

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

**Agenda item 6.2**

**Ministerial Planning Referral: TPD-2010-9/C  
695-699 La Trobe Street, Docklands**

**19 March 2019**

**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 Ministerial planning referral of an application seeking approval to amend an existing planning permit that allows the development of the land for a multi-level mixed use building and use of the building for multiple dwellings, offices and retail premises (other than a gambling premises) in accordance with the endorsed plans. The amendment primarily proposes a revised façade, changes to the internal layout and numbers of apartments and hotel rooms and changes to the ground floor plan to address Melbourne Water requirements. The subject site is located on the south-east corner of La Trobe Street and Harbour Esplanade, just north of Docklands Stadium and the Channel 7 site.
2. The owner and applicant is Salta Properties (Docklands) Pty Ltd C/- Urbis and the architect is Fender Katsalidis.
3. The Department of Environment, Land, Water and Planning (DELWP) has referred the application to the City of Melbourne as a recommending referral authority.
4. The land is located within the Docklands Zone Schedule 4 and is covered by Design and Development Overlay Schedules 12 (Noise Attenuation Area) and 52 (Stadium Precinct), Development Plan Overlay 5 (Stadium Precinct) and Parking Overlay Schedule 8 (Docklands – Stadium Precinct).

**Key issues**

5. The key issue for consideration is the impact of the proposed external alterations on the streetscape and built form character, particularly the visual bulk of the development when viewed from Harbour Esplanade and Victoria Harbour.
6. Although the tower still steps down in height, the loss of the rectilinear form replaced by a proposed curved glass mass results in unacceptable visual bulk particularly when viewed from Harbour Esplanade. The changes recommended by Urban Design are reflected in the most recently submitted façade design and will increase articulation of the tower, thereby reducing visual bulk.
7. The revised façade design is supported, subject to further refinement required by a recommended condition of permit.
8. The proposed ground floor changes are a direct result of Melbourne Water requirements relating to flooding. The design response maintains an attractive and active frontage to both Harbour Esplanade and La Trobe Street, allowing for disability access. The changes are supported, subject to recommended conditions of permit.
9. The proposal represents an improvement in terms of compliance with Clause 58 and will result in improved internal amenity for future occupants.
10. Overall the key issue of the proposed changes to the façade has been resolved through ongoing consultation with the applicant, DELWP and the City of Melbourne. The remainder of proposed changes are considered relatively minor in nature.

**Recommendation from management**

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

**Attachments:**

1. Supporting Attachment (Page 2 of 32)
2. Locality Plan (Page 3 of 32)
3. Selected Plans (Page 4 of 32)
4. Delegate Report (Page 18 of 32)

## Supporting Attachment

---

### Legal

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

### Finance

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

### Conflict of interest

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

### Health and Safety

4. 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 amended planning permit application and assessment process.

### Stakeholder consultation

5. Council officers have not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of the Department of Environment, Land, Water and Planning acting on behalf of the Minister for Planning.

### Relation to Council policy

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

### Environmental sustainability

7. The existing Ministerial planning permit includes a condition requiring an Environmental Sustainable Design (ESD) Statement be submitted to the City of Melbourne for consideration. The condition includes a number of measurable rating requirements and the ESD statement must be to the satisfaction of the City of Melbourne.

# Locality Plan

Attachment 2  
Agenda item 6.2  
Future Melbourne Committee  
19 March 2019

## 695-699 La Trobe Street, Melbourne





BIM Server: Bimserv9 - BIM Server 20/17030 699 LaTrobe Street Hotel(17030) General

REVISION	DATE	BY	REASON
01	28.11.2013	CWB	TOWN PLANNING ISSUE FOR ENDORSEMENT.
02	22.04.2016	CWB	TOWN PLANNING RESUBMISSION
03	14.09.2017	CWB	TOWN PLANNING RESUBMISSION
04	01.12.2017	NS	TOWN PLANNING RESUBMISSION

QUALITY ASSURANCE

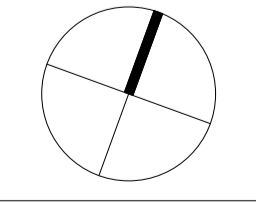
- This project is subject to the FK Quality Assurance System
- Schematic Design Review for this project is yet to be completed.
  - Design Development Review for this project is yet to be completed.
  - Tender Documentation Review for this project is yet to be completed.
  - Construction Documentation Review for this drawing is yet to be completed.
- If this drawing is stamped 'UNCONTROLLED COPY' then it is to be considered a draft, subject to revision without notice



**NOTES**  
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

SCALE  
1:500@A1



**PROJECT**  
LATROBE ST HOTEL & APARTMENTS  
699 LATROBE ST  
DOCKLANDS VICTORIA 3008

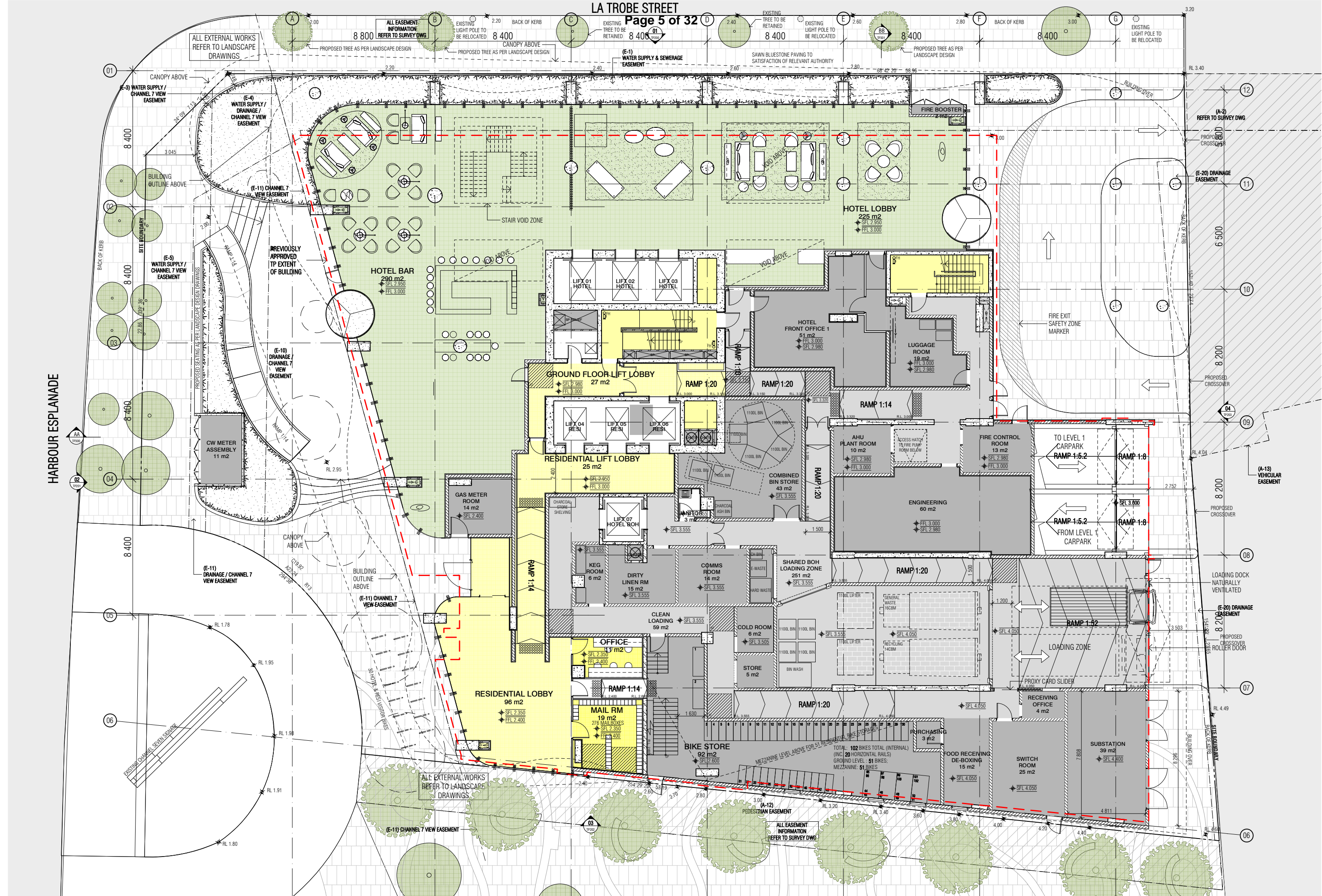
**DRAWING TITLE**  
SITE PLAN

**FENDER KATSALIDIS**  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

2 RIVERSIDE QUAY SOUTHBANK  
3006 VICTORIA AUSTRALIA  
8696 3888 TELEPHONE

REVISION/ DRAWING NO.
03   TOWN PLANNING

TP001



PROJECT  
 LATROBE ST HOTEL &  
 APARTMENTS

DRAWING TITLE  
 GROUND FLOOR PLAN

SCALE  
 1:100@A1

DATE  
 2018-02-02

DRAWING NUMBER



BIM Server: Blimserver9 - BIM Server 2017030 699 LaTrobe Street Hotel/17030 General



