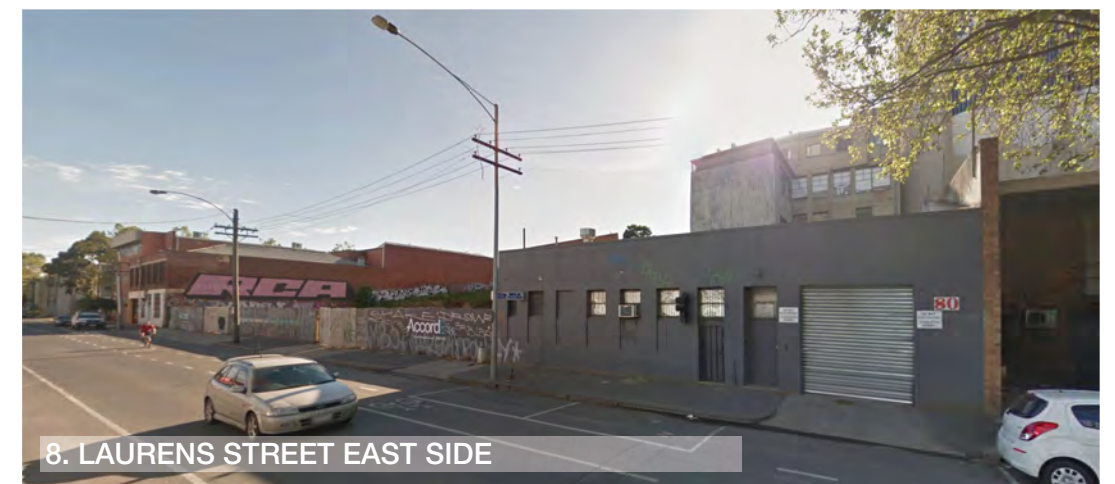
5. MUNSTER TERRACE, SOUTH OF SUBJECT SITE, FACING NORTH



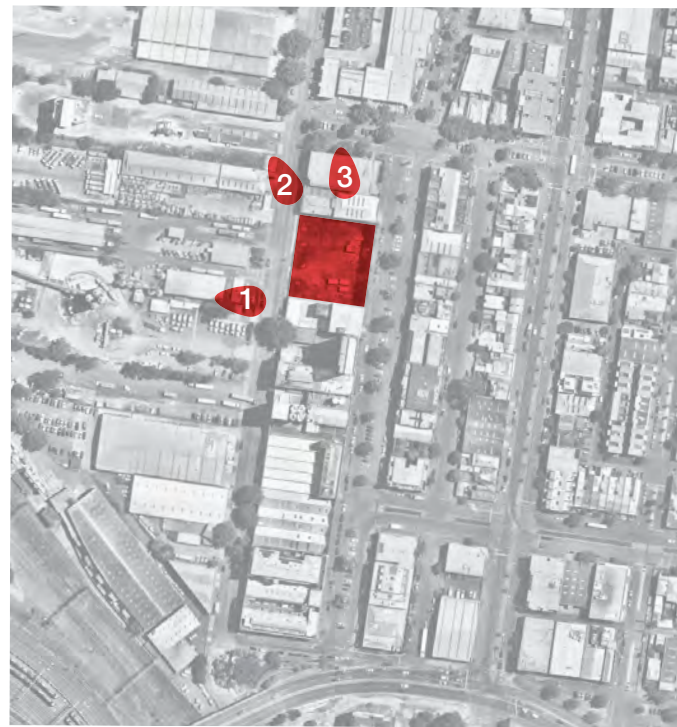
6. NORTHEAST CORNER VICTORIA STREET & MUNSTER TERRACE



7. LAURENS STREET WEST SIDE



8. LAURENS STREET EAST SIDE



1. Proposed Arden Civic Centre



2. Proposed North Melbourne (Arden) Train Station



2. Proposed North Melbourne (Arden) Train Station



3. Proposed Fogarty Street Boulevard

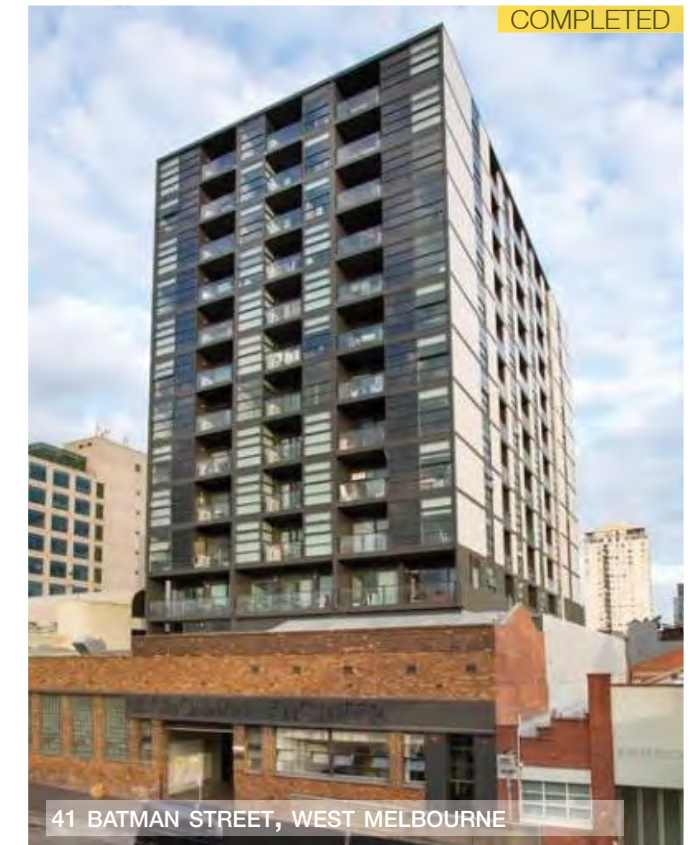
Images from Draft Arden Vision & Framework, September 2016

