

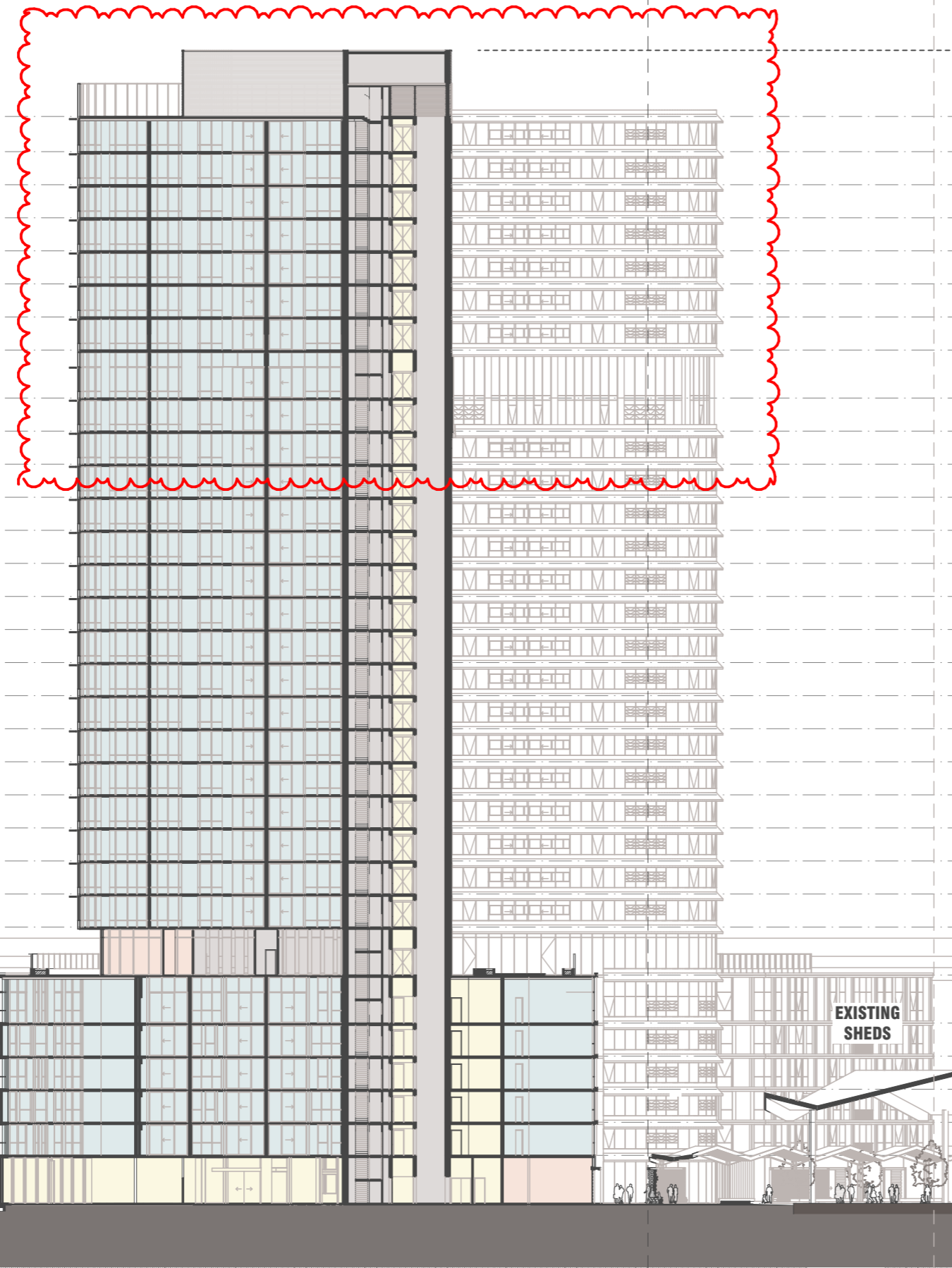
REVISION		JH	15.12.2021
-	ISSUE FOR TOWN PLANNING SUBMISSION	JH	15.12.2021
A	PLANNING RFI RESPONSES	JH	26.05.2022
> B	PLANNING RFI RESPONSES	JH	11.08.2022

SOUTH SITE BOUNDARY

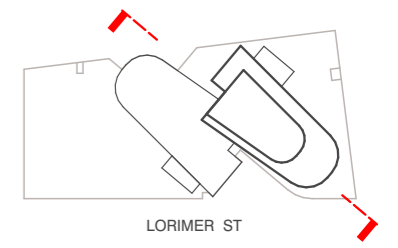
NORTH SITE BOUNDARY

NORTH SITE BOUNDARY BEYOND

LORIMER ST



- ROOF AHD 105.050
- LEVEL 30 AHD 101.750
- LEVEL 29 AHD 99.650
- LEVEL 28 AHD 95.550
- LEVEL 27 AHD 92.450
- LEVEL 26 AHD 89.350
- LEVEL 25 AHD 86.250
- LEVEL 24 AHD 83.150
- LEVEL 23 AHD 79.650
- LEVEL 22 AHD 75.550
- LEVEL 21 AHD 72.450
- LEVEL 20 AHD 69.350
- LEVEL 19 AHD 66.250
- LEVEL 18 AHD 63.150
- LEVEL 17 AHD 60.050
- LEVEL 16 AHD 56.950
- LEVEL 15 AHD 53.850
- LEVEL 14 AHD 50.750
- LEVEL 13 AHD 47.650
- LEVEL 12 AHD 44.550
- LEVEL 11 AHD 41.450
- LEVEL 10 AHD 38.350
- LEVEL 9 AHD 35.250
- LEVEL 8 AHD 32.150
- LEVEL 7 AHD 29.050
- LEVEL 6 AHD 24.550
- LEVEL 5 AHD 20.050
- LEVEL 4 AHD 16.950
- LEVEL 3 AHD 13.850
- LEVEL 2 AHD 10.750
- LEVEL 1 AHD 7.650
- GROUND AHD 3.150



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 2 RIVERSIDE QUAY, SOUTH BANK  
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 TELEPHONE: + 61 3 8696 3888  
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EH	11.08.2022	JH	11.08.2022	21052

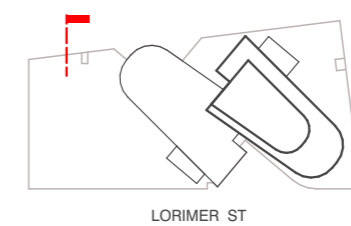
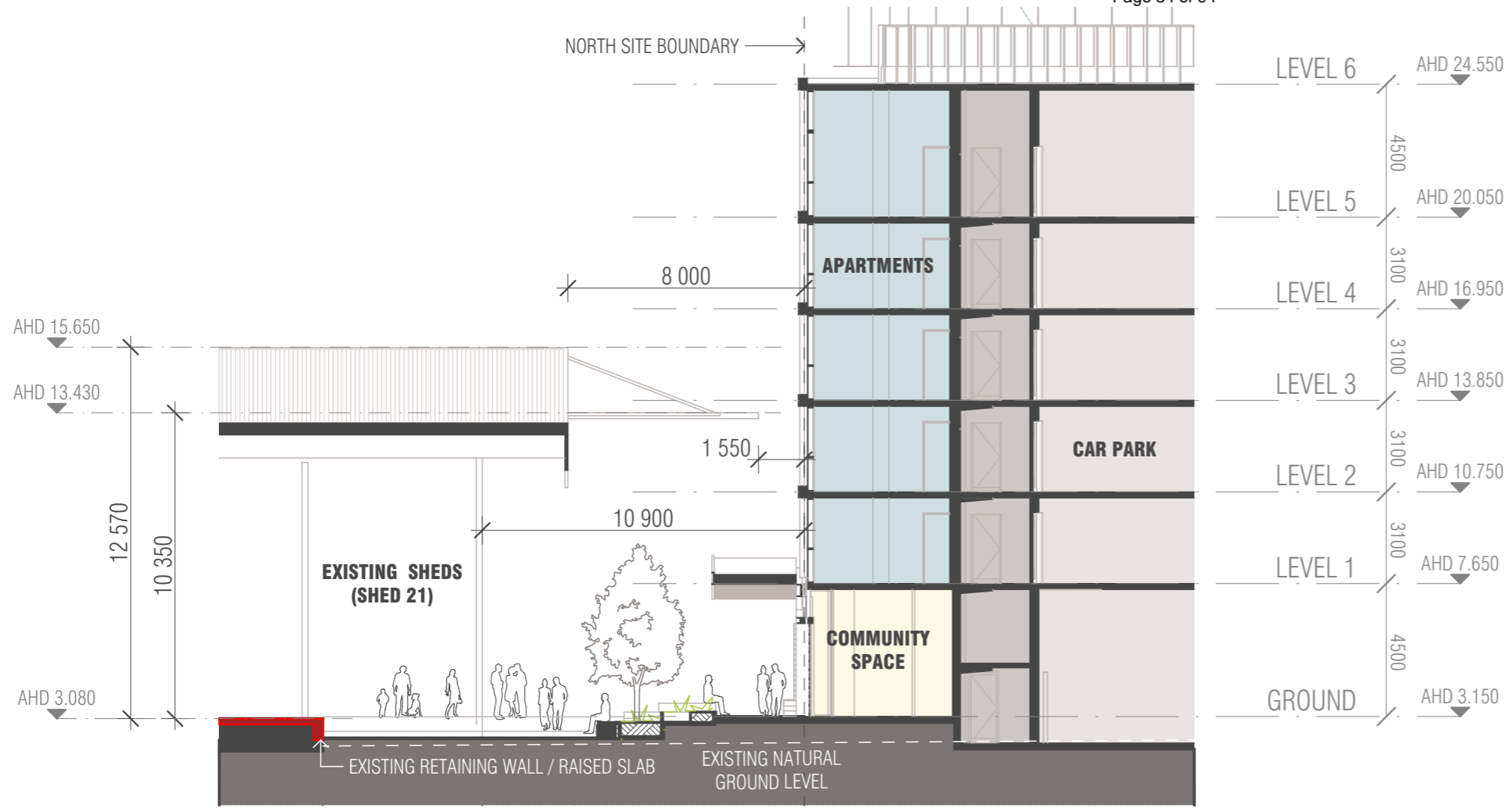
**PROJECT**  
 BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008

**DRAWING TITLE**  
 SECTION BB

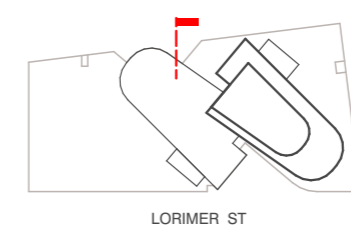
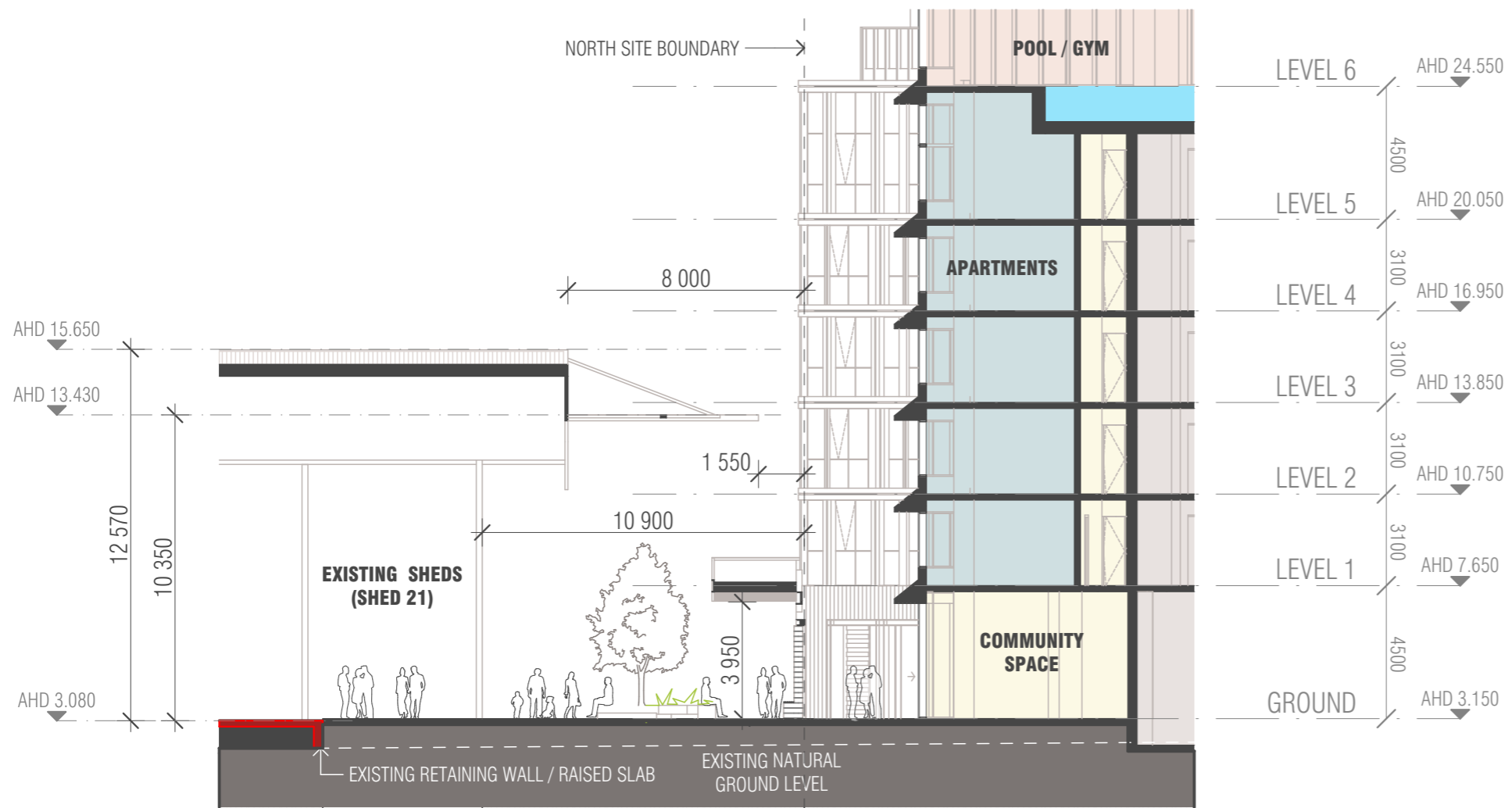
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:500@A3

REV. B  
 DRAWING NO. **TP251**

Bibicond\_BMS2019023 - BIMcloud Base for ARCHICAD 23/21052\_Lorimer\_Section\_BB.dwg



**TP SECTION CC**  
SCALE 1:200@A3



**TP SECTION DD**  
SCALE 1:200@A3

REVISION		JH	15.12.2021
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2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
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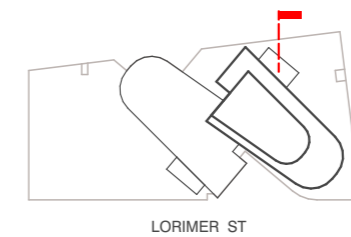
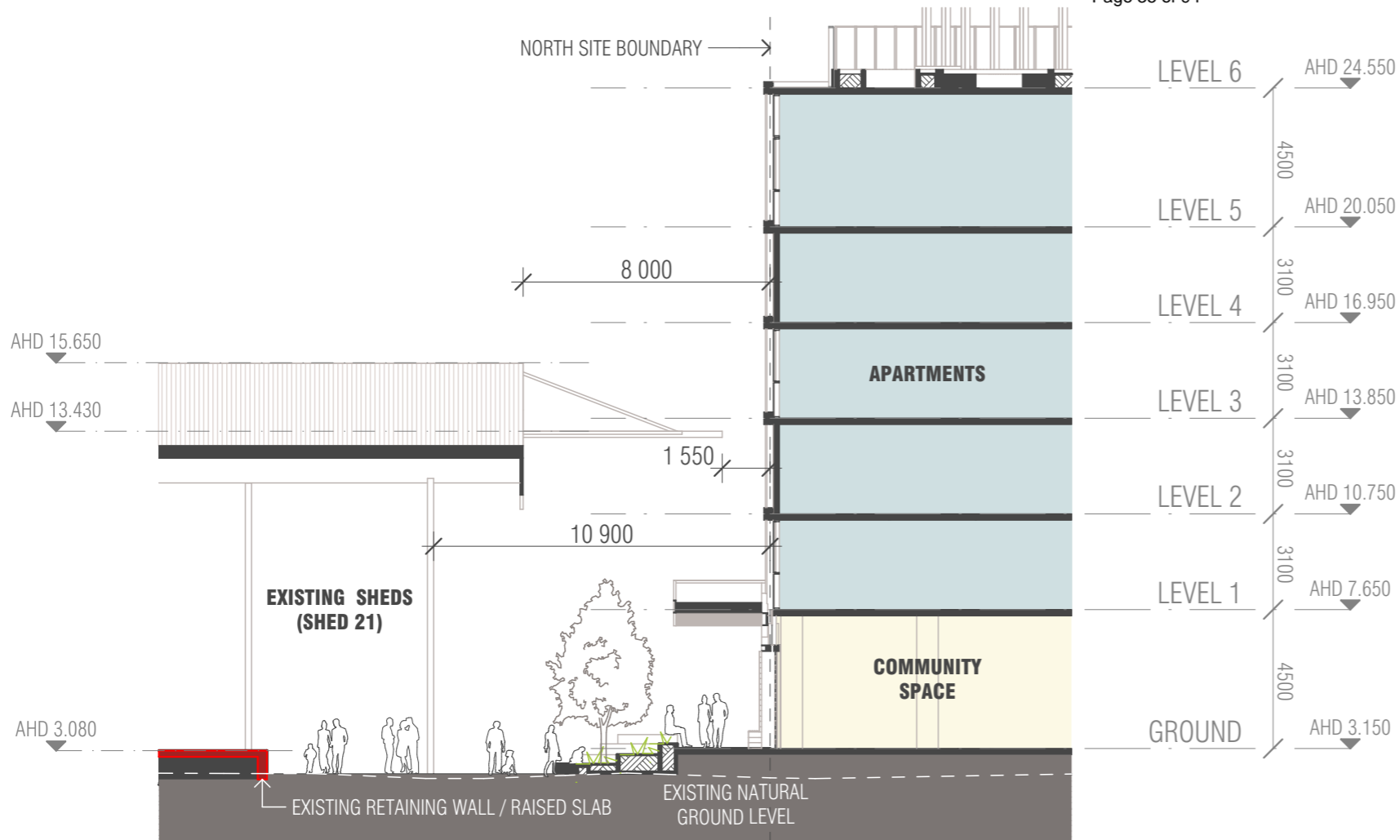
**PROJECT**  
BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008