HOTEL ROOMS WILL COMPLY WITH REQUIREMENTS FOR DUCTED AIR CONDITIONING AS OUTLINED IN THE DESIGN AND DEVELOPMENT OVERLAY 12 (DDO12)

HABITABLE ROOMS WITH WINDOWS CLOSED WILL COMPLY WITH NOISE LEVEL NOT EXCEEDING 45dB AS REQUIRED BY SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

BIM Server: Bimservers9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION	DATE	BY	REASON
01	28.11.2014	CWB	TOWN PLANNING ISSUE FOR ENDORSEMENT
02	22.04.2016	CWB	TOWN PLANNING RESUBMISSION
03	12.07.2016	CWB	TOWN PLANNING RESUBMISSION
04	14.09.2017	CWB	TOWN PLANNING RESUBMISSION
05	01.12.2017	NS	TOWN PLANNING RESUBMISSION

**QUALITY ASSURANCE**  
 This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice

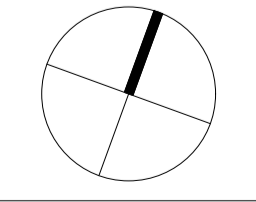


**NOTES**  
 Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
 This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

**SCALE**  
 1:100@A1

**PROJECT**  
 LATROBE ST HOTEL & APARTMENTS  
 699 LATROBE ST  
 DOCKLANDS VICTORIA 3008



**FENDER KATSALIDIS**  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

**DRAWING TITLE**  
 LEVEL 1 - AMENITIES/ CARPARK FLOOR PLAN

**REVISION/ DRAWING NO.**  
 04 | TOWN PLANNING

61 3 8696 3006 3888  
 FKAUSTRALIA.COM  
 RIVERSIDE QUAY SOUTHBANK  
 VICTORIA AUSTRALIA  
 TELEPHONE

TP101



HOTEL ROOMS WILL COMPLY WITH REQUIREMENTS FOR DUCTED AIR CONDITIONING AS OUTLINED IN THE DESIGN AND DEVELOPMENT OVERLAY 12 (DD012)

HABITABLE ROOMS WITH WINDOWS CLOSED WILL COMPLY WITH NOISE LEVEL NOT EXCEEDING 45dB AS REQUIRED BY SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

BIM Server: Bimservers9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION	DATE	BY
01	28.11.2014	CWB
02	22.04.2016	CWB
03	14.09.2017	CWB
04	01.12.2017	NS

**QUALITY ASSURANCE**  
 This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice

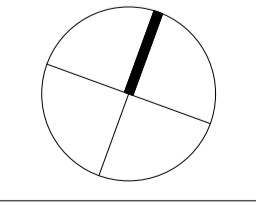


**NOTES**  
 Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
 This drawing is COPYRIGHT and shall remain the property of FENDER KATSAIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

**SCALE**  
 1:100@A1

**PROJECT**  
 LATROBE ST HOTEL & APARTMENTS  
 699 LATROBE ST  
 DOCKLANDS VICTORIA 3008



**FENDER KATSAIDIS**  
 FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

**DRAWING TITLE**  
 LEVEL 2 - HOTEL/ CARPARK FLOOR PLAN

**REVISION/ DRAWING NO.**  
 03 | TOWN PLANNING

61 3 8696 3006 3888  
 FKAUSTRALIA.COM  
 RIVERSIDE QUAY SOUTHBANK  
 VICTORIA AUSTRALIA  
 TELEPHONE

TP102



HOTEL ROOMS WILL COMPLY WITH REQUIREMENTS FOR DUCTED AIR CONDITIONING AS OUTLINED IN THE DESIGN AND DEVELOPMENT OVERLAY 12 (DDO12)

HABITABLE ROOMS WITH WINDOWS CLOSED WILL COMPLY WITH NOISE LEVEL NOT EXCEEDING 45dB AS REQUIRED BY SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

BIM Server: Bimserver9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION	DATE	BY
01	28.11.2014	CWB
02	22.04.2016	CWB
03	14.09.2017	CWB
04	01.12.2017	NS

**QUALITY ASSURANCE**  
 This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

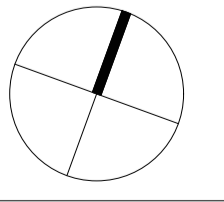
If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice



**NOTES**  
 Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
 This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

SCALE  
 1:100@A1



**PROJECT**  
 LATROBE ST HOTEL & APARTMENTS  
 699 LATROBE ST  
 DOCKLANDS VICTORIA 3008

**DRAWING TITLE**  
 LEVEL 7 - HOTEL/ SERVICE APT FLOOR PLAN

**FENDER KATSALIDIS**  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

2 RIVERSIDE QUAY SOUTHBANK  
 3006 VICTORIA AUSTRALIA  
 3888 TELEPHONE

61 3 8696  
 03 TOWN PLANNING

TP107





BIM Server: Bimserver9 - BIM Server 20/17030 699 LaTrobe Street Hotel(17030) General

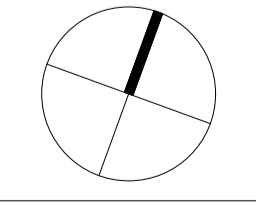
REVISION			
...	TOWN PLANNING ISSUE FOR ENDORSEMENT	CWB	28.11.2014
01	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
02	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
03	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
→ 04	TOWN PLANNING RESUBMISSION	NS	01.12.2017

QUALITY ASSURANCE	
This project is subject to the FK Quality Assurance System	
<input type="checkbox"/>	Schematic Design Review for this project is yet to be completed.
<input type="checkbox"/>	Design Development Review for this project is yet to be completed.
<input type="checkbox"/>	Tender Documentation Review for this project is yet to be completed.
<input type="checkbox"/>	Construction Documentation Review for this drawing is yet to be completed.
If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice	



NOTES			
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.			
This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD			
DRAWN	DATE	CHECKED	PLLOT DATE
MP	01.12.2017	NS	01.12.2017
JOB NO.	17030		

SCALE	
1:100@A1	
PROJECT	
LATROBE ST HOTEL & APARTMENTS 699 LATROBE ST DOCKLANDS VICTORIA 3008	

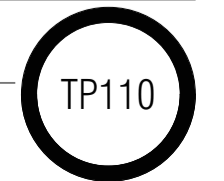


DRAWING TITLE	
LEVEL 10 - HOTEL / AMENITIES PLAN	

**FENDER KATSALIDIS**  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

61	3	8696	3006	3888
FKAUSTRALIA.COM		RIVERSIDE QUAY SOUTHBANK VICTORIA AUSTRALIA TELEPHONE		

REVISION / DRAWING NO.
04   TOWN PLANNING





HOTEL ROOMS WILL COMPLY WITH REQUIREMENTS FOR DUCTED AIR CONDITIONING AS OUTLINED IN THE DESIGN AND DEVELOPMENT OVERLAY 12 (DD012)

HABITABLE ROOMS WITH WINDOWS CLOSED WILL COMPLY WITH NOISE LEVEL NOT EXCEEDING 45dB AS REQUIRED BY SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

BIM Server: Bimservers9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION			
01	TOWN PLANNING RESUBMISSION	CWB	28.11.2014
02	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
03	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
04	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
05	TOWN PLANNING RESUBMISSION	NS	01.12.2017

**QUALITY ASSURANCE**  
 This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice

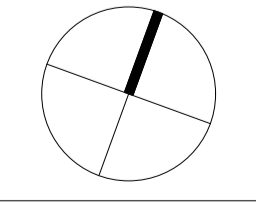


**NOTES**  
 Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
 This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