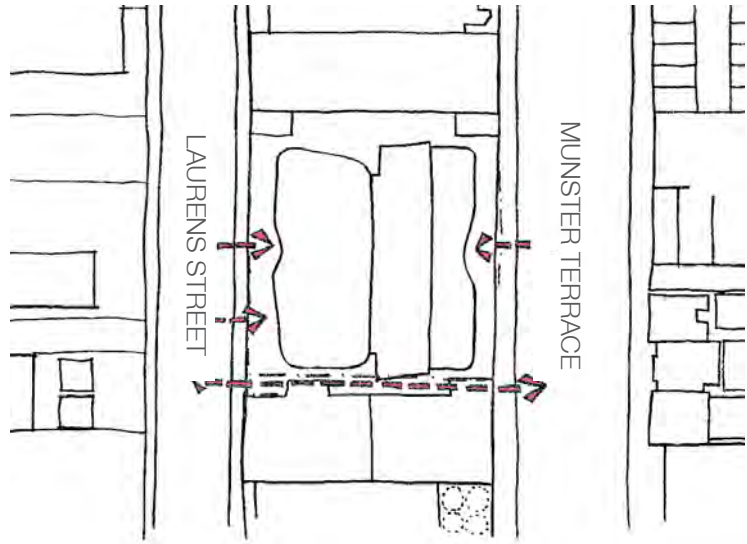


Images from Draft Arden Vision & Framework, September 2016

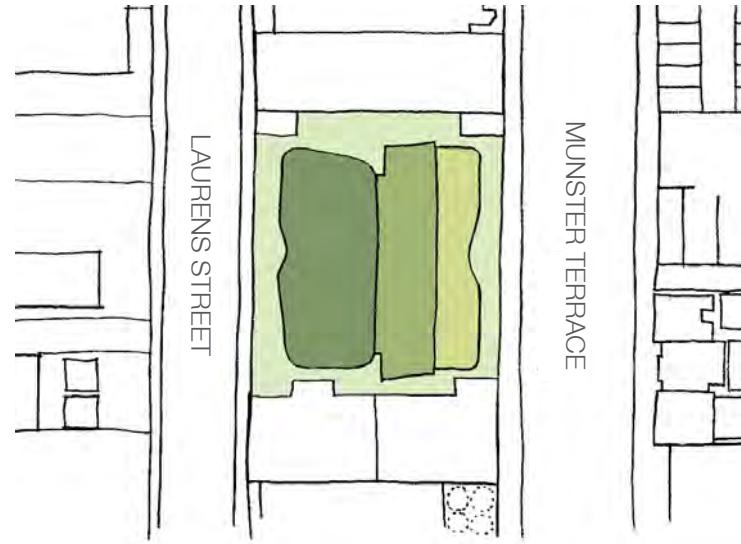
 SUBJECT SITE

NEARBY DEVELOPMENTS

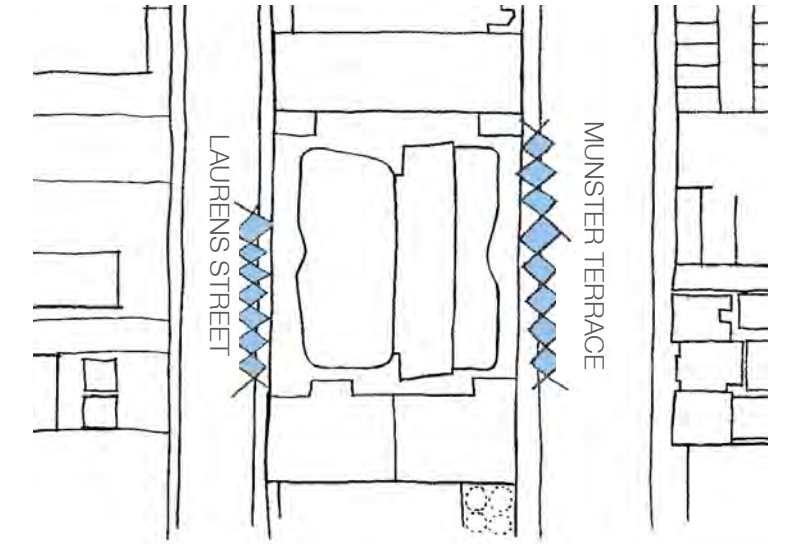




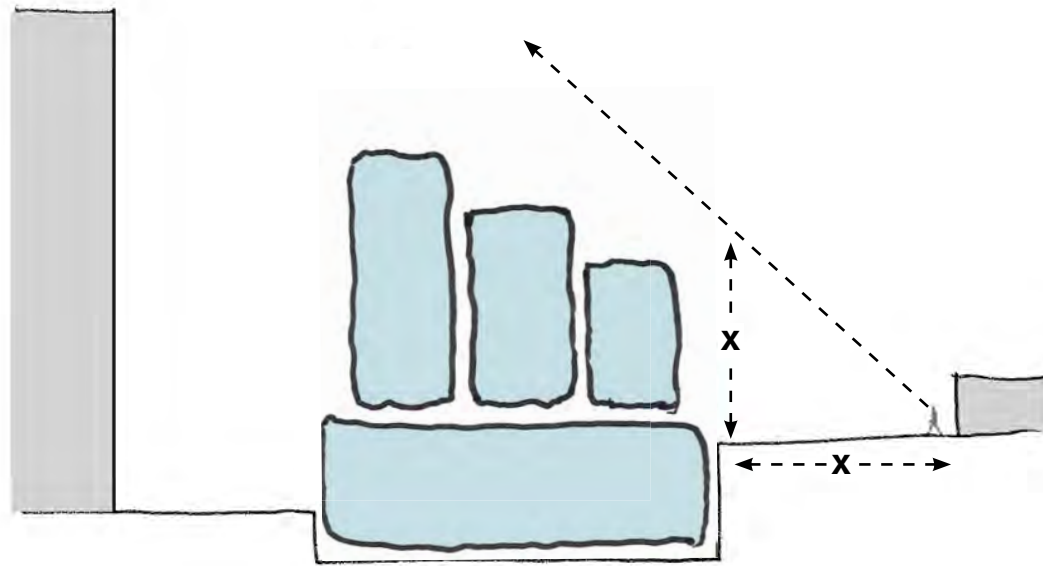
Access + Connectivity



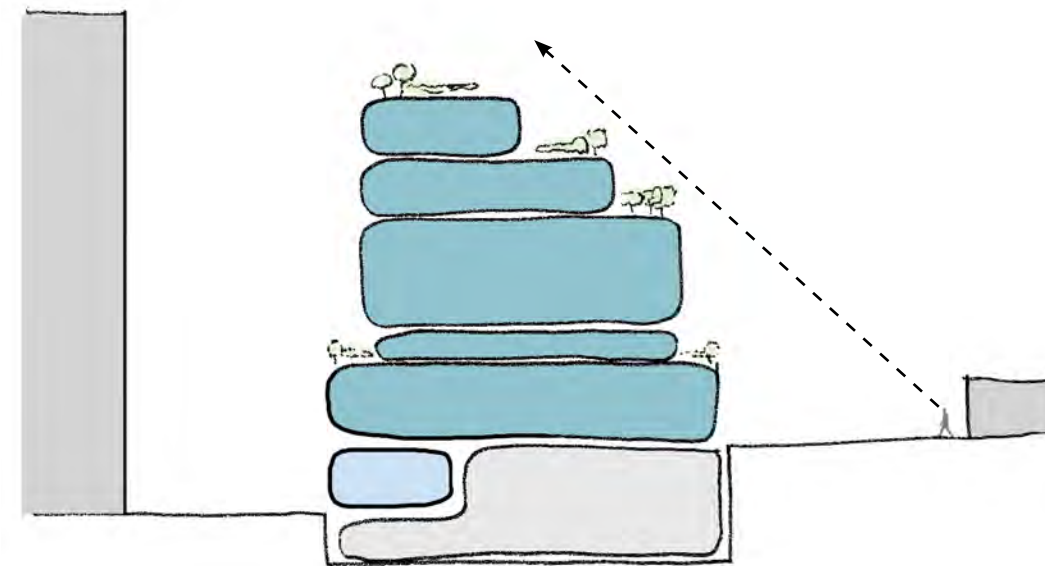
Green Spaces



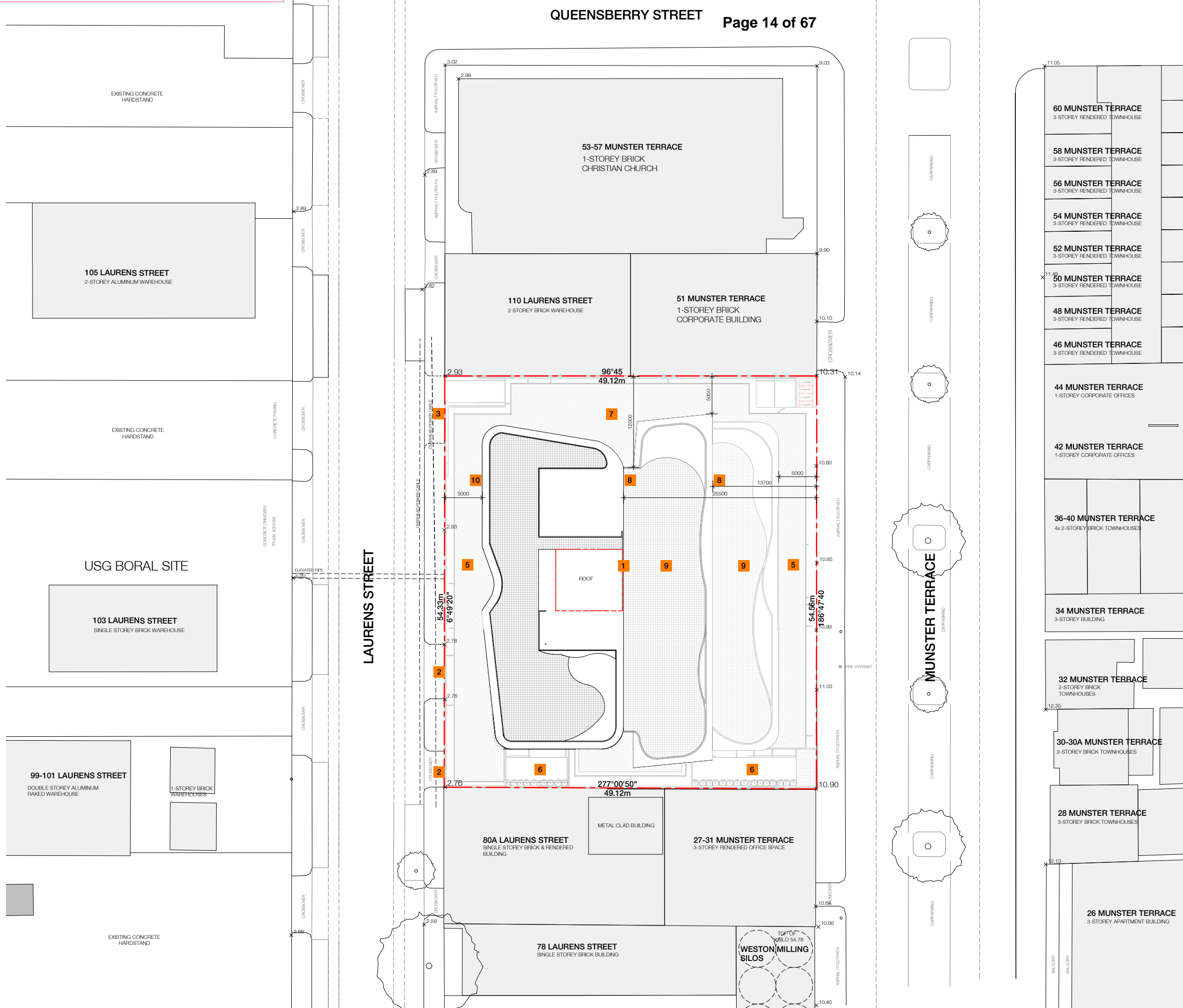
Streetscape Activation



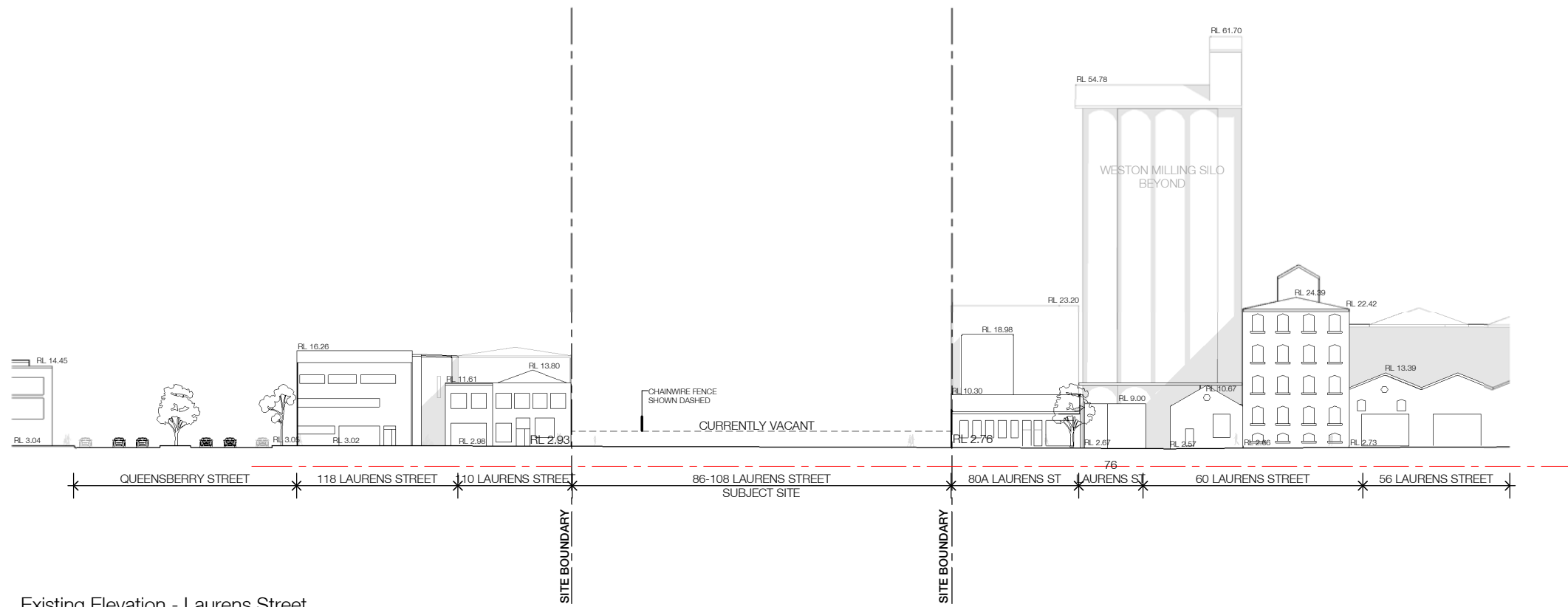
Built Form + Urban Structure



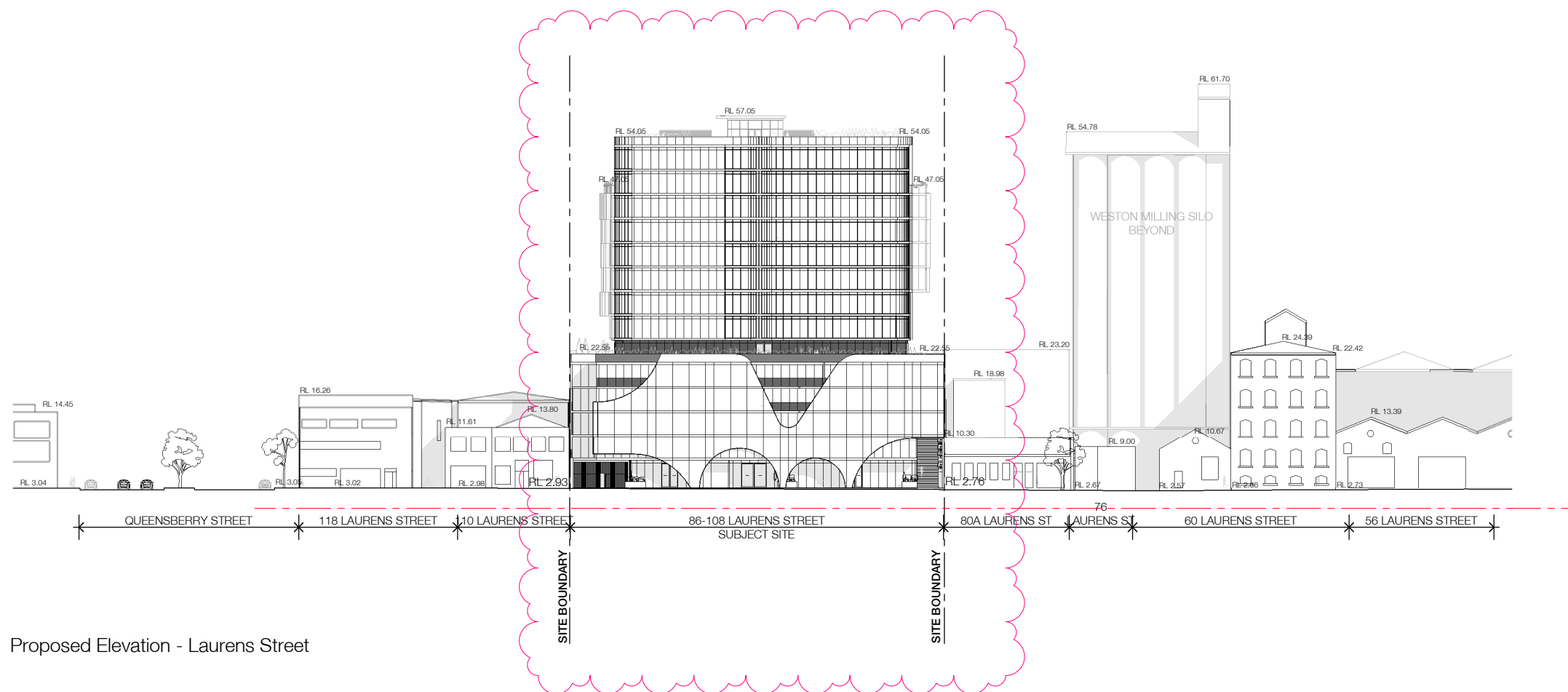
Vertical Activation



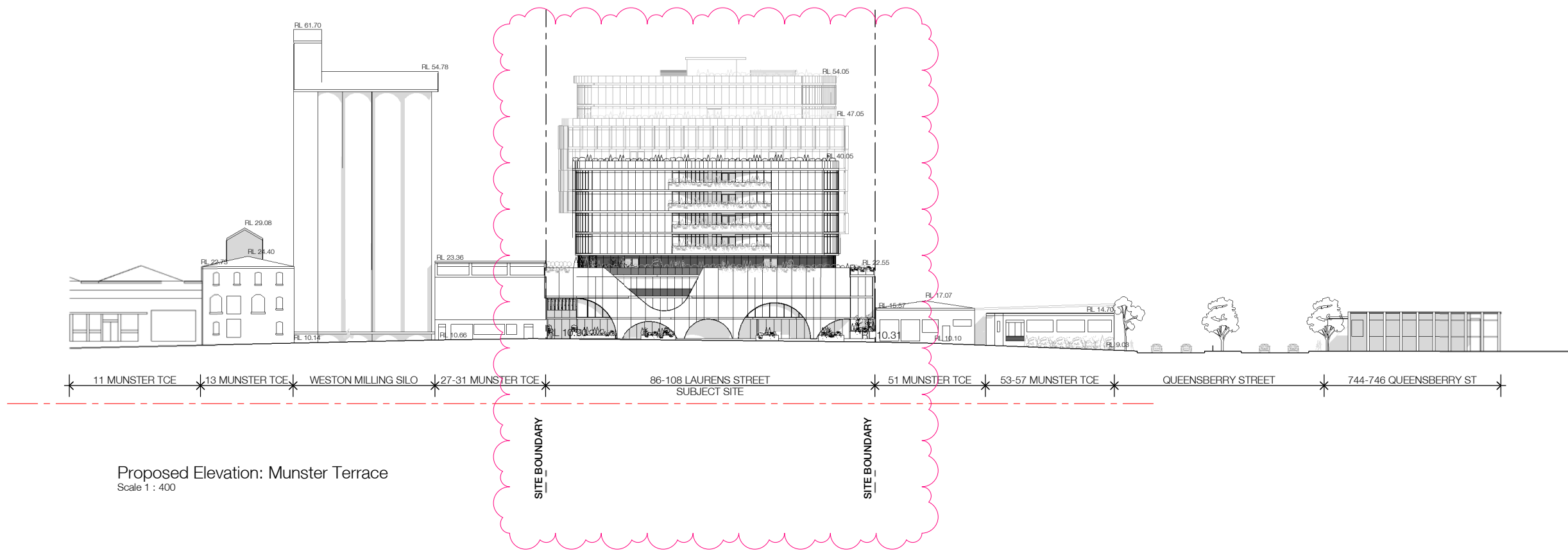
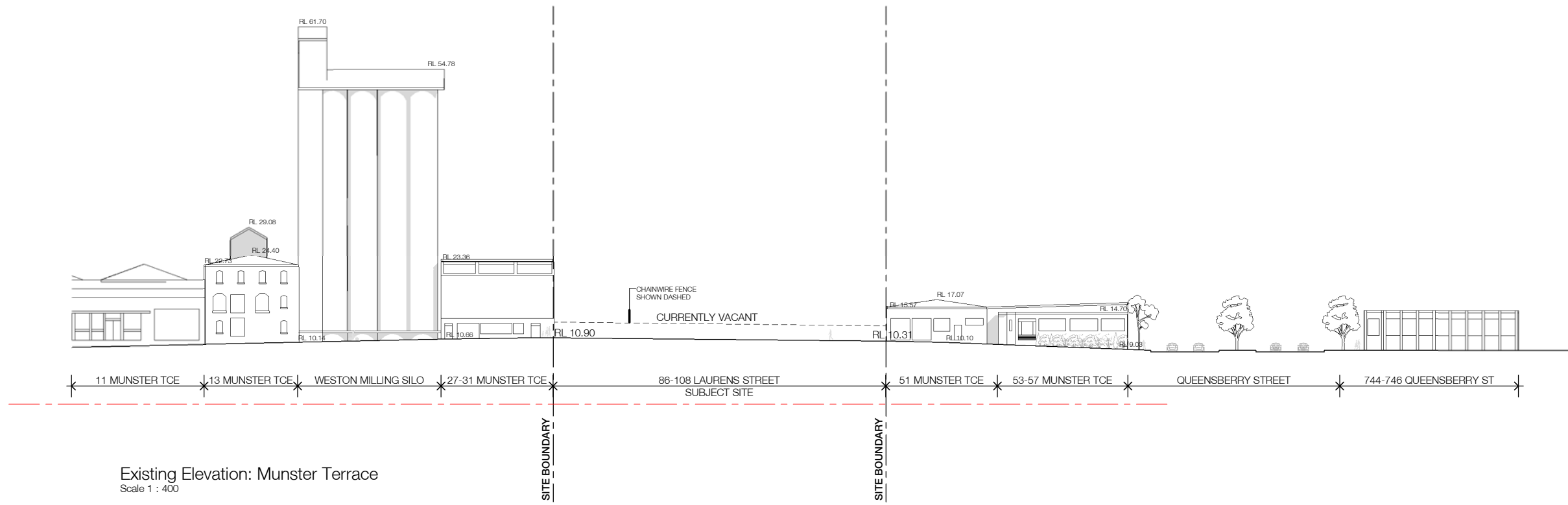
- ### Design Response
- 1 PROPOSED 10-14 STOREY OFFICE BUILDING
 - 2 EXISTING CROSSOVERS TO BE REMOVED, FOOTPATH TO BE REINSTATED
 - 3 PROPOSED NEW CROSSOVER TO CARPARK
 - 4 THERE IS A 7.5m FALL ACROSS THE SITE FROM THE EAST DOWN TO THE WEST
 - 5 5 LEVELS OF PODIUM ALONG LAURENS STREET AND MUNSTER TERRACE
 - 6 PUBLIC PLAZA AND STAIRS THROUGH PODIUM CONNECT LAURENS STREET TO MUNSTER TERRACE
 - 7 PROPOSED BUILDING IS SET BACK FROM NORTH BOUNDARY
 - 8 UPPER LEVELS OF PROPOSED BUILDING ARE SET BACK FROM THE STREET AND NEIGHBOURING PROPERTIES
 - 9 ROOF TERRACES ALONG MUNSTER TERRACE ON LEVEL 10 & LEVEL 12
 - 10 PROPOSED BUILDING IS SET BACK FROM LAURENS STREET TO REDUCE VISUAL BULK FROM THE STREET AND NEIGHBOURING PROPERTIES

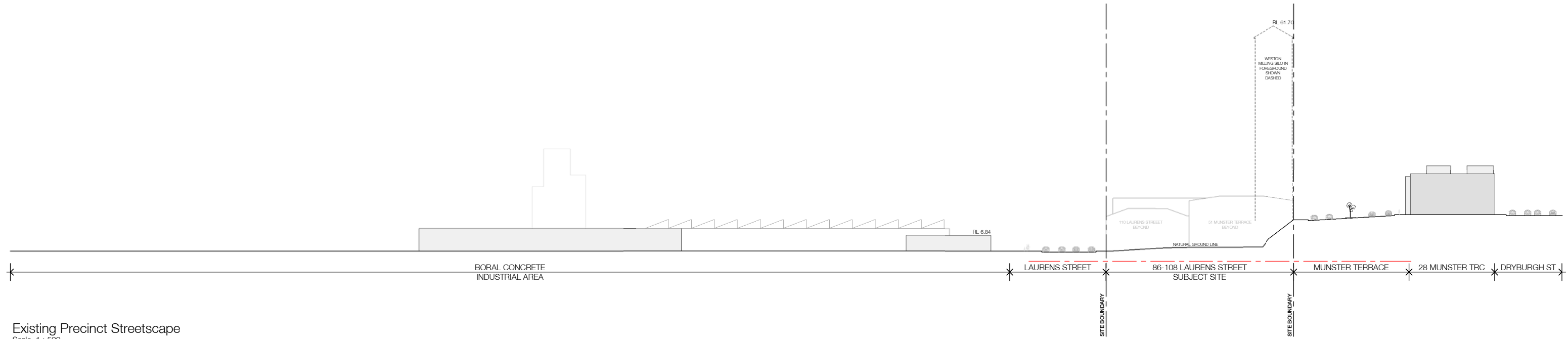


Existing Elevation - Laurens Street

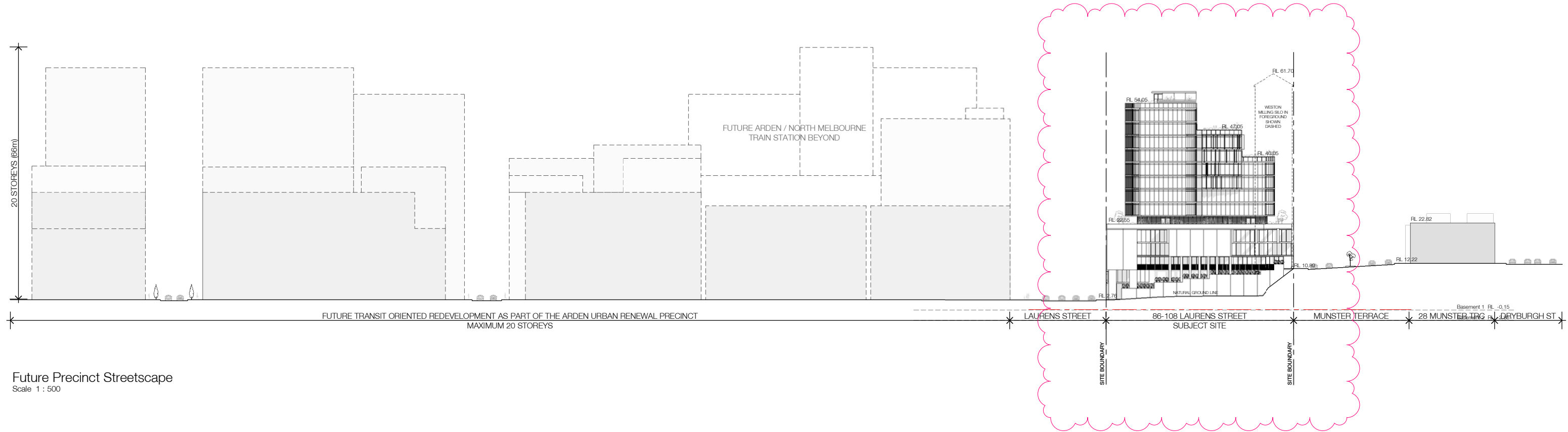


Proposed Elevation - Laurens Street



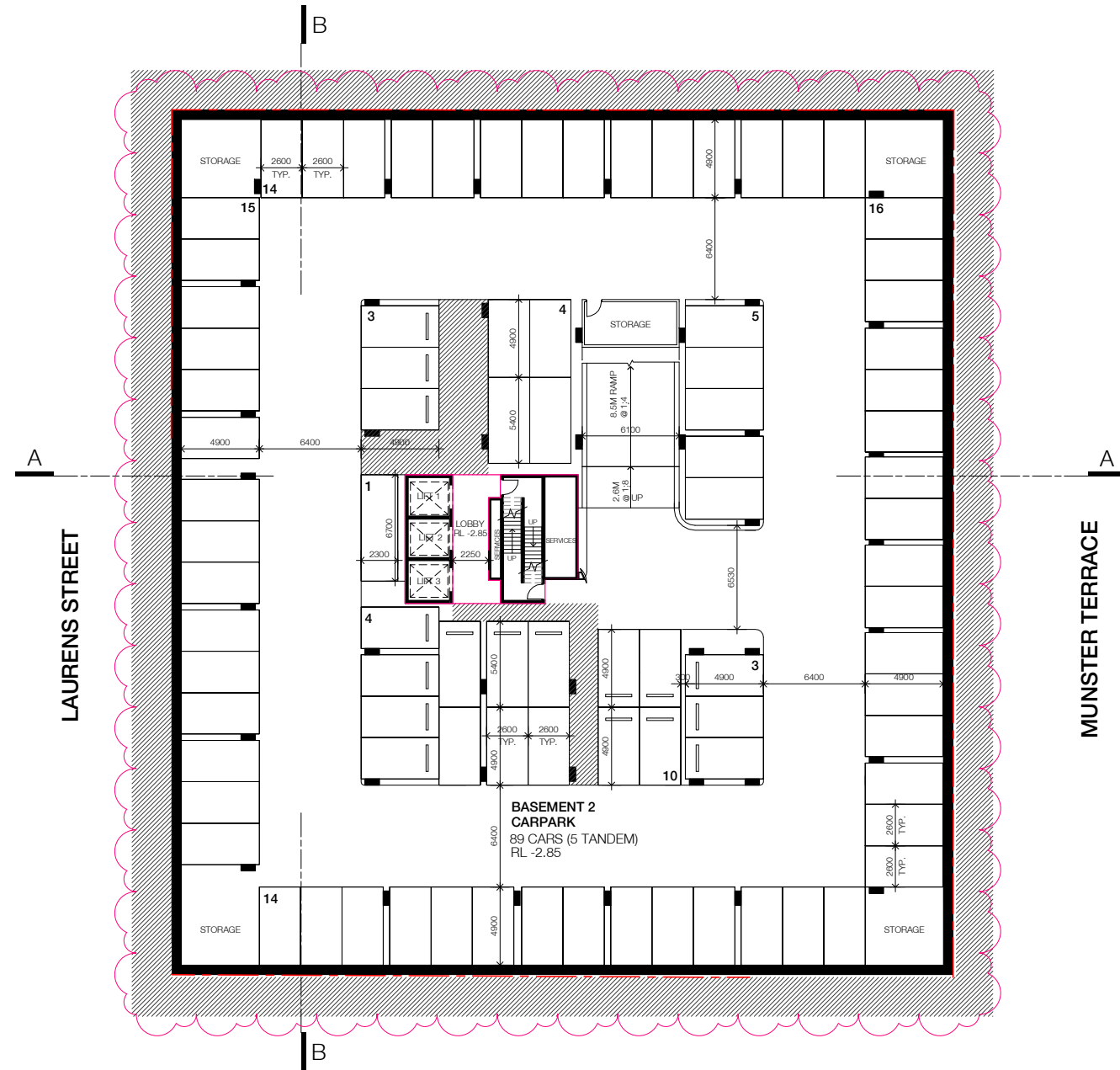


Existing Precinct Streetscape
Scale 1 : 500



Future Precinct Streetscape
Scale 1 : 500

NOTE: FUTURE TRANSIT ORIENTED DEVELOPMENT BUILDING HEIGHTS BASED ON ARTIST'S IMPRESSION IN DRAFT ARDEN VISION & FRAMEWORK PLAN 2016.

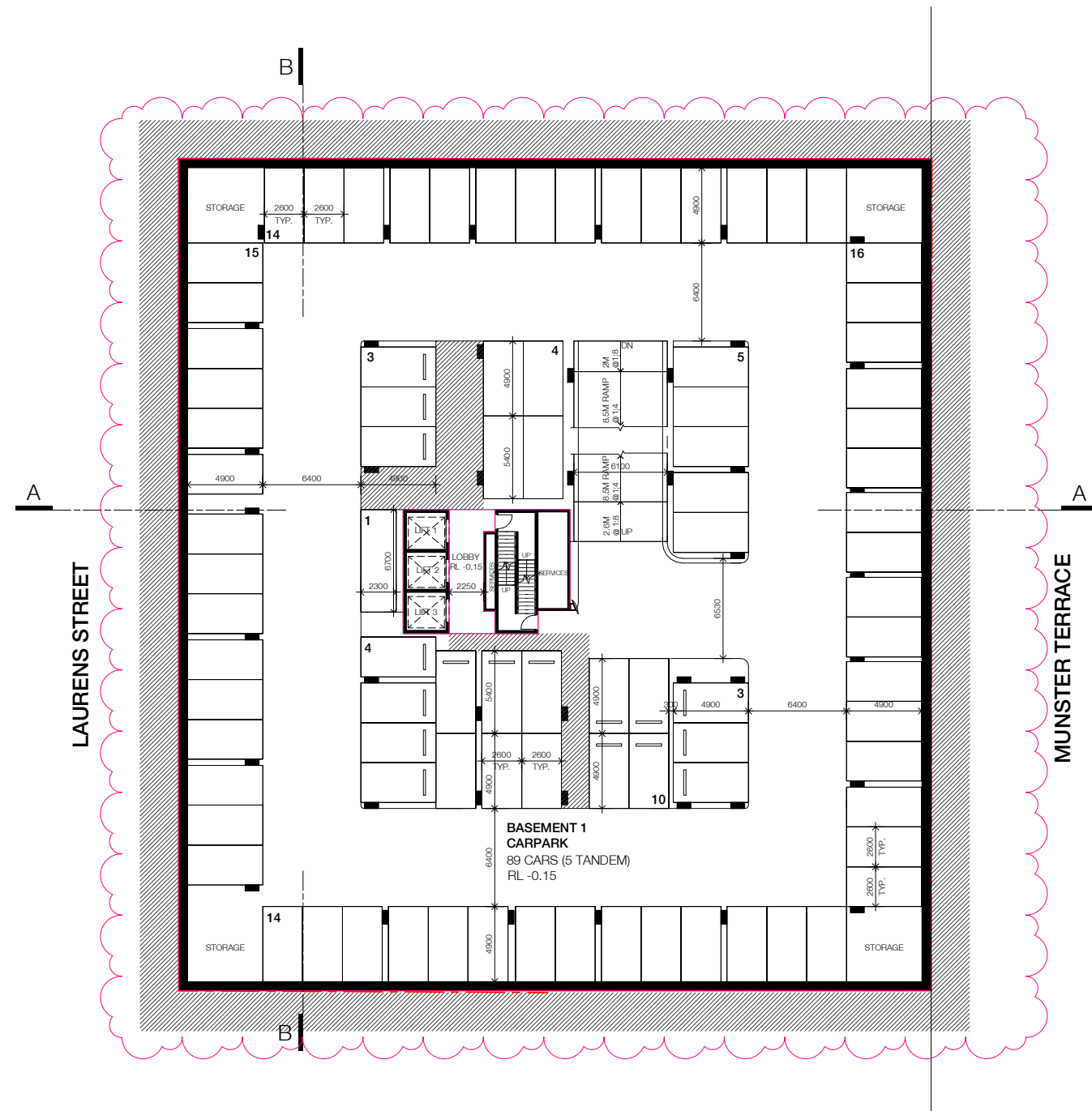


PARKING SCHEDULE

FLOOR	CAR PARKS	BICYCLE(STAFF)	BICYCLE(WS)
BASEMENT B2	89	0	0
BASEMENT B1	89	0	0
GROUND	34	86	8
UPPER GRD.	45	69	0
LEVEL 1	58	0	0
LEVEL 2	0	0	22
TOTAL	315	155	30

NOTE: ALL CONVENTIONAL CAR SPACES PROVIDED AT 2600mm WIDE & 4900mm LONG UNLESS DIMENSIONED OTHERWISE
ALL COLUMNS LOCATED BETWEEN 250mm-1250mm FROM ACCESS AISLE UNLESS DIMENSIONED OTHERWISE.

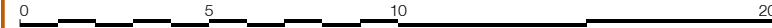


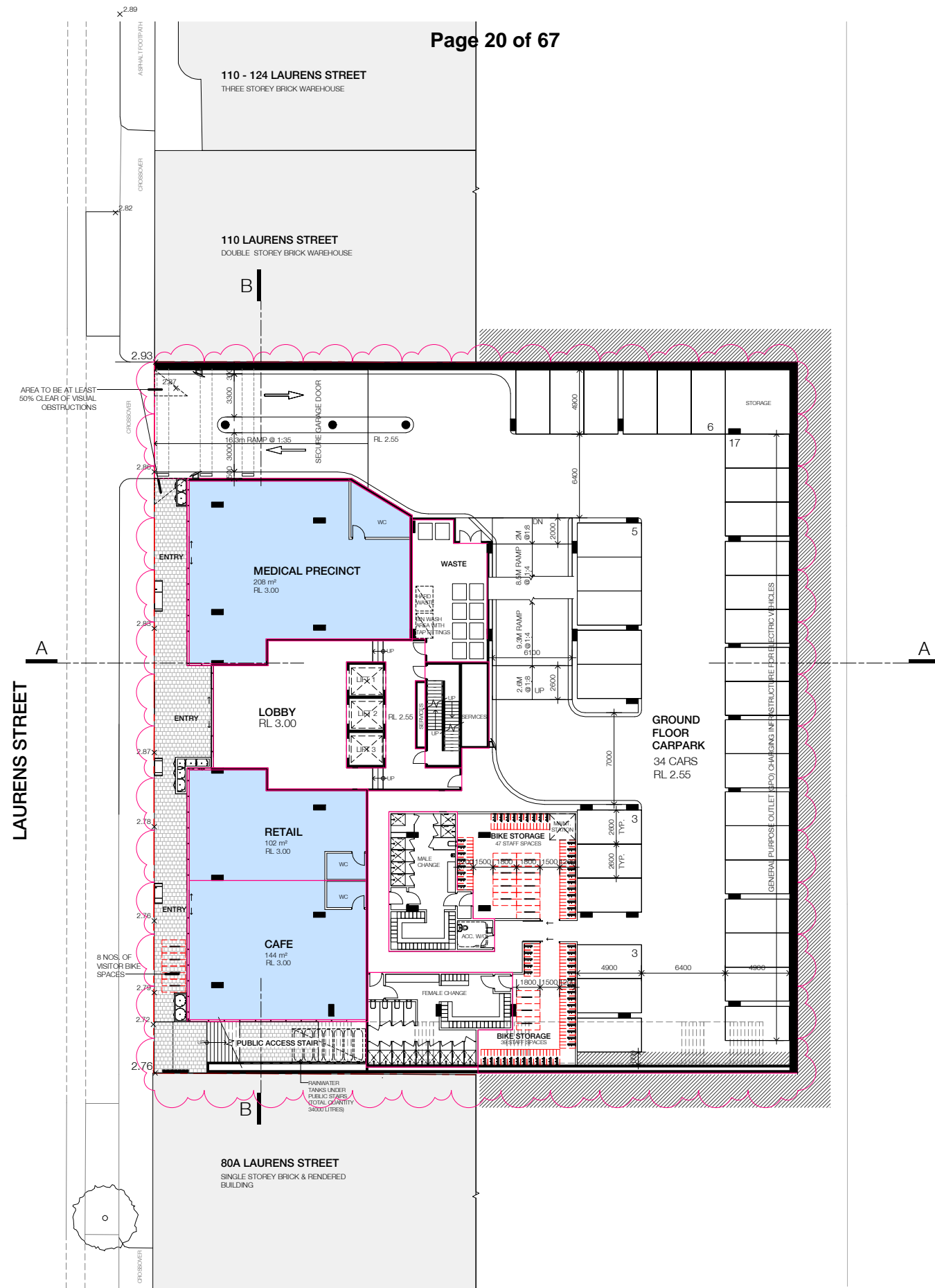
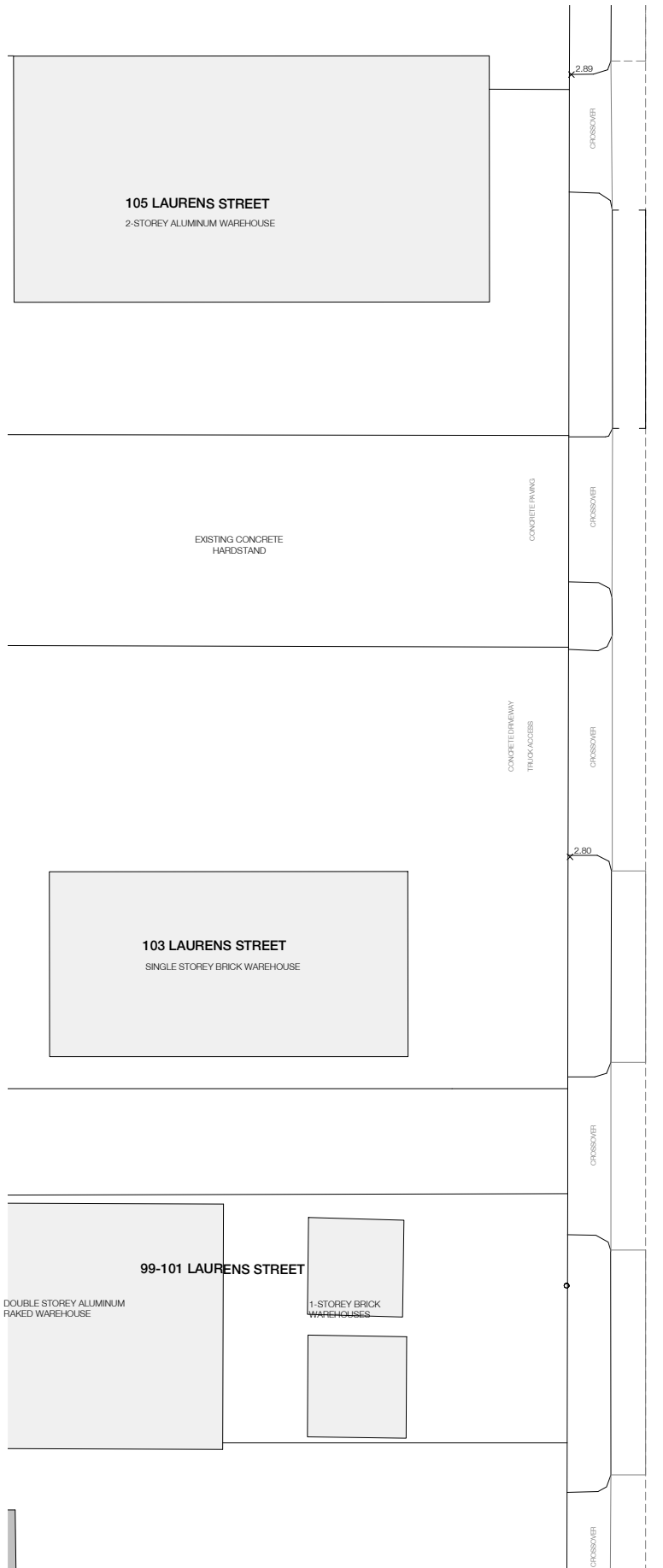


PARKING SCHEDULE

FLOOR	CAR PARKS	BICYCLE(STAFF)	BICYCLE(WS)
BASEMENT B2	89	0	0
BASEMENT B1	89	0	0
GROUND	34	86	8
UPPER GFID.	45	89	0
LEVEL 1	58	0	0
LEVEL 2	0	0	22
TOTAL	315	155	30

NOTE: ALL CONVENTIONAL CAR SPACES PROVIDED AT 2000mm WIDE & 4900mm LONG UNLESS DIMENSIONED OTHERWISE.
ALL COLUMNS LOCATED BETWEEN 250mm-1250mm FROM ACCESS AISLE UNLESS DIMENSIONED OTHERWISE.