**DRAWING TITLE**  
SECTION CC & DD

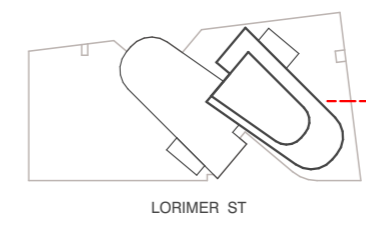
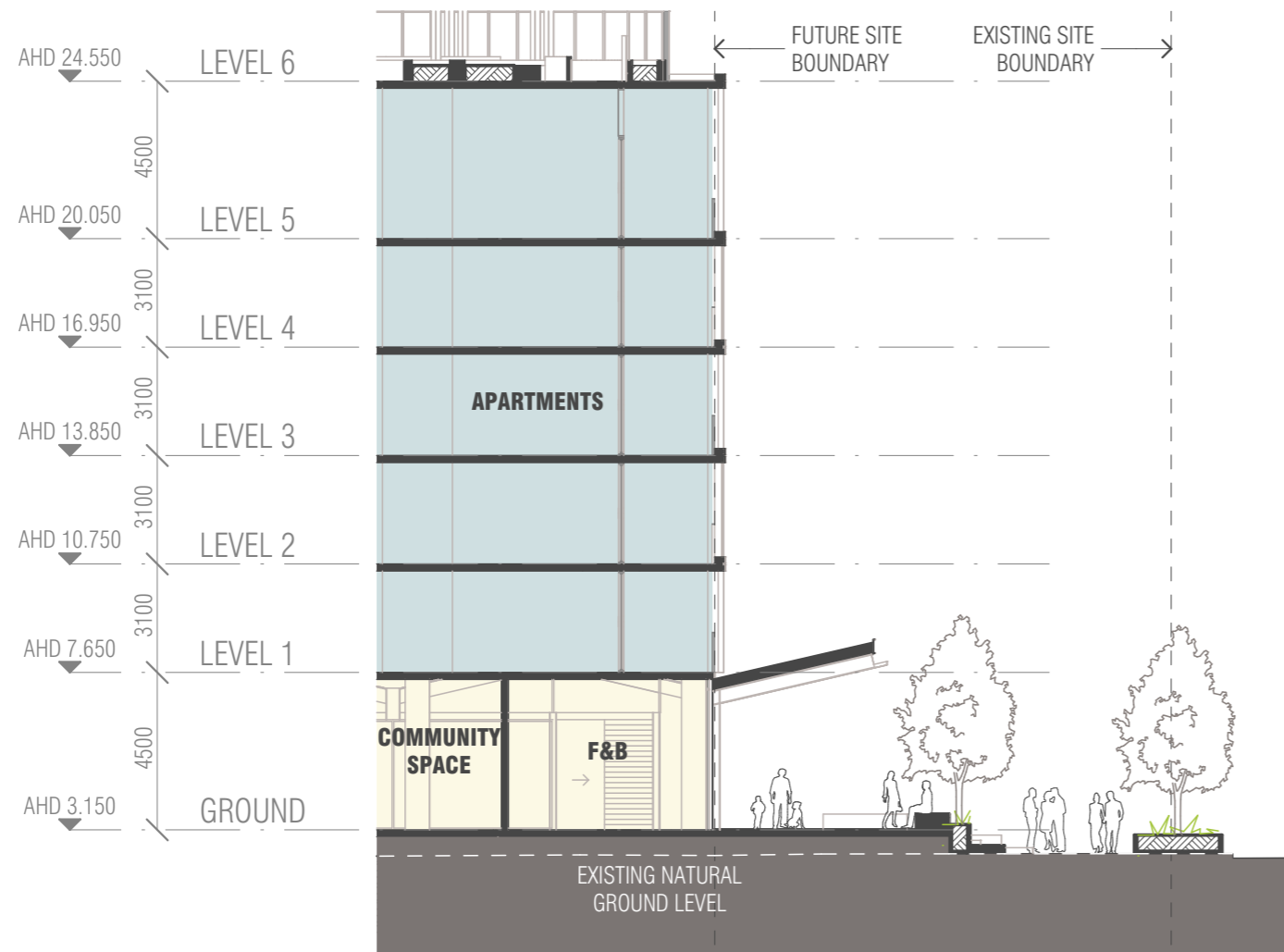
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:200@A3

REV. B  
DRAWING NO. **TP252**

B:\bolton - BMS\RFI\02 - BMS\bolton Base for RFICAD\22071052 - Lorimer Street\0102 - Lorimer St General



TP SECTION EE  
SCALE 1:200@A3



TP SECTION FF  
SCALE 1:200@A3

REVISION			
A	PLANNING RFI RESPONSES	JH	26.05.2022
B	PLANNING RFI RESPONSES	JH	11.08.2022

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 2 RIVERSIDE QUAY, SOUTHBANK  
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EH	11.08.2022	JH	11.08.2022	21052

**PROJECT**  
 BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008

**DRAWING TITLE**  
 SECTION EE & FF

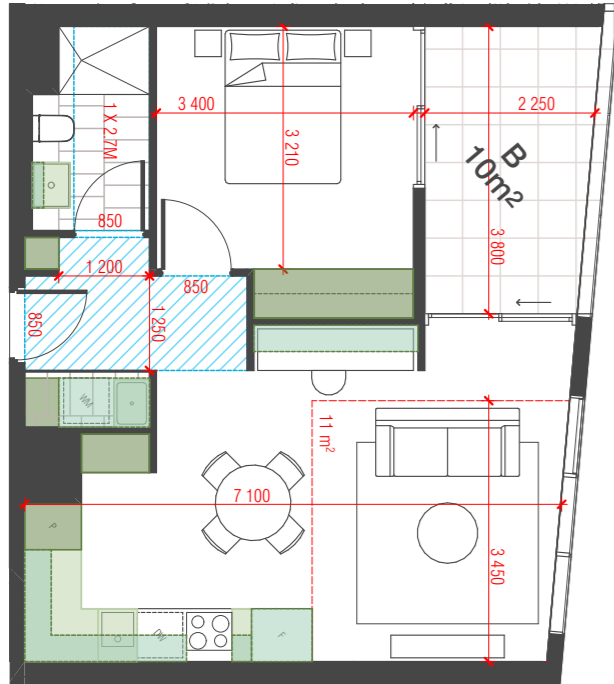
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:200@A3

REV.	DRAWING NO.
B	TP253

B:\Bolton - BMS\RFI\23 - BMS\Bolton Base for RFICAD\23\21052 - Lorimer Street\0102 - Lorimer St General







APT TYPE	STORAGE TYPE	VOLUME
1BR APT A06	FULL CPD	6.7
	LOW CPD	1.7
	O/H CPD	2.2
		10.6 m <sup>3</sup>

APARTMENT DESIGN STANDARDS	PROPOSED
CROSS VENTILATION	NOT ACHIEVED
ACCESSIBLE	ACHIEVED

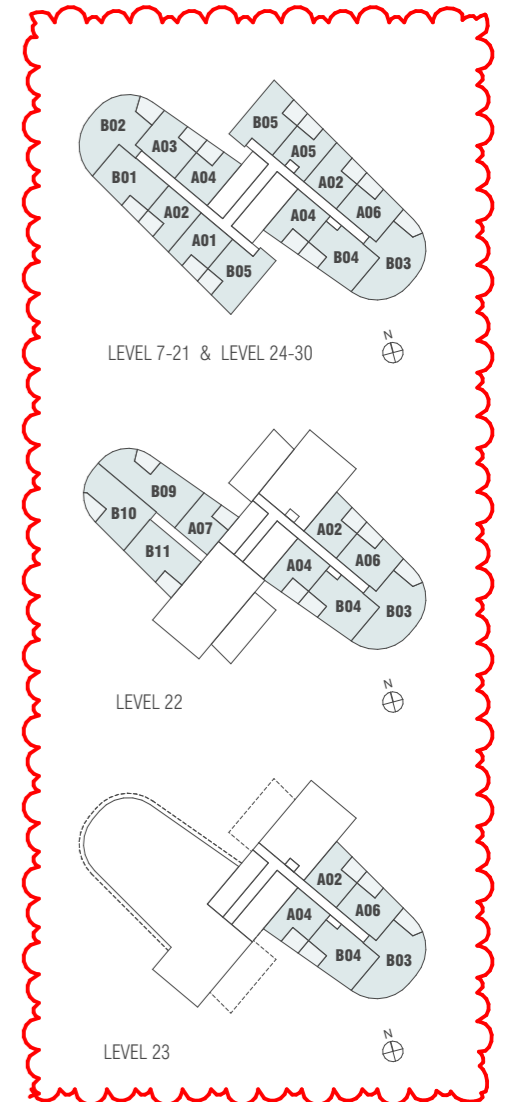


APT TYPE	STORAGE TYPE	VOLUME
1BR APT A07	FULL CPD	4.4
	LOW CPD	0.8
	O/H CPD	1.2
		6.4 m <sup>3</sup>

APARTMENT DESIGN STANDARDS	PROPOSED
CROSS VENTILATION	NOT ACHIEVED
ACCESSIBLE	NOT ACHIEVED

LEGEND

- CROSS VENTILATED APARTMENTS
- ACCESSIBLE APARTMENTS



REVISION		REVISION	
-	ISSUE FOR TOWN PLANNING SUBMISSION	JH	15.12.2021
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	1:100@A3

**PROJECT**

BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008

**DRAWING TITLE**

APARTMENT TYPES

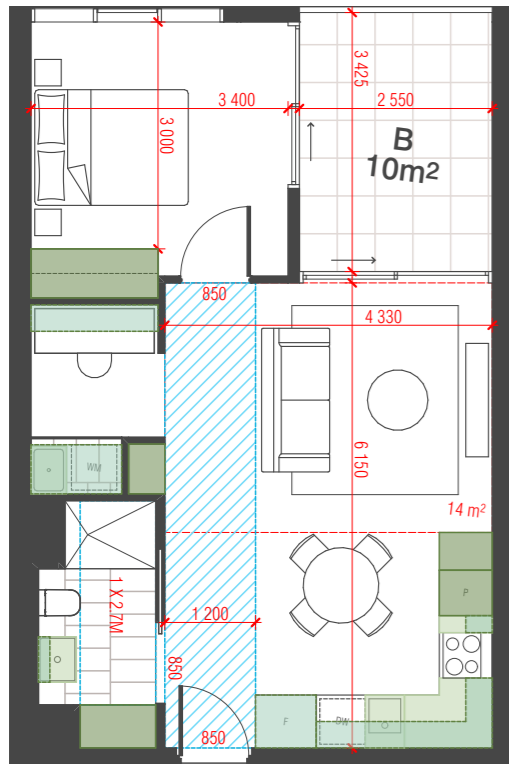
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**ISSUE PURPOSE**

TOWN PLANNING



**REV.** B  
**DRAWING NO.** TP302

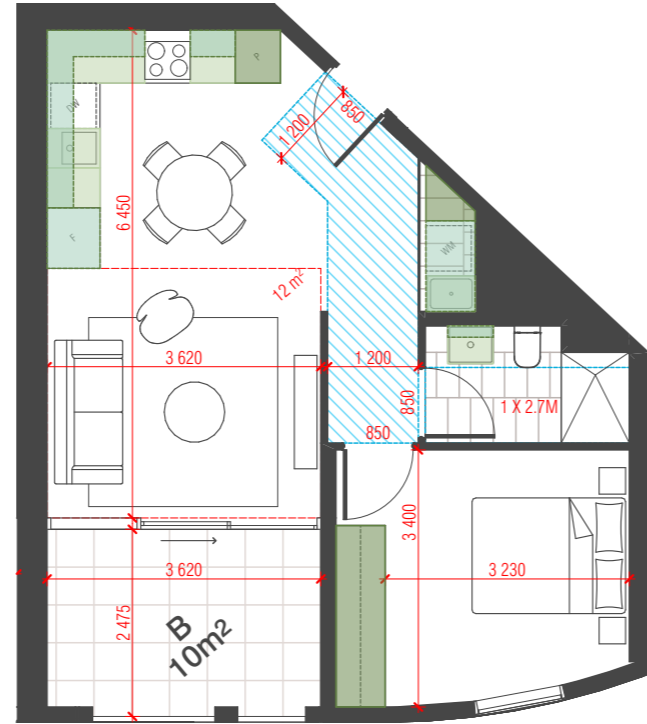


1 BR TYPE A09 30 APTS  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
1BR APT A09	FULL CPD	6.6
	LOW CPD	1.4
	O/H CPD	2.0
		10.0 m <sup>3</sup>

**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION**  
**ACCESSIBLE**

**PROPOSED**  
NOT ACHIEVED  
ACHIEVED

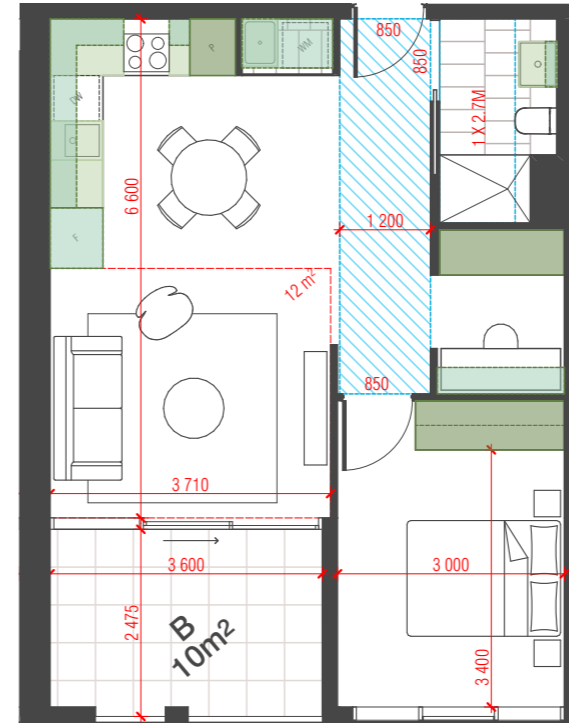


1 BR TYPE A10 5 APTS  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
1BR APT A10	FULL CPD	5.4
	LOW CPD	1.9
	O/H CPD	1.7
		9.0 m <sup>3</sup>

**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION**  
**ACCESSIBLE**

**PROPOSED**  
NOT ACHIEVED  
ACHIEVED



1 BR TYPE A11 10 APTS  
SCALE 1:100@A3

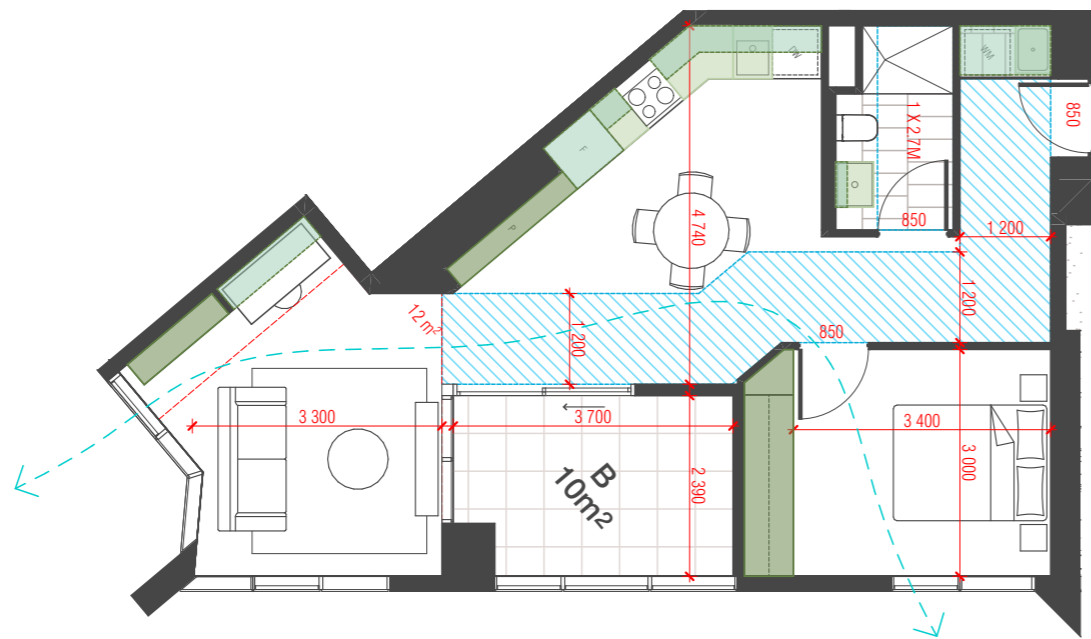
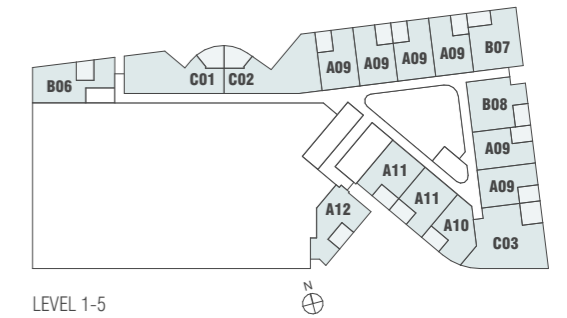
APT TYPE	STORAGE TYPE	VOLUME
1BR APT A11	FULL CPD	6.6
	LOW CPD	1.7
	O/H CPD	2.1
		10.4 m <sup>3</sup>

**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION**  
**ACCESSIBLE**

**PROPOSED**  
NOT ACHIEVED  
ACHIEVED

**LEGEND**

- CROSS VENTILATED APARTMENTS
- ACCESSIBLE APARTMENTS



**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION**  
**ACCESSIBLE**

**PROPOSED**  
ACHIEVED  
ACHIEVED

1 BR TYPE A12 5 APTS  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
1BR APT A12	FULL CPD	7.0
	LOW CPD	1.3
	O/H CPD	1.7
		10.0 m <sup>3</sup>

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21052 Lorimer Street/21052 Lorimer St General

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
EH	11.08.2022	JH	11.08.2022	21052	1:100@A3	APARTMENT TYPES

**PROJECT**  
BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008



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2 RIVERSIDE QUAY, SOUTHBANK  
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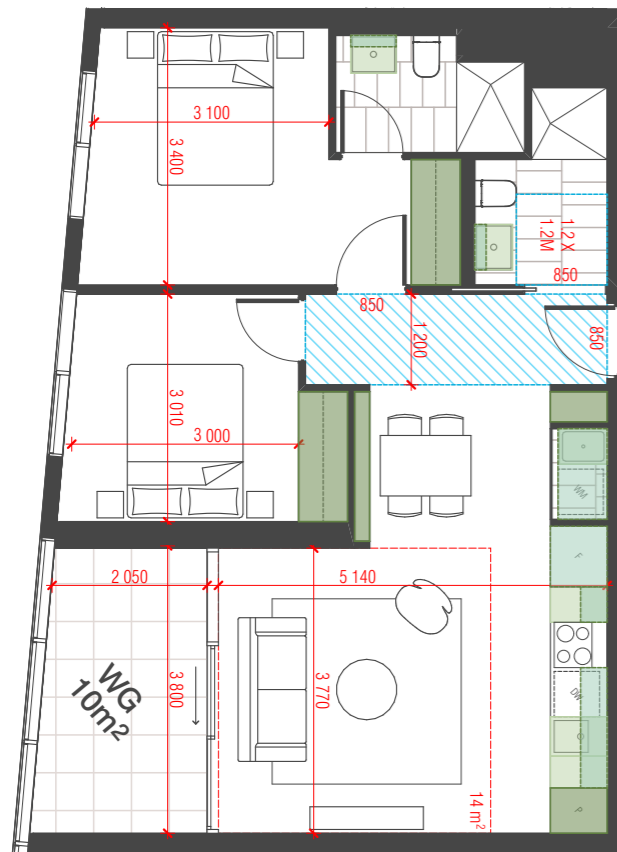
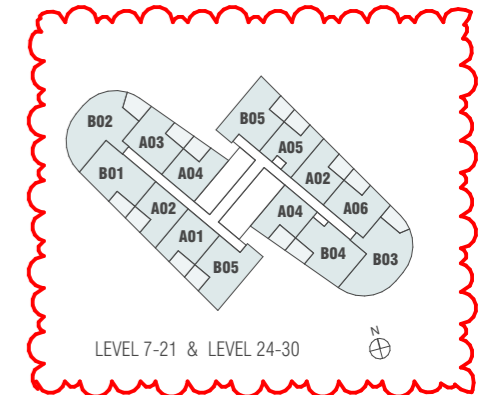