**SCALE**  
 1:100@A1

**PROJECT**  
 LATROBE ST HOTEL & APARTMENTS  
 699 LATROBE ST  
 DOCKLANDS VICTORIA 3008



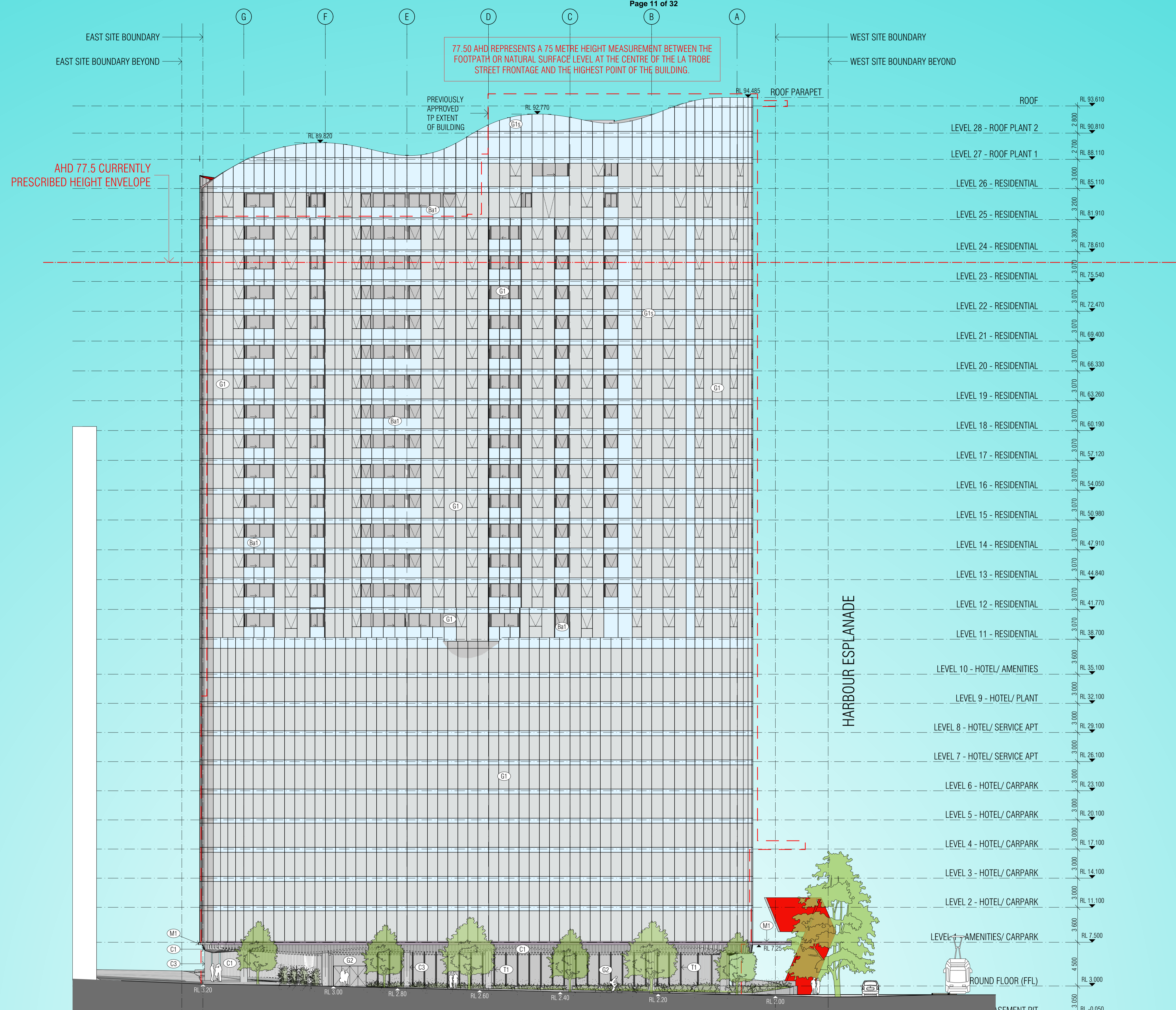
**DRAWING TITLE**  
 LEVEL 11 - RESIDENTIAL FLOOR PLAN

**FENDER KATSALIDIS**  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 062 943 032

61 3 8696 3006 3888  
 FKAUSTRALIA.COM  
 RIVERSIDE QUAY SOUTHBANK  
 VICTORIA AUSTRALIA  
 TELEPHONE

04 | TOWN PLANNING

TP111



**EXTERNAL FINISHES LEGEND**

- (C1) NATURAL CONCRETE FINISH - WARM GREY GRC
- (C2) WARM GREY RIBBED CONCRETE FINISH
- (C3) PRECAST CONCRETE BRIGHTON LITE FINISH
- (G1) CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G1s) SPANDREL GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G2) SHOPFRONT GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G3) LOUVRED GLAZING SYSTEM TO MATCH GLAZING
- (Ba1) GLASS BALUSTRADE
- (T1) TIMBER CLADDING
- (L1) POWDERCOATED LOUVRE SCREEN TO PLANT ROOMS
- (L2) POWDERCOATED LOUVRE SCREEN TO CARPARK
- (M1) ALUMINIUM METAL CANOPY
- (M2) CHARCOAL METAL CLADDING

BIM Server: Bimserver9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION			
...	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
01	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
02	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
03	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
→ 04	TOWN PLANNING RESUBMISSION	NS	01.12.2017

**QUALITY ASSURANCE**

This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice

**NOTES**

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSAIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

**SCALE**  
1:200@A1

**PROJECT**  
LATROBE ST HOTEL & APARTMENTS  
699 LATROBE ST  
DOCKLANDS VICTORIA 3008

**DRAWING TITLE**  
NORTH ELEVATION

**FENDER KATSAIDIS**  
FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

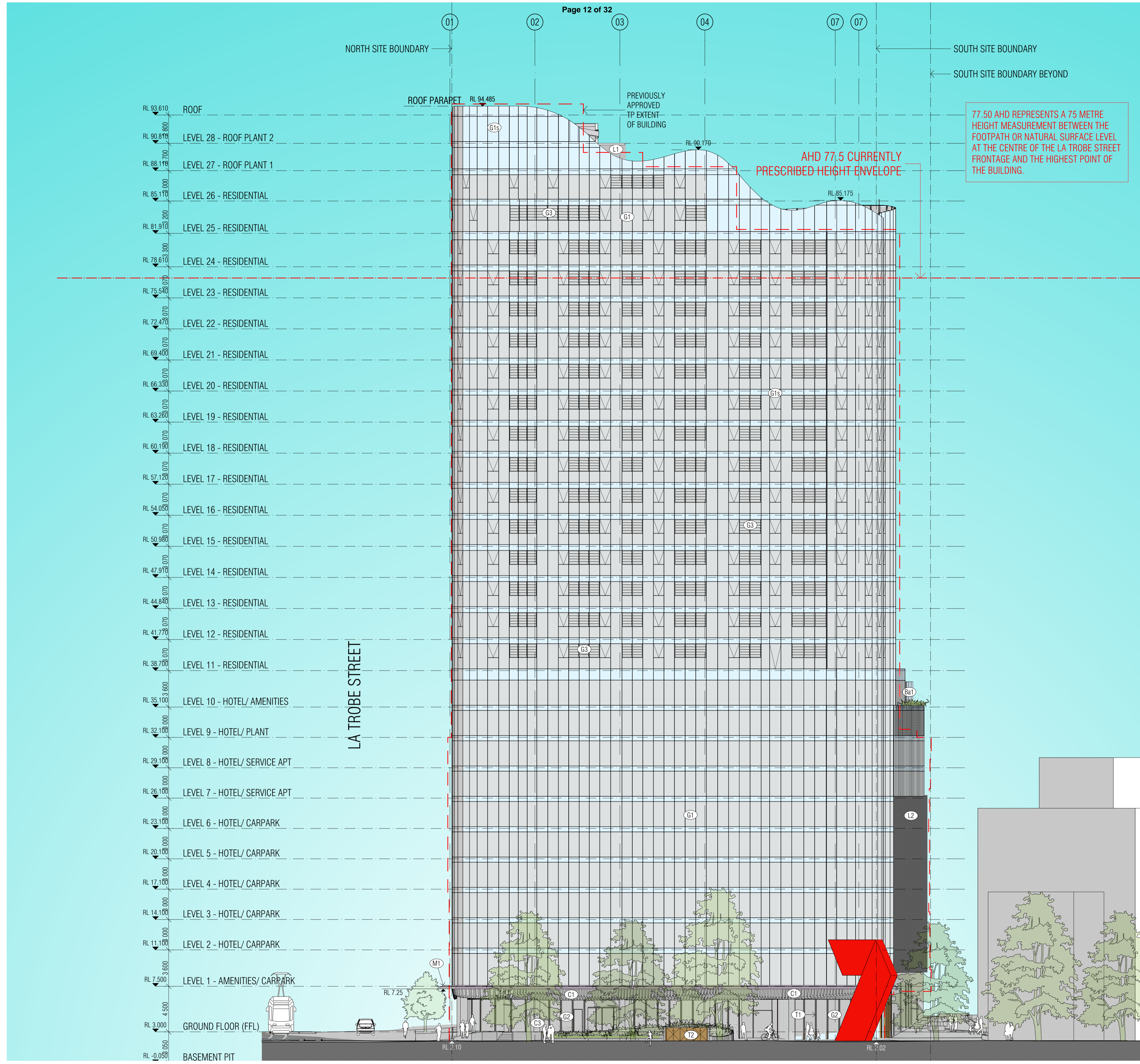
61 3 8696 3888

2 RIVERSIDE QUAY SOUTHBANK  
3006 VICTORIA AUSTRALIA  
TELEPHONE

FKAUSTRALIA.COM

REVISION/ DRAWING NO.  
04 | TOWN PLANNING

TP200



77.50 AHD REPRESENTS A 75 METRE HEIGHT MEASUREMENT BETWEEN THE FOOTPATH OR NATURAL SURFACE LEVEL AT THE CENTRE OF THE LATROBE STREET FRONTAGE AND THE HIGHEST POINT OF THE BUILDING.