Legend - Abbreviations

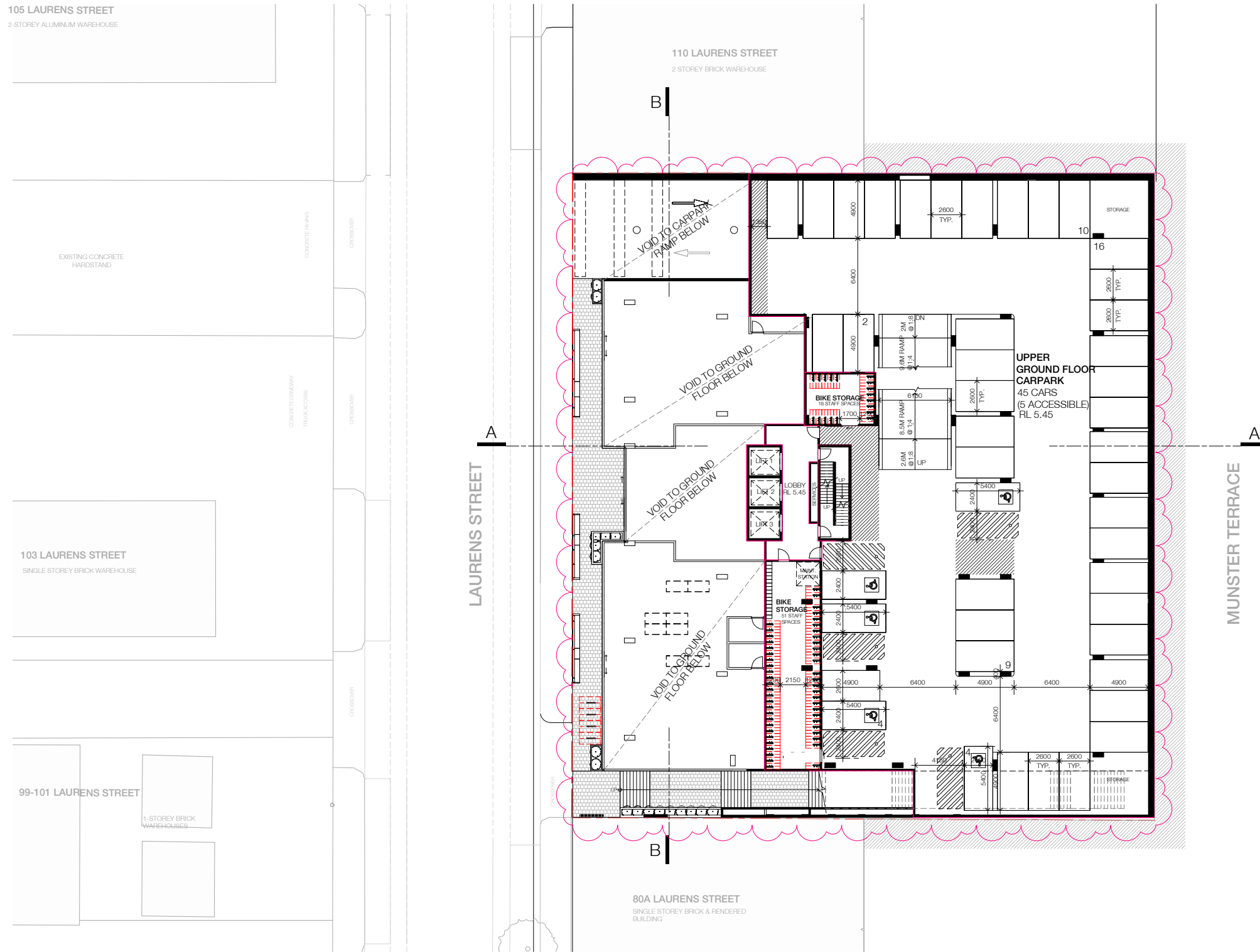
- 1700 SCR 1700mm HIGH PRIVACY SCREEN
- AFL ABOVE FLOOR LEVEL
- EX EXISTING
- CG OBTUSE GLAZING
- 500 RET WALL 500mm HIGH RETAINING WALL
- RWT RAINWATER TANK
- ST STORAGE
- FW FLOOR WASTE
- HC HOSECOCK

PARKING SCHEDULE

FLOOR	CAR PARKS	BICYCLE(STAFF)	BICYCLE(VIS)
BASEMENT B2	89	0	0
BASEMENT B1	89	0	0
GROUND	34	86	8
UPPER GRD.	45	69	0
LEVEL 1	58	0	0
LEVEL 2	0	0	22
TOTAL	315	155	30

NOTE: ALL CONVENTIONAL CAR SPACES PROVIDED AT 2600mm WIDE & 4900mm LONG UNLESS DIMENSIONED OTHERWISE.
ALL COLUMNS LOCATED BETWEEN 250mm-1250mm FROM ACCESS AISLE UNLESS DIMENSIONED OTHERWISE.



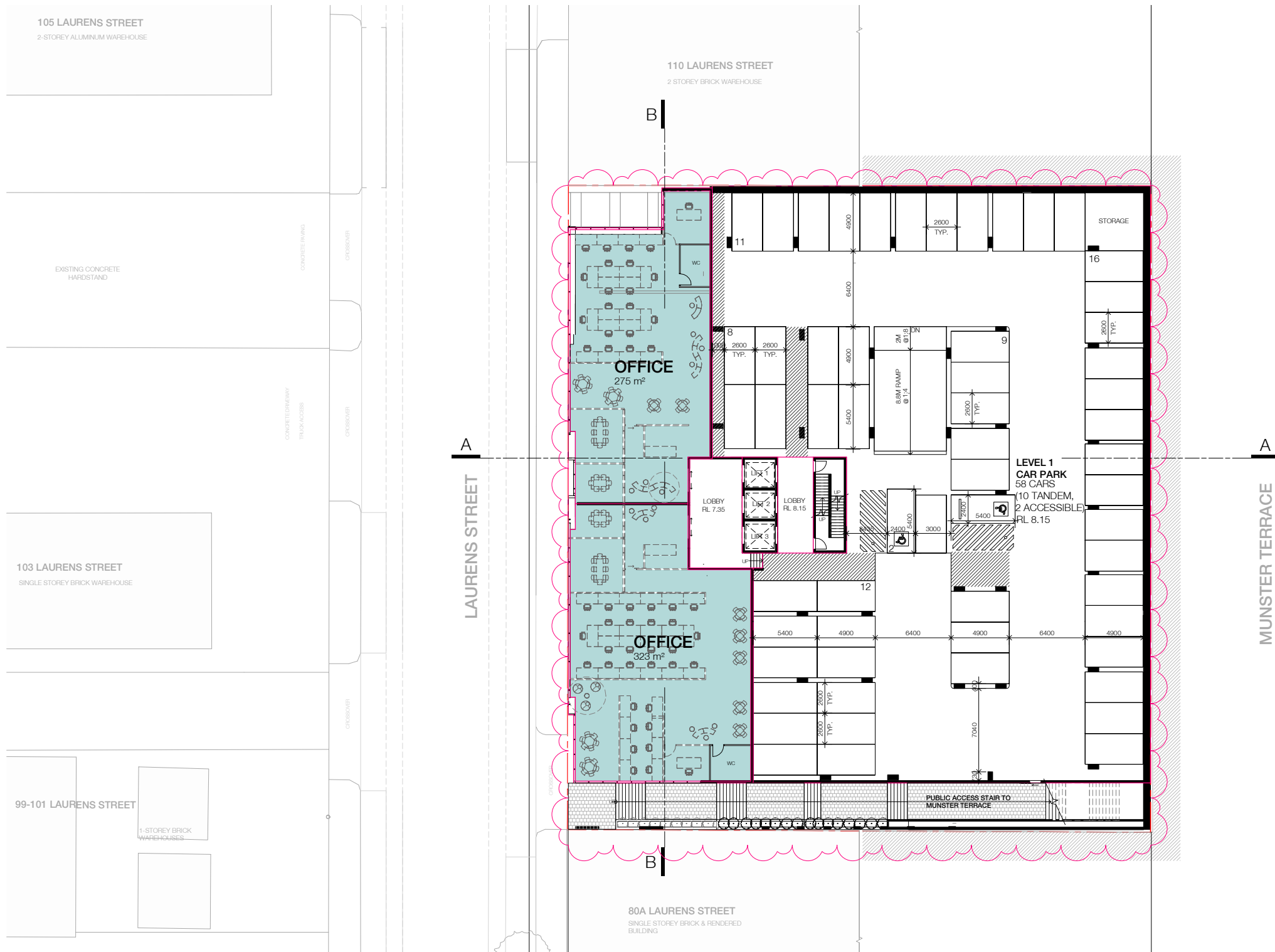


PARKING SCHEDULE

FLOOR	CAR PARKS	BICYCLE(STAFF)	BICYCLE(M/S)
BASEMENT B2	89	0	0
BASEMENT B1	89	0	0
GROUND	34	86	8
UPPER GRD.	45	69	0
LEVEL 1	58	0	0
LEVEL 2	0	0	22
TOTAL	315	155	30

NOTE: ALL CONVENTIONAL CAR SPACES PROVIDED AT 2600mm WIDE & 4900mm LONG UNLESS DIMENSIONED OTHERWISE
 ALL COLUMNS LOCATED BETWEEN 250mm-1250mm FROM ACCESS AISLE UNLESS DIMENSIONED OTHERWISE.

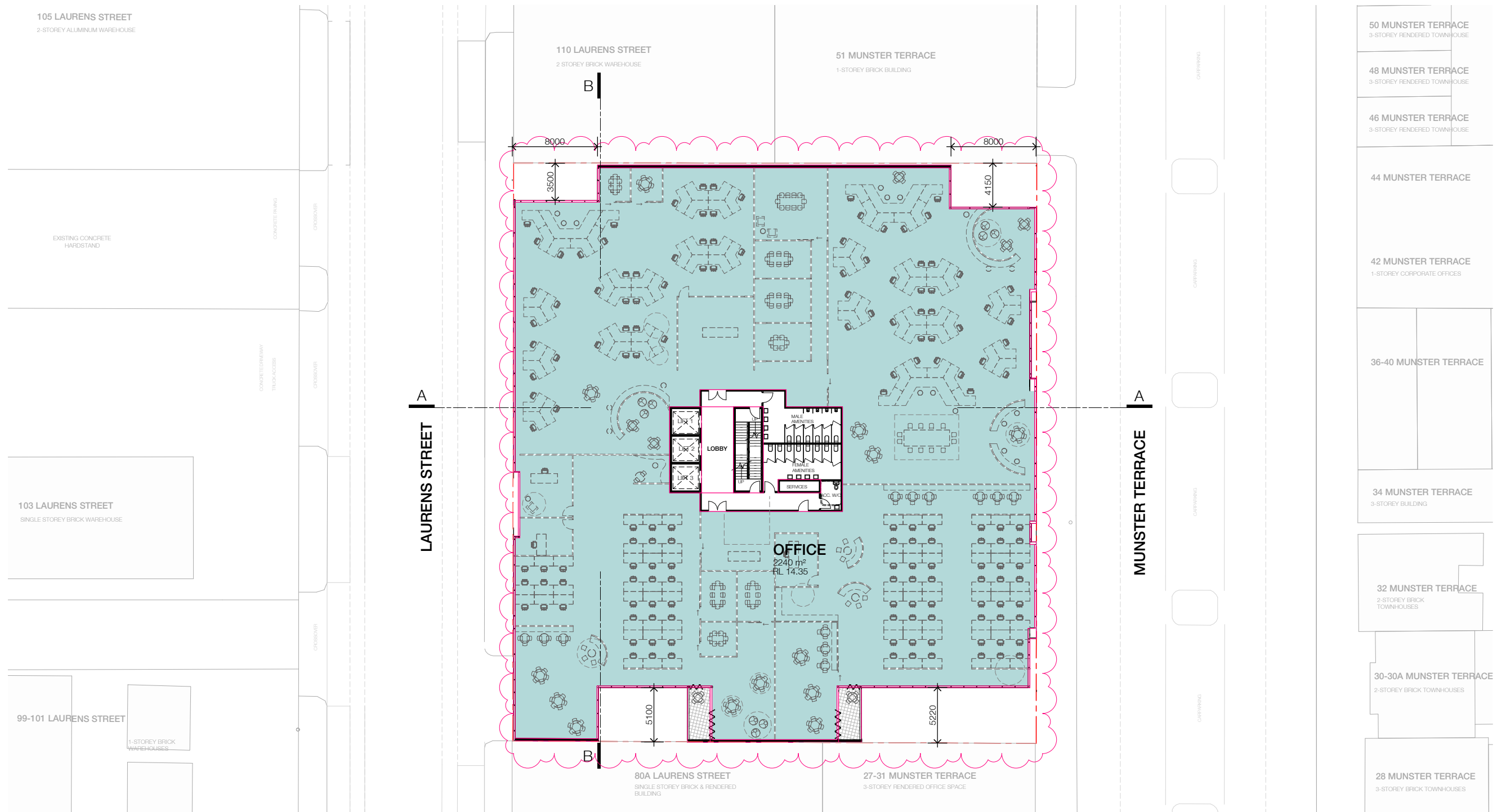


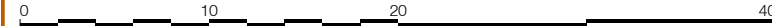
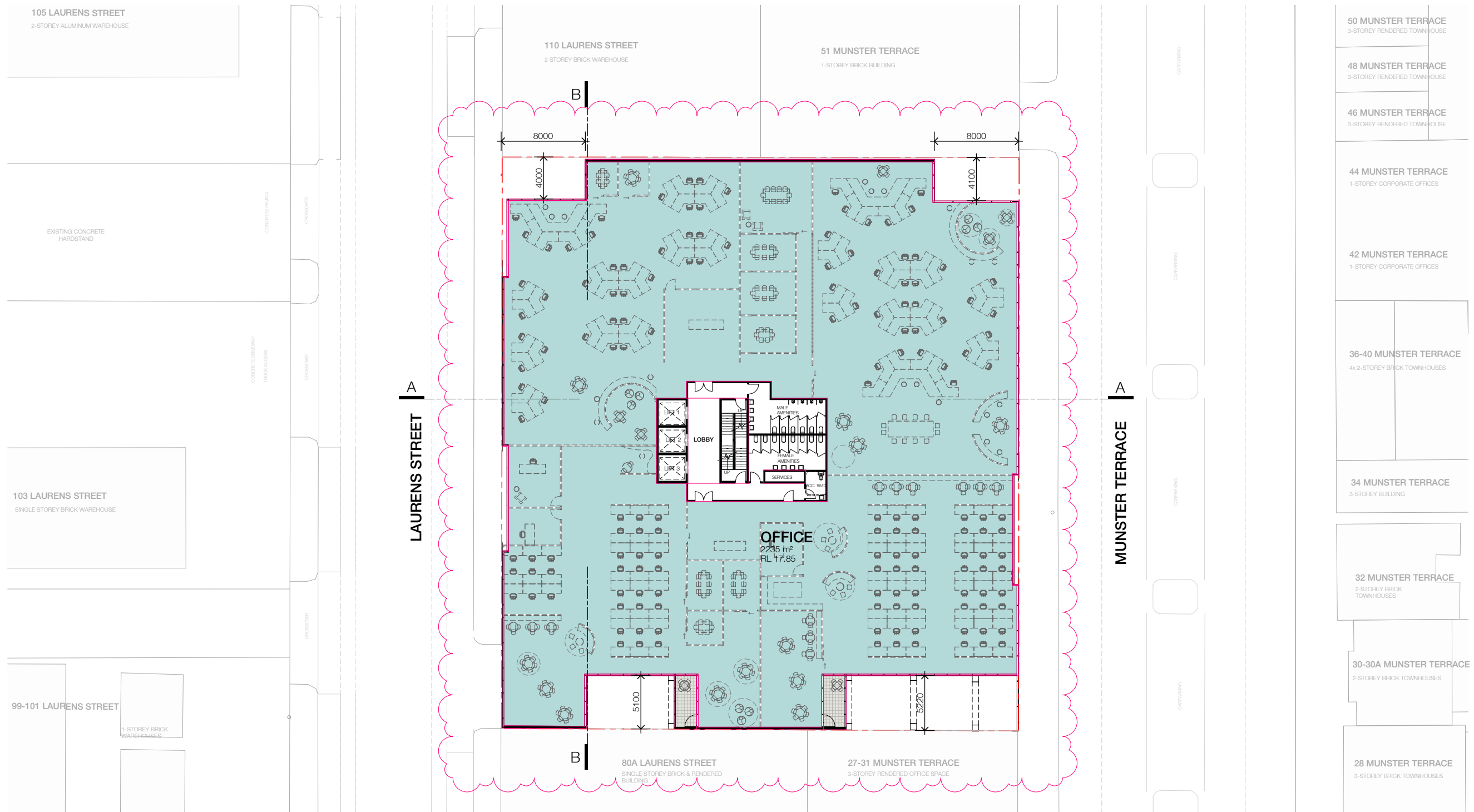


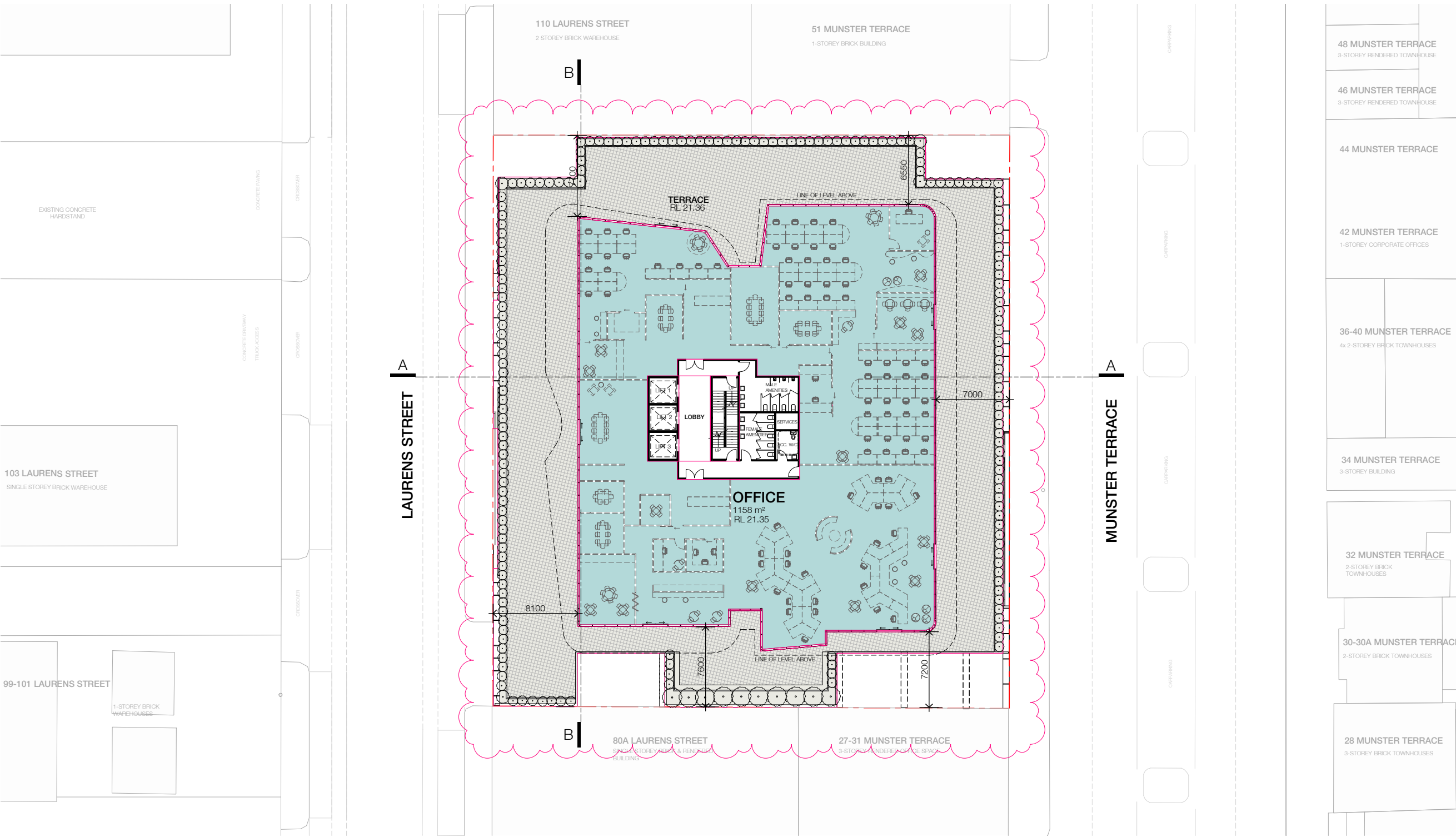
PARKING SCHEDULE

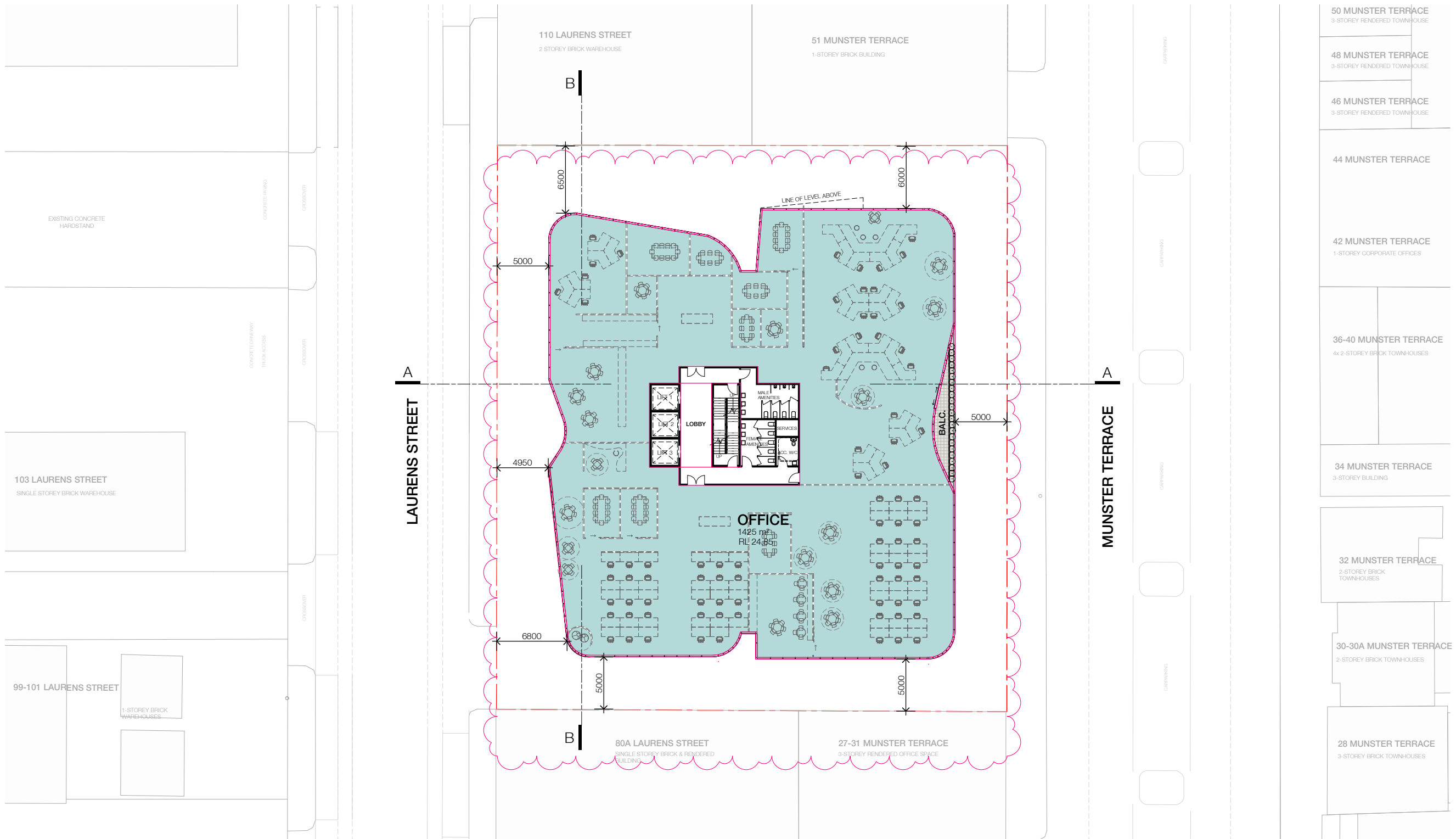
FLOOR	CAR PARKS	BICYCLE(STAFF)	BICYCLE(VIS)
BASEMENT B2	89	0	0
BASEMENT B1	89	0	0
GROUND	34	86	8
UPPER GRD.	45	89	0
LEVEL 1	58	0	0
LEVEL 2	0	0	22
TOTAL	315	155	30