**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** B  
**DRAWING NO.** TP303

**LEGEND**

-  CROSS VENTILATED APARTMENTS
-  ACCESSIBLE APARTMENTS



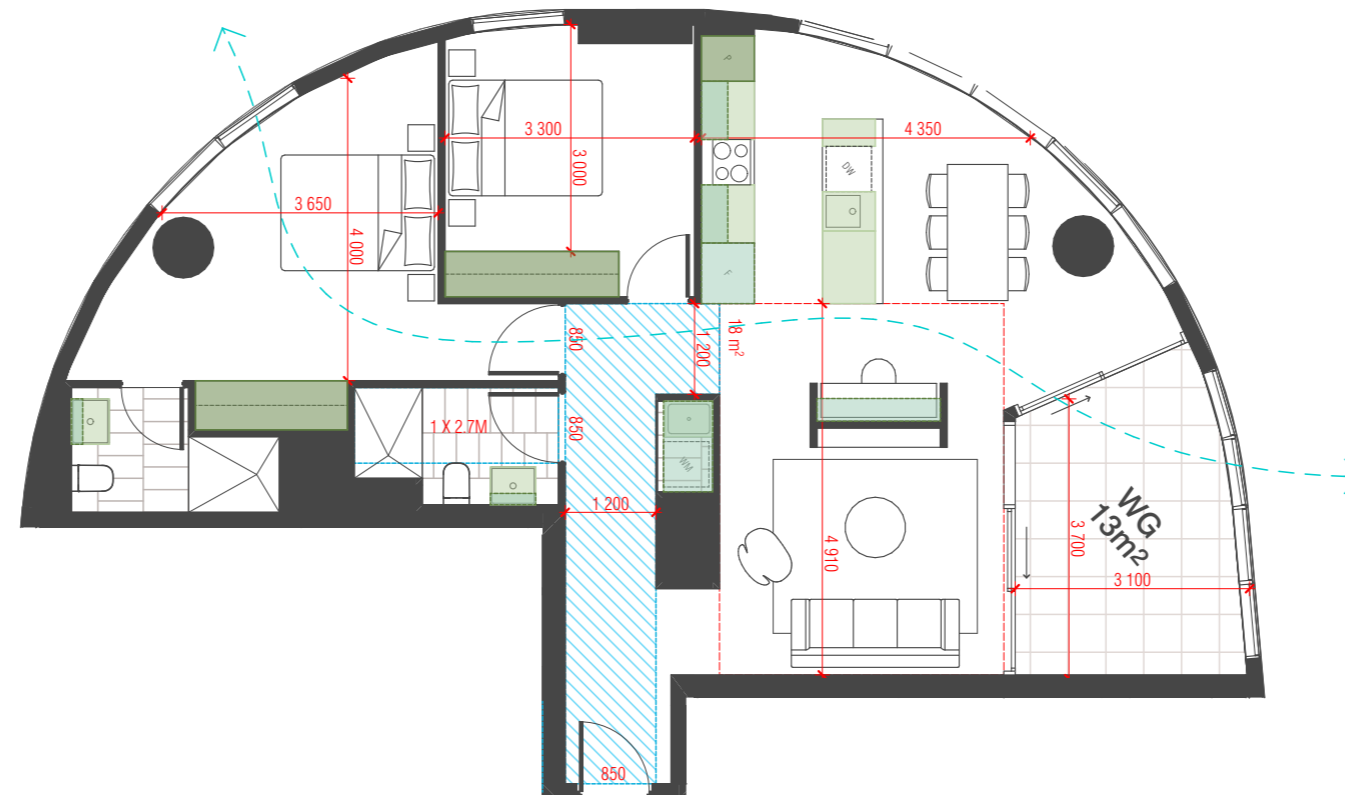
2BR TYPE B01

SCALE 1:100@A3

22 APTS

APT TYPE	STORAGE TYPE	VOLUME
2BR APT B01	FULL CPD	8.1
	LOW CPD	1.1
	O/H CPD	1.2
	<b>TOTAL</b>	<b>10.4 m³</b>

APARTMENT DESIGN STANDARDS	PROPOSED
CROSS VENTILATION	NOT ACHIEVED
ACCESSIBLE	ACHIEVED



2BR TYPE B02

SCALE 1:100@A3

22 APTS

APT TYPE	STORAGE TYPE	VOLUME
2BR APT B02	FULL CPD	7.4
	LOW CPD	2.3
	O/H CPD	1.5
	<b>TOTAL</b>	<b>11.2 m³</b>

APARTMENT DESIGN STANDARDS	PROPOSED
CROSS VENTILATION	ACHIEVED
ACCESSIBLE	ACHIEVED

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**PROJECT**  
 BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008

**DRAWING TITLE**  
 APARTMENT TYPES

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 VICTORIA 3006 AUSTRALIA  
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 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

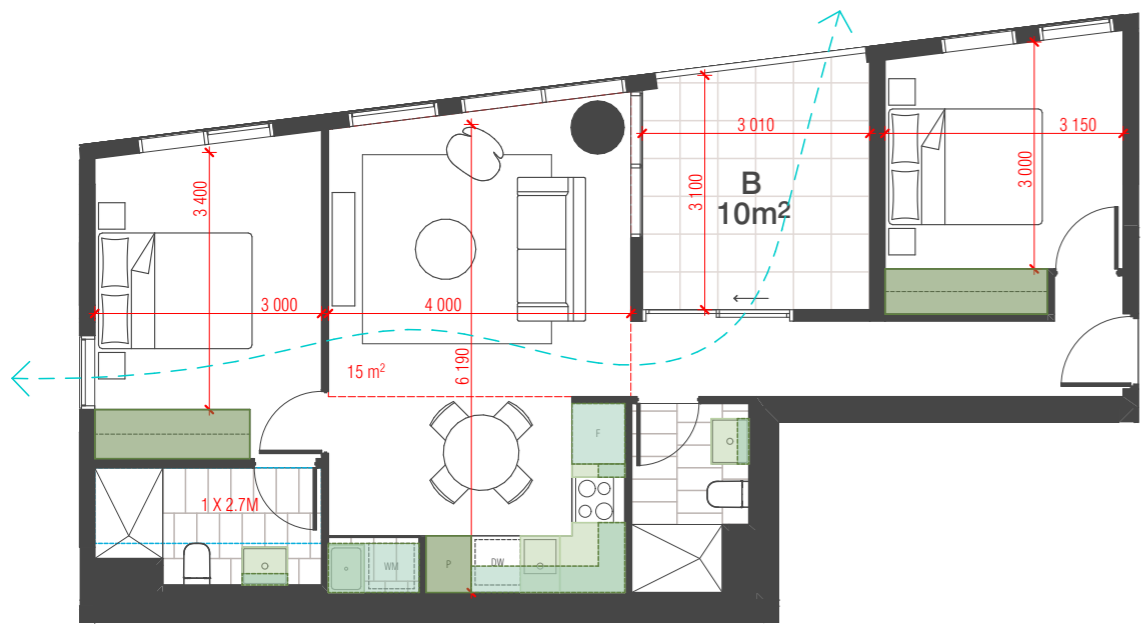
**ISSUE PURPOSE**  
 TOWN PLANNING



**REV.** B  
**DRAWING NO.** TP304



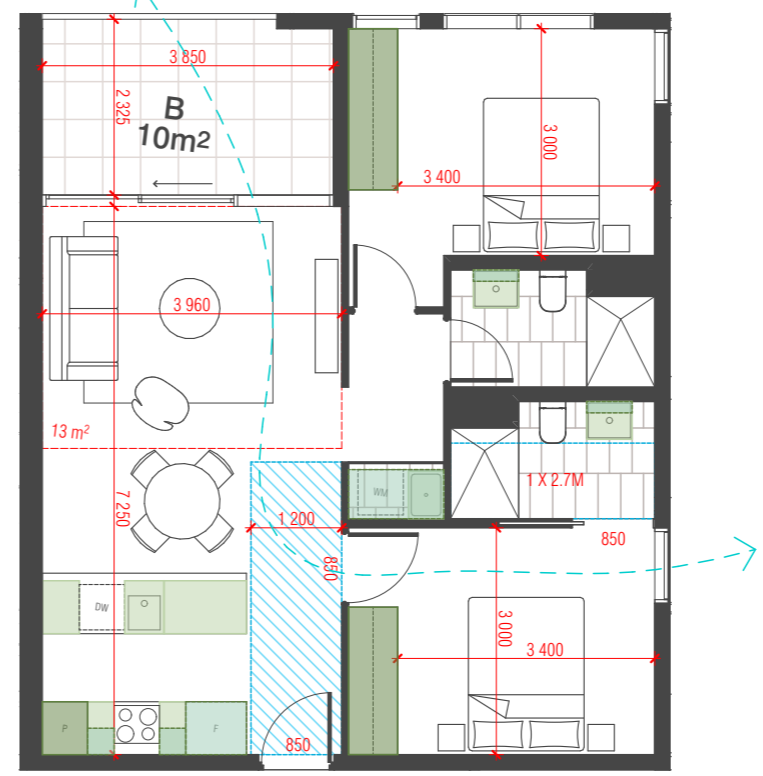




2BR TYPE B06 5 APTS  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
2BR APT B06	FULL CPD	7.4
	LOW CPD	1.3
	O/H CPD	1.4
		10.1 m³

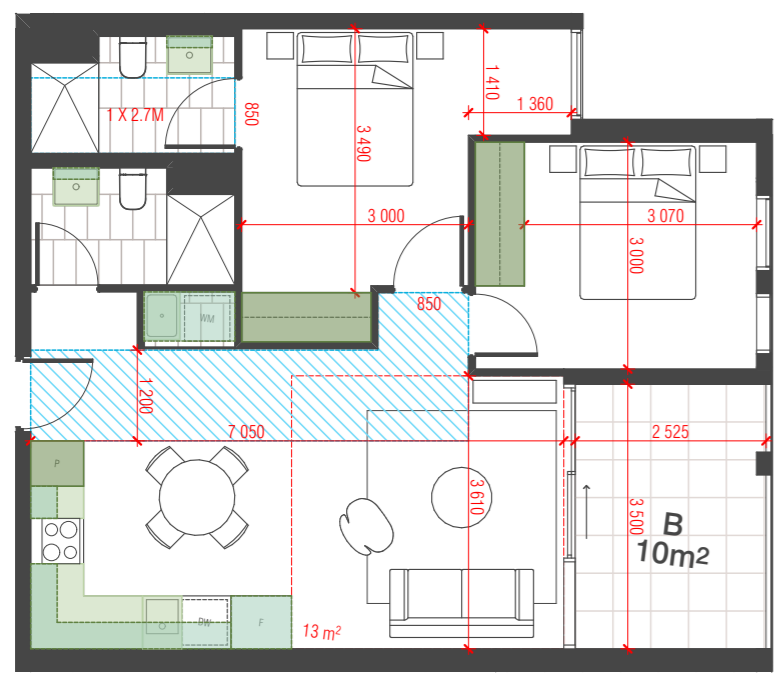
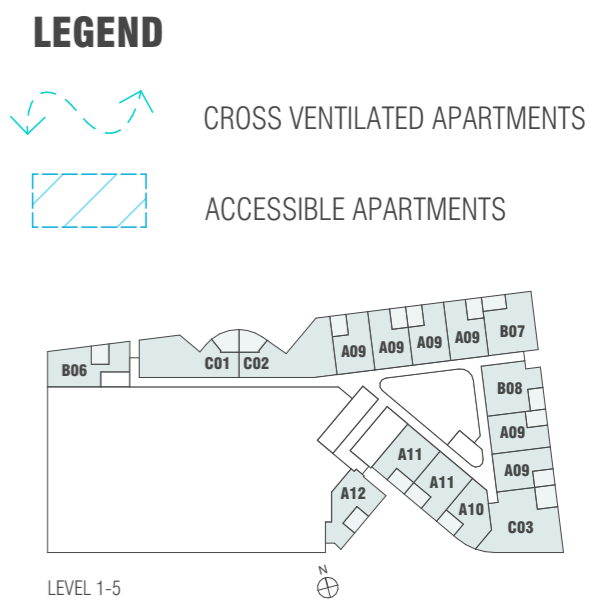
**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION** PROPOSED ACHIEVED  
**ACCESSIBLE** NOT ACHIEVED



2BR TYPE B07 5 APTS  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
2BR APT B07	FULL CPD	7.3
	LOW CPD	1.9
	O/H CPD	0.9
		10.1 m³

**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION** PROPOSED ACHIEVED  
**ACCESSIBLE** ACHIEVED



**APARTMENT DESIGN STANDARDS**  
**CROSS VENTILATION** PROPOSED NOT ACHIEVED  
**ACCESSIBLE** ACHIEVED

2BR TYPE B08 5 APTS  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
2BR APT B08	FULL CPD	6.7
	LOW CPD	2.0
	O/H CPD	1.8
		10.5 m³

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	1:100@A3

**PROJECT**  
 BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008



**FENDER KATSALIDIS**  
 WWW.FKAUSTRALIA.COM  
 2 RIVERSIDE QUAY, SOUTHBANK  
 VICTORIA 3006 AUSTRALIA  
 TELEPHONE: +61 3 8696 3888  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

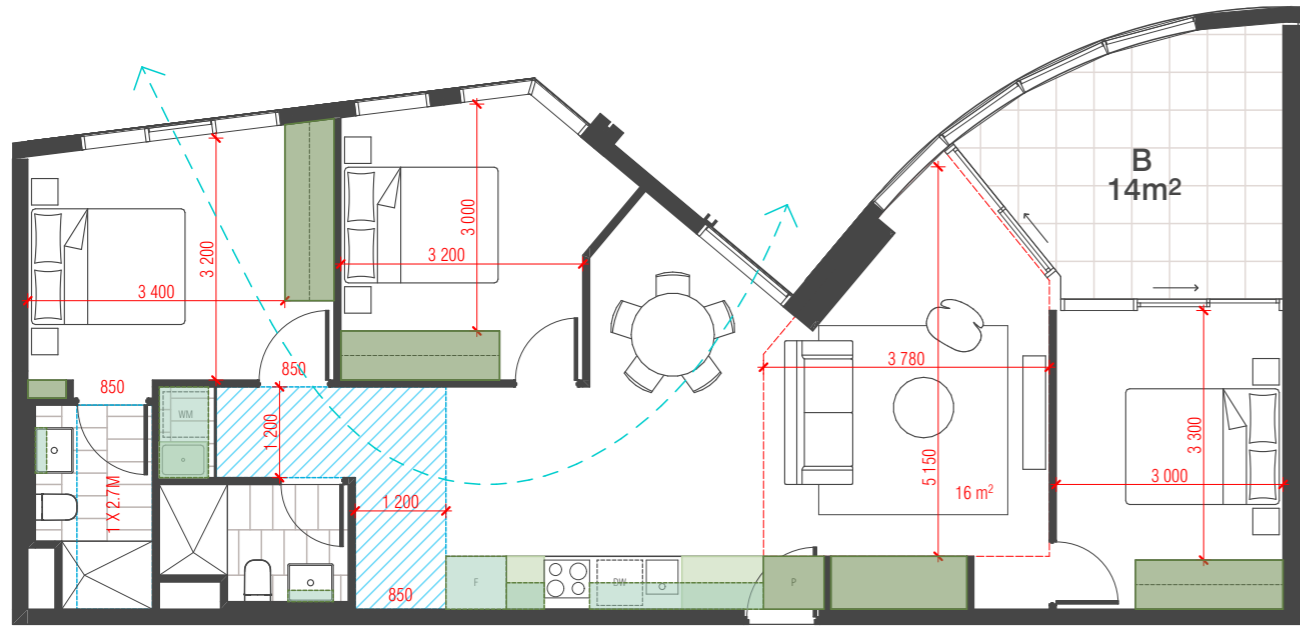
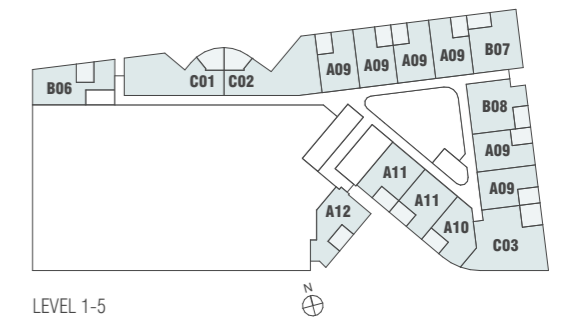


**ISSUE PURPOSE**  
 TOWN PLANNING

**REV. DRAWING NO.**  
 B TP306

**LEGEND**

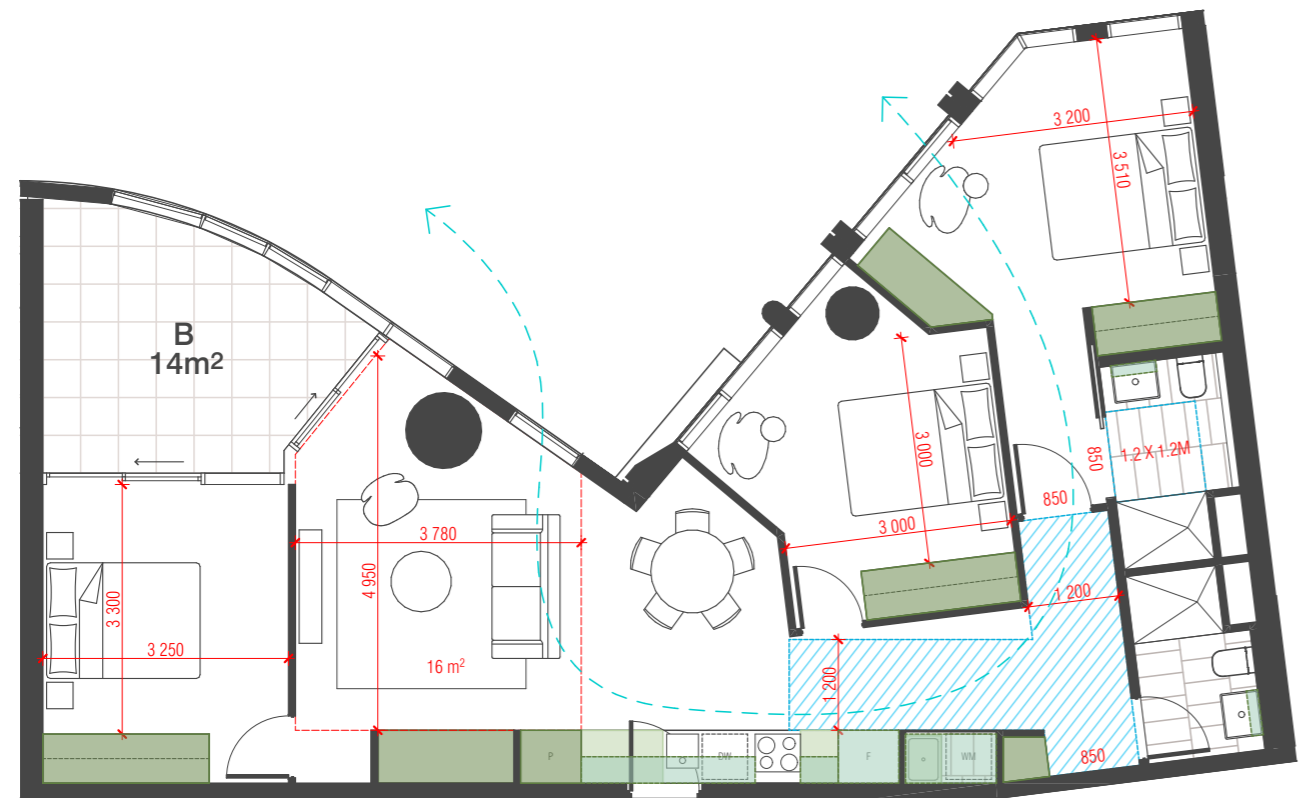
-  CROSS VENTILATED APARTMENTS
-  ACCESSIBLE APARTMENTS



**APARTMENT DESIGN STANDARDS**    **PROPOSED**  
**CROSS VENTILATION**                    ACHIEVED  
**ACCESSIBLE**                                ACHIEVED

