Report to the Future Melbourne (Planning) Committee

Agenda item 6.1

Planning Permit Application: TP-2019-587
14-26 Bruce Street, Kensington

19 May 2020

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 planning permit application seeking approval for the construction of an eight storey office building and a reduction of car parking requirements.

2. The applicant is Leslie Max Hein No. 4 Pty Ltd and Heine Brothers Pty Ltd c-/ Urbis Pty Ltd, the owners are Leslie Max Hein No. 4 Pty Ltd and Heine Brothers Pty Ltd and the architect is Carr Architects Pty Ltd.

3. The land is located in the Commercial 2 Zone (C2Z) and is affected by the Design and Development Overlay Schedule 63 Area 4 (DDO63-A4) and Development Contributions Plan Overlay Schedule 2 (DCPO2). DDO63 outlines built form controls, including a preferred building height of six storeys or a maximum building height of eight storeys with a demonstrable benefit to the broader community.

4. The office building is proposed to be constructed from brickwork, precast concrete, concrete render, metal balustrades and screening and glazing materials. The layout of the building creates two separate floorplates, an east and a west building, that will operate independently, albeit with shared building services. The building will have a total gross floor area of 8,652 m^2, with 5,839 m^2 of office floor area, 60 car spaces and 24 bicycle spaces.

5. Green facades are proposed on the Bruce Street and Council laneway elevations and a biodiversity roof and solar panels on the roof. The biodiversity roof will be a testing ground for research and data collection by institutions and research groups.

6. Public notice of the application was undertaken and a total of 27 objections have been received.

Key issues

7. The key issues relate to the built form response, community benefit, traffic and parking impacts, development contributions, off-site amenity impacts and ESD.

8. The built form, parking provision, community benefit outcomes and the off-site amenity and traffic impacts of the proposal are consistent with the relevant provisions of the Melbourne Planning Scheme. The development will make a positive contribution to the local area and wider Macaulay precinct.

9. Permit conditions are recommended to ensure that the development delivers a high quality architectural and landscape design response and the broader community benefits including the green façade and biodiversity roof are appropriately secured.

Recommendation from management

10. That the Future Melbourne Committee resolves that a Notice of Decision to Grant a Permit be issued subject to the conditions set out in the Delegate Report (refer Attachment 4).

Attachments:
1. Supporting Attachment (Page 2 of 87)
2. Locality Plan (Page 3 of 87)
3. Plans (Page 4 of 87)
4. Delegate Report (Page 51 of 87)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the *Planning and Environment Act 1987* (the Act) sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme.

2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which an objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

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.

Health and Safety

5. Relevant planning considerations such as traffic and waste management and potential amenity impacts that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. Public notice of the application has been undertaken pursuant to Section 52 of the Act and resulted in 27 objections at the time of writing this report.

Relation to Council policy

7. Relevant Council policies are discussed in the Delegate Report (refer Attachment 4).

Environmental sustainability

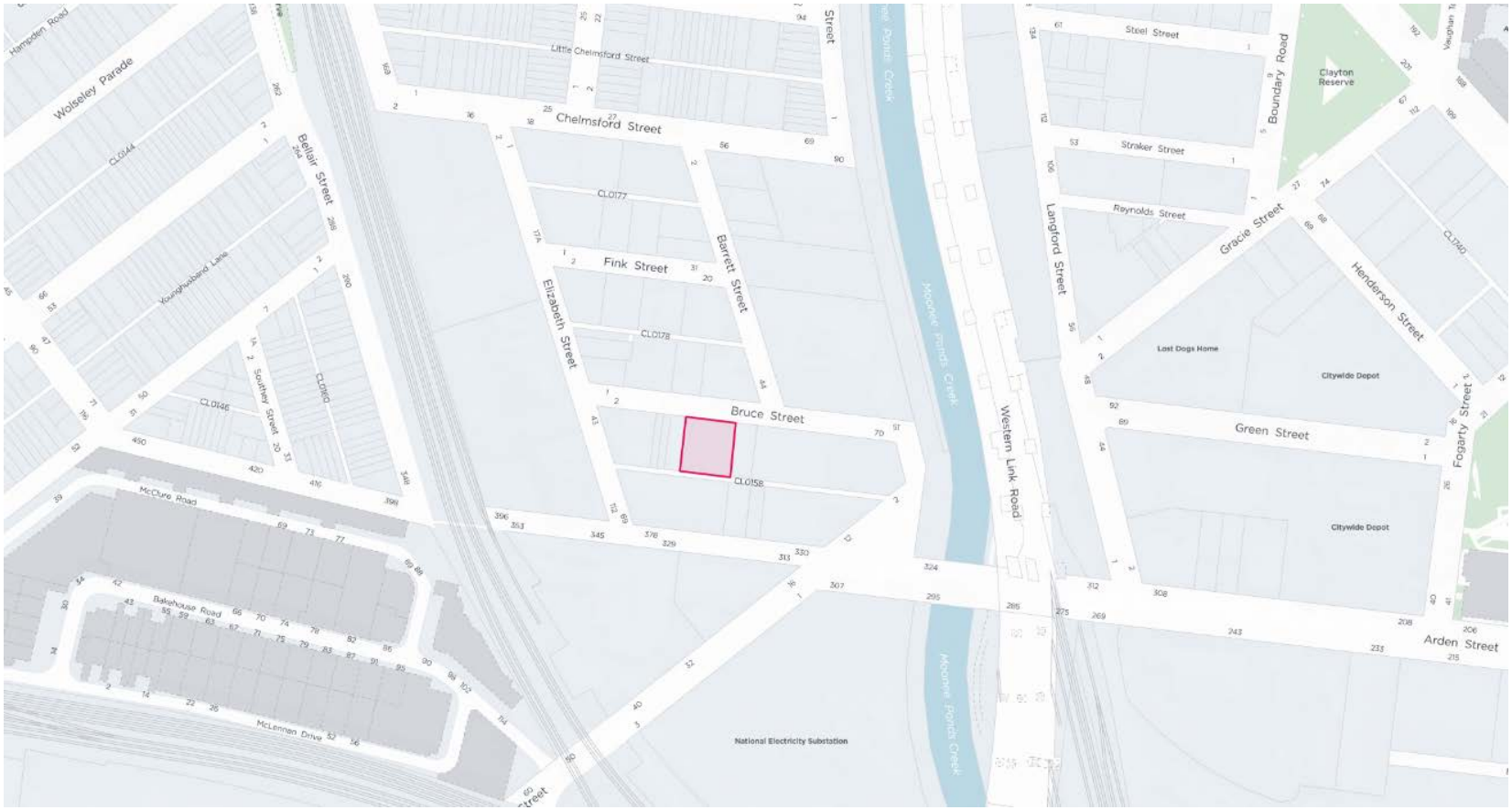
8. The ESD Report forming part of the application demonstrates that the development will achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).

9. A recommended permit condition requires implementation of the ESD initiatives.

10. The Green Factor scorecard for the project shows that the current design achieves a Green Factor score of 0.66 and represents good performance.

Locality Plan

TP-2019-587 - 14 - 26 BRUCE STREET KENSINGTON

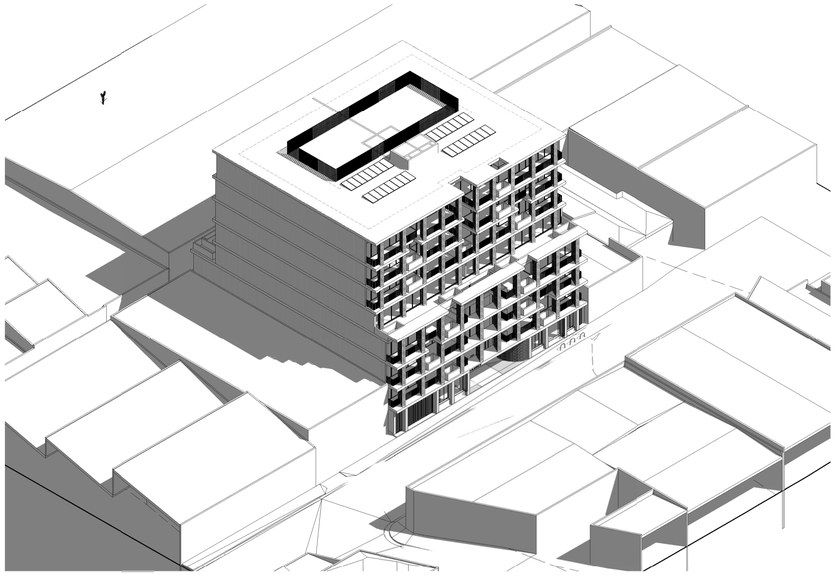


Attachment 3
Agenda Item 6.1
Future Melbourne Committee
19 May 2020

GENERAL NOTES

BRUCE STREET DEVELOPMENT

14-26 BRUCE STREET, KENSINGTON



PROJECT DRAWING REGISTER		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
010 EXISTING & PROPOSED SITE CONDITIONS		
TP-011	PROPOSED SITE PLAN	2
TP-012	DEMOLITION PLAN	2
100 GENERAL ARRANGMENT		
TP-101	BASEMENT / STACKER PIT	2
TP-102	GROUND FLOOR	3
TP-103	LEVEL 01	3
TP-104	LEVEL 02	3
TP-105	LEVEL 03	3
TP-106	LEVEL 04	3
TP-107	LEVEL 05	3
TP-108	LEVEL 06	3
TP-109	LEVEL 07	3
TP-110	ROOF PLAN	2
200 ELEVATIONS		
TP-201	NORTH ELEVATION (BRUCE ST)	3
TP-202	SOUTH ELEVATION	2
TP-203	EAST ELEVATION	3
TP-204	WEST ELEVATION	3
300 SECTIONS		
TP-301	GENERAL ARRANGEMENT SECTION AA	3
TP-302	GENERAL ARRANGEMENT SECTION BB	3
TP-303	GENERAL ARRANGEMENT SECTION CC	2

PROJECT DRAWING REGISTER		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
TP-304	GENERAL ARRANGEMENT SECTION DD	3
700 SHADOW STUDIES		
TP-701	9AM SHADOW STUDIES	2
TP-702	10AM SHADOW STUDIES	2
TP-703	11AM SHADOW STUDIES	2
TP-704	12PM SHADOW STUDIES	2
TP-705	1PM SHADOW STUDIES	2
TP-706	2PM SHADOW STUDIES	2
TP-707	3PM SHADOW STUDIES	2
800 PERSPECTIVES		
TP-801	BRUCE STREET PERSPECTIVE 1	3
TP-802	VIEW FROM THE LANEWAY	2

GROSS FLOOR AREA	
EXCLUDES BALCONIES, TERRACES AND EAVES	
NAME	AREA
BASEMENT - SERVICES	143 m²
GROUND	505 m²
GROUND CARPARK	761 m²
LEVEL 01	1197 m²
LEVEL 02	1197 m²
LEVEL 03	1060 m²
LEVEL 04	1004 m²
LEVEL 05	932 m²
LEVEL 06	929 m²
LEVEL 07	925 m²
	8652 m²

SHARED SPACE SCHEDULE	
NAME	AREA
GROUND FLOOR	
SHARED SPACE G.01	60 m²
SHARED SPACE G.02	40 m²
	99 m²

NLA SCHEDULE	
NAME	AREA
LEVEL 1	
TENANCY 1.01	496 m²
TENANCY 1.02	496 m²
	992 m²
LEVEL 2	
TENANCY 2.01	496 m²
TENANCY 2.02	496 m²
	992 m²
LEVEL 3	
TENANCY 3.01	427 m²
TENANCY 3.02	426 m²
	853 m²
LEVEL 4	
TENANCY 4.01	404 m²
TENANCY 4.02	404 m²
	809 m²
LEVEL 5	
TENANCY 5.01	368 m²
TENANCY 5.02	369 m²
	738 m²
LEVEL 6	
TENANCY 6.01	366 m²
TENANCY 6.02	366 m²
	732 m²
LEVEL 7	
TENANCY 7.01	363 m²
TENANCY 7.02	362 m²
	724 m²
	5839 m²

AMENITIES SCHEDULE	
NAME	AREA
GROUND FLOOR	
AMENITIES	170 m²
LEVEL 1	
AMENITIES	81 m²
LEVEL 2	
AMENITIES	81 m²
LEVEL 3	
AMENITIES	81 m²
LEVEL 4	
AMENITIES	81 m²
LEVEL 5	
AMENITIES	79 m²
LEVEL 6	
AMENITIES	81 m²
LEVEL 7	
AMENITIES	81 m²
	733 m²

CORE & CIRCULATION SCHEDULE	
NAME	AREA
BASEMENT	
CORE	45 m²
GROUND FLOOR	
CORE	103 m²
LEVEL 1	
CORE	84 m²
LEVEL 2	
CORE	84 m²
LEVEL 3	
CORE	84 m²
LEVEL 4	
CORE	84 m²
LEVEL 5	
CORE	84 m²
LEVEL 6	
CORE	84 m²
LEVEL 7	
CORE	84 m²
	735 m²

SERVICES SCHEDULE	
NAME	AREA
BASEMENT	
SERVICES	96 m²
GROUND FLOOR	
SERVICES	81 m²
LEVEL 1	
SERVICES	16 m²
LEVEL 2	
SERVICES	16 m²
LEVEL 3	
SERVICES	16 m²
LEVEL 4	
SERVICES	16 m²
LEVEL 5	
SERVICES	16 m²
LEVEL 6	
SERVICES	16 m²
LEVEL 7	
SERVICES	16 m²
	288 m²

TERRACES SCHEDULE	
NAME	AREA
LEVEL 1	
TERRACE	80 m²
LEVEL 2	
TERRACE	77 m²
LEVEL 3	
TERRACE	186 m²
LEVEL 4	
TERRACE	73 m²
LEVEL 5	
TERRACE	87 m²
LEVEL 6	
TERRACE	84 m²
LEVEL 7	
TERRACE	88 m²
	674 m²

CARPARKING AND AMENITIES SUMMARY:

BUILDING EAST
TOTAL CAR PARKING (INCLUDING 1 X DDA) = 30 SPACES
BICYCLE PARKING = SPACES24
LOCKERS = 31 UNITS
AMENITIES = 5 X SHOWERS AND 3 X WC

BUILDING WEST
TOTAL CAR PARKING (INCLUDING 1 X DDA) = 30 SPACES
BICYCLE PARKING = 24 SPACES
LOCKERS = 31 UNITS
AMENITIES = 5 X SHOWERS AND 3 X WC

VISITOR BIKE PARKING = 6 UNITS

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

FOR TOWN PLANNING

carr

Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia

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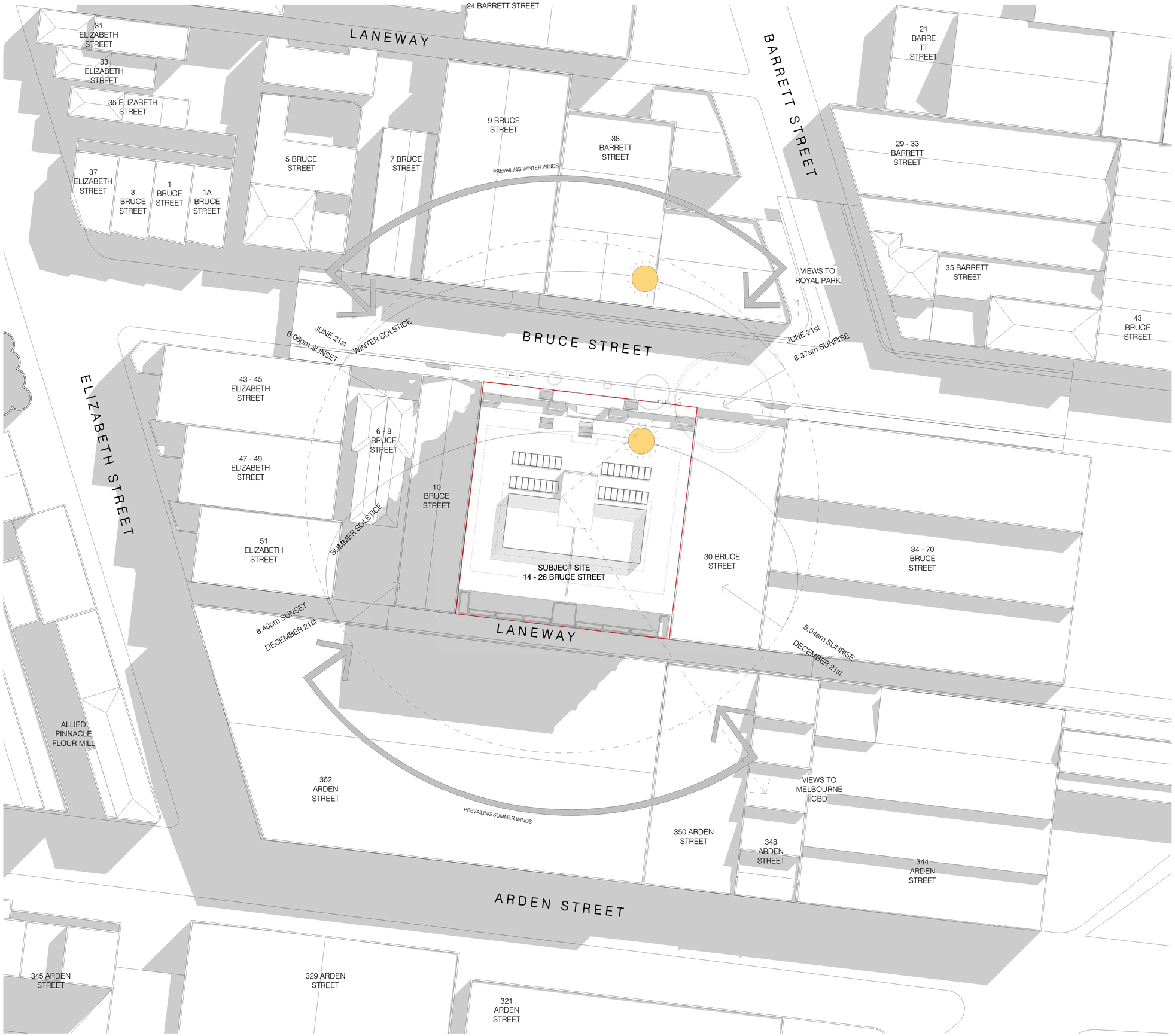
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	COVER SHEET		
Date	20.02.2020	Project No	19027
Scale @ A1	1 : 1	Dwg No	TP-000
Drawn By	AC	Chkd SMG	Rev 3



GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

NORTH

0 0.5 1.0 2.5m

SCALE 1:50

FOR TOWN PLANNING

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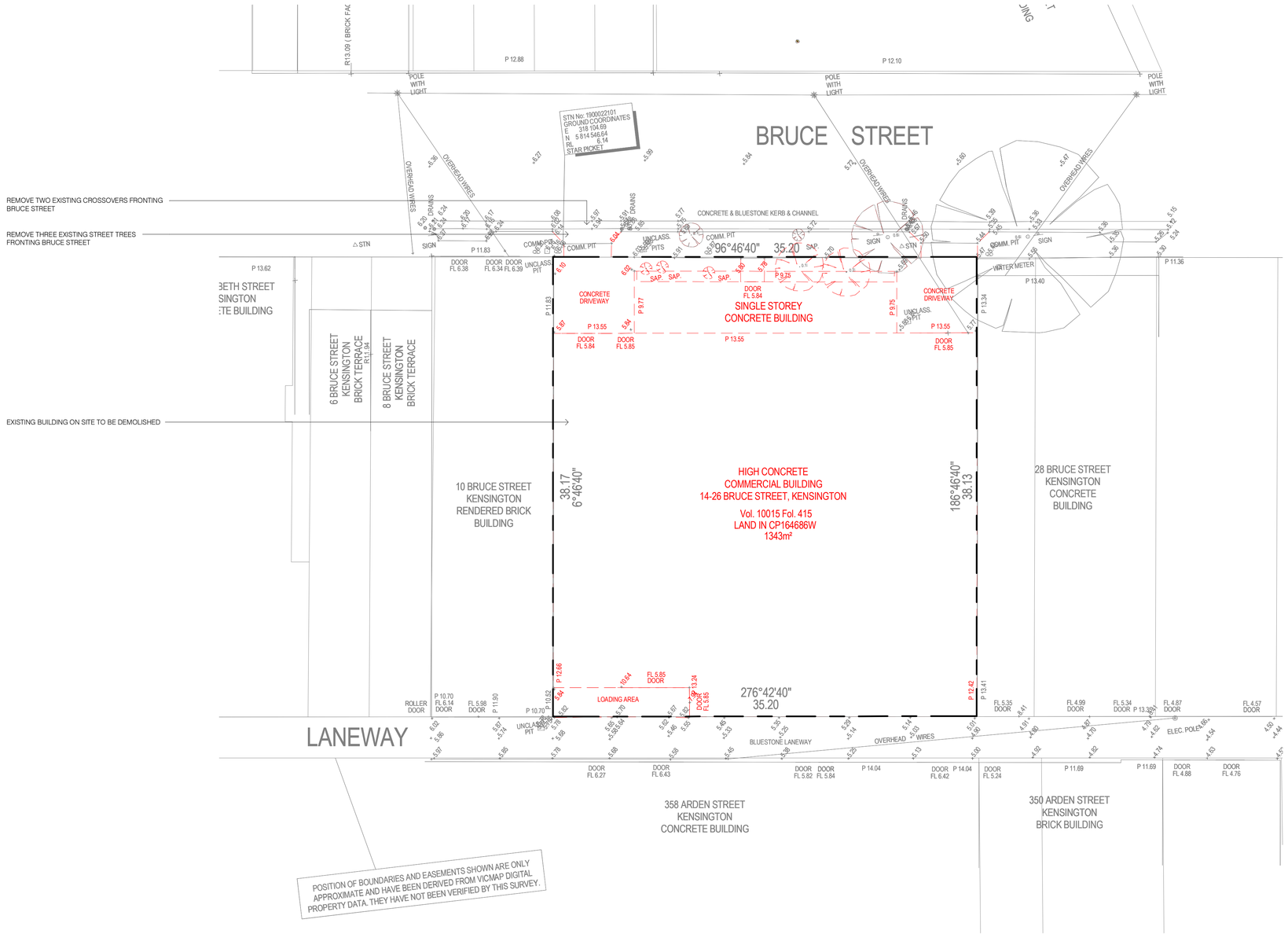
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	PROPOSED SITE PLAN				
Date	20.02.2020			Project No	19027
Scale @ A1	1 : 300			Dwg No	TP-011
Drawn By	AC	Chkd	SMG	Rev	2

GENERAL NOTES

LEGEND

INDICATES BUILDING TO BE DEMOLISHED

NOTES:
1. DRAWING TO BE READ IN CONJUCTION WITH LAND SURVEY DRAWING AND TITLE RE-ESTABLISHMENT PLAN.
2. REFER TO SURVEY DRAWING FOR ALL ON SITE SERVICES



Rev	Date	Chkd	Reason for Issue
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1	14.10.19		Issue for Town Planning

NORTH SCALE 1:200 (0 2 4 10m)

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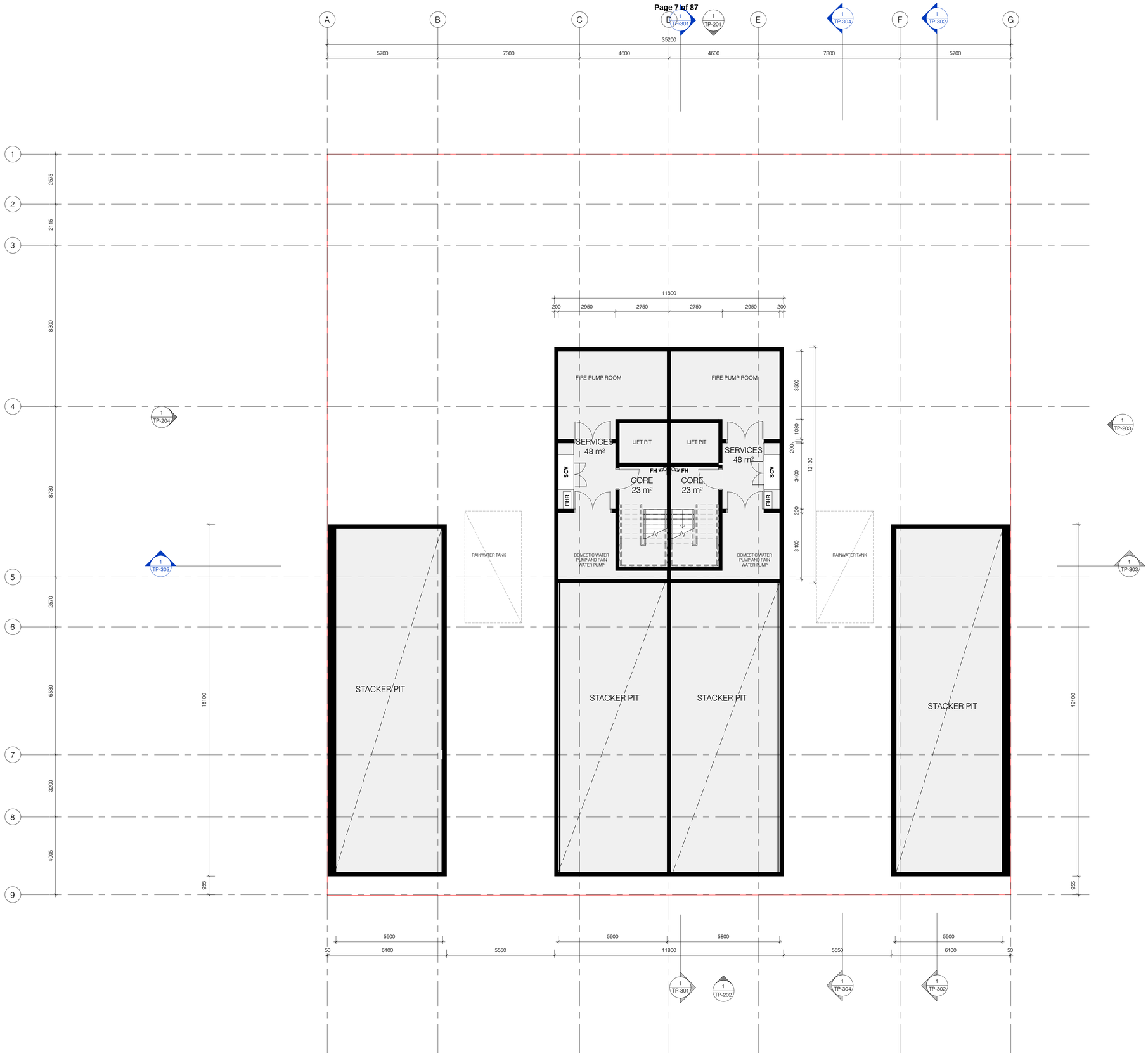
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	DEMOLITION PLAN				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-012
Drawn By	AC	Chkd	SMG	Rev	2



GENERAL NOTES

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2. DRAWINGS TO BE READ IN CONJUNCTION WITH SURVEY DRAWING
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NORTH

0 1 2 5m

SCALE 1:100

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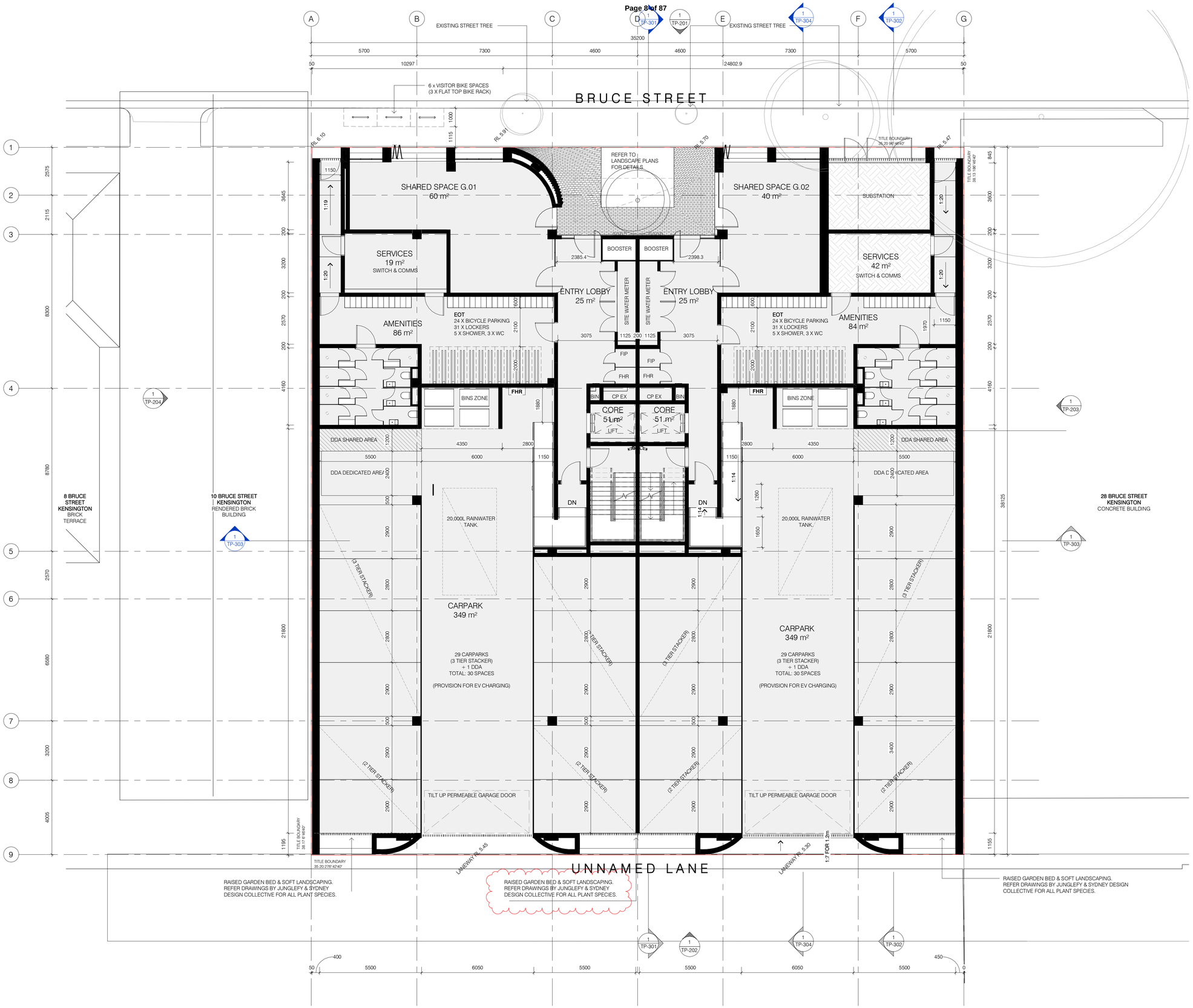
Project	BRUCE ST, KENSINGTON
	14-26 BRUCE ST KENSINGTON
Title	BASEMENT / STACKER PIT

Date	20.02.2020	Project No	19027
Scale @ A1	1 : 100	Dwg No	TP-101
Drawn By	AC	Chkd SMG	Rev 2



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4. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

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3	08.03.20		Issue for Information
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NORTH SCALE 1:100 (0 1 2 5m)