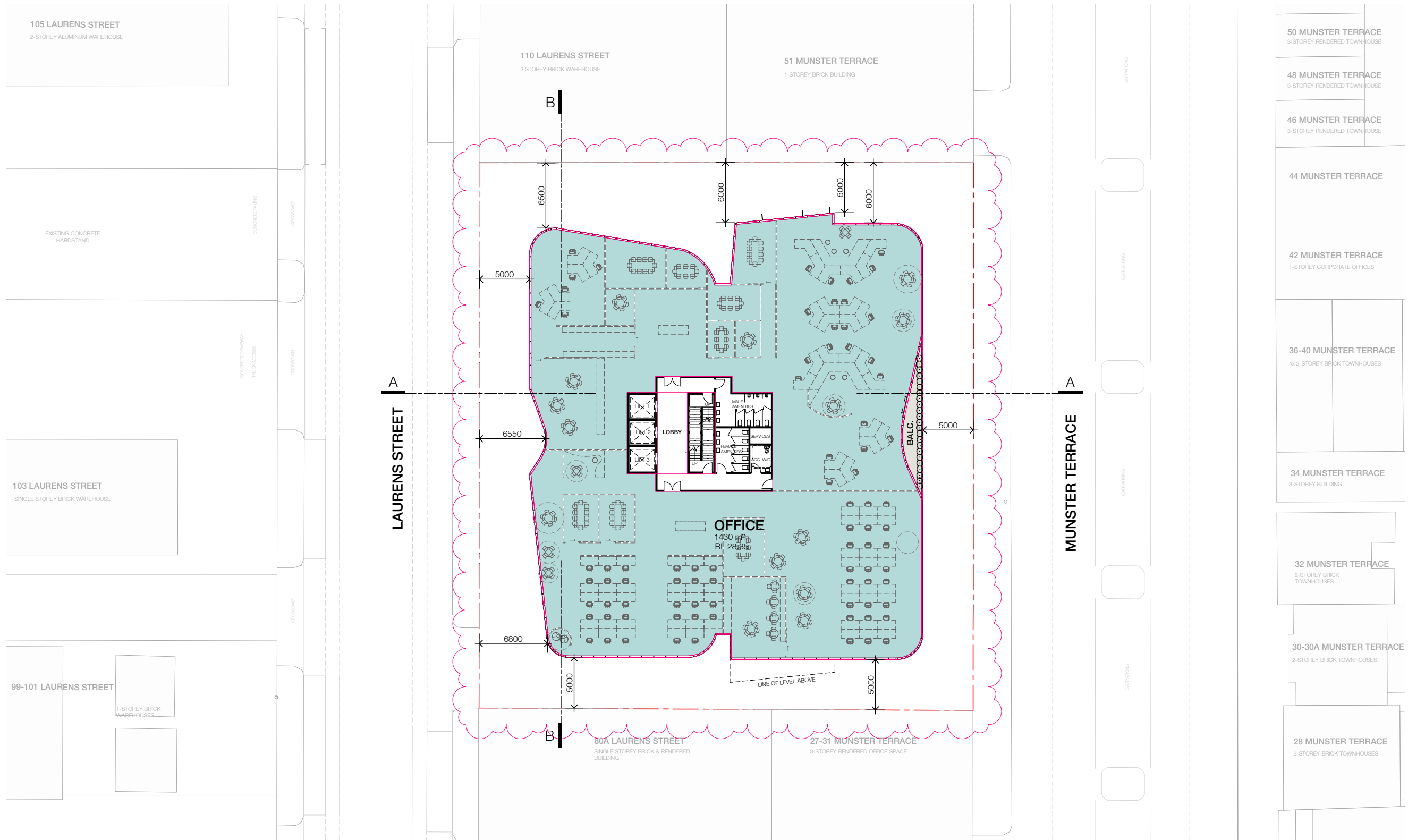
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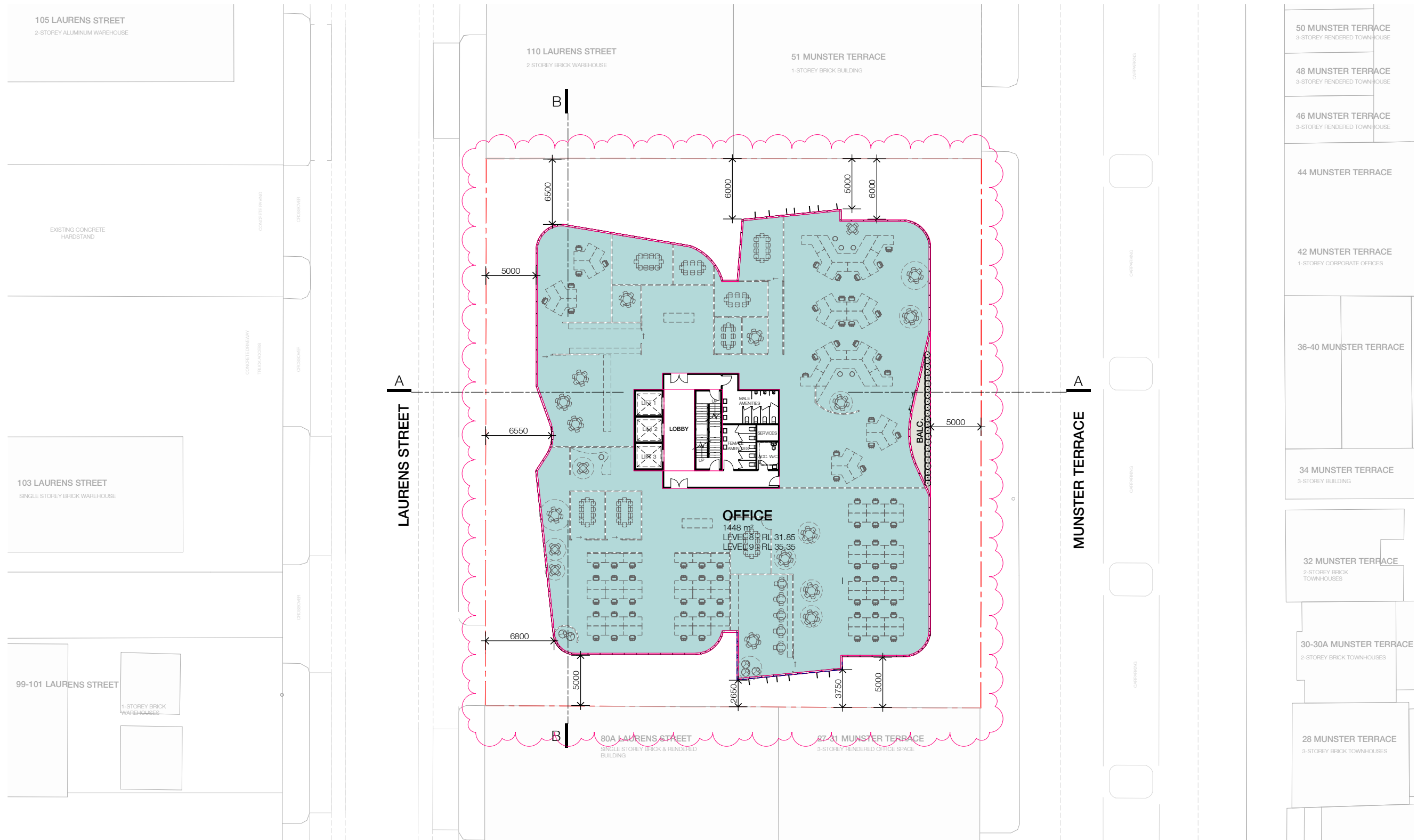


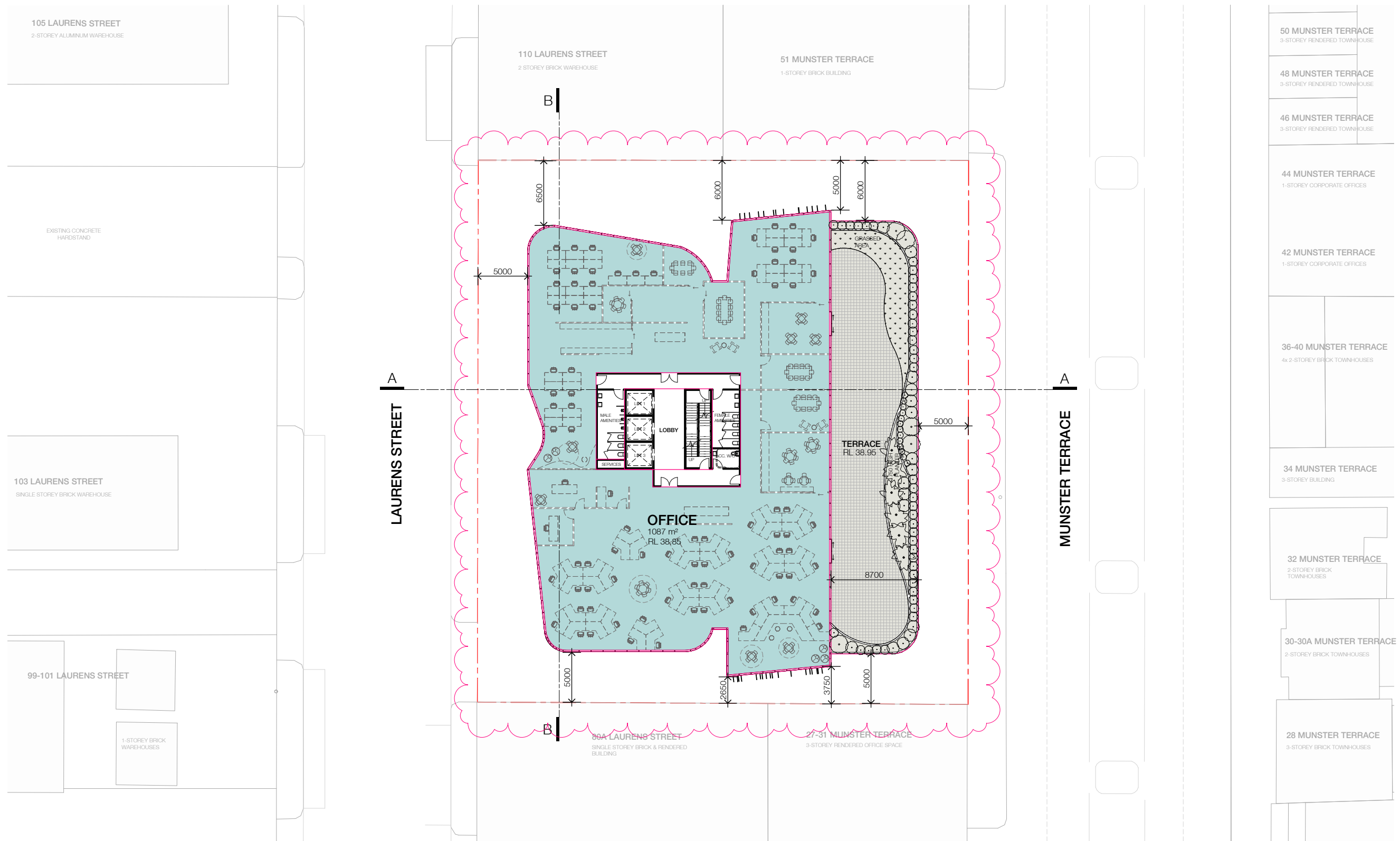


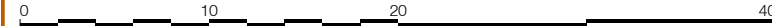
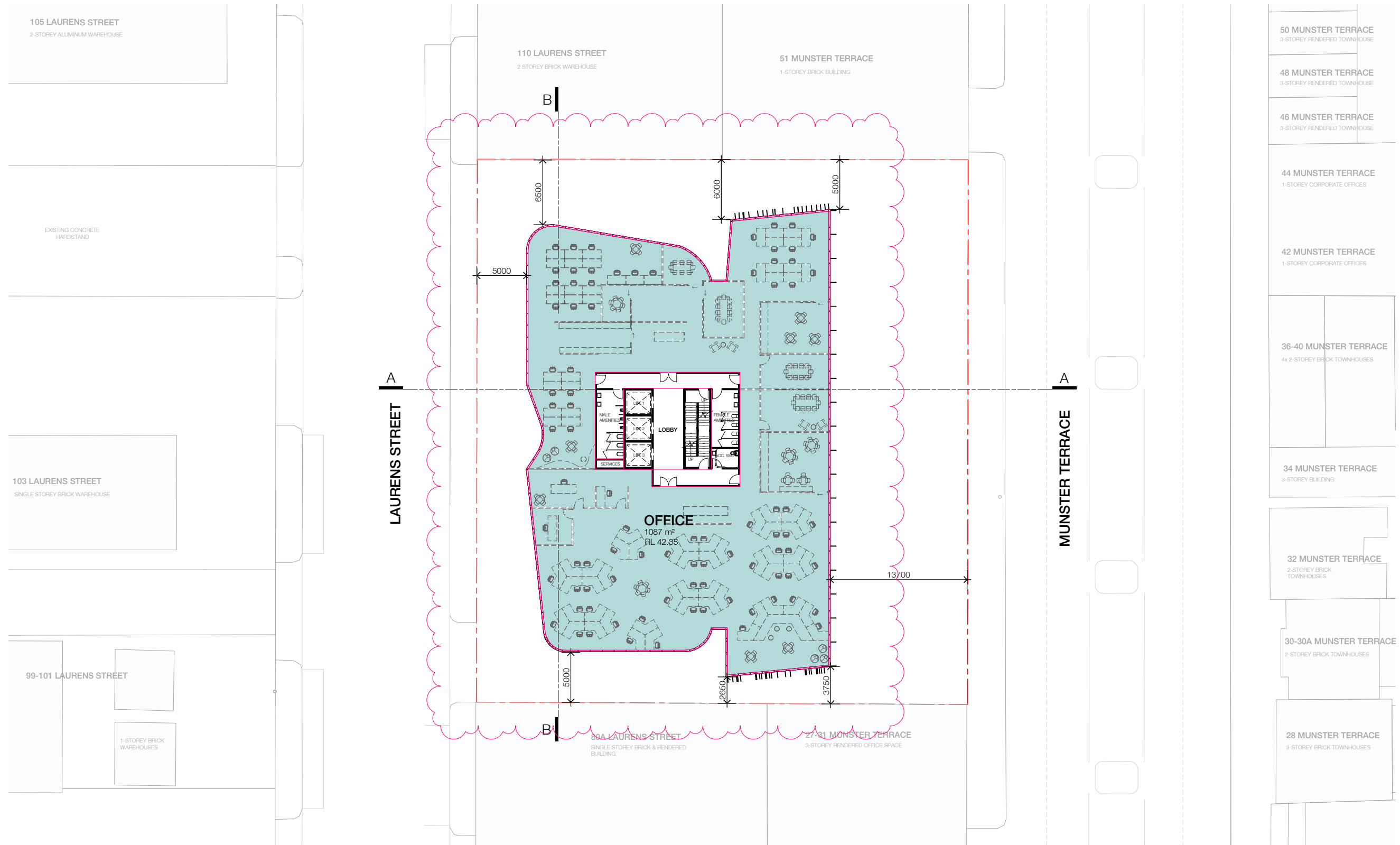