3BR TYPE C01                                5 APTS  
 SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
3BR APT C01	FULL CPD	14.6
	LOW CPD	1.1
	O/H CPD	1.4
		17.1 m³



**APARTMENT DESIGN STANDARDS**    **PROPOSED**  
**CROSS VENTILATION**                    ACHIEVED  
**ACCESSIBLE**                                ACHIEVED

3BR TYPE C02                                5 APTS  
 SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
3BR APT C02	FULL CPD	16.7
	LOW CPD	1.1
	O/H CPD	1.4
		19.2 m³

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21052 Lorimer Street/21052 Lorimer St General

REVISION		REVISION	
-	ISSUE FOR TOWN PLANNING SUBMISSION	JH	15.12.2021
A	PLANNING RFI RESPONSES	JH	26.05.2022
> B	PLANNING RFI RESPONSES	JH	11.08.2022

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	1:100@A3

**PROJECT**  
 BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008

**DRAWING TITLE**  
 APARTMENT TYPES



**FENDER KATSALIDIS**  
 WWW.FKAUSTRALIA.COM  
 2 RIVERSIDE QUAY, SOUTHBANK  
 VICTORIA 3006 AUSTRALIA  
 TELEPHONE: +61 3 8696 3888  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

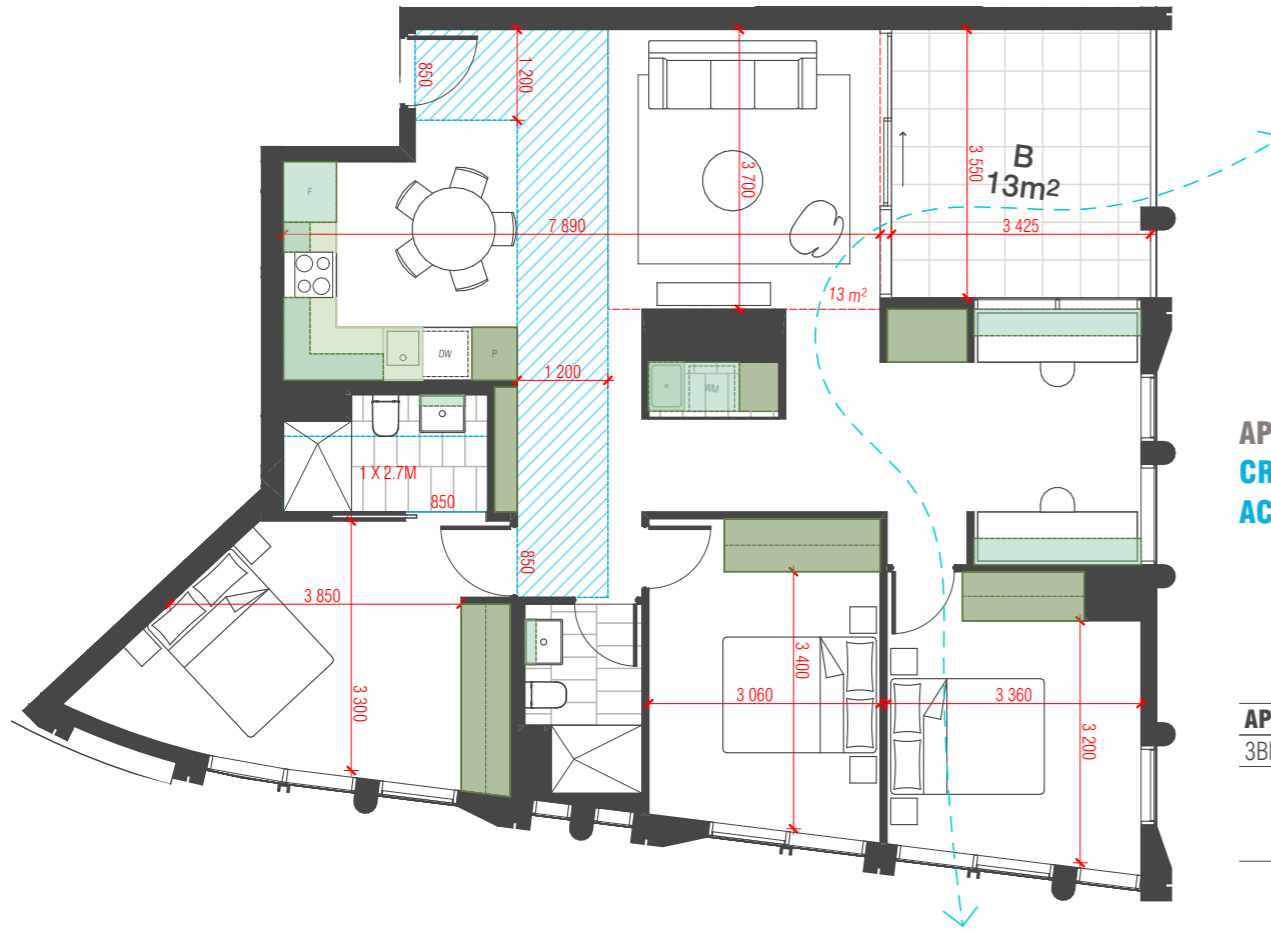
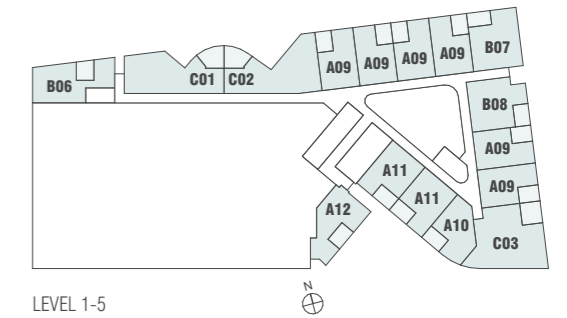
**ISSUE PURPOSE**  
 TOWN PLANNING



**REV.**    **DRAWING NO.**  
 B            **TP307**

**LEGEND**

-  CROSS VENTILATED APARTMENTS
-  ACCESSIBLE APARTMENTS



**APARTMENT DESIGN STANDARDS**    **PROPOSED**  
**CROSS VENTILATION**                    ACHIEVED  
**ACCESSIBLE**                                ACHIEVED

3BR TYPE C03                                5 APTS  
 SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
3BR APT C03	FULL CPD	14.7
	LOW CPD	1.7
	O/H CPD	2.6
		19.0 m <sup>3</sup>

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21052 Lorimer Street/21052 Lorimer St General

REVISION		REVISION	
-	ISSUE FOR TOWN PLANNING SUBMISSION	JH	15.12.2021
A	PLANNING RFI RESPONSES	JH	26.05.2022
B	PLANNING RFI RESPONSES	JH	11.08.2022

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	1:100@A3

**PROJECT**  
 BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008

**DRAWING TITLE**  
 APARTMENT TYPES



**FENDER KATSALIDIS**  
 WWW.FKAUSTRALIA.COM  
 2 RIVERSIDE QUAY, SOUTHBANK  
 VICTORIA 3006 AUSTRALIA  
 TELEPHONE: +61 3 8696 3888  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

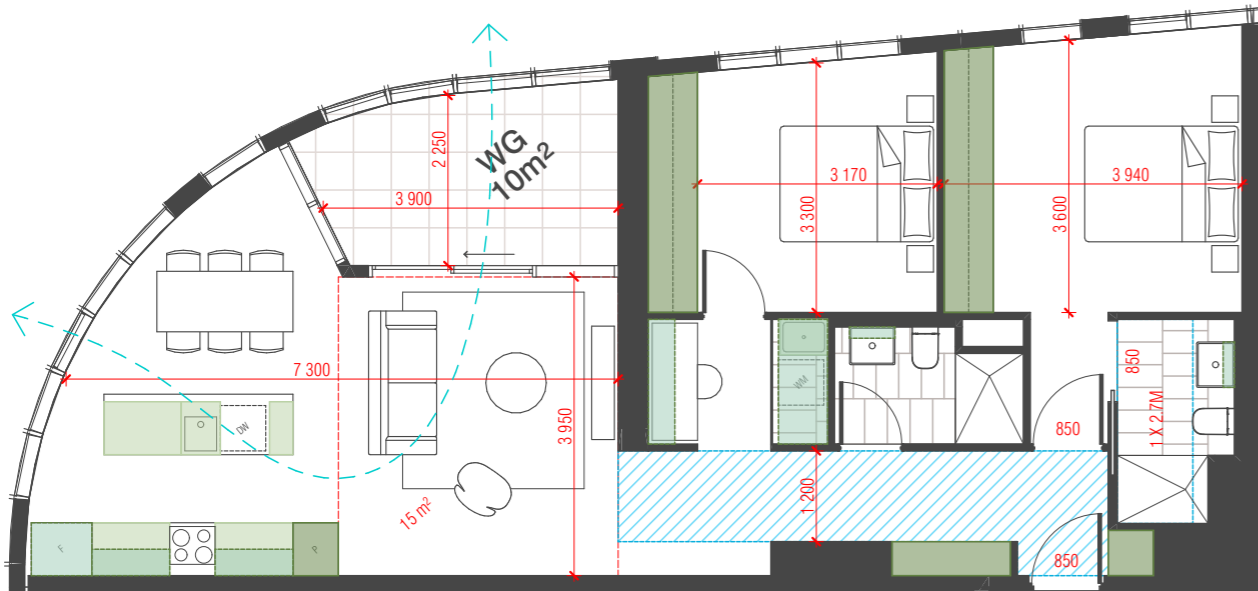
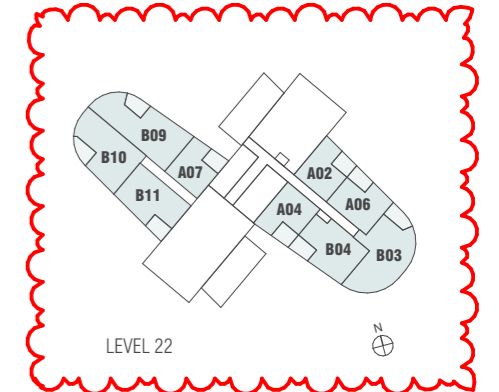
**ISSUE PURPOSE**  
 TOWN PLANNING



**REV.**    **DRAWING NO.**  
 B            **TP308**

**LEGEND**

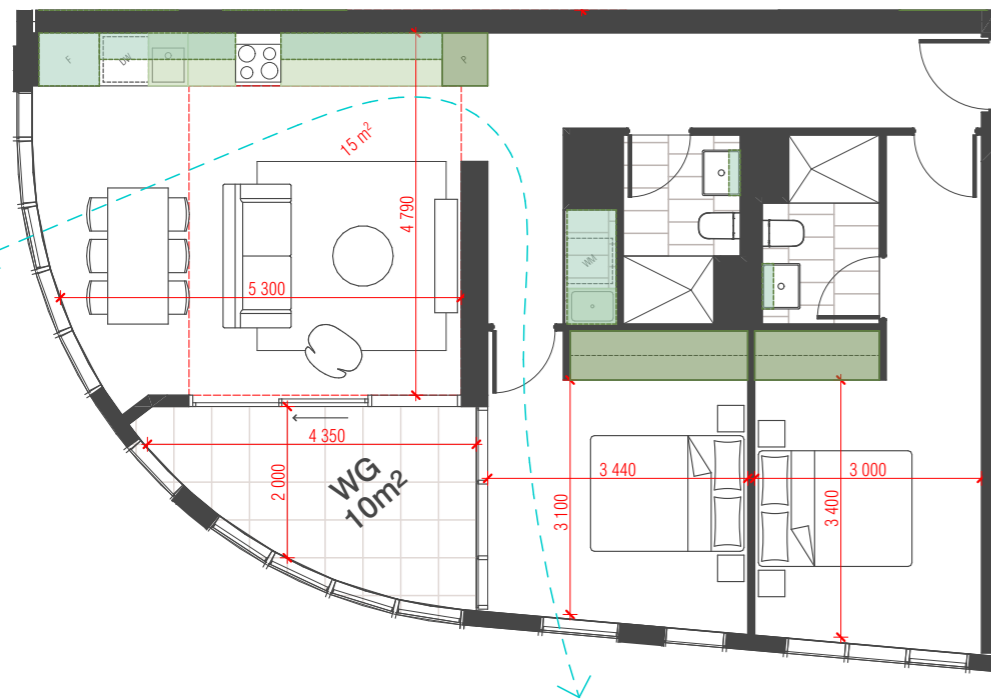
-  CROSS VENTILATED APARTMENTS
-  ACCESSIBLE APARTMENTS



2BR TYPE B09 1 APT  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
3BR APT C03	FULL CPD	14.7
	LOW CPD	1.7
	O/H CPD	2.6
		19.0 m <sup>3</sup>

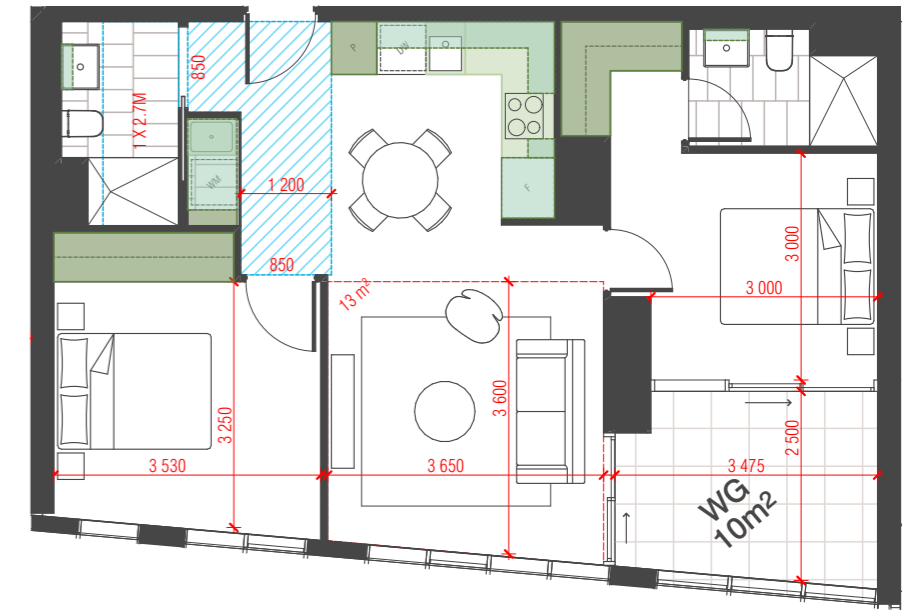
**APARTMENT DESIGN STANDARDS** PROPOSED  
**CROSS VENTILATION** ACHIEVED  
**ACCESSIBLE** ACHIEVED



2BR TYPE B10 1 APT  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
HL APT B10	FULL CPD	7.3
	LOW CPD	2.0
	O/H CPD	1.9
		11.2 m <sup>3</sup>