**EXTERNAL FINISHES LEGEND**

- (C1) NATURAL CONCRETE FINISH - WARM GREY GRC
- (C2) WARM GREY RIBBED CONCRETE FINISH
- (C3) PRECAST CONCRETE BRIGHTON LITE FINISH
- (G1) CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G1S) SPANDREL GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G2) SHOPFRONT GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G3) LOUVRED GLAZING SYSTEM TO MATCH GLAZING
- (Ba1) GLASS BALUSTRADE
- (T1) TIMBER CLADDING
- (L1) POWDERCOATED LOUVRE SCREEN TO PLANT ROOMS
- (L2) POWDERCOATED LOUVRE SCREEN TO CARPARK
- (M1) ALUMINIUM METAL CANOPY
- (M2) CHARCOAL METAL CLADDING

BIM Server: Bimserver9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION			
01	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
02	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
03	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
04	TOWN PLANNING RESUBMISSION	NS	01.12.2017

**QUALITY ASSURANCE**

This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice



**NOTES**

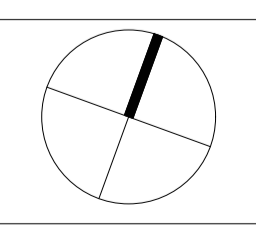
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

**SCALE**  
1:200@A1

**PROJECT**  
LATROBE ST HOTEL & APARTMENTS  
699 LATROBE ST  
DOCKLANDS VICTORIA 3008



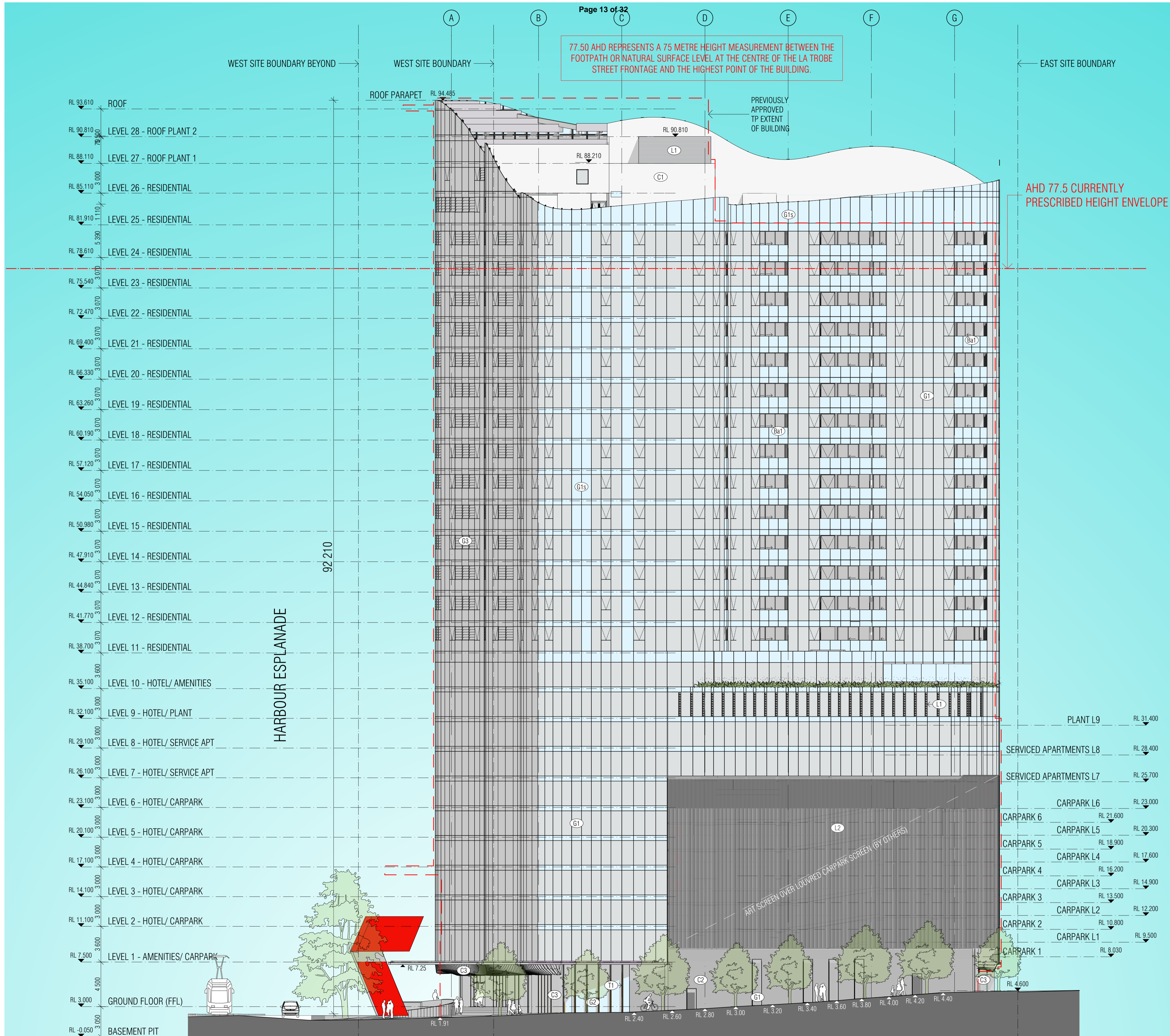
**DRAWING TITLE**  
WEST ELEVATION

**FENDER KATSALIDIS**  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

61 3 8696 3006 3888  
FKAUSTRALIA.COM  
RIVERSIDE QUAY SOUTHBANK  
VICTORIA AUSTRALIA  
TELEPHONE

REVISION/ DRAWING NO.  
04 TOWN PLANNING

TP201



EXTERNAL FINISHES LEGEND

- (C1) NATURAL CONCRETE FINISH - WARM GREY GRC
- (C2) WARM GREY RIBBED CONCRETE FINISH
- (C3) PRECAST CONCRETE BRIGHTON LITE FINISH
- (G1) CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G1S) SPANDREL GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G2) SHOFFRONT GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G3) LOUVRED GLAZING SYSTEM TO MATCH GLAZING
- (Ba1) GLASS BALUSTRADE
- (T1) TIMBER CLADDING
- (L1) POWDERCOATED LOUVRE SCREEN TO PLANT ROOMS
- (L2) POWDERCOATED LOUVRE SCREEN TO CARPARK
- (M1) ALUMINIUM METAL CANOPY
- (M2) CHARCOAL METAL CLADDING

BIM Server: Bimserver9 - BIM Server 2017030 699 Latrobe Street Hotel(17030) General

REVISION			
01	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
02	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
03	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
04	TOWN PLANNING RESUBMISSION	NS	01.12.2017

**QUALITY ASSURANCE**

This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped 'UNCONTROLLED COPY' then it is to be considered a draft, subject to revision without notice

**NOTES**

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

**SCALE**

1:200@A1

**PROJECT**

LATROBE ST HOTEL & APARTMENTS  
699 LATROBE ST  
DOCKLANDS VICTORIA 3008

**DRAWING TITLE**

SOUTH ELEVATION

**FENDER KATSALIDIS**

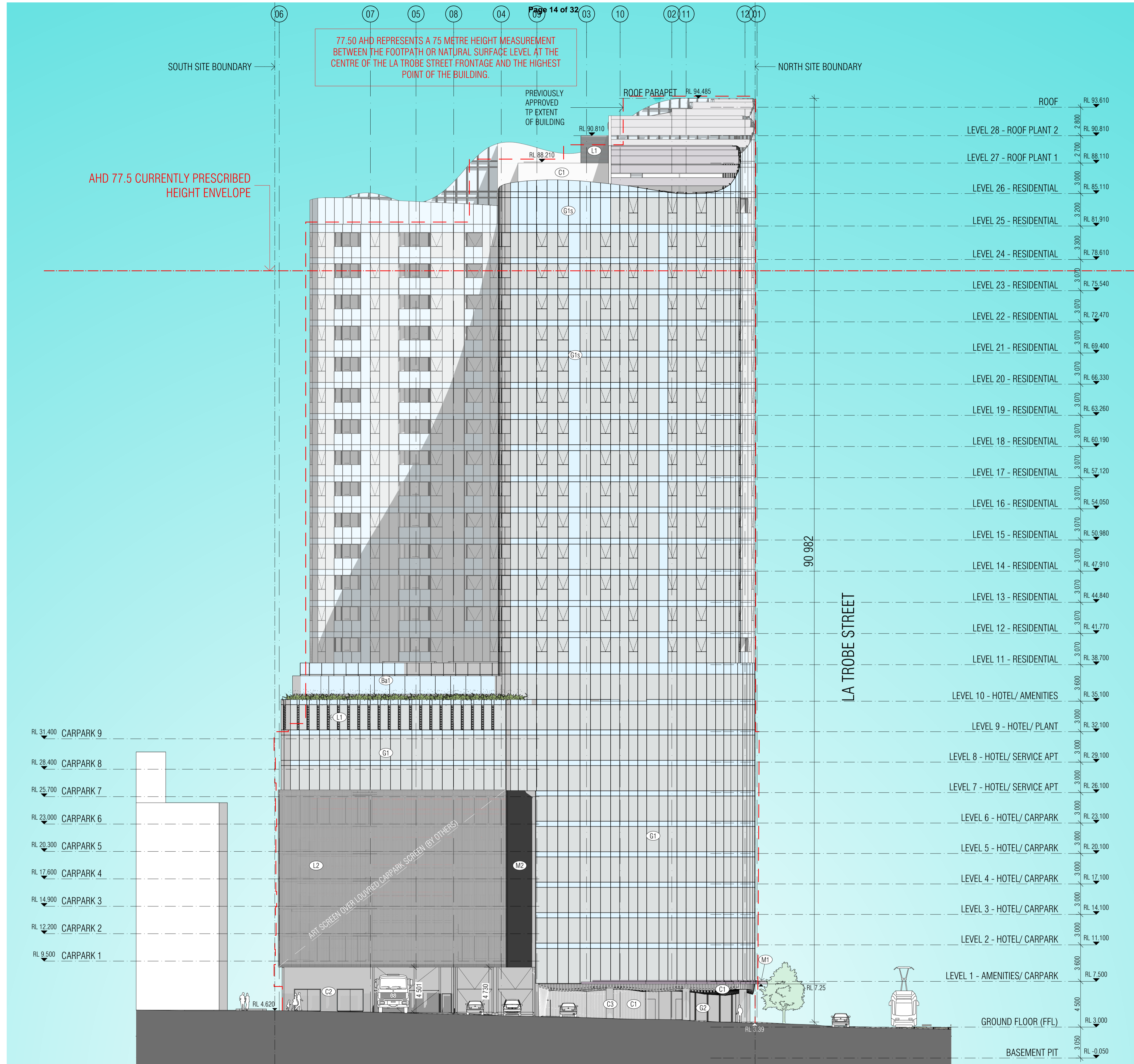
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

2 RIVERSIDE QUAY SOUTHBANK  
3006 VICTORIA AUSTRALIA  
3888 TELEPHONE

61 3 8696

**REVISION/ DRAWING NO.**

04 | TOWN PLANNING



**EXTERNAL FINISHES LEGEND**

- (C1) NATURAL CONCRETE FINISH - WARM GREY GRC
- (C2) WARM GREY RIBBED CONCRETE FINISH
- (C3) PRECAST CONCRETE BRIGHTON LITE FINISH
- (G1) CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G1S) SPANDREL GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G2) SHOPFRONT GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- (G3) LOUVRED GLAZING SYSTEM TO MATCH GLAZING
- (B1) GLASS BALUSTRADE
- (T1) TIMBER CLADDING
- (L1) POWDERCOATED LOUVRE SCREEN TO PLANT ROOMS
- (L2) POWDERCOATED LOUVRE SCREEN TO CARPARK
- (M1) ALUMINIUM METAL CANOPY
- (M2) CHARCOAL METAL CLADDING

BIM Server: Bimserver9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION			
01	TOWN PLANNING RESUBMISSION	CWB	22.04.2016
02	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
03	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
04	TOWN PLANNING RESUBMISSION	NS	01.12.2017

**QUALITY ASSURANCE**

This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice



**NOTES**  
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

SCALE  
**1:200@A1**

**PROJECT**  
LATROBE ST HOTEL & APARTMENTS  
699 LATROBE ST  
DOCKLANDS VICTORIA 3008

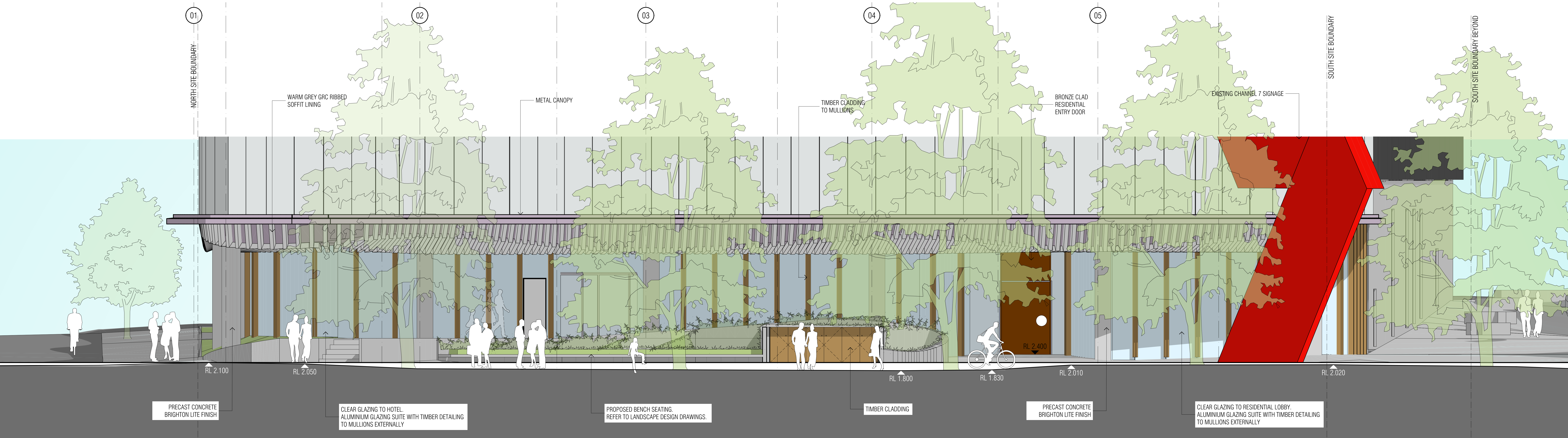
**DRAWING TITLE**  
EAST ELEVATION

**FENDER KATSALIDIS**  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 082 943 032

61 3 8696 3006 3888  
FKAUSTRALIA.COM  
RIVERSIDE QUAY SOUTHBANK  
VICTORIA AUSTRALIA  
TELEPHONE

04 TOWN PLANNING

TP203



1 HARBOUR ESPLANADE STREET ELEVATION (WEST)  
SCALE 1:50@A0



2 STREET ELEVATION (EAST)  
SCALE 1:50@A0

BIM Server: Bimserver3 - BIM Server 20171001 699 Latrobe Street Hotel 17030 General

REVISION	DESCRIPTION	DATE
01	TOWN PLANNING ISSUE FOR ENDORSEMENT	22.04.2016
02	TOWN PLANNING RESUBMISSION	22.04.2016
03	TOWN PLANNING RESUBMISSION	12.07.2016
04	TOWN PLANNING RESUBMISSION	14.09.2017
05	TOWN PLANNING RESUBMISSION	01.12.2017

DATE	CHECKED	PLANT DATE	JOB NO.
01.12.2017	NS	01.12.2017	17030

**NOTES**  
 Check and verify all dimensions prior to commencement of work. This drawing shall be made in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to unfigured dimensions.  
 This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AKUSTY) PTY LTD.

**SCALE**  
 1:50@A0

**PROJECT**  
 LATROBE ST HOTEL & APARTMENTS  
 699 LATROBE ST  
 DOCKLANDS VICTORIA 3008

**FENDER KATSALIDIS**  
 FKAUSTRALIA.COM  
 3006 RIVERSIDE QUAY SOUTH BANK  
 VICTORIA AUSTRALIA  
 8696 3888 TELEPHONE

REVISION/ DRAWING NO.  
 04 TOWN PLANNING

DRAWING TITLE  
 STREET ELEVATIONS SHEET 2

TP205



VIEW FROM HARBOUR ESPLANADE



VIEW FROM NEW QUAY / VICTORIA HARBOUR



VIEW FROM HARBOUR ESPLANADE



VIEW FROM ETIHAD STADIUM

BIM Server: Bimserver9 - BIM Server 2017030 699 LaTrobe Street Hotel(17030) General

REVISION			
01	TOWN PLANNING ISSUE FOR ENDORSEMENT	CWB	28.11.2013
02	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
03	TOWN PLANNING RESUBMISSION	CWB	12.07.2016
04	TOWN PLANNING RESUBMISSION	CWB	14.09.2017
05	TOWN PLANNING RESUBMISSION	CWB	01.12.2017

QUALITY ASSURANCE

This project is subject to the FK Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED COPY then it is to be considered a draft, subject to revision without notice



NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.  
This drawing is COPYRIGHT and shall remain the property of FENDER KATSAIDIS (AUST) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MP	01.12.2017	NS	01.12.2017	17030

SCALE

N.T.S.@A1

PROJECT

LATROBE ST HOTEL & APARTMENTS  
699 LATROBE ST  
DOCKLANDS VICTORIA 3008

DRAWING TITLE

PERSPECTIVE VIEWS

FENDER KATSAIDIS

FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 062 943 032

6 1 3 | 8 6 9 6 3 0 0 6 3 8 8 8  
FKAUSTRALIA.COM  
RIVERSIDE QUAY SOUTHBANK  
VICTORIA AUSTRALIA  
TELEPHONE

REVISION/ DRAWING NO.  
04 | TOWN PLANNING

TP400



## FURTHER CONSIDERATION

MAINTAINING RECESSES IN WEST FACING FLOOR PLANS AND INTRODUCING TIMBER FINIS TO PROVIDE A GRADATED DETAIL DOWN TO THE PUBLIC REALM



## DELEGATE PLANNING REPORT

### MINISTERIAL REFERRAL

<b>Application number:</b>	<b>TPD-2010-9/C</b>
<b>DELWP Application number:</b>	2010006245A-2
<b>Applicant and Owner / Architect:</b>	Salta Properties (Docklands) Pty Ltd / Fender Katsalidis Architects
<b>Address:</b>	695-699 La Trobe Street, DOCKLANDS VIC 3008
<b>Proposal:</b>	Buildings and works associated with the construction of mixed use building
<b>Cost of works:</b>	\$50,000,000
<b>Date received by City of Melbourne:</b>	8 November 2017
<b>Responsible officer:</b>	Dianne King
<b>(DM#12281596)</b>	

#### 1. SUBJECT SITE AND SURROUNDS

##### 1.1. The site

The subject site is located on the south-east corner of La Trobe Street and Harbour Esplanade, Docklands. The site is irregular in shape with an approximate area of 5,200 square metres. It borders Stadium Access Road (a private road) on its eastern edge, which provides access to Docklands Stadium and the Channel 7 building.

## Locality Plan



### 1.2. Surrounds

The land to the south of the site has been developed with Docklands Stadium (50,000 seats) and the associated pedestrian concourse and car parking.

Adjacent to the Stadium (also south of the site) are the digital studios for Channel 7. The development approval for this site was granted under the Docklands Gateway – Melbourne Development Masterplan which was approved by the Minister for Planning in January 2001.

The land to the east of the Stadium access road is a vacant site (grassed). This site has a planning permit for two 15 storey towers issued by the Minister for Planning. An application to amend the planning permit to allow four towers on the site is currently under consideration.

## 2. BACKGROUND

Planning Permit No 2010/006245 was issued by the Minister for Planning on 27 February 2012 and allows for:

‘The development of the land for a multi-level mixed use building and use of the building for multiple dwellings, offices and retail premises (other than a gambling premises) in accordance with the Endorsed Plans.

An amendment was considered by City of Melbourne and approved by the Department of Environment, Land, Water and Planning (DELWP) on 31 October 2016 to amend the permit preamble and condition 1 to allow for the incorporation of a residential hotel.

### 3. THE PROPOSAL

The plans referred to the City of Melbourne for comment were received in response to a request for further information dated 1 December 2017 with a revised ground floor plan dated 2 February 2018 as well as the draft façade strategy options submitted in December 2018.

The application proposes the following changes to the approval:

- Changes to the ground plane to comply with Melbourne Water flood plain requirements including realignment of ramp and stairs, changes to landscaping within La Trobe Street frontage, relocation of hotel lobby entrance, removal of hotel dining / café, relocation of bicycle parking and introduction of a 'CW Meter Assembly' cupboard on the Harbour Esplanade frontage.
- Redesign of the façade. The previous design presented as three distinct rectilinear towers of concrete, metal and glazing. The proposed design presents a waved, curved glass façade.
- The overall height of the building is slightly less than previously approved. The mid-section and north-eastern and south-western corners are higher than previously approved as a result of changes to the façade / parapet. Refer to details below.
- Internal modifications to apartment and hotel room layouts and changes to the dwelling mix and hotel room numbers as follows:

	Approved	Proposed
<b>Building Height:</b>		
Northern-west corner:	94.7 RL	94.5 RL
Mid-western facade:	88.5 RL	90.2 RL
South-west corner:	82.3 RL	85.2 RL
North-east corner	82.3 RL	89.82 RL
Levels:	27 (+2 levels plant)	27 (+2 levels plant)
<b>Residential:</b>		
1 Bedroom	151	126 (-25)
2 Bedroom	139	133 (-6)
3 Bedroom	15	17 (+2)
Total	305	276 (-29)
<b>Hotel</b>	175 rooms	197 rooms (+22)
<b>Serviced Apartments</b>	Nil	26
<b>Car Parking</b>	230 spaces	110 Residential

		34 Hotel
<b>Bicycle Parking</b>	69 spaces  Condition requires compliance with Clause 52.34, which is:  - Residential: 91 spaces  - Hotel: 5 spaces	90 (Hotel)  40 (Residential)

#### 4. APPLICATION HISTORY

The amendment was referred to the City of Melbourne in November 2017. Following a request for further information, revised plans were submitted and received by the City of Melbourne in March 2018. The application was referred to internal Council departments for comment.

Key issues were raised with the applicant and further amendments were made to the proposal and presented to DELWP and the City of Melbourne in June 2018. Revised referral comments were provided and ongoing discussions were had with the applicant and DELWP throughout July to September. The applicant then submitted a revised façade strategy on 14 February 2019 to address Urban Design comments. This strategy includes several options that could be incorporated as a condition of any amended permit issued.

#### 5. PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme are relevant to the proposed amendment:

State Planning Policies	<p>Clause 11 - Settlement</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>
Municipal Strategic Statement	<p>Clause 21.04 - Settlement</p> <p>Clause 21.06 - Built Environment and Heritage</p> <p>Clause 21.07 - Housing</p> <p>Clause 21.09 - Transport</p> <p>Clause 21.13 - Urban Renewal Areas</p>
Local Planning Policies	<p>Clause 22.18 - Urban Design within the Docklands Zone</p>

Statutory Controls	
<p>Clause 37.05</p> <p>Docklands Zone Schedule 4</p>	<p>A permit is required to carry out demolition.</p> <p>A permit is required to carry out buildings and works.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay Schedule 12</p>	<p>This schedule relates to Noise Attenuation. A permit is required to carry out buildings and works. This is addressed by Condition 16 of the existing permit.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay Schedule 52-A1</p>	<p>This schedule relates to built form within the 'Stadium Precinct'. A permit is required to carry out buildings and works. Consideration of this overlay is relevant to the proposed amendment.</p>
<p>Clause 43.04</p> <p>Development Plan Overlay Schedule 5</p>	<p>A permit is required to carry out buildings and works.</p>
<p>Clause 45.09</p> <p>Parking Overlay Schedule 8</p>	<p>A permit is required to exceed the maximum parking rates for dwelling, industry and other uses specified in the schedule to the overlay. The proposed amendment does not result in the development exceeding the rates specified; therefore a permit is not required pursuant to this Overlay.</p>

Particular Provisions	
<p>Clause 52.34</p> <p>Bicycle Facilities</p>	<p>The proposal will result in a reduction of 32 bicycle parking spaces (and a reduction in 56 Apartments).</p> <p>While approval is required for a reduction in bicycle parking, the ratio of bicycle spaces to apartments has increased since the original approval.</p>
<p>Clause 58</p> <p>Apartment Developments</p>	<p>The original approval predates Clause 58 and the apartments do not comply with the standards. This is addressed in greater detail in the assessment below.</p>

General Provisions	
<p>Clause 61.01 – Administration and enforcement of this scheme</p>	<p>The Minister for Planning is the responsible authority for this planning permit application as the total floor area of the development exceeds 25,000 square metres.</p>

## 6. PUBLIC NOTIFICATION

The application has been referred to the City of Melbourne for comment. The Minister for Planning is responsible for public notice of the application as required by the scheme. The application is exempt from public notice pursuant to Clause 37.05 Schedule 2, Clause 43.02 Schedule 12 and 52 of the Melbourne Planning Scheme.

## 7. REFERRALS

The Minister for Planning is responsible for referral of the application as required by the Melbourne Planning Scheme. Melbourne Water is not a referral authority pursuant to the Melbourne Planning Scheme. The site is however affected by building regulation (BR153) regarding the risk of a one in a 100 year flood, which has resulted in the ground level amendments.

The application was referred to the following internal departments with the comments provided summarised below:

### 7.1. Urban Design

Urban Design has raised concerns with the proposal throughout the amendment process, primarily regarding the foyer resolution at ground level, vehicle dominance of the porte-cochere, level changes to Harbour Esplanade and a lack of legitimate podium and division of upper form resulting in bulk and visual impact to Harbour Esplanade.

Comments provided in May 2018 reinforced these concerns and the applicant was encouraged to submit amended plans responding to the key issues.

Façade re-design options were provided by the applicant to address the podium / tower form on 14 February 2019. Urban Design has reviewed the options and advises that Page 11 of the façade options dated February 2019 is the preferred option (see below), with further detail of the timber fins to the lower levels, graduating from the all glass upper levels required.



Source: Page 11 of Plans Prepared by Fender Katsalidis dated February 2019

### 7.2. Engineering

#### Waste

The submitted waste management plan is acceptable. The following condition is recommended to be included on any permit issued:

‘The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by irwinconsult dated 15th August 2018.

The submitted WMP must not be altered without prior consent of the City of Melbourne – Engineering Services.’

### **Civil**

Civil Engineering has raised concerns with the proposed width of the footpath along Harbour Esplanade with a recommended condition to widen to align with the adjoining footpaths to the south.

Engineering Services object to the ‘CW Meter Assembly’ being located over the Drainage Easement and recommend its relocation.

A number of standard conditions are recommended to be applied to any permit issued.

### **Traffic**

Traffic Engineering offers no objection to the revised yield of apartments / hotel rooms / car and bicycle parking numbers, nor do they object to the proposed access arrangements.

While no issue is raised with the lack of resident visitor parking, the applicant should be advised that Council will not necessarily alter existing on street parking facilities to cater for the developments visitor parking requirements.

## **7.3. Land Survey**

Land Survey has noted that the proposed plans show windows along the eastern and southern boundary of the subject site and that the property does not benefit from a light and air easement over the abutting property.

It is noted that the proposal does not alter the extent of windows on boundary and this was considered in the previous approval.

The plans show a ‘CW Meter Assembly’ proposed to be constructed over an existing easement and therefore the following conditions are recommended on any permit issued:

Prior to the commencement of works excluding demolition, easement E-11 known to title must be varied to a height of 5 metres above site level and exclude any structures that support the development.

Prior to the commencement of the development excluding demolition, the permit holder must either obtain the necessary permission(s) from the relevant parties / authorities to construct over the easement(s) and provide evidence of this to the Responsible Authority; or obtain planning permission to remove or vary the location of the easement(s) to exclude any structure that supports the development.’

## **8. ASSESSMENT**

The key issue for consideration is the impact of the proposed external alterations on the streetscape and built form character, particularly the visual bulk of the development when viewed from Harbour Esplanade and Victoria Harbour.



## 8.1. Ground Floor External Changes

The proposed amendment includes level changes required by Melbourne Water resulting in a redesign of the landscape forecourt, hotel lobby and porte-cochere.

Urban Design was generally accepting of the required level changes, and design response of the landscaping, ramp and stairs, however raised concerns with the prominence of vehicles and the porte-cochere in the design response. It is noted that the proposed location of the porte-cochere remains unchanged from the previous approval. The proposed changes result in reduced pedestrian connectivity to La Trobe Street, with landscaping replacing the previously paved walkway along the northern boundary.

While the preferred outcome would be for direct connectivity with La Trobe Street, the proposed landscaping effectively hides the level change, and the ground floor façade remains glazed to allow for passive connectivity. Access to the building from La Trobe Street remains possible from the north-east corner of the site, where the hotel lobby entrance has been relocated with sufficient pedestrian space adjoining the approved porte-cochere.

The proposed ground floor changes are considered to appropriately respond to the Melbourne Water requirements while maintaining an active and attractive connection to the public realm. The changes are consistent with Clause 22.18 in that the development maintains an active and attractive frontage to the street while addressing environmental conditions.

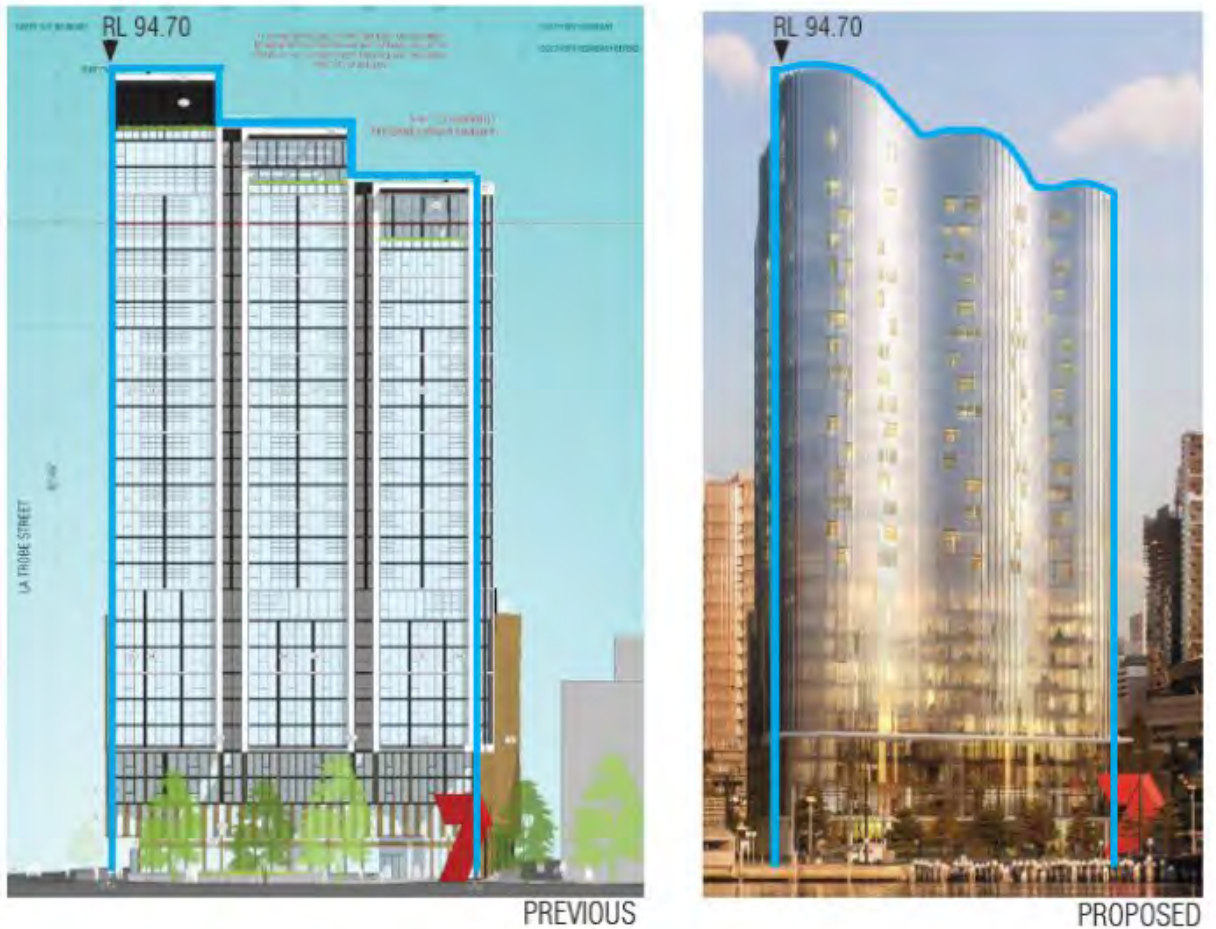
Consideration of proposed planting within the frontages to both Harbour Esplanade and La Trobe Street and consistency with the performance guidelines of Clause 22.18 are addressed through existing landscape conditions.

## 8.2. Façade Details

The approved design response appears as three rectilinear towers graduating in height from south to north. Recesses between the tower forms accentuate the differences in height and aid in breaking up the overall mass of the building when viewed from Harbour Esplanade to the west.

The proposal seeks to introduce a curved glass wall across the entire façade, resulting in a more gradual transition in height and reduced differentiation between the three tower elements. See comparison images below:

Figure 1 – Elevational comparison between the two facades



Source: Urbis Cover Letter dated 13 October 2017

While the tower maintains a transition in height, the change to a curved glass facade has resulted in a loss of the three 'tower' rectilinear forms with each vertical element being clearly distinguishable.

Urban Design has raised concerns with the reduced separation between the podium and tower and the impact of the visual bulk of the proposed curved glass wall when viewed from the west. Ongoing discussions with DELWP, the City of Melbourne and the applicant have resulted in a revised concept being submitted for review. This design response has not been formally submitted and would need to be conditioned as part of any permit issued.



Source: Page 11 of Plans prepared by Fender Katsalidis dated February 2019

The changes suggested by Urban Design are reflected in the above plans and increase the articulation of the tower, thereby reducing visual bulk, particularly when viewed from Harbour Esplanade. The draft response provides greater texture and gradient to the podium and tower forms through mullion / fins which accentuate the curved form and provide a gradient of detail down to the public realm (in lieu of a podium).

The cut-outs that break through the parapet to the skyline divide the three tower forms breaking up the overall mass.

This design is the preferred option however it has not been formally submitted and would need to be conditioned, including a requirement to provide further detail and texture to the lower levels as part of any permit issued. Subject to the application of detailed timber fins, the proposal will make a positive contribution to the character and quality of the waterfront place, as sought by Clause 22.18. The use of timber

responds to the urban context of Docklands, referencing the timber used along the boardwalk and boat moorings across Harbour Esplanade to the west.

The proposed waved glass design responds to the water character of the harbour, reflecting the water and movement within the harbour on the building façade.

The proposed façade changes are therefore supported.

### **8.3. Wind**

The proposed changes to the tower design have been tested through a wind tunnel model by Mel Consultants. Due to the strong wind impacts to the building, a canopy is proposed to La Trobe Street, in addition to landscaping and porous screens. These elements will reduce the wind impact of the proposed development and ensure that the criterion for walking comfort can be achieved in the surrounding streetscapes adjacent to the development site. It is noted the wind tunnel testing did not rely on street trees in the assessment.

Existing conditions of permit (condition 6-8) require further testing and wind mitigation which is required to be completed prior to commencement of the development.

### **8.4. Shadow**

The proposed changes to the façade including the rooftop parapet in the north-east corner result in additional shadow cast onto the Docklands Stadium field from 3.00pm - 3.45pm. The AFL (as owners of the stadium) submitted a letter of support for the original application including the extent of overshadowing. Due to the Stadium not being accessible to the general public as a park, the additional overshadowing is considered to be acceptable.

### **8.5. Internal Alterations**

The proposed changes to the internal layout result in a reduction in apartments (-29) and car parking spaces (-86) and an increase in bicycle parking (+34) and hotel / serviced apartments (+48).

The approved design included a ground floor hotel lobby, café and bar fronting La Trobe Street and Harbour Esplanade. This has now been changed to delete reference to the café and expand the lobby / bar area.

The first floor previously included hotel back of house and a meeting / conference area fronting La Trobe Street and Harbour Esplanade, sleeving car parking behind. The proposed first floor comprises the hotel restaurant, function rooms and staff rooms sleeving car parking.

The proposed changes to the ground and first floor are considered to be a rearrangement of hotel related services and facilities, which maintain the same level of activation and are therefore supported.

The proposed changes to apartment layouts, resulting in an overall reduction in apartment numbers and an increase in three bedroom apartments is supported.

The approved development was not considered against Clause 58 of the Melbourne Planning Scheme, and does not comply with a number of standards, with the exception of building setbacks, noise, energy efficiency, landscaping and waste and recycling.

The proposed internal alterations result in an increase in compliance with Clause 58. Specifically, apartments now comply with the functional layout, room depth, windows and storage requirements where previously they did not comply.

While the apartments remain non-compliant with solar access to communal open space, natural ventilation, private and communal open space, accessibility and integrated water and stormwater management, the proposal is considered to be a significant improvement and is supported.

The proposed reduction in apartment numbers results in improved on-site amenity given the greater ratio of communal facilities and bicycle parking. While the proposal will result in an increase in the ratio of car parking facilities to dwellings, the rate remains less than one space per dwelling and therefore does not trigger the need for a planning permit, consistent with the Parking Overlay provisions.

The proposed changes to the hotel layouts address operational requirements and are satisfactory.

### **8.6. Bicycle and Car Parking**

The proposed provision of bicycle parking results in an increase over and above the requirements of Clause 52.34, however the allocation as specified in the schedule to the plans does not meet the requirements. It is recommended that condition 1a) be maintained in order to ensure bicycle parking is allocated appropriately between hotel and residential land uses.

The reduction in car parking does not trigger a planning permit and is supported.

### **8.7. Windows on boundaries**

It is noted that the proposal results in a number of windows on the eastern and southern boundaries. While a similar configuration was previously approved, it was not addressed by way of a Section 173 agreement. It is noted that some hotel rooms and bedrooms would lose all access to light and air if the neighbouring sites to the east and south are developed. A condition of permit is recommended requiring a legal agreement to secure light and air access for the subject site. The only alternative would be to set back the tower from the boundaries or redesign the layout on the affected floors.

### **8.8. Outstanding Internal Referral Recommendations**

Civil Design has objected to the location of the water meter closet at ground floor level fronting Harbour Esplanade given its location over an easement and recommended its relocation. Land Survey has recommended a condition of permit requiring the developer to either provide consent to construct over the easement, or obtain planning permission to remove or vary the location. It is recommended that this condition be applied to any permit issued. The applicant welcomes a condition to remove the easement.

A number of conditions recommended by Civil Engineering are already included in the planning permit and therefore have not been included in the recommendation below.

### **8.9. Conclusion**

The proposed amendments to the approved development are supported, subject to further design detail of the façade strategy for the podium and tower façade consistent with the image provided on page 11 of draft plans prepared February 2019 and received by City of Melbourne on 14 February 2019.

It is recommended that conditions be added to the existing permit consistent with the internal referral recommendations.

## 9. OFFICER RECOMMENDATION

That the Department of Environment, Land, Water and Planning (DELWP) be advised that the Melbourne City Council supports this application subject to the following conditions:

### Replace condition 1 with the following:

1. Prior to the commencement of the development excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, piling, footings, ground beams and ground slab, amended plans to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority in consultation with Places Victoria and the City of Melbourne. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans dated 1 December 2017 including the ground floor plan issued 2 February 2018 (Further Information Plans) prepared by Fender Katsalidis but amended to show:
  - a) The public footpath along Harbour Esplanade must be widened to align with the footpath width generally provided on the east side of Harbour Esplanade such as north of La Trobe Street and from the Stadium to Bourke Street.
  - b) The location and breakdown of bicycle areas, numbers and changing facilities including the allocation of residents', tenants', and visitors' spaces on site. Bicycle numbers and parking must be in accordance with Clause 52.34 of the Melbourne Planning Scheme and all visitor bicycle parking accommodated within the site boundary. The site boundary should be taken as if Condition 12 has been implemented.
  - c) Changes required by the façade strategy.

### Replace Condition 22 with the following

22. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by irwinconsult dated 15th August 2018.

The WMP must not be altered without prior consent of the City of Melbourne – Engineering Services.

### New conditions:

#### Façade Strategy

- Prior to the commencement of works, excluding demolition, bulk excavation and site preparation works, a Façade Strategy must be submitted to and be to the satisfaction of the Responsible Authority in consultation with City of Melbourne. When approved, this will form part of the endorsed plans. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority. The Façade Strategy for the development must be generally in accordance with the application plans dated 2 February 2018 prepared by Fender Katsalidis and informal concept plan shown on page 11 of the façade strategy options dated February 2019 prepared by Fender Katsalidis and detail:
  - a. A concise description by the architect of the building design concept and how the façade works to achieve this, incorporating further detail and texture using timber fins to the lower levels, graduating to an all glass upper form.

- b. A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.
- c. Elevation details generally at a scale of 1:50 illustrating typical podium details, entries and doors, typical privacy screening and utilities, typical tower detail, and any special features which are important to the building's presentation.
- d. Cross sections of other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and / or material.
- e. Information about how the façade will be accessed, and maintained and cleaned, including planning where proposed.
- f. Example prototypes and / or precedents that demonstrate the intended design outcome indicated on the plans and perspective images to produce a high quality built outcome in accordance with the design concept.

### **Civil Engineering**

- Prior to the commencement of works excluding demolition, easement E-11 known to title must be varied to a height of 5 metres above site level and exclude any structures that support the development.
- Prior to the commencement of the development excluding demolition, the permit holder must either obtain the necessary permission(s) from the relevant parties / authorities to construct over the easement(s) and provide evidence of this to the Responsible Authority; or obtain planning permission to remove or vary the location of the easement(s) to exclude any structure that supports the development.
- All projections over the street alignment must conform to Building Regulations 2006, Part 5, Sections 505 to 514 as appropriate. Reference may be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face / back of kerb.

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

- The two light / tram joint poles and the tram pole in La Trobe Street must be relocated 750mm from the face of the kerb at the cost of the developer prior to the occupation of the development, in accordance with plans and specifications first approved by City of Melbourne – Engineering Services.
- Prior to the commencement of the development (excluding any demolition, bulk excavation, construction or carrying out of works), the portion of widened Harbour Esplanade footpath abutting the subject land must be declared as a Road on the Plan of Subdivision. The Declaration must be to the satisfaction of Melbourne City Council (attention to Engineering Services and Land Survey team).

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

### **Street Levels and Crossovers**

- The widened portion of the footpath must be declared as Road on the plan of subdivision. The Declaration must be to the satisfaction of Melbourne City Council (attention to Engineering Services and Land Survey team).
- All new portions of Road (including the provision of footpaths, public lighting, street trees, pavement marking and signage as required) in Harbour Esplanade must be constructed prior to the occupation of the development, in accordance with plans and specifications first approved by the City of Melbourne – Engineering Services.
- The footpaths adjoining the site along La Trobe Street and Harbour Esplanade must be reconstructed in sawn bluestone together with associated works including the renewal or relocation of kerb and channel and / or services as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – Engineering Services.
- Existing street levels in La Trobe Street and Harbour Esplanade must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from City of Melbourne – Engineering Services.

### **Land Survey**

- Prior to the commencement of works including demolition, the owner of the land must obtain a light and air easement over the abutting title known as Lot 1 on PS432271H for a minimum width of 10 metres to protect the proposed windows on the eastern boundary and for a minimum width of 3 metres to protect the proposed windows on the southern boundary.

### **NOTES**

All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of City of Melbourne – Engineering Services.