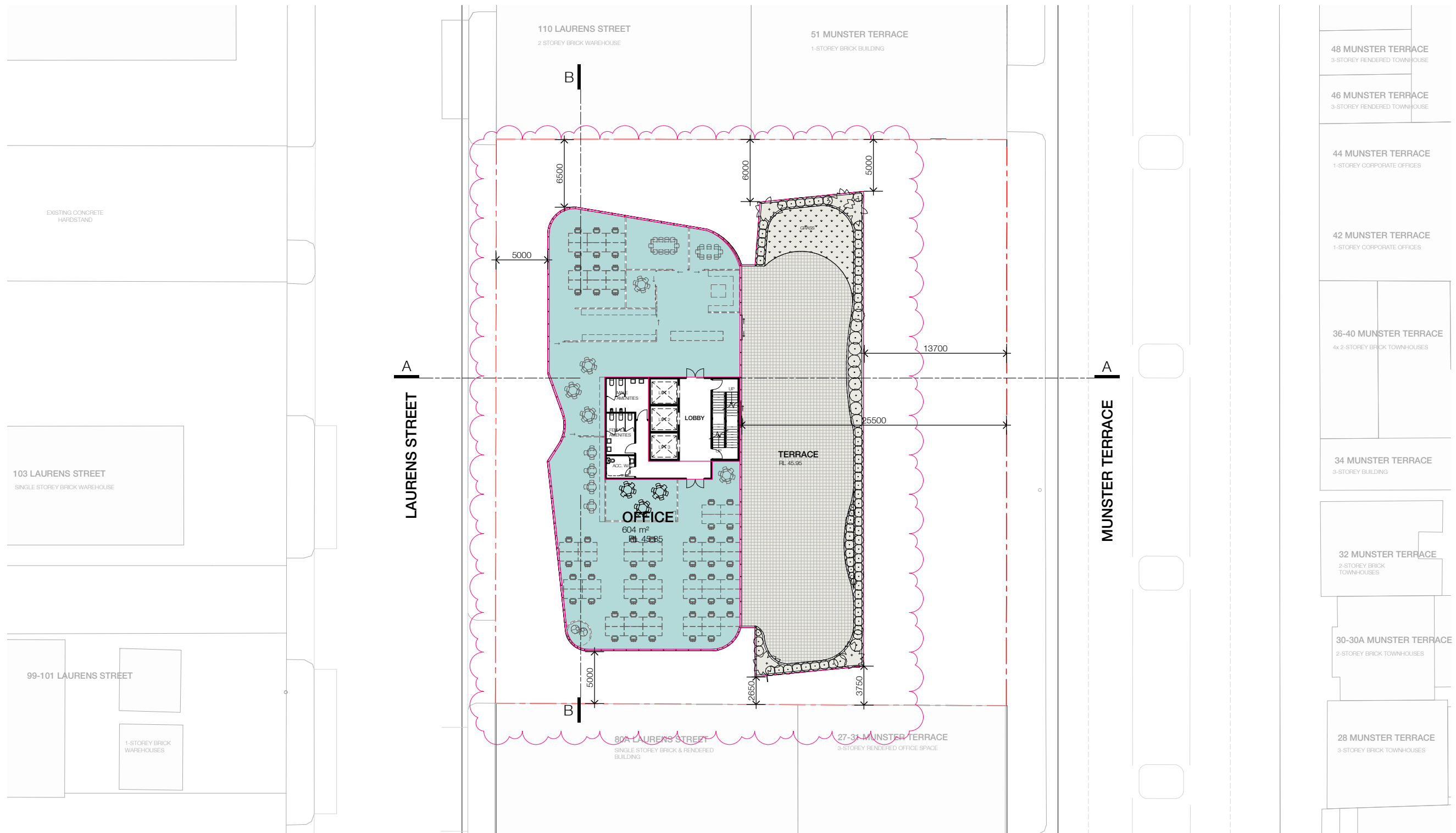


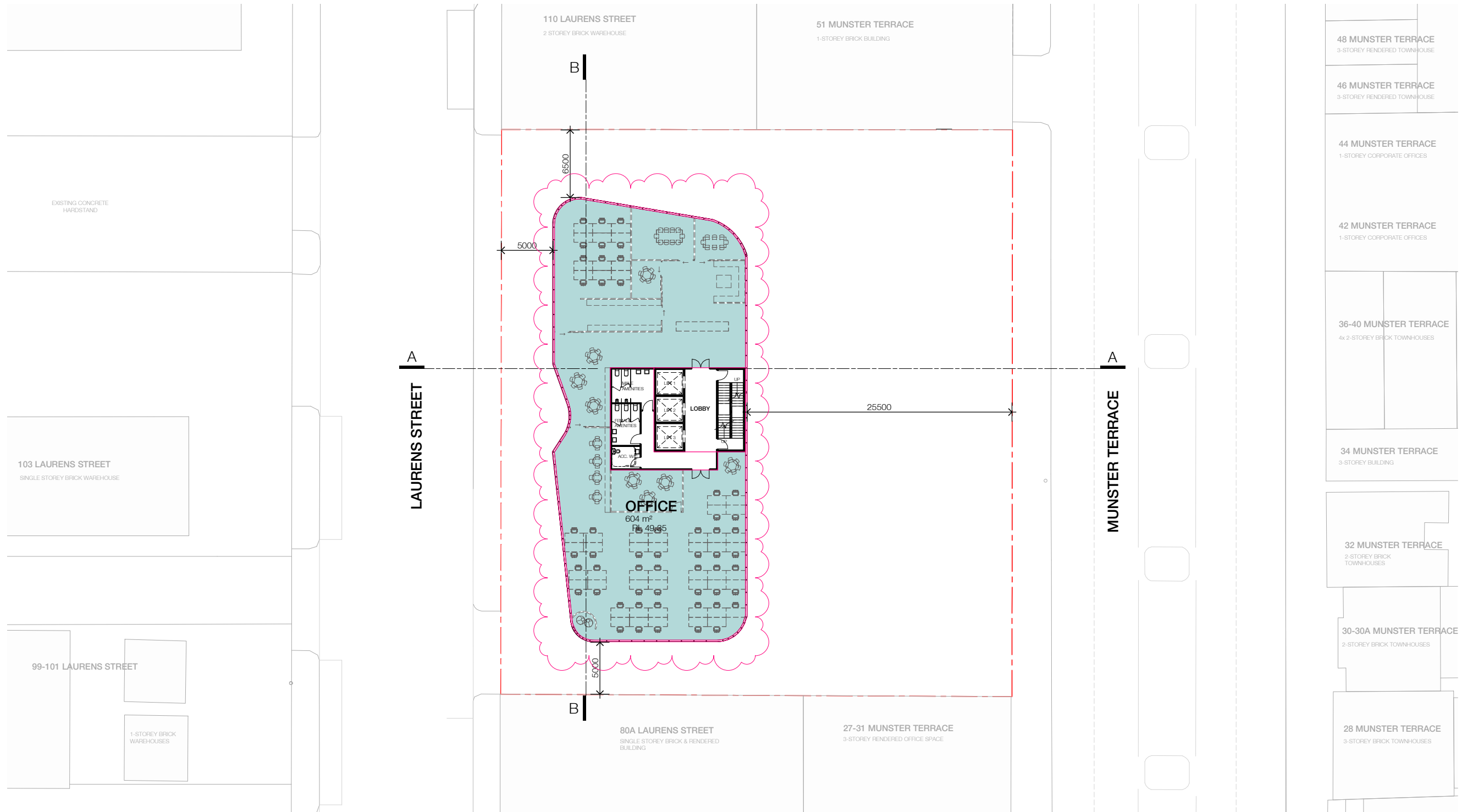


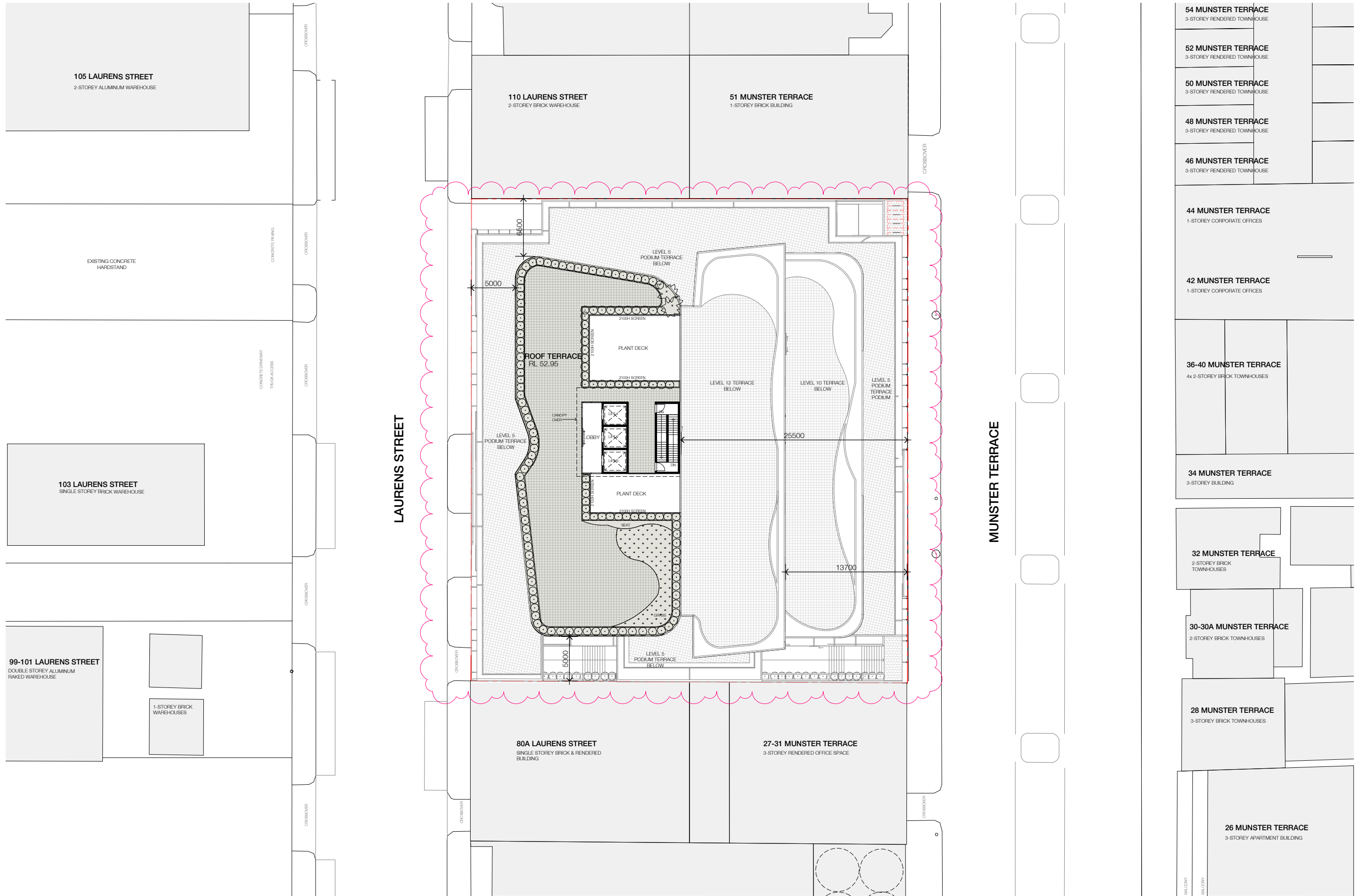


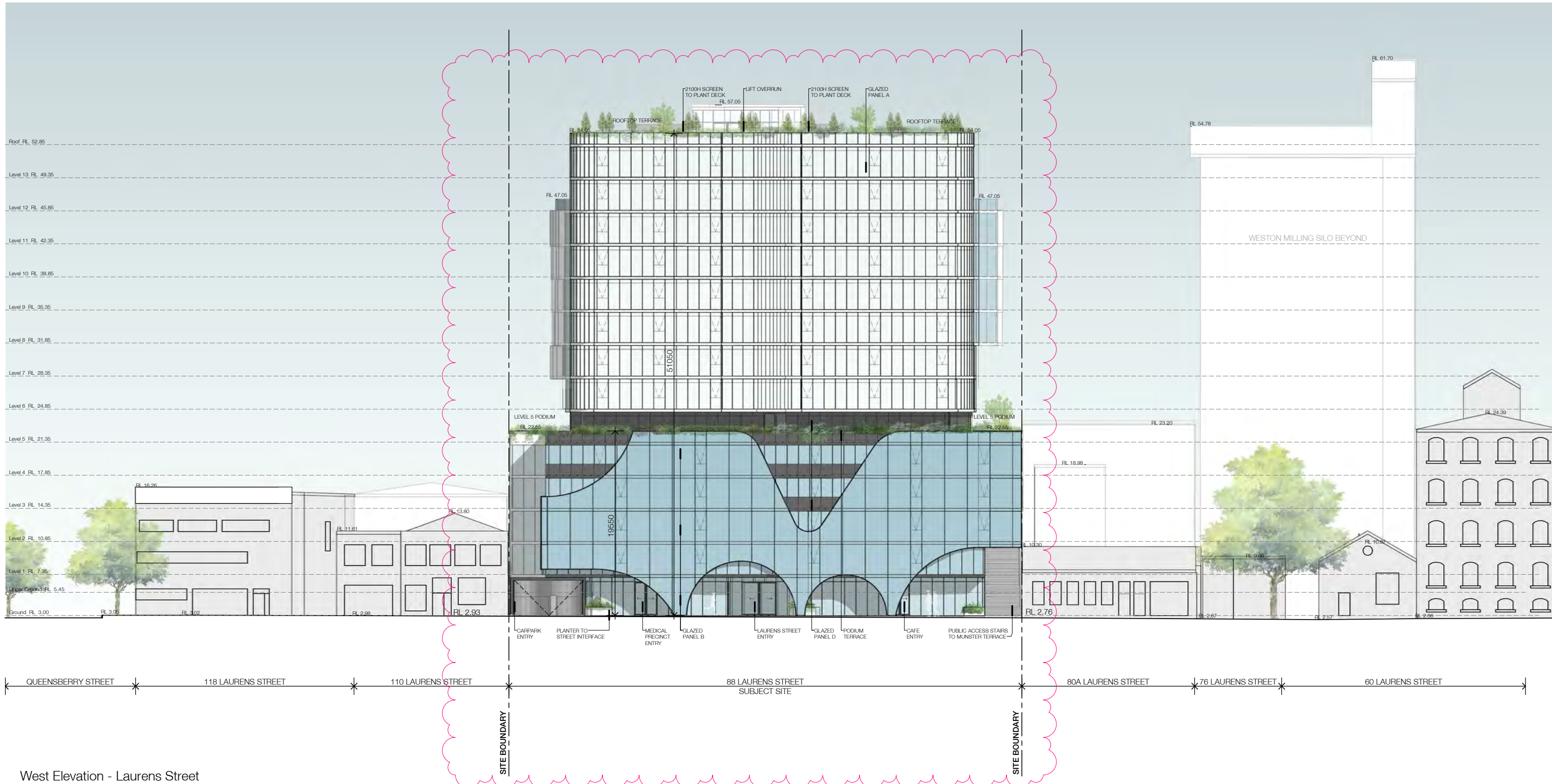




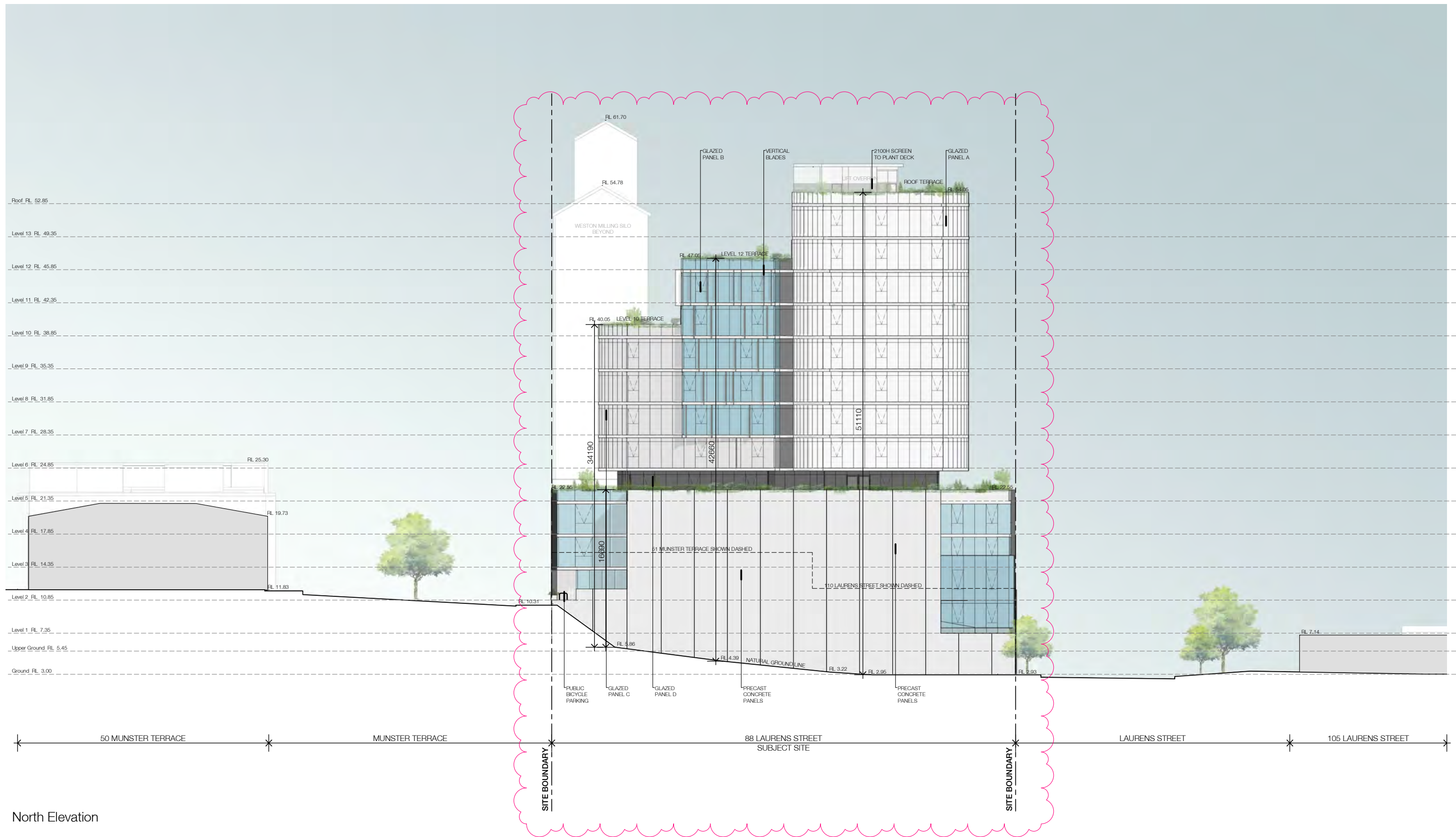




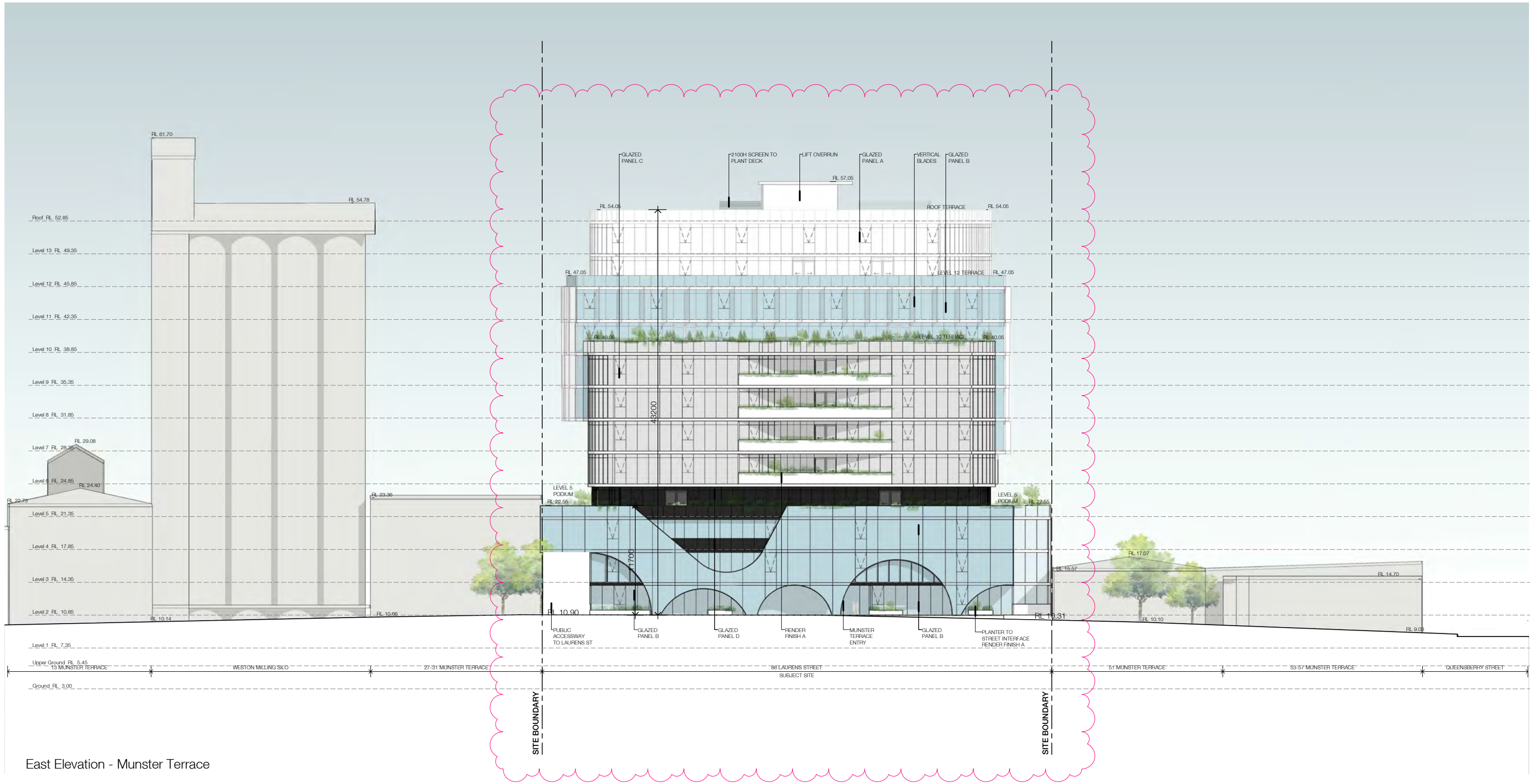




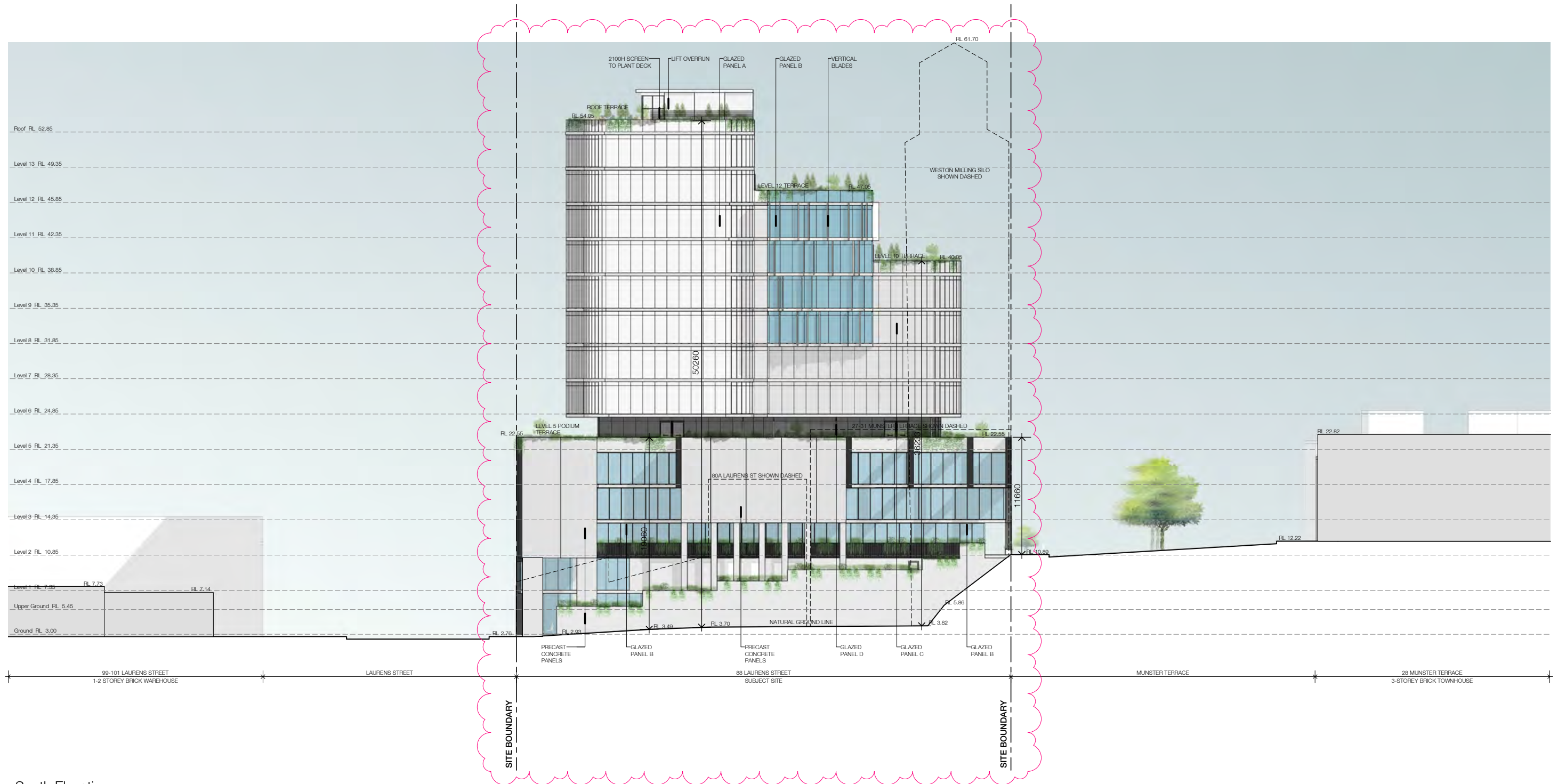
West Elevation - Laurs Street



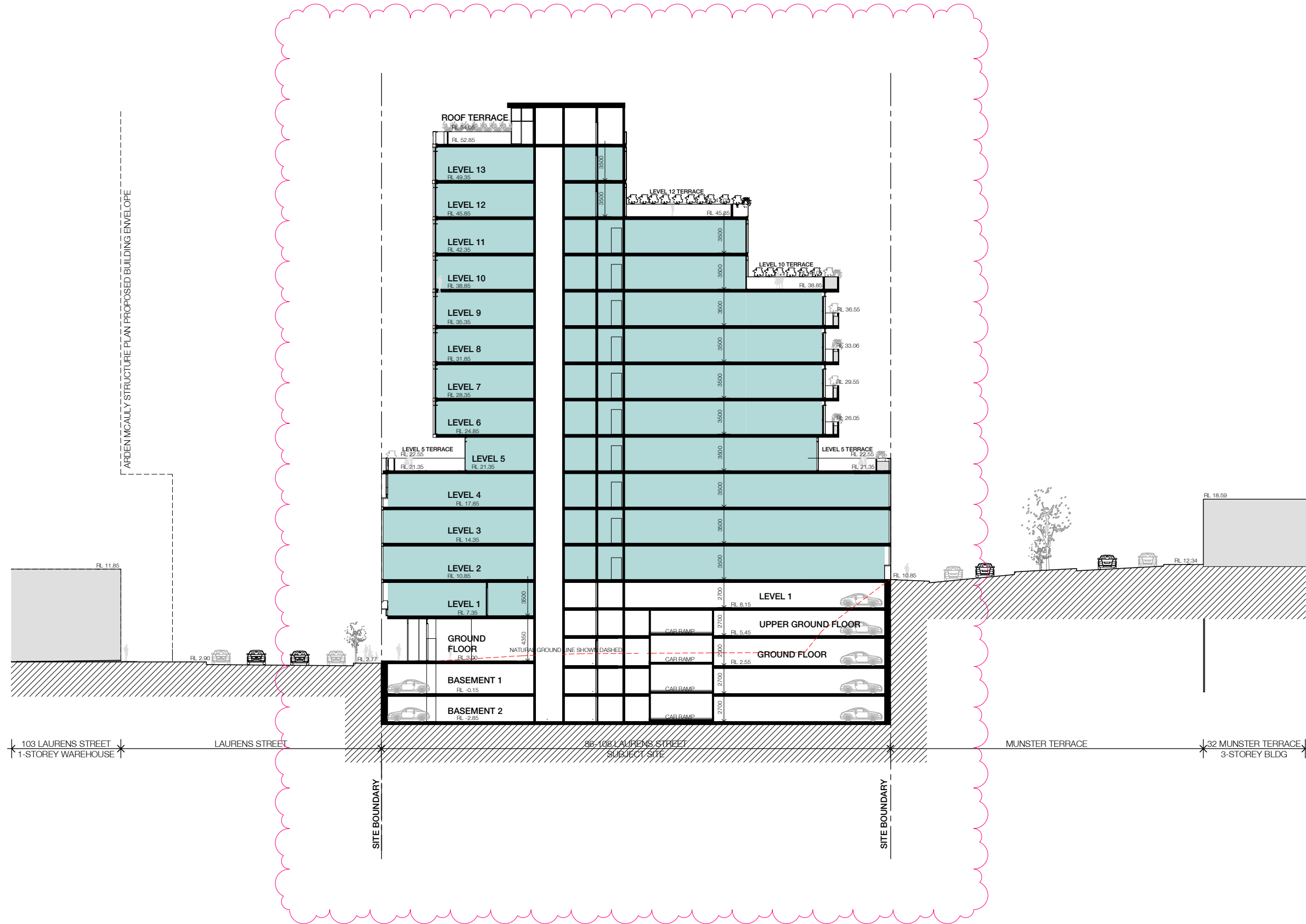
North Elevation



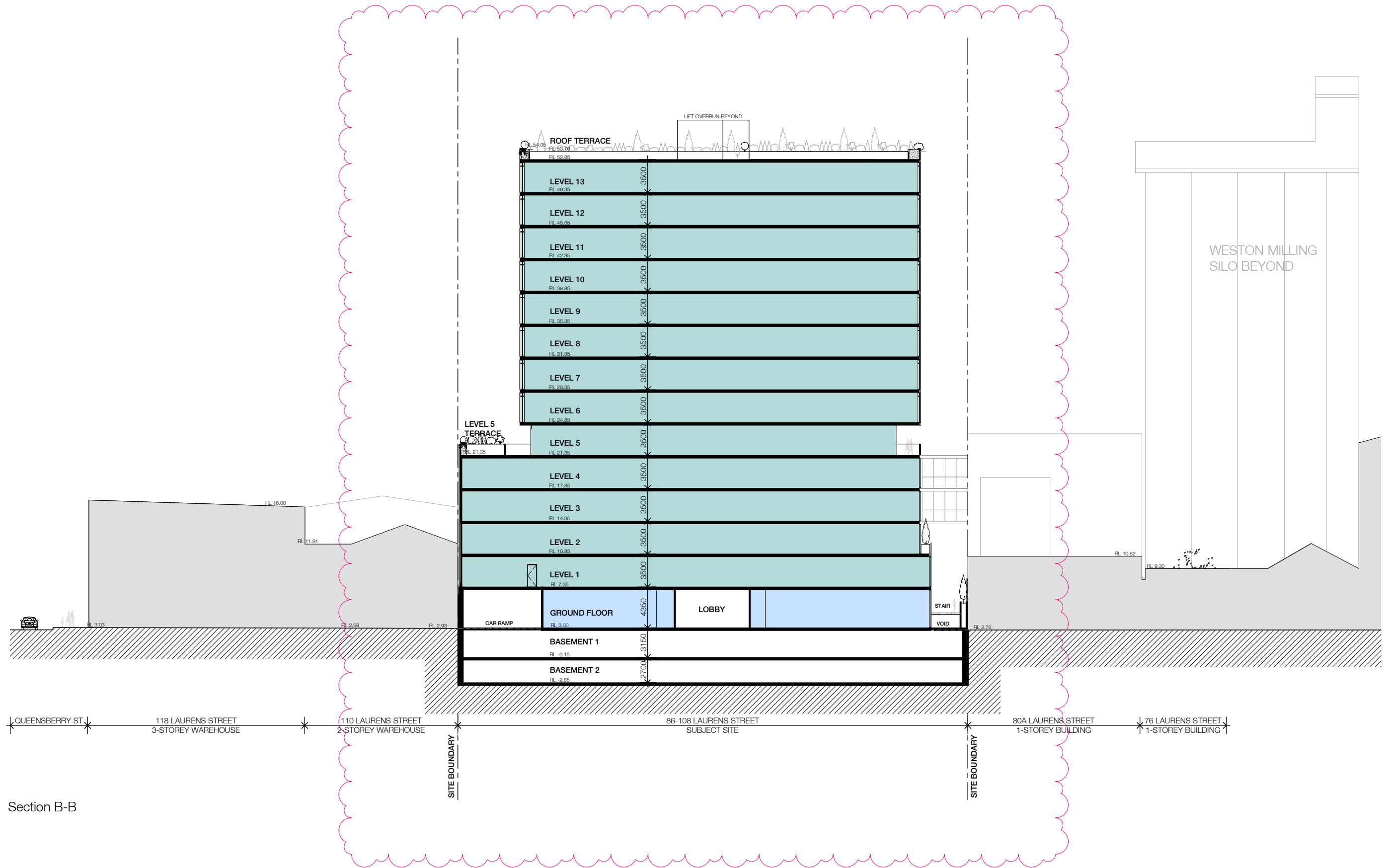
East Elevation - Munster Terrace



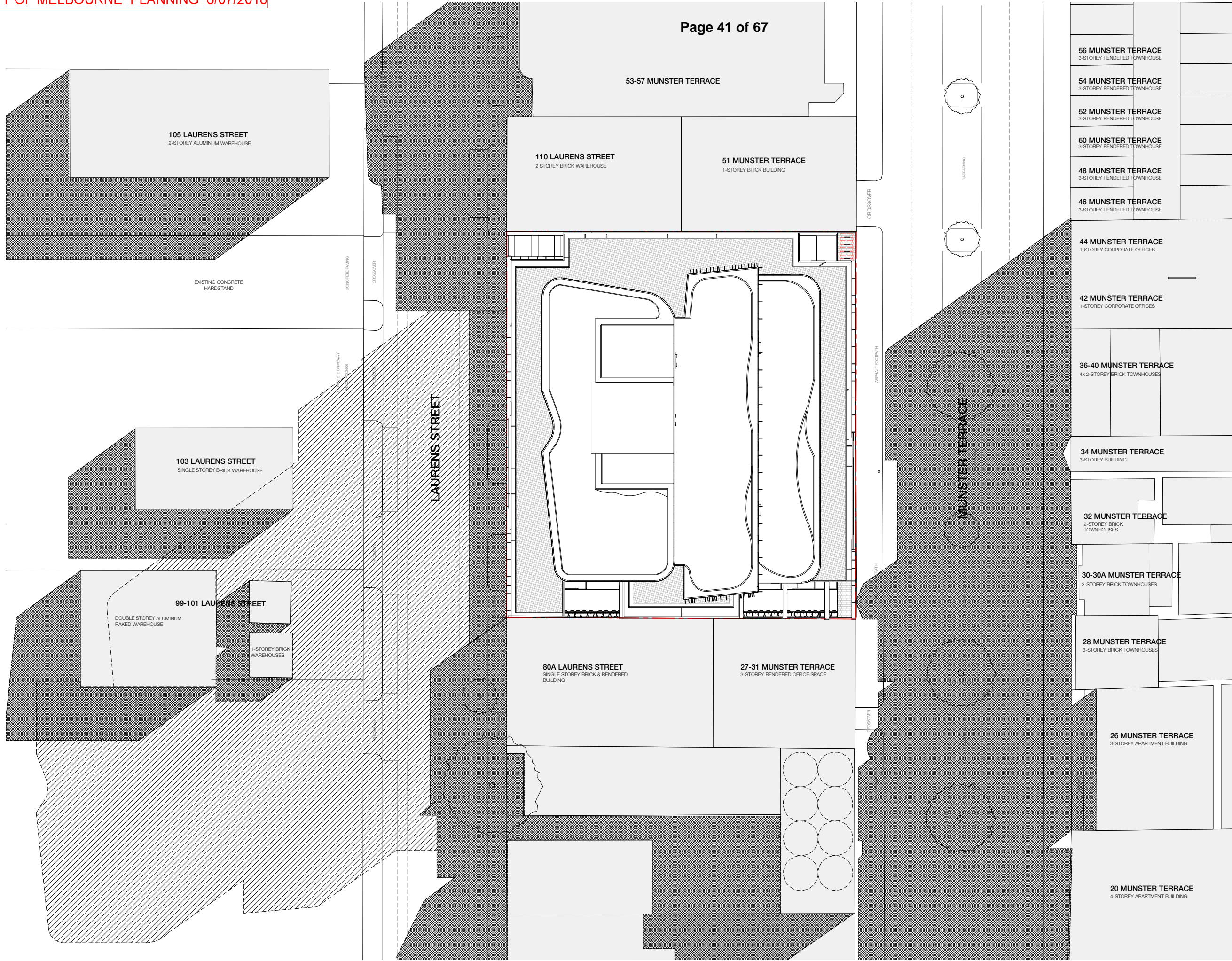
South Elevation



Section A-A



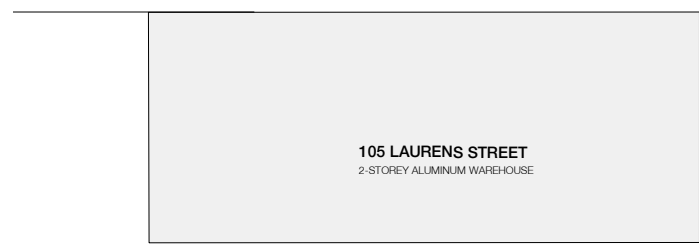
Section B-B



56 MUNSTER TERRACE	3-STORY RENDERED TOWNHOUSE
54 MUNSTER TERRACE	3-STORY RENDERED TOWNHOUSE
52 MUNSTER TERRACE	3-STORY RENDERED TOWNHOUSE
50 MUNSTER TERRACE	3-STORY RENDERED TOWNHOUSE
48 MUNSTER TERRACE	3-STORY RENDERED TOWNHOUSE
46 MUNSTER TERRACE	3-STORY RENDERED TOWNHOUSE
44 MUNSTER TERRACE	1-STORY CORPORATE OFFICES
42 MUNSTER TERRACE	1-STORY CORPORATE OFFICES
36-40 MUNSTER TERRACE	4x 2-STORY BRICK TOWNHOUSES
34 MUNSTER TERRACE	3-STORY BUILDING
32 MUNSTER TERRACE	2-STORY BRICK TOWNHOUSES
30-30A MUNSTER TERRACE	2-STORY BRICK TOWNHOUSES
28 MUNSTER TERRACE	3-STORY BRICK TOWNHOUSES
26 MUNSTER TERRACE	3-STORY APARTMENT BUILDING
20 MUNSTER TERRACE	4-STORY APARTMENT BUILDING