**APARTMENT DESIGN STANDARDS** PROPOSED  
**CROSS VENTILATION** ACHIEVED  
**ACCESSIBLE** NOT ACHIEVED



2BR TYPE B11 1 APT  
SCALE 1:100@A3

APT TYPE	STORAGE TYPE	VOLUME
HL APT B11	FULL CPD	9.1
	LOW CPD	1.9
	O/H CPD	1.4
		12.4 m <sup>3</sup>

**APARTMENT DESIGN STANDARDS** PROPOSED  
**CROSS VENTILATION** NOT ACHIEVED  
**ACCESSIBLE** ACHIEVED

REVISION	REVISION
B PLANNING RFI RESPONSES	JH 11.08.2022

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	1:100@A3

**PROJECT**  
BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008

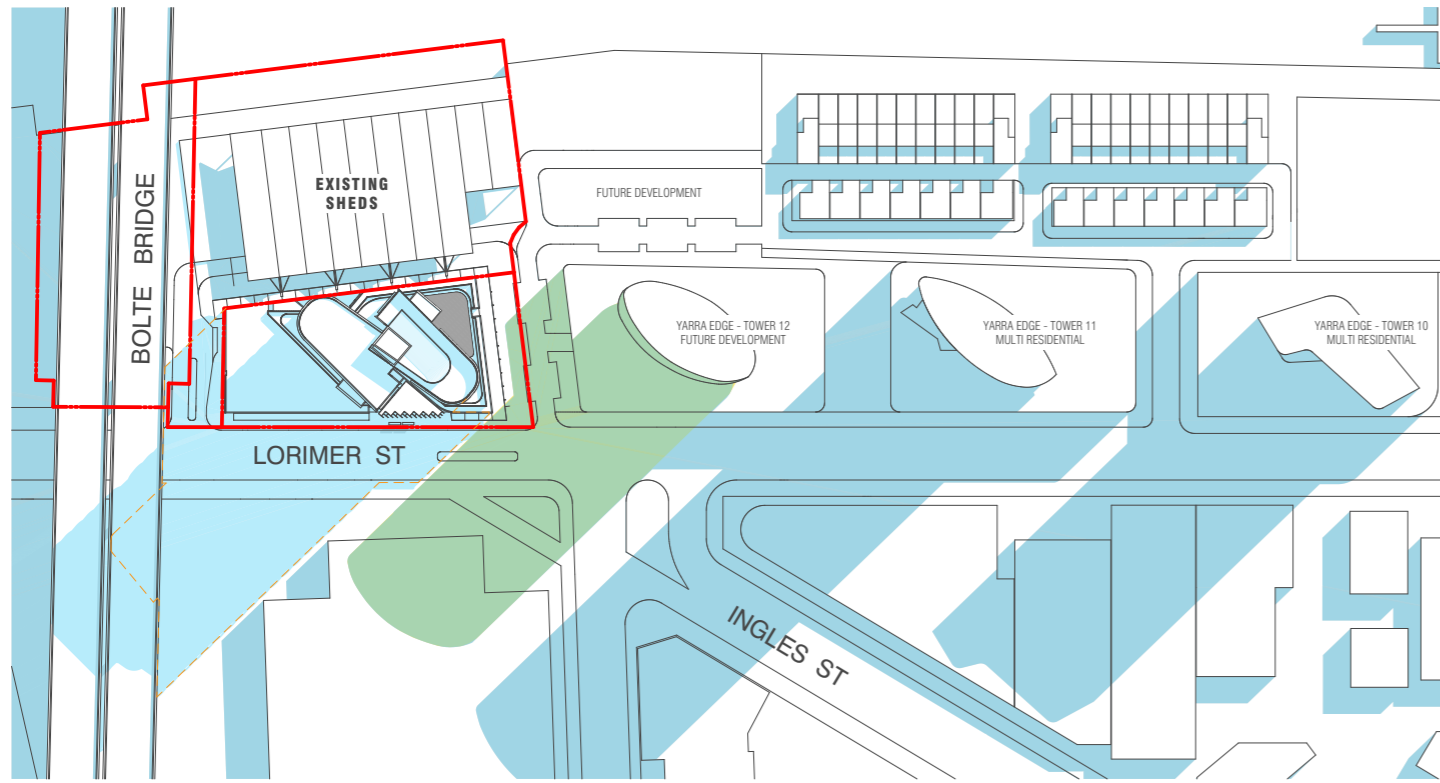
**DRAWING TITLE**  
APARTMENT TYPES

**FENDER KATSAIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032

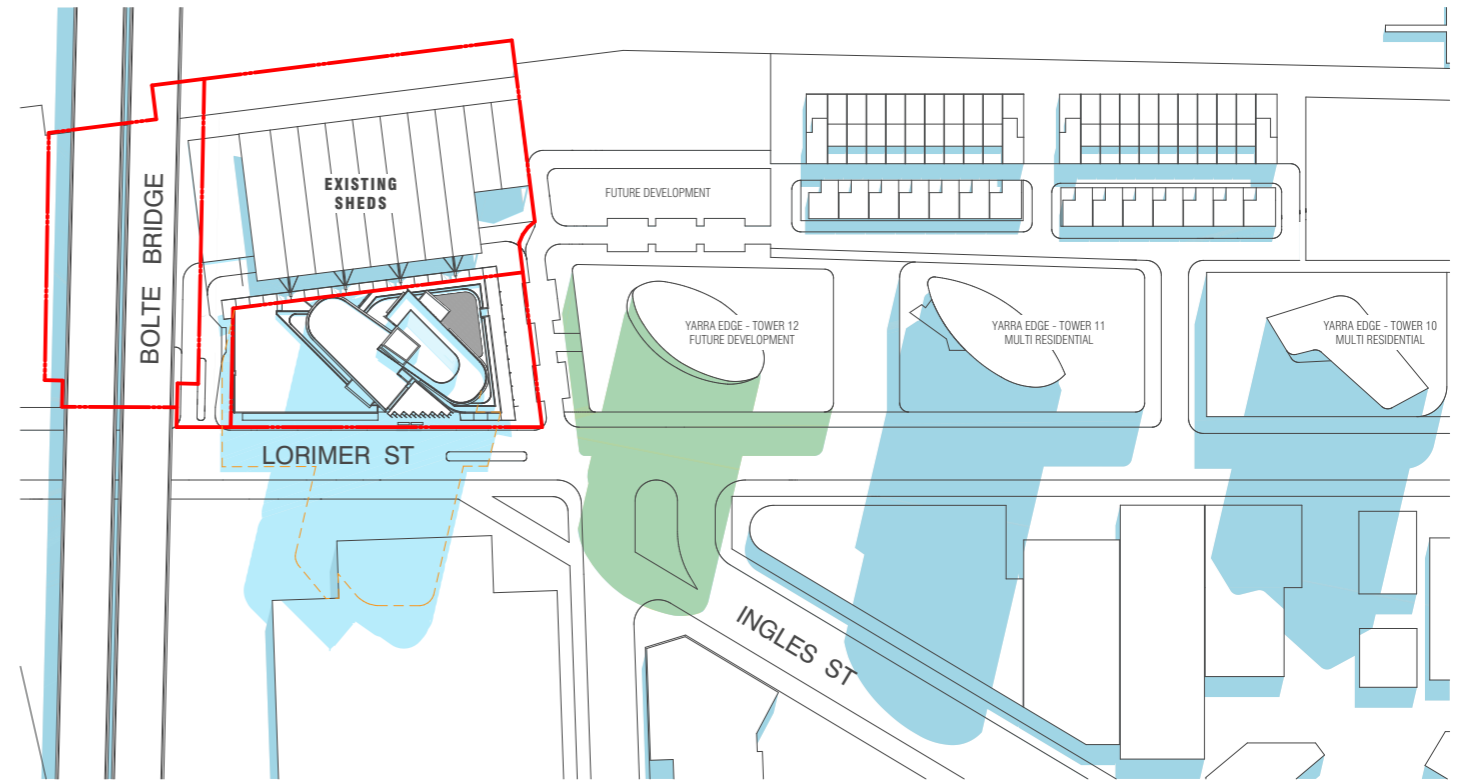
**ISSUE PURPOSE**  
TOWN PLANNING



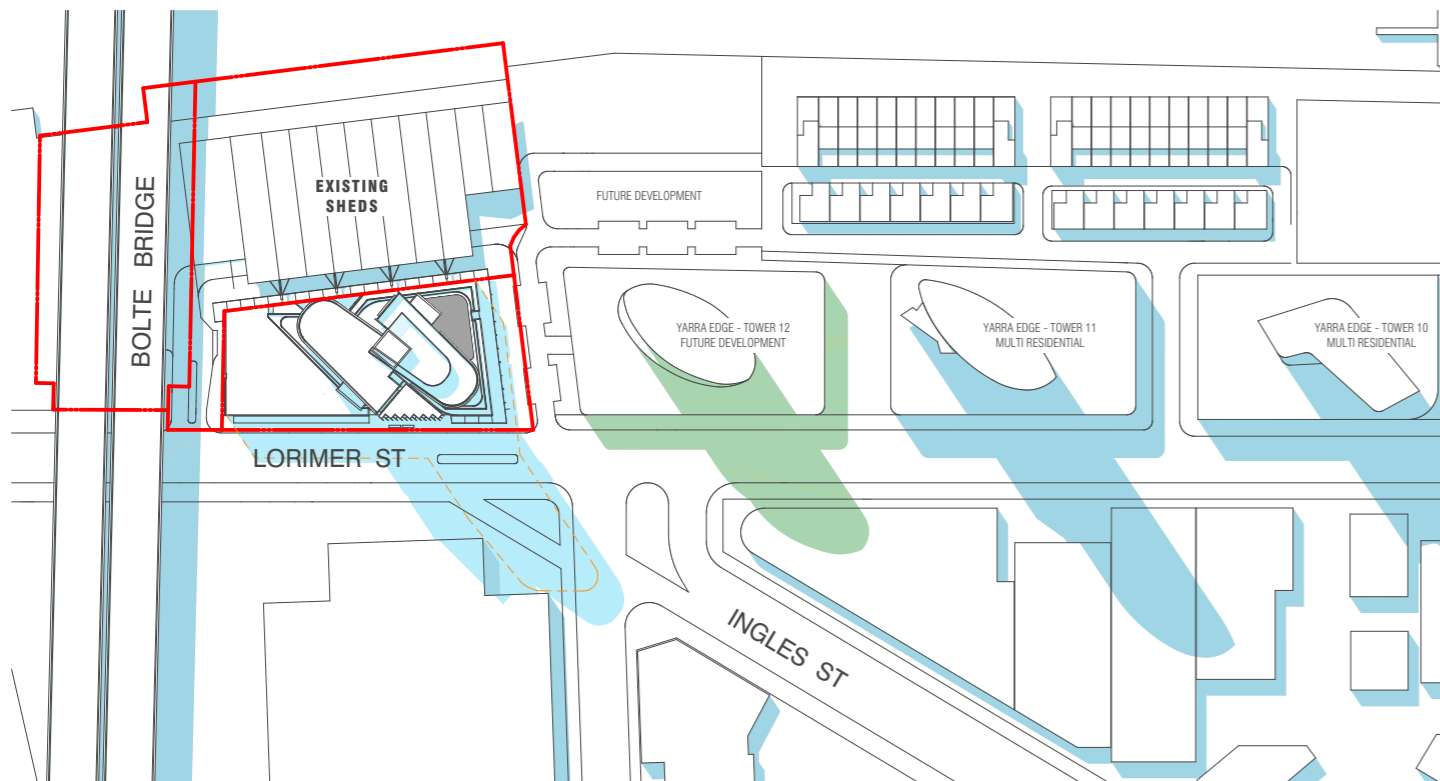
**REV.** B  
**DRAWING NO.** TP309



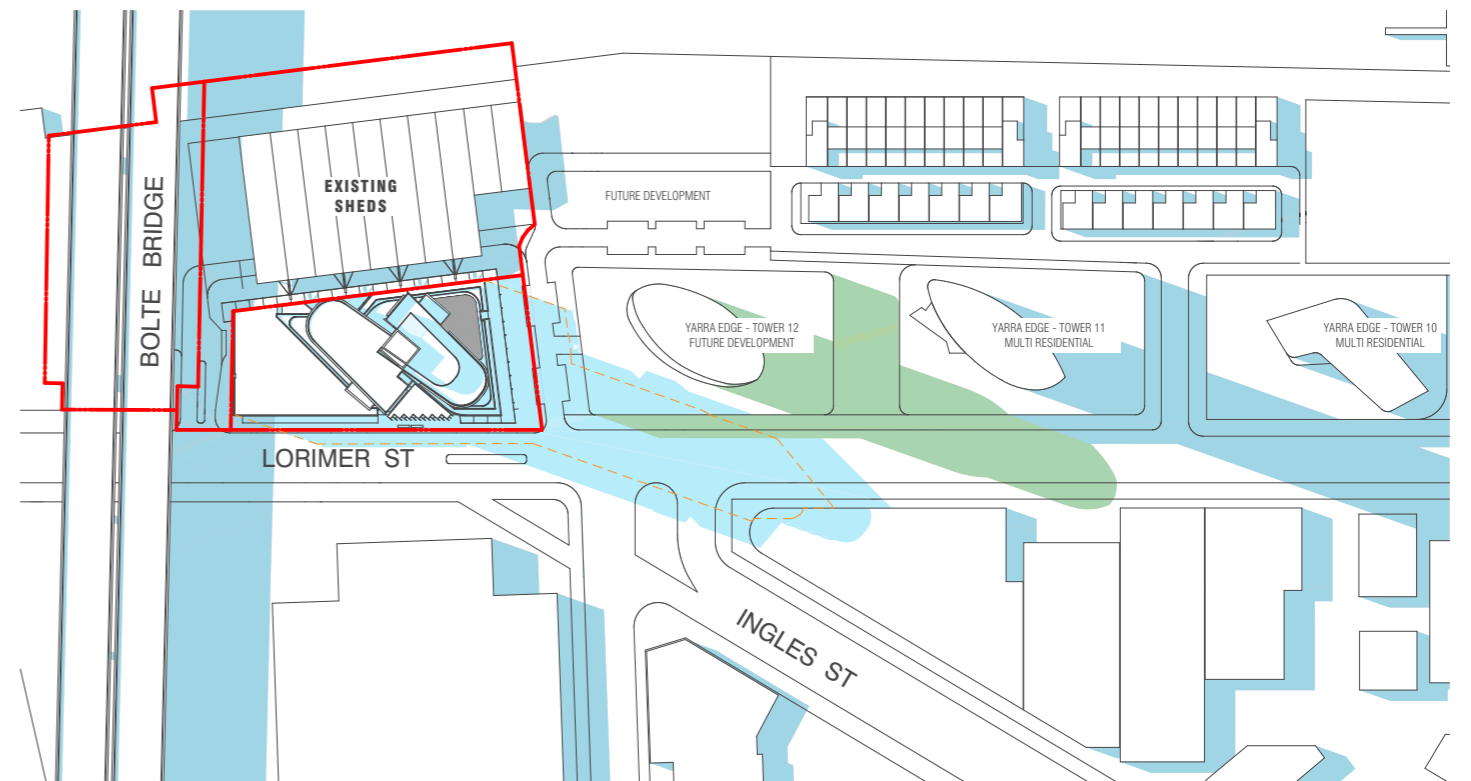
SH 22 SEP 0900  
SCALE 1:2500@A3



SH 22 SEP 1100  
SCALE 1:2500@A3



SH 22 SEP 1300  
SCALE 1:2500@A3



SH 22 SEP 1500  
SCALE 1:2500@A3



BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21052 Lorimer Street/21052 Lorimer St General

REVISION		REVISION	
-	ISSUE FOR TOWN PLANNING SUBMISSION	JH	15.12.2021
A	PLANNING RFI RESPONSES	JH	26.05.2022
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EH	11.08.2022	JH	11.08.2022	21052	AS SHOWN@A3



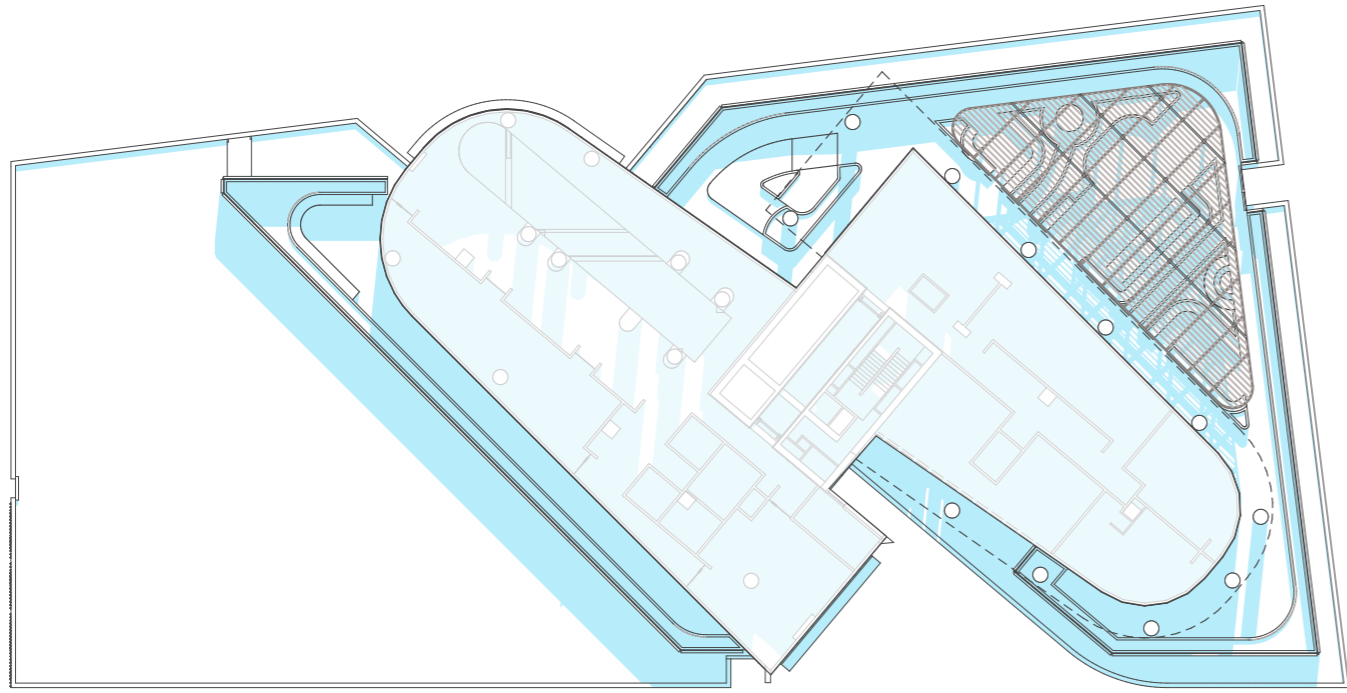
**PROJECT**  
BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008

**FENDER KATSALIDIS**  
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2 RIVERSIDE QUAY, SOUTH BANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



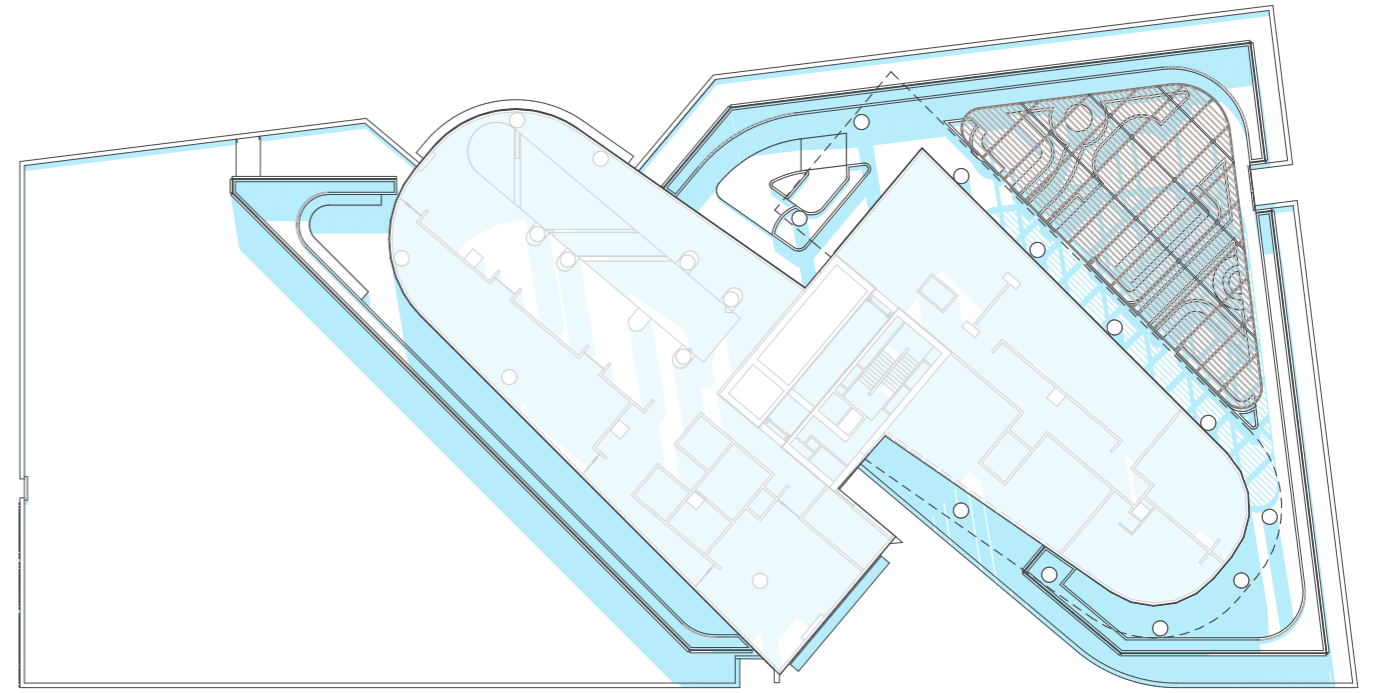
**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** B  
**DRAWING NO.** TP400