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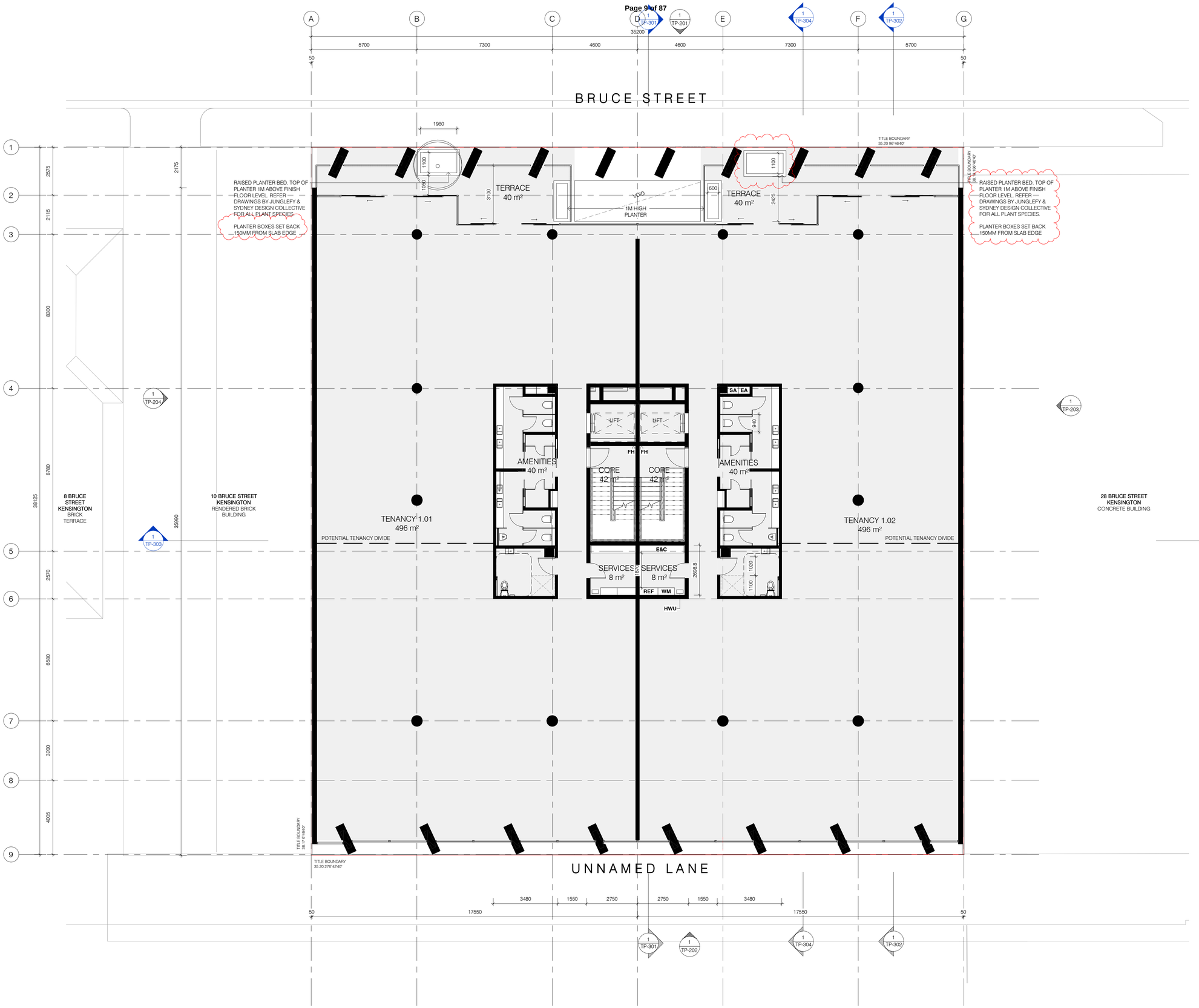
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	GROUND FLOOR				
Date	20.02.2020		Project No	19027	
Scale @ A1	As indicated		Dwg No	TP-102	
Drawn By	AC	Chkd SMG	Rev	3	



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NORTH

0 1 2 5m

SCALE 1:100

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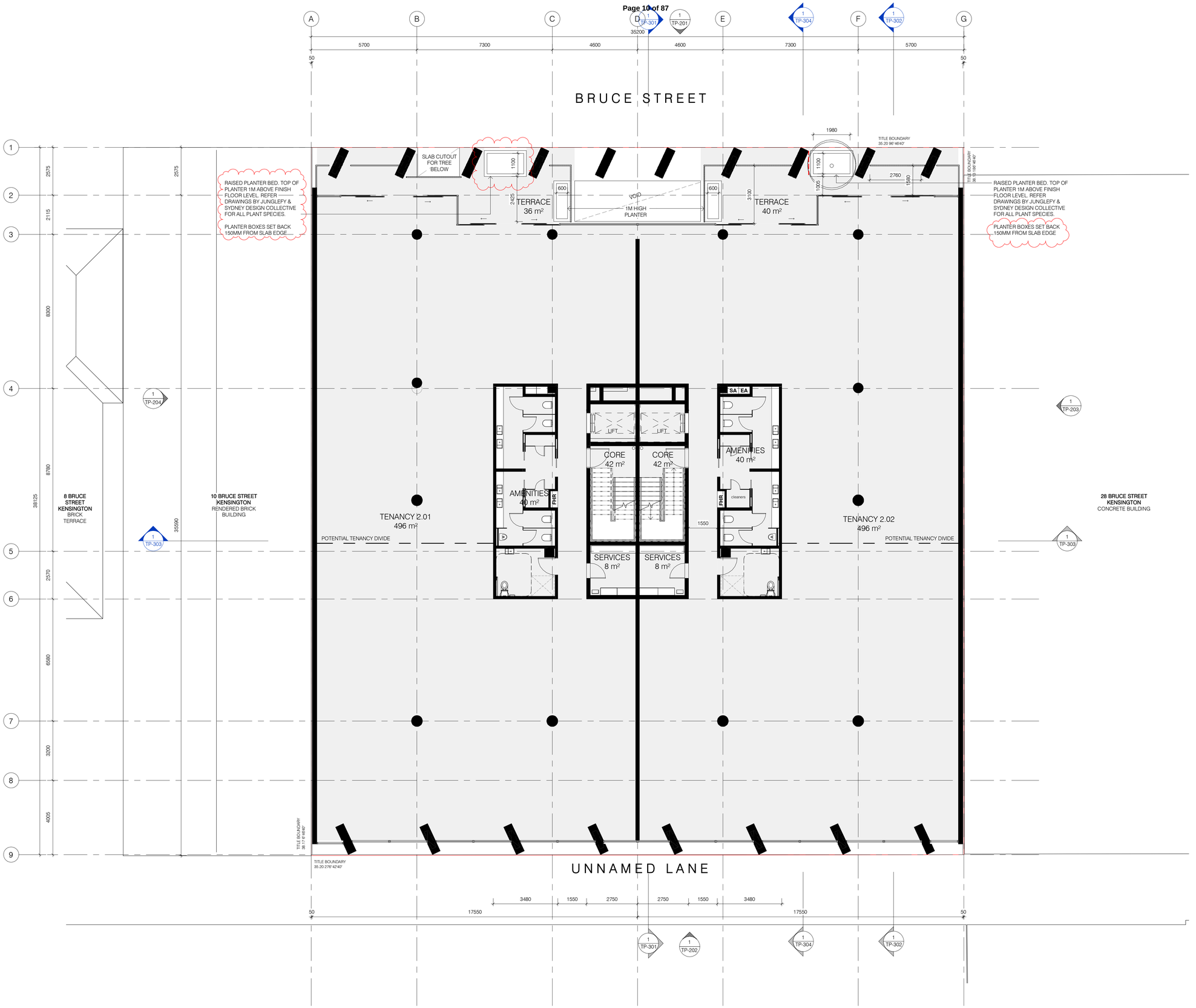
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	LEVEL 01		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-103
Drawn By	AC Chkd SMG	Rev	3



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NORTH

SCALE 1:100

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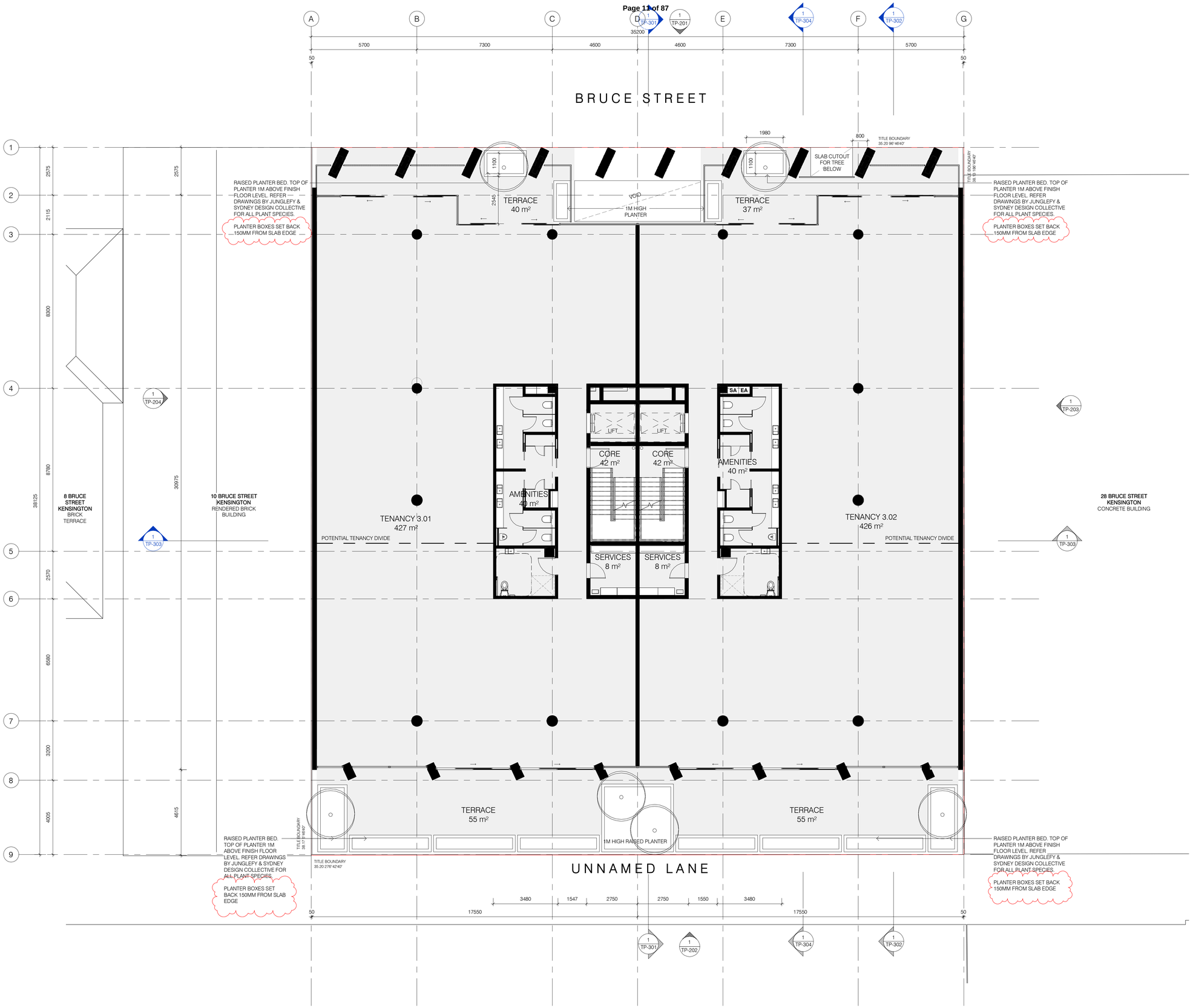
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	LEVEL 02		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-104
Drawn By	AC	Chkd SMG	Rev 3



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NORTH

SCALE 1:100 (0 1 2 5m)

FOR TOWN PLANNING

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31 Flinders Lane
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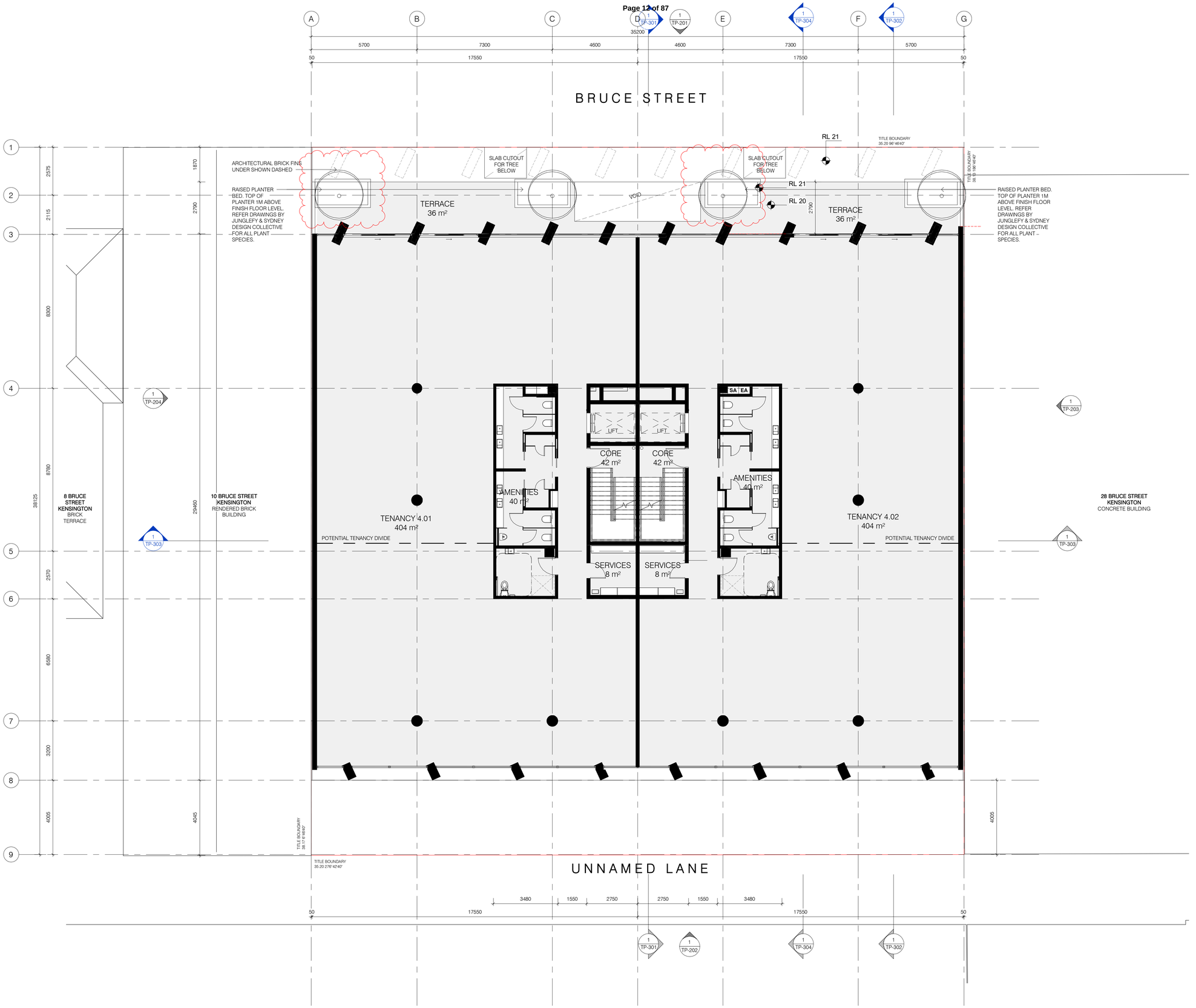
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	LEVEL 03				
Date	20.02.2020		Project No	19027	
Scale @ A1	As indicated		Dwg No	TP-105	
Drawn By	AC	Chkd SMG	Rev	3	



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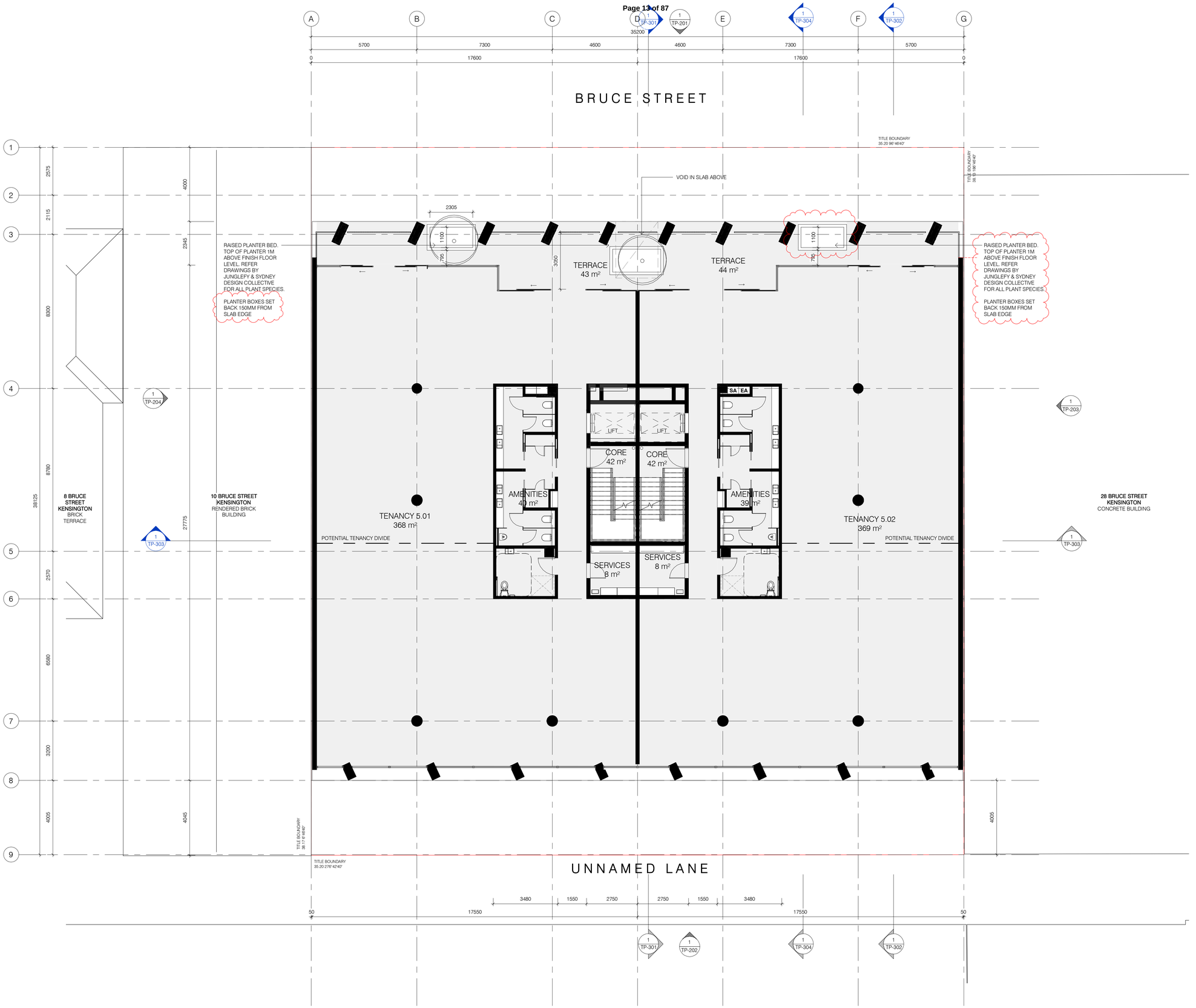
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	LEVEL 04		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-106
Drawn By	AC	Chkd SMG	Rev 3



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GENERAL NOTES

NOTES:

1. ALL ROOF AREAS AND OUTDOOR DECK/TERRACE AREAS WILL BE DESIGNED TO CAPTURE RAINWATER RUNOFF TO BE STORED IN RAINWATER TANK(S) WITH A MINIMUM EFFECTIVE CAPACITY OF 40,000L. THE RAINWATER WILL BE USED FOR TOILET FLUSHING WITH CONNECTIONS TO ALL GROUND AND FIRST FLOOR AMENITIES AS A MINIMUM. REFER TO ESD REPORT.
2. DRAWINGS TO BE READ IN CONJUNCTION WITH SURVEY DRAWING
3. ELECTRICAL INFRASTRUCTURE PROVIDED TO ALLOW THE FUTURE PROVISION OF VEHICLE CHARGING STATIONS TO ACHIEVE A MINIMUM OF 5% OF PARKING SPACES.
4. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

NORTH

0 1 2 5m
SCALE 1:100

FOR TOWN PLANNING

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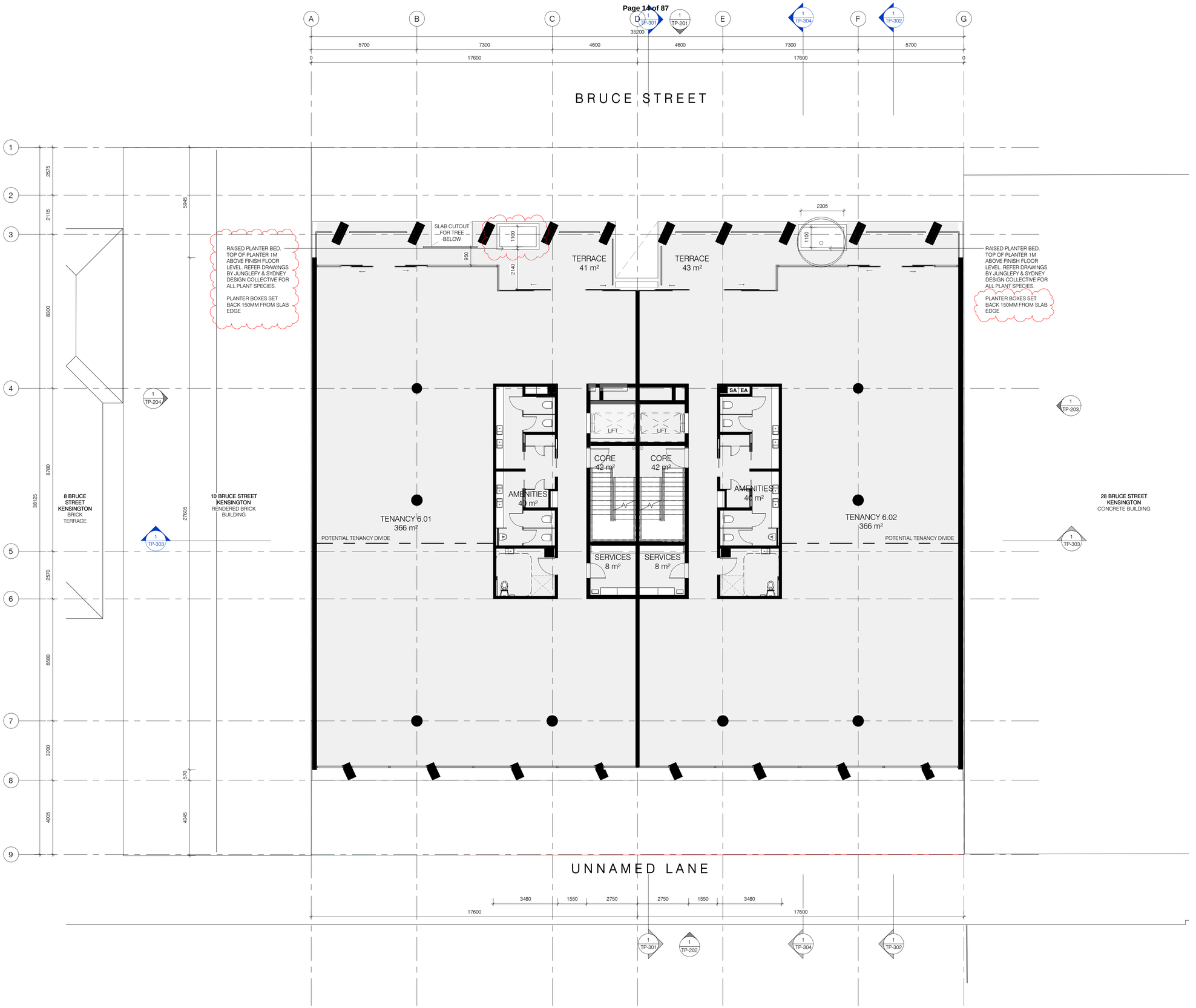
carr.net.au

Project	BRUCE ST, KENSINGTON
	14-26 BRUCE ST KENSINGTON
Title	LEVEL 05

Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-107
Drawn By	AC	Chkd SMG	Rev 3



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GENERAL NOTES

NOTES:

1. ALL ROOF AREAS AND OUTDOOR DECK/TERRACE AREAS WILL BE DESIGNED TO CAPTURE RAINWATER RUNOFF TO BE STORED IN RAINWATER TANK(S) WITH A MINIMUM EFFECTIVE CAPACITY OF 40,000L. THE RAINWATER WILL BE USED FOR TOILET FLUSHING WITH CONNECTIONS TO ALL GROUND AND FIRST FLOOR AMENITIES AS A MINIMUM. REFER TO ESD REPORT.
2. DRAWINGS TO BE READ IN CONJUNCTION WITH SURVEY DRAWING
3. ELECTRICAL INFRASTRUCTURE PROVIDED TO ALLOW THE FUTURE PROVISION OF VEHICLE CHARGING STATIONS TO ACHIEVE A MINIMUM OF 5% OF PARKING SPACES.
4. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

NORTH

SCALE 1:100 (0 1 2 5m)

FOR TOWN PLANNING

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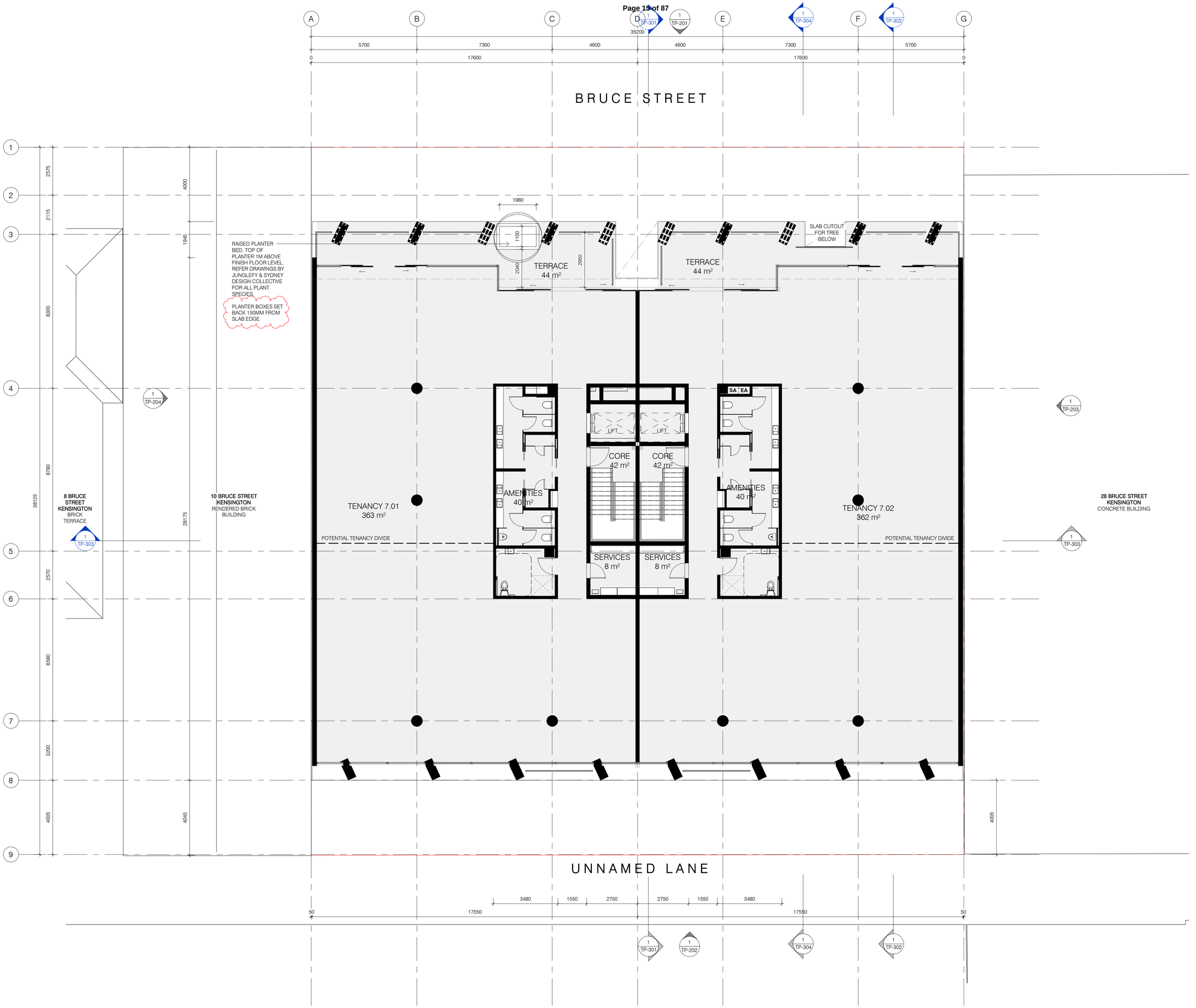
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	LEVEL 06		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-108
Drawn By	AC	Chkd SMG	Rev 3



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GENERAL NOTES

NOTES:

1. ALL ROOF AREAS AND OUTDOOR DECK/TERRACE AREAS WILL BE DESIGNED TO CAPTURE RAINWATER RUNOFF TO BE STORED IN RAINWATER TANK(S) WITH A MINIMUM EFFECTIVE CAPACITY OF 40,000L. THE RAINWATER WILL BE USED FOR TOILET FLUSHING WITH CONNECTIONS TO ALL GROUND AND FIRST FLOOR AMENITIES AS A MINIMUM. REFER TO ESD REPORT.
2. DRAWINGS TO BE READ IN CONJUNCTION WITH SURVEY DRAWING
3. ELECTRICAL INFRASTRUCTURE PROVIDED TO ALLOW THE FUTURE PROVISION OF VEHICLE CHARGING STATIONS TO ACHIEVE A MINIMUM OF 5% OF PARKING SPACES.
4. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

NORTH

SCALE 1:50 (0 0.5 1.0 2.5m)

FOR TOWN PLANNING

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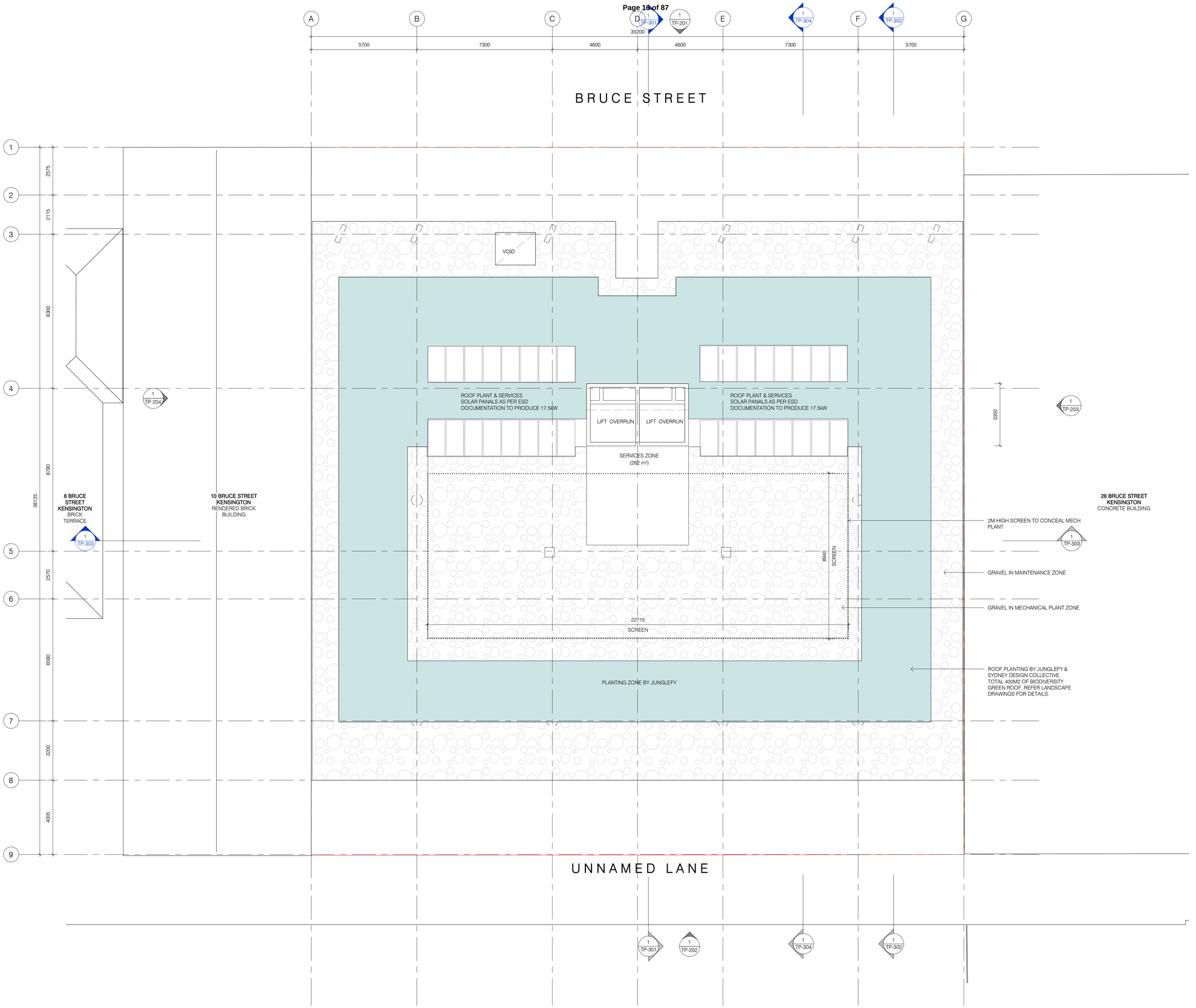
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	LEVEL 07				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-109
Drawn By	AC	Chkd	SMG	Rev	3



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GENERAL NOTES

NOTES:

1. ALL ROOF AREAS AND OUTDOOR DECK/TERRACE AREAS WILL BE DESIGNED TO CAPTURE RAINWATER RUNOFF TO BE STORED IN RAINWATER TANK(S) WITH A MINIMUM EFFECTIVE CAPACITY OF 40,000L. THE RAINWATER WILL BE USED FOR TOILET FLUSHING WITH CONNECTIONS TO ALL GROUND AND FIRST FLOOR AMENITIES AS A MINIMUM. REFER TO ESD REPORT.
2. DRAWINGS TO BE READ IN CONJUNCTION WITH SURVEY DRAWING
3. ELECTRICAL INFRASTRUCTURE PROVIDED TO ALLOW THE FUTURE PROVISION OF VEHICLE CHARGING STATIONS TO ACHIEVE A MINIMUM OF 5% OF PARKING SPACES.
4. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

NORTH

SCALE 1:100 (0 1 2 5m)

FOR TOWN PLANNING

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Project	BRUCE ST, KENSINGTON
	14-26 BRUCE ST KENSINGTON
Title	ROOF PLAN

Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-110
Drawn By	AC	Chkd	SMG	Rev	2

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

0 0.2 0.4 1m
SCALE 1:20

FOR TOWN PLANNING

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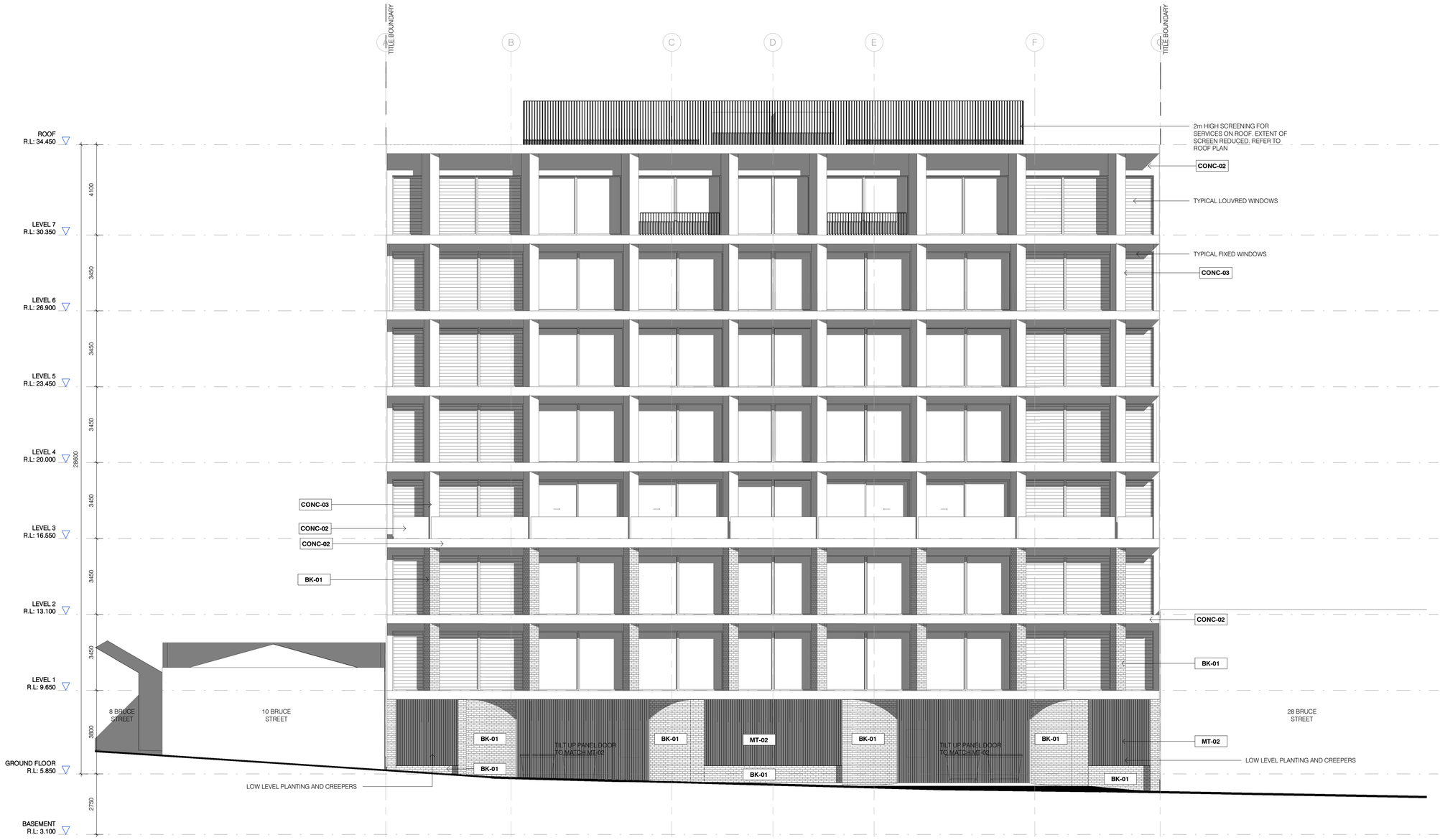
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	NORTH ELEVATION (BRUCE ST)		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-201
Drawn By	AC	Chkd SMG	Rev 3



GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

0 0.2 0.4 1m
SCALE 1:20

FOR TOWN PLANNING

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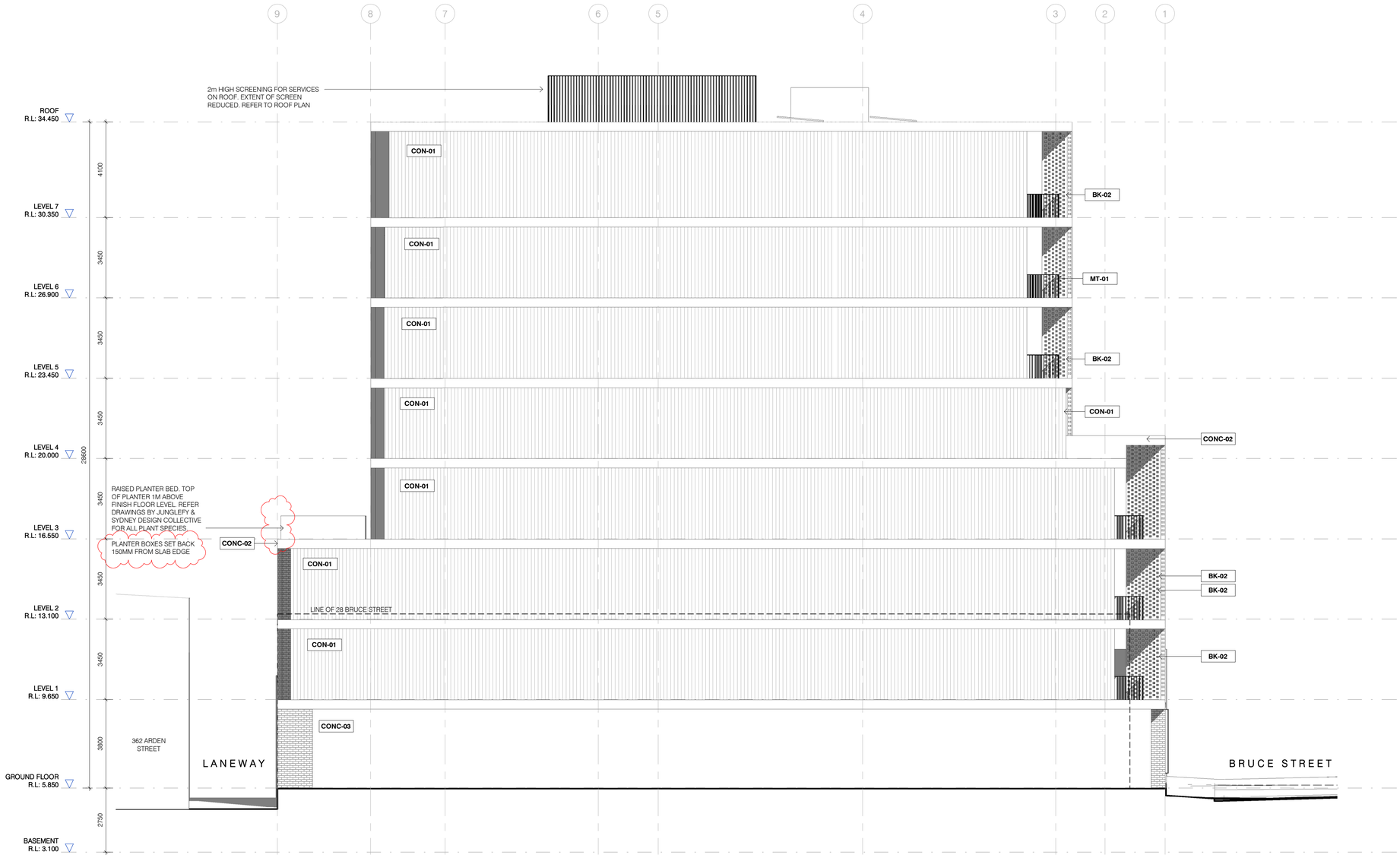
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	SOUTH ELEVATION				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-202
Drawn By	AC	Chkd	SMG	Rev	2



GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Reason for Issue
3	08.03.20	Issue for Information
2	20.02.20	Issue for Information
1	14.10.19	Issue for Town Planning

Based on Drawings Received:

FOR TOWN PLANNING

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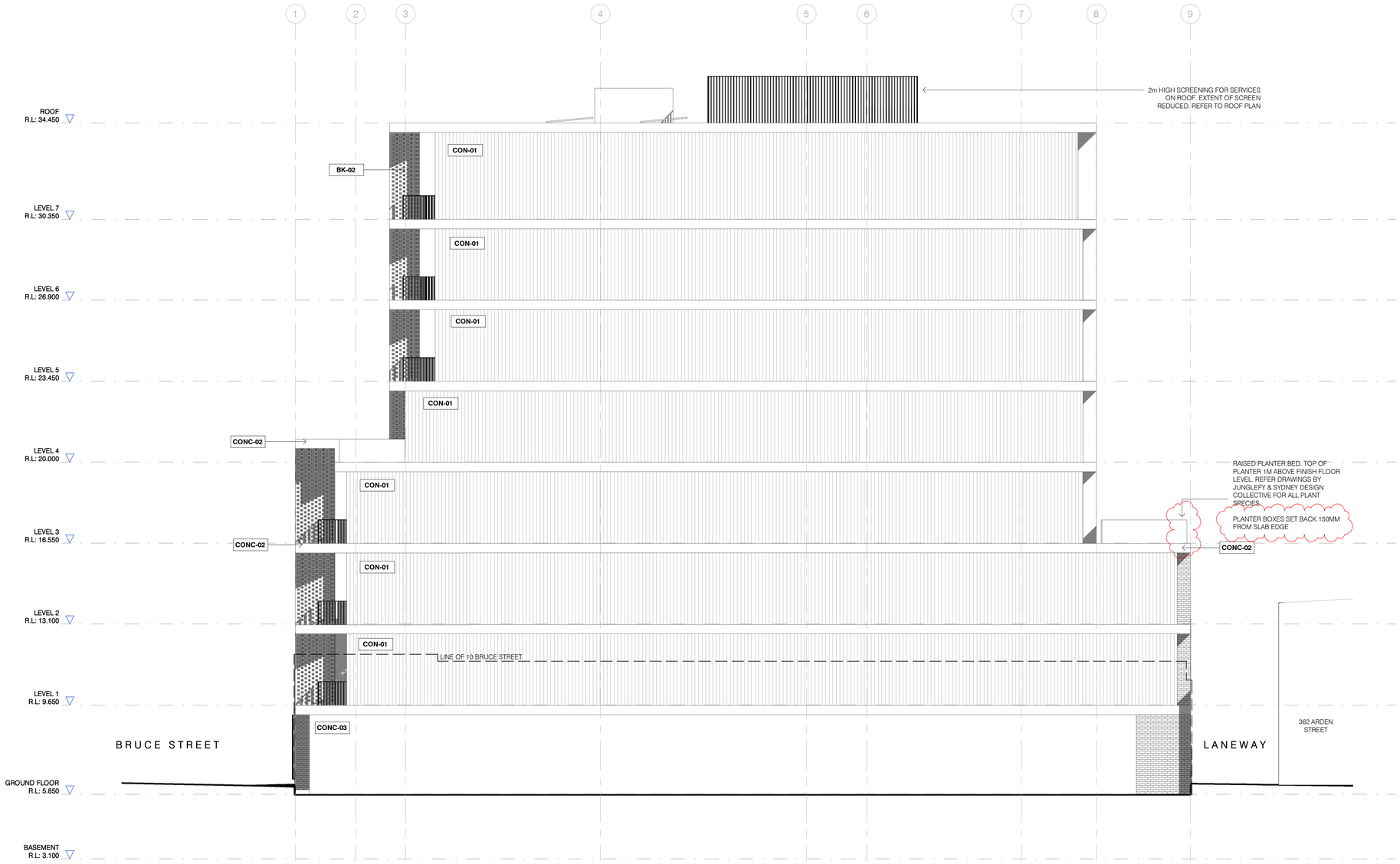
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	EAST ELEVATION				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-203
Drawn By	AC	Chkd	SMG	Rev	3



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GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZING TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

FOR TOWN PLANNING

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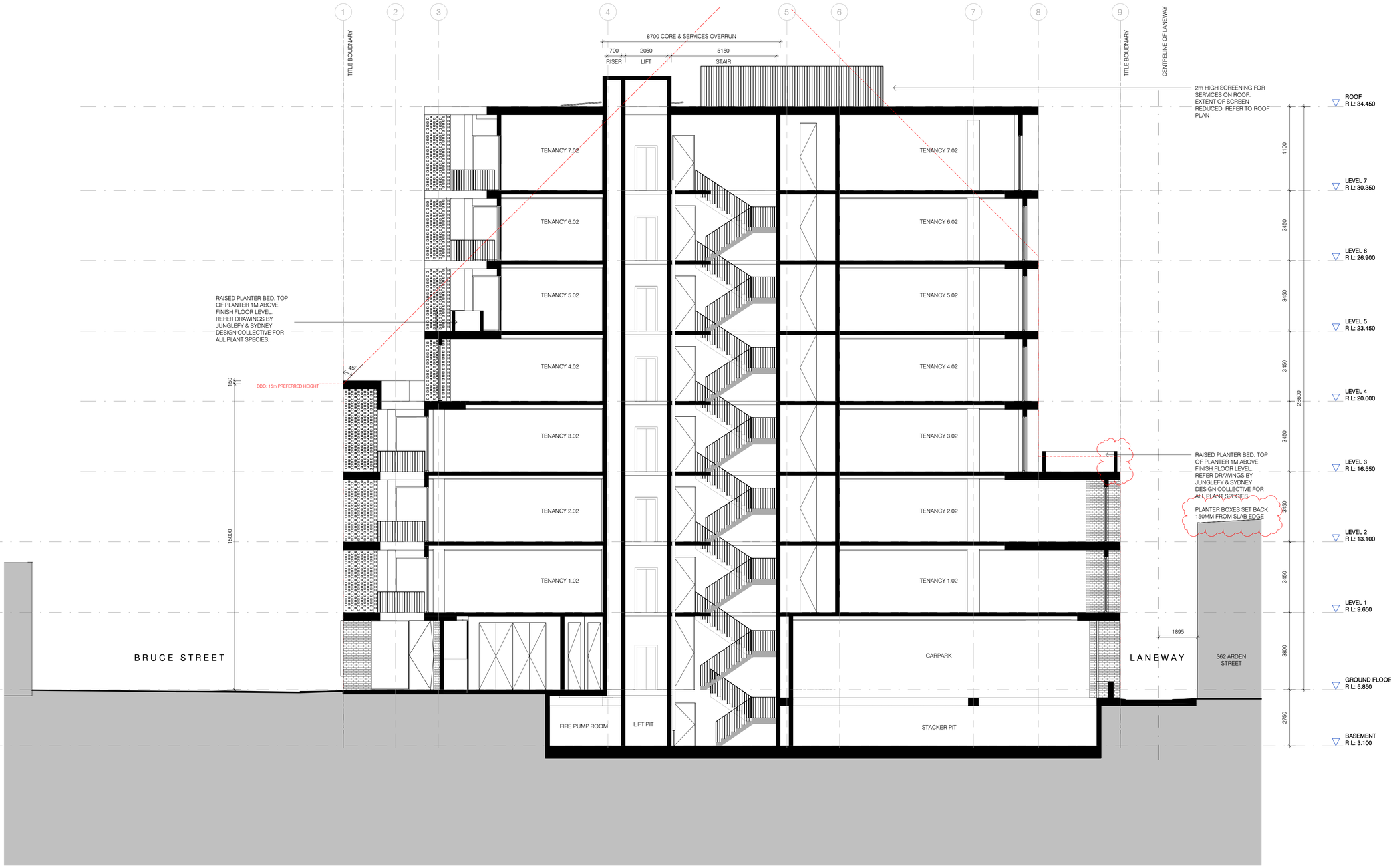
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	WEST ELEVATION				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-204
Drawn By	AC	Chkd	SMG	Rev	3



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GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

0 1 2 5m
SCALE 1:100

FOR TOWN PLANNING

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Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	GENERAL ARRANGEMENT SECTION AA		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-301
Drawn By	AC Chkd SMG	Rev	3

GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

0 0.2 0.4 1m
SCALE 1:20

FOR TOWN PLANNING

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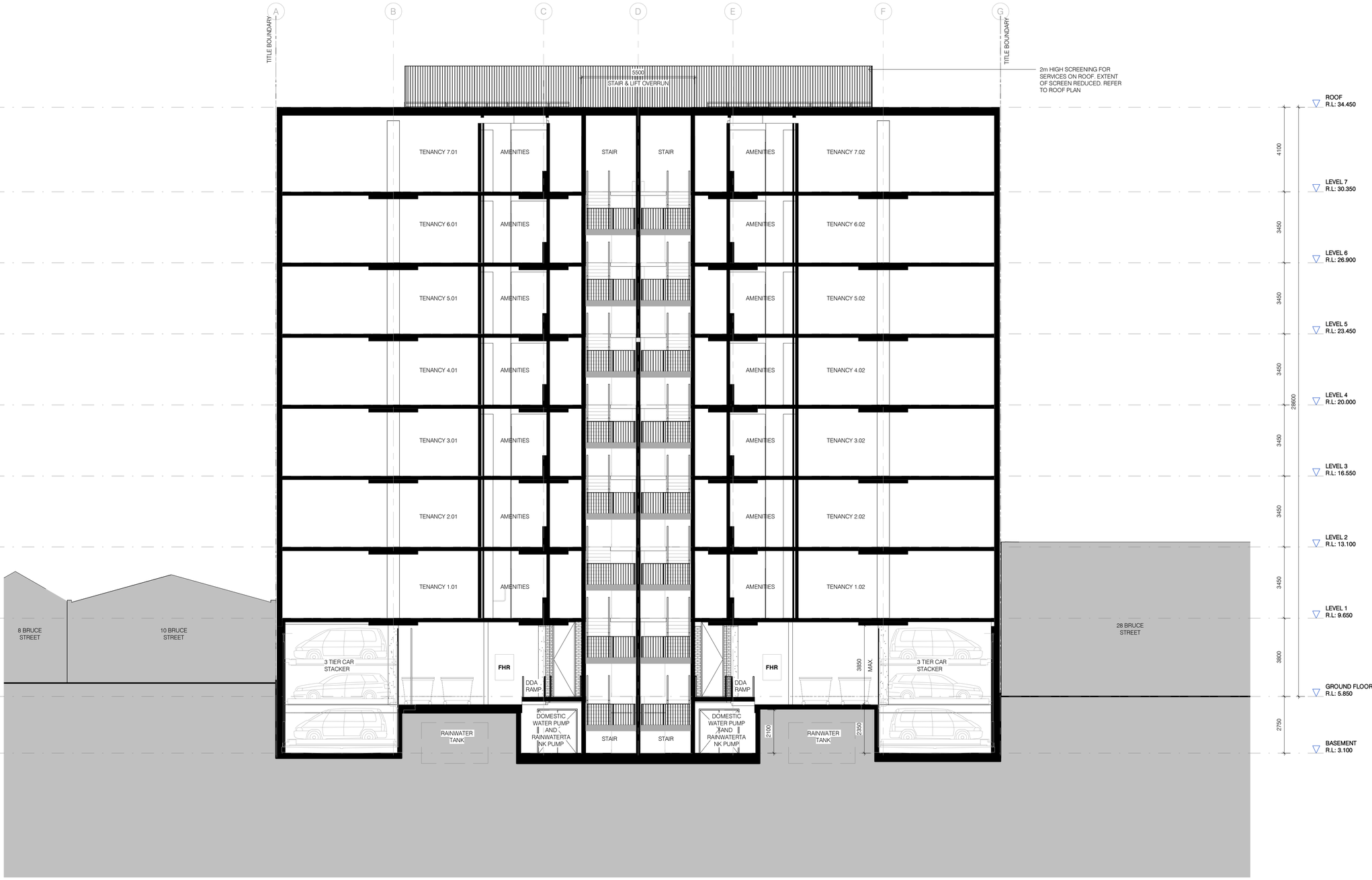
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	GENERAL ARRANGEMENT SECTION BB				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-302
Drawn By	AC	Chkd	SMG	Rev	3



GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

0 1 2 5m
SCALE 1:100

FOR TOWN PLANNING

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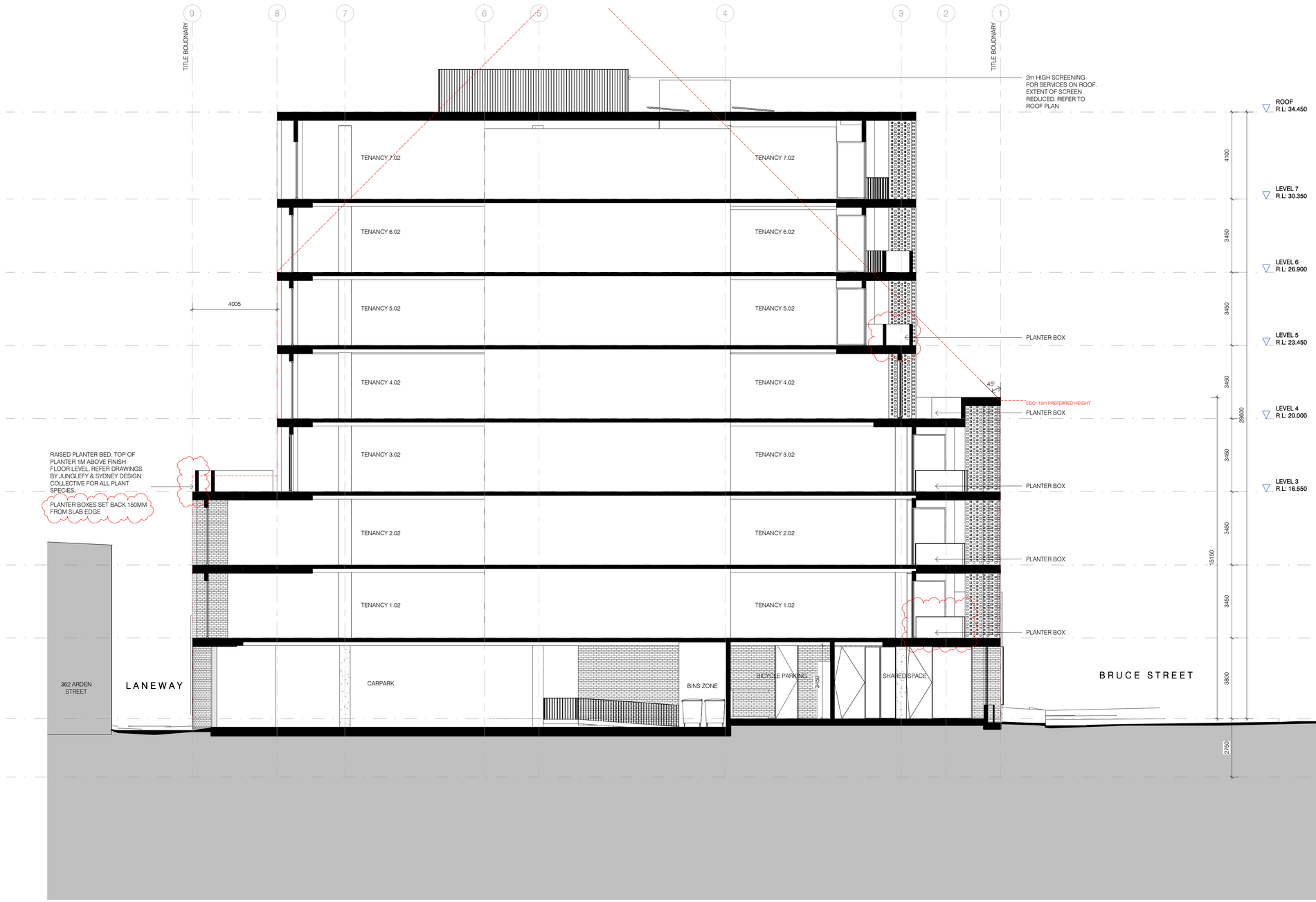
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	GENERAL ARRANGEMENT SECTION CC				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-303
Drawn By	AC	Chkd	SMG	Rev	2



GENERAL NOTES

EXTERNAL FINISHES LEGEND

BK-01	BRICKWORK - SOLDIER COURSE
BK-02	BRICKWORK - HIT AND MISS
BK-03	BRICKWORK - STAGGER
CONC-01	PRECAST CONCRETE FINISH WITH FLUTED PROFILE - LIGHT ROSE TINT
CONC-02	CONCRETE RENDER - LIGHT GREY
CONC-03	CONCRETE RENDER - LIGHT ROSE TINT
MT-01	METAL BALUSTRADE - COLOUR BURGUNDY RED
MT-02	METAL SCREEN / GATES - COLOUR BURGUNDY RED
PV-01	PAVING - BRICK
PV-02	PAVING - XX

GENERAL NOTES

1. ALL DOORS AND WINDOW FRAMES TO BE POWDERCOATED TO MATCH BALUSTRADES
2. ALL GLAZNG TO BE CLEAR
3. REFER TO 3D RENDER FOR COLOUR PALLETTE
4. REFER TO GENERAL ARRANGEMENT PLANS FOR SETBACKS FROM TITLE BOUNDARIES
5. FOR ALL SOFT LANDSCAPING, REFER TO DRAWINGS BY JUNGLEFY & SYDNEY DESIGN COLLECTIVE.

Rev	Date	Chkd	Reason for Issue
3	08.03.20		Issue for Information
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

FOR TOWN PLANNING

carr

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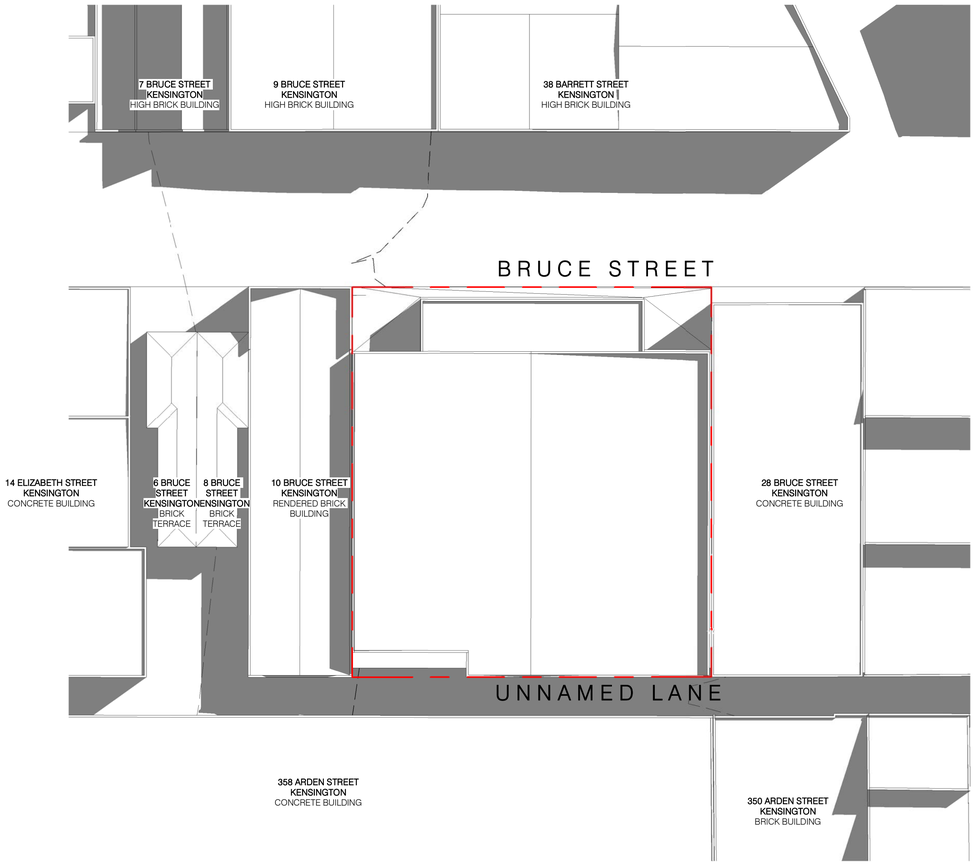
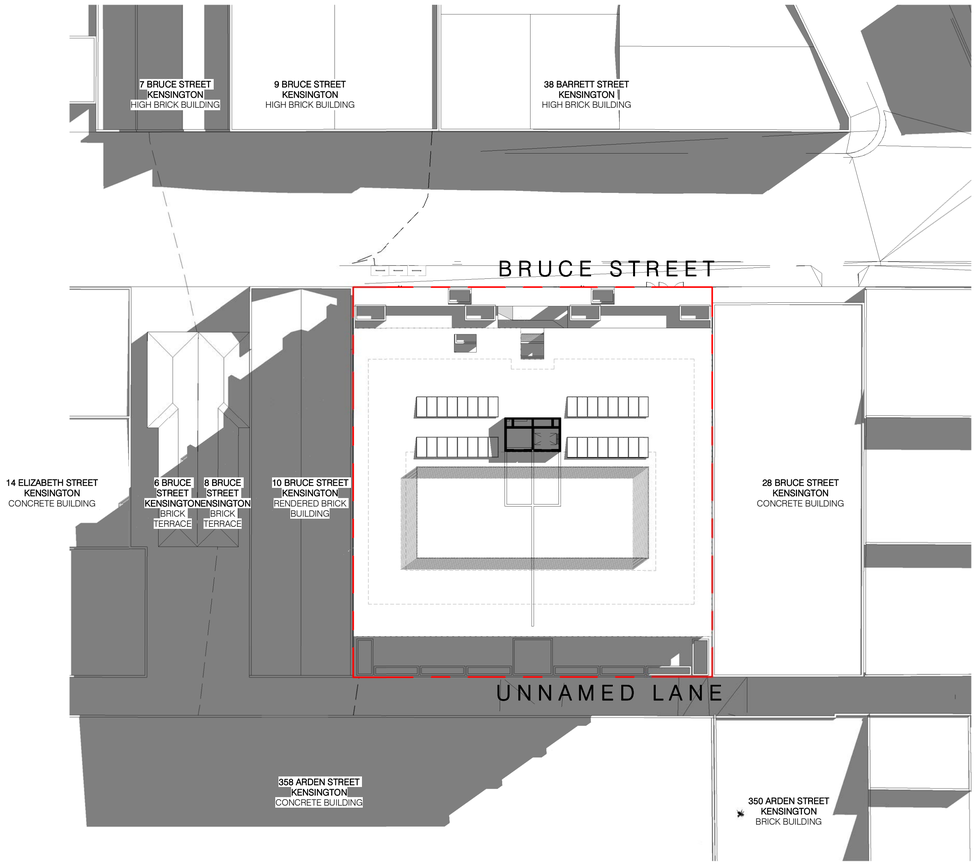
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	GENERAL ARRANGEMENT SECTION DD				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-304
Drawn By	AC	Chkd	SMG	Rev	3



1 EXISTING 9AM
TP-701 SCALE 1 : 300



2 PROPOSED 9AM
TP-701 SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

Based on Drawings Received:

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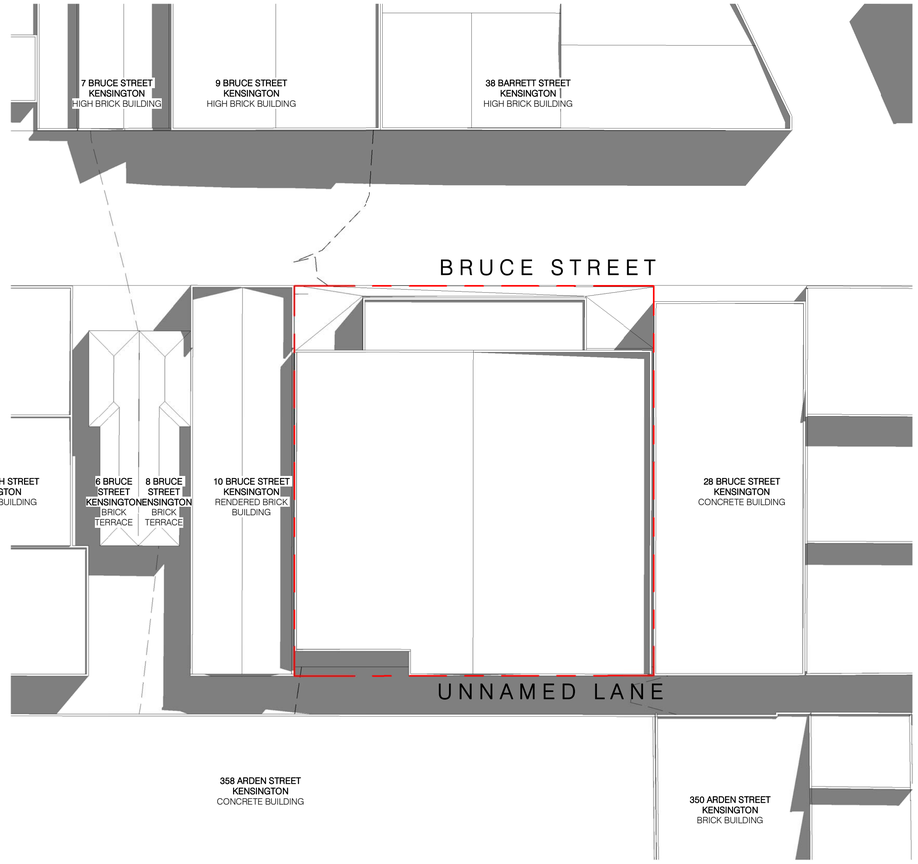
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	9AM SHADOW STUDIES				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-701
Drawn By	AC	Chkd	SMG	Rev	2



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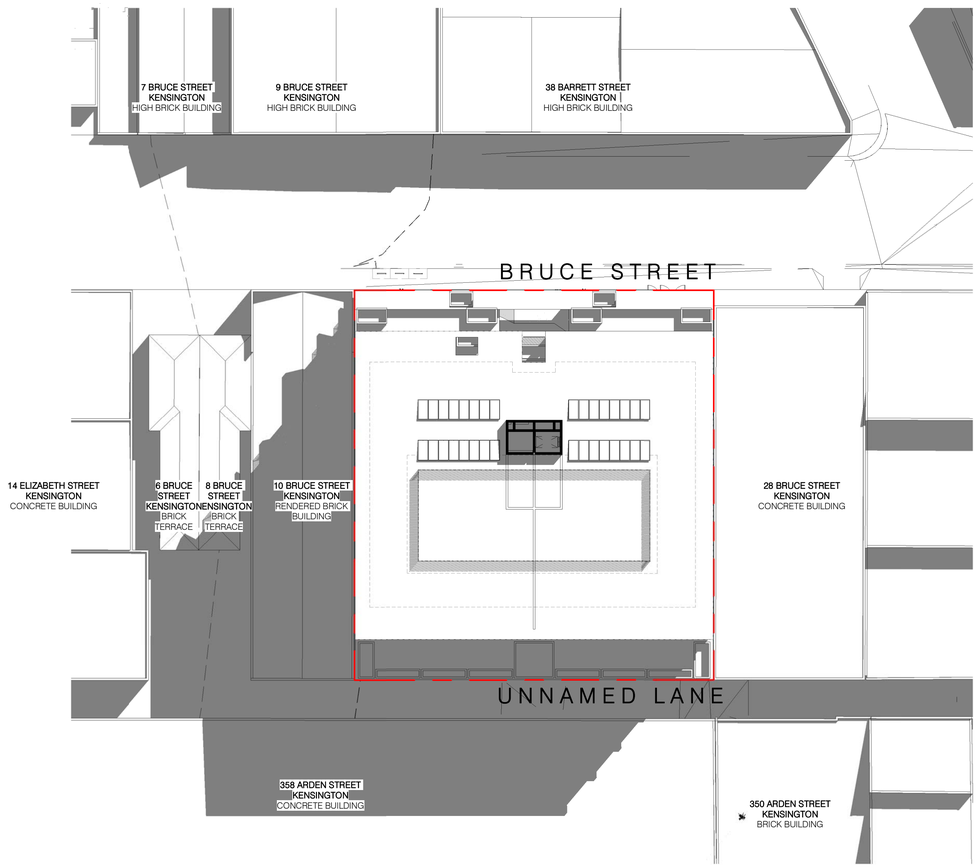

2 PROPOSED 10AM
TP-702 SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
1	14.10.19		Issue for Town Planning

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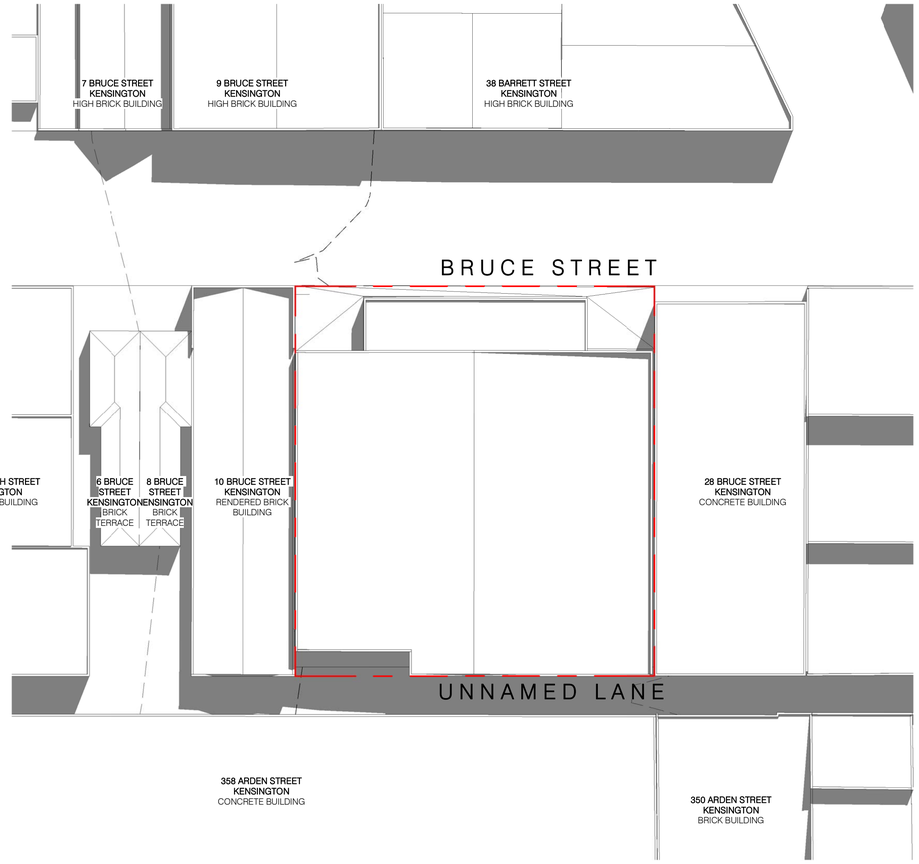
Project	BRUCE ST, KENSINGTON				
	14-26 BRUCE ST KENSINGTON				
Title	10AM SHADOW STUDIES				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-702
Drawn By	AC	Chkd	SMG	Rev	2



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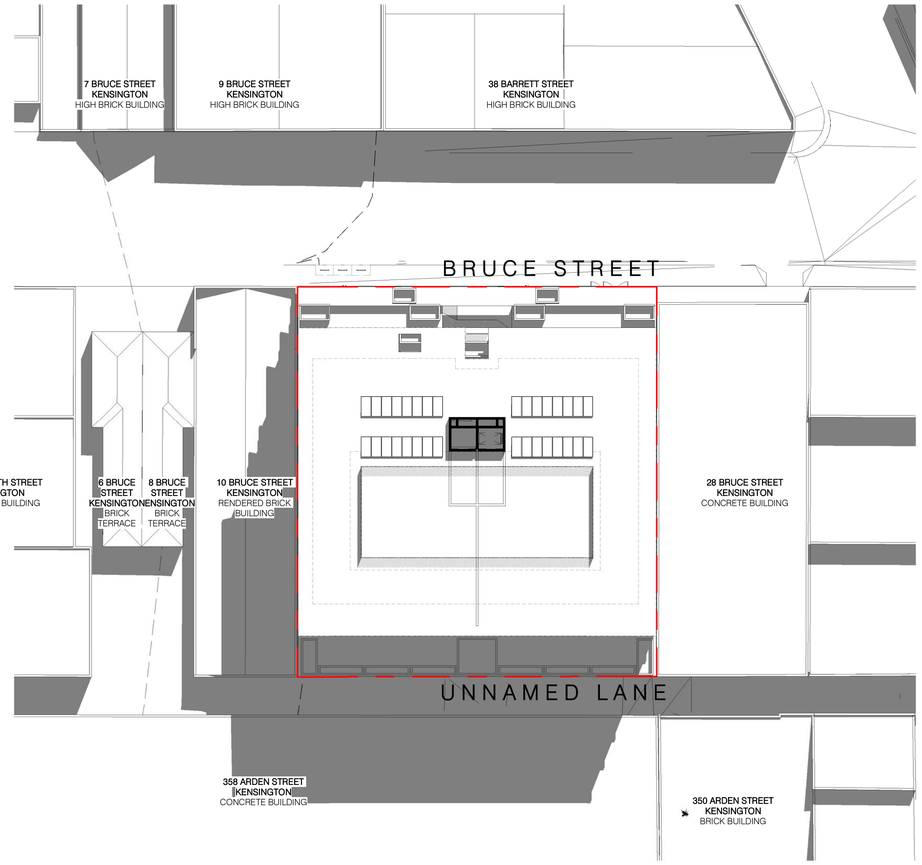

2 PROPOSED 11AM
TP-703 SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
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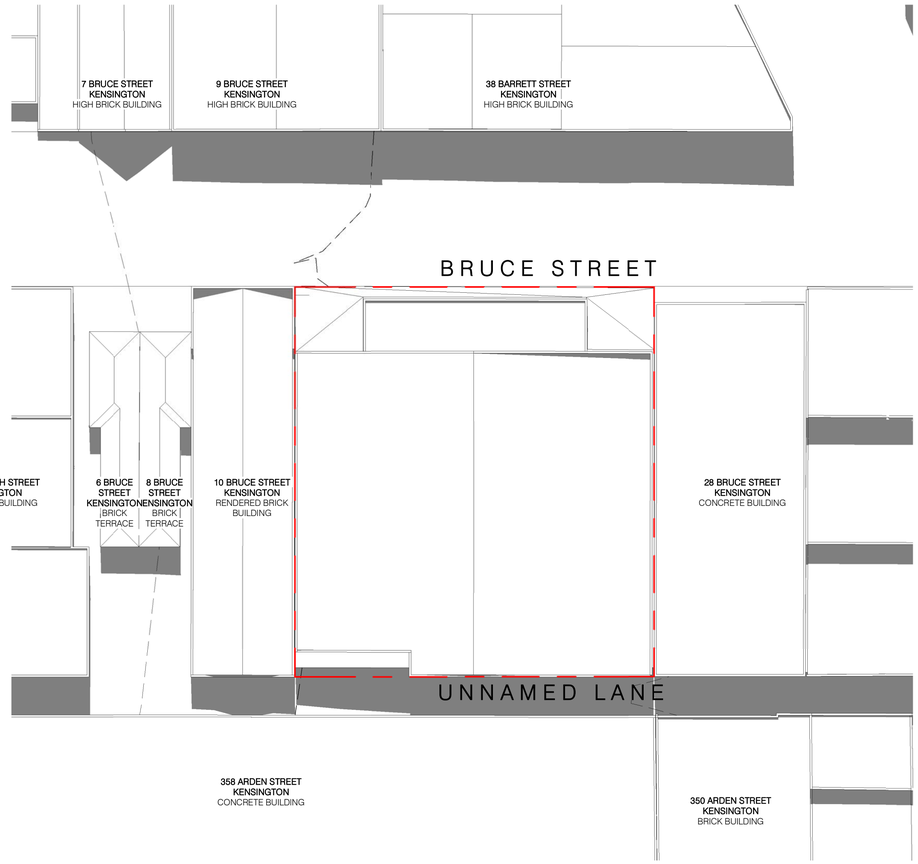
Project	BRUCE ST, KENSINGTON		
	14-26 BRUCE ST KENSINGTON		
Title	11AM SHADOW STUDIES		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-703
Drawn By	AC Chkd SMG	Rev	2



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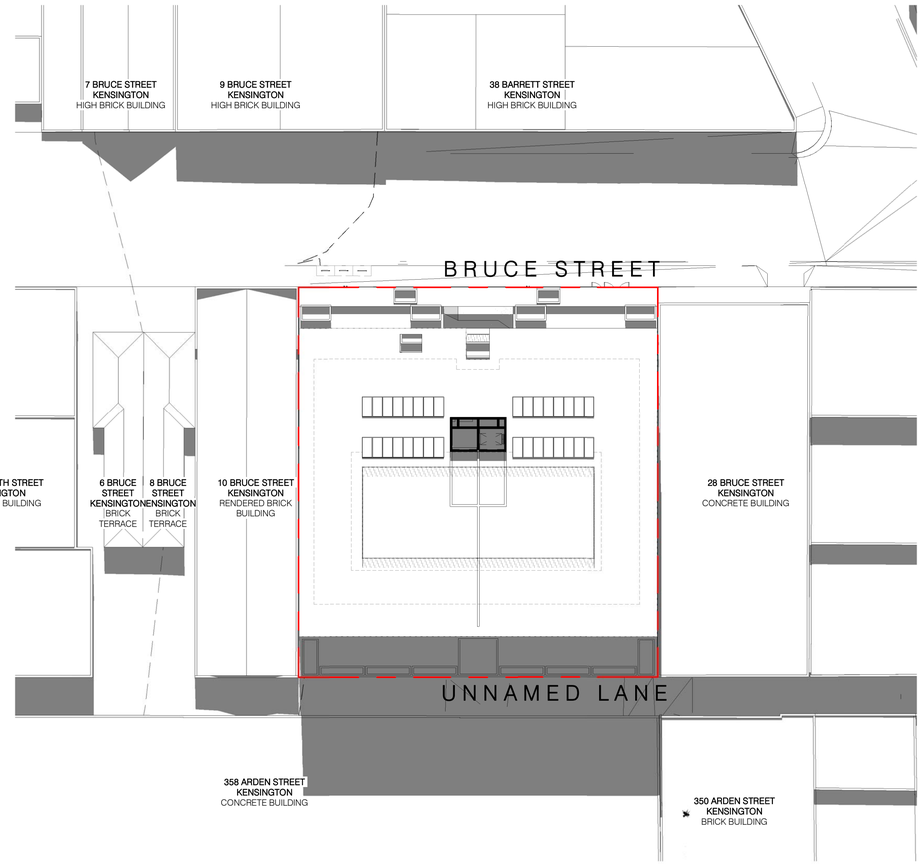

2 PROPOSED 12PM
TP-704 SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
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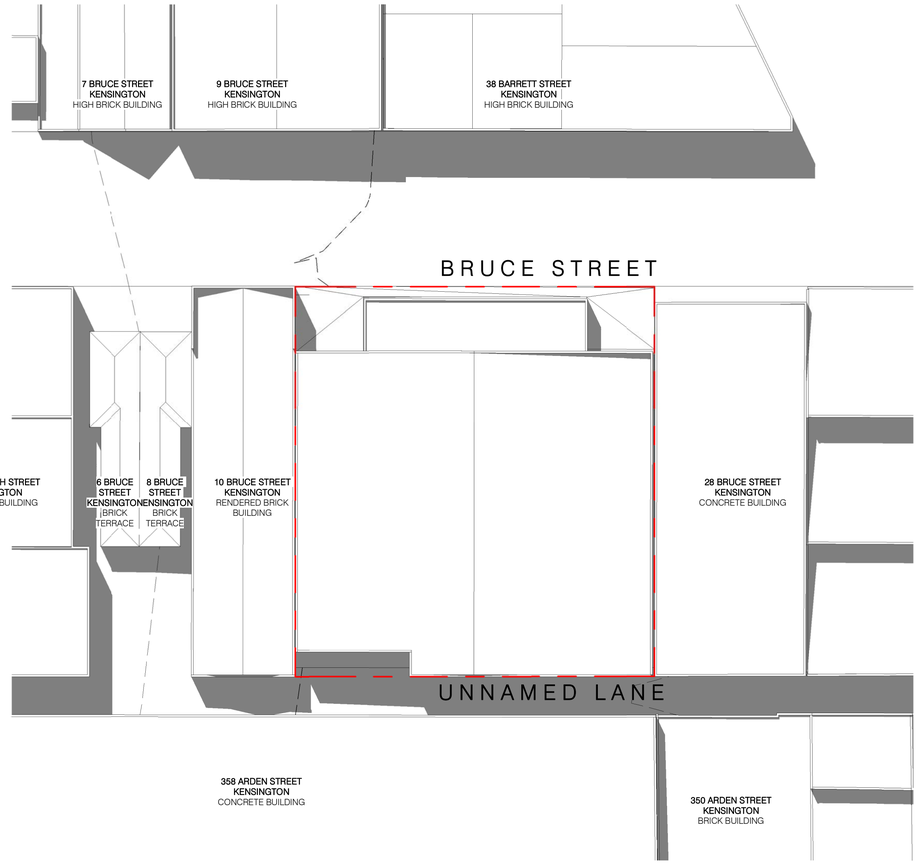
Project	BRUCE ST, KENSINGTON
	14-26 BRUCE ST KENSINGTON
Title	12PM SHADOW STUDIES

Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-704
Drawn By	AC	Chkd	SMG	Rev	2



1 TP-705 EXISTING 1PM
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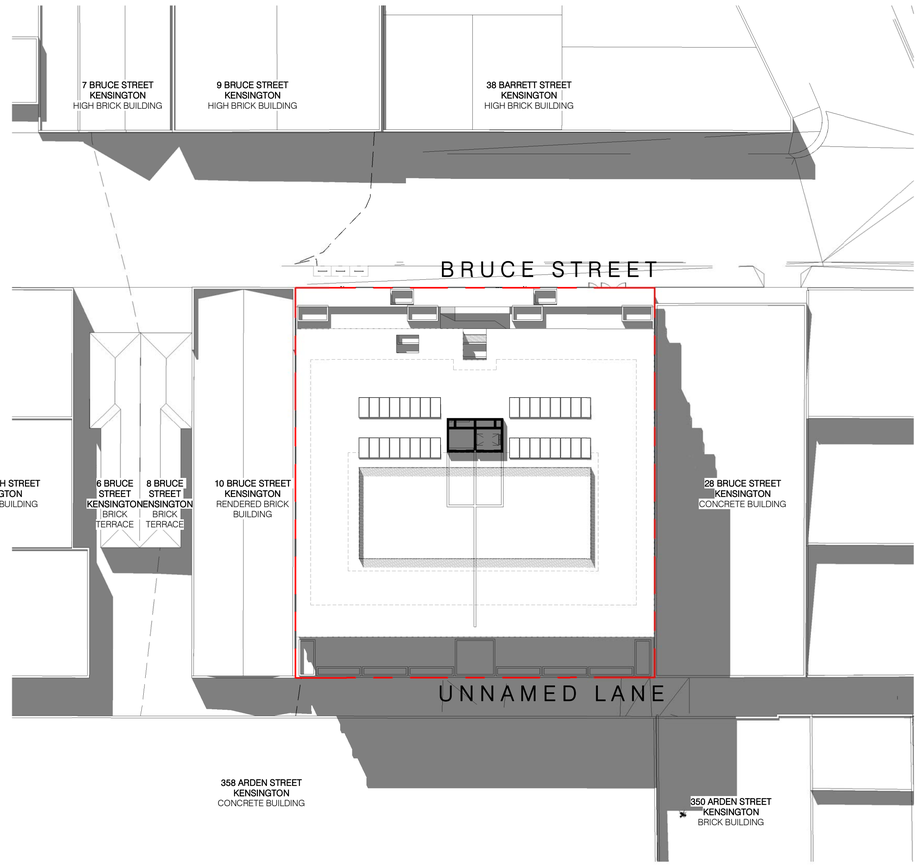

2 TP-705 PROPOSED 1PM
SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

Rev	Date	Chkd	Reason for Issue
2	20.02.20		Issue for Information
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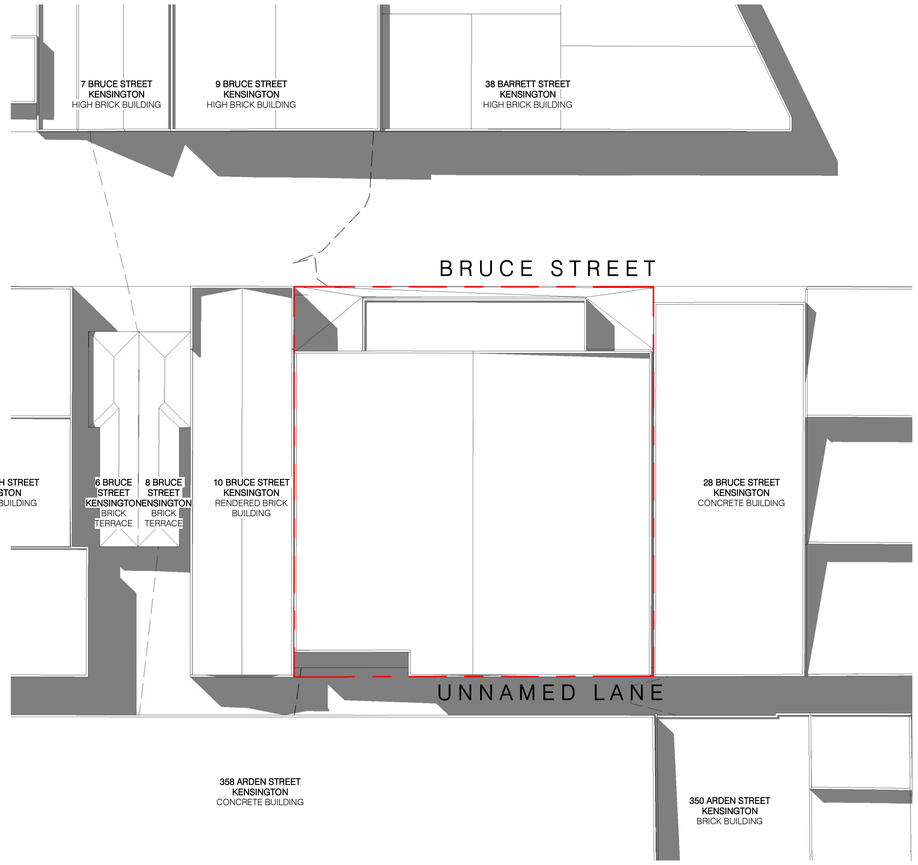
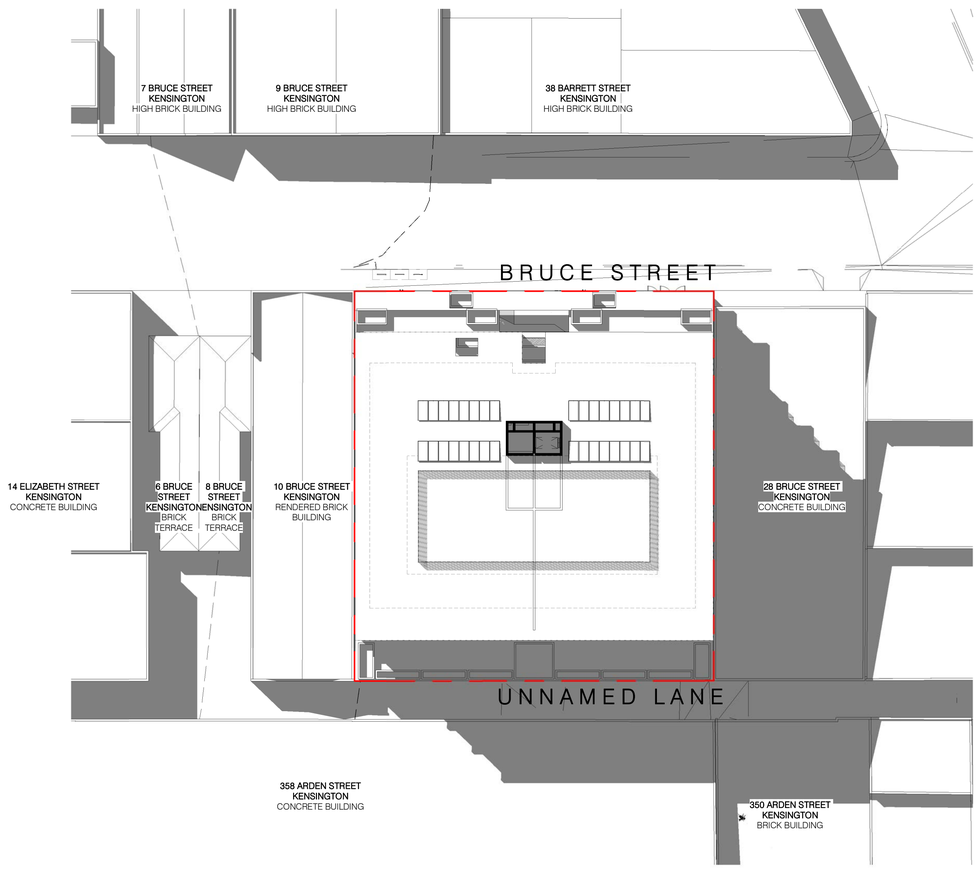
Title	1PM SHADOW STUDIES				
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-705
Drawn By	AC	Chkd	SMG	Rev	2



1 / TP-706 EXISTING 2PM
SCALE 1 : 300



2 / TP-706 PROPOSED 2PM
SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

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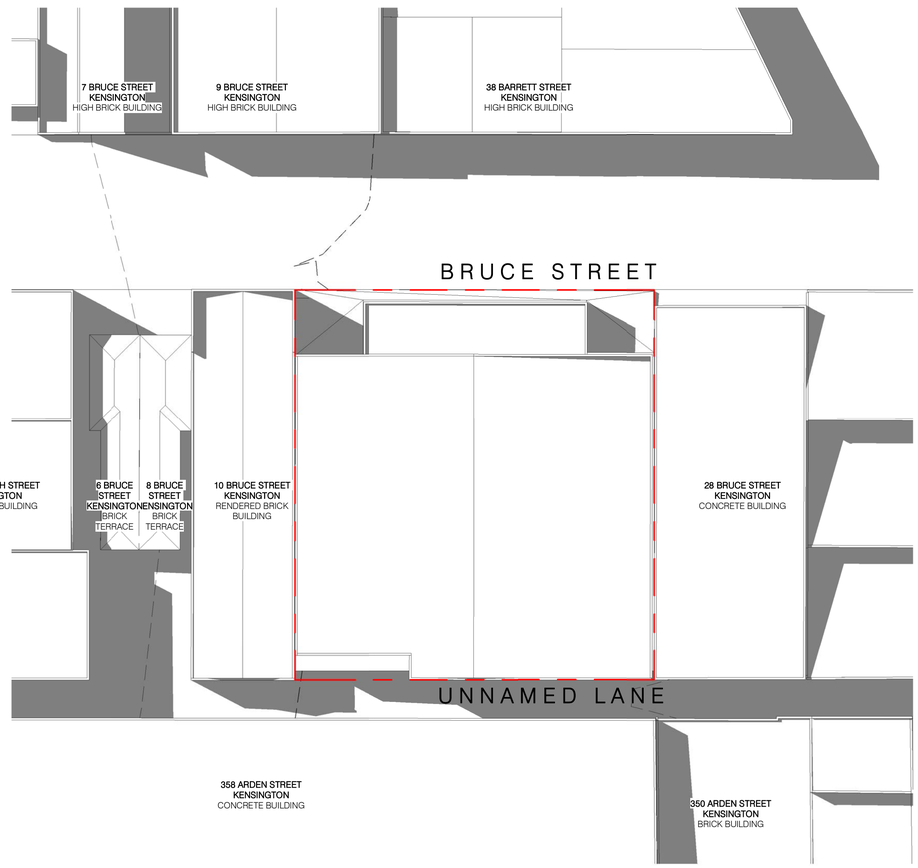
Date	20.02.2020			Project No	19027
Scale @ A1	As indicated			Dwg No	TP-706
Drawn By	AC	Chkd	SMG	Rev	2



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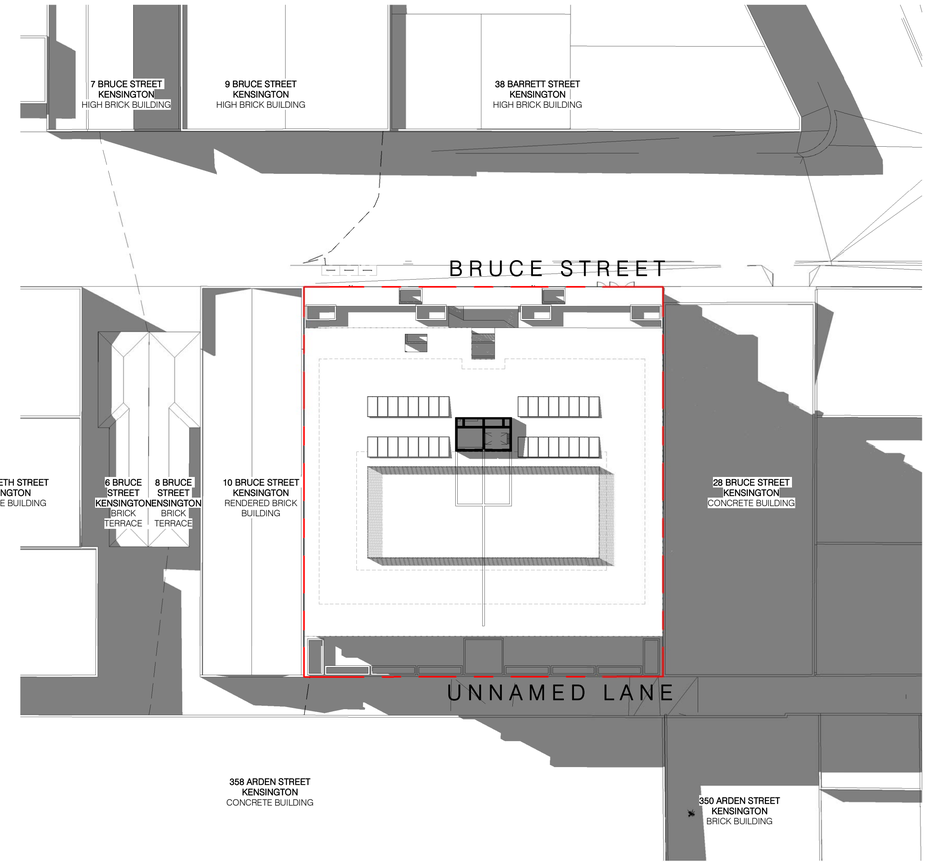

1 PROPOSED 3PM
TP-707 SCALE 1 : 300

GENERAL NOTES

LEGEND

EXISTING SHADOWS

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2	20.02.20		Issue for Information
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Title	3PM SHADOW STUDIES		
Date	20.02.2020	Project No	19027
Scale @ A1	As indicated	Dwg No	TP-707
Drawn By	AC Chkd SMG	Rev	2

TP-801 REV 3

SYDNEY DESIGN COLLECTIVE + JUNGLEFY

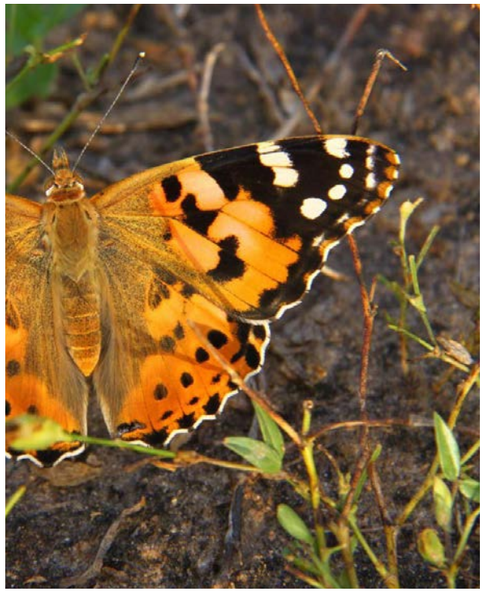
Collaborative Landscape Architecture

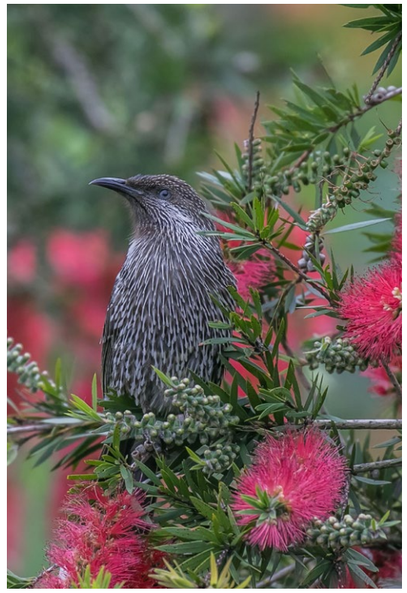
Bruce Street, Kensington | Landscape Planning Permit Application

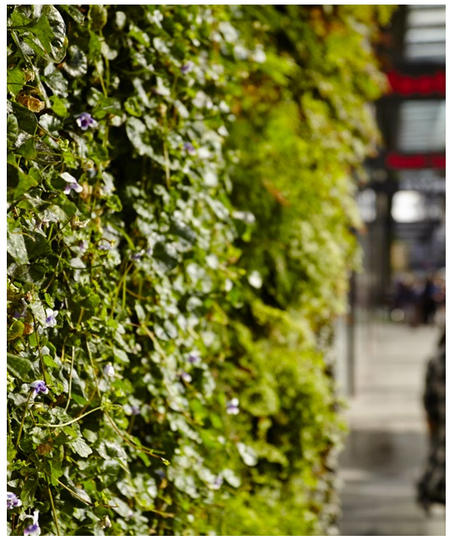
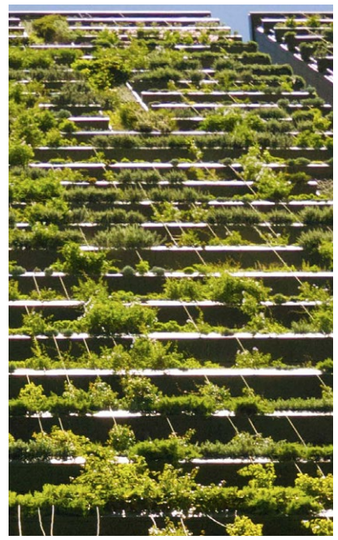
Green Infrastructure- Biodiversity Roof and facade

07/04/2020_REV C

Biodiversity Roof and Facade- PROJECT OBJECTIVES



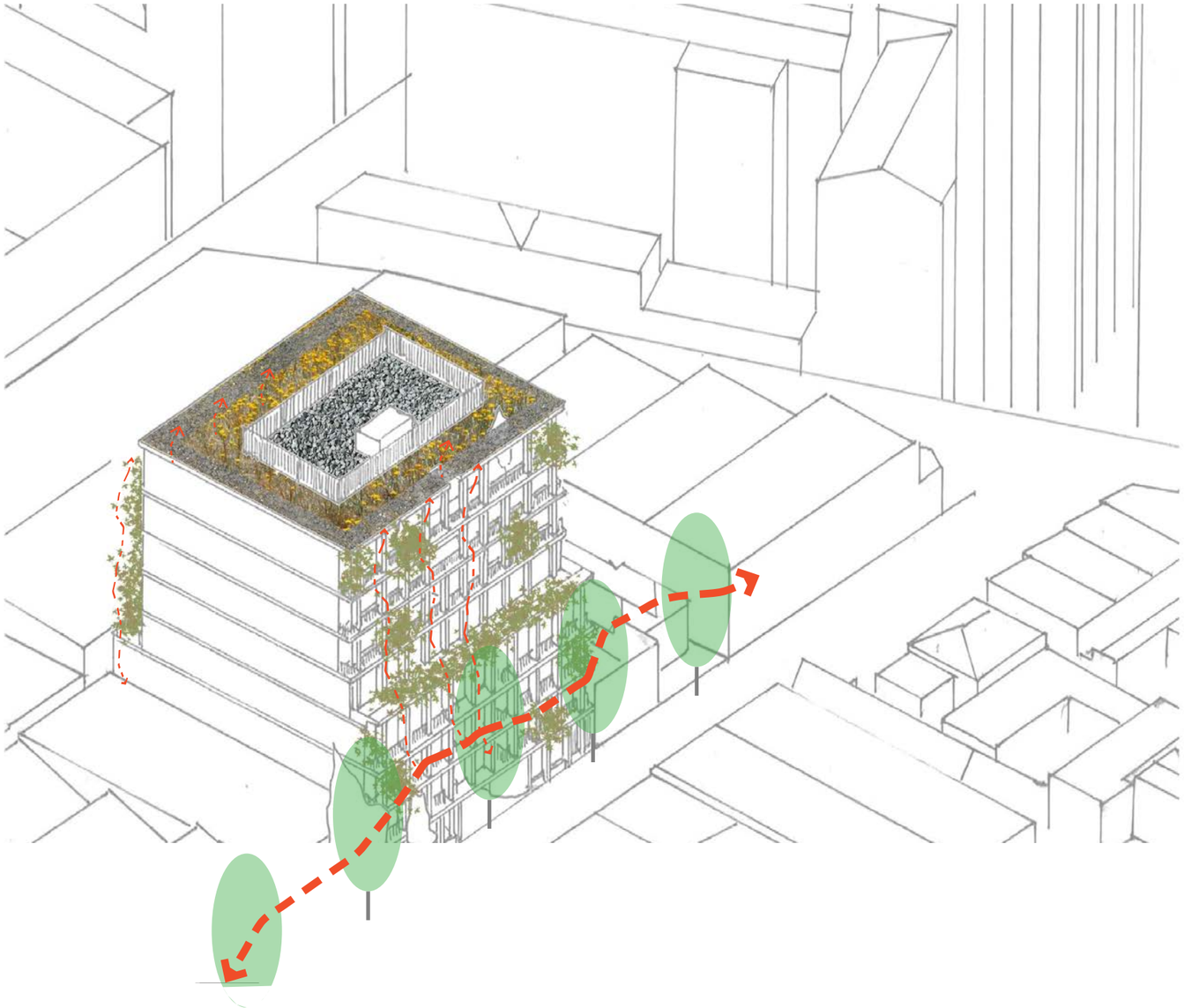




‘To create privately delivered green infrastructure (green roof and facade) with a positive impact on the local heavily urbanised environment’

- Green infrastructure (green roofs and green facades)
- Bioclimatic building design
- Air quality improvement
- Create and maintain healthy ecosystems and biodiversity
- Water use efficiency
- Landscape and architecture facade amalgamation
- Social wellbeing and sustainability.

- Create a biodiversity green roof and green facade, consistent with the *‘Green Our City Strategic Action Plan’.*
- Contribute to the City of Melbourne goals set out in the ‘Nature and the City Strategy’
- Ensure a resilient, adaptable and high quality habitat for people and the natural urban ecology.
- Extend the landscape experience from the public domain, to the private open space and internal working environment.
- Create a landscape that can be experienced at different scales. To see the beauty up close in detail to the impact of a green building on the large scale from across the city.
- Ensure maximum health to the interior environment for well being through air quality.
- Retain and protect the existing street tree planting in Bruce Street and create a built green urban connection to Moonee Ponds Creek.
- Provision of habitat, refuge and forage on the facade and biodiversity green roof.
- Initiate research and public private partnership opportunities that will enable this project to increase knowledge of climate adaptation and green buildings in Australia.

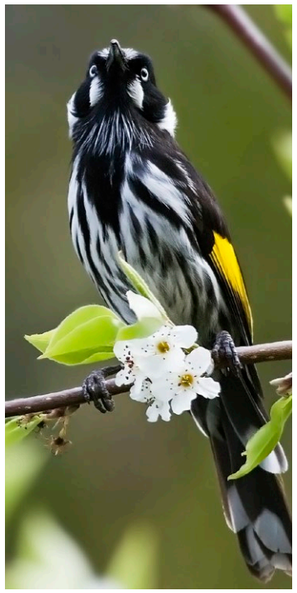
Biodiversity Roof and Facade- CONNECTION AND URBAN HABITAT

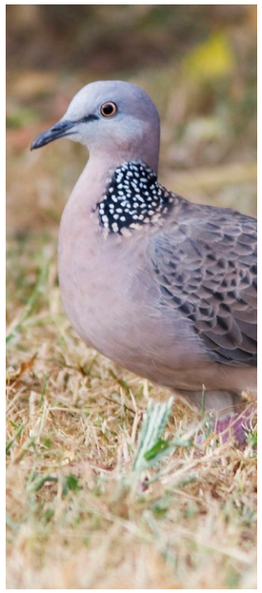


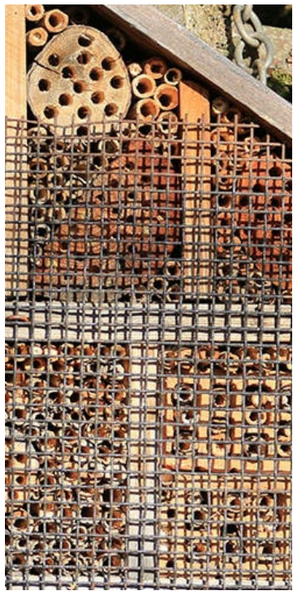
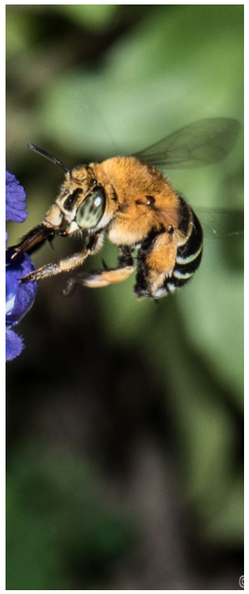
- Green walls and other living architecture can play a significant role in improving air quality, mitigating the impacts of climate change, as well as providing a positive contribution to local biodiversity.
- For this to be a living architecture contributor to the ecological goals of Moonee Creek Ponds Creek Strategic Plan. This may include streetscape greening along Bruce Street.
- Creating biodiversity refuges and increasing habitat connectivity between the Moonee Creek Corridor.
- For there to be a habitat connection between vertical and horizontal greenery-Provide ‘green ladders’ from the street level with green facade habitat up to the bio diversity green roof.
- This is particularly evident at increased elevations of high rise density development, where vegetation can be integrated above the ‘tree line.’
- The roof will only have access for maintenance a few times a year. At all other times the low human disturbance will result in better bio habitat.
- Provision of ‘stepping stone habitat’ for the urban ecology, either to be fortified by greater street tree planting on Bruce street, or other new developments with biodiversity roofs and walls.
- Further support for the urban ecology is to be provided with nesting , sheltering

Living Architecture- URBAN ECOLOGY FORAGE AND REFUGE



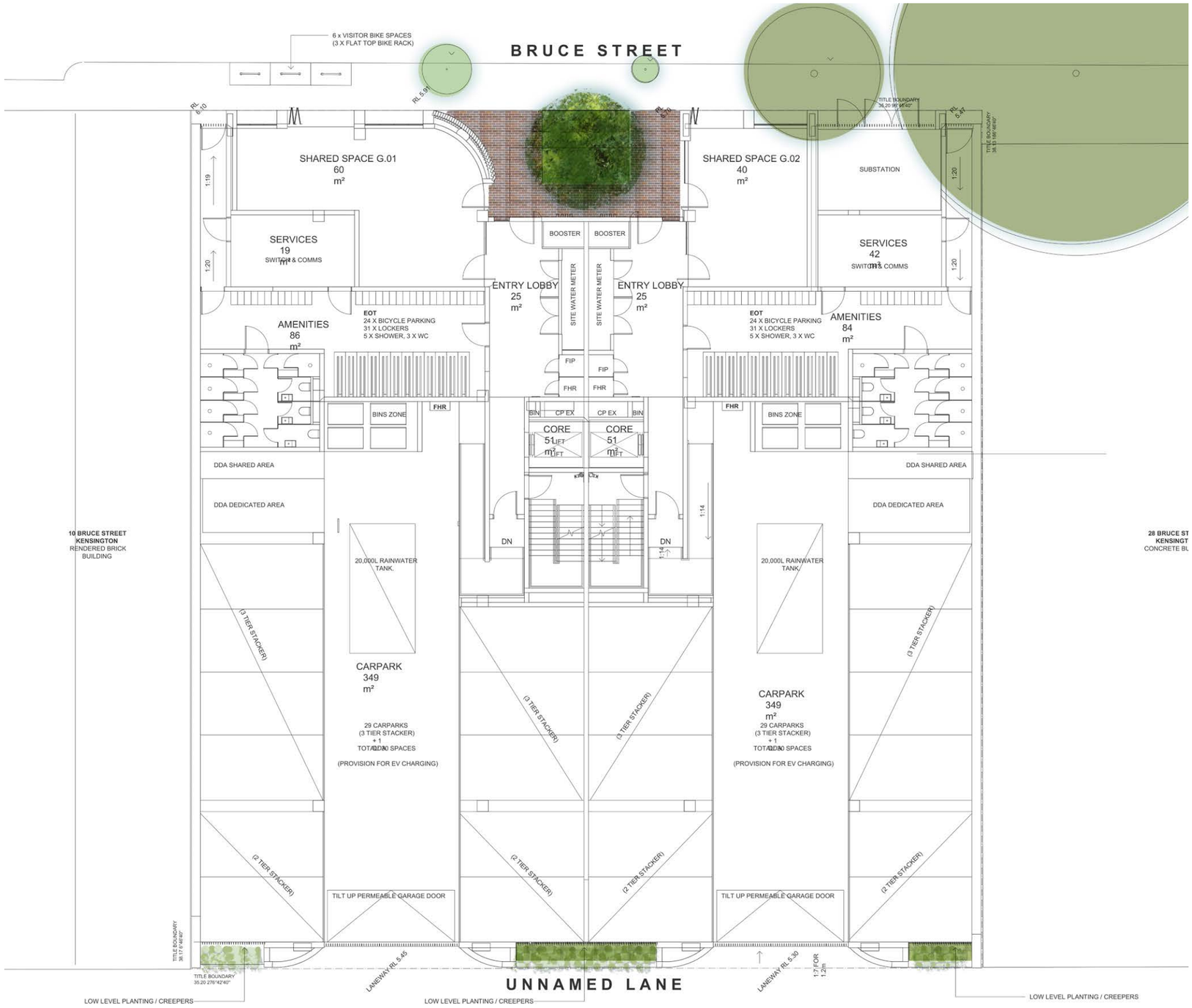




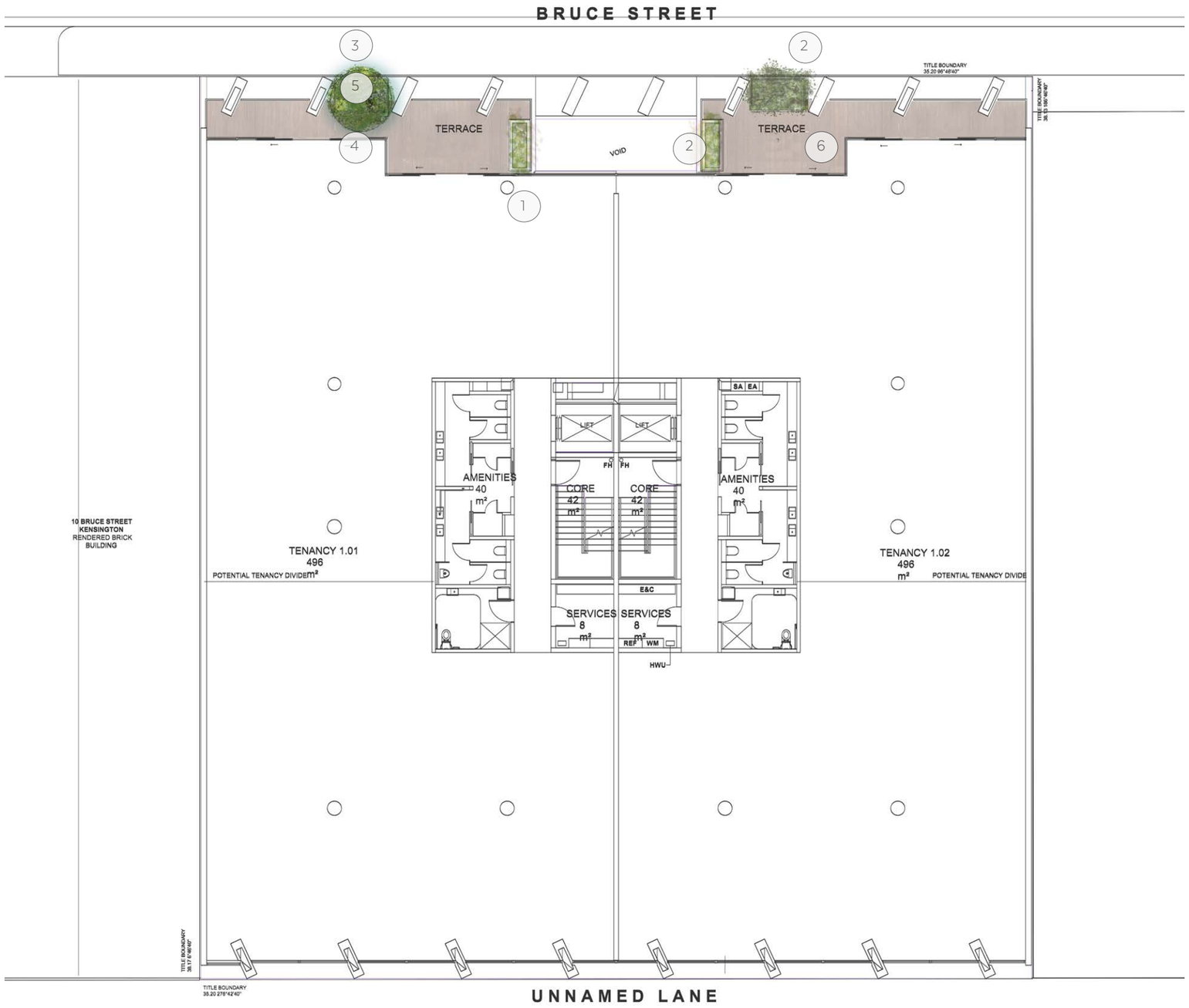

- Living Infrastructure provides increased habitat and food sources within the built environment for avifauna, terrestrial fauna and invertebrates such as pollinators and beneficial predatory insects, all of which play their role in an urban ecology context.
- Insects have a critical role in urban ecology health and resilience. This biodiversity roof and facade is primarily targeting these critical species.
- An Integrated Pest Management (IPM) will be used to eliminate or minimise the use of pesticides by encouraging the proliferation of beneficial predatory insects (Lacewings/Lady Beetles/Spiders, Predatory Wasps).
- Contribution to the Melbourne Butterfly Biodiversity survey.
- It is proposed to have primarily pollinator attracting plant species.
- The project aim is to have a diversity of 40 different species predominantly using indigenous plants but supplemented with exotic species to pollen and nectar production and to extend the flowering cycle throughout the year.
- Species are selected from the City of Melbourne Urban Diversity Study and Report.

Living Architecture- GROUND FLOOR



1. Columnar rainforest tree growing in deep soil zone. This tree will need to be carefully managed and installed with formative pruning to match the space allowance. Species likely to be an Elaeocarpus or Syzigium (low fruiting variety). Tree to be installed through open space above to enable a larger size.
2. Paving by architect.
3. Ground floor planters on southern side with shade tolerant vines or multi tiered shelf of cascading plants.
4. Existing Manchurian Pears in street retained and protected.
5. Existing large Melaleuca retained and protected.

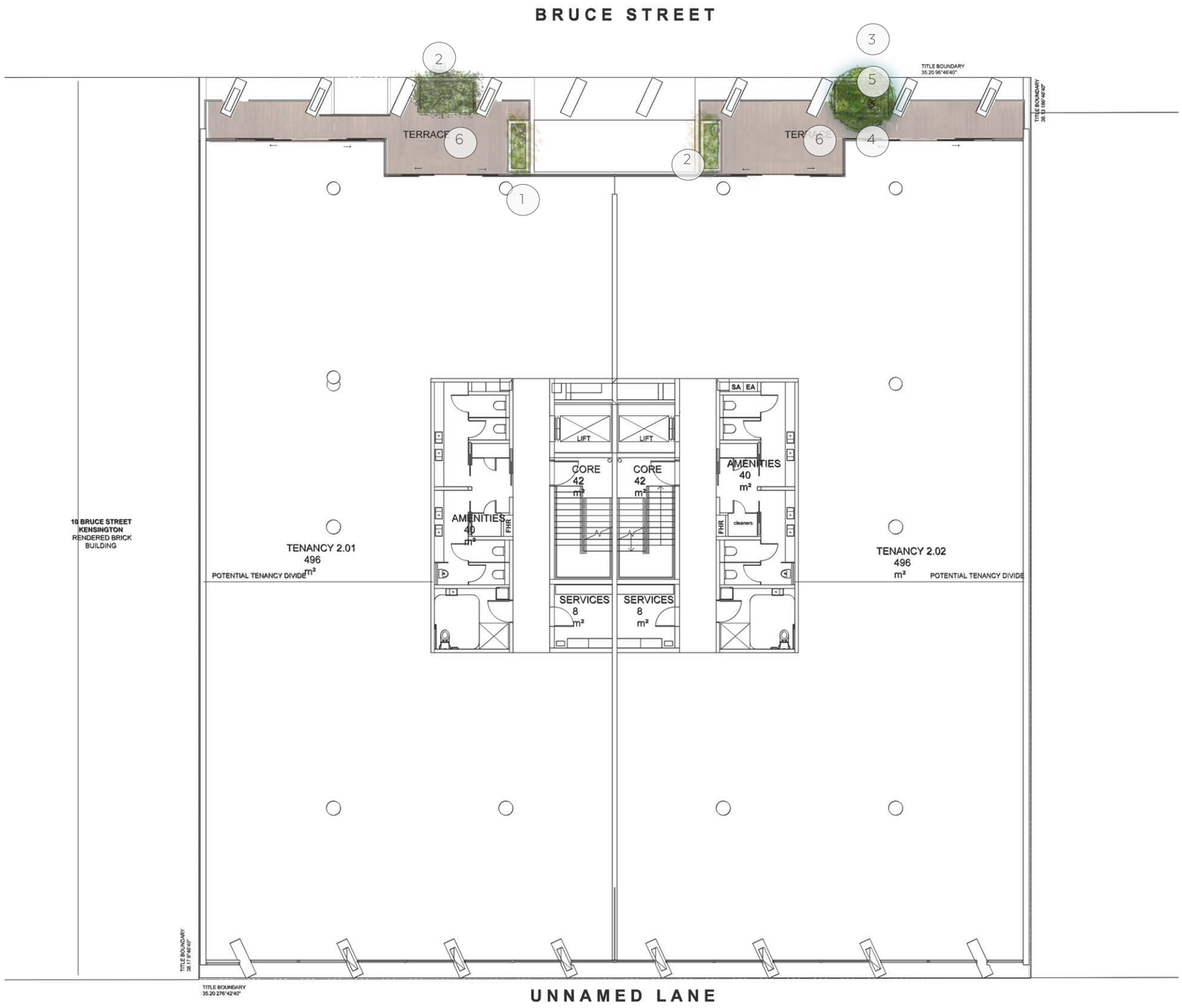
Living Architecture- LEVEL 1



Legend

1. Internally facing full height planters. Plants selected to tolerate lower light conditions, however, generally the north facing position will allow for good quality sun, particularly in winter.
2. Planters with vertically dropping cascading plant species.
3. Large modular lightweight planter with generous 1.9 x 1.1 m length and width. Soil volume is generally 2.1 cubic metres.
4. Planter depth minimum 1m to match balustrade datum.
5. Feature Large perennial/shrub or small tree in Typical modular and lightweight planters. 1000mm high at building edge to match balustrade.
6. Break out garden space with external type paving/deck used to blur inside and outside transition.

Living Architecture- LEVEL 2



Legend

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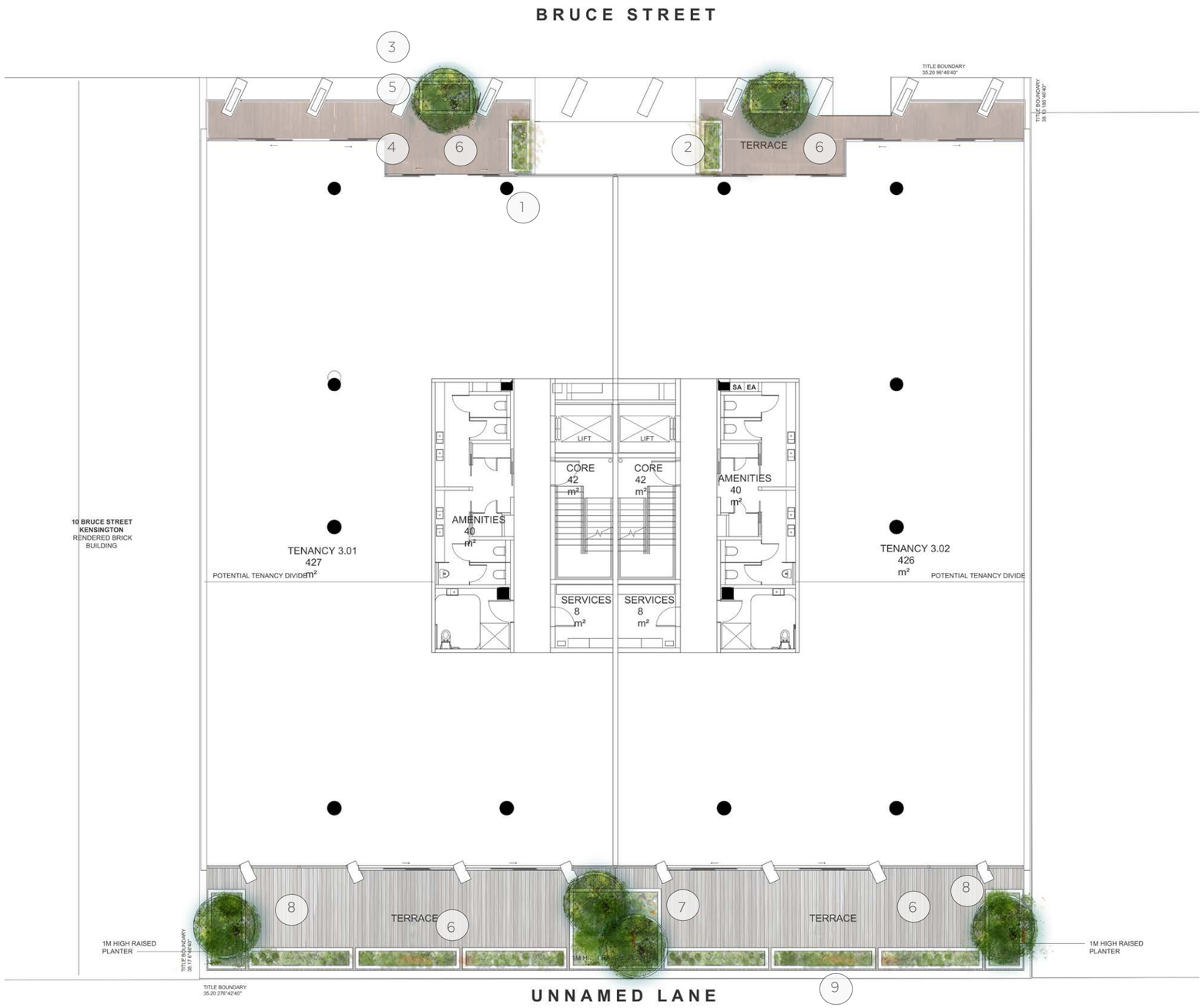
5. Feature large perennial/shrub or small tree in Typical modular and lightweight planters. 1000mm high at building edge.
6. Break out garden space with external type paving/deck used to blur inside and outside transition.

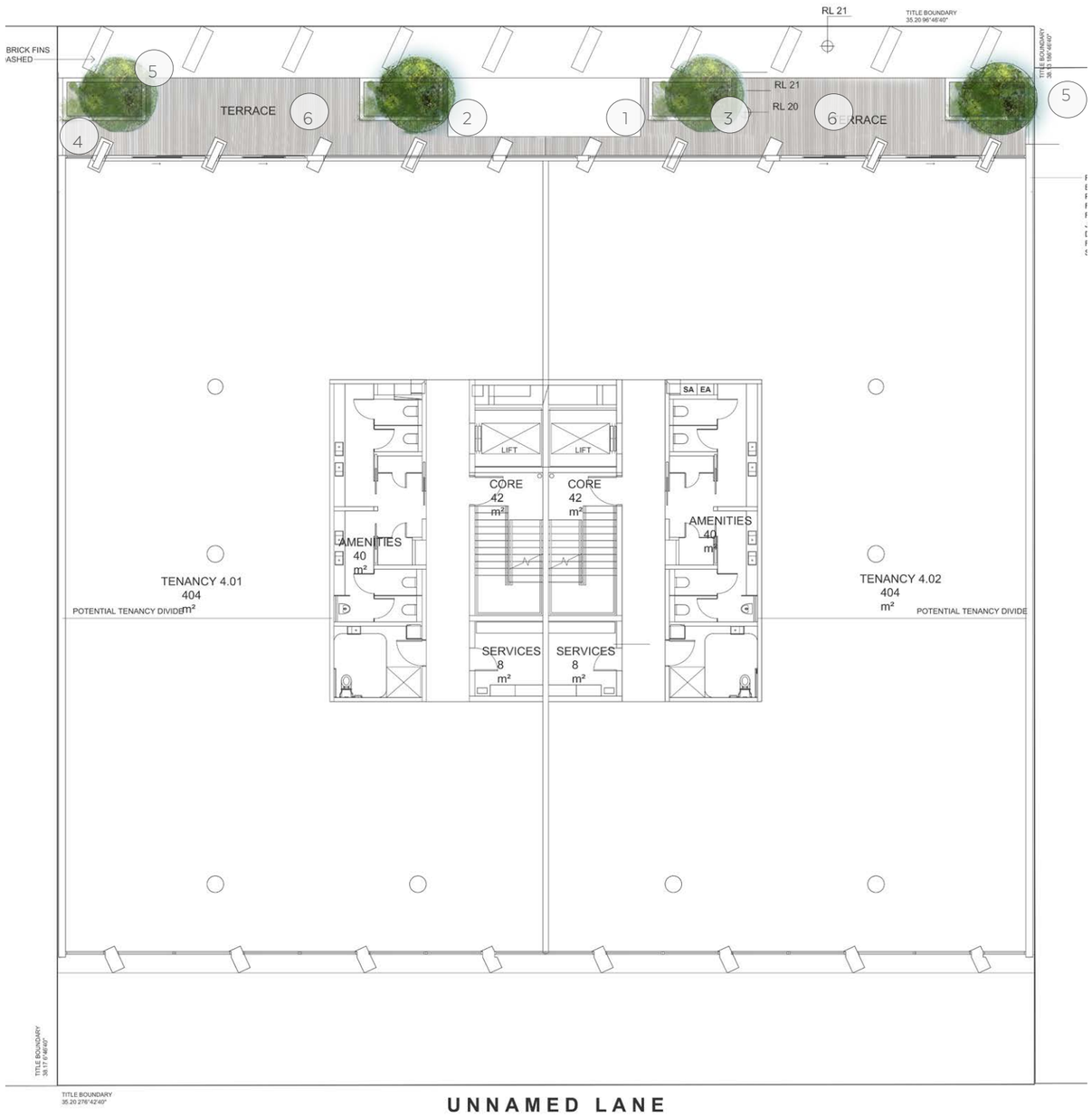
Living Architecture- LEVEL 3



Legend

1. Internally facing full height planters. Plants selected to tolerate lower light conditions, however, generally the north facing position will allow for goof quality sun, particularly in winter.
2. Planters with vertically dropping cascading plant species.
3. Large modular lightweight planter with generous 1.9 x 1.1 m length and width. Soil volume is generally 2.1 cubic metres.
4. Planter depth minimum 1m to match balustrade datum.
5. Feature small tree in Typical modular and lightweight planters. 1000mm high at building edge.
6. Break out garden space with external type paving/deck used to blur inside and outside transition.
7. Large 12 m3 planter for tree planting on southern facade. 1m tall to act as balustrade. This large planter also separates the terrace space to provide more options for tenant use.
8. Large 3 x 1.3m x 1m depth planters on eastern and western edges of rear terrace.
9. Linear planters 1m tall along terrace edge to act as balustrades.

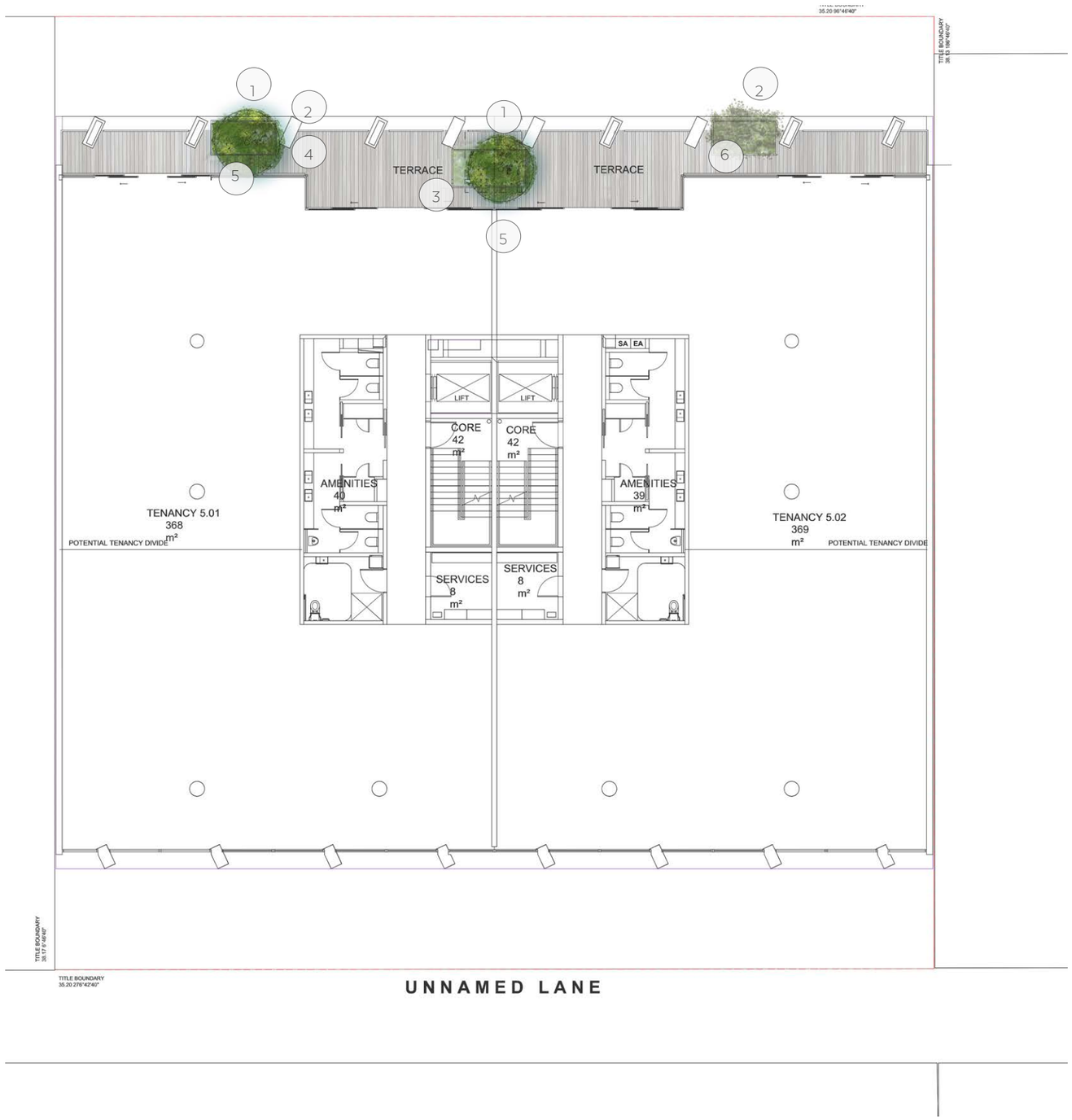
Living Architecture- LEVEL 4



Legend

1. Northern facing full height planters. Plants selected the north facing position will allow for good quality sun, particularly in winter.
2. Planters with vertically dropping cascading plant species.
3. Large modular lightweight planter with generous 2.3 x 1.1 m length and width. Soil volume is generally 2.5 cubic metres.
4. Planter depth minimum 1m to match balustrade datum.
5. Feature small trees in Typical modular and lightweight planters. 1000mm high at building edge.
6. Break out garden space with external type paving/deck used to blur inside and outside transition.

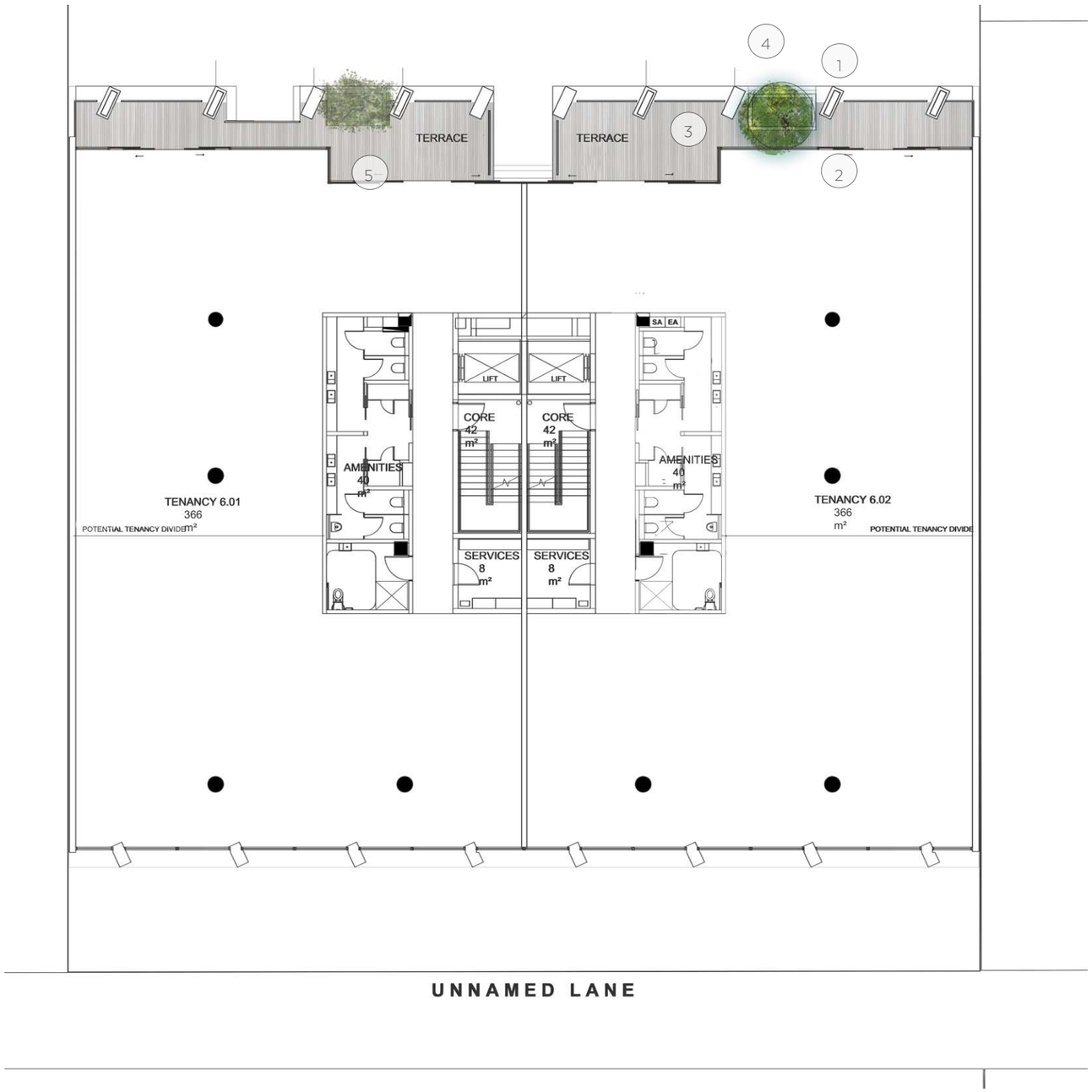
Living Architecture- LEVEL 5



Legend

1. Northern facing full height planters. Plants selected the north facing position.
2. Planters with vertically dropping cascading plant species.
3. Large modular lightweight planter with generous 2.3 x 1.1 m length and width. Soil volume is generally 2.5 cubic metres.
4. Planter depth minimum 1m to match balustrade datum.
5. Featuresmall tree in Typical modular and lightweight planters. 1000mm high at building edge.
6. Break out garden space with external type paving/deck used to blur inside and outside transition.

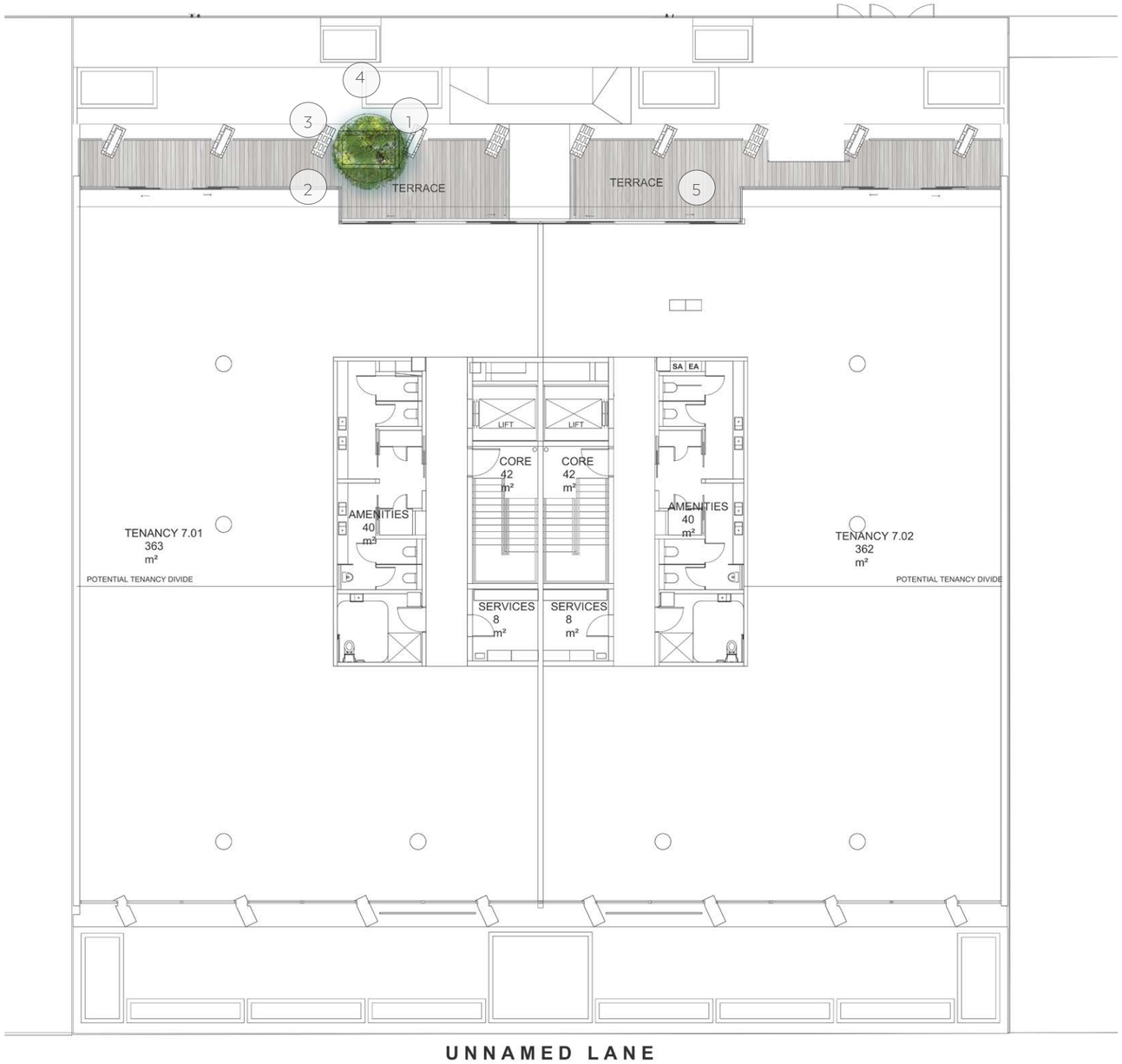
Living Architecture- LEVEL 6



Legend

1. Northern facing full height planters. Plants selected the north facing position will allow for good quality sun, particularly in winter.
2. Large modular lightweight planter with generous 2.3 x 1.1 m length and width. Soil volume is generally 2.5 cubic metres.
3. Planter depth minimum 1m to match balustrade datum.
4. Feature small tree in Typical modular and lightweight planters.
5. Break out garden space with external type paving/deck used to blur inside and outside transition.

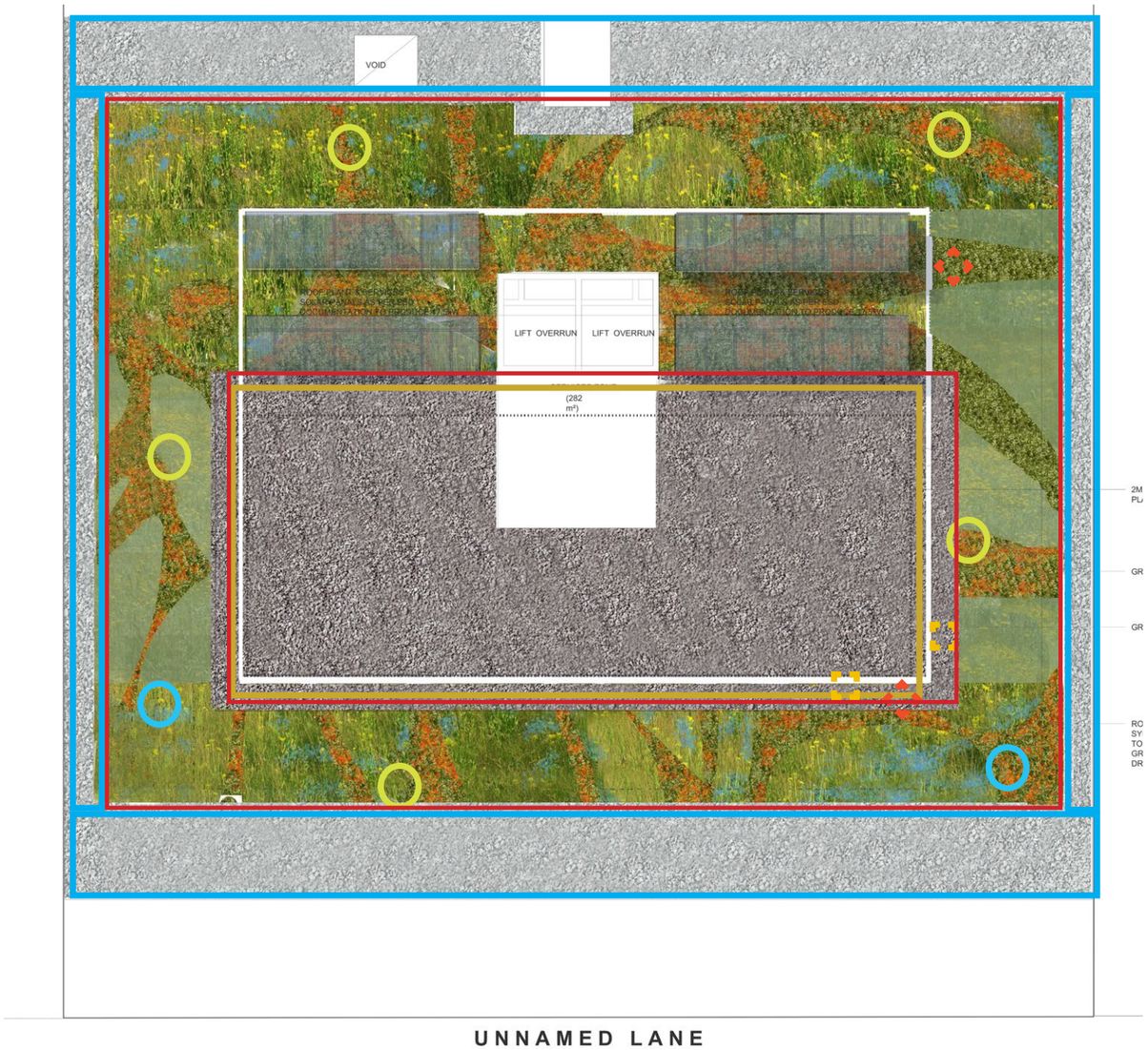
Living Architecture- LEVEL 7



Legend

1. Northern facing full height planters. Plants selected the north facing position will allow for good quality sun, particularly in winter.
2. Large modular lightweight planter with generous 2.3 x 1.1 m length and width. Soil volume is generally 2.5 cubic metres.
3. Planter depth minimum 1m to match balustrade datum.
4. Feature small tree in Typical modular and lightweight planters.
5. Break out garden space with external type paving/deck used to blur inside and outside transition.

Living Architecture- LEVEL 8 BIODIVERSITY GREEN ROOF PLAN



- Habitat support provided foraging insects with Butterfly soaks (also used by bees) in hot weather.
- Different soil depths enable a diversity of plant species.
- Insect hotels for solitary and communal native bee species, and allow for more effective colonisation of the bioroof.
- Bat roosting boxes can be provided for potential refuge for the microbats that inhabit the district.

Maintenance zone- gravel minimum 600mm

Gravel in rooftop mechanical plant area (except under solar array)

Total Area Biodiversity Green roof 400m2
80% by area extensive rooftop planting minimum 120mm
20% by area semi- Extensive rooftop planting minimum 250mm

Butterfly soaks

Insect hotels

Bat roosting boxes

Living Architecture- NORTHERN ELEVATION

Legend

1. Large Melaleuca on Bruce Street retained and protected as important habitat connector to Moonee Ponds.
2. Existing Manchurian Pears retained and protected. Note Council may wish to replace these young pears with species with more habitat benefit.
3. Central tree in deep soil, within open air void.
4. Feature large perennial/shrub or small tree in Typical modular and lightweight planters. 1000mm high at building edge.
5. Cascading planting within planters.
6. Internal facing planters (acting as full height balustrades.
7. Biodiversity green roof beyond parapet edge

Living Architecture- LIVING FACADE PLANTING














Bruce Street Kensington- Green Facade Small Trees

Type of Plant	Species	Common Name	Height	Bird attracting	Insect pollinators
Small Trees					
Native					
	Acmena smithii 'Redhead'		5m		
	Banksia integrifolia 'Sentinel'	Fastigiate Coast Banksia	4m		
	Banksia marginata	Silver Banksia	3m		
	Callistemon citrinus 'Kings Park Special'	Bottlebrush cultivar	3m		
	Corymbia ficifolia 'Baby Orange'		4m		
	Eleaocarpus reticulatus pink	Blueberry Ash	7m		
	Elaeocarpus eumundi		8m		
	Tristaniopsis laurina 'Luscious'		5m		

Bruce Street Kensington- Green Facade SHRUBS AND CASCADING PLANTS

Type of Plant	Species	Common Name	Bird attracting	Insect pollinators
SHRUBS				
Natives				
	Adenanthos sericieus compact	Dwarf Woolly Bush		
	Acacia fimbriata 'Crimson Blush'			
	Alyxia buxifolia	Seabox		
	Acacia cognata 'Limelight'			
	Babingtonia virgata nana	Dwarf Twiggy Myrtle		
	Correa alba compacta	White Correa compact		
	Dampiera linearis Cobalt Mound	Cobalt Mound		
	Epacris impressa	Common Heath		
	Eriostemon buxiflorus	Waxflower		
	Eremophila nivea	Silky Eremophila		
	Leucophyta brownii	Cushion Bush		
	Olearia axillaris 'Little Smokie'	Cushion Bush		
	Westringia Grey	Coastal Rosemary Cultivar		
CASCADING PLANTS				
Native				
	Acacia cognata waterfall	Green Wave		
	Acacia cultriformis cascade	Cascade Wattle		
	Acacia pravissima prostrate	Kuranga Cascade		
	Banksia integrifolia Rollercoaster	Prostrate Coast Banksia		
	Correa alba pannosa	Pink Blush Correa		
	Conostylis candicans	Cottonheads		
	Darwinia citriodora Seaspray			
	Eremophila glabra compact	Silver Ball		
	Hardenbergia violacea 'Mini Ha Ha'			
	Myoporum parvifolium	Creeping Boobialla		
	Grevillea 'Bronze Rambler'			

Living Architecture- BIODIVERSITY GREEN ROOF PLANTING












Bruce Street Kensington- Bioroof

Type of Plant	Species	Common Name	Rooftop 120mm	Rooftop 250mm	Bird attracting	Insect pollinators
Speading Groundcovers						
Native						
	Ajuga australis upright form	Australian Bugle				
	Brachyscome White Bliss	Cut leaf Daisy Cultivar				
	Carpobrotus Aussia Rambler	Pigface				
	Goodenia ovata 'Gold Cover'	Gold Cover				
	Myoporum parvifolia Mareeba	Creebing Boobalia				
	Pelargonium australe	Australian Cranesbill				
	Xerochrysum viscosum	Native Daisy				
	Westringia fruticosa Mundi	Prostrate Coast Rosemary				
Exotic						
	Limonium perezii	Sea Lavender				
	Origanum vulgare	Oregano				
	Rosmarinus officianalis Blue Lagoon	Blue Lagoon Rosemary				
	Thymus vulgaris	Common Thyme				

GREEN FACTOR SCORECARD

14-26 Bruce Street | Kensington | Commercial / Office

Junglefy Pty Ltd

CITY OF MELBOURNE

GREEN FACTOR SCORE

0.66

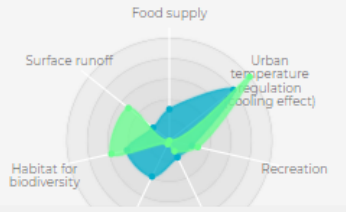
GREEN ELEMENTS

Ranked by % contribution to Green Factor

1. Ground cover	32.5%
2. Small tree (canopy width < 6m)	20.2%
3. Small shrub (< 1.5m height)	17.5%
4. Climbers	10.7%
5. Medium tree (canopy width 6m - 10m)	5%
6. Soil or substrate (200 - 500mm depth)	3.6%

ECOSYSTEM OUTCOMES

Relative contribution

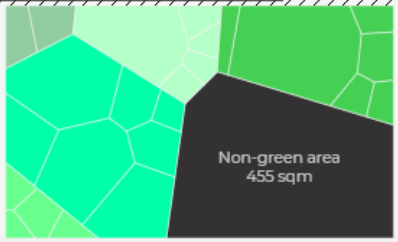


LOCATION OF GREEN ELEMENTS

Ranked by % contribution to Green Factor

Green Roof	45.4%
Planters (on structure)	26.9%
Green Facade	16.5%
In ground (new)	6.1%
In Ground (existing retained)	5.1%

GREEN FACTOR AREA



PROJECT INFORMATION

Project considerations

- Certified maintenance plan
- Landscape architect engaged in design
- Landscape brief developed
- Irrigation consultant appointed

PLANNING PERMIT APPLICATION

DELEGATE REPORT

Application number:	**TP-2019-587**
Applicant:	**Leslie Max Heine No. 4 Pty Ltd & Heine Brothers Pty Ltd**
Owner:	**Leslie Max Heine No. 4 Pty Ltd & Heine Brothers Pty Ltd**
Architect:	**Carr Architects**
Address:	**14-26 Bruce Street, Kensington**
Proposal summary:	**Construction of a multi storey office building and dispensation from the car parking requirements.**
Cost of works:	**$19 million**
Date of application:	**30 July 2019**
Responsible officer:	**Kate Yuncken**

1 SUBJECT SITE AND SURROUNDS

1.1 Subject Site

The subject site (the Site) is known as 14 – 26 Bruce Street, Kensington and is located on the south side of Bruce Street. The rear of the Site adjoins an unnamed Council laneway (CL0158). The Site is a regular shaped parcel of land with a total area of 1343 m^2. The Site has a frontage to Bruce Street of 35.2 metres and a depth of 38.13 metres. No car parking is provided on-site however three vehicle crossovers provide access to the site for loading purposes, two from Bruce Street and one from the rear lane.

The Site is currently developed with a single storey concrete building. The building is currently used as an office and warehouse and has a floor area of approximately 1,150 m². Superior Tyres Pty Ltd currently occupies the building.

The site is not affected by any easements or restrictive covenants. The site is located within an area of Aboriginal cultural heritage significance.

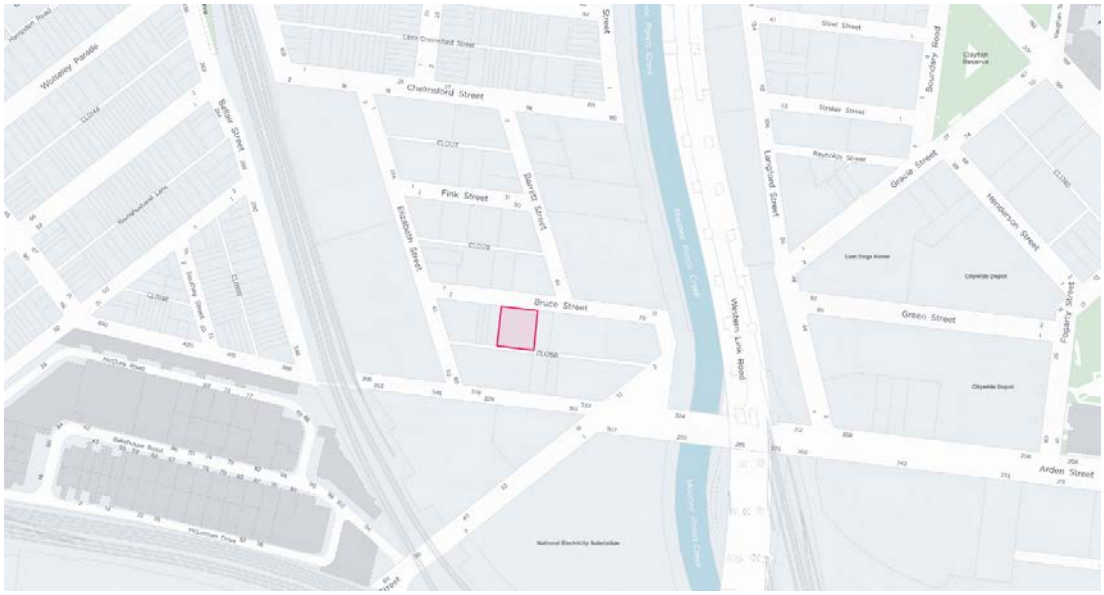


Figure 1. Locality Plan. Source: COMPASS

Figure 2. Aerial Photo. Source: COMPASS

Figure 3. Subject site. Source: Google Streetview

Figure 4. Bruce Street - looking west with site on the left. Source: Google streetview

Figure 5. Bruce Street – looking east with site on the right. Source: Google streetview

1.2 Surrounding Development

The main characteristics observed in the area include red brick and render commercial buildings, the Allied Mills buildings and silos on Elizabeth Street and a small number of dwellings. There are a diverse range of building styles within the immediate area. However, the industrial heritage of the area is evident in the built form.

The character of the surrounding area is diverse, owing to the range of industrial, commercial, warehousing and a small number of residential properties in the area.

The surrounding area is described as follows:

North

To the north of the site is Bruce Street, which has a width of approximately 10 m. To the east, the street curves and turns into Lloyd Street. To the west the street ends at Elizabeth Street.

Numbers 5 – 7 Bruce Street comprise residential developments including a single dwelling and units in a converted industrial building.

Figure 6. Residential properties to the north of the subject site at 5 and 7 Bruce Street. Source: Google streetview

Directly opposite the subject site are two commercial properties, 9-15 Bruce Street and 38 Barrett Street which are the equivalent of two storeys in height and are built to the front and side boundaries.

Figure 7. View directly oppoiste the subject site. 9 – 15 Bruce Street and 38 Barrett Street. Source: Streetview

East

To the east of the site is 28-32 Bruce Street, a double storey commercial building, built to the side and rear boundaries.

Figure 8. Adjoining property to the east 28 – 32 Bruce StreetSource: Streetview

Further to the east is 54 Bruce Street which is a large commercial / industrial site comprising a double storey brick building with a saw-tooth roof and at grade car parking.

South

To the south of the site is a bluestone laneway CL0158 that runs east to west, from Elizabeth Street to Lloyd Street.

Figure 9. Council Lane CL058 looking west. Subject site on the right. Source: Streetview

Further to the east is 362 Arden Street, which is occupied by a large double storey commercial building with several different tenancies. It is built to the rear and western boundaries, with setbacks to Elizabeth Street.

West

To the west of the site is 10-12 Bruce Street, which is a single storey commercial building, built to all boundaries. Further to the west are two single storey semi-detached dwellings, 8 and 6 Bruce Street which have areas of secluded private open space at the rear of the dwellings.

Figure 10. 8 and 6 Bruce Street. Source: Google Streetview

1.3 Strategic Context

The subject site is located within the Arden-Macaulay Urban Renewal Area. The area is expected to undergo significant change in the coming decades as the large scale commercial sites are redeveloped at increased densities for a variety of uses.

The precinct is located 3.5 kilometres north-west of the Melbourne CBD and currently exhibits significant under-utilised land with locational attributes that make it an excellent candidate for an office redevelopment.

The subject site is well serviced by a raft of public transport options including multiple train stations (Kensington, South Kensington, Macaulay and proposed Arden), tram (route 57) and supplementary bus services.

With proposed urban renewal, the subject site will benefit from proximate access to a range of upgraded and proposed new activity centres.

2 BACKGROUND AND HISTORY

2.1 Pre-application discussions

No pre-application discussions were held between the applicant and Council officers.

2.2 Planning Application Background

The planning application was lodged on 30 July 2019. Following a preliminary review of the application, a request for further information was sent to the Applicant on 6 September 2019. A response was received by the City of Melbourne on 16 October 2019.

Following public notice and comments from Council's internal referral process, the Applicant sought to amend the application on 20 February 2020 pursuant to Section 57A of the *Planning and Environment Act 1987*.

Subsequent to these plans being submitted, 'without prejudice' plans were prepared dated 7 April 2020.

2.3 Planning Application History

The following application is considered relevant to the current proposal:

Address	TP number	Description of Proposal	Decision & Date of Decision	Officer Comment
2-50 Elizabeth Street, Kensington	TP-2017-606	Proposed buildings and works including partial demolition within a Heritage Overlay, carrying out of works within Land Subject to Inundation Overlay, the change of use to office, art and craft centre, education centre, restaurant, food and drink premises, industry (including manufacturing sales), car park and a reduction in the standard car parking requirements.	Approval – 19 December 2017	The Young and Husband site is located to the north-west of the Site. The permit allows mixed use five storey development comprising office, retail and education uses. It will be completed over five stages.

3 PROPOSAL

The planning permit application seeks approval for the construction of an eight storey office development with associated car parking and end of trip facilities. Details of the development as shown the 16 October 2019 plans include:

- The existing building on the site is proposed to be demolished. The site is not covered by a Heritage Overlay and no planning permit is required for its removal.
- The existing double crossovers along the Bruce Street frontage are to be removed and reinstated with kerb and channel.
- Removal of three street trees from the Bruce Street frontage is proposed.
- The proposed layout of the building creates two separate floorplates, an east and a west building, that will operate independently, albeit with shared services (substation) where practical.
- The basement level is proposed to contain the car stacker pits, plant and building services.
- The main pedestrian entry to the site is from Bruce Street.
- Vehicular access is proposed via Corporation Lane 0158 at the rear of the site, accessed from Elizabeth Street at the western end or Lloyd Street in the

east. Two crossovers are proposed which will provide access to the two car stackers.

- A total of 60 car spaces are proposed on site and 48 bicycle spaces are proposed at ground level and six visitor bicycle spaces at the front of the site.
- The ground floor level will comprise two shared, multi-use spaces at the front of the building for the office employees, on each side of the central pedestrian entrance. These spaces will have a direct outlook to Bruce Street and include bi-fold glazed doors. Behind these spaces it is proposed to provide services, the substation (on the eastern side of the building) the entry lobbies, amenities, core, end of trip facilities, bicycle parking and car parking are proposed. Two separate secondary pedestrian entrances are located along the east and west boundaries of the site which provide access to the amenities and bicycle parking.
- Two, 20,000 litre rainwater tanks are proposed in the semi-basement.
- The upper levels comprise open plan office floor space located around a central core and amenities area. Terrace areas are provided to the north (front) and south (rear) elevations including raised planter beds. The building will be constructed to both side boundaries.

3.1 Façade design and treatment

The architectural response reflects the industrial nature of the area in the materials selected including varied face brickwork, precast concrete, concrete render, metal balustrades and screening and glazing. A feature of the building are the terracotta brick architectural blades which protrude forward of the building on both the north and south elevations.

The application proposes significant green infrastructure in the form of raised planters on terrace levels, vertical gardens and climbing plants. The intent of this green infrastructure is to connect the terraces and introduce greenery and amenity to each level through a series of vertical reveals.

Page 21 of the Urbis Planning Report describes the architecture of the building as follows:

> *As discussed in the Design Direction prepared by Carr, the new building responds to the architecture of the existing fabric of Kensington and nearby warehouse buildings. It is expressed as a series of slab edges, forming a dialogue with the horizontal banding of the warehouse buildings. Inserted skewed brick piers are then positioned between the slab edges to frame views to the north east and towards the city to the south east creating an architectural outcome that is tectonic and elemental in expression. They are positioned to provide solar protection from the western sun with perforations to allow additional natural light to the internal spaces. In summary the new building will be constructed predominantly of concrete, brick and clear glass.*

3.2 Revised plans (20 February 2020)

Following advertising and comments from Council's internal referral process, the Applicant sought to amend the application on 20 February 2020 pursuant to Section 57A of the *Planning and Environment Act 1987*. The key changes to the proposal include:

- Inclusion of concrete planter boxes within the Bruce Street façade, capable of accommodating small to medium sized trees.

- Retention of three street trees along the Bruce Street frontage.
- Introduction of a void space over the central entrance to provide relief in the upper form as viewed from Bruce Street.
- Cut outs to the slab to allow the trees to grow across multiple levels and to break down the mass of the building (resulting in slight reduction to overall habitable area of terraces).
- Refinement of the rear elevation at ground floor by replacing precast concrete with face brickwork, introducing low planting in appropriate locations and including permeable tilt-up panel doors to the vehicle accesses from the rear laneway.
- Additional planters to the southern (laneway) interface at Level 3 to allow for medium trees and shrubs.
- Rationalisation of services on the roof and new screening.
- Creation of a biodiversity roof.

3.3 Revised plans (17 April 2020)

Following further internal advice from the Parks and City Greening Branch the Applicant provided without prejudice plans dated 17 April 2020 including perspectives and landscape plans. The key changes to the proposal include:

- Increased area on the roof for planting.
- Increased extent of green infrastructure on both the Bruce Street and Council Laneway facades.

3.4 Biodiversity roof and green facades

On 29 April 2020 the Applicant provided the following information about the biodiversity roof and green facades:

- A biodiversity green roof which provides a mix of native and exotic species which will provide year-round food sources and habitat for a wide range of biodiversity. These 'biodiversity corridors' are essential for healthy, robust and resilient cities of the future.
- An improved biodiversity and enhancement of the urban ecosystem through seed dispersal, pollination and insect control.
- Cascading plants and trees which provide a conduit up the façade of the building to the roof top biodiversity green roof.
- Environmental benefits including reduced stormwater runoff and urban cooling.
- The first project within the City of Melbourne to use the Green Factor Scorecard, exceeding minimum standards (0.66).
- By running the project through this voluntary tool, the proposal will be providing valuable feedback to the City of Melbourne that will make the tool a stronger tool in the future.
- An area for biodiversity research by institutions and other research groups such as Melbourne University.

- The biodiversity roof is not for aesthetics or passive recreation and to maximise the attraction of fauna, access to the biodiversity roof will only be provided for maintenance and research purpose.
- Access to the roof will be provided via the owner / building manager and all parties accessing the biodiversity roof will need to be inducted and use the fall arrest system at all times.
- Recorded findings from the biodiversity roof will be available on Junglefy's website and will also be available to the City of Melbourne.
- An increase in green space within the City of Melbourne.
- The biodiversity roof is supporting the City of Melbourne to achieve their goal in 'Demonstrating leadership in urban ecology and conservation of biodiversity' (*City of Melbourne's Nature in the City Strategy).*The biodiversity green roof will support a host of different plants species, different media depths and different habitat structures. While the green roof cannot be directly viewed by the public, Junglefy intends to share the learning from this project with all interested parties to ensure the future success of similar projects in Melbourne and around Australia. Education, research and information sharing are at the core of Junglefy's underlying principles and essential to their mission to 'green' cities.
- The green facade provides a strong public benefit by connecting people with nature through the incorporation of 13 tree specimens and multiple cascading plant species on the northern façade and four tree specimens on the southern facade. This planting typology provides a visual link to greenery from all angles of approach to the building. Unlike planter boxes with climbers which provide a two dimensional amenity, the trees and voluminous cascading plant species will provide a striking three dimensional impact from the public realm. Combined with the biodiversity roof, the proposed green façade will make a positive contribution to the City of Melbourne.

Figure 11. Bruce Street render. Source Carr Architecture Pty Ltd dated April 2020

Figure 12. Council laneway render elevation. Source Carr Architecture Pty Ltd dated April 2020

3.5 Detailed Information (Architectural Drawings dated 17 April 2020)

The plans which have been considered in this planning assessment are those by Carr Architects drawing dated 20 February 2020 and without prejudice plans dated 6 March 2020 (received on 17 April 2020) and landscape plans prepared by Junglefy, drawings Nos. LA-01 Rev B – LA-15 Rev B, dated 7 April 2020.

3.5.1 Site layout and Gross Floor Area

Total Site Area:	1,343 m^2		
Total Gross Floor Area including basements	8,652 m^2	**Office Floor Area**	5,839 m^2

3.5.2 Building Height and Setbacks

Number of levels	8 (plus plant)	**Number of basement levels:**	1
Total Building Height as defined by DDO63	28.6 metres (not including plant)	**Street Wall Height:**	Bruce Street: 15 metres Laneway: 11.3 metres
Minimum Tower Setbacks (above street wall):	**South (Laneway)**	4 metres	
	North (Bruce Street)	6 m	

3.5.3 Access, car parking, bicycle facilities and loading / unloading

Car parking, bicycle facilities and loading and unloading			
Car parking spaces:	Building East = 30 (including 1 DDA car space) Building West = 30 (including 1 DDA car space)	**Bicycle spaces:**	Building East = 24 Building West = 24
		Bicycle facilities:	Building East: - 31 Lockers - 5 Showers - 3 WC Building West: - 31 Lockers - 5 Showers - 3 WC Visitor bicycle parking = 6 spaces
Parking access:	Car parking access will be CL0158 which is accessed via Elizabeth Street.		
Loading / unloading:	Loading access will be via CL0158 to the rear of the building.		

3.5.4 Building Program

Level	Use
Basement levels 03	Services and car stacker pits.
Ground level	Office floor area, car parking, bicycle parking, end of trip facilities, services, bin storage and substation.
Levels 1 – 7	Open plan office varying in floor area from 992 m^2 to 724 m^2 per level.
Level Roof	Plant, building services, solar panels and biodiversity roof.

4 PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme apply:

State Planning Policies	Clause 10: Planning Policy Framework Clause 11: Settlement Clause 15: Built Environment and Heritage Clause 16: Housing Clause 18: Transport Clause 19: Infrastructure
Municipal Strategic Statement	Clause 21.04: Settlement Clause 21.06: Built Environment and Heritage Clause 21.07: Housing Clause 21.08: Economic Development Clause 21.09: Transport Clause 21.10: Infrastructure Clause 21.14: Proposed Urban Renewal Areas (Arden-Macaulay)
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 (Water Sensitive Urban Design)

The following clauses in the Melbourne Planning Scheme require a planning permit for this proposal:

Clause	Permit Trigger
Clause 34.02 Commercial 2 Zone	Pursuant to Clause 34.02-4, a **permit is not** required for an office use. A **permit is** required to construct a building or construct or carry out works.
Clause 43.02 Design and Development Overlay Schedule 63-Area 4 (Macaulay Urban Renewal Area, Kensington and North Melbourne)	Pursuant to Clause 43.02-2, a **permit is** required to construct a building or construct or carry out works. Preferred building heights are specified within the schedule. Area 4 has a preferred height of 6 storeys and a maximum height of 8 storeys. A number of built form outcomes apply. A development abutting a 15 metre wide renewal street must not exceed a street wall height of 4 storeys and development should be setback 1 metre for every metre of height above 15 metres.
Development	Pursuant to Schedule 2 to Clause 45.06, a permit may be granted to

Contributions Plan Schedule 2 (Macaulay Urban Renewal Area)	construct a building or construct or carry out works before a development contributions plan has been prepared to the satisfaction of the responsible authority if any of the following apply: • A Section 173 Agreement has been entered into with the responsible authority that makes provision for development contributions. • The permit contains a condition requiring a Section 173 Agreement that makes provision for development contributions to be entered into before the commencement of the development.
Clause 52.06 Car Parking	The Site is located within the Principal Public Transport Network (PPTN). Pursuant to Clause 52.06, car parking within the PPTN is required to be provided at a rate of 3 spaces per 100 m^2 of floor area. The proposed office floor area of 5,839 m^2 generates a requirement of 175 car spaces. A total of 60 car spaces are proposed on site, which equates to a shortfall of 115 spaces. A **permit is required** to reduce or waive parking.
Clause 52.34 Bicycle Facilities	Pursuant to Clause 52.34-3 and Table 1, office developments greater than 1,000 m^2 should provide 1 space per 300 m^2 for employees and 1 space per 1,000 m^2 for visitors. Therefore, 19 employee spaces are required and 6 visitor spaces. The proposed development will provide 48 spaces for employees, and 6 visitor spaces, in excess of the statutory requirement. Bicycle facility requirements are to be provided at the ratio of 1 shower to the first 5 employees and then 1 to each 10 employee bicycle spaces thereafter. The statutory requirement is 2 showers. A total of 10 showers are proposed with access to changing rooms which is well in excess of the statutory requirement. Accordingly, **no permit** is required.

5 STRATEGIC FRAMEWORK

5.1 Planning Policy Framework (PPF)

The relevant provisions of the SPPF are summarised as follows:

- Clause 11, Settlement, seeks to ensure Planning responds to and anticipates to the needs of existing and future communities 'through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure'. This Clause also aims to facilitate sustainable development that utilises existing settlement patterns and investment in transport and services.
- Clause 11.01-1R, Settlement – Metropolitan Melbourne, seeks to ensure Melbourne maintains an urban growth boundary and focuses investment and growth in places of state significance, including, but limited to, Major Urban Renewal Precincts.
- Clause 15, Built Environment and Heritage, seeks to ensure land use and development 'appropriately responds to its surrounding landscape and character, valued built form and cultural context'. The role of planning should be to promote excellence in the built form and environmentally sustainable design.
- Clause 15.01-1S, Urban Design, seeks to ensure urban environments positively contribute to a sense of place and are 'safe, healthy, functional and enjoyable'. It

includes a number of strategies to assist in meeting the desired outcomes. It also notes that Responsible Authorities must consider as relevant *Urban Design Guidelines for Victoria (*Department of Environment, Land, Water and Planning, 2017).

- Clause 15.01-1R, Urban Design – Metropolitan Melbourne, seeks to create 'a distinctive and liveable city with quality design and amenity'.
- Clause 15.01-2S, Building Design, seeks to ensure that the outcomes of building design positively contribute to the local context and enhance the public realm.
- Clause 15.02-1S, Energy and Resource Efficiency, seeks 'to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions'.
- Clause 17, Economic Development, seeks to ensure that planning provides for a 'strong and innovative economy'. It outlines the role of planning within the economic development of the state, which includes providing land, facilitating decisions and resolving land use conflicts.
- Clause 17.01-1R, Diversified Economy – Metropolitan Melbourne, outlines a number of strategies to ensure the redevelopment of urban renewal precincts in and around the Central City 'deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses'.
- Clause 18, Transport, seeks to ensure planning results in an 'integrated and sustainable transport system'.

6 ZONE

The subject site is located within the Commercial 2 Zone (C2Z), pursuant to Clause 34.02 of the Melbourne Planning Scheme. The purpose of the C2Z is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*

An application to construct a building or construct or carry out works must be accompanied by a plan drawing, elevation drawings both drawn to scale, construction details and a landscape layout.

The decision guidelines require consideration of, as appropriate, the Municipal Planning Strategy and the Planning Policy Framework and the interface with adjoining zones, especially the relationship with residential areas. There are further buildings and works guidelines that should be considered as well.

7 OVERLAY(S)

The subject site is affected by Design and Development Overlay – Schedule 63 (Area 4) (DDO63-A4). The purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

DDO63 contains the following design objectives:

- *To create a compact, high density, predominantly mid-rise, 6 – 12 storey walkable neighbourhood that steps down at the interface with the low scale surrounding established residential neighbourhoods.*
- *To provide for higher development that delivers identified demonstratable benefits on large sites that do not interface with the low scale surrounding established residential neighbourhoods.*
- *To create urban streetscapes that are defined by a generally consistent plane of building facades that enclose streets but allow daylight and sunlight to penetrate to the streets and to lower building levels.*
- *To ensure that built form elements above the street wall are visually recessive and do not contribute to visual bulk.*
- *To encourage the ground floor of buildings to be designed so that they can be used for a variety of uses over time.*

The built form requirements are:

- *Preferred maximum height of 6 storeys;*
- *Absolute maximum height of 8 storeys; and*
- *Street wall and setbacks – development at the frontage must not exceed a height of 4 storeys. Development should be set back 1 metre for every metre of height above 15 metres.*

There are also a number of desirable built form outcomes that relate to the scale, solar access, response to landscape, ground floor activation and mitigation of flood risks.

The subject site is also affected by the Macaulay Development Contributions Plan – Schedule 2 (DCPO2). The purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

9 PARTICULAR PROVISIONS

The following particular provisions apply to the application:

- Clause 52.06, Car Parking
- Clause 52.34, Bicycle Facilities

10 GENERAL PROVISIONS

The following general provisions apply to the application:

- Clause 65, Decision Guidelines, which includes the matters set out in Section 60 of the *Planning and Environment Act 1987*.
- Clause 66, Referral and Notice Provisions

11 STRATEGIC DOCUMENTS

11.1 Arden-Macaulay Structure Plan (2012)

The 2012 Arden-Macaulay Structure Plan (the 2012 Structure Plan) is a reference document in DDO63.

As illustrated in the *Long-term land use strategy* map on page 35 of the document (refer extract below), the subject site is within an area designated for 'Continued commercial use'. Surrounding designated uses vary from 'Continued industrial activity' to the south and west and 'Mixed uses activities' to the north east.

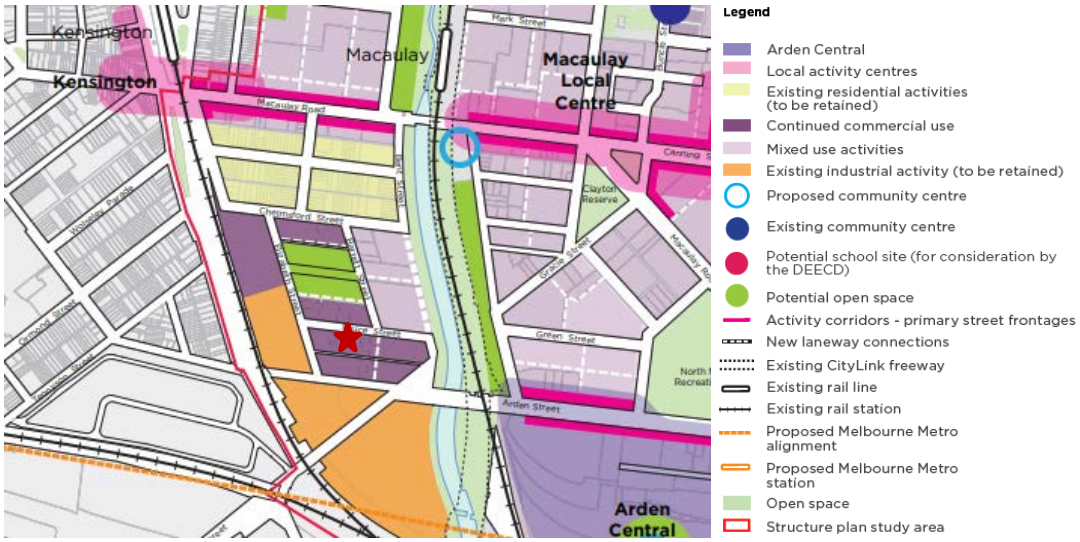


Figure 1 - 2012 Structure Plan extract red star highlighting the Site

11.2 Macaulay Structure Plan Refresh

The City of Melbourne adopted the Arden-Macaulay Structure Plan in 2012 to guide future growth and development in parts of Kensington and North Melbourne. Since adopting the structure plan there have been changes to the planning context affecting the area, including:

1. opportunity to review and improve built form controls
2. separate planning processes for Arden and Macaulay
3. Metro Tunnel is under construction
4. revised population forecasts
5. new approaches to flood mitigation
6. planning for development contributions

In response to these changes the City of Melbourne is developing a refreshed structure plan for Macaulay that will:

- maintain the approach to future growth and development from the 2012 structure plan
- outline how the City of Melbourne will plan for the changes that have occurred since 2012

The refreshed structure plan will include a floor area ratio control and updated built form controls to deliver a mid-rise, mixed use neighbourhood. Public engagement on a draft plan is likely to commence in the second half of 2020.

12 PUBLIC NOTIFICATION

It was determined that the proposal may result in material detriment. Notice of the proposal was given by ordinary mail to the owners and occupiers of surrounding properties and by posting one notice on the site for a 14 day period, in accordance with Section 52 of the *Planning and Environment Act 1987*.

The application was amended pursuant to Section 57A of the *Planning and Environment Act 1987*. Public notice of the amended application was given by ordinary mail to the owners and occupiers of surrounding properties and by posting one notice on the site for a 14 day period, in accordance with Section 52 of the *Planning and Environment Act 1987*.

13 OBJECTIONS

At the time of writing this report 27 objections (including four identical) have been received. All issues raised in objections will be given due consideration in the following assessment.

13.1 Objections to the original application

A total of 20 objections were received to the original application which raised the following concerns with the proposal (summarised):

- Eight storeys is not consistent with the DDO (and no public benefit has been provided to justify the additional height).
- Visual bulk
- Setbacks
- Overlooking and overshadowing.
- Inappropriate development near residential areas.
- Office workers will not respect the area.
- Concern that the truck route to the Allied Mills will be impacted upon.
- Traffic congestion and lack of car parking.

13.2 Objections to the amended application

A total of 16 objections were received to the amended planning application, including seven objections from new parties, which raised the following additional concerns:

- The addition of a green roof is not enough ‘public benefit’ to offset the additional height of the building.
- Loss of property values.
- The height will create a wind tunnel.

14 REFERRALS

14.1 Internal

The application was referred internally to the following departments:

14.1.1 Waste

The submitted WMP for the proposed development was found to be acceptable.

13.1.2 Traffic

- Engineering services accepts the reduced parking requirement.

- The car parking and access arrangement are considered to be satisfactory subject to the additional recommendations i.e. convex mirrors which can be addressed via condition.
- Visitor bicycle spaces to be provided within the site and not in public realm.

Other comments provided include:

- Road Safety Audit

  A formal independent desktop Road Safety Audit of the proposed development should be undertaken prior to construction, at the developer's expense, which should include the vehicular / bicycle / pedestrian access arrangements, loading and waste arrangements and internal circulation / layout. The findings of the Audit should be incorporated into the detailed design, at the developer's expense.

14.1.3 Urban Design

- Support the proposed design language, which is underpinned by a presentation of expressed slab edges and deep balconies in the podium and upper level, teamed with infill brick fin walls to provide rhythm and strength to the street façade. This will ensure good solar control, significant depth and shadow in the façade, and spaces that office workers can inhabit and fill with plants, seating and other objects to contribute to the public realm.
- The proposal exhibits a 'high' design quality namely through the provision of considerable façade depth, composition and materiality.
- Support the proposed management of parking from the rear lane and pedestrian and bicycle priority from the street frontage.
- The primary intent of a robust, dominant street wall and recessive upper level is mostly achieved, partly through the over scaled taller order to the 4th floor, as well as balconies to the upper level to reduce the perception of a solid volume. The inclusion of balconies is a vastly superior outcome even with a reduced setback when compared to a flush / flat façade.
- Strongly support the proposed texture and depth at the street interface including the prominent curved brick wall and well defined building and shop front entry. This avoids the appearance of a continuous glazed presentation to the street and the problematic 'floating building' approach so common within our renewal areas. This is consistent with the ambition sought in the Central Melbourne Design Guide within the Hoddle Grid and Southbank area.
- The setback ground floor entry comprising a planter and tall void to accommodate a small canopy tree within the frontage is a positive street contribution to provide some greenery and amenity both to the building and the pedestrian realm. Well integrated indirect lighting will need to be considered here to ensure safety at night.

Recommendations include:

- Further consolidation of building services.
- Vertical break in the built form.
- Refinement of the lower levels to ensure a good streetscape outcome.
- Further specification around design detail.

The applicant provided a response to the comments in the form of an RFI response, and it has been assessed that the changes made adequately address these comments.

14.1.4 ESD & Green Infrastructure

A revised ESD report was provided to address the initial comments raised.

Recommended conditions include:

- Implementation of ESD initiatives, including a Climate Adaption Plan.
- Increase the extent of greening to the façade and a landscape management plan to be provided.

14.1.5 Urban Forest and Ecology

The original proposal sought to remove three street trees from Bruce Street. The proposal has since been amended to retain these trees. Council's Urban Forest and Ecology department supports the retention of the trees. A number of conditions are recommended for inclusion on any planning permit issued.

14.2 External

The application was not required to be referred externally.

15 ASSESSMENT

The application seeks approval for buildings and works under the C2Z and DDO63 and to reduce the car parking rate. The key issues for consideration in the assessment of this application are:

- The suitability of the built form having regard to the outcomes sought within DDO63, the Arden Macaulay Structure plan and Clause 22.17.
- Development Contributions
- The traffic and parking impacts of the proposal.
- Any off site amenity impacts, including overlooking and overshadowing.
- Waste
- ESD
- Any other matters raised in objections.

15.1 Built Form & Urban Design

The proposed development presents a high quality design which employs innovative features including green façades and a biodiversity roof to achieve a design which contributes positively to the public realm.

The streetscape response to Bruce Street presents a robust and dominant street wall height of four storeys with the upper levels setback 6 metres from the street front. To the rear, a strong three storey street wall is presented with the upper levels setback 4 metres from the rear laneway. Balconies erode the solid form of the upper levels and the fin walls create an interesting and varied façade.

The Urban Design Team provided the following comments in relation to design quality:

- *Consistent with our earlier comments we support the proposed design language, which is underpinned by a presentation of expressed slab edges and deep balconies in the podium and upper level, teamed with infill brick fin walls to provide rhythm and strength to the street façade. This will ensure*

good solar control, significant depth and shadow in the façade, and spaces that office workers can inhabit and fill with plants, seating and other objects to contribute to the public realm.

- *The proposed design language is informed by the robust, masonry form of the surrounding warehouses including Young Husband Woolstores, but is overlaid with a richness and delicate level of human scale detail in the form of the steel bladed balustrades and curved ground floor treatment.*
- *Given the simple, robust concept of the proposal, detailing and materiality will be critical to ensuring a successful built outcome. A façade strategy condition should be required and a detailed material palette to ensure that the brickwork is indeed face brickwork of the intended quality, as distinct from an inferior brick tile or pre-cast formliner solution. Similarly, the materiality and detail of balustrades, ground floor shop front glazing and party-wall sacrificial texture should be specified and endorsed with greater detail to protect the design integrity through any subsequent value management processes.*

Clause 22.17 encourages site responsive development, acknowledging that any development is part of a larger setting. It is policy that building scale is considered in terms of building location and alignment, subdivision pattern and human scale. In areas where a desire for built form change has been identified, the scale of development is encouraged to respond to the preferred built form.

The site is located within the 'Arden-Macaulay Urban Renewal Precinct', which is identified for built form change and higher density development as set out in Clause 21.16 and DDO63.

It is policy that building forms and surface treatments are appropriately articulated to moderate apparent bulk and mass and avoid blank walls. The north and south elevations are appropriately articulated with balconies, a range of high quality materials, greenery and architectural fins. The east and west walls are proposed to be finished with a precast concrete finish with a fluted profile in a light rose tint which will have a vertical emphasis. At each level a horizontal band of concrete render in light grey will break up the mass of the wall. With the setback of the upper levels from the north and south boundaries and oblique views of the fin elements and balconies from the east and west, it is considered that the design appropriately addresses each elevation. It is likely that the adjoining sites will be developed in the future which will obscure the east and west elevations, however until this time, it is assessed the bulk and mass is appropriate.

It is policy that building frontages give prominence to principal streets and ground floor frontages in commercial areas are encouraged to engage directly with the street. The layout of the ground floor, including the location of the shared spaces, wide common entrance and planting gives prominence to the hierarchy of streets. The bi-fold glazed doors, upper level balconies and windows will significantly increase the activity along the Bruce Street frontage.

It is policy that traffic conflicts are minimised, that crossovers are limited to the minimum necessary for access requirements and alcoves that detract from safe pedestrian environments are discouraged. The development achieves this with two single width vehicle crossovers proposed to the rear laneway. The tilt-panel doors are to be of a permeable material to enhance passive surveillance. The two existing double crossovers are proposed to be removed from Bruce Street which will reduce the impact of car parking on the street and improve the pedestrian environment.

It is policy that elements / services above the roof are absorbed within the overall building or included in the roof design. The building services have been considered as part of the overall design and do not result in an unattractive roof scape.

It is policy that development considers wind effects and provides weather protection where it is an established pattern. There is however no specific planning control which requires wind testing to be undertaken for development of this nature. Given the proposed street wall heights, setbacks and use of balconies, the development will not result in unreasonable wind impacts. The front entrance is well setback from the site boundary which will provide weather protection for people entering the building.

New buildings are encouraged to provide opportunities to enhance the landscape features of the area. There are a number of street trees along Bruce Street, however it lacks a cohesive landscape character and there is a dominance of paving and concrete. The proposal seeks to retain the three existing street trees along the Bruce Street frontage and a condition requiring a tree protection plan is recommended.

It is proposed to plant a Columnar rainforest tree at the main pedestrian entrance along Bruce Street. It is also proposed to create green facades to both Bruce Street and the rear laneway with a combination of planter boxes, trees and climbing vines. A biodiversity roof is also proposed. These features will greatly enhance the landscape features and value of the site. A permit condition requiring a landscape plan and a biodiversity plan as shown on the 'without prejudice' plans is recommended.

While the proposal seeks to exceed the preferred maximum height by two storeys, the overall scale of the development is supported, being in accordance with the expectations of the Structure Plan and on the basis that the proposal satisfies the requirements of DDO63-A4. This is discussed further below.

15.2 DDO63 and Height

An assessment against the building height, built form outcomes and demonstrable benefits to the broader community is provided in the table below.

Area	Preferred maximum height	Absolute maximum height	Built form outcomes
A4	6 storeys	8 storeys	Deliver a scale of development that provides street definition and a pedestrian friendly scale. Deliver a scale of development that provides appropriate access to sunlight and daylight. Deliver a scale of development at the interface with established low-scale residential development that provides an appropriate transition in height and minimises the visual impact of upper levels. Solar access is maintained to ground floors on western side of Thompson Street and southern side of Scarborough Place. Deliver the reintegration of Office of Housing estates into the surrounding urban fabric.
All areas			Ensure laneways have appropriate levels of access to daylight and sunlight. Deliver developments that maximise surveillance of public and communal areas and nearby creek environs. Deliver a scale of development setback from the Moonee Ponds Creek environs which responds to the creek / public space conditions and provision of public thoroughfares in the public and private domain adjacent to the creek, as appropriate. Where development responds to flood risk by providing ramp structures or other flood mitigation measures, high quality urban design outcomes must be provided at the building and public

			interfaces.

Assessment:

DDO63 states that development should not exceed the preferred maximum height. Development that exceeds the preferred maximum height must demonstrate each of the following:

- A demonstrable benefit to the broader community that includes amongst others:
  - Exceptional design quality.
  - A positive contribution to the public realm.
  - High quality pedestrian links where needed.
  - Good solar access to the public realm.

A permit cannot be granted to exceed the absolute maximum height (except in Area 5).

Building height does not apply to building services provided:

- The equipment is located so as to minimise overshadowing neighbouring properties and public spaces.
- The equipment is designed to the satisfaction of the responsible authority.

The development is eight storeys and 28.6 metres high, excluding building services.

While the development exceeds the preferred maximum height, it achieves the design objectives and built form outcomes of DDO63-A4 and provides a demonstrable benefit to the broader community. More specifically, the height of the development is acceptable for the following reasons:

- It provides a mid-rise, higher density office development on a large site that does not directly interface with low-scale residential neighbourhoods (as identified on Map 1 of DDO63).
- The development will provide for the amenity and equitable development of the adjoining properties to the east, west and south.
- The layout of the development maximises opportunities for passive surveillance and interaction with the street with balconies on the north and south elevations.
- The development presents high quality urban design with a pedestrian scale.
- The removal of the two, double width crossovers to Bruce Street and relocation of all vehicle access to the rear of the site is a positive design outcome.
- The proposal includes shared spaces at the front of the building at ground floor, with glazed facades and a direct frontage to Bruce Street ensuring an active street frontage and a visual connection between the private and public realm.
- The north and south elevations include opportunities for planting in the form of trees in deep soil and planter boxes along with climbing creepers which will create green facades to the building which will assist in softening the bulk and scale of the building.

Further, the development satisfies the criteria for demonstrable benefits to the broader community to justify exceeding the preferred maximum height by two storeys. The demonstrable benefits to the broader community include:

- Excellent design quality, including a contemporary development which successfully references the existing industrial character of the area while introducing an attractive and visually interesting built form.
- The Green Factor scorecard for the project shows that the current design achieves a Green Factor score of 0.66. This is significantly higher than the proposed City of Melbourne standard of 0.55 and represents good performance.
- The green facades to the front and rear of the building are welcomed and will introduce a new landscape character to the area which will have a positive impact on the streetscape.
- The introduction of a biodiversity roof provides ecology benefits of providing habitat for flora and fauna as well as environmental benefits such as reducing the urban heat island effect.

- The biodiversity roof will become an urban biodiversity roof testing ground for research.
- The development is an appropriate response to the site and its surrounds. It provides good quality office space and amenities and does not unreasonably affect the equitable development of the adjoining properties.
- The high level of design quality together and opportunities for passive surveillance and interaction with the street make a positive contribution to the public realm.
- In this instance, an on-site public open space contribution is not feasible having regard to the constraints and is not required having regard to the site's proximity to Moonee Ponds Creek, North Melbourne Football Ground, J.J. Holland Park and pocket parks in the local area.
- There is no identified need for a pedestrian link through the site. The Arden-Macaulay Structure Plan (2012) indicates that a more appropriate through-link for this area would be a continuation of Barrett Street.
- Given the orientation of the site, there are no solar access impacts to Bruce Street.
- The development presents the preliminary design potential to achieve Green Star – 5 Star 'Australian Excellence' and 166% Storm Rating.

A key consideration when assessing whether the height of the building may exceed the preferred height of six storeys is whether there is a 'demonstrable benefit to the broader community'. Detailed discussions have been held between the Applicant and Council Officers to ascertain what would be accepted as providing a benefit to the broader community.

The Applicant proposes to introduce a green façade to both public elevations and a biodiversity roof.

These measures are considered to provide a public benefit for the following reasons:

- The green facades and biodiversity roof will provide ecological and environmental benefits to the area.
- The Applicant is committed for the biodiversity roof to become an urban biodiversity roof testing ground for research. The roof will be an area for research by institutions and other research groups. The Applicant has provided a letter from the School of Ecosystem and Forest Sciences at the University of Melbourne confirming the University's interest in the project for research investigating biodiversity outcomes in green infrastructure projects.
- The Applicant has agreed to lock in the requirement for reporting data from the biodiversity roof and research through a S173 arrangement for ten years.
- Findings from the biodiversity roof will be available to the City of Melbourne and will assist in informing the planning of and design of biodiversity rooves in the future.
- The Green Factor scorecard for the project shows that the current design achieves a Green Factor score of 0.66 which represents good performance.

An assessment against the street wall height and upper level setbacks in DDO63 is provided below.

Interface type shown on Map 1	Mandatory street wall height Preferred upper level setback
15 metre wide renewal street	Development at the frontage must not exceed a height of 4 storeys.

	Development should be set back 1 metre for every metre of height above 15 metres.
Laneway	Development along the laneway must not exceed a height of three storeys. Development above the street wall should be setback 4m. In addition, development on the north side of an east-west laneway should be setback 1m for every metre of height above the preferred maximum height.

Assessment:

The development does not exceed the mandatory street wall heights.

The retained facades and infill development along the south boundary provide:

- A four storey street wall to Bruce Street.
- A three storey street wall to the rear laneway.

The development seeks a variation to the preferred upper level setbacks.

The upper levels are setback 6.0 m from Bruce Street and 4.0 m from CL0158. The variation sought from the DDO63 setback requirement is demonstrated in Figure 13 below.

A variation of the preferred upper level setbacks is acceptable for the following reasons:

- The street wall heights to Bruce Street and CL0158 are in accordance with the mandatory street wall heights in DDO63.
- The proposed development will achieve design excellence and will set the bar for future development. It is envisaged by the Structure Plan that the adjoining sites will be redeveloped to a similar scale in the future which will create a new built form character for the area.
- Increasing the setbacks to the sixth and seventh floors would result in a contrived envelope and have a negligible impact on the perceived scale.
- DDO63 includes built form controls to allow daylight and sunlight to penetrate laneways and lower building levels. A variation of the preferred upper level setback to the rear laneway CL0158 is acceptable as the proposed building will create a similar level of shadowing as the existing building. Therefore, there will be little change from the existing conditions.

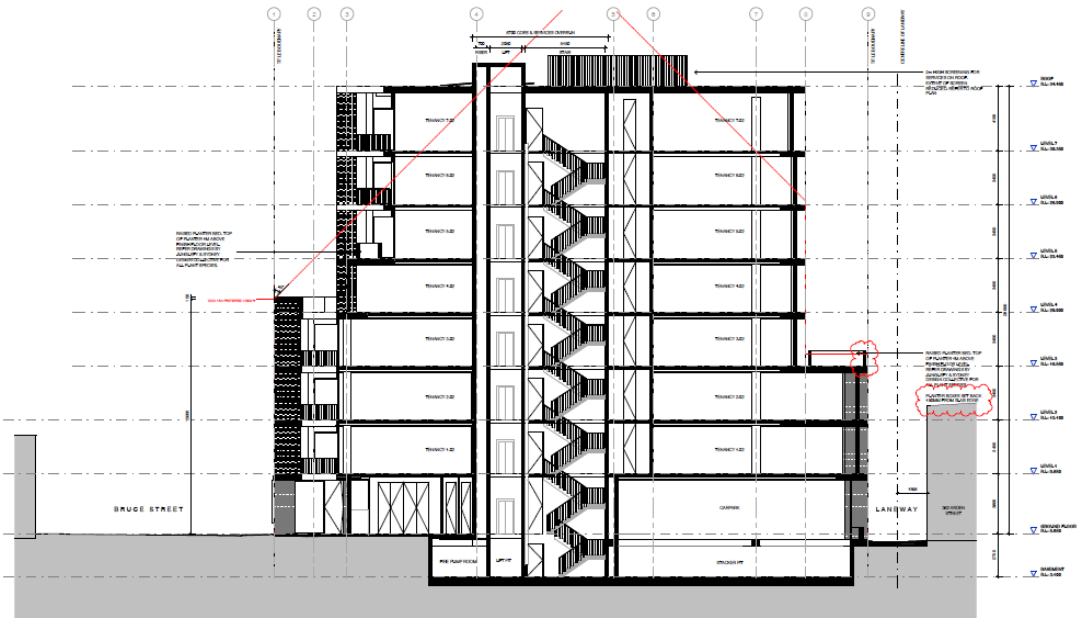


Figure 23. Section of proposal drawings indicating in red the DDO63-A4 upper level preferred setback requirement. Source Carr Architecture Pty Ltd dated April 2020

15.3 Potential Amenity Impacts

The Site is within the Commercial 2 Zone and does not have any direct interfaces with land within a residential zone. While there are some residential properties in proximity to the site these are occupied under existing use rights.

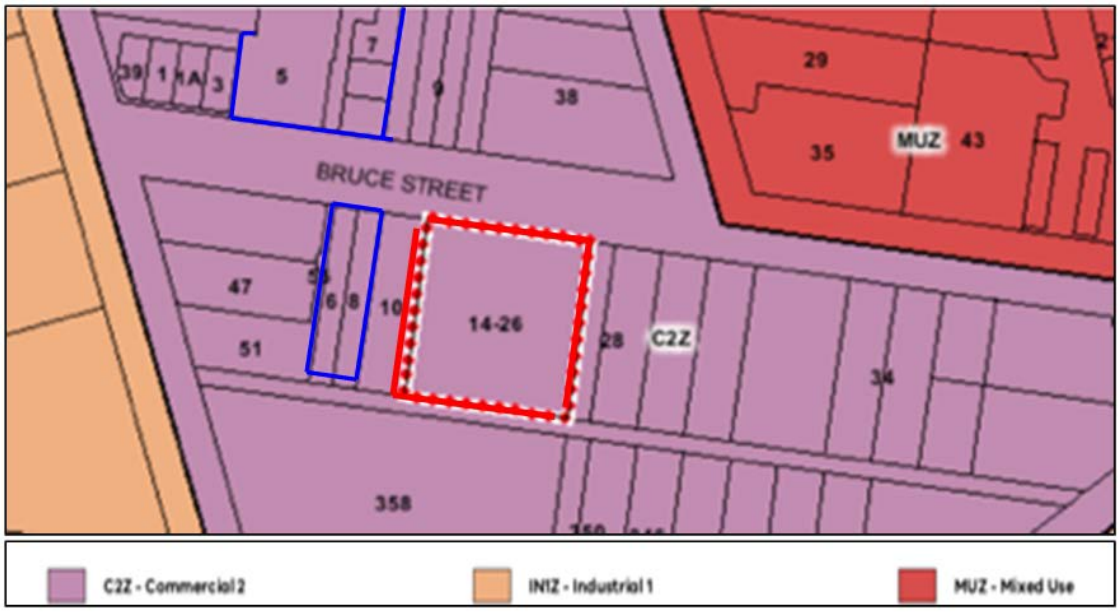


Figure 34. Residential properties in vicinity of the subject site identified in blue.

15.3.1 Overshadowing

The proposed development would cause additional overshadowing to the south and west of the site in the morning hours. The properties to the south are commercial properties and accordingly there would be no impact on residential amenity.

Shadow would be cast at 9am and 10am over the entire of the rear secluded private open space areas of 6 and 8 Bruce Street. By 11am, the shadows have moved on and the secluded private open space received unencumbered access to sunlight. The existing built form surrounding the properties casts shadow from 1pm onwards.

While the overshadowing will result in a loss of amenity of the rear secluded private open space areas of these properties, it is not considered to be unreasonable for a number of reasons as follows:

- The degree of overshadowing is not considered to be unreasonable given the inner city location of the site and the commercial nature of the area.
- Number 6 Bruce Street will receive good levels of sunlight between 11 am and 1pm and 8 Bruce Street will receive good levels of sunlight between 11am and 2pm. This is considered to be acceptable in this location.
- Numbers 6 and 8 Bruce Street are located within a Commercial 2 Zone and therefore cannot expect to enjoy the same level of amenity as a property within a residential zone.
- This area of Arden / Macaulay is earmarked for significant change which will have a major impact on the built form of the area with increased densities and taller buildings.

15.3.2 Overlooking

There are no habitable room windows within 9 metres of the development and as a result, the proposed development does not result in any unreasonable overlooking to nearby private open space or habitable room windows.

15.4 Development Contributions

The Development Contributions Plan Overlay Schedule 2 ensures that developers contribute funds towards the community facilities and infrastructure required as a result of new development in the Macaulay area.

The contributions will be for both local and state infrastructure with the funds split equally between Council and the Victorian Government.

The funds will contribute to community facilities, street drainage and upgrades along with primary and secondary school upgrades, rail upgrades, tram and / or bus facilities and main street duplication and upgrades.

The overlay requires permit applicants to enter into a legal agreement with the City of Melbourne to pay the development contributions.

The contribution rate for new commercial floor space, including office use is $182.58 per square metre. Contribution rates will be indexed on a quarterly basis from 1 January 2018 to the Price Index of the Output of the Construction Industries (Vic.) published by the Australian Bureau of Statistics (ABS).

A condition requiring the permit holder to enter a Section 173 Agreement with Council to enable payment of applicable Development Contributions will therefore be recommended.

15.5 Parking, traffic, loading and waste

15.5.1 Traffic and Parking

The application seeks to provide a total of 60 car parking spaces on-site, which equates to a shortfall of 115 spaces when compared to the Planning Scheme requirements. The application has been referred internally to Council's Traffic Engineers and the provision of car parking and the potential impact of proposed traffic volumes are accepted by Council's Traffic Engineers.

Council's Traffic Engineers accepts the justification provided by OneMileGrid Consultants for a reduced parking requirement including:

- Relevant Council policies to encourage reduced parking provision (including the Arden-Macaulay Structure Plan).
- Good access to public transport facilities in the area (including the new North Melbourne Station being constructed by Metro rail project) and walkability to the development.
- The provision of bicycle facilities in excess of Planning Scheme requirements and the availability of on road bicycle facilities.
- The limited availability of on street parking facilities and heavily restricted nature of spaces.
- Empirical evidence which suggests a much lower parking generation rate as compared to Planning Scheme requirements.

Furthermore the site is currently occupied by an office and warehouse development with a floor area of approximately 1,150 m². Applying the warehouse parking rate

within Clause 52.06 (2 spaces plus 1 space to each 100 m^2) to the existing use gives a requirement for 13 parking spaces. The existing use therefore has a credit for 13 car parking spaces. This credit will partially offset any shortfall generated by the proposed redevelopment.

As a result, the provision of 60 off street parking spaces for this development is supported.

Council's Traffic Engineers have accepted the traffic generation rates provided by OneMileGrid where it is expected that 0.5-0.6 trips per parking space will be generated during the AM and PM peak periods. The office use will produce in the order of 36 – 30 vehicles in the AM and PM peak respectively which is not expected to have a detrimental impact on surrounding road network.

15.5.2 Loading

Clause 65.01 requires consideration of the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

The development relies on loading from the rear laneway.

While there is no designated kerbside loading in proximity to the site, Engineering Services did not object to the proposed loading arrangements.

15.5.3 Waste

All waste from the site will be collected from the rear of the site via the laneway. While no dedicated loading or unloading facilities are proposed, there is no objection to waste collection being undertaken by a private contractor using a mini-loader waste collection vehicle (6.4m length) reversing into the carparks.

The Waste Management Plan submitted with the application is considered to be acceptable.

15.6 Environmentally sustainable design

Clause 22.19 requires that applications for buildings over 2,000 m^2 GFA demonstrate that the building has the preliminary design potential to achieve the relevant performance measures set out in Clause 22.19-5.

Clause 22.19-5 requires that office developments over 5,000 m^2 GFA achieve:

- NABERS Office – Energy 5 Stars or equivalent.
- 5 points for Wat -1 credit under a current version of the Green Building Council of Australia's Green Star –Office rating tool or equivalent.
- A Waste Management Plan prepared in accordance with the current version of the City of Melbourne's Guidelines for Waste Management Plans.

Clause 22.23-4 requires that applications be accompanied by a water sensitive urban design response.

The Environmentally Sustainable Design (ESD) Report prepared by Sustainable Development Consultants dated October 2019 demonstrates that the development has the preliminary design potential to achieve Green Star – 5 Star 'Australian Excellence' and 166% STORM Rating.

The proposal seeks to reduce greenhouse gas emissions through the use of efficient building systems, rainwater collection and reuse system, reduced environmental impact and enhanced indoor quality through the choice of low emission materials and optimising, passive design to minimise active requirements, and optimal daylight, sunlight and natural ventilation for the health and wellbeing of employees.

Conditions are recommended to ensure that the sustainability initiatives are achieved in the completed development.

15.7 Aboriginal cultural heritage

The subject site is within an area of Aboriginal Cultural Heritage Sensitivity. The Applicant submitted certification in accordance with the *Aboriginal Heritage Act 2006*, that a CHMP is not required for the proposed redevelopment of the site.

15.8 Any other issues raised by consultees or objectors

Loss of property values

This is not a planning matter and is not proposed to be addressed in this assessment.

Impacts on truck movement along Bruce Street

An objection has raised concern regarding traffic movements along Bruce Street and the impact on Allied Mills west of the Site.

All vehicles accessing the Site will be via Council Lane CL0158 at the rear of the site. Council Lane CL0158 will be accessed from Elizabeth Street or Lloyd Street, thereby avoiding truck movements along Bruce Street. There will be limited vehicles associated with the development using Bruce Street.

Council's traffic engineers as discussed above support the access arrangements from Council Lane CL0158 and also recommended a Road Safety Audit be undertaken prior to commencement of development.

Wind impacts

As stated above, there is however no specific planning control which requires wind testing to be undertaken for development. Given the proposed street wall heights of 15 metres and 11.3 metres coupled with setbacks and use of balconies, the development will not result in unreasonable wind impacts.

16 CONCLUSION

The proposal is generally consistent with the relevant sections of the Melbourne Planning Scheme. It is recommended that a Notice of Decision to Grant a Permit is issued subject to the following conditions.

17 RECOMMENDATION

That a Notice of Decision to Grant a Permit be issued subject to the following conditions:

Amended plans

1. Prior to commencement of development, amended plans must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plans prepared by Carr Architects dated 20 February 2020, but modified to show:

   (a) Changes shown on without prejudice plans prepared by Carr Architects dated 6 March 2020 and the landscape plans prepared by Junglefy, dated 7 April 2020.
   (b) Any changes required by Condition 3.
   (c) Any changes required by Condition 10.

Secondary consent provision

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

Revised Landscaping Plan

3. Prior to commencement of development, a revised landscaping plan for the green façade and biodiversity roof must be submitted to and approved by the Responsible Authority. The revised landscaping plan must be generally in accordance with the landscape plan prepared by Junglefy and Sydney Design Collective dated 7 April 2020 but amended to increase the different types of species by a minimum of 25 in the plant palette for the biodiversity roof. The endorsed landscaping plan must not be altered without prior consent of the Responsible Authority.

Landscape Management Plan

4. Prior to occupation of the development, a Landscape Management Plan must be submitted to, and be approved by the Responsible Authority. The Landscape Management Plan should provide details of proposed maintenance regimes with provision for ongoing maintenance following practical completion. Except with the prior written consent of the Responsible Authority the approved landscaping must be implemented prior to the occupation of the development. The endorsed landscaping maintenance plan must not be altered without prior consent of the Responsible Authority.

5. The landscaped areas must be maintained to the satisfaction of the Responsible Authority

Environmental data collection monitoring and reporting

6. Prior to the occupation of the development an environmental data collection, monitoring, evaluation and reporting plan must be submitted to, and approved by the Responsible Authority. The environmental monitoring and reporting plan must include:

    a. The types of measures and infrastructure that will monitored, log and report environmental data such as temperature, rainfall, and humidity data.
    b. How the data will be evaluated.
    c. A maintenance program for the measures and infrastructure.

    When approved, the environmental data collection, monitoring, evaluation and reporting plan will form part of the Permit. Environmental monitoring, evaluation and reporting must be undertaken in accordance with the endorsed environmental data collection, monitoring and reporting plan to the satisfaction of the Responsible Authority. The endorsed environmental monitoring and reporting plan must not be altered without prior consent of the Responsible Authority.

Research proposal(s) and data collection

7. Prior to the occupation of the development a research proposal(s) for data collection, monitoring, evaluation and logging and reporting on the biodiversity must be submitted to, and approved by the Responsible Authority. The research proposal must include:
    a. A list of institutions and or research bodies who will be contacted to undertake research of the biodiversity roof.
    b. The ways in which institutions and or research bodies will be contacted and contracted to undertake research of the biodiversity roof.
    c. The ways in which information about flora and fauna from the biodiversity roof is monitored, logged and reported.
    d. The ways in which the data from the biodiversity roof is made available to the City of Melbourne and the general public.

    When approved, the research proposal will form part of the Permit. The research components approved under this Permit must be undertaken in accordance with the endorsed research proposal to the satisfaction of the Responsible Authority. The endorsed research proposal must not be altered without prior consent of the Responsible Authority.

Legal agreements

8. Before the commencement of development or works, excluding site remediation, the applicant must:
    a) Enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority; Register the agreement on the title(s) for the land in accordance with Section 181 of the Planning and Environment Act 1987; and
    b) Provide the Responsible Authority with the dealing number confirming the registration of the title.

    The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration, enforcement and endi ng of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:
    a) The developer to pay a development contribution of:
        i. $180.58 per square metre of gross commercial floor area

        or other amount outlined within an approved development contribution plan to the satisfaction of the Responsible Authority.
    b) Require that development contributions are to be indexed quarterly from 1 January 2018 to the Price Index of the Output of the Construction Industries (Vic.) published by the Australian Bureau of Statistics (ABS).

i. Require registration of the Agreement on the titles to the affected lands as applicable.

c) Confirm that contributions will be payable to the City of Melbourne.

d) Require that where the Planning Permit authorises building and works and a subdivision of the Subject Land, full payment of the development contribution must be paid before the issue of a Statement of Compliance in respect of that subdivision or where the Planning Permit authorises buildings and works but not subdivision, the development contribution must be paid before the issue of either the certificate of occupancy (in the case of a building) or a certificate of completion (in the case of works).

e) Confirm the procedure for reducing the contribution paid if the permanent development contributions plan for the area is less than the amount stipulated in the Section 173 Agreement.

f) The agreement must make provision for its removal from the land following completion of the obligations contained in the agreement.

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

9. Prior to the occupation of the development or as may otherwise be agreed with the Responsible Authority, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must provide the following:

    a. The owner will maintain the biodiversity roof in accordance with the endorsed landscaping plan for a minimum of 10 years from the date of issue of a certificate of occupancy for the building.

    b. The owner will provide institutions and or research bodies identified in the endorsed research proposal access to the biodiversity roof for research purposes for a minimum of 10 years from the date of issue of a certificate of occupancy for the building.

    c. The owner will collect and provide research data and information from biodiversity to the City of Melbourne for a minimum of 10 years from the date of issue of a certificate of occupancy for the building.

    d. The Agreement must make provision for its removal from the land following completion of the obligations contained in the agreement.

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

Façade strategy

10. Concurrent with the endorsement of plans, a Façade Strategy must be submitted to and approved by the Responsible Authority. The Façade Strategy must include:
    (a) A concise description by the architect of the building design concept and how the façade works to achieve this.
    (b) A schedule of colours, materials and finishes, including the colour, type and quality of materials identifying their application and appearance. This

can be de monstrated in coloured elevations or renders from key viewpoints with clear coding linking back to the schedule and elevations.

(c) The materials schedule must nominate the proposed brickwork as face brickwork and not brick tiles.

(d) Information about how the façade will be accessed for maintenance and cleaning, including planting upkeep where proposed.

(e) Examples of precedents that demonstrate the intended design outcome and how a high quality built outcome will be achieved in accordance with the design concept.

Waste Management

11. The waste storage collection arrangements must be in accordance with the WMP by Onemilegrid dated 26 July 2019. The WMP must not be altered without prior consent of the City of Melbourne – Engineering Services.

12. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design (ESD)

13. The performance outcomes specified in the Environmentally Sustainable Design (ESD) Report by Sustainable Development Consultants dated October 2019 must be achieved in the completed development.

14. Any change during detailed design, which prevents or alters the attainment of the performance outcomes specified in the endorsed ESD Statement, must be documented by the author of the endorsed ESD statement in an addendum to this report, which must be provided to the satisfaction of the Responsible Authority prior to the commencement of construction.

Engineering conditions

15. Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the Responsible Authority.

16. Prior to the commencement of the use / occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Responsible Authority.

17. The footpath adjoining the site along Bruce Street must be reconstructed together with associated works including the construction of 300mm wide sawn bluestone kerb, reconstruction of channel, provision of street plots, street furniture and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority.

18. Existing street levels in public roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority.

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

Detailed matters

20. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

21. Light reflectivity from external materials and finishes must not reflect more than 15% of specular visible light, to the satisfaction of the Responsible Authority.

Construction Management Plan

22. Prior to the commencement of the development, a detailed construction management plan must be submitted to and be approved by the City of Melbourne – Construction Management Group. The construction management plan must be prepared in accordance with the City of Melbourne – Construction Management Plan Guidelines and is to consider the following:

    a) Staging of construction.

    b) Management of public access and linkages around the site during construction.

    c) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian access ways).

    d) Any works within the adjoining street network road reserves.

    e) Sediment control and site drainage.

    f) Hours of construction.

    g) Control of noise, dust and soiling of roadways.

    h) Discharge of polluted waters.

    i) Collection and disposal of building and construction waste.

    j) Reasonable measures to ensure that disruption to adjacent public transport services are kept to a minimum.

23. Prior to the commencement of the development, a Tree Protection Plan (TPP) for any public trees that may be affected by the development, must be provided to the satisfaction of the Responsible Authority – Urban Forestry & Ecology. The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:

    a) City of Melbourne asset numbers for the subject trees (found at http://melbourneurbanforestvisual.com.au).

    b) Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries.

    c) Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities or

details of any other tree protection measures considered necessary and appropriate to the site.

d) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned tree. These must be provided for any utility connections or civil engineering works.

e) Full specifications of any pruning required to publicly owned trees.

f) Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.

g) Name and contact details of the project arborist who will monitor the implementation of the Tree Protection Plan for the duration of the development (including demolition).

h) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via trees@melbourne.vic.gov.au.

24. All works (including demolition), within the Tree Protection Zone of public trees, must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Responsible Authority.

25. Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of demolition and construction activities. The bond amount will be calculated by Melbourne City Council and provided to the applicant / developer / owner of the site. Should any tree be adversely impacted on, Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.

3D model

26. Prior to the commencement of the development a 3D digital model of the approved development must be submitted to, and must be to the satisfaction of the Responsible Authority. The model should be prepared having regard to the Advisory Note - 3D Digital Modelling Melbourne City Council. Digital models provided to the Melbourne City Council may be shared with other government organisations for planning purposes. The Melbourne City Council may also derive a representation of the model which is suitable for viewing and use within its own 3D modelling environment. In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to, and be to the satisfaction of the Responsible Authority.

Permit Expiry

27. This permit will expire if:
    (a) The development is not started within two years of the date of this permit; or
    (b) The development is not completed within four years of the date of this permit.

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

(c) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.

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

Notes:

- The applicant / owner is encouraged to refer to the City of Melbourne's Biodiversity Monitoring, Evaluation and Reporting Framework as a guide the research proposal and monitoring and the City of Melbourne's Urban Nature Planting Guide when selecting flora species.

- A planning permit is not required for demolition. The City of Melbourne however requires developers and builders to carefully manage excavation, demolition and building works in the municipality. Builders and developers must submit a Demolition Management Plan that takes into account all aspects of the proposed demolition or building works.

- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

- The applicant / owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant / owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.

- This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

- 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.

- In accordance with the Tree Retention and Removal Policy a bank guarantee must be:

  1. Issued to City of Melbourne, ABN: 55 370 219 287.
  2. From a recognised Australian bank.
  3. Unconditional (i.e. no end date).
  4. Executed (i.e. signed and dated with the bank stamp).

  Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.

  At the time of lodgement of the bank guarantee the completed Project Arborist Confirmation Form must be provided. On completion of the works the bank

guarantee will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the health of the subject public trees has not been compromised.

Approval for any tree removal is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. It should be noted that certain tree removals including but not limited significant or controversial tree removals, may be subject to decision by Council or a Committee of Council.

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