Legend - Shadow

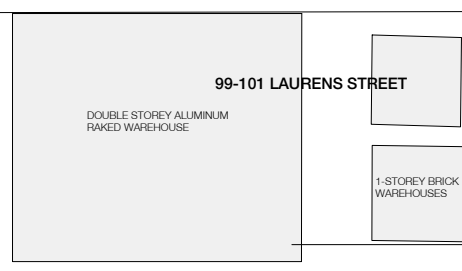
- EXTENT OF SHADOWS CAST BY EXISTING STRUCTURES
- EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL



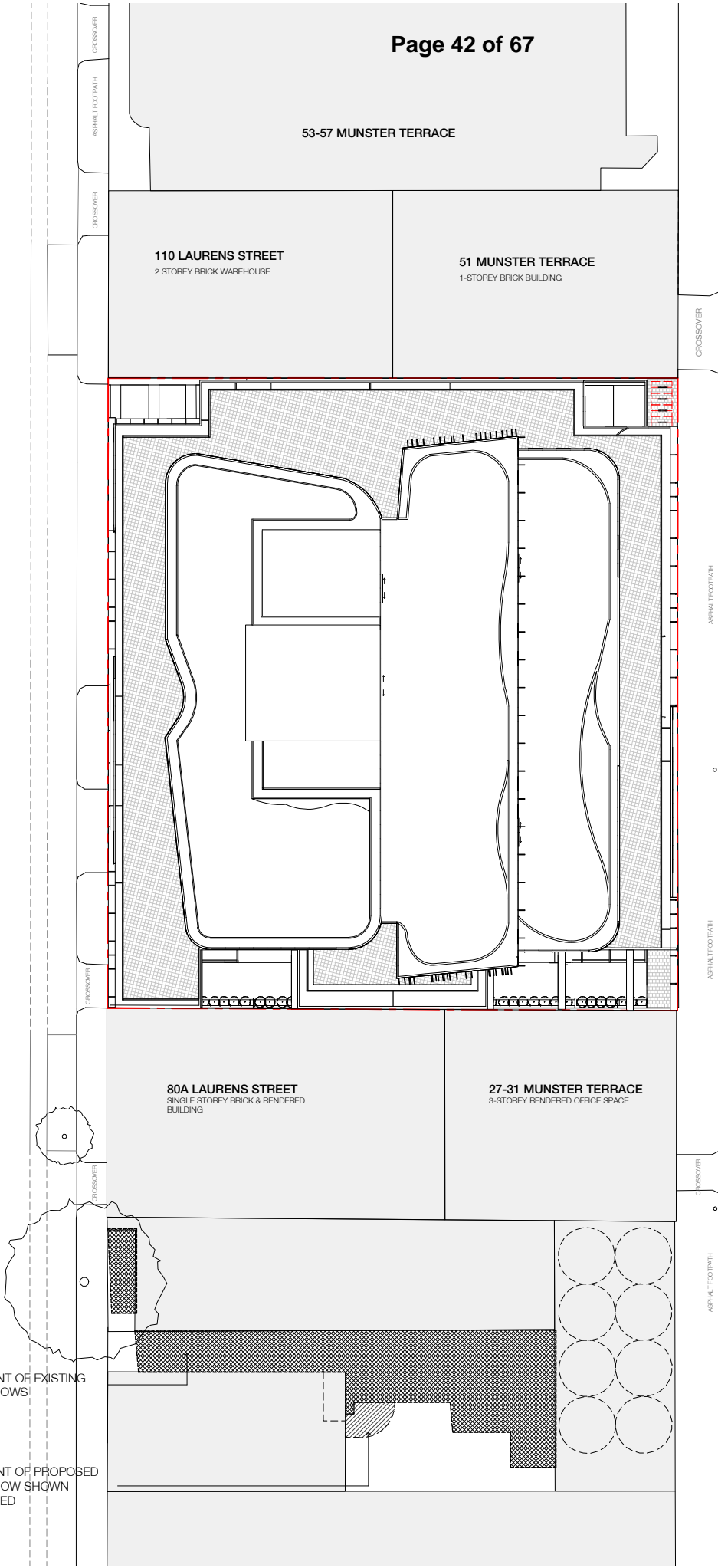
EXISTING CONCRETE
HARDSTAND



99-101 LAURENS STREET

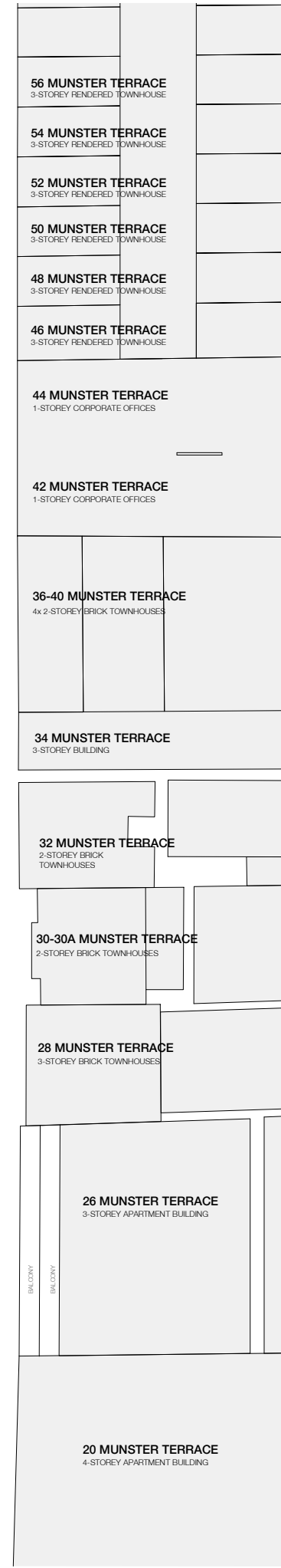
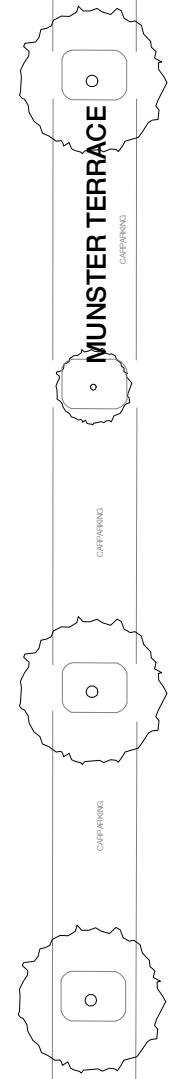


LAURENS STREET





EXTENT OF EXISTING
SHADOWS

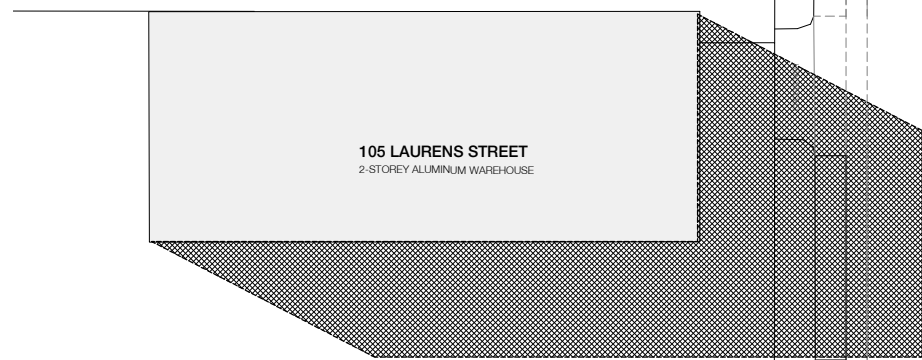
EXTENT OF PROPOSED
SHADOW SHOWN
DASHED



Legend - Shadow

-  EXTENT OF SHADOWS CAST BY EXISTING STRUCTURES
-  EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

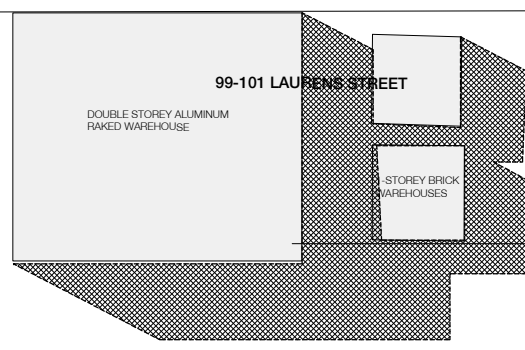




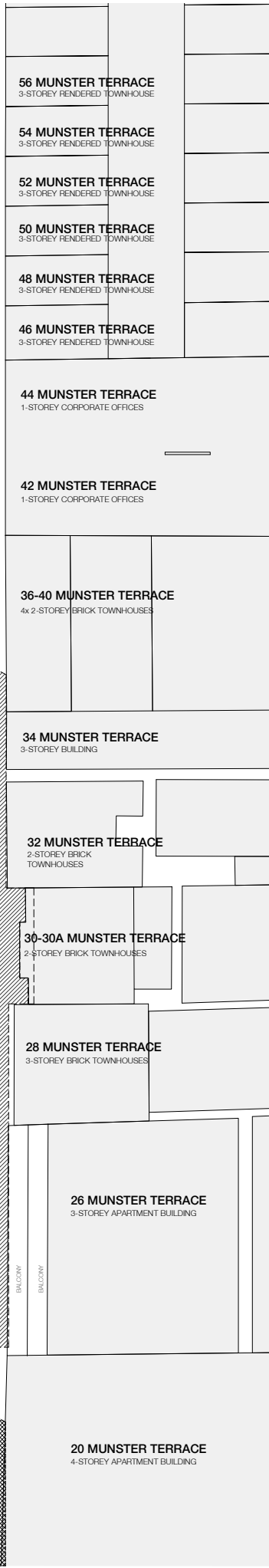
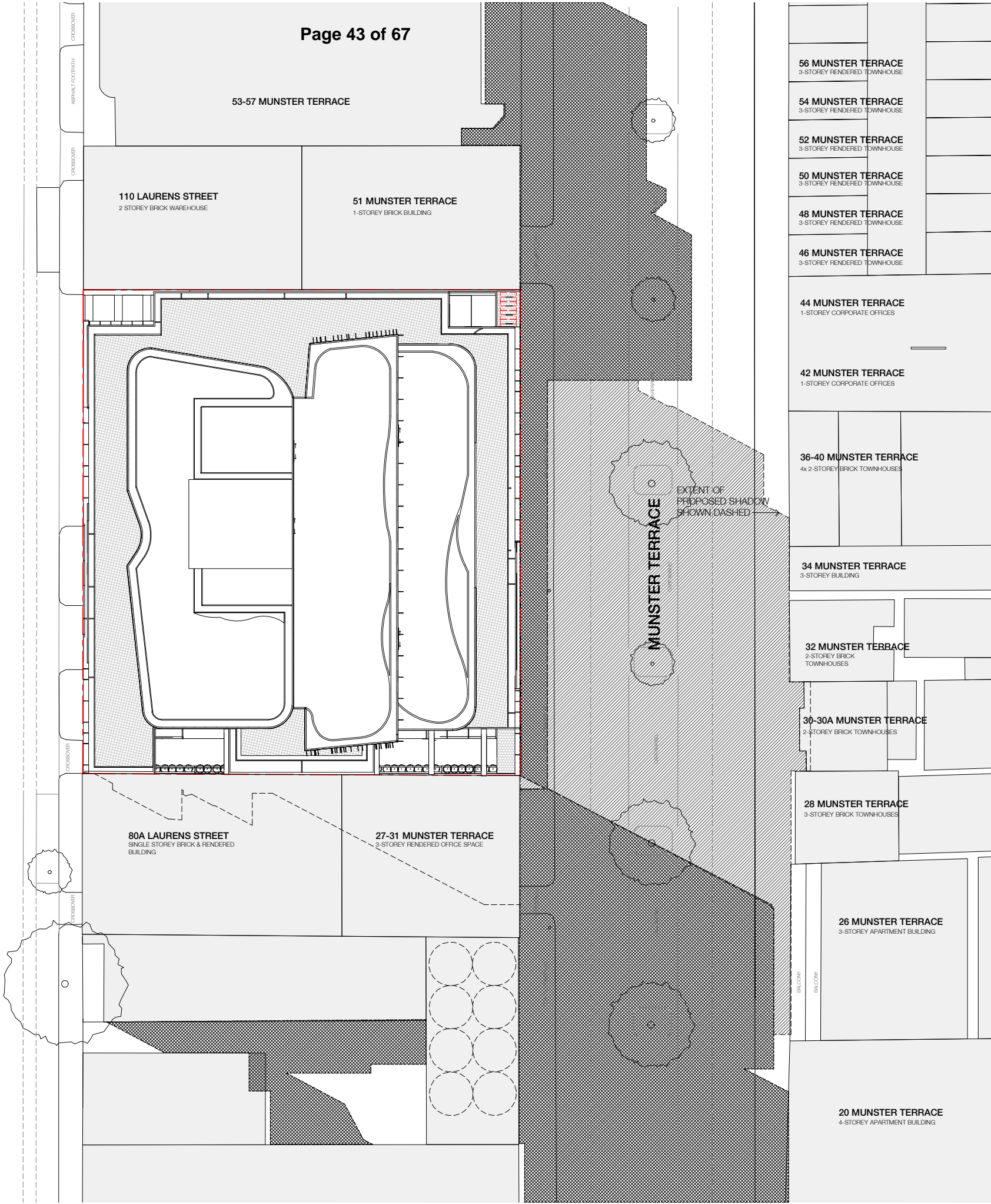
EXISTING CONCRETE HARDSTAND





99-101 LAURENS STREET



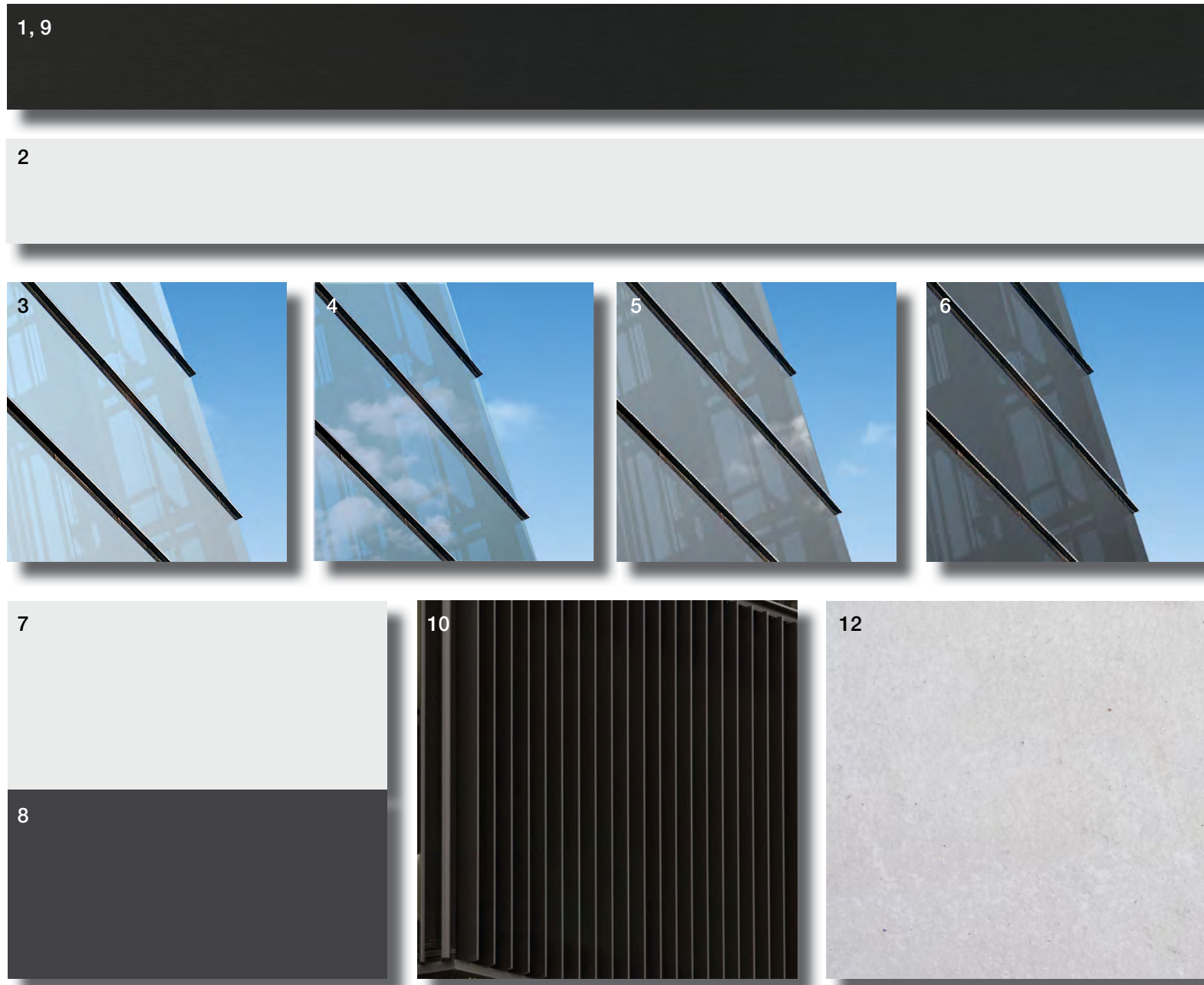
LAURENS STREET



Legend - Shadow

-  EXTENT OF SHADOWS CAST BY EXISTING STRUCTURES
-  EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

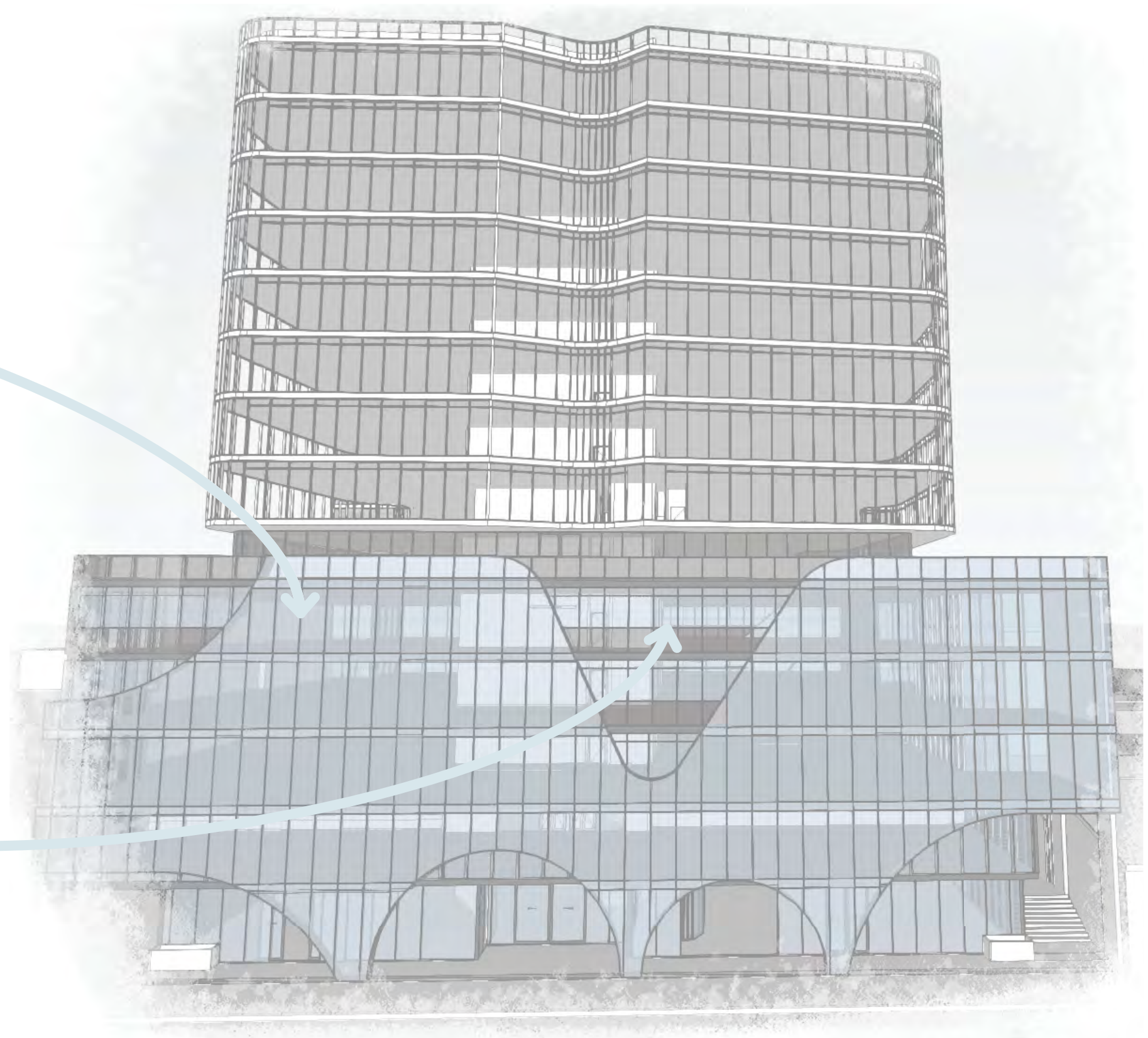
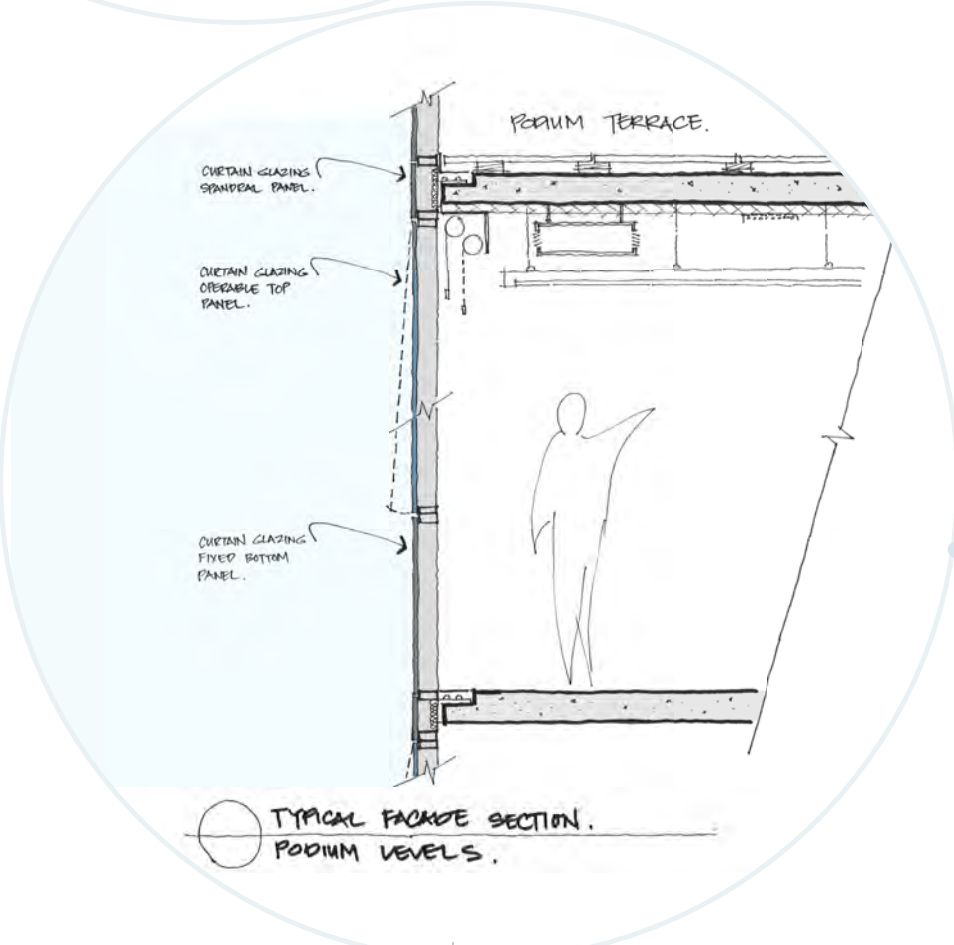
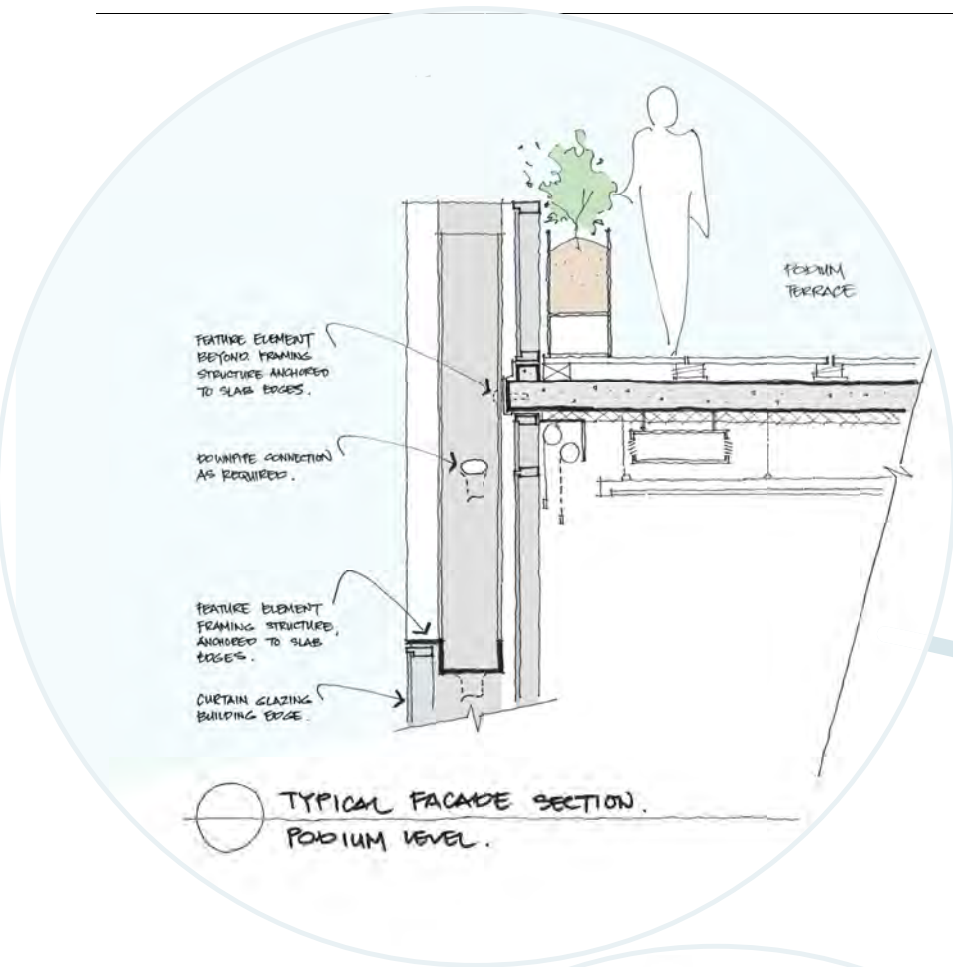
EXTERNAL MATERIAL FINISHES

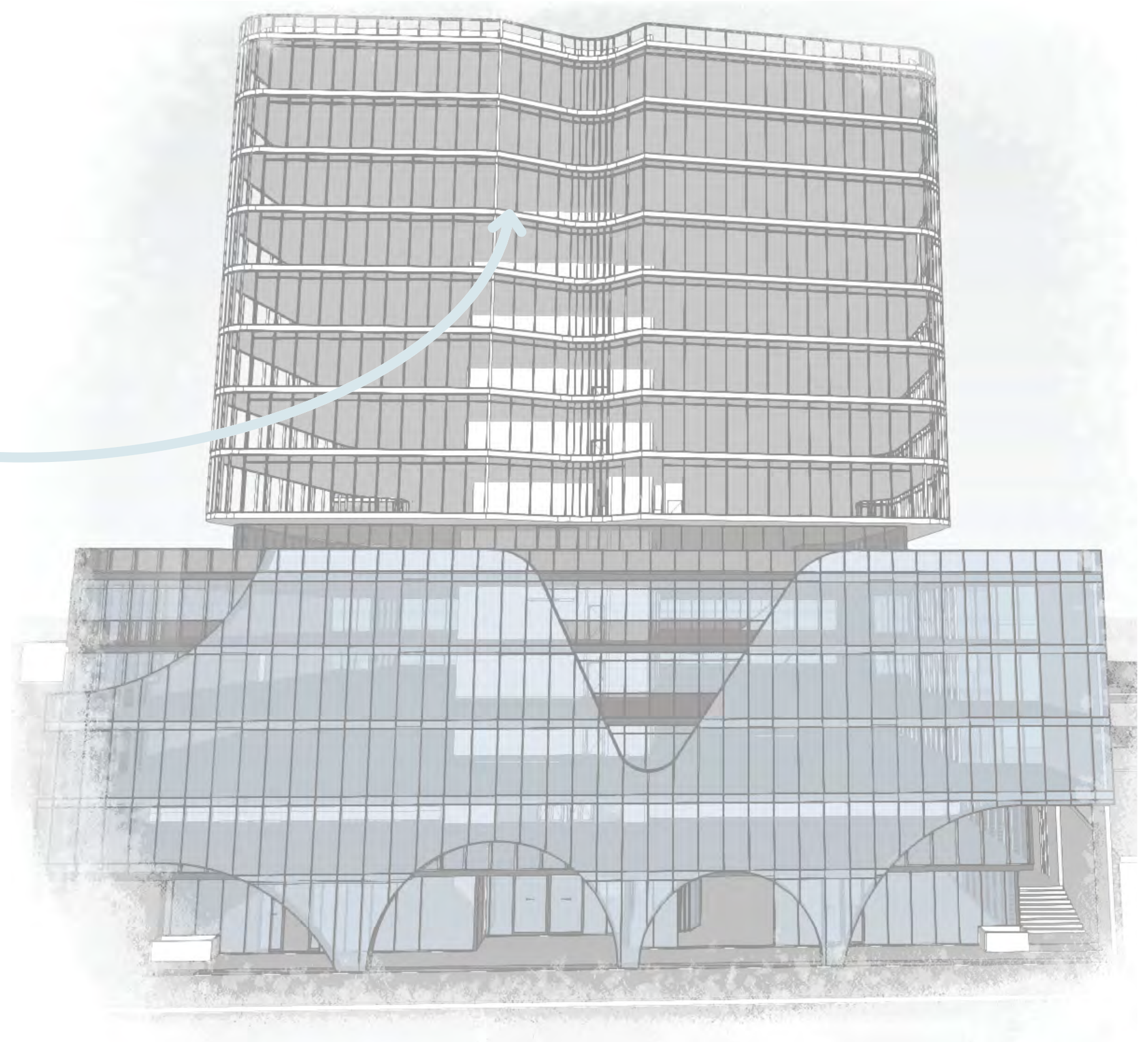
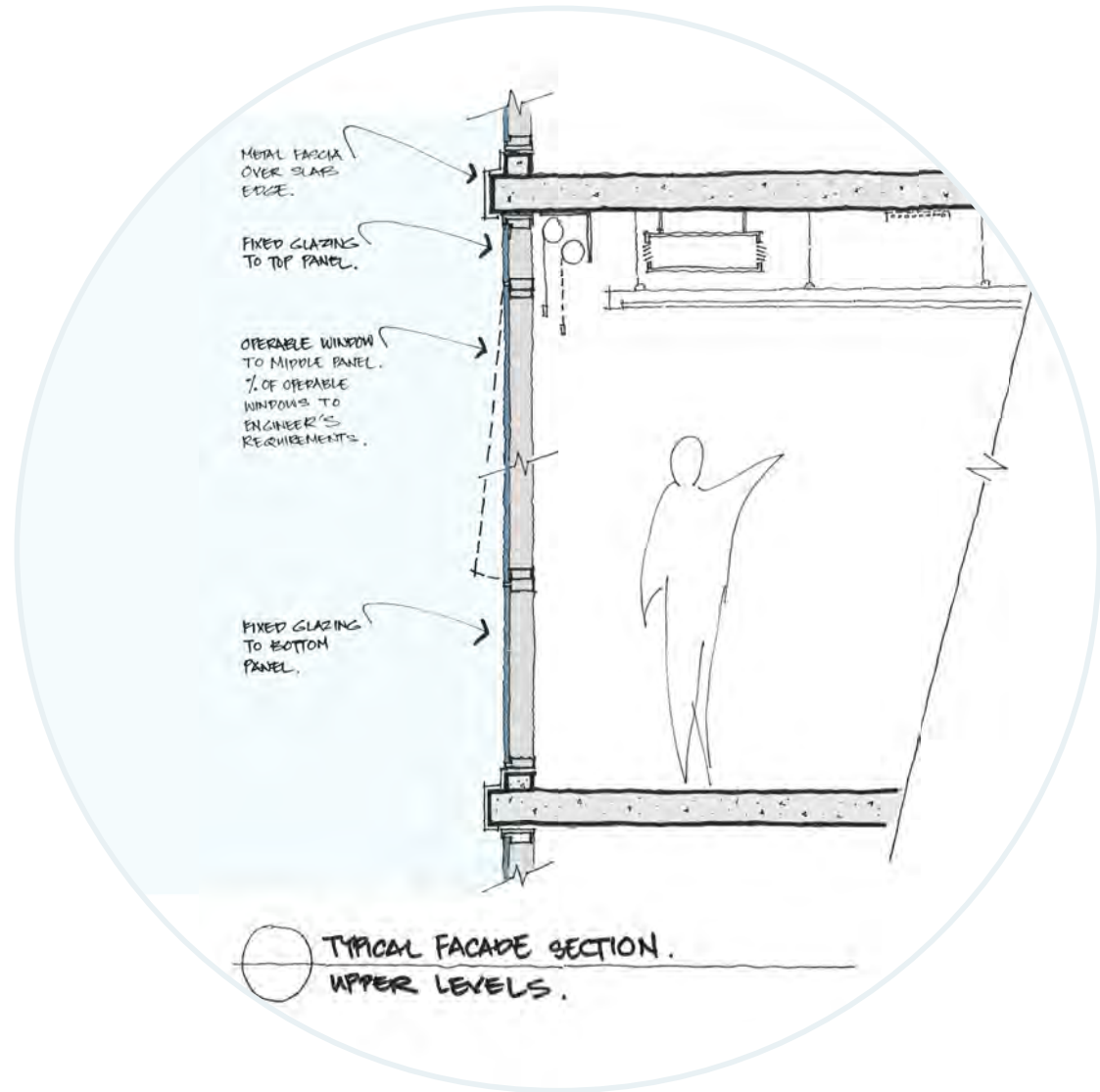


ITEM/ LOCATION

MATERIAL / FINISH

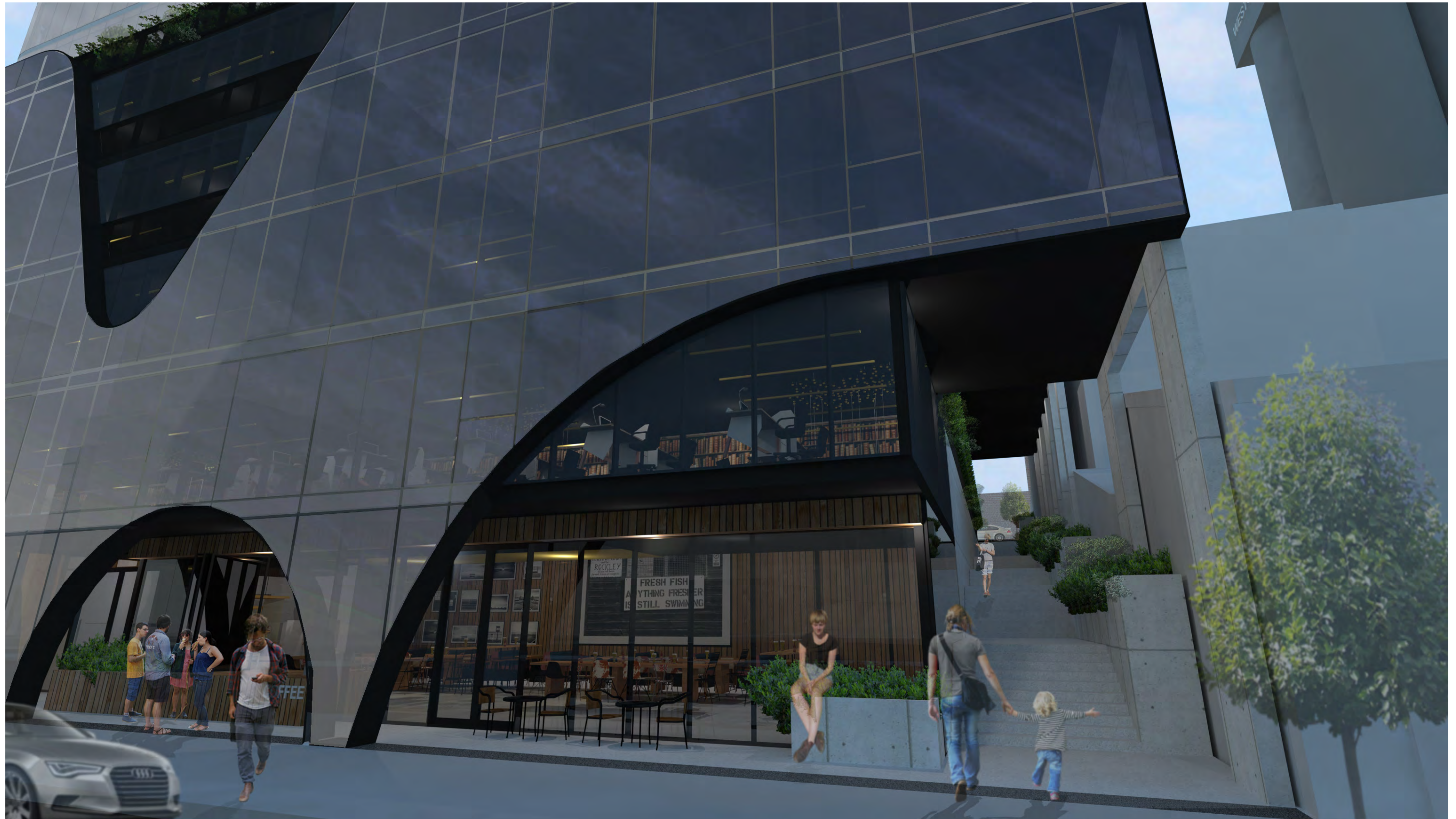
1 - Window and Door Frames	Powdercoated Aluminium, Colour "Monument"
2- Window Frames	Powdercoated Aluminium, Colour "Lexicon"
3 - Glazing Panel A	Reflective White Tinted Glass
4 - Glazing Panel B	Reflective Blue Tinted Glass
5 - Glazing Panel C	Reflective Grey Toned Glass
6 - Glazing Panel D	Reflective Dark Grey Toned Glass
7 - Render Finish A	Colour Dulux "Lexicon"
8 - Render Finish B	Colour Dulux "Domino"
9 - Feature Facade Elements	Powdercoat Finish, Colour "Monument"
10 - Vertical Metal Batten Screen	Powdercoated Aluminum, Colour "Monument"
12 - Precast Concrete Panels	Precast Concrete, Natural Finish











Development Schedule		130132
88 Laurens Street Office Development		1.6.2018
(Note: Refer Drawings 130132/TP01-TP31)		
Carparking		
Level	Description	Car Spaces Provided
Basement 2	Basement Level 2 Carparking	89
Basement 1	Basement Level 1 Carparking	89
Ground Level	Ground Level Carparking	34
Upper Ground Level	Upper Ground Level Carparking	45
Level 1	Level 1 Carparking	58
Total Car Spaces		315
Bicycle Parking		
Ground Level	Ground Level Bicycle Spaces (Visitor)	8
Ground Level	Ground Level Bicycle Spaces (Staff)	86
Upper Ground Level	Upper Ground Level Bicycle Spaces (Staff)	69
Level 2	Level 2 Bicycle Spaces (Visitor)	22
Total Bicycle Spaces		185

Office Building		
Level	Description	Area
Basement 2	Car Parking	2558 m ²
	Core / Services	67 m ²
	Circulation	42 m ²
	Gross Building Area	2667 m²

Basement 1	Car Parking	2558 m ²
	Core / Services	67 m ²
	Circulation	42 m ²
	Gross Building Area	2667 m²

Ground Level	Tenancy 1 (Medical Precinct) LFA	208 m ²
	Tenancy 2 (Retail) LFA	102 m ²
	Tenancy 3 (Café) LFA	144 m ²
	Carparking	1604 m ²
	Circulation & Amenities	305 m ²
	Net Floor Area (LFA + C&A)	2363 m²
	Core / Services	121 m ²
Gross Building Area	2484 m²	

Upper Ground Level	Carparking	1646 m ²
	Circulation	36 m ²
	Net Floor Area (LFA + C&A)	1682 m²
	Core / Services	51 m ²
Gross Building Area	1733 m²	

Level 1	Office Tenancy (LFA)	598 m²
	Carparking	1703 m ²
	Circulation & Amenities	95 m ²
	Net Floor Area (LFA + C&A)	2396 m²
	Core / Services	47 m ²
Gross Building Area	2443 m²	

Level 2	Office Tenancy (LFA)	1992 m²
	Circulation & Amenities	221 m ²
	Net Floor Area (LFA + C&A)	2213 m²
	Core / Services	51 m ²
Gross Building Area	2264 m²	

Level 3	Office Tenancy (LFA)	2240 m²
	Circulation & Amenities	156 m ²
	Net Floor Area (LFA + C&A)	2396 m²
	Core / Services	52 m ²
	Terraces	22 m ²
Gross Building Area	2470 m²	

Level 4	Office Tenancy (LFA)	2235 m²
	Circulation & Amenities	156 m ²
	Net Floor Area (LFA + C&A)	2391 m²
	Core / Services	52 m ²
	Terraces	22 m ²
Gross Building Area	2465 m²	

Level 5	Office Tenancy (LFA)	1158 m²
	Circulation & Amenities	123 m ²
	Net Floor Area (LFA + C&A)	1281 m²
	Core / Services	51 m ²
	Terrace	1105 m ²
Gross Building Area	2437 m²	

Level 6	Office Tenancy (LFA)	1425 m ²
	Circulation & Amenities	123 m ²
	Net Floor Area (LFA + C&A)	1548 m²
	Core / Services	51 m ²
	Terrace	19 m ²
	Gross Building Area	1618 m²

Level 7	Office Tenancy (LFA)	1430 m ²
	Circulation & Amenities	124 m ²
	Net Floor Area (LFA + C&A)	1554 m²
	Core / Services	51 m ²
	Terrace	19 m ²
	Gross Building Area	1624 m²

Level 8	Office Tenancy (LFA)	1448 m ²
	Circulation & Amenities	124 m ²
	Net Floor Area (LFA + C&A)	1572 m²
	Core / Services	51 m ²
	Terrace	19 m ²
	Gross Building Area	1642 m²

Level 9	Office Tenancy (LFA)	1448 m ²
	Circulation & Amenities	124 m ²
	Net Floor Area (LFA + C&A)	1572 m²
	Core / Services	51 m ²
	Terrace	19 m ²
	Gross Building Area	1642 m²

Level 10	Office Tenancy (LFA)	1087 m ²
	Circulation & Amenities	130 m ²
	Net Floor Area (LFA + C&A)	1217 m²
	Core / Services	50 m ²
	Terrace	376 m ²
	Gross Building Area	1643 m²

Level 11	Office Tenancy (LFA)	1087 m ²
	Circulation & Amenities	130 m ²
	Net Floor Area (LFA + C&A)	1217 m²
	Core / Services	50 m ²
	Gross Building Area	1267 m²

Level 12	Office Tenancy (LFA)	604 m ²
	Circulation & Amenities	93 m ²
	Net Floor Area (LFA + C&A)	697 m²
	Core / Services	47 m ²
	Terraces	522 m ²
	Gross Building Area	1266 m²

Level 13	Office Tenancy (LFA)	604 m ²
	Circulation & Amenities	93 m ²
	Net Floor Area (LFA + C&A)	697 m²
	Core / Services	47 m ²
	Gross Building Area	744 m²

Roof	Circulation & Amenities	18 m ²
	Roof Terrace	550 m ²
	Net Floor Area (LFA + C&A)	568 m²
	Core / Services	47 m ²
	Plant Deck	119 m ²
	Gross Building Area	734 m²

	Site Area	2678 m ²
	Total Basement Area	5334 m ²
	Total Net Floor Area	25364 m ²
	Total Gross Floor Area	31138 m ²
	Total Office Tenancy LFA	17356 m ²
	Total Leasable Floor Area (Office Tenancy + Ground Floor Retail)	17810 m ²

Clarke
Hopkins
Clarke

NOTES AND DISCLAIMERS

1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence ClarkeHopkinsClarke presents this information as a possible solution only, subject to council approval.
2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.
3. The layouts contained herein were prepared without structural services advice hence no allowance has been made at this stage.
4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.
5. Areas do not allow for services, risers, or structure.

DELEGATE PLANNING REPORT**MINISTERIAL REFERRAL**

Application number:	TPM-2018-9
DTPLI Application number:	PA1800338
Applicant / Owner / Architect:	Tract Consultants Pty Ltd / 88 Laurens Street Pty Ltd / ClarkeHopkinsClarke
Address:	86-108 Laurens Street, NORTH MELBOURNE VIC 3051
Proposal:	Construction of a multi-storey mixed use building consisting of an office (including a medical centre) and food and drink premises and to reduce the number of car parking spaces
Cost of works:	\$50,000,000
Date received by City of Melbourne:	20 February 2018
Responsible officer:	Kate Yuncken
Report Date:	27 August 2018
(DM#11886439)	

1. SUBJECT SITE AND SURROUNDS**1.1 Site**

The Planning and Urban Context Report dated 4 June 2018 by Tract Pty Ltd describes the subject site and surrounds as:

Subject site

The subject site is located at 86-108 Laurens Street, North Melbourne (the 'Site') which is located within the City of Melbourne approximately 1.5km north-west of Metropolitan Melbourne's Central Business District (CBD).

The Site is formally recognised as the land contained within Lots 1, 2, 3, 4, 5, 6 and 7 on Title Plan 174151R in the City of Melbourne. A copy of the Certificate of Title and Title Plan are enclosed in this application.

The Site is rectangular in shape, with an approximate area of 2,750sqm and is currently a vacant lot. The land has a steep slope, and falls approximately 7.5m from the East down to the West. The land has a western frontage of approximately 55m to Laurens Street, and an eastern frontage of approximately 55m to Munster Terrace.

The immediate surrounding land uses are as follows:

- North: Directly north of the site is 110 Laurens Street, which is occupied by a double storey brick warehouse and 51 Munster Terrace, which is occupied by a single storey brick commercial building. Directly north of

these buildings at 53-57 Munster Terrace is a single storey brick Christian church.

- East: Immediately to the east of the site is Munster Terrace, which is characterised by a wide street with centrally located street trees and car parking. The opposite side of Munster Terrace is defined by two and three-storey warehouse-style buildings and residential townhouses.
- South: Directly adjacent to the site is 80A Laurens Street, which comprises a single storey brick and rendered building, and 27-31 Munster Terrace which is occupied by a three storey office building. Directly south of these buildings are the Weston Milling Silos and the Weston Mill, which define the skyline of this section of North Melbourne being some 60m in height.
- West: Immediately to the west of the site is Laurens Street, which until recently housed a range of industrial businesses on its western side, including Boral Concrete, Cockerill and Hy-Tec Industries. Much of this area has now been cleared to make way for the early works of the Metro Tunnel project, featuring the new North Melbourne Station (formally Arden Station).

Subject surrounds

The site is located within the industrial area of North Melbourne. Land uses surrounding the site are predominantly industrial, residential and commercial with some recreational open space. Buildings within the surrounding area range from single storey buildings to six storey industrial or residential buildings. The prominent Weston Milling Silos sit directly south of the Site and rise to some 60m in height.

The site is approximately 750m west of the North Melbourne strip shopping precinct on Errol Street, which comprises a range of land uses including cafes, restaurants, shops and a supermarket.

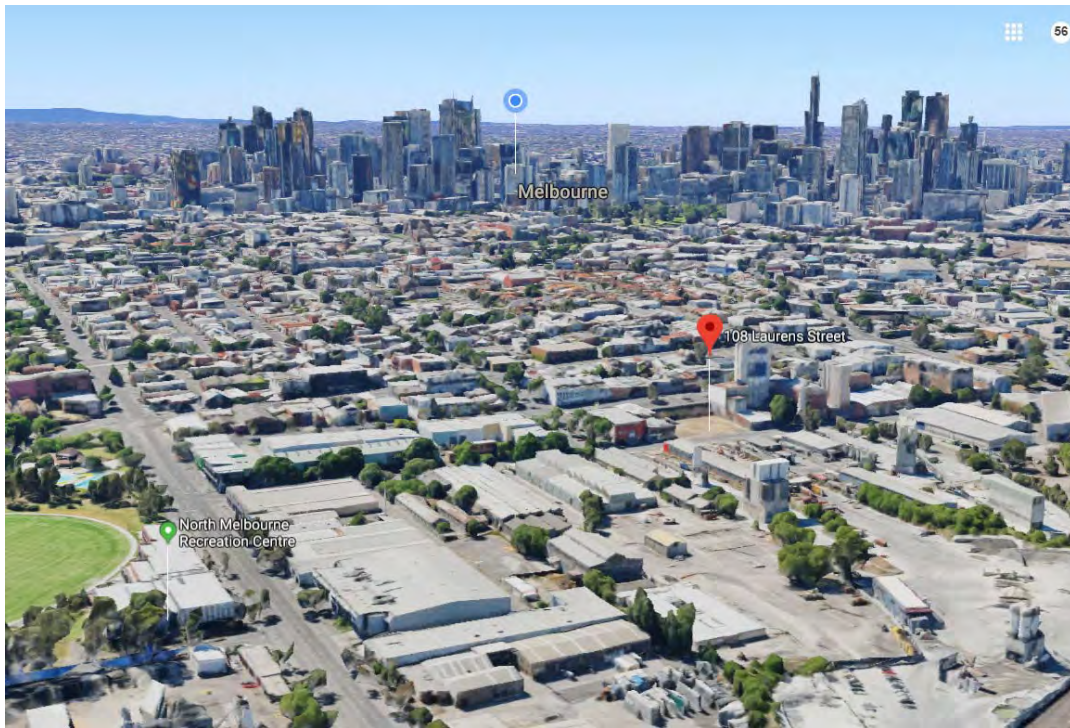
The site benefits from excellent public transport links. It is approximately 350m north of North Melbourne Railway Station (soon to be renamed West Melbourne Station), which connects the site to metropolitan train services on the Craigieburn, Upfield, Sunbury, Werribee and Williamstown lines and V/Line train services on the Seymour and Shepparton lines. The site will also benefit from the close proximity of the future North Melbourne Station (formally Arden Station), which will be located approximately 180m northwest of the site.

The site also benefits from access to the 216 bus route which runs from Sunshine Station to Brighton Beach and the 219 bus route which runs between Sunshine South and Gardenvale, which both run along Dynon Road, approximately 300m south of the site.

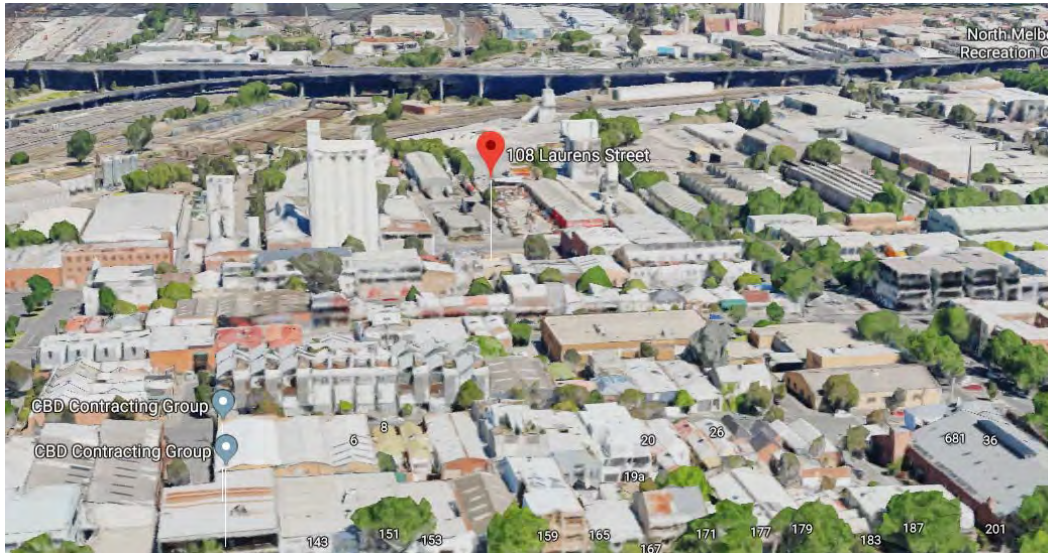
The site is also within a short walk of tram route 57 which runs between West Maribyrnong and Flinders Street Station in the CBD.



Aerial Photograph (Source: Council's GIS Map dated 27 May 2018)



Aerial Photograph (Source: Google Maps accessed 27 August 2018)



Aerial Photograph (Source: Google Maps accessed 27 August 2018)

2. THE PROPOSAL

The plans referred to the City of Melbourne for comment are those received 6 July 2018 following DELWP's request for further information.

The proposal seeks approval for the development of a 15 storey building comprising largely of office space. The proposed building will have 13 floors of office space, with many of these floors also having balconies or terraces, a ground floor level to Laurens Street with two tenancy spaces for a medical centre and a food and drink premises, as well as basement car parking and a rooftop terrace.

The proposed building measures 51 metres in height from Laurens Street and 43 metres in height from Munster Terrace.

Details of the proposal can be summarised as follows:

Gross floor area (GFA)	31,138m ²
Floor area ratio	11.6:1
Building height	Total height: 51m (54.05 RL) balustrade of the rooftop terrace Total height: 64m (67.05 RL) to canopy over the lift core to the rooftop terrace Total storeys: 15 (GF, upper ground and 13 levels)
Setbacks	The building incorporates has varying setbacks. See sections and elevations below. In summary the building sets back from Level 5 by 7 metres from Munster Terrace and 8.1 metres from Laurens St. Upper levels setback from all boundaries further. See sections and elevations for more details.
Office	17,356 m ²
Medical	208m ² located on the ground level
Retail	102m ² located on the ground level
Café	144m ² located on the ground level
Parking spaces	Total car parking spaces: 185 (Basement 2 through to level 2)

	Total motorcycle parking spaces: 0 Total bicycle parking spaces: (185 located on the ground, upper ground, first and second levels)
Vehicle access	Vehicle access to the car parking is via a ramp off Laurens Street.
Loading/unloading	No loading bay is provided on site

The applicant provided the following information about the proposed uses on 27 August 2018 after Council officers requested clarification:

- The 'medical centre' practitioner numbers are specified in the traffic report. Please refer to page 12 of the traffic report which states that there are three (3) practitioners to be present in the 'medical centre'.
- The area labelled 'retail' will be a 'convenience shop' (Section 1 land use). Staff numbers for the 'retail' tenancy will be not more than three (3) staff at any single time.
- As for the tenancy labelled 'café' this will be a 'food and drink premises' excluding 'tavern' and 'hotel'. Patron and staff numbers for this use will be 144.
- Hours of operation for all uses proposed on the site ('office', 'medical centre', 'convenience shop' and 'food and drink premises (excluding tavern and hotel)' would be 7am – 10pm, Monday – Sunday, 365 days per year.

The following are perspectives of the proposal received 6 July 2018.



3D Render (Source: ClarkeHopkinsClarke Pty Ltd) - Laurens St



3D Render (Source: ClarkeHopkinsClarke Pty Ltd) – Munster Terrace



3D Render (Source: ClarkeHopkinsClarke Pty Ltd) – Laurens St Public Accessway



3D Render (Source: ClarkeHopkinsClarke Pty Ltd) – Munster Terrace Public Accessway

3. BACKGROUND

Pre-application discussions

A pre-application meeting was held and attended by the applicant, DELWP and the City of Melbourne (PA-2017-96) prior to the application being lodged.

Site history

There is no relevant history or background for this application.

4. PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme apply:

Planning Policy Framework	Clause 15 – Built environment and heritage Clause 17 – Economic Development Clause 18 – Transport Clause 17 – Development Infrastructure
Municipal Strategic Statement	Clause 21.03 – Vision Clause 21.04 – Settlement Clause 21.06 – Built Environment and Heritage Clause 21.08 – Economic Development Clause 21.09 – Transport Clause 21.10 – Infrastructure Clause 21.16-2 – North and West Melbourne
Local Planning Policies	Clause 22.02 – Sunlight to Public Spaces Clause 22.17 – Urban Design outside the Capital City Zone Clause 22.19 – Energy, Water and Waste Efficiency Clause 22.23 – Stormwater Management

Statutory Controls	
Clause 33.01 Industrial 1 Zone	A permit is for the use of the land for an office, food and drink premises and a medical centre. A permit is required to construct a building or carry out works.
Clause 45.09 Parking Overlay Schedule 12	A permit is required to provide car parking spaces in excess of the car parking rates in clause 3.0 for developments including dwellings. No dwellings are proposed therefore this overlay does not affect the proposal.

Particular Provisions	
Clause 52.06 Car Parking	Pursuant to Clause 52.06 a total of 668 spaces are required to be provided. 315 spaces are proposed for this development resulting in a shortfall of 353 spaces. The development falls short of providing the statutory number of car parks, a permit to reduce the required car parking spaces is sought.
Clause 52.34 Bicycle Facilities	A permit may be granted to vary, reduce or waive the bicycle requirements. The development exceeds the bicycle parking requirement. As such, no permit is required.

General Provisions	
Clause 61.01 Administration and Enforcement of this Scheme	The Minister for Planning is the responsible authority for this application as the gross floor area of the development exceeds 25,000 square metres.
Clause 65 Approval of an Application or Plan	The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause, which include the matters set out in Section 60 of the Planning and Environment Act 1987.
Clause 66.02 Use and Development Referrals	The Minister for Planning is responsible for referrals of the kind listed in Clauses 66.02-11.

5. PUBLIC NOTIFICATION

The application is not exempt from notice and review pursuant to Clause 33.01 (Industrial 1 Zone), and Clause 52.06-4 (Car Parking).

The City of Melbourne has been formally notified of the application.

6. REFERRALS

The application was referred to the following internal departments, who provided the following advice:

6.1 Urban Design

The original application and the revised application were referred to Council's Urban Design Team. The following is a summary of their advice.

- After reviewing these revised drawings we remain unsupportive of this proposal. Apart from the addition of more sympathetic building materials at the ground level, this proposal fails to address many other more significant urban design concerns.
- This proposal is premature within the Arden Context and lacks strategic support within the Planning Scheme. The reliance on an MGS sketch prepared to give an oblique aerial overview of the built form vision is not sufficient justification to guide the height for a development proposal.
- Clause 22.17 remains the only guidance for urban design assessment, which demands a response to the existing setting and scale of built form. Within this Laurens Street and Munster Terrace context we could not offer support for a building taller than 4-5 storeys in scale without further strategic guidance in the Planning Scheme (or even a seriously entertained provision).
- The proposal does not appear to engage with this context, with a glass façade not fitting with the more warehouse character of this precinct. Further work is required to ensure the building massing, form, materials and finishes build upon this existing character.
- The selection of materials, finishes and architectural details should be in keeping with the character of this precinct....The predominantly glazed facades and 'wedding cake' built form are not considered appropriate within this context and set a challenging precedent for the development of Arden, prior to the establishment of a planning scheme amendment for the precinct. A careful study of the industrial heritage of the context should inform a more suitable design response.
- Whilst we notionally support the provision of a through block link, more active and engaging building edges should interface with this connection.
- Indicative floor layout plans would assist in understanding the intended function and circulation of each space - particularly at ground level.
- The proposed level of car parking cannot be supported given the site's proximity to public transport and its urban renewal context. The vision for Arden as a sustainable transport precinct should be reflected in lower levels of car parking. The proposal seeks to rely on the Metro construction for its intensity, yet adopts a suburban rate of parking. This is not an appropriate outcome and would significantly limit future ambitions for street calming or closure within the precinct.
- The proposal is premature at this stage in the strategic process for Arden, and does not enjoy support within the Melbourne Planning Scheme. Within the current policy void, there lacks a defensible urban design basis for the proposal building height at 13 levels.

6.2 Traffic and parking

Traffic advice from Council's Traffic Engineers was provided on 5 March 2018. The applicant in their response to the further information request has since made revisions to the application including the parking layout. These revisions have been forwarded to Council's traffic engineers however at the time of writing this report advice has not been provided.

The reduction in the statutory car parking requirement was supported by Council's Traffic Engineers in March 2018. The provision of 3 spaces for the medical centre use however was not and preference for the provision of 8-9 spaces was given. The provision of 9 car parking spaces has now been incorporated into the application and is supported.

The layout of the car park has changed and requires review to enable a position to be formed.

6.3 Waste

Council's Urban Services' Team have reviewed the Waste Management Plan (WMP) by Leigh Design, dated 12 June 2018, and found it to be acceptable.

6.4 Infrastructure

General comments

The proposed development is adjacent to the Arden-Macaulay Renewal Precinct. The developer should undertake improvement to the footpath abutting the subject site along Laurens Street in accordance with the details specified in the Arden-Macaulay Structure Plan, to the satisfaction of the Responsible Authority – the City of Melbourne.

The visitor bike hoops shown on architectural drawing 13132/TP11 should be installed closer to the building line to ensure that parked bicycles do not encroach into the public realm.

The above ground fire hydrant adjacent to the subject site in Munster Terrace should be replaced with an in-ground fire hydrant to the satisfaction of the Responsible Authority – the City of Melbourne.

The internal roads should remain the responsibility of the land owner(s) in perpetuity. The City of Melbourne is unlikely to agree to the internal roads being made public.

Standard conditions were provided and are included at the end of this report.

6.5 Land Survey

Land Survey has no comments to make.

6.6 Urban Forest

These comments refer to the potential impacts of the proposal on publicly owned trees and are made in accordance with the Tree Retention and Removal Policy.

Public tree assets are limited to a juvenile Pin oak (asset 1656599), which is growing in a kerb outstand adjacent to the south eastern corner of the subject site and three semi-mature / mature Smooth-barked Apple (assets 1061719, 1061720 and 1059630), which are growing within central median plots on Munster Terrace.

The applications plans and renders vary in clarity in relation to the proposed retention of the juvenile Pin oak but are consistent in identifying the retention of the more significant central median trees, which is supported.

It is likely that the location of the planting plot for the juvenile Pin oak has been determined due to the presence of overhead power lines sites along the western side of Munster Terrace. If the applicant relocates the services underground there will be more space for tree development and potential scope for additional tree plots. There are no public tree plots adjacent to the site boundary on Laurens Street and scope for this should be identified in appropriate landscape plan conditions.

Although no details of construction requirement are provided, it is likely that the only public tree under possible threat of removal is the juvenile Pin oak. But specific impacts will only be realised at the submission of a construction and Traffic Management Plan.

The advice also provided suggested conditions and notes which are located in the conditions section of this report for DELWPs consideration if a permit is approved.

6.7 City Design

The following advice is in response to the information supplied and in particular the Landscape Plans by John Patrick Landscape Architects.

- The landscape 'Design Vision' expressed on John Patrick drawing L-TP03 is noted and if successfully maintained the planting is capable of providing the appearance shown on the architectural renders – generally lower, decorative, more upright plants, not draping the ground level or upper level planter sides or providing a green façade.
- All planting is in raised planters underlain by slab. Details on John Patrick drawing L-TP03 provide confirmation that the planter growing medium volumes and depths at the Laurens Street and Munster Terrace ground levels and at upper levels will be adequate and will be drained and irrigated.
- John Patrick drawing L-TP03 confirms landscape maintenance will be the responsibility of the Building Management.
- It is recommended that any permit includes conditions requiring the submission of schedules confirming the establishment and long term maintenance procedures / responsibilities required to achieve the design vision.

7. ASSESSMENT

The key issues in the consideration of this application are:

- Built form
- Use
- Parking, traffic and waste
- Environmentally sustainable design.

7.1 Built form

The Victorian Planning Authority (VPA) and the City of Melbourne are leading the planning for the Arden Urban Renewal Precinct in partnership with other government departments and agencies. In July 2018, the VPA released the final Arden Vision following consultation on the Draft Arden Vision and Framework in 2016. The Vision was endorsed by the City of Melbourne in June 2018.

The Arden Vision sets out state and local governments' concepts for the renewal of the Arden precinct and identifies the priorities that will guide its more detailed planning.



MGS Sketch (Artist's impression) Arden Urban Renewal Project after redevelopment viewed from south-east (Figure 8 from Draft Arden Vision and Framework)

The Arden vision identifies three distinct precincts for Arden; Arden North, Arden Central and Laurens Street. The site is located within the Laurens Street precinct, the vision for which states that 'this sub-precinct provides an ideal opportunity to visually and functionally connect the lower-lying areas that will become Arden Central with the rest of North Melbourne'. The vision for this area also states that it has significant potential as a transitional zone for smaller scale residential and commercial development (p19, Arden Vision).

The application relies on an MGS Architects' sketch prepared to give an oblique aerial overview of the built form vision of the Arden Urban Renewal Project area is not sufficient justification to guide the height for a development proposal. The application is premature at this stage in the strategic process for the Arden Structure Plan.

In addition to the built form outcome not being confirmed, the Arden Structure Plan will also introduce a range of other requirements for developments such as Floor Area Ratio and Development Contributions. Given that the Structure Plan is yet to be developed and planning controls drafted, it is premature for this proposal to rely on a high level Vision to justify a height, bulk and mass that is not supported in the vision for the Laurens Street precinct and is significantly out of context with the existing built form character and visions contained in the MSS.

The proposal is required to be assessed against the current planning framework and Clause 22.17 – Urban Design Outside the Capital City Zone remains the only guidance for urban design assessment, which demands a response to the existing setting and scale of built form.

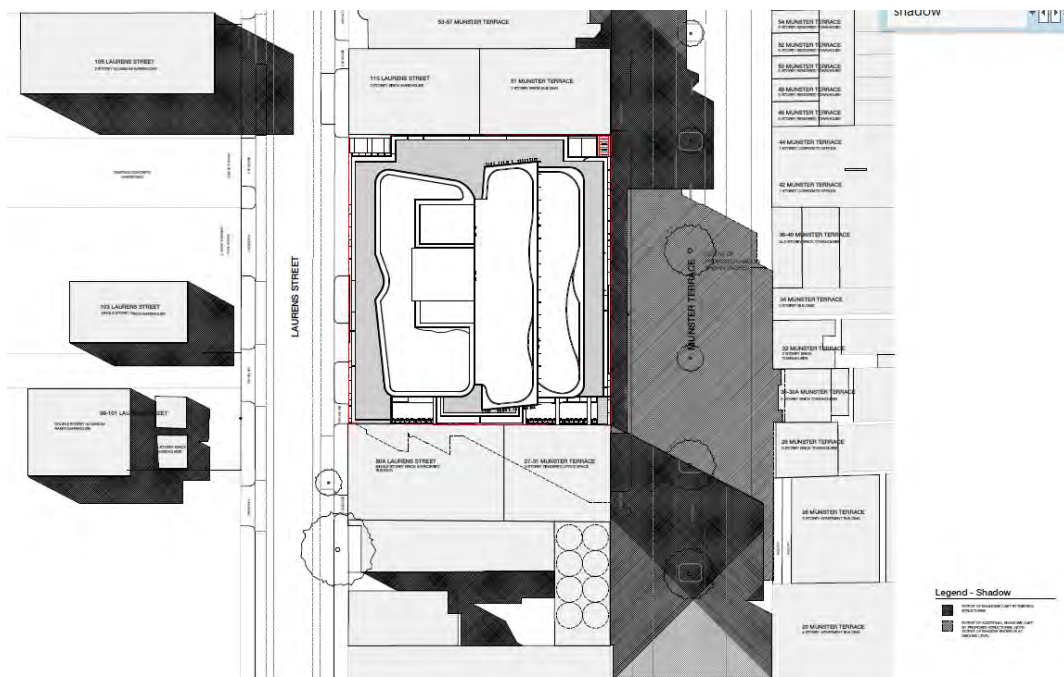
The development does not satisfy the objectives and policies of Clause 22.17 for the following reasons:

- The proposed scale, massing and bulk of development does not complement the scale, siting, massing and bulk of adjoining and nearby built form. Laurens Street and Munster Terrace currently contain three to five storey buildings and the proposed 13 level building is at odds with this built form. Furthermore the proposal competes with the visual presents and built form of North and West Melbourne Biscuit Making & Flour Milling.
- The proposed height does not relate to the prevailing patterns of height and scale of existing development in the surrounding area. As stated above the proposal is significantly taller and larger than the surround built form.
- The massing and design of proposed building overwhelms the built scale of area and does not respond to the character of existing built form.

Shadow

There are a number of townhouses located on the east side of Muster Terrace. The shadow diagrams provided indicate that these dwellings will not be overshadowed by the proposed until after 3pm on September 22. The Minister for Planning is the responsible authority for this application and may have received objections from these properties which need to be addressed in their assessment of the proposal.

The proposal does result in additional overshadowing to the adjoining properties south of the site. These properties currently contain commercial and industrial uses.



Shadow Diagram September 22, 3pm (Source: ClarkeHopkinsClarke Pty Ltd)

Wind

A decision guideline of Clause 22.17 states that:

- The design of new development is encouraged to consider the possible wind effects of building proposals on their surroundings.

A wind assessment has not been provided with the referral documents. Given the proposed development is significantly taller than the surrounding built form, evidence should be provided that demonstrates that the wind impacts from the proposed building do not adversely impact on the surrounding streets.

7.2 Uses

A permit is required to use the proposed building as an office, food and drink premises and a medical centre in the Industrial 1 Zone.

The application documentation has limited details about the proposed uses to enable a comprehensive assessment against the objectives and decision guidelines of the Industrial 1 Zone and other relevant sections of the Melbourne Planning Scheme.



Map of Zones with subject site identified in red.

The site is located opposite residential and office uses in Muster Terrace. These sites are located within the Mixed Use Zone and the proposed uses are more closely align with the objectives of the Mixed Use Zone than the Industrial Zone objectives.

It is noted traffic movements to and from the site are proposed from Laurens Street which is a less sensitive interface than Muster Terrace. This arrangement is supported.

The referral documents do not included an acoustic report. This report is required to demonstrate that the proposed uses will not be adversely impacted by noise from the nearby industrial uses. It is recommended that if the application were to be supported that the building be acoustically treated to prevent industrial noise from impacting the proposed uses.

The proposed use as a 'food and drink premises' is a broad definition and includes uses such as tavern and hotel. Tavern and hotel uses can have more significant off site impacts and therefore require additional information such as patron management reports and acoustic reports to ensure that there are no off site amenity impacts. It is therefore recommended that if the application were to be supported that the description of allowed uses exclude tavern and hotel uses.

7.3 Parking, traffic and waste

Parking

In accordance with Planning Scheme requirements, a total of 668 spaces are required to be provided. As indicated above, 315 spaces are proposed for this development resulting in a shortfall of 353 spaces.

The applicant is therefore requesting a reduction in the statutory parking requirement based on:

- Availability of public transport in this area with further improvements proposed in future.

- Access to other alternative transport modes, walking, cycling with bicycle lanes provided along Laurens, Queensberry and Arden Streets.
- ABS mode of travel statistics for work-based trips for this area show reduced levels of private car usage.

In view of the above and other City of Melbourne policies which encourage the use of more sustainable transport modes the reduction of the parking provision for the office component is supported.

No objection is also offered to the reduction in the spaces provided for the food and drink premises as it is expected that the majority of patrons would be nearby residents and employees of this development.

Engineering Services' initial concern with the provision of only three spaces for the medical centre has been resolved by the applicant dedicating nine spaces for this component of the proposal. Meeting the planning scheme requirements for this component of the proposal will alleviate the demand for using on street parking spaces in this area.

It is recommended that if the application is to be supported that a condition be placed on the permit ensuring that nine on-site car parking spaces are allocated to visitors of the medical centre and that these spaces be managed in such a way that they are accessible to the general public.

Access and layout

The originally submitted carpark layout assessment by TraffixGroup indicated that the proposal generally conforms to the relevant Planning Scheme or Australian Standards and that Council's Traffic Engineers agreed with advice.

The revised layout has been referred to Council's Traffic Engineers however to date advice has not been received. The advice will be forwarded to DELWP when available.

Traffic

Engineering Services advised that traffic generation will be relatively low and the impact on the road network will be acceptable.

Waste

Council's Urban Services' Team have reviewed the Waste Management Plan (WMP) by Leigh Design, dated 12 June 2018, and found it to be acceptable.

The team have recommended that the following condition be place on any permit that may issue:

The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP), dated 12 June 2018. The submitted WMP must not be altered without prior consent of the City of Melbourne – Engineering Services.

7.4 Environmentally sustainable design

The application documents included an Environmentally Sustainable Design (ESD) Statement by Sustainable Development Consultants dated 13 June 2018 which advised that:

The proposed development has the preliminary design potential to meet the 'Australian Excellence' Green Star requirements through a number of initiatives such as reductions in greenhouse gas emissions through the use of efficient air conditioners and appliances, as well as reduced environmental impact during the construction stage through the specification of environmentally preferred materials and a construction team that works in

accordance with a construction EMP that is tailored to the site and the project.

The initiatives that have been included within this ESD statement are all initiatives that have a proven track record to serve their individual purpose and can be easily maintained with any failures obvious to the occupants of the development. This helps to ensure the ongoing sustainability of the development as the systems installed in the beginning are maintained for purpose throughout the life of the development.

With appropriate implementation, management, monitoring, and maintenance the initiatives outlined within this ESD statement will serve to provide a development with lower running costs, as well as benefiting the environment.

The Environmentally Sustainable Design Statement by Sustainable Development Consultants dated 13 June 2018 demonstrates that the development has the design potential to achieve the requirements of Clause 22.19 and Clause 22.23 of the Melbourne Planning Scheme. If the application is to be supported it is recommended that a condition be placed on the permit ensuring that the development accords with the Statement.

8. CONCLUSION AND OFFICER RECOMMENDATION

That DELWP be advised that the Melbourne City Council objects to the proposal on the following ground:

The proposal is not consistent with the relevant sections of the Melbourne Planning Scheme or the Arden Vision, as discussed above and is premature at this stage in the strategic process for the Arden Structure Plan.