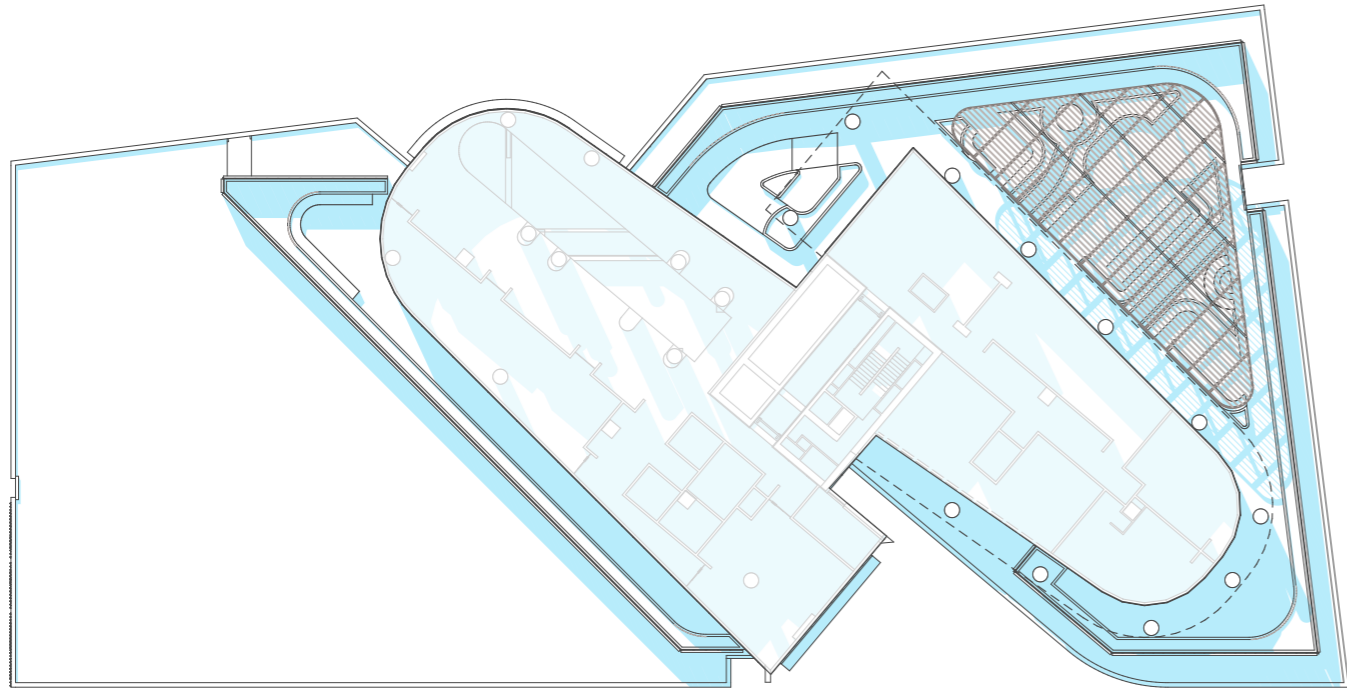
21 JUN 1100  
SCALE 1:500@A3

LEVEL 6 TERRACE SOLAR ACCESS



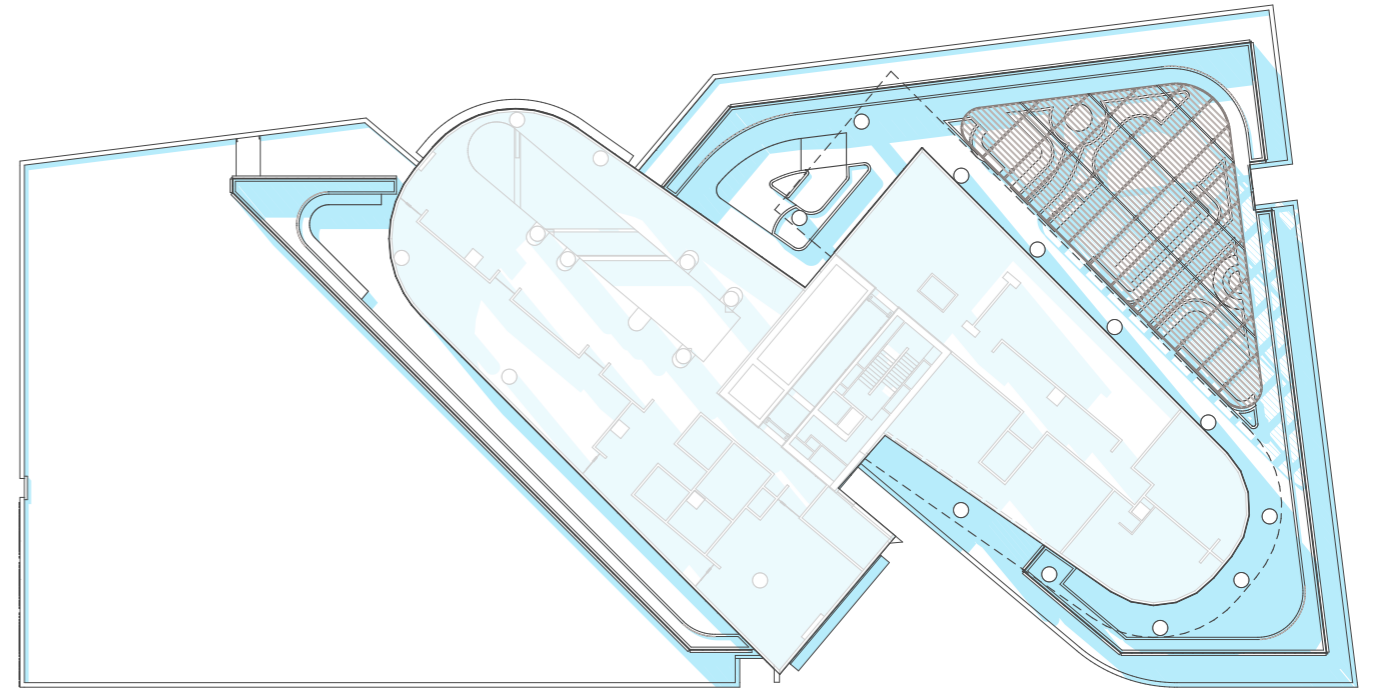
21 JUN 1200  
SCALE 1:500@A3

LEVEL 6 TERRACE SOLAR ACCESS



21 JUN 1300  
SCALE 1:500@A3

LEVEL 6 TERRACE SOLAR ACCESS



21 JUN 1400  
SCALE 1:500@A3

LEVEL 6 TERRACE SOLAR ACCESS

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21052 Lorimer Street/21052 Lorimer St General

REVISION	DATE	BY
-	15.12.2021	JH
A	26.05.2022	JH
> B	11.08.2022	JH

REVISION

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EH	11.08.2022	JH	11.08.2022	21052	AS SHOWN@A3



**PROJECT**  
BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** B  
**DRAWING NO.** TP401

# LORIMER STREET APARTMENTS

## DEVELOPMENT SUMMARY

REVISION

5-Aug-22

Site Area	4509	m <sup>2</sup>
Total NSA	26913	m <sup>2</sup>
Total GFA	50766	m <sup>2</sup>

Notes:

- NSA** Net Saleable Area is all residential areas measured to the centreline of party walls, outside face of external walls & common corridor walls.
- NLA** Net Leasable Area is all commercial / retail areas measured to the inside face of all enclosing walls.
- GFA** Gross Floor Area for all covered built areas including basement carparks measured to the outside face of the exterior walls.

Levels	Number of Apts	1 BR	2 BR	3 BR	Retail (m <sup>2</sup> )	Community Space (m <sup>2</sup> )	Resi Lobby / Internal Amenities (m <sup>2</sup> )	Common Terraces (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Unit Area NSA (m <sup>2</sup> )	Unit Area Total (m <sup>2</sup> )	GFA (m <sup>2</sup> )
Ground Floor					115	853	814					3185
Level 1	16	10	3	3					171	1116	1287	3156
Level 2	16	10	3	3					171	1116	1287	3156
Level 3	16	10	3	3					171	1116	1287	3156
Level 4	16	10	3	3					171	1116	1287	3156
Level 5	16	10	3	3					171	1116	1287	3156
Level 6 Amenities	0	0	0	0			841	630	0	0	0	1279
Level 7	14	8	6	0					144	925	1069	1279
Level 8	14	8	6	0					144	925	1069	1279
Level 9	14	8	6	0					144	925	1069	1279
Level 10	14	8	6	0					144	925	1069	1279
Level 11	14	8	6	0					144	925	1069	1279
Level 12	14	8	6	0					144	925	1069	1279
Level 13	14	8	6	0					144	925	1069	1279
Level 14	14	8	6	0					144	925	1069	1279
Level 15	14	8	6	0					144	925	1069	1279
Level 16	14	8	6	0					144	925	1069	1279
Level 17	14	8	6	0					144	925	1069	1279
Level 18	14	8	6	0					144	925	1069	1279
Level 19	14	8	6	0					144	925	1069	1279
Level 20	14	8	6	0					144	925	1069	1279
Level 21	14	8	6	0					144	925	1069	1279
Level 22 Amenities	9	4	5	0			247		91	647	738	1205
Level 23 Amenities	5	3	2	0			508		51	336	387	1086
Level 24	14	8	6	0					144	925	1069	1279
Level 25	14	8	6	0					144	925	1069	1279
Level 26	14	8	6	0					144	925	1069	1279
Level 27	14	8	6	0					144	925	1069	1279
Level 28	14	8	6	0					144	925	1069	1279
Level 29	14	8	6	0					144	925	1069	1279
Level 30	14	8	6	0					144	925	1069	1279
Roof												93
<b>TOTAL</b>	<b>402</b>	<b>233</b>	<b>154</b>	<b>15</b>	<b>115</b>	<b>853</b>	<b>2410</b>	<b>630</b>	<b>4165</b>	<b>26913</b>	<b>31078</b>	<b>50766</b>
<b>APARTMENTS MIX</b>	<b>100.0%</b>	<b>58.0%</b>	<b>38.3%</b>	<b>3.7%</b>								

	CAR SPACES	RESI BIKES	VISITOR BIKES	STORAGES
Ground Floor	3	206	42	
Level 1	39			48
Level 2	40			46
Level 3	40			46
Level 4	40			46
Level 5	40			46
<b>TOTAL</b>	<b>202</b>	<b>206</b>	<b>42</b>	<b>232</b>

TOTAL CROSS VENTILATED APARTMENTS 122 30%

TOTAL ADGV ACCESSIBLE COMPLIANT APARTMENTS 395 98%

REVISION	ISSUE	DATE
-	ISSUE FOR TOWN PLANNING SUBMISSION	JH 15.12.2021
A	PLANNING RFI RESPONSES	JH 26.05.2022
> B	PLANNING RFI RESPONSES	JH 11.08.2022

REVISION

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	N.T.S.@A3

PROJECT

BOLTE PRECINCT WEST  
 194 LORIMER STREET  
 DOCKLANDS VIC 3008

DRAWING TITLE  
 DEVELOPMENT SUMMARY

FENDER KATSALIDIS

WWW.FKAUSTRALIA.COM  
 2 RIVERSIDE QUAY, SOUTH BANK  
 VICTORIA 3006 AUSTRALIA  
 TELEPHONE: +61 3 8696 3888  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

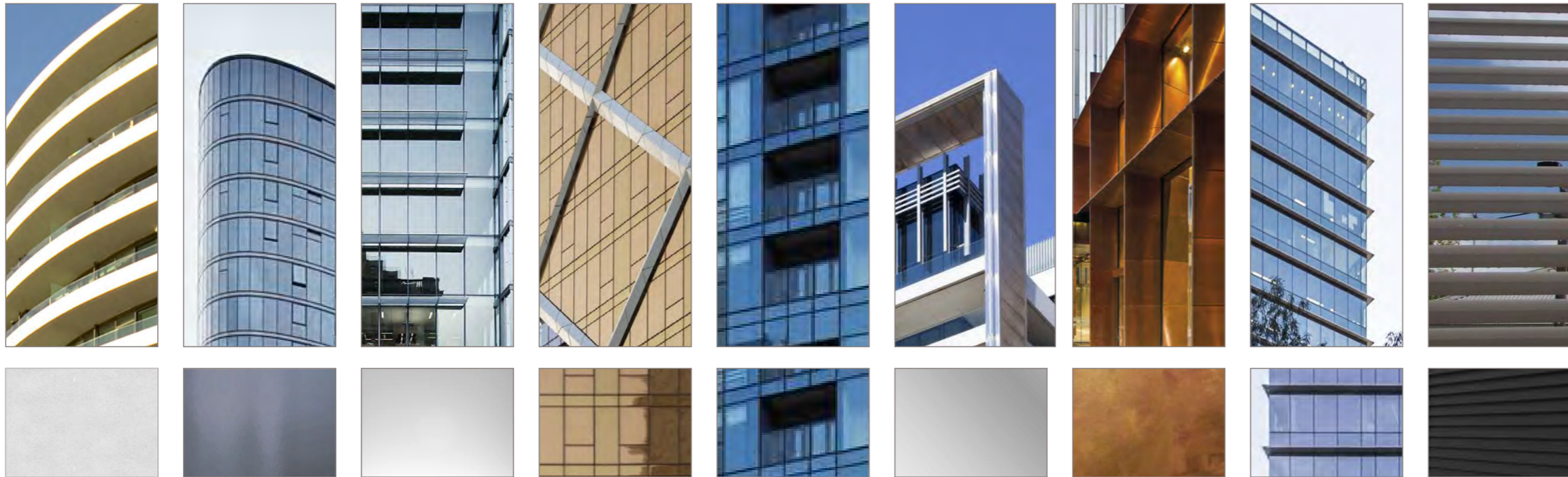
ISSUE PURPOSE  
 TOWN PLANNING



REV. DRAWING NO.  
 B TP500



## TOWER MATERIALITY



**Cf1**  
PRECAST CONCRETE WITH COLOUR TO MATCH BRIGHTON LITE

**G1**  
VISION GLASS WITH POWDERCOATED ALUMINIUM FRAMES (LIGHT BLUE)

**G2**  
VISION GLASS WITH POWDERCOATED ALUMINIUM FRAMES (LIGHT GREY)

**G3**  
VISION GLASS WITH POWDERCOATED ALUMINIUM FRAMES (BRONZE)

**Ba1**  
GLAZED BALUSTRADE TO MATCH ADJACENT FACADE APPEARANCE

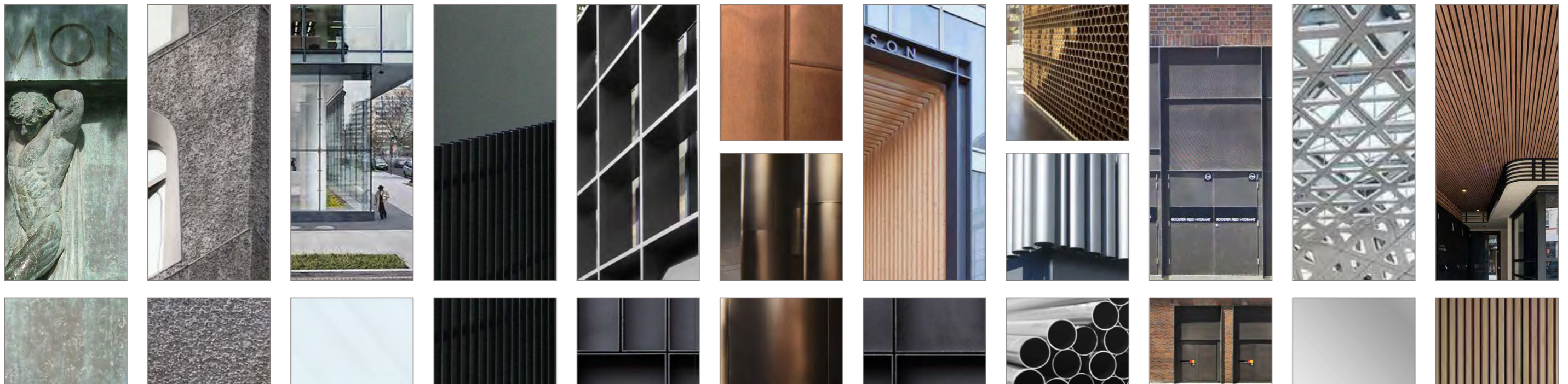
**M2**  
METAL CLADDING (SILVER GREY)

**M3**  
METAL CLADDING (BRONZE)

**Sh1**  
HORIZONTAL SUNSHADES WITH POWDERCOAT FINISH (SILVER GREY)

**Lv1**  
HORIZONTAL METAL LOUVRES WITH POWDERCOAT FINISH (CHARCOAL)

## PODIUM MATERIALITY



**Cf2**  
PIGMENTED COLOURED CONCRETE (COPPER OXIDE)

**Cf3**  
CONCRETE WITH TEXTURED FINISH (LIGHT GREY)

**G4**  
VISION GLASS WITH POWDERCOATED ALUMINIUM FRAMES (CLEAR)

**Ba2**  
POWDERCOATED METAL BALUSTRADE (CHARCOAL)

**M1**  
METAL CLADDING / POWDERCOATED ALUMINIUM FRAMES (CHARCOAL)

**M3**  
METAL CLADDING (BRONZE)

**M4**  
STEEL CANOPY WITH EXPRESSED EDGES (CHARCOAL)

**M5**  
FACADE SCREEN / WALL WITH EXTRUDED ALUMINIUM CYLINDER TUBES (ANNODIZED)

**M6**  
METAL CLAD SOLID DOOR PANELS WITH METAL DOOR FRAMES (CHARCOAL)

**M7**  
STEEL TRUSS CANOPY WITH GLAZING ROOF (SILVER)

**T1**  
TIMBER BATTEN CANOPY SOFFIT WITH SELECTED SPECIES (NATURAL FINISH)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21052 Lorimer Street/21052 Lorimer St General

REVISION		REVISION	
A	PLANNING RFI RESPONSES	JH	26.05.2022
B	PLANNING RFI RESPONSES	JH	11.08.2022

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- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	11.08.2022	JH	11.08.2022	21052	N.T.S.@A3

**PROJECT**  
BOLTE PRECINCT WEST  
194 LORIMER STREET  
DOCKLANDS VIC 3008

DRAWING TITLE
MATERIALS SCHEDULE

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
B	TP600

## DELEGATE REPORT

### MINISTERIAL PLANNING REFERRAL

<b>Application number:</b>	TPM-2022-2
<b>DELWP Application number:</b>	PA2101476
<b>Applicant / Owners / Architect:</b>	Tract / Samma Property Group / Fender Katsalidis
<b>Address:</b>	194-204 Lorimer Street & 206 Lorimer Street, DOCKLANDS
<b>Proposal:</b>	Construction of a multi-storey development comprising dwellings, food and drink premises and a place of assembly and creation of access to a Transport Zone 2
<b>Cost of works:</b>	\$152,000,000
<b>Date received by City of Melbourne:</b>	11 January 2022
<b>Responsible officer:</b>	Xavier Livy, Principal Urban Planner

## 1 SUBJECT SITE AND SURROUNDS

### 1.1 Site

The Site comprises two parcels of land at 194-204 and 206 Lorimer Street, which provide a total area of approximately 1.7 ha.

194-206 Lorimer Street is formally described as Lot S100 on Plan of Subdivision 724267V (Volume 11545 Folio 553).

208 Lorimer Street is formally described as Crown Allotment 21 Section 1B Parish of Doutta Galla and is Crown Land. A lease over this land to City Link is described in the certificate of title.

The land at 194-206 Lorimer Street is developed with a four and a half bay open shed structure, known as Shed 21. The sheds were originally built for the Melbourne Harbour Trust Commissioner and date back to the 1950s. The sheds are culturally significant for their connection to the area's industrial history and architecturally interesting for their large span steel trusses and outriggers. The sheds are approximately 9 m high to the eave line and 12 m high to the ridge.

The Bolte Bridge is located above the land at 208 Lorimer Street and is supported by four pylons. The underside of the bridge is approximately 22 m high.

The Site is predominantly hardstand and is enclosed by a chain mesh fence.

Vehicle access / egress is provided via two crossovers on Lorimer Street. A weighbridge and entrance canopy are located at the front of the Site.

The Site forms part of the Yarra's Edge Bolte Precinct Development Plan (2013) and more specifically forms part of the Bolte Precinct West Development Plan Addendum (2019).



Figure 1: The Site

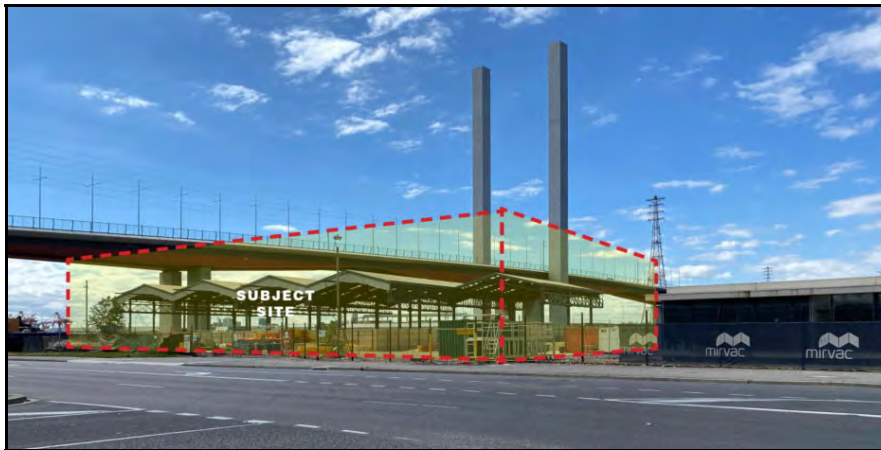


Figure 2: View from Ingles Street to the Site

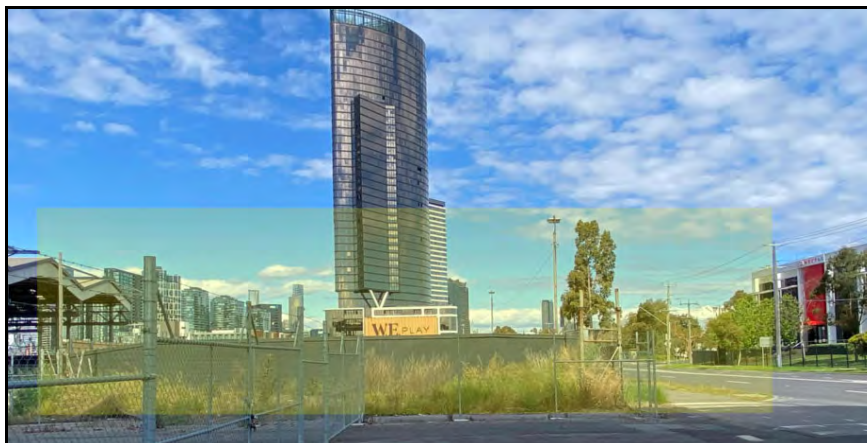


Figure 3: View to the Site from under the Bolte Bridge

## 1.2 Surrounds

Beyond the Sheds, the Site has a Yarra River frontage of approximately 150 m.

The land to the east is being developed by Mirvac in accordance with the Yarra's Edge Bolte Precinct Development Plan.

The land to the west is owned by the Port of Melbourne Corporation and is currently used for the storage of shipping containers.

The land to the south, over Lorimer Street, is developed with an office / warehouse however it is noted that the land is located within the Fisherman's Bend urban renewal area.

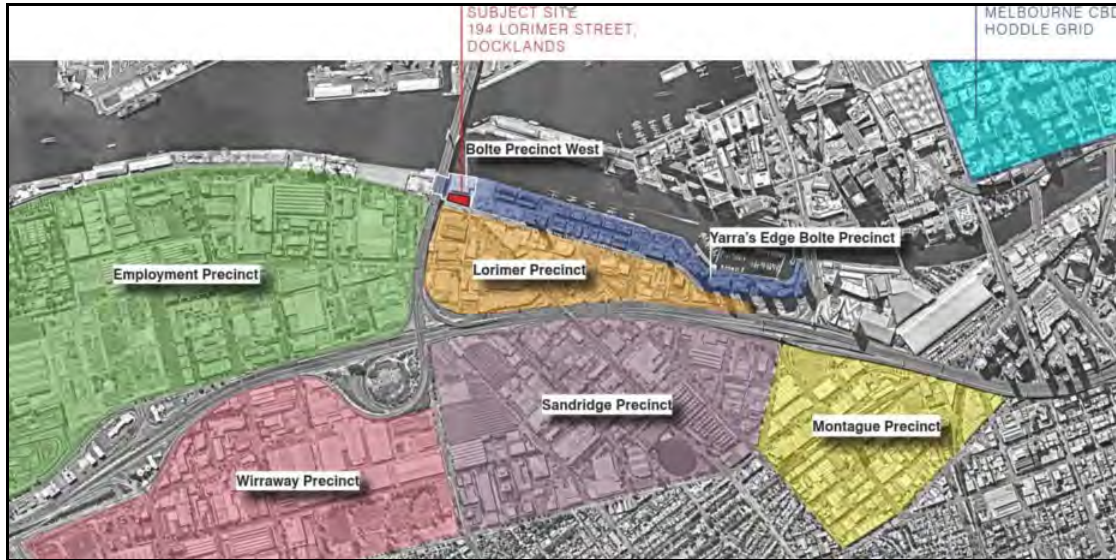


Figure 4: The Site in broader Docklands and Fishermans Bend Precinct

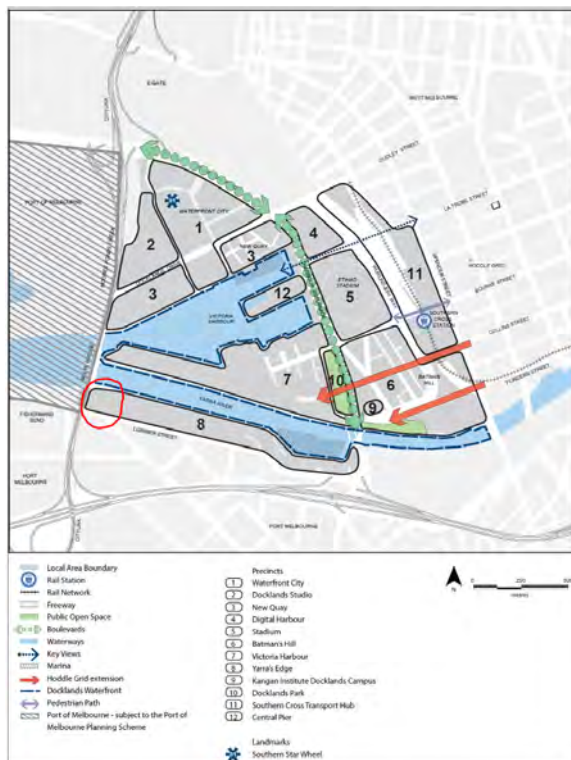


Figure 5: The Site located in Yarra's Edge – Precinct 8 shown under Clause 11.03-6L-03 (Docklands)

## 2 BACKGROUND AND HISTORY

### 2.1 Development Plan History

The Yarra's Edge Outline Development Plan was approved in 2006.

The current 'Yarra's Edge Bolte Precinct Development Plan', approved by the Minister for Planning on 6 November 2013, superseded all previous plans. Its purpose is to provide further clarity regarding the future use and development of the western end of the Yarra's Edge Bolte Precinct.

An addendum to the Development Plan was issued by the Minister of Planning on 24 June 2019. The Bolte Precinct West Development Plan Addendum provides the framework for the Site's development.

The evolution of the Yarra's Edge Development Plan is illustrated below:

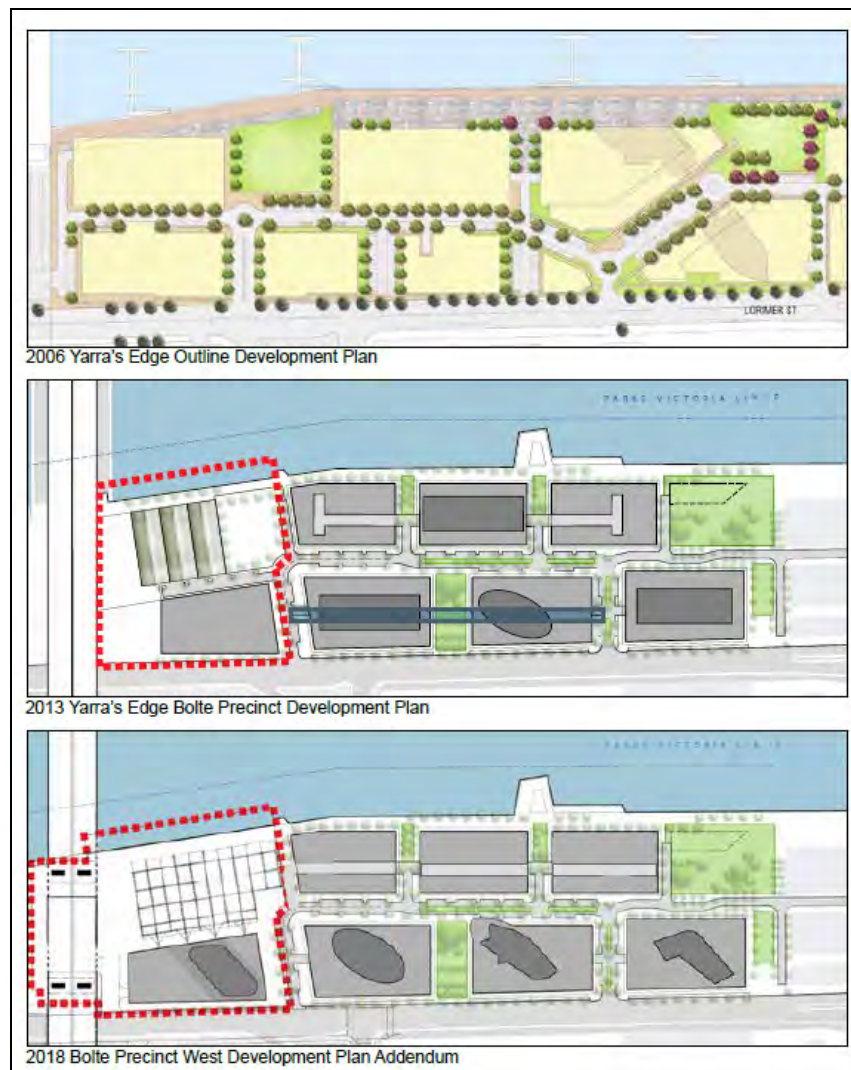


Figure 6: Yarra's Edge Development Plan Evolution

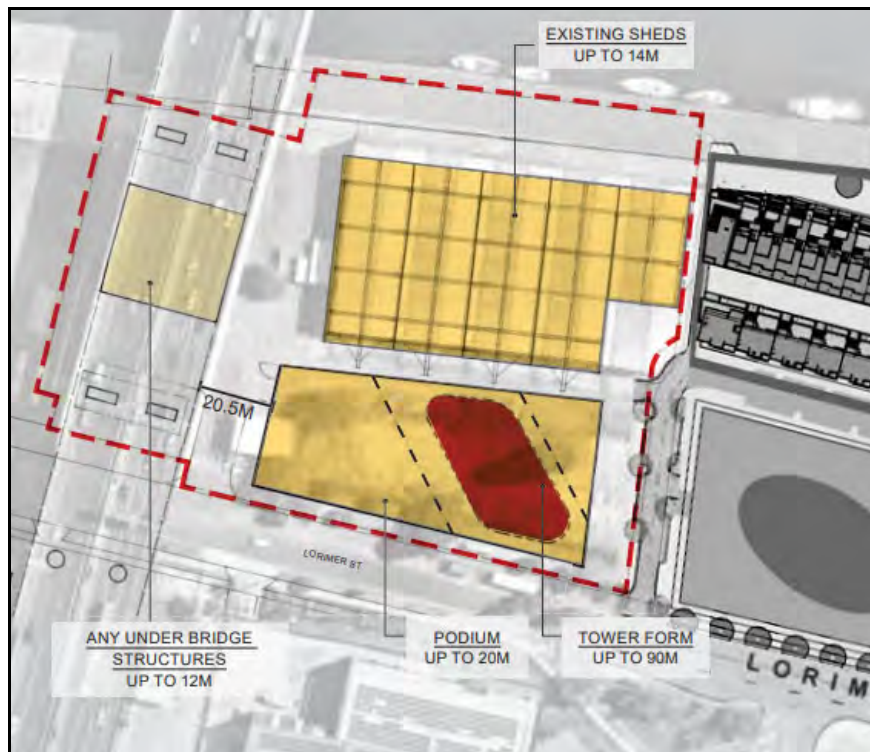


Figure 7: Addendum to the Yarra's Edge Development Plan (2019)

## 2.2 Planning Application History

The application was originally lodged with the Department of Environment, Land, Water and Planning (DELWP) in late 2021 and was referred to the City of Melbourne on 11 January 2022.

Several permits have been issued around the Site and further to its east in accordance with the redevelopment of the Yarra's Edge Bolte Precinct. Of note are the following permits:

- TP-2013-1050 – Construction of three to four storey residential buildings including mixed use residences, demolition of the wharf and partial construction of the promenade, associated buildings and works and creation of access to a Road Zone Category 1 – Permit issued 30 May 2014.
- TP-2014-565 - Buildings and works in relation to Yarra's Edge Bolte Precinct Recreational Facility and South Wharf Park, a waiver of the loading and unloading requirements and a waiver of the bicycle parking requirements – Permit issued 10 December 2014.
- Ministerial Application – 2013/010104 - Construction of a multi-storey residential building with ground level retail (Tower 10) – Ministerial approval.
- Ministerial Application - PA1500010 – Development of the land for a multi-storey building and associated public realm works.
- TP-2015-565 – Construction of three to four storey residential buildings including mixed use residences, demolition of the wharf and partial construction of the promenade node / jetty and associated buildings and works – Permit issued 1 October 2015.
- TP-2018-15 – Stage Three of Mirvac's Yarra's Edge Development for the construction of three to four storey residential buildings including mixed use

residences, demolition of the wharf and partial construction of the promenade and associated buildings and works.

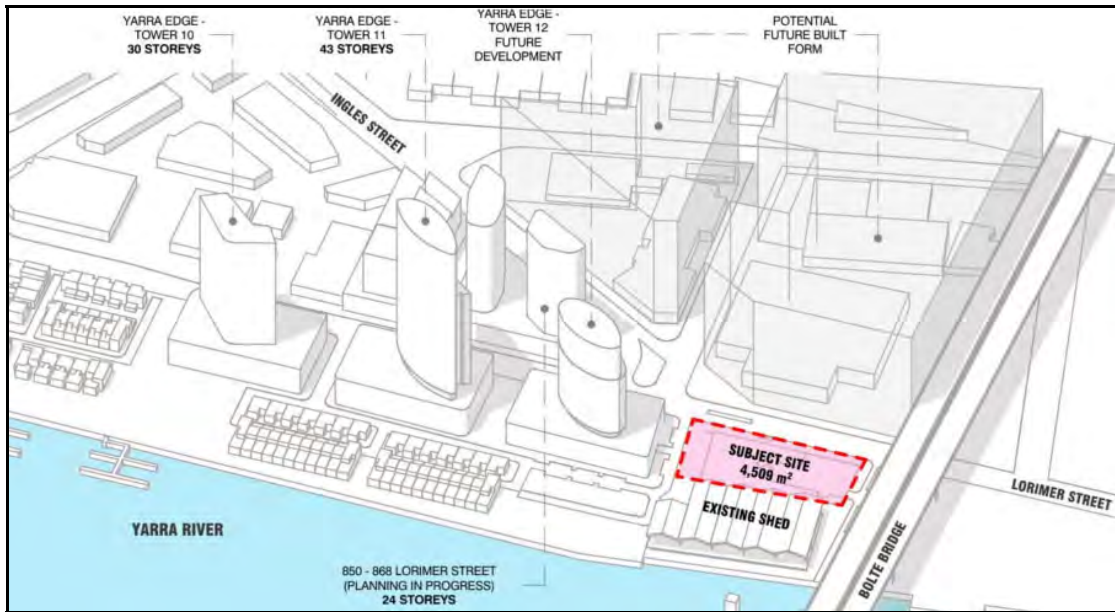


Figure 8: Development along Yarra's Edge

### 2.3 Planning Application Amendments

The application was amended under Section 50A of the *Planning and Environment Act 1987*.

This amendment was in response to feedback raised by both the City of Melbourne and DELWP regarding the overall height of the building in the context of the approved Yarra's Edge Bolte Precinct Development Plan (Addendum June 2019).

The key amendments resulted in the following:

- Reduction in overall building height from 118.3 m to 102.8 m.
- Relocation of the communal sky bridge feature from Level 25 to Level 22.

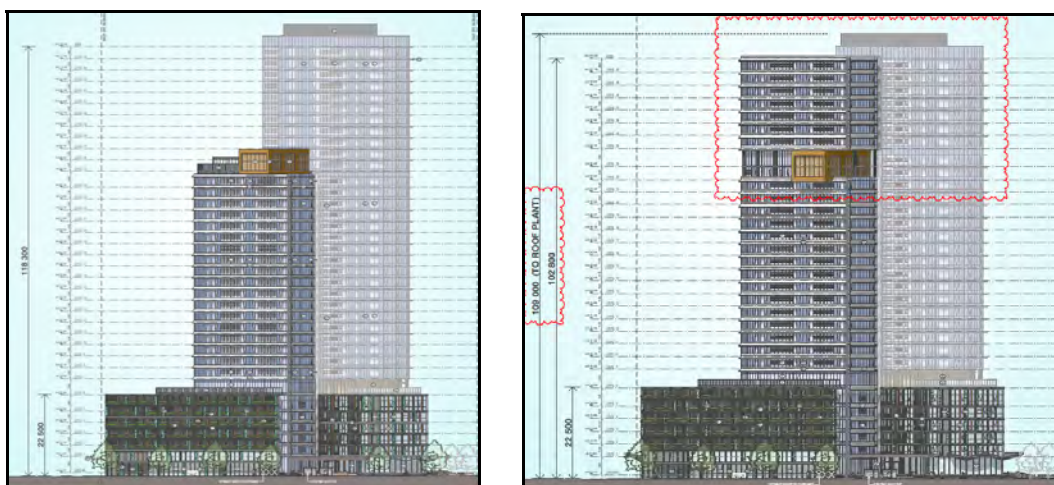


Figure 9: Original Application compared to Section 50A amendment resulting in reduction in height

### 3 PROPOSAL

#### 3.1 Plans / Reports considered in assessment

The documents assessed in this application are identified in Table 1 below:

<b>Table 1: Plans / Reports considered in assessment</b>		
<b>Plan / Report Title</b>	<b>Drawing / Report Author</b>	<b>Drawing / Report Date</b>
Architectural Drawings	Fender Katsalidis Architects	August 2022
Urban Context Report	Fender Katsalidis Architects	August 2022
Waste Management Plan	Ratio Consulting	August 2022
Sustainability Management Plan	ADP Consulting	August 2022
Landscape Concept Plan	Tract	May 2022
Traffic Impact Assessment Report	GTA Consultants	May 2022
Wind Assessment	Vipac Engineers	May 2022
Land Tenure	Veris	May 2022
Affordable Housing Report	UrbanXchange	November 2021
Acoustic Report	Acoustic Logic	December 2021
Site Environmental Management Plan	Senversa	September 2017
Cultural Heritage Assessment	Andrew Long and Associates	November 2015

#### 3.2 Details of the proposal

The application as submitted comprises the following elements:

- The construction of a 31 storey mixed use building.
- A total of 402 dwellings comprising the following:
  - 233 one bedroom
  - 154 two bedroom
  - 15 three bedroom
- A ground floor food and drink premises of 115 m<sup>2</sup>.
- A lounge / food and drink premises of 108 m<sup>2</sup>.
- Two community spaces collectively forming 853 m<sup>2</sup> on the ground floor.
- 2,410 m<sup>2</sup> of internal amenity areas for residents.
- Two common terraces oriented north on Level 6 comprising 630 m<sup>2</sup> of communal open space.
- 202 car spaces on Levels GF-5.
- 206 resident bicycle spaces and 42 visitor bicycle spaces.
- 50,766 m<sup>2</sup> Gross Floor Area (GFA).



- Public realm works and access within 206 Lorimer Street, Docklands.

Specific details of the development are as follows:

<b>Height</b>	102.8 m (109 m including rooftop building services)
<b>Storeys</b>	31
<b>Basements</b>	N/A
<b>Gross Floor Area (GFA)</b>	50,766 m <sup>2</sup>
<b>Development Area</b>	4,509 m <sup>2</sup>
<b>Dwellings</b>	One Bedroom: 233 Two Bedroom: 154 Three Bedroom: 15 Total: 402
<b>Car Parking Spaces</b>	202
<b>Bicycle Parking Spaces</b>	248

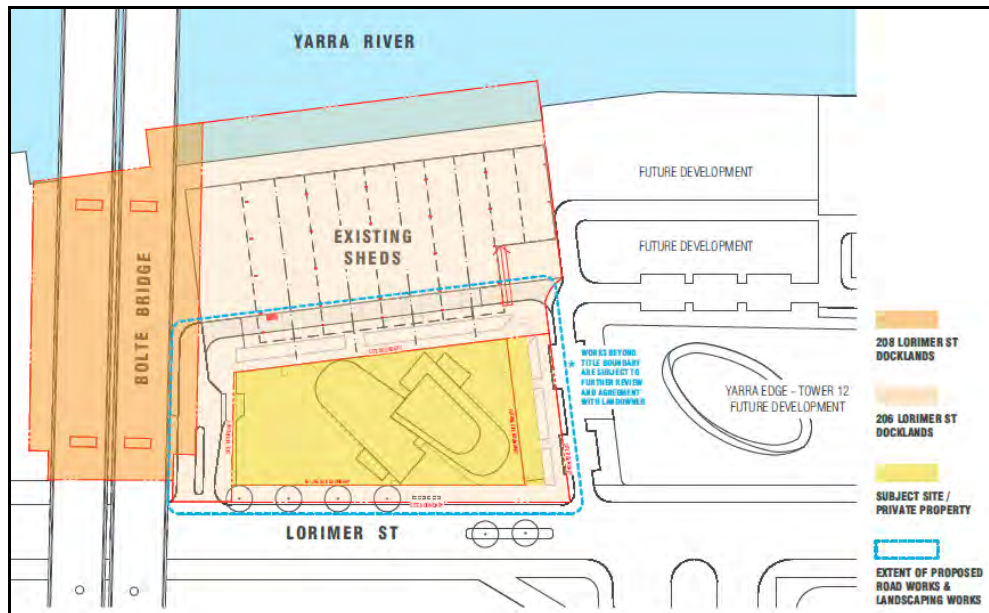


Figure 10: Land and external work diagram

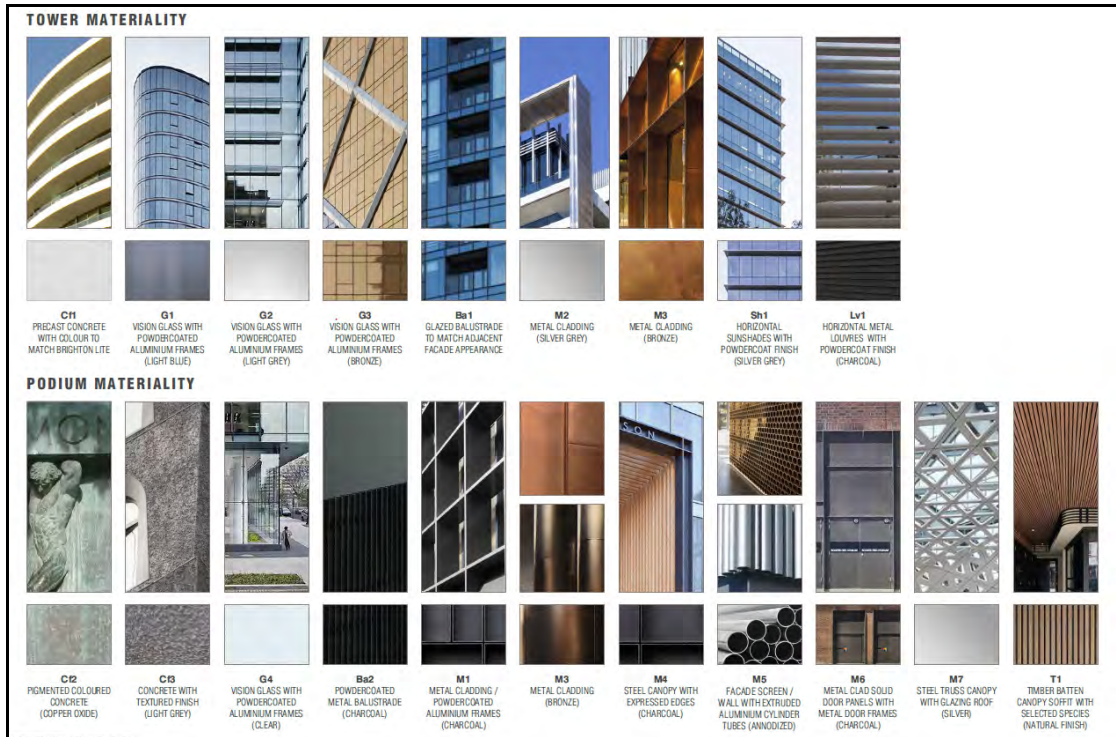


Figure 11: Materials for podium and tower

#### 4 STATUTORY CONTROLS

The following provisions of the Melbourne Planning Scheme apply to the application.

Planning Policy Framework	<p>Clause 11 – Settlement</p> <p>Clause 12 – Environmental and Landscape Values</p> <p>Clause 13 – Environmental Risks and Amenity</p> <p>Clause 15 – Built Environment and Heritage</p> <p>Clause 16 – Housing</p> <p>Clause 17 – Economic Development</p> <p>Clause 18 – Transport</p> <p>Clause 19 – Infrastructure</p>
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Clause	Permit Trigger
<p>Clause 37.05</p> <p>Docklands Zone</p> <p>Schedule 1 – Yarra’s Edge Precinct</p>	<p><u>Use</u></p> <p>Pursuant to Clause 37.05-1, ‘Dwelling’ ‘Food and Drink Premises’ and ‘Place of Assembly’ are Section 1 uses – <b>no permit required.</b></p> <p><u>Development</u></p> <p>Pursuant to Clause 37.05-4, a <b>permit is required</b> to construct a building or construct or carry out works and to demolish or remove a building or works.</p> <p><u>Environmental Audits</u></p> <p>Pursuant to Clause 37.05-8, before a sensitive use (residential use, child care centre, pre-school centre, primary school, education</p>

	<p>centre or informal outdoor recreation) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, the timing for which must be to the satisfaction of the responsible authority having regard to the Melbourne Docklands Environmental Management Plan as amended, either:</p> <ul style="list-style-type: none"> <li>• A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or proposed use; or</li> <li>• An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or</li> <li>• A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or</li> <li>• An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.</li> </ul>
<p>Clause 43.02 Design and Development Overlay Schedules 12 – Noise Attenuation Area</p>	<p>Pursuant to Clause 43.02-2, a <b>permit is required</b> for any new development that will accommodate new residential or noise-sensitive uses.</p>
<p>Clause 43.02 Design and Development Overlay Schedules 49 – Yarra’s Edge Precinct</p>	<p>The Site is located within Area 1 of DDO49. DDO49 specifies that a planning permit is required if the requirements of Table 1 and Table 2 to the Schedule are not met.</p> <p>Table 1 specifies a maximum building height of 30 m (preferred), except for:</p> <ul style="list-style-type: none"> <li>• A single or twin 130 metre tower on the Bourke Street axis</li> <li>• A 75 metre tower on the Little Bourke Street axis</li> <li>• A 135 metre tower on the Collins Street axis</li> </ul> <p>The Site lies within the Little Bourke Street axis, accordingly a 75 metre (preferred) tower height applies.</p> <p>Pursuant to Clause 43.02-2, a <b>permit is required</b> to construct a building and carry out works.</p>
<p>Clause 43.04 Development Plan Overlay Schedule 2 – Yarra’s Edge Precinct</p>	<p>Pursuant to Clause 43.04-2, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.</p> <p>This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.</p> <p>A permit granted must:</p> <ul style="list-style-type: none"> <li>• Be generally in accordance with the development plan.</li> <li>• Include any conditions or requirements specified in a schedule to this overlay.</li> </ul>
<p>Clause 45.07 – City Link Project Overlay</p>	<p>Pursuant to Clause 45.07-1 a <b>permit is required</b> for the use and development of the land.</p>

<p>Clause 45.09 Parking Overlay 11 – Docklands Yarra's Edge</p>	<p>PO11 requires a permit to provide car parking in excess of the maximum number specified:</p> <ul style="list-style-type: none"> <li>• A maximum of two car parking spaces per dwelling</li> <li>• Four spaces per each 100 m<sup>2</sup> of retail gross floor area.</li> </ul> <p>Therefore, a maximum of 832 car spaces apply to the proposal. As the proposal seeks 202 car spaces in total which is below the maximum statutory rate, a permit is not required.</p>
<p>Clause 52.29, Land Adjacent To a Transport Zone 2</p>	<p>Pursuant to Clause 52.29, a permit is required to create or alter access to a road in a Transport Zone 2 (Lorimer Street).</p>
<p>Clause 52.34 Bicycle Facilities</p>	<p>Pursuant to Clause 52.34-1, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.</p> <p>In relation to the proposed development, Clause 52.34 seeks the following number of bicycle parking spaces for each use component.</p> <p><u>Dwellings</u></p> <ul style="list-style-type: none"> <li>• 1 resident space to each 5 dwellings</li> <li>• 1 visitor space to each 10 dwellings</li> </ul> <p>The 402 dwelling proposal generates a requirement of 80 resident bicycle spaces and 40 visitor bicycle spaces.</p> <p><u>Retail Premises</u></p> <ul style="list-style-type: none"> <li>• 1 employee space to each 300 square metre of leasable floor area</li> <li>• 1 visitor space to each 500 square metre of leasable floor area.</li> </ul> <p>The proposal generates a requirement of 0 employee bicycle spaces and 0 visitor bicycle spaces.</p> <p>A total of 205 spaces are provided as part of this development which include 42 visitor bicycle parking spaces, therefore a planning permit is not required under Clause 52.34.</p>
<p>Clause 58 Apartment Developments</p>	<p>Pursuant to Clause 58, provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if the apartment development is in the Docklands Zone.</p>

General Provisions	
<p>Clause 65 Decision Guidelines</p>	<p>The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause, which include the matters set out in Section 60 of the Planning and Environment Act 1987.</p>
<p>Clause 72.01 Responsible Authority for this Planning Scheme</p>	<p>The Minister for Planning is the responsible authority for this application as the gross floor area (GFA) of the development exceeds 25,000 m<sup>2</sup>.</p> <p>The Minister for Planning has informally referred the application to Melbourne City Council as an interested party, seeking Council's recommendation on the application, including any recommended permit conditions.</p>

## **5 PUBLIC NOTIFICATION**

The application has been referred to the City of Melbourne for comment. Any public notice is the responsibility of the Minister for Planning as the Responsible Authority.

However it is noted that as a development plan has been prepared for the Site the application is exempt from the notice of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987*.

## **6 REFERRALS**

### **6.1 Internal**

#### **6.1.1 City Design and Landscape**

The application was referred to City Design whose comments can be summarised as follows:

- Broad support is provided for the proposal noting further efforts should be made to ensure a high quality urban design and landscape architecture outcomes.
- Improvements need to be made to the quality of the southern forecourt to assist with usability.
- Minimise the impact of vehicle entries on pedestrian experience along western façade.
- Further details on the 'stacked pipes' must be provided to ensure they are appropriately maintained and do not gather rubbish / dirt.

#### Officer comment

To address the above issues, the officer's recommendation includes proposed conditions that require updated drawings / documents including:

- Modifications to the southern forecourt and western facades in line with the above comments.
- A façade strategy and detailed landscape plans.

#### **6.1.2 City Strategy**

The application was referred to City Strategy whose comments can be summarised as follows:

- It is unclear how the proposed community spaces delivered can accommodate a range of cultural, arts, community, place of assembly and indoor recreation type uses. Specifically, there are concerns with the following elements of the design:
  - The internal layout within both spaces are encumbered by several pylons. This will limit the type of future use, particularly relating to the community indoor recreation.
  - The 345 m<sup>2</sup> space at the north-west corner is an irregular shape and is unlikely to be a practicable space for community use.
  - The spaces provided are fragmented and small. There also is no detail of connection between the spaces to allow people movement,

and if they would undertake separate tenancies.

- There is no direct visibility to the spaces from outside the development area, with no street / laneway frontage.
- It is unclear what the servicing arrangements are within the proposed spaces and how the internal layout is to be specifically fitted. For example, detail of essential features are not included such as toilets, kitchen, waste collection and servicing ducts.
- The City of Melbourne does not support entering into a lease to manage this community space, however, it must be made available at all times for community uses in accordance with the Development Plan.
- A shared user path is required along Lorimer Street to connect with the Gateway to GMH works. This path should be constructed with a setback from the building to provide separation between cyclists and the residential entrance to the building.
- The area surrounding the development to the north, east and west of the site must remain in Development Victoria ownership.

#### Officer comment

To address the above issues, the officer's recommendation includes proposed conditions to require updated drawings / documents including:

- Amendments to the community space to ensure it is usable and unencumbered.
- Inclusion of a Section 173 Agreement that requires this space to be made available at all times for community uses.
- Ensuring that all areas surrounding the development remain in private / Development Victoria ownership with the exception of the 5 metre area along Lorimer Street.

#### **6.1.3 Traffic Engineering**

The application was referred to City of Melbourne's Traffic Engineering whose comments can be summarised as follows:

- The Melbourne Planning Scheme (MPS) specifies a maximum provision of 832 spaces, the proposed parking provision is acceptable as it seeks to provide 202 spaces.
- A note should be placed on the planning permit stating that no changes to on-street car parking will occur to accommodate the development.
- The internal layout of the car park including all ramp grades / widths / transitions, dimensions of car spaces, aisle widths, height clearances, etc. should generally comply with the Melbourne Planning Scheme or the relevant Australian Standards.
- To ensure entering vehicles don't stop in the street and obstruct pedestrians / traffic while waiting for the car park entry door to open, the door should either be offset by 6 m from site boundary or be left open during the afternoon peak period.
- Ramp grade of <1:10 must be provided for the first 5 m from site boundary at the access. Pedestrian sight triangles of 2 x 2.5 m must be provided at the exit from the carpark, as required by Melbourne Planning Scheme.

- It is recommended that the right turns from the western access road into Lorimer Street be prohibited subject to DoT's approval, as they would cause safety concerns.
- Given the poor public transport provision to this site, the car usage is likely to be higher than at other developments located close to the CBD. The developer should therefore financially support an improved bus service for the first few years of occupation, to encourage bus use by residents / visitors, until such time as the service becomes economic to run in its own right.
- The installation of traffic signals at the Ingles Street / Lorimer Street intersection are required.
- A Loading Management Plan (LMP) must be prepared.
- The design / dimensions of the bicycle parking must comply with the relevant Australian Standards / Bicycle Network guidelines.
- At least 17 motorcycle space should be provided.
- Formal Road Safety Audit must be undertaken.

#### Officer comment

To address the above issues, the officer's recommendation is to include conditions to require updated drawings / documents including:

- The requirement for a signalised intersection at the Lorimer Street and Ingles Street intersection. The design and delivery of this must be to the satisfaction of the City of Melbourne and Head Transport for Victoria. It is noted this signalised intersection is identified and required by the Development Plan.
- Limit the ability for right turns from Lorimer Street into the western access point.
- Ensure car parking and bicycle spaces are designed in accordance with the Melbourne Planning Scheme.
- A Loading Management and Road Safety Audit.
- The requirement to increase bus services is not feasible to condition through the planning permit application process, however, it is an outcome that should be encouraged to assist with the increased population in the area.

#### **6.1.4 City Infrastructure**

The application was referred to the City of Melbourne's City Infrastructure whose comments can be summarised as follows:

- The proposed development includes construction of new portions of roads to the north, east and west side of the subject land. These laneways do not appear to comply with Docklands Design & Construction Standards and therefore object to any vesting.
- The existing footpath and nature strip outside the subject land in Lorimer Street lie within the private property and must be vested in Council / VicRoads as a road. Lorimer Street is an arterial road and VicRoads is the responsible road authority.
- Pursuant to the *Road Management Act 2004* (the Act) any works within the road reserve of Lorimer Street, an arterial road, requires the written consent of VicRoads, the Coordinating Road Authority.

- The maximum permissible width of a vehicle crossover without a pedestrian refuge is 7.6 metres. Crossings wider than 7.6 metres should include the provision of a minimum of 2.0 metres long pedestrian refuge islands at 7.6 metre spacing.
- Inclusion of standard drainage, public realm, street works and lighting conditions must be included.

#### Officer comment

To address the above issues, the officer's recommendation includes conditions to require updated drawings / documents including:

- Ensure that the areas to the east, west and north are not vested to the City of Melbourne.
- Vesting of the area along Lorimer Street.
- Requirement that areas accessible to the public are designed in accordance with Docklands Design and Construction Standards.
- Standard conditions to deal with drainage, projections, ground water management, street works, footpaths and lighting.

#### **6.1.5 Waste Services**

The application was referred to the City of Melbourne's Waste Services team who advised the following needs to be addressed as part of an amended waste management plan:

- Residential organic waste to be managed using a bin based system with bins to be a maximum size of 240 L.
- Glass to be collected as part of the commingled recycling stream.
- Commercial and residential waste to be stored separately from each other, so that only the intended user has access to their bin storage area.
- Swept paths diagrams are to show the waste vehicle's manoeuvres from / to Lorimer Street.
- The MRV needs to be shown in the collection position, ensuring there is adequate clearance to the rear for loading and manoeuvring of bins (minimum 2 m clearance).
- Consideration should be given to an alternative design or access point to improve access for residents and commercial tenants.
- The path of travel for residents particularly for apartments 0001-0009 to ensure it is free of stairs to mitigate OH&S issues.

#### Officer comment

The Officer recommendation requests an amended Waste Management Plan to address the above outstanding items.

#### **6.1.6 Land Survey**

The application was referred to the City of Melbourne's Land Survey team whose comments can be summarised as follows: