Report to the Future Melbourne Committee

Agenda item 6.3

Ministerial Planning Referral: TPM-2020-1
68-102 and 103 Alfred Street, and 87-105 Racecourse Road, North Melbourne

2 February 2021

Presenter: Evan Counsel, Director Planning and Building

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application seeking approval for construction of four multi-storey buildings to be used as dwellings, a childcare centre and commercial and retail areas, and a reduction of car parking requirements for the land at 68-102 and 103 Alfred Street and 87-105 Racecourse Road, North Melbourne (refer Attachment 2 – Locality Plan).
2. The applicant is Pace Development Group, the owner is Racecourse Road North Melbourne Pty Ltd, and the architect is Hayball Architects.
3. The land is located within the Mixed Use Zone (MUZ), Public Use Zone Schedule 4 (PUZ4) and Commercial 1 Zone (C1Z). The land is affected by the Design and Development Overlay Schedules 26 (DDO26) and 63 Area 7 and 8 (DDO63), Development Contributions Plan Overlay Schedule 2 (DPO2), CityLink Project Overlay (CLPO) and Environmental Audit Overlay (EAO).
4. The proposed development has 58,028m^2 gross floor area and contains 358 dwellings, 5,023m^2 of commercial area, a 130 place childcare centre, 595 m^2 of retail floor space, 304 car spaces and 524 bicycle spaces. Vehicle access to parking, loading and servicing within the shared basement is via Alfred Street. Pedestrian connections are proposed along the north, south and west boundaries.
5. The Minister for Planning has formally notified Melbourne City Council of the application under section 52(1)(a) of the *Planning and Environment Act 1987* (Act).
6. The applicant has lodged an application for review under section 79 of the Act (failure to determine) with the Victorian Civil and Administrative Tribunal (VCAT). Given concerns raised throughout the process and relevant statutory timeframes, management has lodged a Statement of Grounds with VCAT in order to maintain Council's ability to be included as a party to the VCAT proceeding.

Key issues

7. The key issues relevant to this proposal relate to urban design and built form, including an assessment against the design objectives and built form controls in DDO63-A7; provision of proposed public realm improvements in regard to urban structure and movement networks; Clause 58 (BADS) and internal amenity; and parking, loading, traffic and waste.
8. Redevelopment of this large site within the Arden-Macaulay Urban Renewal Area is supported. However, there are a number of fundamental concerns with the proposal, and the increase from the preferred 9 storeys to the proposed 12 storeys is not justified by the design outcome and public benefits provided.
9. Matters considered unacceptable include the lack of a fine grain, permeable development with direct, legible and clear-to-sky streets and through block links; the lack of integration with the wider precinct and adjacent developments; the overall massing strategy and adverse effects on the public realm and internal amenity; and whether the public realm is useable, functional, human scale and receives adequate sunlight.
10. Upcoming VCAT proceedings include a compulsory conference (mediation), prior to a full hearing. Council's urban planners will continue to work constructively with DELWP and the applicant to explore alternative solutions and resolve outstanding concerns/issues where possible.

Recommendation from management

11. That the Future Melbourne Committee:
    - 11.1. Resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council objects to the proposal on the grounds outlined in the delegate report (refer to Attachment 4 of the report from management).
    - 11.2. Requests that management prepare an addendum to Council's Statement of Grounds outlining Council's reasons for contesting the Victorian Civil and Administrative Tribunal (VCAT) application, consistent with the delegate report (refer Attachment 4), and submit it to VCAT and all parties to the proceeding.

Attachments:

1. Supporting Attachment (Page 2 of 97)
2. Locality Plan (Page 3 of 97)
3. Selected Plans (Page 4 of 97)
4. Delegate Report (Page 47 of 97)

Supporting Attachment

Legal

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

2. The Minister for Planning has formally notified the Council of the application under Section 52(1)(a) of the Act.

3. The applicant has lodged an application for review under Section 79 of the Act (failure to determine) with the VCAT.

4. Management has lodged a Statement of Grounds with VCAT and the Council is a party to the proceeding.

Finance

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

Conflict of interest

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

Health and Safety

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

Stakeholder consultation

8. The application is not exempt from the notice requirements 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 Act.

9. It is the responsibility of DELWP on behalf of the Minister for Planning to administer public notice where required.

Relation to Council policy

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

Environmental sustainability

11. The development has acceptable ESD and WSUD targets to satisfy Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) which could be addressed through conditions of a permit, should a permit issue.

Attachment 2
Agenda item 6.3
Future Melbourne Committee
2 February 2021

Locality Plan

68-102 and 103 Alfred Street and 87-105 Racecourse Road, North Melbourne

NO	SHEET NAME
TP00.00	COVER SHEET / DRAWING LIST
TP00.01	EXISTING CONDITIONS
TP00.02	PROPOSED SITE PLAN
TP01.00	LEVEL B3
TP01.01	LEVEL B2
TP01.02	LEVEL B1
TP01.03	LEVEL 00 (GF)
TP01.04	LEVEL 01
TP01.05	LEVEL 02
TP01.06	LEVEL 03
TP01.07	LEVEL 04
TP01.08	LEVEL 05
TP01.09	LEVEL 06
TP01.10	LEVEL 07
TP01.11	LEVEL 08
TP01.12	LEVEL 09
TP01.13	LEVEL 10
TP01.14	LEVEL 11
TP01.15	LEVEL ROOF
TP02.01	ELEVATION NORTH
TP02.02	ELEVATION EAST
TP02.03	ELEVATION WEST
TP02.04	ELEVATION SOUTH
TP02.11	ELEVATION C WEST
TP02.12	ELEVATION A & B EAST
TP02.13	ELEVATION C EAST
TP02.14	ELEVATION C SOUTH
TP02.15	ELEVATION B & D NORTH
TP02.16	ELEVATION D WEST
TP03.01	SECTION A
TP03.02	SECTION B
TP03.03	SECTION C
TP03.04	SECTION D
TP04.01	STREET DETAIL ELEVATIONS
TP04.02	STREET DETAIL ELEVATIONS
TP06.01	SHADOW ANALYSIS - EQUINOX
TP06.02	SOLAR ACCESS ANALYSIS
TP07.01	B.A.D.S. - TYPICAL TYPE PLANS - BUILDING A
TP07.02	B.A.D.S. ANALYSIS SUMMARY - BUILDING A
TP07.03	B.A.D.S. - TYPICAL TYPE PLANS - BUILDING C
TP07.04	B.A.D.S. ANALYSIS SUMMARY - BUILDING C
TP07.05	B.A.D.S. - TYPICAL TYPE PLANS - BUILDING D
TP07.06	B.A.D.S. ANALYSIS SUMMARY - BUILDING D

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street,
North Melbourne

Drawing Title
COVER SHEET / DRAWING LIST

Status
TOWN PLANNING

Project No	Drawing No	Revision
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Checked By	Checker
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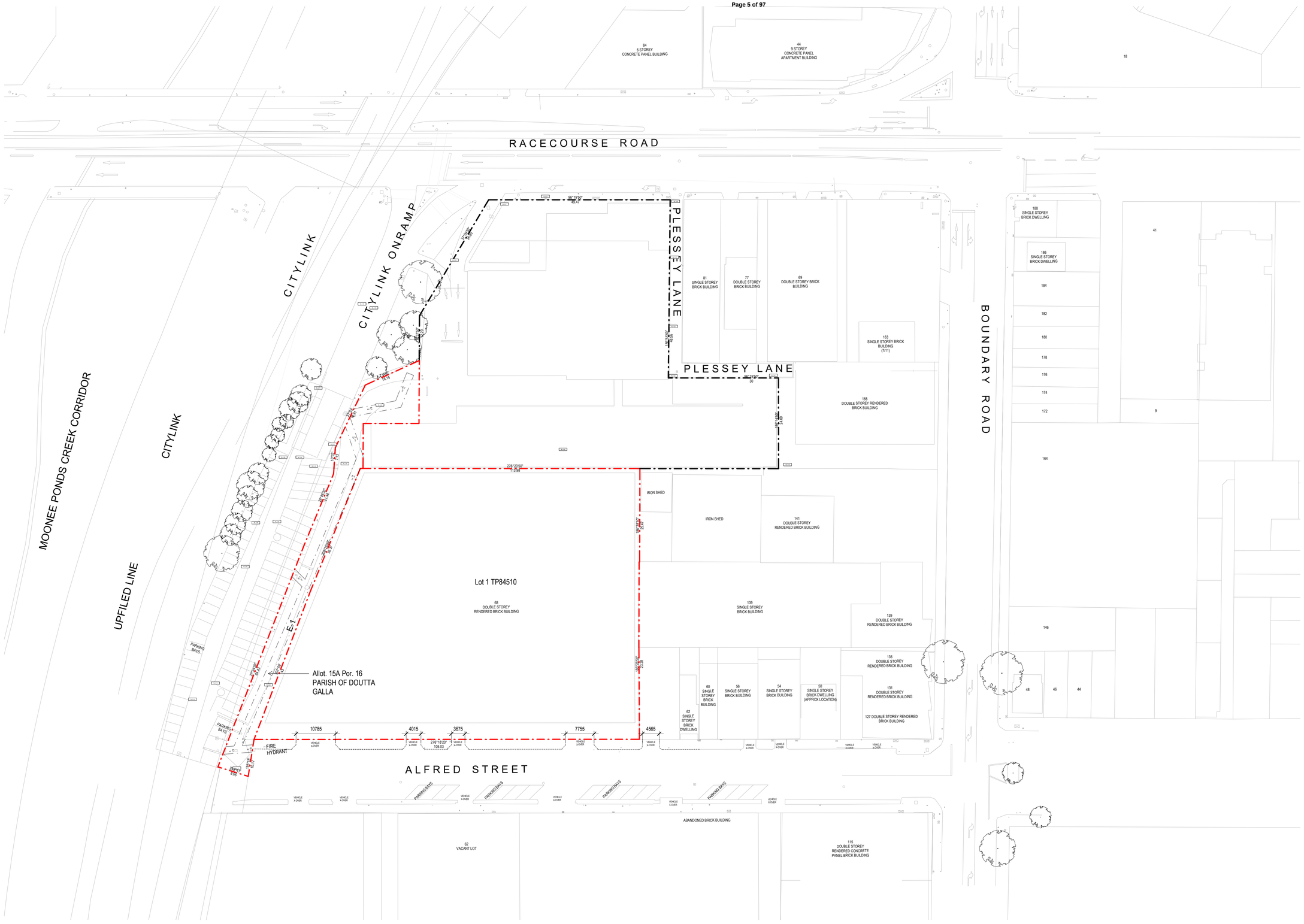
Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



RL EXISTING GROUND LEVELS

RL PROPOSED GROUND LEVELS

PRIMARY POINT OF ENTRY

2500 TRAFFIC VIEW SPREAD

2000

EXISTING TREE

PROPOSED TREE/SHRUBS
REFER TO LANDSCAPE ARCHITECT DESIGN

LANDSCAPE REFER TO LANDSCAPE ARCHITECT DESIGN

RETAIL WASTE DISPOSAL PATHS

2600

4900

CAR PARKING

GPO provided for Electric car

Disable car parking as per AS. requirement

4m³ storage cage

2x VERTICAL bike parking

2x HORIZONTAL bike parking

1x bike parking

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
EXISTING CONDITIONS

Status
TOWN PLANNING

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2	05.06.2020	Town Planning Issue

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Richard Leonard 7522, David Tordoff 8028


RACECOURSE ROAD
CITYLINK
CITYLINK ONRAMP
MOONEE PONDS CREEK CORRIDOR
CITYLINK
UPFILED LINE
PLESSEY LANE
PLESSEY LANE
BOUNDARY ROAD
ALFRED STREET
Existing Retaining Wall
existing crossovers shown dashed
84
5 STOREY
CONCRETE PANEL BUILDING
44
9 STOREY
CONCRETE PANEL
APARTMENT BUILDING
81
SINGLE STOREY
BRICK BUILDING
77
DOUBLE STOREY
BRICK BUILDING
69
DOUBLE STOREY BRICK
BUILDING
163
SINGLE STOREY BRICK
BUILDING
155
DOUBLE STOREY RENDERED
BRICK BUILDING
IRON SHED
IRON SHED
141
DOUBLE STOREY
RENDERED BRICK BUILDING
139
SINGLE STOREY
BRICK BUILDING
139
DOUBLE STOREY
RENDERED BRICK BUILDING
135
DOUBLE STOREY
RENDERED BRICK BUILDING
131
DOUBLE STOREY
RENDERED BRICK BUILDING
127 DOUBLE STOREY RENDERED
BRICK BUILDING
188
SINGLE STOREY
BRICK DWELLING
186
SINGLE STOREY
BRICK DWELLING
EXISTING GROUND LEVELS
PROPOSED GROUND LEVELS
PRIMARY POINT OF ENTRY
TRAFFIC VIEW SPREAD
EXISTING TREE
PROPOSED TREE/SHRUBS
REFER TO LANDSCAPE
ARCHITECT DESIGN
LANDSCAPE REFER TO
LANDSCAPE ARCHITECT
DESIGN
RETAIL WASTE DISPOSAL
PATHS
CAR PARKING
GPO provided for
Electric car
Disable car parking
as per AS. requirement
4m³ storage cage
2x VERTICAL
bike parking
2x HORIZONTAL
bike parking
1x bike parking

Project Title	Drawing Title	Status	Project No	Drawing No	Revision
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2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
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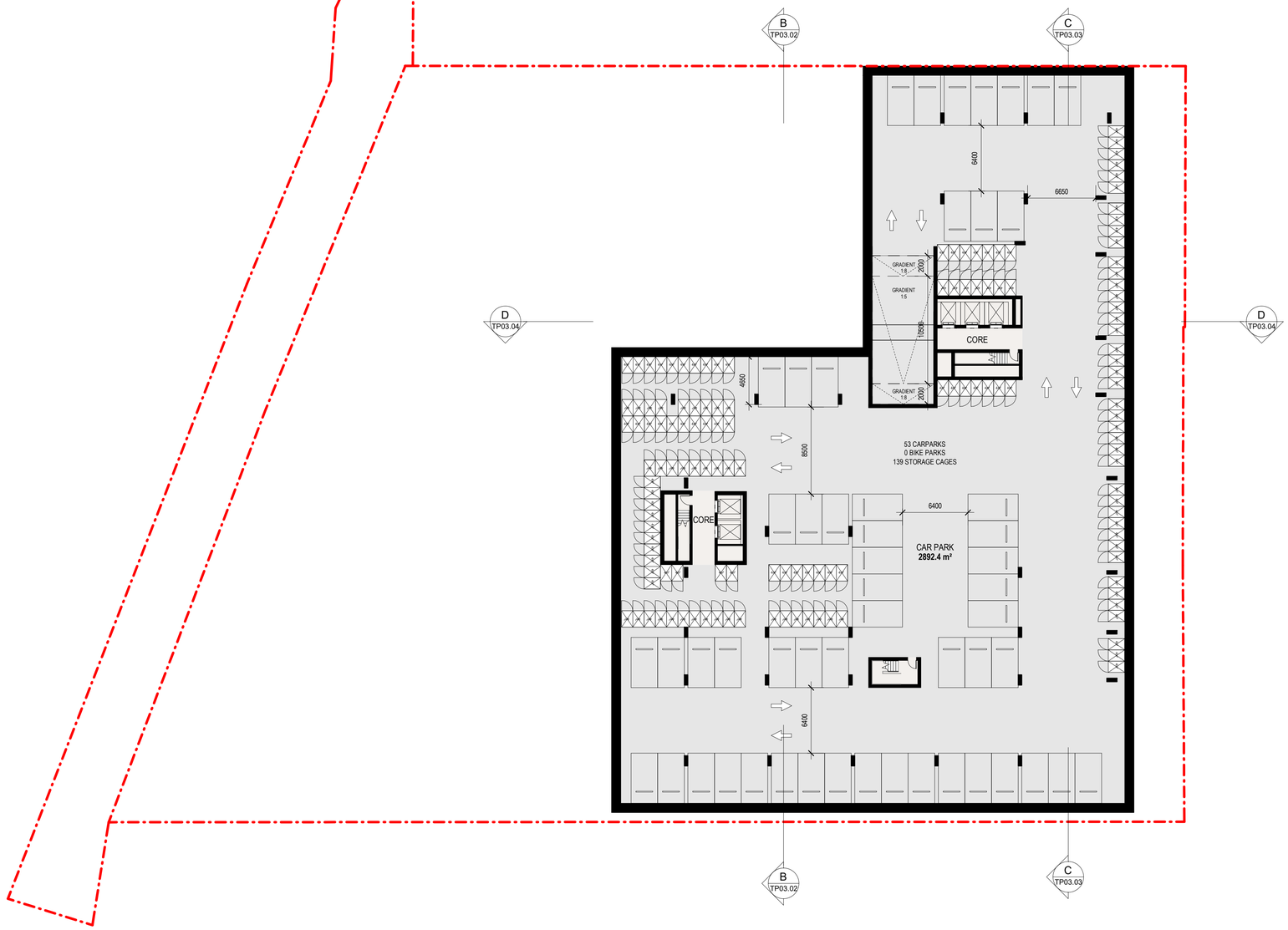
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028
hayball



RL EXISTING GROUND LEVELS

RL PROPOSED GROUND LEVELS

PRIMARY POINT OF ENTRY

2500 / 2000 TRAFFIC VIEW SPREAD

EXISTING TREE

PROPOSED TREE/SHRUBS

REFER TO LANDSCAPE ARCHITECT DESIGN

LANDSCAPE REFER TO LANDSCAPE ARCHITECT DESIGN

RETAIL WASTE DISPOSAL PATHS

2600 / 4900 CAR PARKING

GPO provided for Electric car

Disable car parking as per AS. requirement

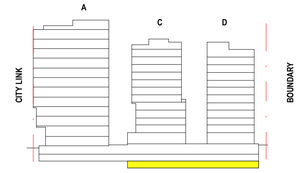
4m³ storage cage

2x VERTICAL bike parking

2x HORIZONTAL bike parking

1x bike parking

KEY ELEVATION



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Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
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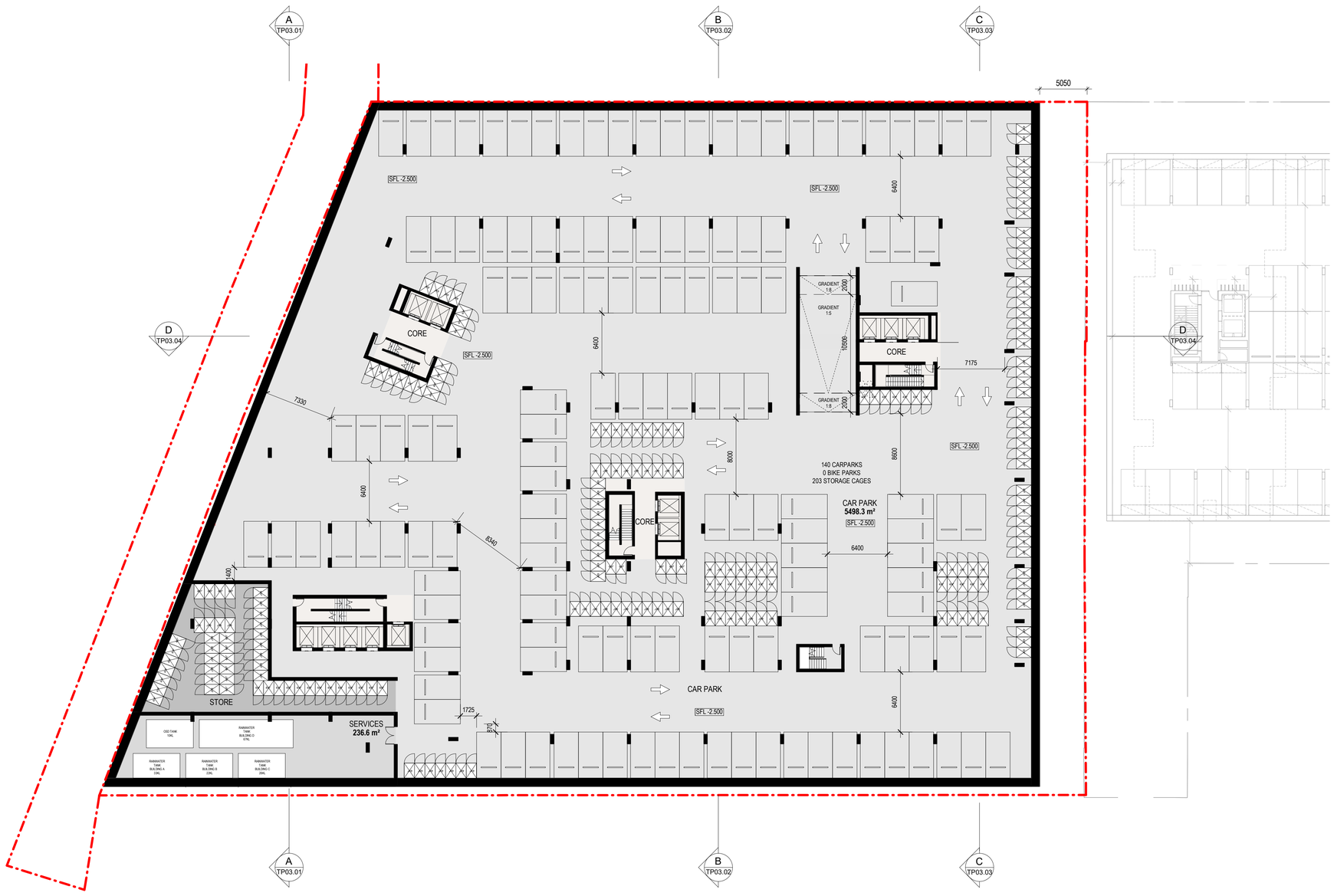


RL EXISTING GROUND LEVELS

RL PROPOSED GROUND LEVELS

PRIMARY POINT OF ENTRY

2500 TRAFFIC VIEW SPREAD

2000

EXISTING TREE

PROPOSED TREE/SHRUBS

REFER TO LANDSCAPE ARCHITECT DESIGN

LANDSCAPE REFER TO LANDSCAPE ARCHITECT DESIGN

RETAIL WASTE DISPOSAL PATHS

2600

4900

CAR PARKING

GPO provided for Electric car

Disable car parking as per AS. requirement

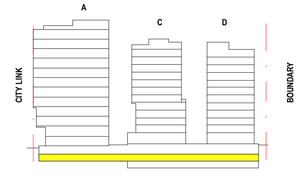
4m³ storage cage

2x VERTICAL bike parking

2x HORIZONTAL bike parking

1x bike parking

KEY ELEVATION



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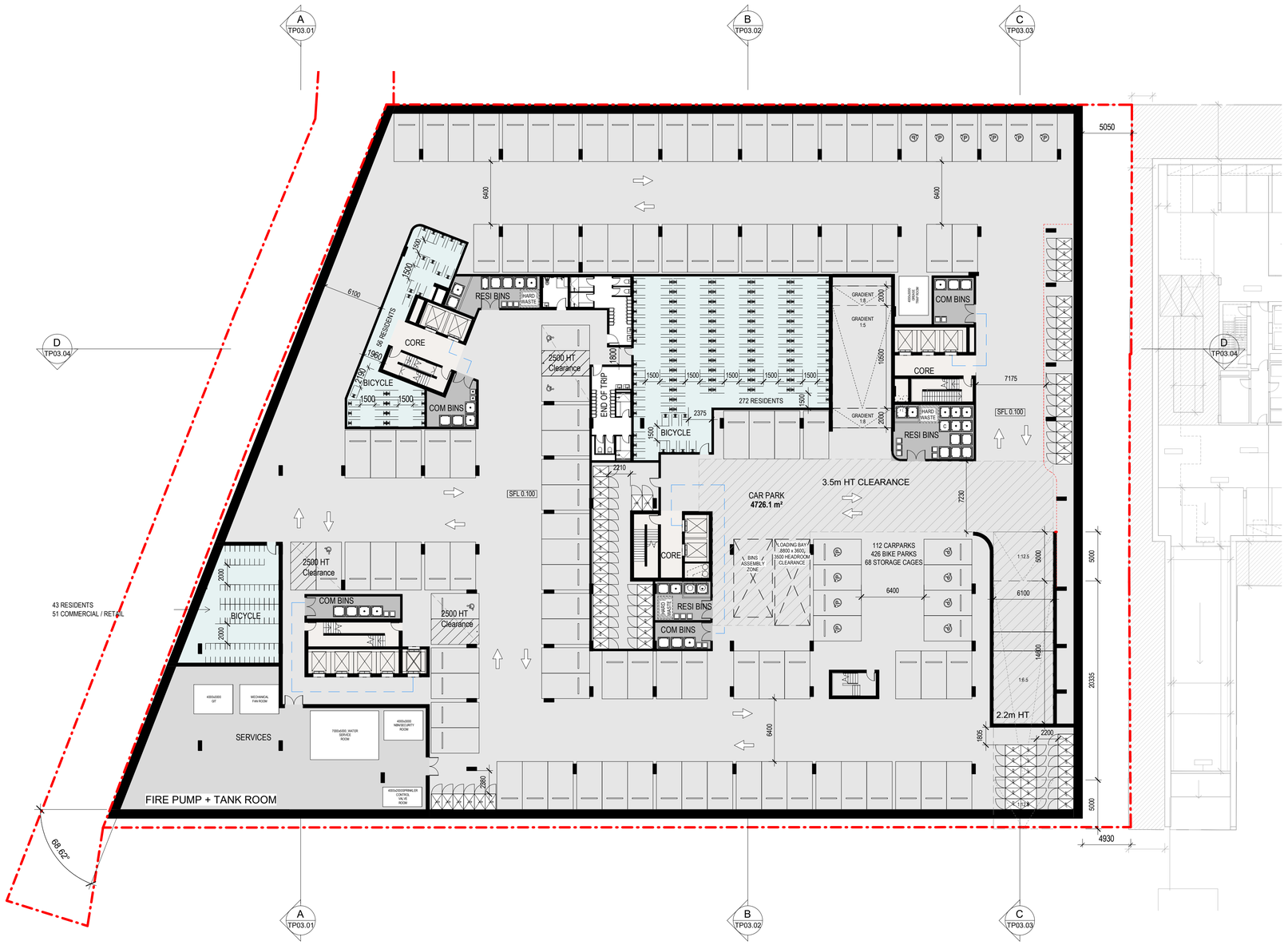
Rev	**Date**	**Description**
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028



RL EXISTING GROUND LEVELS

RL PROPOSED GROUND LEVELS

PRIMARY POINT OF ENTRY

2500 TRAFFIC VIEW SPREAD

2000

EXISTING TREE

PROPOSED TREE/SHRUBS

REFER TO LANDSCAPE ARCHITECT DESIGN

LANDSCAPE REFER TO LANDSCAPE ARCHITECT DESIGN

RETAIL WASTE DISPOSAL PATHS

2600

4900

CAR PARKING

GPO provided for Electric car

Disable car parking as per AS. requirement

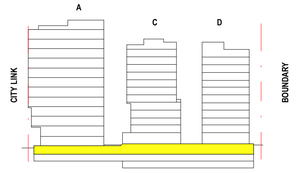
4m³ storage cage

2x VERTICAL bike parking

2x HORIZONTAL bike parking

1x bike parking

KEY ELEVATION



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Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev** **Date** **Description**
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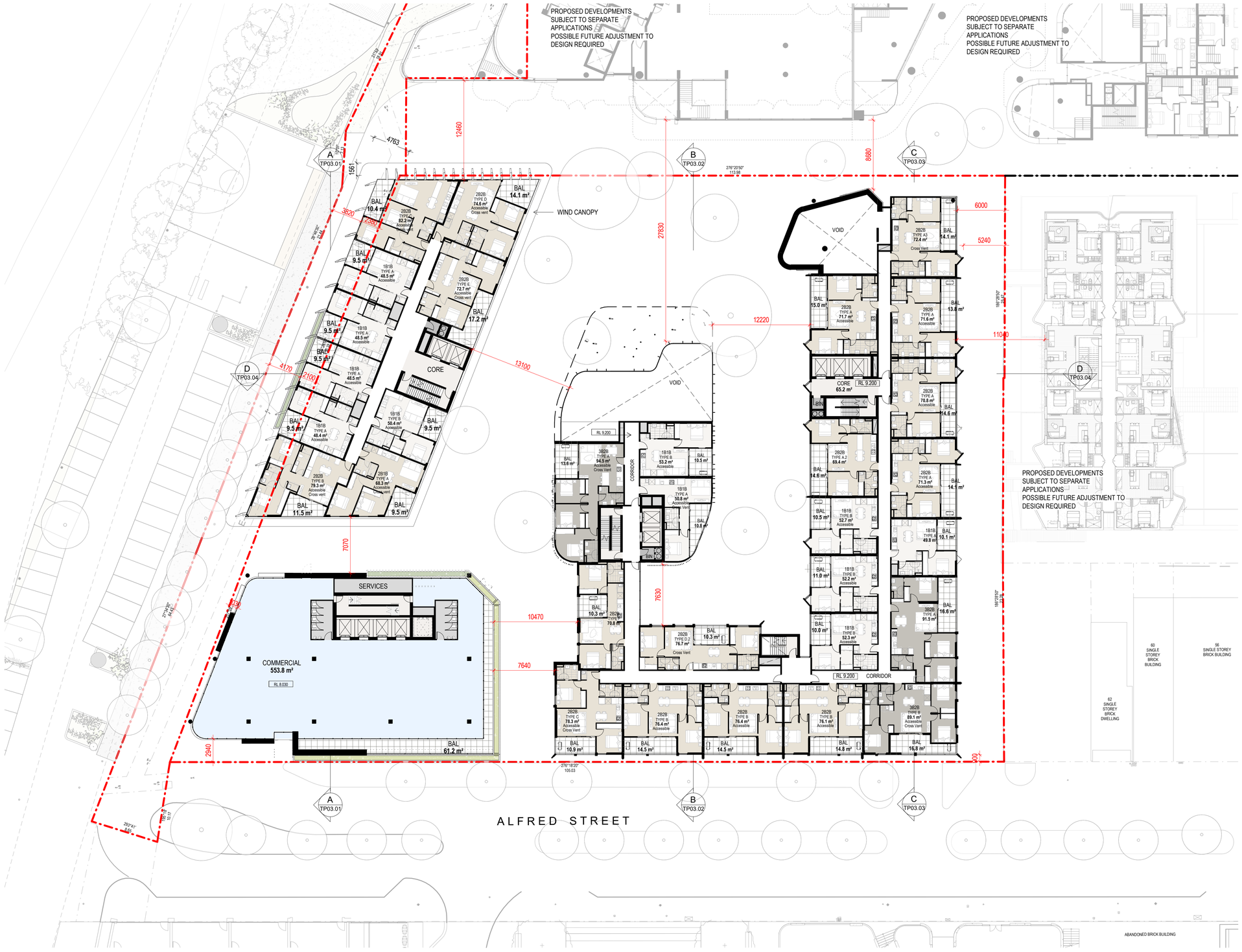
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:19:23 AM	2 05.06.2020 Town Planning Issue
						Scale	As indicated@ A1	

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028



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68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:19:34 AM	2	05.06.2020	Town Planning Issue	**Brisbane :** Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
						Scale	1 : 250@ A1				ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
LEVEL 02

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP01.05	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 10:19:45 AM
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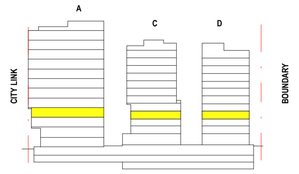
Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

KEY ELEVATION



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Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 10:19:56 AM
Scale	1 : 250@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**	**Melbourne :** 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
ALFRED STREET	LEVEL 04	TOWN PLANNING	2422	TP01.07	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue	**Sydney :** GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:20:07 AM	2	05.06.2020	Town Planning Issue	**Brisbane :** Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
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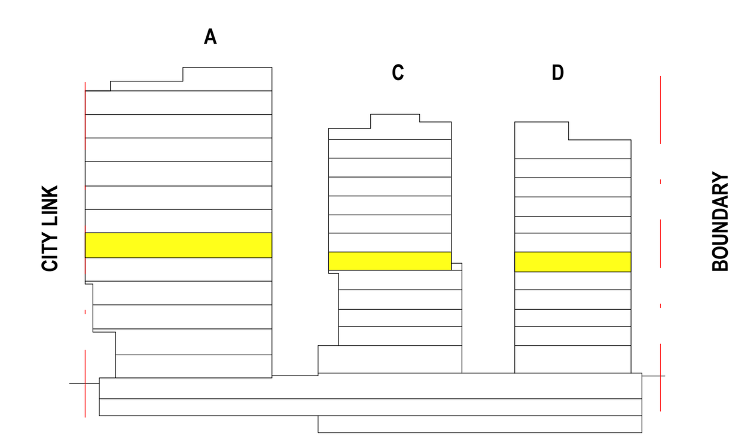
KEY ELEVATION



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Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

hayball

Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
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Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
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Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
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68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:20:40 AM	2	05.06.2020	Town Planning Issue
						Scale	1 : 250@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

CITYLINK

Existing Retaining Wall

PROPOSED DEVELOPMENTS SUBJECT TO SEPARATE APPLICATIONS POSSIBLE FUTURE ADJUSTMENT TO DESIGN REQUIRED

PROPOSED DEVELOPMENTS SUBJECT TO SEPARATE APPLICATIONS POSSIBLE FUTURE ADJUSTMENT TO DESIGN REQUIRED

PROPOSED DEVELOPMENTS SUBJECT TO SEPARATE APPLICATIONS POSSIBLE FUTURE ADJUSTMENT TO DESIGN REQUIRED

A TP03.01 | B TP03.02 | C TP03.03 | D TP03.04

CORE RL 30.900

CORE RL 31.100

CORE RL 31.000

PODIUM BELOW (LEVEL 5)

CHILDCARE OUTDOOR PLAY 177.3 m²

CHILDCARE 232.1 m²

RL 36.030

COMMUNAL TERRACE 396.6 m²

RL 31.100

COMMUNAL AREA 90.3 m²

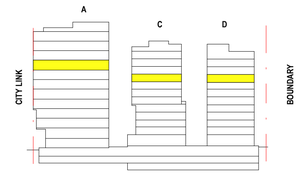
BIN

BALCONY BELOW (L5)

60 SINGLE STOREY BRICK DWELLING

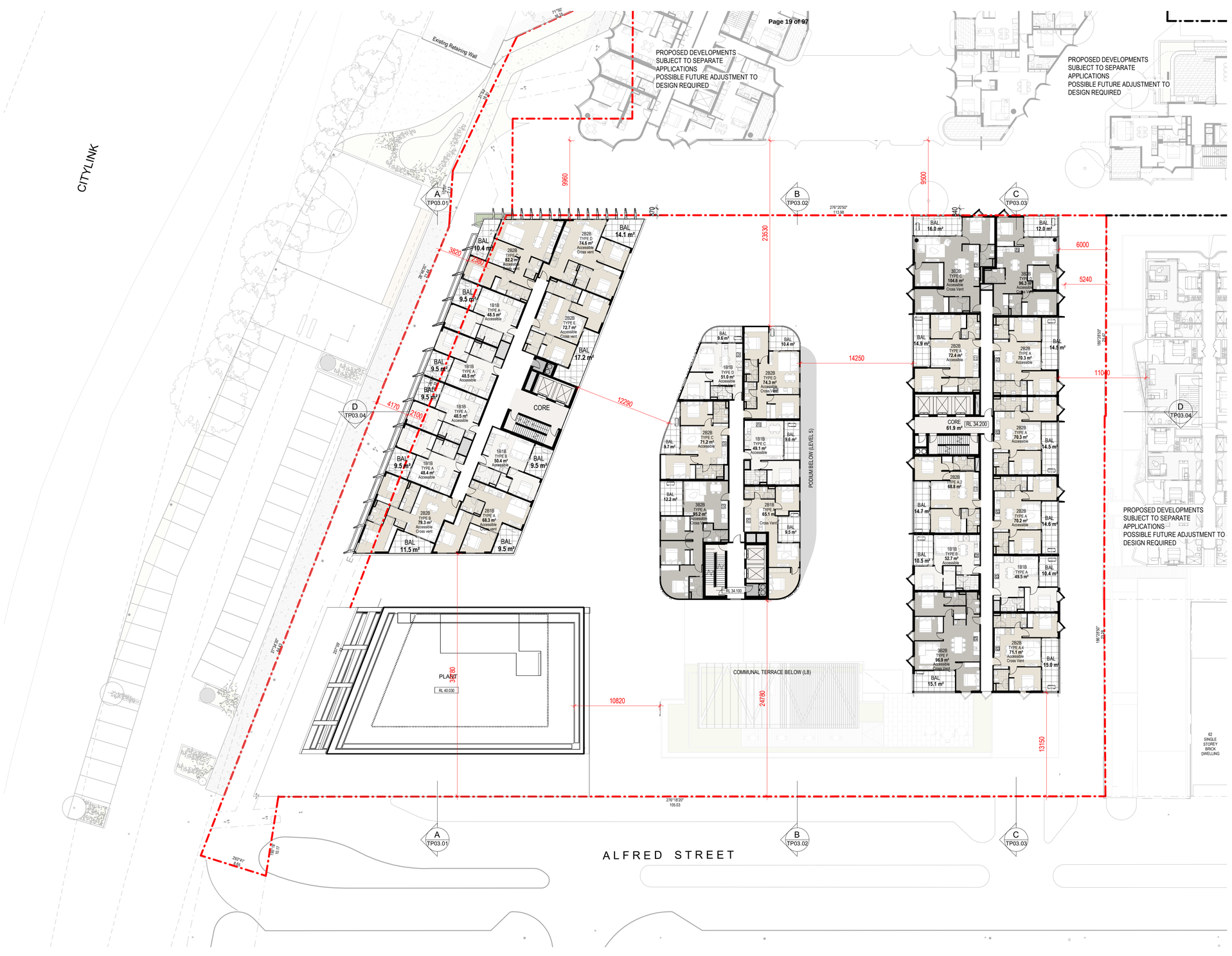
ALFRED STREET

KEY ELEVATION

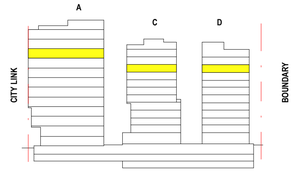


Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
ALFRED STREET	LEVEL 08	TOWN PLANNING	2422	TP01.11	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:20:49 AM	2	05.06.2020	Town Planning Issue
						Scale	1 : 250@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

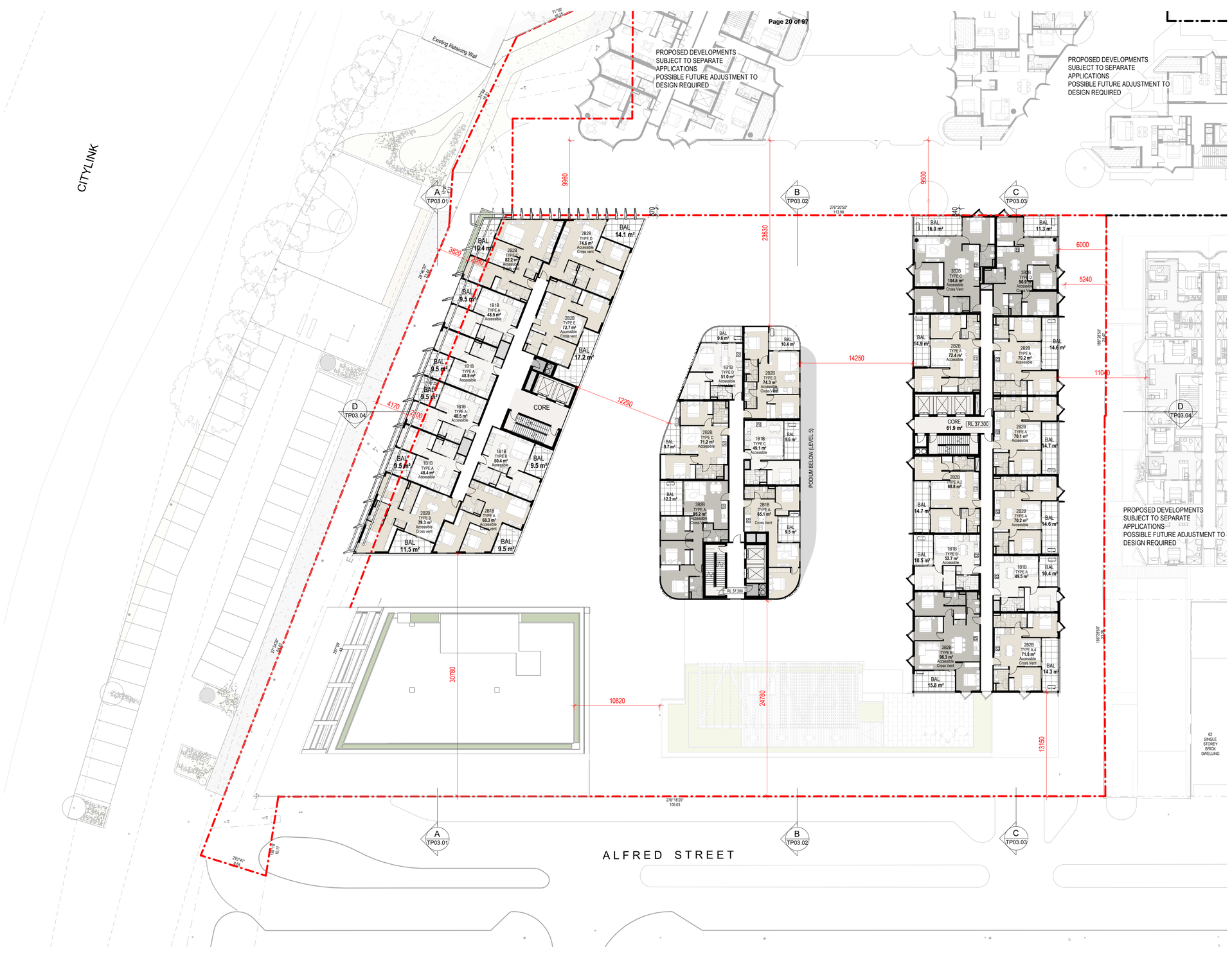


KEY ELEVATION



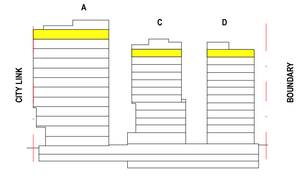
Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
ALFRED STREET	LEVEL 09	TOWN PLANNING	2422	TP01.12	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:20:59 AM	2	05.06.2020	Town Planning Issue
						Scale	1 : 250@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**	**Melbourne :** 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
ALFRED STREET	LEVEL 10	TOWN PLANNING	2422	TP01.13	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue	**Sydney :** GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:21:08 AM	2	05.06.2020	Town Planning Issue	**Brisbane :** Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
						Scale	1 : 250@ A1				ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

KEY ELEVATION



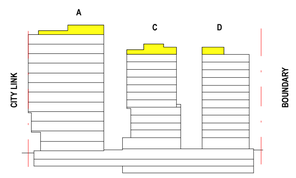
Project Title	Drawing Title	Status	Project No	Drawing No	Revision
ALFRED STREET 68-102 Alfred Street & 103 Alfred Street, North Melbourne	LEVEL 11	TOWN PLANNING	2422	TP01.14	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 10:21:18 AM
Scale	1 : 250@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

KEY ELEVATION



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
ALFRED STREET	LEVEL ROOF	TOWN PLANNING	2422	TP01.15	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 10:21:25 AM	2	05.06.2020	Town Planning Issue
						Scale	1 : 250@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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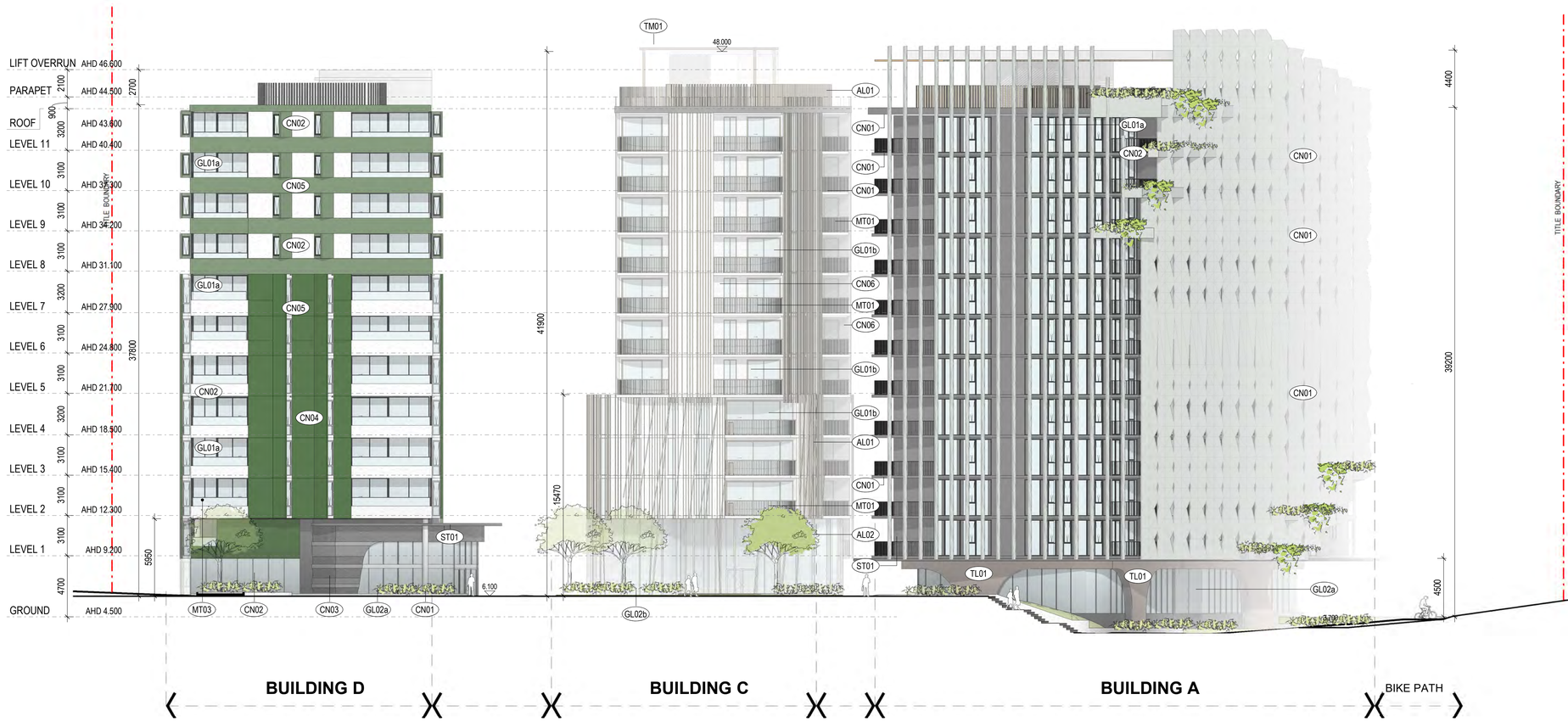
Richard Leonard 7522, David Tordoff 8028



CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
SMOOTH FINISH

CN03 PRECAST CONCRETE FACE TILE
HAMMERED, SAWCUT & POLISHED FINSHES
CHARCOAL CONCRETE STAIN

CN04 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
MEDIUM GREEN CONCRETE STAIN

CN05 PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER
LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
'CHAMPAGNE' ALUMINIUM FRAME

GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
DARK GREY STEEL FRAME

GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
'CHAMPAGNE' STEEL FRAME

GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
CHARCOAL ALUMINIUM FRAME

GL04 VERTICAL CONCERTINA CURTAIN WALL
SILVER /GREY DGU GLASS WITH LOW-E COATING
LIGHT GREY ALUMINIUM FRAME

GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

GL06 LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS

GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

MT02 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

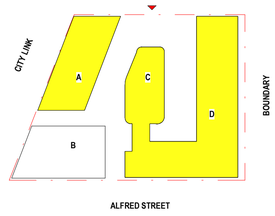
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**	**Melbourne :** 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
ALFRED STREET	ELEVATION NORTH	TOWN PLANNING	2422	TP02.01	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue	**Sydney :** GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 1:05:09 PM	2	05.06.2020	Town Planning Issue	**Brisbane :** Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
						Scale	As indicated@ A1				ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
SMOOTH FINISH

CN03 PRECAST CONCRETE FACE TILE
HAMMERED, SAWCUT & POLISHED FINSHES
CHARCOAL CONCRETE STAIN

CN04 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
MEDIUM GREEN CONCRETE STAIN

CN05 PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER
LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
'CHAMPAGNE' ALUMINIUM FRAME

GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
DARK GREY STEEL FRAME

GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
'CHAMPAGNE' STEEL FRAME

GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
CHARCOAL ALUMINIUM FRAME

GL04 VERTICAL CONCERTINA CURTAIN WALL
SILVER /GREY DGU GLASS WITH LOW-E COATING
LIGHT GREY ALUMINIUM FRAME

GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

GL06 LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS

GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

MT02 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

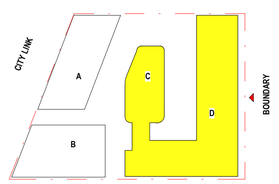
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title	Drawing Title	Status	Project No	Drawing No	Revision
ALFRED STREET 68-102 Alfred Street & 103 Alfred Street, North Melbourne	ELEVATION EAST	TOWN PLANNING	2422	TP02.02	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:05:53 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
SMOOTH FINISH

CN03 PRECAST CONCRETE FACE TILE
HAMMERED, SAWCUT & POLISHED FINSHES
CHARCOAL CONCRETE STAIN

CN04 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
MEDIUM GREEN CONCRETE STAIN

CN05 PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER
LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
'CHAMPAGNE' ALUMINIUM FRAME

GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
DARK GREY STEEL FRAME

GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
'CHAMPAGNE' STEEL FRAME

GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
CHARCOAL ALUMINIUM FRAME

GL04 VERTICAL CONCERTINA CURTAIN WALL
SILVER /GREY DGU GLASS WITH LOW-E COATING
LIGHT GREY ALUMINIUM FRAME

GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

GL06 LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS

GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

MT02 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

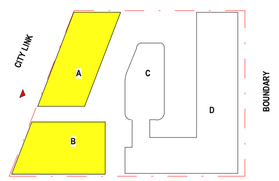
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**	
ALFRED STREET	ELEVATION WEST	TOWN PLANNING	2422	TP02.03	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue	
						Date Printed	10/06/2020 1:07:09 PM	2	05.06.2020	Town Planning Issue	
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Scale**	As indicated@ A1				

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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
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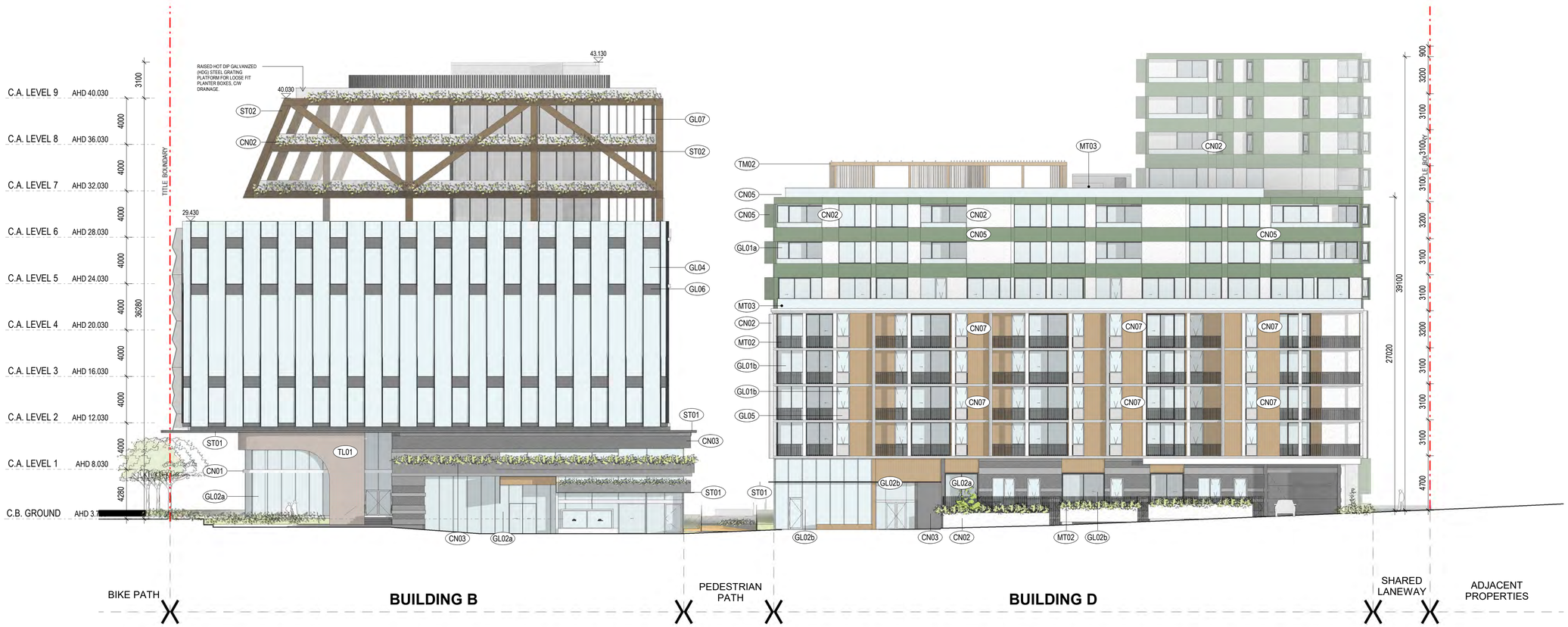
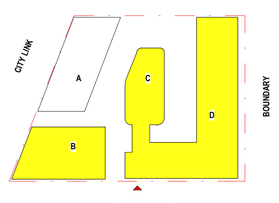


CN01	PRECAST CONCRETE, POLISHED FINISH - UNPAINTED
CN02	PRECAST CONCRETE ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED SMOOTH FINISH
CN03	PRECAST CONCRETE FACE TILE HAMMERED, SAWCUT & POLISHED FINSHES CHARCOAL CONCRETE STAIN
CN04	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER MEDIUM GREEN CONCRETE STAIN
CN05	PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER LIGHT GREEN CONCRETE STAIN
CN06	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
CN07	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER 'BLOND' CONCRETE STAIN
GL01a	WINDOW GLAZING SYSTEM GREY/SILVER TINTED VISION GLASS DARK GREY ALUMINIUM FRAME
GL01b	WINDOW GLAZING SYSTEM GREY/SILVER TINTED VISION GLASS 'CHAMPAGNE' ALUMINIUM FRAME
GL02a	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION DARK GREY STEEL FRAME
GL02b	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION 'CHAMPAGNE' STEEL FRAME
GL03	ALUMINIUM CURTAIN WALL SILVER / GREY DGU GLASS WITH LOW-E COATING CHARCOAL ALUMINIUM FRAME
GL04	VERTICAL CONCERTINA CURTAIN WALL SILVER /GREY DGU GLASS WITH LOW-E COATING LIGHT GREY ALUMINIUM FRAME
GL05	DRAK GREY TINTED SHADOW BOX SPANDREL GLASS
GL06	LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS
GL07	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, GREY TINTED CHARCOAL STEEL FRAME
TL01	POLISHED CERAMIC TILES COLOUR: SALMON FORMAT: TBC
ST01	POWDERCOATED STEEL CANOPY SEAMLESS JOINTS MEDIUM GREY COLOUR
ST02	EXPOSED STEEL STRUCTURE 'BLOND' COLOUR
AL01	POWDERCOATED ALUMINIUM FINS VARIOUS RECTANGULAR PROFILES COLOUR: 'CHAMPAGNE'
AL02	POWDERCOATED ALUMINIUM FINS VARIOUS RECTANGULAR PROFILES COLOUR: LIGHT GREY
MT01	POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE' VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY
MT02	POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE' VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED
MT03	GLASS BALUSTRADING, FINISH: GALVANIZED GREY/SILVER TINTED VISION GLASS
MT04	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED BLACK
MT05	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED LIGHT GREY
TM01	GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER
TM02	HARDWOOD TIMBER, PROTECTED FROM WEATHER BENCHES & FENCING

KEY PLAN



Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
ELEVATION SOUTH

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP02.04	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:08:08 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

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Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
SMOOTH FINISH

CN03 PRECAST CONCRETE FACE TILE
HAMMERED, SAWCUT & POLISHED FINSHES
CHARCOAL CONCRETE STAIN

CN04 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
MEDIUM GREEN CONCRETE STAIN

CN05 PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER
LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
'CHAMPAGNE' ALUMINIUM FRAME

GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
DARK GREY STEEL FRAME

GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
'CHAMPAGNE' STEEL FRAME

GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
CHARCOAL ALUMINIUM FRAME

GL04 VERTICAL CONCERTINA CURTAIN WALL
SILVER /GREY DGU GLASS WITH LOW-E COATING
LIGHT GREY ALUMINIUM FRAME

GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

GL06 LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS

GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

MT02 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

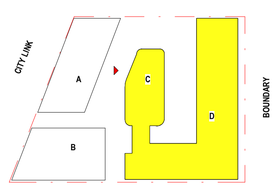
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
ALFRED STREET	ELEVATION C WEST	TOWN PLANNING	2422	TP02.11	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Date Printed**	10/06/2020 1:09:22 PM	2	05.06.2020	Town Planning Issue
						Scale	As indicated@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
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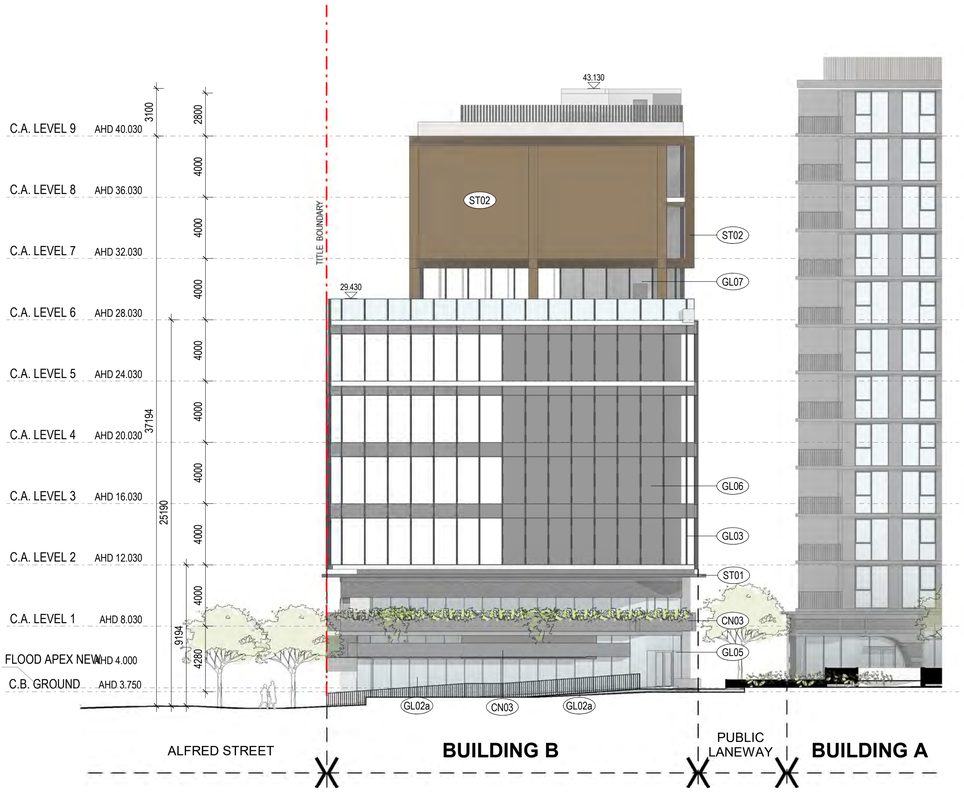

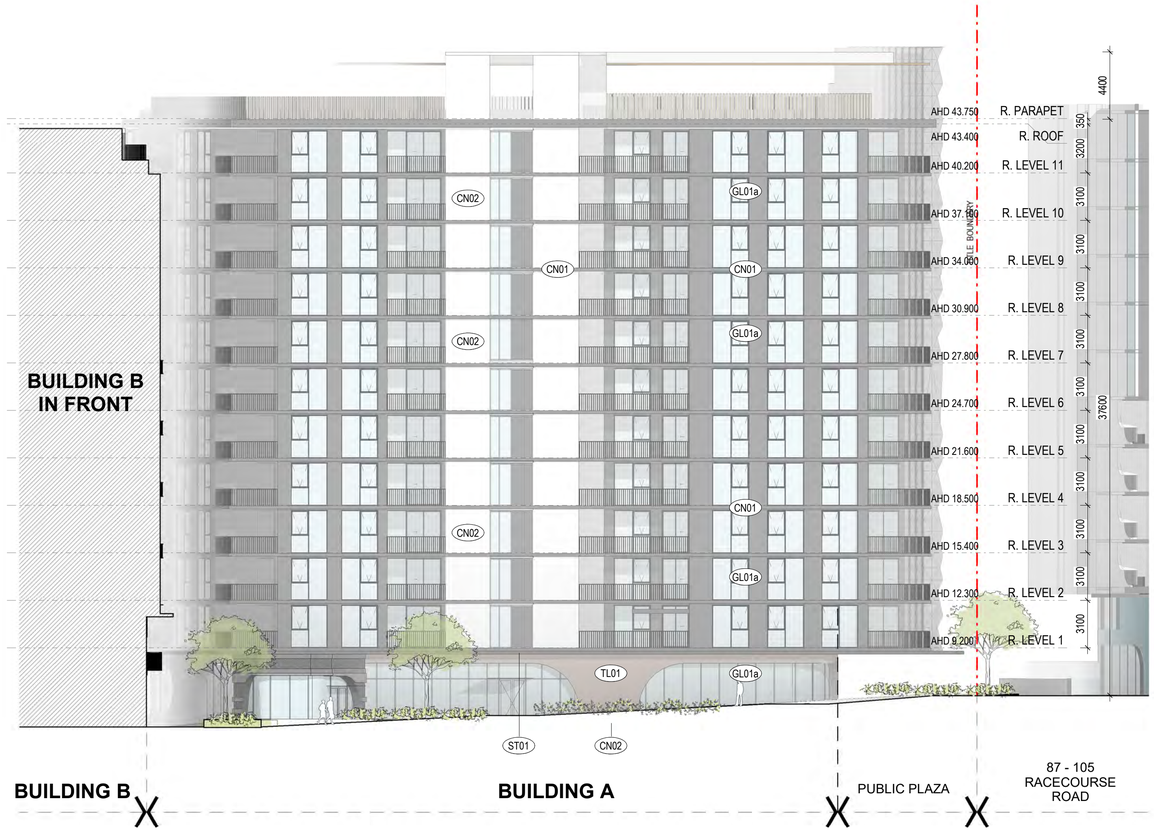

CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
SMOOTH FINISH

CN03 PRECAST CONCRETE FACE TILE
HAMMERED, SAWCUT & POLISHED FINSHES
CHARCOAL CONCRETE STAIN

CN04 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
MEDIUM GREEN CONCRETE STAIN

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LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
'CHAMPAGNE' ALUMINIUM FRAME

GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
DARK GREY STEEL FRAME

GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
'CHAMPAGNE' STEEL FRAME

GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
CHARCOAL ALUMINIUM FRAME

GL04 VERTICAL CONCERTINA CURTAIN WALL
SILVER /GREY DGU GLASS WITH LOW-E COATING
LIGHT GREY ALUMINIUM FRAME

GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

GL06 LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS

GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

MT02 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

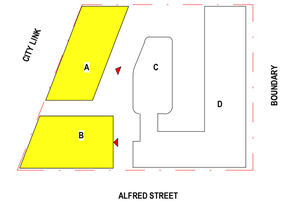
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
ELEVATION A & B EAST

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP02.12	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:10:07 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

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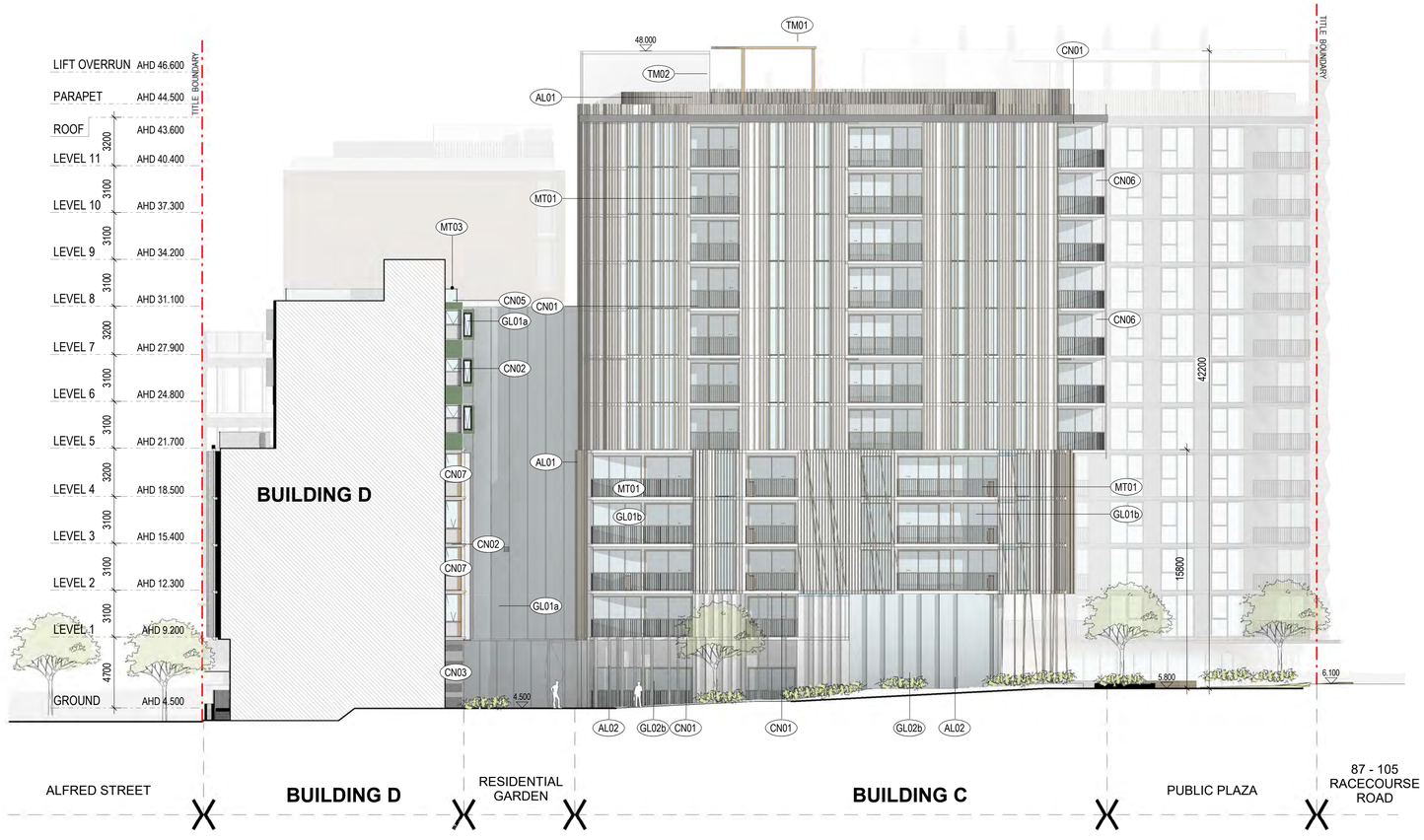

CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
SMOOTH FINISH

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CHARCOAL CONCRETE STAIN

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MEDIUM GREEN CONCRETE STAIN

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LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
'CHAMPAGNE' ALUMINIUM FRAME

GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
DARK GREY STEEL FRAME

GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
'CHAMPAGNE' STEEL FRAME

GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
CHARCOAL ALUMINIUM FRAME

GL04 VERTICAL CONCERTINA CURTAIN WALL
SILVER /GREY DGU GLASS WITH LOW-E COATING
LIGHT GREY ALUMINIUM FRAME

GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

GL06 LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS

GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

MT02 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

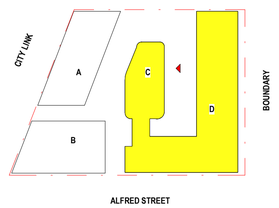
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
ELEVATION C EAST

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP02.13	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:11:27 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

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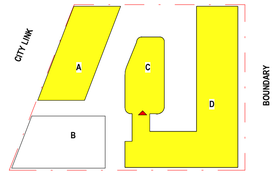
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

CN01	PRECAST CONCRETE, POLISHED FINISH - UNPAINTED
CN02	PRECAST CONCRETE ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED SMOOTH FINISH
CN03	PRECAST CONCRETE FACE TILE HAMMERED, SAWCUT & POLISHED FINSHES CHARCOAL CONCRETE STAIN
CN04	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER MEDIUM GREEN CONCRETE STAIN
CN05	PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER LIGHT GREEN CONCRETE STAIN
CN06	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
CN07	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER 'BLOND' CONCRETE STAIN
GL01a	WINDOW GLAZING SYSTEM GREY/SILVER TINTED VISION GLASS DARK GREY ALUMINIUM FRAME
GL01b	WINDOW GLAZING SYSTEM GREY/SILVER TINTED VISION GLASS 'CHAMPAGNE' ALUMINIUM FRAME
GL02a	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION DARK GREY STEEL FRAME
GL02b	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION 'CHAMPAGNE' STEEL FRAME
GL03	ALUMINIUM CURTAIN WALL SILVER / GREY DGU GLASS WITH LOW-E COATING CHARCOAL ALUMINIUM FRAME
GL04	VERTICAL CONCERTINA CURTAIN WALL SILVER /GREY DGU GLASS WITH LOW-E COATING LIGHT GREY ALUMINIUM FRAME
GL05	DRAK GREY TINTED SHADOW BOX SPANDREL GLASS
GL06	LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS
GL07	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, GREY TINTED CHARCOAL STEEL FRAME
TL01	POLISHED CERAMIC TILES COLOUR: SALMON FORMAT: TBC
ST01	POWDERCOATED STEEL CANOPY SEAMLESS JOINTS MEDIUM GREY COLOUR
ST02	EXPOSED STEEL STRUCTURE 'BLOND' COLOUR
AL01	POWDERCOATED ALUMINIUM FINS VARIOUS RECTANGULAR PROFILES COLOUR: 'CHAMPAGNE'
AL02	POWDERCOATED ALUMINIUM FINS VARIOUS RECTANGULAR PROFILES COLOUR: LIGHT GREY
MT01	POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE' VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY
MT02	POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE' VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED
MT03	GLASS BALUSTRADING, FINISH: GALVANIZED GREY/SILVER TINTED VISION GLASS
MT04	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED BLACK
MT05	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED LIGHT GREY
TM01	GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER
TM02	HARDWOOD TIMBER, PROTECTED FROM WEATHER BENCHES & FENCING

KEY PLAN



Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
ELEVATION C SOUTH

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP02.14	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:12:27 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
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CN01 PRECAST CONCRETE, POLISHED FINISH - UNPAINTED

CN02 PRECAST CONCRETE
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
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HAMMERED, SAWCUT & POLISHED FINSHES
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CN04 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
MEDIUM GREEN CONCRETE STAIN

CN05 PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER
LIGHT GREEN CONCRETE STAIN

CN06 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED

CN07 PRECAST CONCRETE, VERTICAL RECKLI FORMLINER
'BLOND' CONCRETE STAIN

GL01a WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
DARK GREY ALUMINIUM FRAME

GL01b WINDOW GLAZING SYSTEM
GREY/SILVER TINTED VISION GLASS
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GL02a WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
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GL02b WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION
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GL03 ALUMINIUM CURTAIN WALL
SILVER / GREY DGU GLASS WITH LOW-E COATING
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GL05 DRAK GREY TINTED SHADOW BOX SPANDREL GLASS

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GL07 WINDOW GLAZING SYSTEM
LAMINATED TOUGHENED GLASS, GREY TINTED
CHARCOAL STEEL FRAME

TL01 POLISHED CERAMIC TILES
COLOUR: SALMON
FORMAT: TBC

ST01 POWDERCOATED STEEL CANOPY
SEAMLESS JOINTS
MEDIUM GREY COLOUR

ST02 EXPOSED STEEL STRUCTURE
'BLOND' COLOUR

AL01 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: 'CHAMPAGNE'

AL02 POWDERCOATED ALUMINIUM FINS
VARIOUS RECTANGULAR PROFILES
COLOUR: LIGHT GREY

MT01 POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE'
VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY

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VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED

MT03 GLASS BALUSTRADING, FINISH: GALVANIZED
GREY/SILVER TINTED VISION GLASS

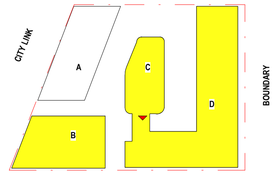
MT04 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED BLACK

MT05 VERTICAL STEEL LOUVRES PLANT SCREEN
L SHAPED, PAINTED LIGHT GREY

TM01 GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER

TM02 HARDWOOD TIMBER, PROTECTED FROM WEATHER
BENCHES & FENCING

KEY PLAN



Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street,
North Melbourne

Drawing Title
ELEVATION B & D NORTH

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP02.15	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:13:09 PM
Scale	As indicated@ A1

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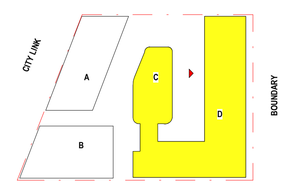
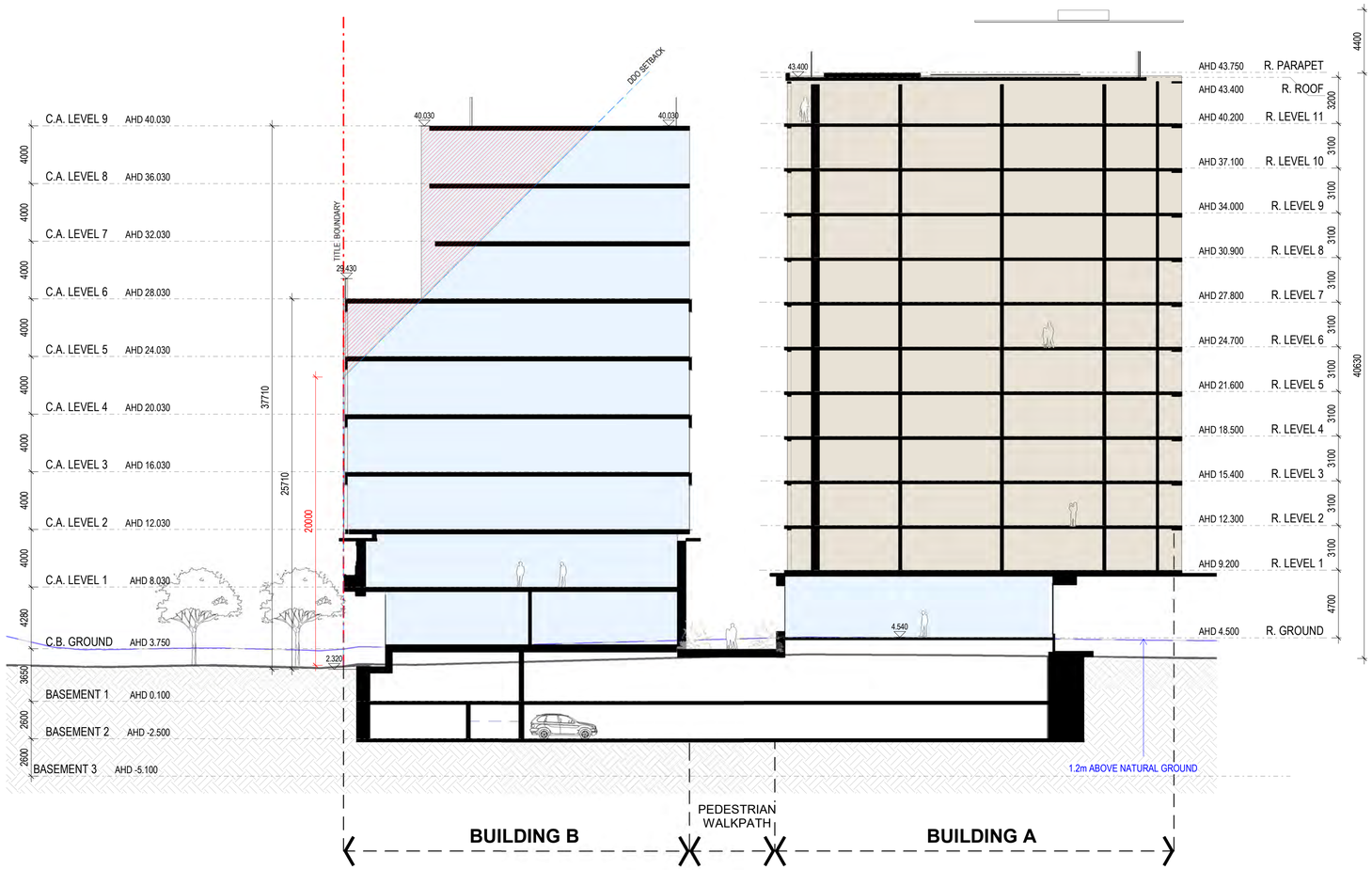
MT03	GLASS BALUSTRADING, FINISH: GALVANIZED GREY/SILVER TINTED VISION GLASS
MT04	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED BLACK
MT05	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED LIGHT GREY
TM01	GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER
TM02	HARDWOOD TIMBER, PROTECTED FROM WEATHER BENCHES & FENCING

KEY PLAN



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
ALFRED STREET	ELEVATION D WEST	TOWN PLANNING	2422	TP02.16	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue
						Date Printed	10/06/2020 1:13:55 PM	2	05.06.2020	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Scale**	As indicated@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



NATURAL GROUND LEVEL(NGL)

1.2m ABOVE NGL

2.2m ABOVE FFL
(TRAFFIC HEAD CLEARANCE)

GARDEN / VEGETATION BOX
/GARDEN SHED
COMMUNAL OPEN SPACE

AS PER LANDSCAPE
ARCHITECT DESIGN

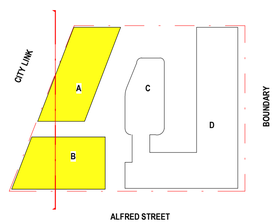
REDUCED FROM DDO 63
ENVELOPE

ADDITIONAL FROM DDO 63
ENVELOPE

RESIDENTIAL

COMMERCIAL

KEY PLAN



Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**	
ALFRED STREET	SECTION A	TOWN PLANNING	2422	TP03.01	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue	
						Date Printed	10/06/2020 1:13:56 PM	2	05.06.2020	Town Planning Issue	
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Scale**	As indicated@ A1				

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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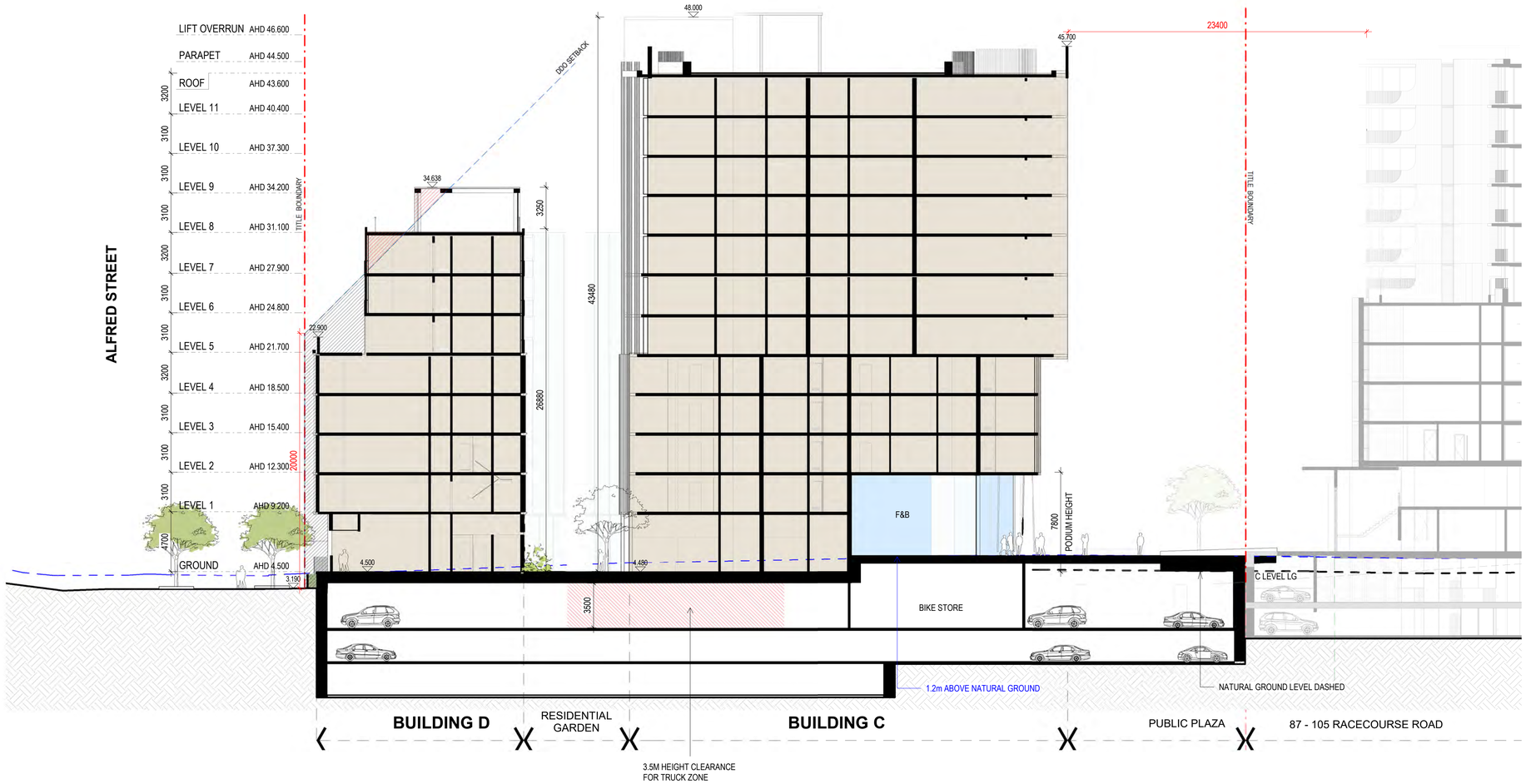
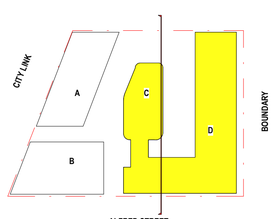


KEY PLAN



Project Title	Drawing Title	Status	Project No	Drawing No	Revision
ALFRED STREET 68-102 Alfred Street & 103 Alfred Street, North Melbourne	SECTION B	TOWN PLANNING	2422	TP03.02	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:13:59 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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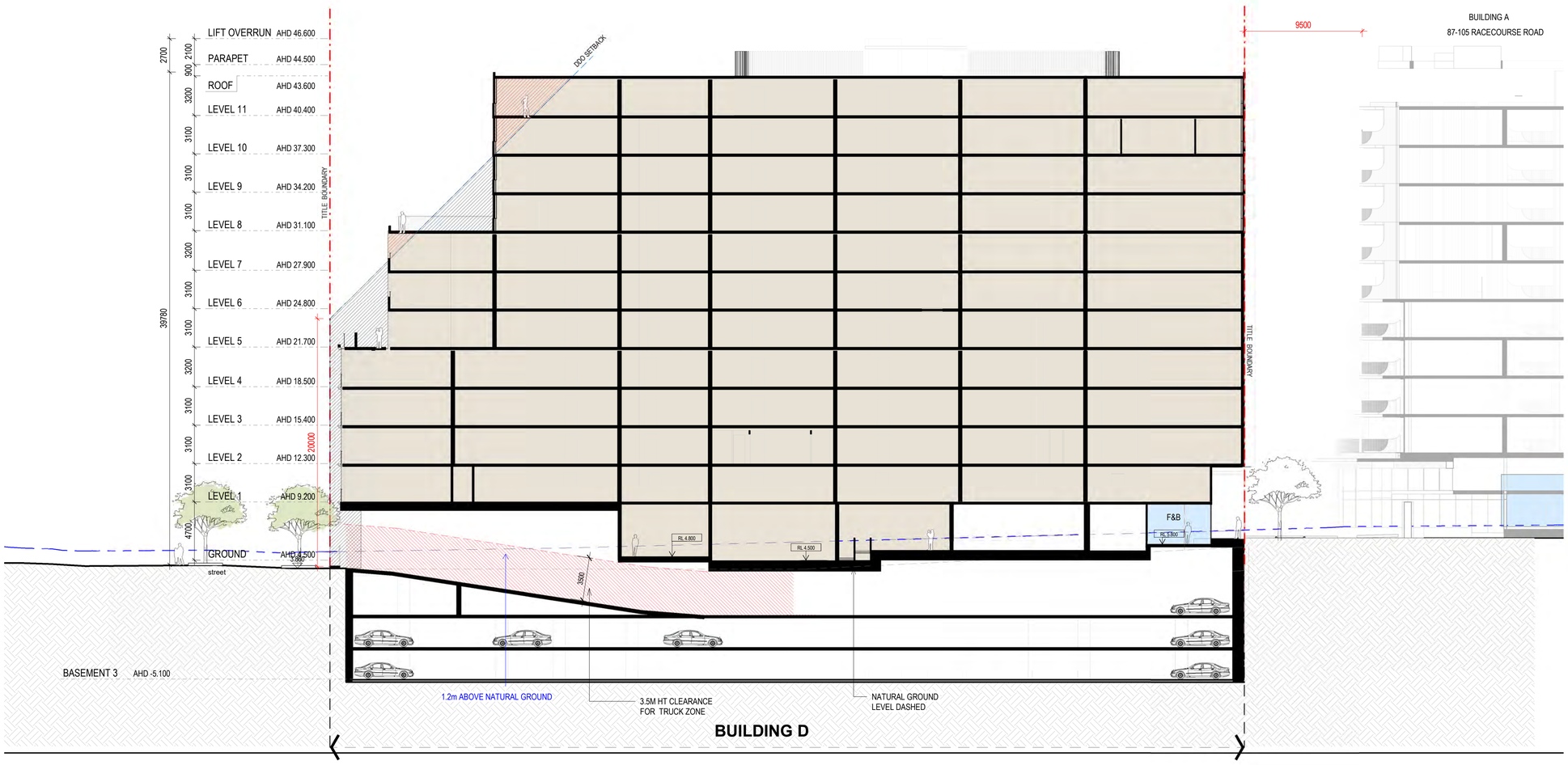

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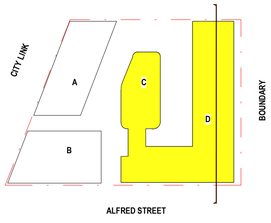

Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	Author	**Rev**	**Date**	**Description**
ALFRED STREET	SECTION C	TOWN PLANNING	2422	TP03.03	2	**Checked By**	Checker	1	16.12.19	Town Planning Issue
						Date Printed	10/06/2020 1:14:02 PM	2	05.06.2020	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Scale**	As indicated@ A1			

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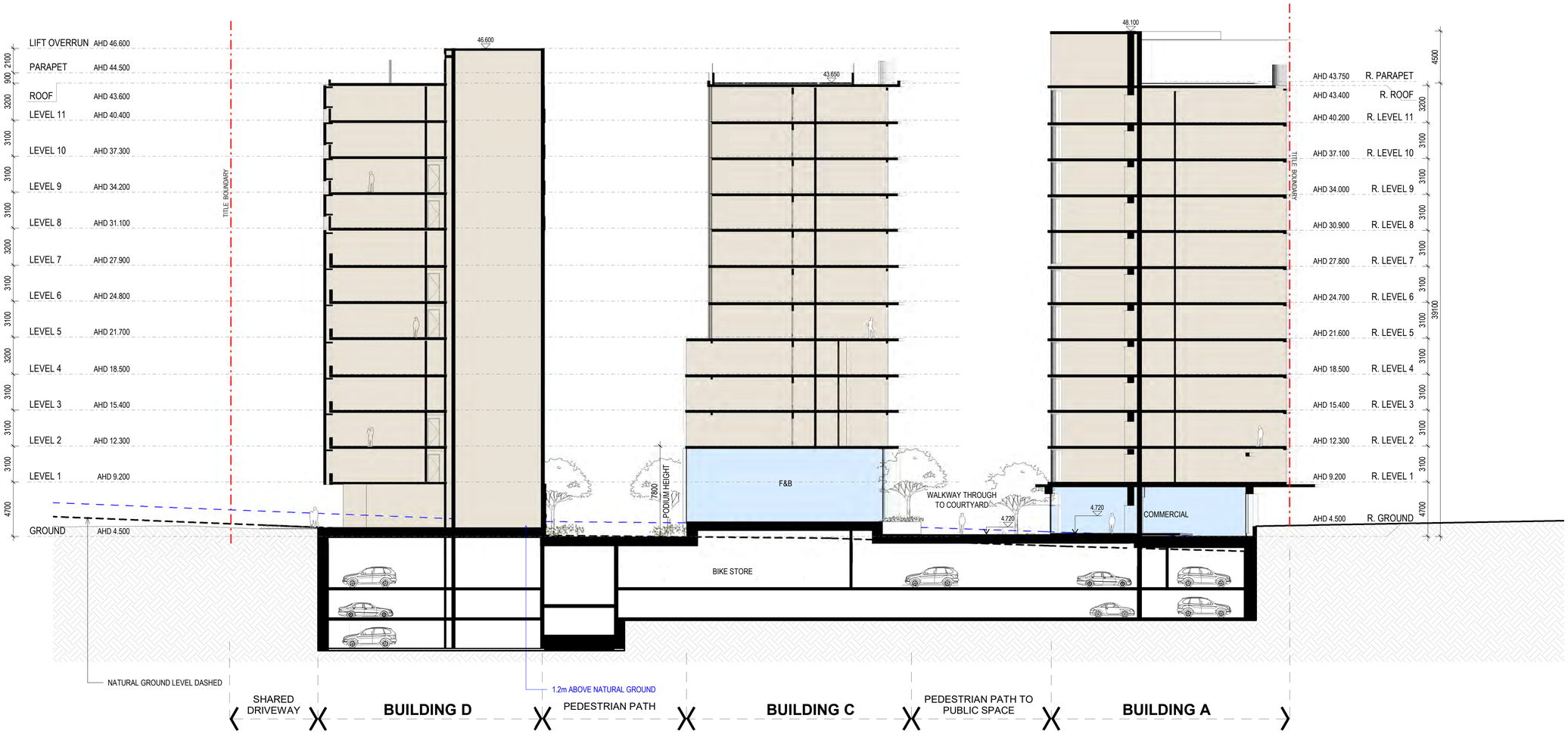
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



NATURAL GROUND LEVEL(NGL)

1.2m ABOVE NGL

2.2m ABOVE FFL
(TRAFFIC HEAD CLEARANCE)

GARDEN / VEGETATION BOX
/GARDEN SHED
COMMUNAL OPEN SPACE
AS PER LANDSCAPE
ARCHITECT DESIGN

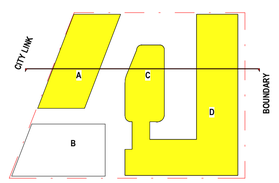
REDUCED FROM DDO 63
ENVELOPE

ADDITIONAL FROM DDO 63
ENVELOPE

RESIDENTIAL

COMMERCIAL

KEY PLAN



ALFRED STREET

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street,
North Melbourne

Drawing Title
SECTION D

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP03.04	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 1:14:03 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

BUILDING B
COMMERCIAL ENTRY

BUILDING B - SOUTH STREET ELEVATION 01

BUILDING B
CHILDCARE ENTRANCE

BUILDING B
F&B ENTRANCE

PUBLIC WALKWAY

BUILDING D
F&B RETAIL ENTRANCE

BUILDING B - SOUTH STREET ELEVATION 02

CN01	PRECAST CONCRETE, POLISHED FINISH - UNPAINTED
CN02	PRECAST CONCRETE ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED SMOOTH FINISH
CN03	PRECAST CONCRETE FACE TILE HAMMERED, SAWCUT & POLISHED FINSHES CHARCOAL CONCRETE STAIN
CN04	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER MEDIUM GREEN CONCRETE STAIN
CN05	PRECAST CONCRETE, HORIZONTAL RECKLI FORMLINER LIGHT GREEN CONCRETE STAIN
CN06	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED
CN07	PRECAST CONCRETE, VERTICAL RECKLI FORMLINER 'BLOND' CONCRETE STAIN
GL01a	WINDOW GLAZING SYSTEM GREY/SILVER TINTED VISION GLASS DARK GREY ALUMINIUM FRAME
GL01b	WINDOW GLAZING SYSTEM GREY/SILVER TINTED VISION GLASS 'CHAMPAGNE' ALUMINIUM FRAME
GL02a	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION DARK GREY STEEL FRAME
GL02b	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, STRUCTURALLY FRONT GLAZED, CLEAR VISION 'CHAMPAGNE' STEEL FRAME
GL03	ALUMINIUM CURTAIN WALL SILVER / GREY DGU GLASS WITH LOW-E COATING CHARCOAL ALUMINIUM FRAME
GL04	VERTICAL CONCERTINA CURTAIN WALL SILVER /GREY DGU GLASS WITH LOW-E COATING LIGHT GREY ALUMINIUM FRAME
GL05	DRAK GREY TINTED SHADOW BOX SPANDREL GLASS
GL06	LIGHT GREY TINTED SHADOW BOX SPANDREL GLASS
GL07	WINDOW GLAZING SYSTEM LAMINATED TOUGHENED GLASS, GREY TINTED CHARCOAL STEEL FRAME
TL01	POLISHED CERAMIC TILES COLOUR: SALMON FORMAT: TBC
ST01	POWDERCOATED STEEL CANOPY SEAMLESS JOINTS MEDIUM GREY COLOUR
ST02	EXPOSED STEEL STRUCTURE 'BLOND' COLOUR
AL01	POWDERCOATED ALUMINIUM FINS VARIOUS RECTANGULAR PROFILES COLOUR: 'CHAMPAGNE'
AL02	POWDERCOATED ALUMINIUM FINS VARIOUS RECTANGULAR PROFILES COLOUR: LIGHT GREY
MT01	POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE' VERTICAL RODS BALUSTRADING, COLOUR: DARK GREY
MT02	POWDERCOATED STEEL HANDRAIL, COLOUR: 'CHAMPAGNE' VERTICAL STEEL RODS BALUSTRADING, FINISH: GALVANIZED
MT03	GLASS BALUSTRADING, FINISH: GALVANIZED GREY/SILVER TINTED VISION GLASS
MT04	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED BLACK
MT05	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED LIGHT GREY
TM01	GLULAM STRUCTURAL TIMBER , PROTECTED FROM WEATHER
TM02	HARDWOOD TIMBER, PROTECTED FROM WEATHER BENCHES & FENCING

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street,
North Melbourne

Drawing Title
STREET DETAIL ELEVATIONS

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP04.01	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 9:46:20 AM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

BUILDING D
F&B ENTRANCE

BUILDING D
LOBBY ENTRY

BUILDING D
RESIDENTIAL UNITS

BUILDING D
RESIDENTIAL UNITS

RAMP TO CARPARK BELOW

BUILDING D
BIKE PARK

CN01	PRECAST CONCRETE, POLISHED FINISH - UNPAINTED
CN02	PRECAST CONCRETE ADELAIDE WHITE SAND BRIGHTON LITE 80% - UNPAINTED SMOOTH FINISH
CN03	PRECAST CONCRETE FACE TILE HAMMERED, SAWCUT & POLISHED FINSHES CHARCOAL CONCRETE STAIN
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MT03	GLASS BALUSTRADING, FINISH: GALVANIZED GREY/SILVER TINTED VISION GLASS
MT04	VERTICAL STEEL LOUVRES PLANT SCREEN L SHAPED, PAINTED BLACK
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TM02	HARDWOOD TIMBER, PROTECTED FROM WEATHER BENCHES & FENCING

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street,
North Melbourne

Drawing Title
STREET DETAIL ELEVATIONS

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP04.02	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 9:46:34 AM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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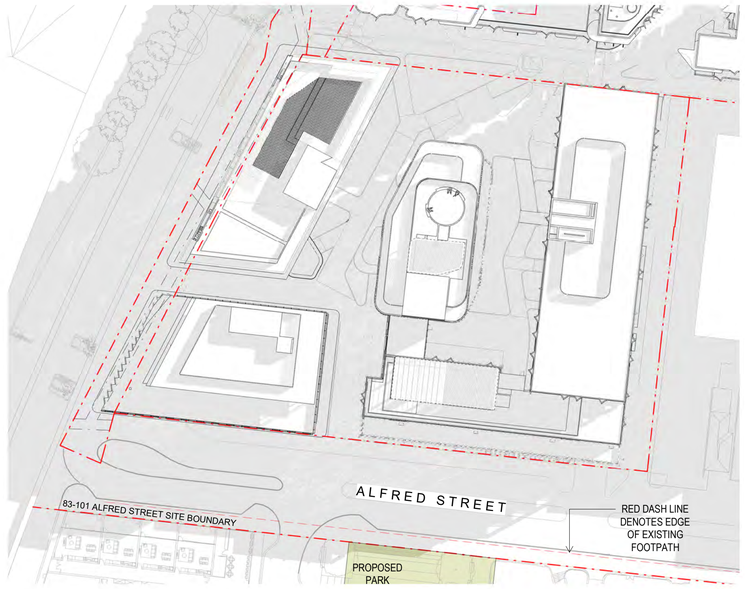

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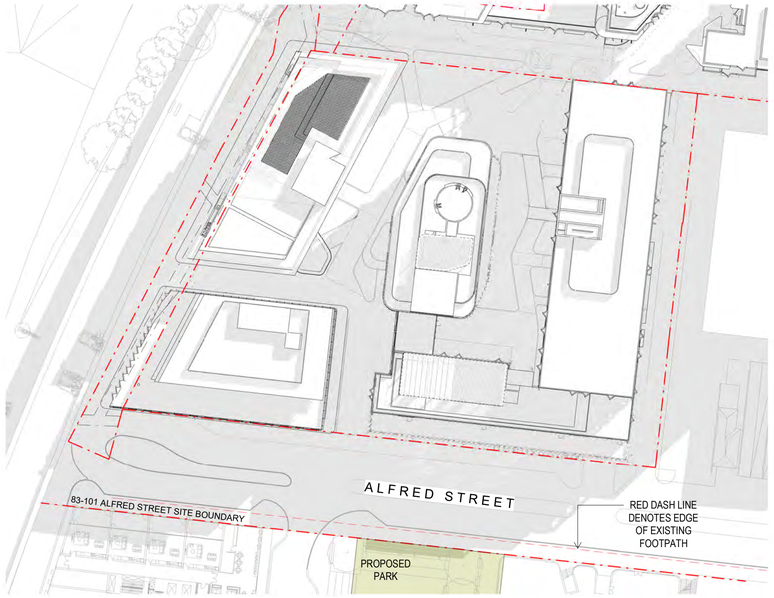

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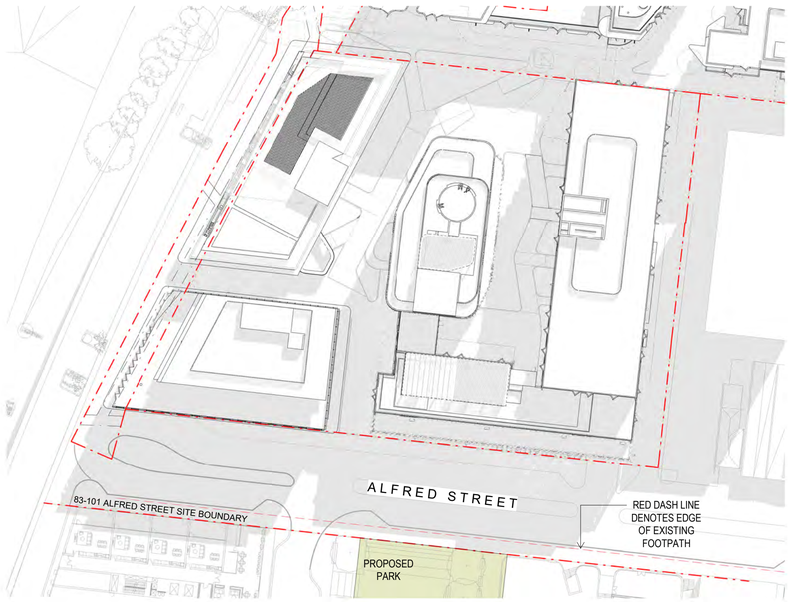

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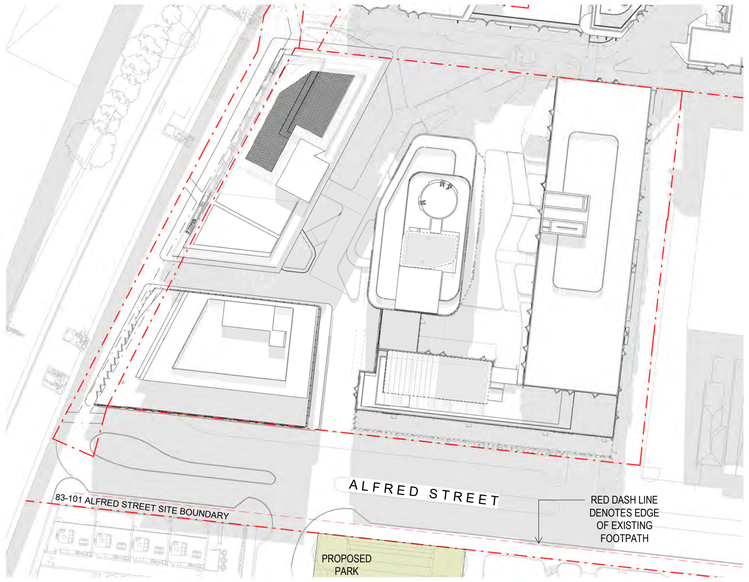

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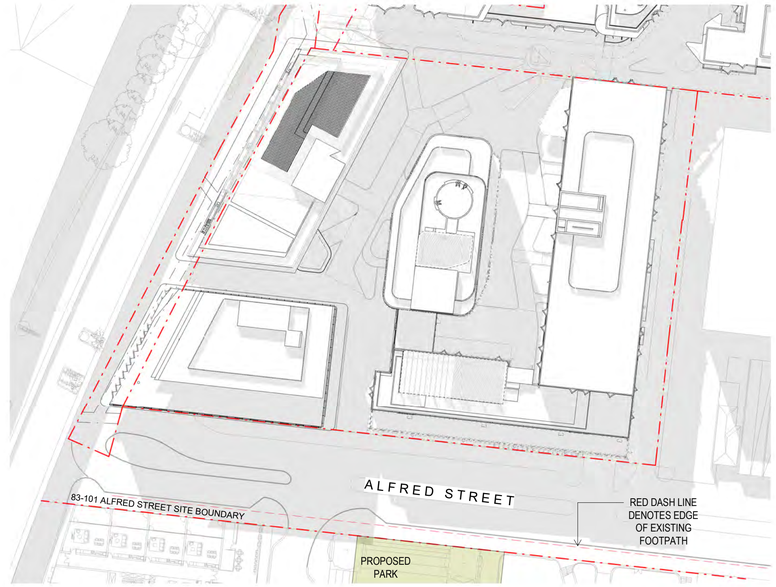

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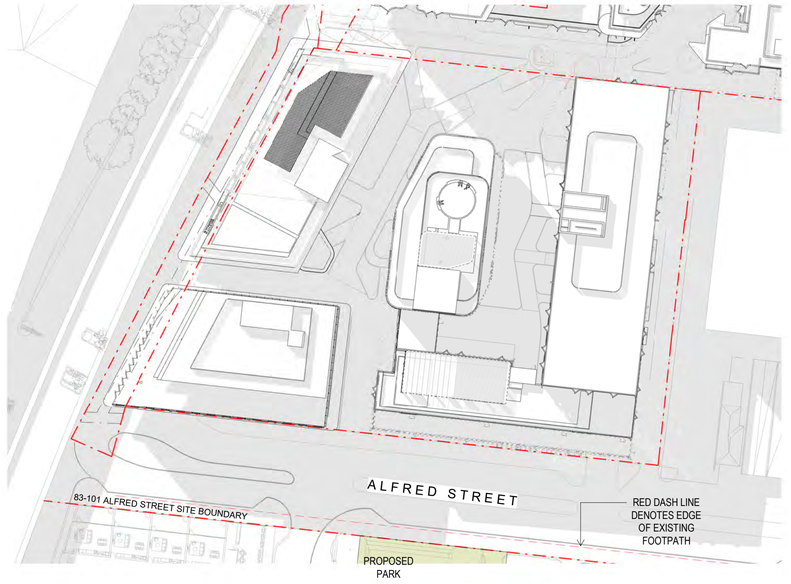

SUN STUDY 2PM

Project Title	Drawing Title	Status	Project No	Drawing No	Revision
ALFRED STREET 68-102 Alfred Street & 103 Alfred Street, North Melbourne	SHADOW ANALYSIS - EQUINOX	TOWN PLANNING	2422	TP06.01	2

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 9:49:49 AM
Scale	1 : 600@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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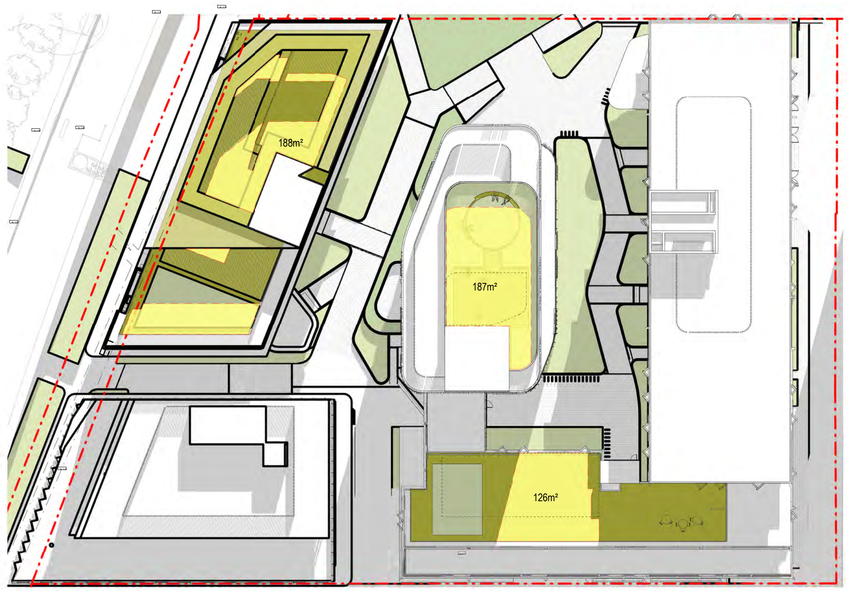

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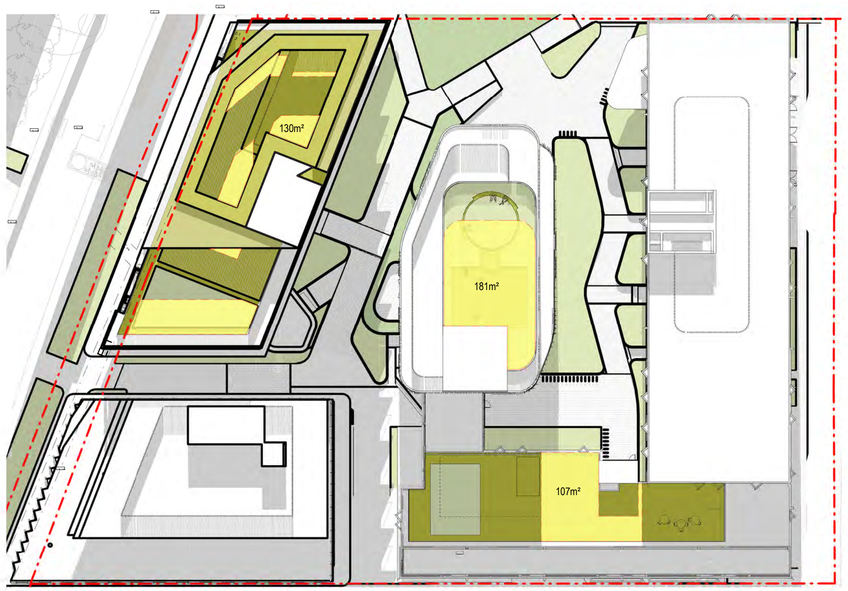

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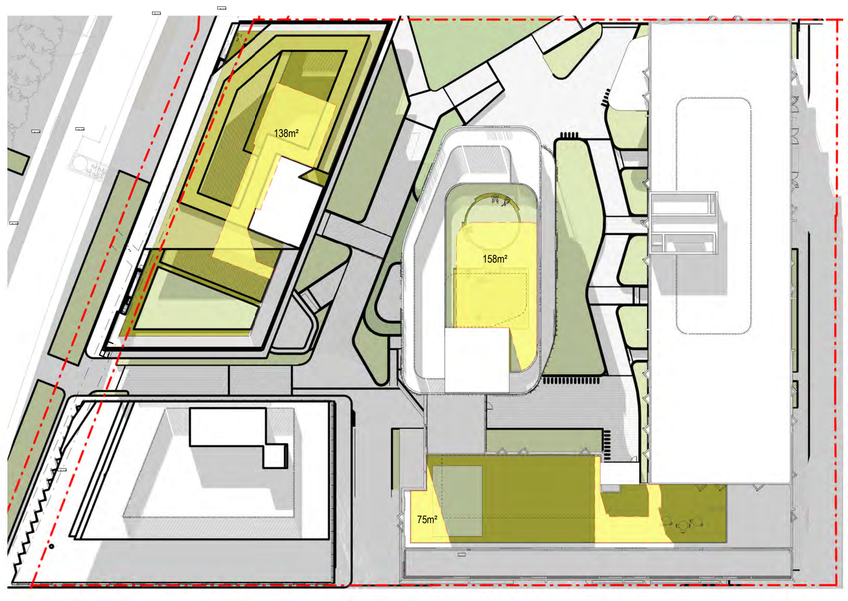

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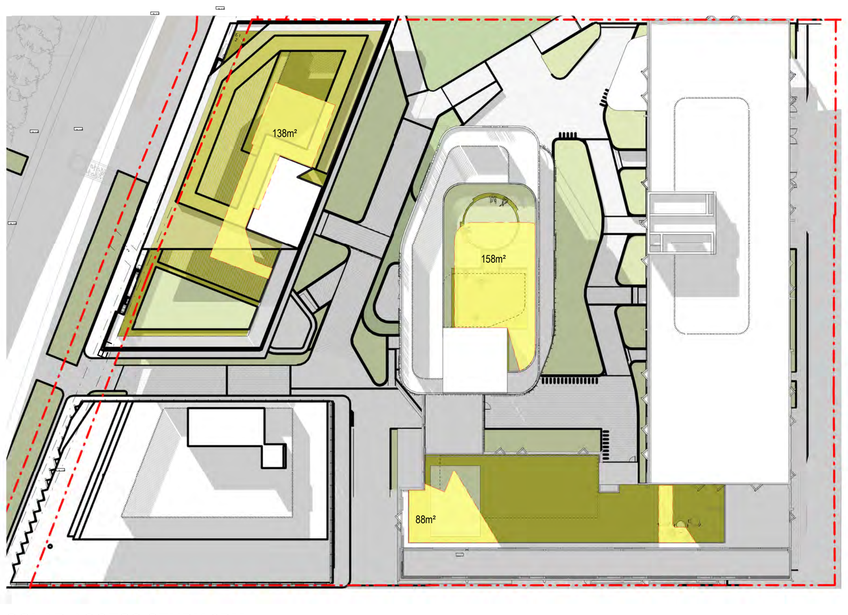

SOLAR ACCESS STUDY 2PM

LEGEND

COMMUNITY

SOLAR ACCESS INTO OUT DOOR OPEN SPACE MIN.125m²

Project Title

ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title

SOLAR ACCESS ANALYSIS

Status

TOWN PLANNING

Project No	Drawing No	Revision
2422	TP06.02	2

Drawn By	RL
Checked By	Checker
Date Printed	10/06/2020 1:15:53 PM
Scale	As indicated@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
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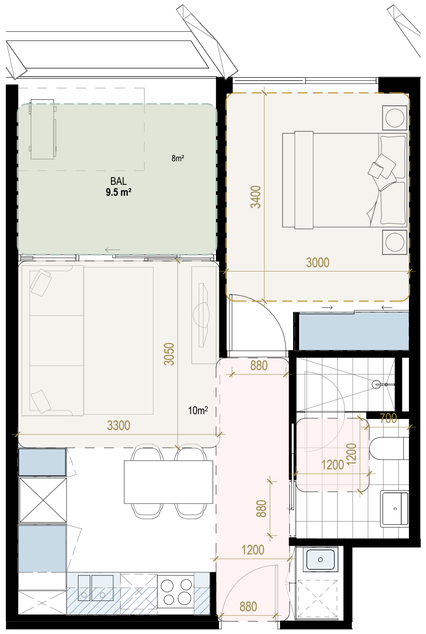

1B1B TYPE A

7.4 c.m.

4 c.m.

2B2B TYPE E

12.12 c.m.

4 c.m.

2B2B TYPE C

12.1 c.m.

4 c.m.

6.3 m.

STORAGE INTERNAL /EXTERNAL VOLUME

ACCESSIBILITY

BREEZE PATH LENGTH

STORAGE 2.7M HIGH

STORAGE 0.78M HIGH

OVERHEAD STORAGE 0.78M HIGH

USABLE BALCONY AREA: 8 SQ.M FOR 1-2 BED, 12 SQ.M FOR 3 BED APARTMENTS

ACCESSIBILITY

BREEZE PATH

BEDROOM & LIVING AREAS

MASTER 3.4x3.0

BED 3.0x3.0

LIVING 10m² (3.3)/12m²(3.6)

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
B.A.D.S. - TYPICAL TYPE PLANS - BUILDING A

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP07.01	1

Drawn By	Author
Checked By	Checker
Date Printed	10/06/2020 10:21:26 AM
Scale	1 : 50@ A1

Rev	Date	Description
1	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

CLAUSE 58 Apartment Standard- ComplianceTable

LEVEL	APARTMENT TYPE	UNIT	AC	CV	Comments	LIVING DEPTH MAX 9M	LIVING WIDTH Min 3.3m(1Bed)/3.6m(2+Beds)	MAIN BEDROO M.4mx3m	SECOND BEDROOM 3mx3m	BALCONY DEPTH	Storage (internal)	Storage (external)	Storage (totall)
LEVEL 1	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 1	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 1	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 1	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 1	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 1	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 1	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 1	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 1	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 1	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 1: 10													
LEVEL 2	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 2	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 2	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 2	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 2	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 2	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 2	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 2	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 2	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 2	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 2: 10													
LEVEL 3	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 3	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 3	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 3	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 3	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 3	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 3	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 3	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 3	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 3	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 3: 10													
LEVEL 4	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 4	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 4	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 4	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 4	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 4	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 4	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 4	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 4	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 4	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 4: 10													
LEVEL 5	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 5	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 5	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 5	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 5	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 5	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 5	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 5	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 5	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 5	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 5: 10													
LEVEL 6	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 6	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 6	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 6	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 6	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 6	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 6	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 6	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 6	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 6	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 6: 10													
LEVEL 7	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 7	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 7	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 7	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 7	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 7	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 7	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 7	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 7	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 7	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 7: 10													
LEVEL 8	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 8	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 8	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 8	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 8	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 8	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³

CLAUSE 58 Apartment Standard- ComplianceTable

LEVEL	APARTMENT TYPE	UNIT	AC	CV	Comments	LIVING DEPTH MAX 9M	LIVING WIDTH Min 3.3m(1Bed)/3.6m(2+Beds)	MAIN BEDROO M.4mx3m	SECOND BEDROOM 3mx3m	BALCONY DEPTH	Storage (internal)	Storage (external)	Storage (totall)
LEVEL 8	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 8	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 8	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 8	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 8: 10													
LEVEL 9	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 9	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 9	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 9	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 9	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 9	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 9	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 9	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 9	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 9	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 9: 10													
LEVEL 10	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 10	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 10	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 10	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 10	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 10	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 10	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 10	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 10	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 10	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 10: 10													
LEVEL 11	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 11	1B1B	TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.08 m³	4.00 m³	12.08 m³
LEVEL 11	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 11	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 11	1B1B	TYPE A	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.40 m³	4.00 m³	11.40 m³
LEVEL 11	2B1B	TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.28 m³	4.00 m³	14.28 m³
LEVEL 11	2B2B	TYPE C	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.10 m³	4.00 m³	16.10 m³
LEVEL 11	2B2B	TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.64 m³	4.00 m³	14.64 m³
LEVEL 11	2B2B	TYPE E	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	12.12 m³	4.00 m³	16.12 m³
LEVEL 11	2B2B	TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	17.91 m³	4.00 m³	21.91 m³
C.A. LEVEL 11: 10													
: 110													
Grand total: 110													

Percentage of Accesible Apartments

AC	My Count	Percentage of Accesible Units
Yes	110	100%
Grand total: 110	110	

Percentage of Crossventilated Apartments

CV	My Count	Percentage of Crossventilated Units
No	55	50%
Yes	55	50%

Project Title

ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title

B.A.D.S. ANALYSIS SUMMARY - BUILDING A

Status

TOWN PLANNING

Project No 2422

Drawing No TP07.02

Revision 1

Drawn By Author
Checked By Checker
Date Printed 10/06/2020 10:21:28 AM
Scale @ A1

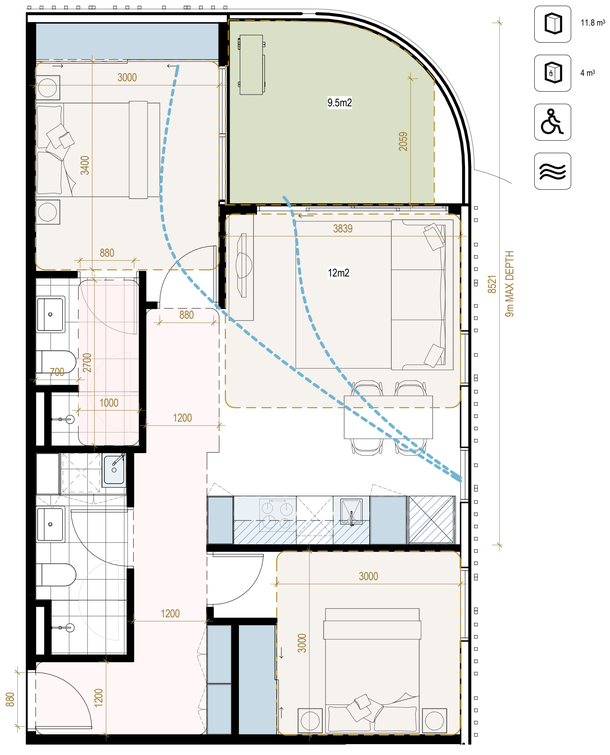
Rev	Date	Description
1	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

TYPE 1B (1B1B)

TYPE 2A (2B2B)



TYPE 2D (2B2B)

STORAGE INTERNAL /EXTERNAL VOLUME

ACCESSIBILITY

BREEZE PATH LENGTH

STORAGE 2.7M HIGH

STORAGE 0.78M HIGH

OVERHEAD STORAGE 0.78M HIGH

USABLE BALCONY AREA: 8 SQ.M FOR 1-2 BED, 12 SQ.M FOR 3 BED APARTMENTS

ACCESSIBILITY

BREEZE PATH

BEDROOM & LIVING AREAS

MASTER 3.4x3.0

BED 3.0x3.0

LIVING 10m² (3.3)/12m²(3.6)

Project Title	**Drawing Title**	**Status**	**Project No**	**Drawing No**	**Revision**	**Drawn By**	G.C.	**Rev**	**Date**	**Description**
ALFRED STREET	B.A.D.S. - TYPICAL TYPE PLANS - BUILDING C	TOWN PLANNING	2422	TP07.03	2	**Checked By**	E.C.	1	16/12/2019	Town Planing Issue
						Date Printed	6/9/2020 5:25:34 PM	2	05.06.2020	Town Planning Issue
68-102 Alfred Street & 103 Alfred Street, North Melbourne						**Scale**	1 : 50@ A1			

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

CLAUSE 58 Apartment Standard- ComplianceTable

UNIT TYPE	AC	CV	Com ments	LIVING DEPTH MAX 9M	LIVING WIDTH Min 3.3m(1Bed)/3.6m(2+Beds)	MAIN BEDROOM 4mx3m	SECOND BEDROOM 3mx3m	BALCON Y DEPTH	Storage (internal)	Storage (external)	Storage (totall)
C LEVEL LG											
1B1B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.60 m³	4.00 m³	10.60 m³
1B1B TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.20 m³	4.00 m³	11.20 m³
C LEVEL 1											
1B1B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.60 m³	4.00 m³	10.60 m³
1B1B TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.20 m³	4.00 m³	11.20 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 2											
1B1B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.60 m³	4.00 m³	10.60 m³
1B1B TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.20 m³	4.00 m³	11.20 m³
2B2B TYPE A	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	11.50 m³	4.00 m³	15.50 m³
2B2B TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.26 m³	4.00 m³	14.26 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 3											
1B1B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.60 m³	4.00 m³	10.60 m³
1B1B TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.20 m³	4.00 m³	11.20 m³
2B2B TYPE A	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	11.50 m³	4.00 m³	15.50 m³
2B2B TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.26 m³	4.00 m³	14.26 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 4											
1B1B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.60 m³	4.00 m³	10.60 m³
1B1B TYPE B	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	7.20 m³	4.00 m³	11.20 m³
2B2B TYPE A	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	11.50 m³	4.00 m³	15.50 m³
2B2B TYPE B	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	10.26 m³	4.00 m³	14.26 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 5											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 6											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 7											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 8											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 9											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 10											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
C LEVEL 11											
1B1B TYPE C	Yes	No	NSA	Yes	Yes	Yes	N/A	Yes	8.90 m³	4.00 m³	12.90 m³
1B1B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	N/A	Yes	6.00 m³	4.00 m³	10.00 m³
2B1B TYPE A	No	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
2B2B TYPE C	Yes	No	NSA	Yes	Yes	Yes	Yes	Yes	14.50 m³	4.00 m³	18.50 m³
2B2B TYPE D	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	11.80 m³	4.00 m³	15.80 m³
3B2B TYPE A	Yes	Yes	NSA	Yes	Yes	Yes	Yes	Yes	15.30 m³	4.00 m³	19.30 m³
Grand total: 65											

Percentage of Accesible Apartments

AC	Total Number of Accessible Units	Percentage of Accesible Units
No	7	11%
Yes	58	89%

Percentage of Crossventilated Apartments

CV	Total Number of Cross Ventilated units	Percentage of Crossventilated Units
No	25	38%
Yes	40	62%

Project Title

ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title

B.A.D.S. ANALYSIS SUMMARY - BUILDING C

Status

TOWN PLANNING

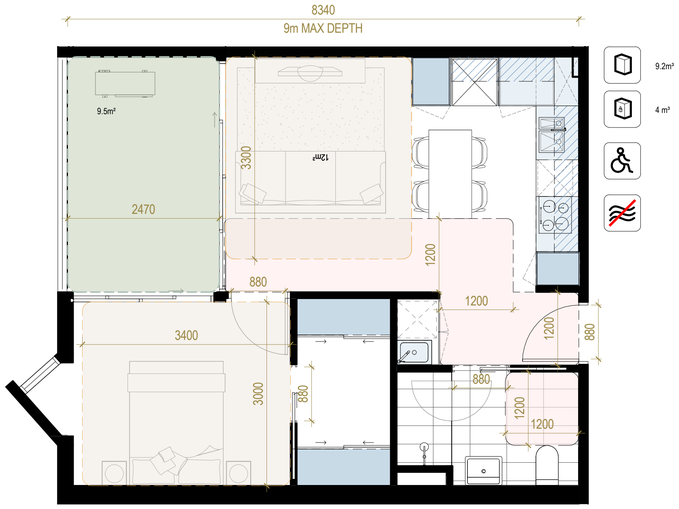
Project No	Drawing No	Revision
2422	TP07.04	2

Drawn By	R.L.
Checked By	G.C.
Date Printed	6/9/2020 5:25:36 PM
Scale	@ A1

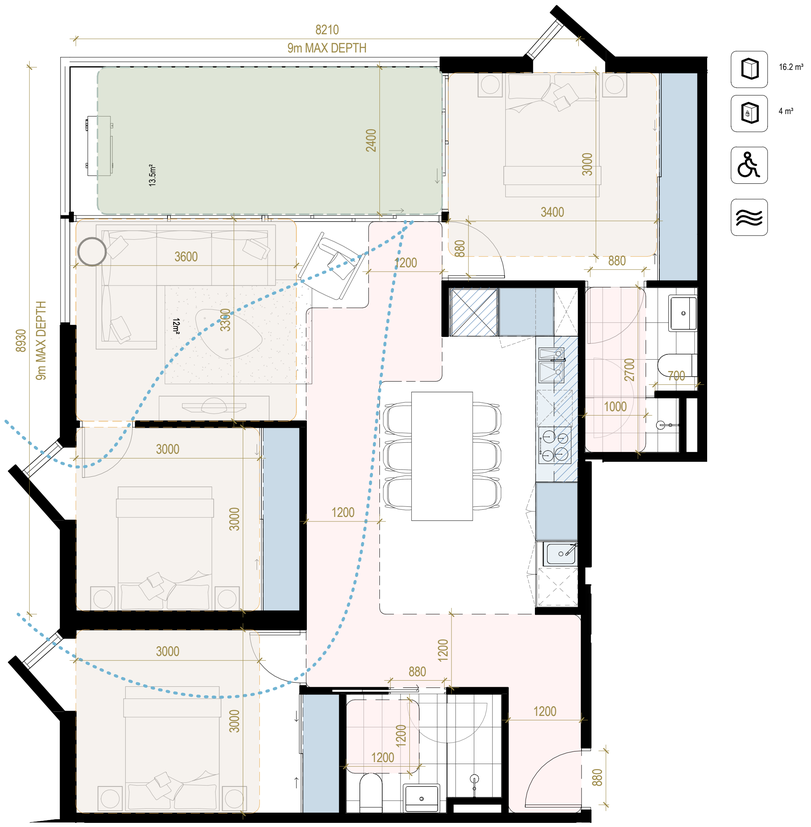
Rev	Date	Description
1	16/12/2019	Town Planing Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



1B1B TYPE B



3B2B - TYPE C

2B2B TYPE A

STORAGE INTERNAL /EXTERNAL VOLUME COMPLY WITH B.A.D.S

ACCESSIBILITY COMPLY WITH B.A.D.S

BREEZE PATH LENGTH COMPLY WITH B.A.D.S

STORAGE 2.7M HIGH

STORAGE 0.78M HIGH

OVERHEAD STORAGE 0.78M HIGH

USABLE BALCONY AREA: 8 SQ.M FOR 1-2 BED, 12 SQ.M FOR 3 BED APARTMENTS

ACCESSIBILITY

BREEZE PATH

BEDROOM & LIVING AREAS

MASTER 3.4x3.0

BED 3.0x3.0

LIVING 10m² (3.3)/12m²(3.6)

Project Title
ALFRED STREET

68-102 Alfred Street & 103 Alfred Street, North Melbourne

Drawing Title
B.A.D.S. - TYPICAL TYPE PLANS - BUILDING D

Status
TOWN PLANNING

Project No	Drawing No	Revision
2422	TP07.05	2

Drawn By	Author
Checked By	Checker
Date Printed	6/9/2020 4:53:18 PM
Scale	1 : 50@ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

CLAUSE 58 Apartment Standard- ComplianceTable

Level	APARTMENT TYPE	UNIT TYPE	AC	CV	LIVING DEPTH MAX 9M	LIVING WIDTH Min 3.3m(1Bed)/3.6m(2+Beds)	MAIN BEDROOM .4mx3m	SECOND BEDROOM 3mx3m	BALCONY DEPTH	Storage (internal)	Storage (external)
GROUND	1B1B	TYPE A.2	Yes	No	Yes	Yes	Yes	N/A	Yes	8.19 m^3	4.00 m^3
GROUND	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
GROUND	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
GROUND	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
GROUND	1B1B	TYPE B.2	Yes	No	Yes	Yes	Yes	N/A	Yes	12.75 m^3	4.00 m^3
GROUND	2B1B	TYPE A	No	No	Yes	Yes	Yes	Yes	Yes	12.78 m^3	4.00 m^3
GROUND	2B1B	TYPE A	No	No	Yes	Yes	Yes	Yes	Yes	12.78 m^3	4.00 m^3
GROUND	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
GROUND	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
GROUND	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
GROUND	2B2B	TYPE D.2	No	Yes	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
GROUND: 11											
LEVEL 1	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 1	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 1	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 1	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE A3	No	Yes	Yes	Yes	Yes	Yes	Yes	9.60 m^3	6.00 m^3
LEVEL 1	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 1	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.35 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE D.2	No	Yes	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 1	2B2B	TYPE F	No	No	Yes	Yes	Yes	Yes	Yes	10.78 m^3	4.00 m^3
LEVEL 1	3B2B	TYPE A	No	No	Yes	Yes	Yes	Yes	Yes	16.08 m^3	4.00 m^3
LEVEL 1	3B2B	TYPE B	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.52 m^3	4.00 m^3
LEVEL 1: 18											
LEVEL 2	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 2	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 2	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 2	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 2	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.35 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE D.2	No	Yes	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 2	2B2B	TYPE F	No	No	Yes	Yes	Yes	Yes	Yes	10.78 m^3	4.00 m^3
LEVEL 2	3B2B	TYPE A	No	No	Yes	Yes	Yes	Yes	Yes	16.08 m^3	4.00 m^3
LEVEL 2	3B2B	TYPE B	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.52 m^3	4.00 m^3
LEVEL 2	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 2	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 2: 19											
LEVEL 3	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 3	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 3	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 3	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 3	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 3	2B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.35 m^3	4.00 m^3
LEVEL 3	3B2B	TYPE A	No	No	Yes	Yes	Yes	Yes	Yes	16.08 m^3	4.00 m^3
LEVEL 3	3B2B	TYPE B	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.52 m^3	4.00 m^3
LEVEL 3	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 3	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 3: 17											
LEVEL 4	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 4	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 4	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 4	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 4	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 4	2B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.35 m^3	4.00 m^3
LEVEL 4	3B2B	TYPE A	No	No	Yes	Yes	Yes	Yes	Yes	16.08 m^3	4.00 m^3
LEVEL 4	3B2B	TYPE B	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.52 m^3	4.00 m^3
LEVEL 4	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 4	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 4: 17											
LEVEL 5	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 5	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3

CLAUSE 58 Apartment Standard- ComplianceTable

Level	APARTMENT TYPE	UNIT TYPE	AC	CV	LIVING DEPTH MAX 9M	LIVING WIDTH Min 3.3m(1Bed)/3.6m(2+Beds)	MAIN BEDROOM .4mx3m	SECOND BEDROOM 3mx3m	BALCONY DEPTH	Storage (internal)	Storage (external)
LEVEL 5	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 5	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 5	1B1B	TYPE C	Yes	Yes	Yes	Yes	Yes	N/A	Yes	7.58 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 5	2B2B	TYPE D.2	No	Yes	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 5	2B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	9.58 m^3	6.00 m^3
LEVEL 5	2B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	9.58 m^3	6.00 m^3
LEVEL 5	2B2B	TYPE F	No	No	Yes	Yes	Yes	Yes	Yes	10.78 m^3	4.00 m^3
LEVEL 5	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 5	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 5	3B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	9.58 m^3	6.00 m^3
LEVEL 5: 18											
LEVEL 6	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 6	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 6	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 6	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 6	1B1B	TYPE D	No	Yes	Yes	Yes	Yes	N/A	Yes	6.13 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 6	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE D	No	No	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE D	No	No	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE D.2	No	Yes	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 6	2B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	9.58 m^3	6.00 m^3
LEVEL 6	2B2B	TYPE F	No	No	Yes	Yes	Yes	Yes	Yes	10.78 m^3	4.00 m^3
LEVEL 6	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 6	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 6: 18											
LEVEL 7	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 7	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 7	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 7	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 7	1B1B	TYPE D	No	Yes	Yes	Yes	Yes	N/A	Yes	6.13 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 7	2B2B	TYPE D	No	No	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE D	No	No	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE D.2	No	Yes	Yes	Yes	Yes	Yes	Yes	13.93 m^3	4.00 m^3
LEVEL 7	2B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	9.58 m^3	6.00 m^3
LEVEL 7	2B2B	TYPE F	No	No	Yes	Yes	Yes	Yes	Yes	10.78 m^3	4.00 m^3
LEVEL 7	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 7	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 7: 18											
LEVEL 8	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 8	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 8	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 8	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 8	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 8	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 8	2B2B	TYPE A.4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 8	2B2B	TYPE B	Yes	No	Yes	Yes	Yes	Yes	Yes	10.54 m^3	4.00 m^3
LEVEL 8	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 8	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 8: 10											
LEVEL 9	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 9	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 9	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 9	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 9	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 9	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 9	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 9	2B2B	TYPE A.4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 9	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 9	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 9	3B2B	TYPE F	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.61 m^3	4.00 m^3
LEVEL 9: 11											
LEVEL 10	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 10	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 10	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 10	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 10	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3

CLAUSE 58 Apartment Standard- ComplianceTable

Level	APARTMENT TYPE	UNIT TYPE	AC	CV	LIVING DEPTH MAX 9M	LIVING WIDTH Min 3.3m(1Bed)/3.6m(2+Beds)	MAIN BEDROOM .4mx3m	SECOND BEDROOM 3mx3m	BALCONY DEPTH	Storage (internal)	Storage (external)
LEVEL 10	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 10	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 10	2B2B	TYPE A.4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 10	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 10	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 10	3B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.61 m^3	4.00 m^3
LEVEL 10: 11											
LEVEL 11	1B1B	TYPE A	No	No	Yes	Yes	Yes	N/A	Yes	10.43 m^3	4.00 m^3
LEVEL 11	1B1B	TYPE B	Yes	No	Yes	Yes	Yes	N/A	Yes	9.20 m^3	4.00 m^3
LEVEL 11	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 11	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 11	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 11	2B2B	TYPE A	Yes	No	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 11	2B2B	TYPE A.2	No	No	Yes	Yes	Yes	Yes	Yes	9.10 m^3	6.00 m^3
LEVEL 11	2B2B	TYPE A.4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.80 m^3	4.00 m^3
LEVEL 11	3B2B	TYPE C	Yes	Yes	Yes	Yes	Yes	Yes	Yes	16.20 m^3	4.00 m^3
LEVEL 11	3B2B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.02 m^3	4.00 m^3
LEVEL 11	3B2B	TYPE E	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.61 m^3	4.00 m^3
LEVEL 11: 11											
Grand total: 179											

Percentage of Accesible Apartments

AC	Total Number of Accessible Units	Percentage of Accesible Units
No	47	26%
Yes	132	74%

Percentage of Crossventilated Apartments

CV	Total Number of Cross Ventilated units	Percentage of Crossventilated Units
No	129	72%
Yes	50	28%

Project Title	Drawing Title	Status	Project No	Drawing No	Revision
ALFRED STREET 68-102 Alfred Street & 103 Alfred Street, North Melbourne	B.A.D.S. ANALYSIS SUMMARY - BUILDING D	TOWN PLANNING	2422	TP07.06	2

Drawn By: R.L.
Checked By: G.C.
Date Printed: 6/9/2020 4:53:21 PM
Scale: @ A1

Rev	Date	Description
1	16.12.19	Town Planning Issue
2	05.06.2020	Town Planning Issue

Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

MINISTERIAL PLANNING REFERRAL

DELEGATED REPORT

Application number:	TPM-2020-1
DELWP application number:	PA1900752
Applicant:	Pace Development Group
Owner:	Racecourse Road North Melbourne
Architect:	Hayball Architects
Address:	68-102 and 103 Alfred Street and 87-105 Racecourse Road, NORTH MELBOURNE VIC 3051
Proposal:	Construction of multiple multi-storey mixed-use buildings plus basements and rooftops for dwellings, retail, office, childcare and a reduction of car parking
Cost of works:	$135,000,000
Date of application:	7 January 2020
Responsible officer:	Michelle Fernando, Urban Planner

1 SUBJECT SITE AND SURROUNDS

1.1 Subject site

The subject site is located on the north side of Alfred Street between Boundary Road to the east and CityLink to the west. The site has an irregular shape with a 105 metre frontage to Alfred Street, and a maximum depth of 73.79 metres. The site has a total area of approximately 7557 square metres, excluding land at 87 -105 Racecourse Road.

68-102 Alfred Street is occupied by double storey commercial building which is built to boundary to the side and rear boundaries and provides a modest setback to Alfred Street.

Land to the west, adjacent Upfield Railway Line and the Moonee Ponds Creek corridor, is identified 103 Alfred Street. The area is an uncovered private parking area, utilised by Chubb Security which previously occupied the site directly to the north of the site at 87 – 105 Racecourse Road.

Architectural features, landscaping and other open space infrastructure of the proposal extends beyond title boundaries of 68-102 Alfred Street into 87-105 Racecourse Road; the area which the proposal encroaches is stage 1 and 2 of the development approved under TP-2018-770 and TP-2019-196.

The site is formally described as:

- Lot 1 on Title Plan 84510Q, Volume 09521 Folio 738;
- Lot 2 on Title Plan 84510Q, Volume 09521 Folio 738;

- Crown Allotment 15A Portion 16 Parish of Doutta Galla, Volume 10602 Folio 907;
- Lot 1 on Title Plan 838434E, Volume 11260 Folio 795; and
- Lot 2 on Title Plan 838434E, Volume 11260 Folio 795.

The site is not affected by any restrictive covenants. A 2 metre wide drainage easement encumbers the site along the western boundary identified as E-1 on Title.

Figure 1a – Area of proposed works (excluding land at 87 -105 Racecourse Road and partially land at 103 Alfred Street)

Figure 1b – 68-102 Alfred Street as viewed from Alfred Street

Figure 1b – Rear of 87 -105 Racecourse Road as viewed from Alfred Street (western strip beside freeway)

1.2 Surrounds

The site is located within the Arden-Macaulay Urban Renewal Area and is identified for built form change. The surrounding area includes a mix of industrial, commercial and residential land uses. The industrial and commercial sites range in size but are predominately developed with one and two storey buildings with high site coverage. The residential properties also range in size, including a mix of single dwellings and larger apartment buildings.

The immediate surrounds are as summarised below:

1.2.1 North

Directly to the north of 68-102 Alfred Street is 87 – 105 Racecourse Road, which is currently vacant. As noted above architectural features, landscaping and pedestrian access way arrangements partially encroach on this site, however the both sites are under the same ownership and 87 – 105 Racecourse Road represents stage 1 and 2 of the three stage development. Two planning permits have been issued for the site under TP-2018-770 and TP-2019-196.

1.2.2 South

To the south of the site, across Alfred Street, is 59-101 Alfred Street. The site is vacant except for a two storey heritage building circa 1911 located in the northeast corner, known as Farrell's Stables. The building is identified as 'Significant' under the Heritage Places Inventory February 2020 Part A (Amended July 2020).

A planning permit has been recently issued under PA1900705 by the Minister for Planning under the direction of the Victorian Civil and Administrative Tribunal for partial demolition and construction of a twelve storey mixed use development. The development forms stage 2 of the broader development of 59-101 Alfred Street and 103-109 and 115-117 Boundary Road.

1.2.3 East

Abutting the site to the east is 139-149 Boundary Road, which has frontage to Boundary Road and dog-leg at its southwest corner that connects to Alfred Street. The site is developed with a complex of light industrial buildings and has vehicle access from Boundary Road and Alfred Street.

A planning application has been submitted to the Minister for Planning under PA1900753 for the construction of a twelve-storey mixed-use building, including dwellings, shops and food and drink premises.

The application was considered at Council's Future Melbourne Committee on Tuesday 1 December 2020; the Future Melbourne Committee resolved to advise the Department of Environment, Land, Water and Planning that Council does not object to the application subject to the conditions within the prepared delegate report. To date a decision has not been issued by the Minister of Planning regarding the application.

1.2.4 West

Directly to the west of the site are the Upfield Railway Line and the Moonee Ponds Creek corridor.

2 BACKGROUND AND HISTORY

This report has been prepared subsequent to an Application for Review by the permit applicant under Section 79 of the Planning and Environment Act 1987 (failure to determine).

An Application for Review was lodged on 19 August 2020, following submission of request for information documents on the 16 June 2020.

The Application for Review is scheduled for a Compulsory Conference on 9 February 2021, and five day hearing commencing on 26 April 2021.

2.1 Pre-application discussions

A pre-application meeting was held prior to lodgement.

2.2 Office of the Victorian Government Architect

The application was referred to the Office of the Victorian Government Architect (OVGA). Written comments were provided to the applicant on the 11 February 2020.

Plans submitted under the RFI package dated 16 June 2020 respond to comments provided by the OVGA.

2.3 Planning Application History

The following applications, listed as considered relevant to the current proposal, have previously been considered for the subject site and adjoining sites:

Address	Application	Description	Decision
87-105 Racecourse Road	TP-2018-770 (Stage 1)	Buildings and works for two multi-storey mixed-use buildings comprising dwellings and shops other than adult sex bookshop, create or alter access to a Road Zone Category 1, and a reduction of car parking in accordance with the endorsed plans.	Permit issued 30 May 2019
	TP-2019-196 (Stage 2)	Buildings and works for a multi storey mixed use building including dwellings, serviced apartments (residential hotel), gym and office and use and development of the land for informal outdoor recreation (shared path), create or alter access to a Road Zone Category 1 and a reduction of car parking in accordance with the endorsed plans.	Permit issued 13 July 2020
139-149	PA1900705	Construction of a twelve-storey	Current

Boundary Road	(TPM-2020-2)	mixed-use building, including dwellings, shops and food and drink premises, and to create or alter access to a Road Zone Category 1	application – decision pending
103-109 and 115-117 Boundary Road and part of 59-101 Alfred Street	PA1900619 (Stage 1) (TPM-2019-22)	Construction of two multi-storey buildings plus basements and rooftops, including dwellings, office (other than medical centre), shops (other than adult sex bookshop) and food and drink premises, a reduction of car parking requirements and alterations to a road in a Road Zone Category 1	Permit issued 23 June 2020
59-101 Alfred Street	PA1900705 (TPM-2019-28) (Stage 2)	Construction of a mixed use development comprising a retirement village, a hotel, dwellings, offices, retail, a minor sports and recreation facility and a theatre in four buildings, three of which are 12 storeys in height, the other 6 storeys in height, all above two basement levels.	Permit issued 5 January 2021

Figure 2 – Outline of subject site and recent permit approvals in the immediate surrounds

3 PROPOSAL

The application subject to this assessment seeks planning permission for construction of a twelve-storey mixed-use building, including dwellings, retail, office, childcare, and a reduction of car parking.

This application is stage 3 of the broader development of the site, after the area directly abutting to the north. The buildings are described as Buildings A, B, C and D. It is noted that Building C and D are connected between Level 1 and 7. Each building is described in detail under Section 3.2 of this report.

Vehicle access is via a double width crossover to Alfred Street. An internal pedestrian network connecting the buildings and communal open space is accessible via Alfred Street. A bike path is proposed to the west of the site connecting to stage 2 to the north. It is noted that architectural features, landscaping and pedestrian infrastructure partially encroaches into Stage 1 and 2 to the north.

The development is nine to twelve storeys plus three levels of basement which steps down west to east. Building B and D have a direct interface with Alfred Street. Building A and C are accessible via a 7.9 metre pedestrian link from Alfred Street and a bike path along the western boundary.

The plans referred to the City of Melbourne for comment are those received in the package dated 16 June 2020 following DELWP's request for further information. The plans that have been considered in this assessment are the drawings by Hayball Architects dated 5 June 2020 Revision 2.

3.1 Development summary

<table>
<tr><td>GFA</td><td>58, 028m^2</td></tr>
<tr><td>Public open space</td><td>0 m^2</td></tr>
<tr><td>Building height</td><td><table>
<tr><td>Building A</td><td>12 storeys</td></tr>
<tr><td>Building B</td><td>9 storeys</td></tr>
<tr><td>Building C</td><td>12 storeys</td></tr>
<tr><td>Building D</td><td>12 storeys</td></tr>
</table></td></tr>
<tr><td>Dwellings</td><td>1 bedroom: 122 (34%)
2 bedroom: 193 (54%)
3 bedroom: 43 (12%)
Total: 358</td></tr>
<tr><td>Commercial</td><td>5,023m^2</td></tr>
<tr><td>Childcare</td><td>1, 835m^2</td></tr>
<tr><td>Retail</td><td>595m^2</td></tr>
<tr><td>Open space</td><td>542 m^2 public plaza, 586m^2 private courtyard and shared paths.</td></tr>
<tr><td>Car parking</td><td>304 car parking spaces are provided across three levels of basement
Car parking allocation<table>
<tr><td>Dwellings</td><td>253</td></tr>
<tr><td>Visitors (residential)</td><td>0</td></tr>
<tr><td>Retail</td><td>10</td></tr>
<tr><td>Office</td><td>20</td></tr>
<tr><td>Childcare</td><td>21</td></tr>
<tr><td>Car share</td><td>0</td></tr>
<tr><td>Total</td><td>304</td></tr>
</table></td></tr>
<tr><td>Bicycle parking</td><td>524 bicycle parking spaces are provided across ground and basement level 1
Bicycle parking allocation</td></tr>
</table>

	Dwellings	375
	Visitors (residential)	88
	Retail	11
	Visitors (retail)	5
	Office	40
	Visitors (office)	5
	Total	524
Vehicle access/egress	Vehicle access/egress to the basement is via Alfred Street in the south-east corner of the site.	
Loading/unloading	8.8m L x 3.6m W x 3.5m H high loading bay (basement level 1)	

3.2 Building description

3.2.1 Building A

Built form

Building A is located at the north-western corner of the site, south of stage 2 of the overall development. The building comprises of a 12-storey mixed-use building.

Gross floor area (GFA)	10,190 m^2	
Building height	39.35 metres (Approximately 43.75 AHD) excluding architectural features and services	
Number of storeys	12 storeys	
Land uses	Residential	110 dwellings
	Communal Residential Spaces	640 sqm
	Retail	46 sqm
	Office	274 sqm

The building has a height of approximately 40 metres (43.75 AHD to roof parapet) excluding architectural features and services such as roof terrace canopies, lift overrun and staircase enclosure.

The building has the following separation distances:

- Approximately 7 metres from the western property boundary at the ground floor, with upper levels cantilevering over the ground floor setback by approximately 6.2 metres.
- Approximately 30 metres from Alfred Street, and between 6.3 - 7.5 metres from Building B.
- Approximately 12.3 – 13.1 metres from Building C.
- Approximately 10 - 12 metres from Stage 2 of the overall development.

Each apartment has windows to an external wall, and no internal light courts are proposed.

The side elevations have some recessed and projected elements for articulation, but are sheer for the most part.

Materials and finishes

Building A has a polished ceramic tile façade treatment in a light pink (‘Salmon’) with clear glazing at the ground floor. The upper levels have a glazing and concrete façade treatment in a light grey, with vertical landscaping in the form of planter

boxes. Angled concrete blades have been provided at upper levels for privacy and window shading to the northern and western facades.

Internal layout

Building A features commercial (office and retail) and residential land uses.

The lower ground has:

- Commercial space with an area of 274 m^2,
- Food and drink premises with an area of 46 m^2,
- Communal residential area of 255 m^2,
- Residential lobby, and
- Stairwell and lift core providing access from basement and upper levels.

Level 1 – 11 contain residential apartments of one and two bedrooms.

Level 12 comprises of a residential communal terrace (385 m^2) and plant area (131 m^2).

Figure 3 – Western elevation of Building A and B

3.2.2 Building B

Built form

Building B is located at the south-western corner of the site, interfacing directly with Alfred Street, and comprises a 9-storey mixed-use building.

Gross floor area (GFA)	6, 858 m^2	
Building height	36.28 metres (approximately 40.03 AHD) excluding architectural features and services	
Number of storeys	9 storeys	
Land uses	Childcare	1631sqm
	Retail	119 sqm
	Office	3956 sqm

The overall building height to the lift overrun is 39.38 metres (43.13 AHD).

The building has the following separation distances:

- Between 2.3 – 2.9 metres from Alfred Street at the ground floor, with upper levels cantilevering over the ground floor with zero setback from Alfred Street;
- Between 6.3 - 7.5 metres from Building A; and
- Approximately 8 – 12 metres from Building D.

The upper levels from Level 1 – 5 have some recessed elements at the western elevation, with all other elevations predominately sheer.

Levels 6 - 8 containing childcare centre is partially recessed, being setback from the western and southern interface to accommodate outdoor areas for centre.

Materials and finishes

Building B has a polished ceramic tile and precast concrete tile treatments at the ground and first floor. Levels 2 -5 have a staggered vertical curtain wall glazing treatment except for the western façade which adopts angled concrete blades as per Building A. Level 6 to 8 has been provided a predominately glazed treatment with an exposed steel framed structure in a light brown. Vertical greening elements have been included in the first floor balcony as well as upper levels containing childcare centre.

Internal layout

Building B features commercial (office and retail) space and a childcare centre to accommodate 130 students.

The lower ground has:

- Commercial space with an area of 275 m^2,
- Food and drink premises with an area of 119 m^2,
- Lobby, and
- Stairwell and lift core providing access from basement and upper levels.

Level 1 – 5 contains commercial office space.

Level 6 – 8 comprises of a three level childcare centre and ancillary outdoor space.

Plant area is provided at roof level.

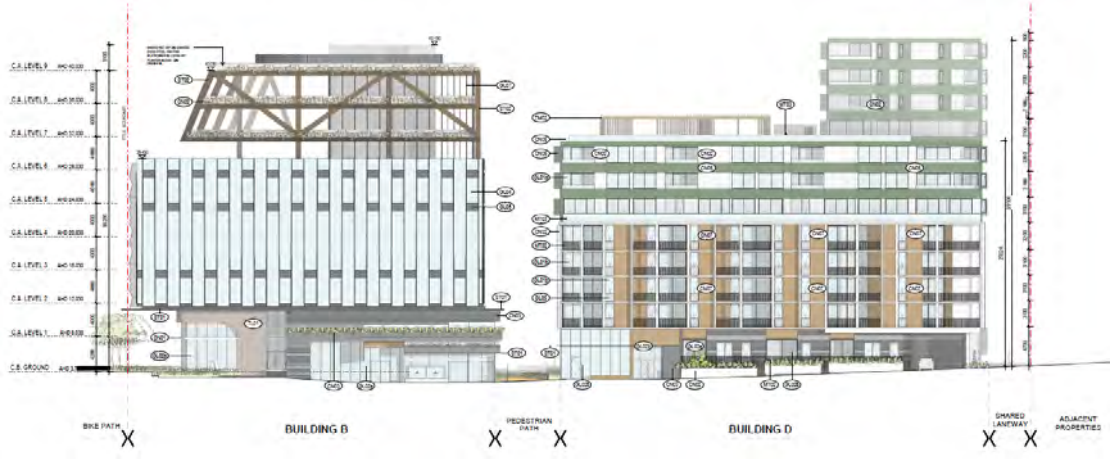


Figure 4 – Southern elevation of Building B and D

3.2.3 Building C

Built form

Building C is central to the site with an interface to the northern site boundary and comprises of a 12-storey mixed-use building. Buildings C and D are connected via a glazed link which is provided from Ground Level up to Level 7. Glazed link is included within Building D.

Gross floor area (GFA)	6, 603 m^2
Building height	41.59 metres (approximately 44.50 AHD) excluding architectural features and services
Podium height	5 storeys
Tower height	7 storeys
Total number of storeys	12 storeys
Land uses	Residential: 65 dwellings Communal Residential Spaces: 67 sqm Retail: 141 sqm

The overall building height to the lift overrun is 45.09 metres (48.00 AHD)

The building has the following separation distances:

- Between approximately 2 – 7.8 metres to Building D (south) at ground floor;
- Approximately 12.3 – 13.1 metres from Building A; and
- Approximately 12 metres from Building D (east) up to level 5 and 14 metres from Level 6 to roof terrace.

The development is predominately sheer, with notable built form elements including cantilevered glazed link to Building D, cantilevered upper levels at the northern interface and partial podium up to level 5 to eastern interface.

Materials and finishes

Building C has an aluminium framed glazing treatment at the ground and first floor. The upper levels have been treated with aluminium fins ('Champagne') and concrete in white and grey.

Internal layout

Building C features food and drink premises, communal residential space and residential.

The lower ground has:

- Food and drink premises with an area of 141 m^2,
- Communal residential area of 68 m^2,
- Two residential apartments,
- Lobby, and
- Stairwell and lift core providing access from basement and upper levels.

Level 1 – 11 contain residential apartments of one to three bedrooms.

Residential roof terrace (261 m^2) and plant room (236 m^2) is provided at the roof level.

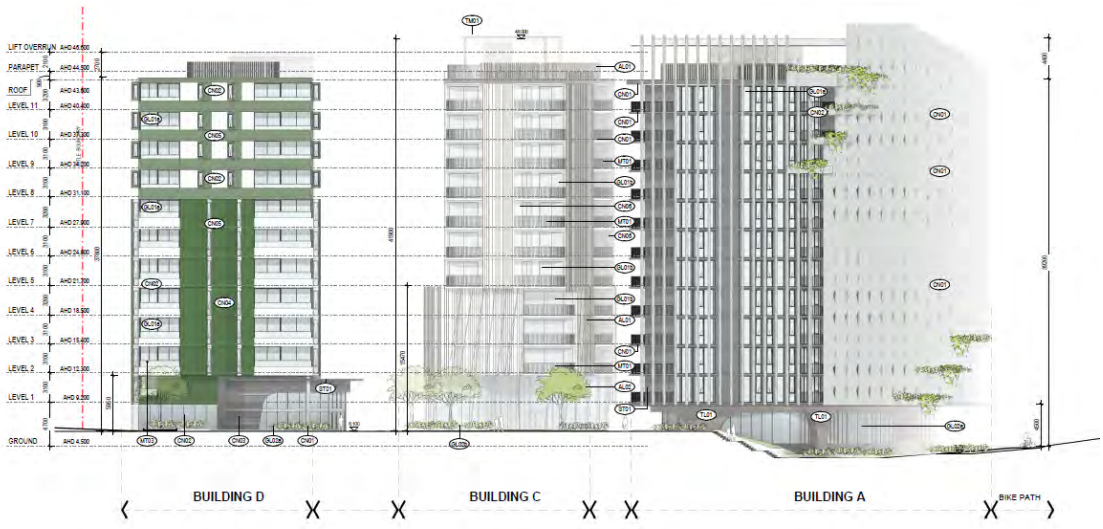


Figure 5 – Northern elevation of Building A, C and D

3.2.4 Building D

Built form

Building D abuts the eastern and southern site boundaries, wrapping around the site's south-eastern corner, with an interface with Alfred Street. Building D comprises a 12-storey form which progressively steps down in height towards the south to achieve a six-storey street wall to Alfred Street.

Gross floor area (GFA)	18,393 m^2
Building height	39.1 metres (Approximately 43.6 AHD) excluding architectural features and services
Podium height	5 storeys
Tower height	7 storeys
Total number of storeys	12 storeys
Land uses	Residential: 183 dwellings Communal Residential Spaces: 487 sqm Retail: 288 sqm

The overall building height to the lift overrun is 42.01 metres (46.60 AHD)

The building has the following separation distances:

- Approximately 5.2 - 6 metres from the eastern property boundary;
- Podium has not been setback from Alfred Street, however tower has been setback between 4.7 – 13 metres from Alfred Street; and
- Approximately 30 metres from Alfred Street, and between 6.3 - 7.5 metres from Building B.

Each apartment has windows to an external wall, and no internal light courts are proposed.

Articulation has been provided at the Alfred Street interface with a predominately sheer form to all other interfaces.

Materials and finishes

Building D has a predominately precast concrete façade internally with a colour palette of green, grey and white. The component of the building with frontage to Alfred Street has been provided precast concrete panels (sandstone colour with vertical textured finish), tinted glazing with champagne coloured aluminium framing, galvanised steel balustrading with steel handrails and polished precast concrete framing the outer edge of the street wall.

Internal layout

Building D features retail space and residential land uses.

The lower ground has:

- Two food and drink premises with an total area of 288 m^2,
- Residential apartments,
- Residential lobby, and
- Stairwell and lift core providing access from basement and upper levels.

Level 1 – 11 contain residential apartments of one to three bedrooms.

Residential communal terrace (397 m^2) is provided at level 8.

Plant area is provided at roof level.

Figure 6 – Eastern elevation of Building D

3.3 Open space

A 542 sqm publicly accessible plaza has been provided at the ground level, which has an interface with development to the north in Stages 1 and 2.

The development also proposes a bike path along the western property boundary and a laneway along the eastern property boundary, in addition to internal pedestrian access ways.

3.4 Renders

Figure 7a – Development as viewed from CityLink Tollway

Figure 7b – Building B as viewed from Alfred Street

Figure 7c – Building D as viewed from Alfred Street

Figure 7d – Internal plaza and Building C

4 STATUTORY CONTROLS

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

Planning Policy Framework	Clause 11 – Settlement Clause 13 – Environmental Risks and Amenity Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 17 – Economic Development Clause 18 – Transport Clause 19 – Infrastructure
Municipal Strategic Statement	Clause 21.02 – Municipal Profile Clause 21.03 – Vision Clause 21.04 – Settlement Clause 21.06 – Built Environment and Heritage Clause 21.07 – Housing Clause 21.08 – Economic Development Clause 21.09 – Transport Clause 21.10 – Infrastructure Clause 21.16 – Proposed Urban Renewal Areas (Arden-Macaulay)
Local Planning Policies	Clause 22.17 – Urban Design outside the Capital City Zone Clause 22.19 – Energy, Water and Waste Efficiency Clause 22.23 – Stormwater Management

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

Statutory Controls	
Clause 32.04 Mixed Use Zone	A permit is required to use the land for: • A food and drink premises with a leasable floor area greater than 150m^2; • An office with a leasable floor area greater than 250m^2; and • A education centre A permit is required to construct a building or construct or carry out works for a Section 2 use. No permit is required to use the land for dwellings or informal outdoor recreation. A permit is required to construct two or more dwellings on a lot. An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.
Clause 36.01 Public Use Zone 4 – Transport (PUZ4)	A permit is required to use the land for a purpose not described in the table to Clause 36.01-6 that corresponds to the notation on the planning scheme map. The purpose of PUZ4 is transport, as such a permit is required to use the land for dwellings, retail, office and education centre, informal outdoor and recreation (bike path).

	A permit is required to construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1, as such a permit is required to develop the land for the uses set out above. The written consent of the public land manager for the Crown land to the west is required; this information has not been submitted with the application.
Clause 34.01 Commercial 1 Zone (C1Z)	A permit is required to use the land for dwellings if the frontage at ground floor level exceeds 2 metres. The extent of the proposal which encroaches into 87-105 Racecourse Road which is within the Commercial 1 Zone is limited to architectural features of dwellings; as such a permit is not required as there is no dwelling use proposed at ground level. A permit is required to construct a building or construct or carry out works. An apartment development must meet the requirements of Clause 58.
Clause 43.02 Design and Development Overlay Schedule 26 (Noise attenuation)	A permit is required for buildings and works associated with new, refurbished or converted developments for noise sensitive uses. The provisions of this schedule relate to building design and pre-construction noise measurement, and verification testing.
Clause 43.02 Design and Development Overlay Schedule 63-A7 and A8 (Macaulay Urban Renewal Area)	A permit is required to construct a building or construct or carry out works. The provisions of this schedule relate to building height, street wall height, upper level setbacks, active street frontages, weather protection and façade treatments, connectivity and laneways, and heritage.
Clause 45.03 Environmental Audit Overlay	Before a sensitive use (residential, childcare centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either: • A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or • 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.
Clause 45.06 Development Contributions Plan Overlay Schedule 2	A permit may be granted to construct a building or construct and carry out works before a development contributions plan has been prepared to the satisfaction of the Responsible Authority if any of the following apply: • An agreement under Section 173 of the *Planning and Environment Act 1987* has been entered into with the Responsible Authority that makes provision for development contributions; • The permit contains a condition requiring an agreement under Section 173 of the *Planning and Environment Act 1987* that makes provision for development contributions to be entered into before the commencement of the development.
Clause 45.07 CityLink Project Overlay (CLPO)	A permit is required to use and develop the land in the CityLink project area for dwellings, office, education centre, informal outdoor recreation, and car parking. An application must be referred under Section 55 of the Act to the Roads Corporation.

Particular Provisions	
Clause 52.06 Car Parking	The site is located within the Principal Public Transport Network, which has the following car parking requirements. Child care centre • 0.22 spaces to each child Dwelling: • 1 space to each one or two bedroom dwelling • 2 spaces to each three or more bedroom dwelling Food and drink premises: • 3.5 spaces to each 100m^2 of leasable floor area Office • 3 to each 100m^2 of net floor area The development provides: • Child care centre to accommodate 130 children • 315 one and two bedroom dwellings • 43 three bedroom dwellings • 595 m^2 retail floor space (NLA) • 4,203m^2 commercial office space (NFA) The development generates a statutory requirement of 575 car parking spaces, including • 28 spaces for the child care centre; • 401 spaces for the dwellings; • 126 spaces for the commercial office space; • 20 spaces for the retail units. The development provides 304 car parking spaces; as such a permit is required for the waiver of 271 spaces.
Clause 52.34 Bicycle Facilities	The bicycle facilities requirements are set out below. Dwelling, in developments of four or more storeys: • 1 resident space to each 5 dwellings • 1 visitor space to each 10 dwellings Office • 1 to each 300 m^2 of net floor area if the net floor area exceeds 1000m^2 for employees • 1 to each 1000 m^2 of net floor area if the net floor area exceeds 1000 m^2 for visitors Retail premises, including food and drink premises: • 1 employee space to each 300m^2 of leasable floor area • 1 visitor space to each 500m^2 of leasable floor area Child care centre does not trigger a requirement under Clause 52.34 for the provision of bicycle spaces or associated amenities. The development generates a statutory requirement of 129 bicycle parking

	spaces, including: • 72 spaces for residents and 36 visitor spaces; • 14 employee spaces and 4 visitor spaces; and • 2 employee spaces and 1 visitor space. The development provides 524 bicycle parking spaces; as such exceeds the above requirements. If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employees plus 1 to each 10 employee spaces should be provided. 1 change room or direct access to communal change room to each shower should be provided. As such the development generates a requirement for two showers and either two change rooms or direct access to a communal change room. End of trip facilities at the basement 1 level provide two communal change rooms and access to two showers per room. As such no permit is required under this clause.
Clause 58 Apartment Developments	A development must meet all of the objectives and should meet all of the standards of this clause that apply to the application.

General Provisions	
Clause 72.01 Responsible Authority for this Planning Scheme	The Minister for Planning is the responsible authority for this application as the gross floor area (GFA) of the development exceeds 25,000m^2. 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 recommended permit conditions.
Clause 65 Decision Guidelines	The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause, which include the matters set out in Section 60 of the *Planning and Environment Act 1987*.
Clause 66.02 Use and Development Referrals	The Minister for Planning is responsible for referrals of the kind listed in Clause 66.02.
Clause 66.03 Referral of Permit Applications under other State Standard Provisions	The Minister for Planning is responsible for referrals of the kind listed in Clause 66.03.

5 PUBLIC NOTIFICATION

The Minister for Planning has formally notified Melbourne City Council of the application under section 52 of the Act. Council is afforded third party notice and appeal rights pursuant to Clause 32.04 (Mixed Use Zone) and Clause 43.02 (Design and Development Overlay Schedule 63-A7 and A8).

The application is not exempt from the notice requirements 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*. It is the responsibility of

DELWP on behalf of the Minister for Planning to administer public notice where required.

6 INTERNAL REFERRALS

The application was referred to Urban Design, Landscape Design, Land Survey, Traffic, Waste, Civil, and ESD and Green Infrastructure who provided the following comments:

6.1 Urban Design

6.1.1 Advice Outline

Urban Design previously issued referral advice on 15.06.20. It is unclear if the applicant had time to respond to all of these comments, however, we note that many of our previously raised concerns remain outstanding in the current design iteration.

We continue to express our strong concerns regarding the following:

- The hierarchy, legibility, and amenity of the proposed publicly accessible open spaces (including the proposed plaza and the north-south cycling path along City Link);
- The lack of setbacks to laneways and pedestrian footpaths to ensure human scale proportions and adequate solar access;
- The extent of cantilevering over proposed publicly accessible open space;
- The concentration of building services on ground along the north-south laneway extension to Plessey Lane (on the eastern boundary);

Fundamentally, we are of the opinion that the proposal represents a clear case of over-development of the site and does not yet offer a strong case for demonstrable community benefit (as defined and outlined in DDO63). While the proposal offers a number of indirect pedestrian connections and pockets of open space, the quality of these gestures are compromised by the lack of public legibility, accessibility and solar access.

Addressing these concerns are critical to ensuring a high-quality, contextual urban outcome for this significant renewal site. The submitted drawings are yet to demonstrate the satisfaction of these urban design objectives, and consequently we are unable to support the proposal in its current form.

6.1.2 Urban structure

Hierarchy of street/movement network

The proposed movement network adopts a number of indirect, meandering paths through site, resulting in a number of north-south and east-east connections without a clear sense of hierarchy and function.

The prevalence of covered footpaths and complex level changes across site further exacerbates the difficulty in ascertaining street hierarchy and function. The proposed movement network does not make a clear distinction between the key public through block links and local movement networks for residents and workers.

We strongly disagree with the current approach which prioritises the internal, meandering north-south pedestrian connection (between buildings A and C) as the primary pedestrian movement channel through site. We perceive this internal circulation space as a benefit to local residents and workers, but question its effectiveness as a connection route for the broader community. We continue to advocate for a stronger emphasis to activating the ground floor of the interface to Plessey Lane along the eastern boundary of the site.

Public Realm Corridor along Western Boundary (City Link)

While the current iteration appears to have reduced the extent of cantilever over this publicly accessible corridor, we note that this western elevation to buildings A and B still feature a 2.1-2.3m deep cantilever over the landscape treatment on ground. We maintain our position that this open-to-sky corridor should be of a width that is comfortable for cyclist and pedestrian movement, as well as integrating Water-Sensitive Urban Design and landscape elements to fully realise the 'creekside' concept as envisioned in the concept drawings. It is not yet clear as to whether the level of design resolution meets these objectives. We defer to Council's landscape team for further comments on this interface.

6.1.3 Site Layout

Distribution and siting of open space

"In a development of this scale, it is crucial to designate clear and bolder gestures of open space within site to ensure a strong sense of publicness and legibility…We recommend the designation of at least one highly legible public open space with quality solar access and amenity." *(UD Advice 15.06.20)*

A notable revision in the current iteration is the provision for a larger 'town square' to the north of building C. We note that the overall depth of building C has been reduced to enable the allocation of this space to the north (although a large portion of the ground floor has cantilevered building form above). While we broadly support the gesture of consolidating a larger open space, we question whether this proposed location and design is best suited for an accessible and well-used outdoor public space.

Our concerns with the proposed plaza revolve around three key issues:

1. Solar access;
2. Public legibility; and
3. Ease of access/complex level management.

The shadow diagrams indicate poor levels of sunlight to this space during the critical winter months. The plaza is not visible from key public entry points upon approach from Alfred Street, Racecourse Road and Plessey Lane. Moreover, the complex management of level changes result in a large proportion of this designated space having no tangible uses other than for circulation and vegetation.

While we acknowledge the challenging constraints of the site, we would require a genuine public plaza to be as seamlessly integrated as possible with the street level and existing public realm.

We reiterate our previous advice and the VDRP's recommendation regarding a perimeter block arrangement which would enable greater solar access to a courtyard-type open space (with lower built form to the north to maximise sunlight access).

Alternatively, we recommend an approach which establishes a stronger connection and integration with the approved open space to the northeast of building D (the public interface at which development stages 1, 2, 3 intersect). Such an approach would build upon an existing approved plaza which is accessible and legible from key public realm entry points, as it is aligned with the primary north-south axis of Plessey Lane.

We also note that an application for the adjacent site to the east (139-149 Boundary Road) is currently under assessment and is proposing an east-west pedestrian lane at its northern boundary which would connect Boundary Road to the northeast corner

of the subject site. We recommend a stronger alignment and co-operation between the two sites to unlock opportunities for strengthening the proposed open space offering on site.

Location of vehicle entries

We note that the applicants have consolidated the vehicle entries into one and have located this at the southeast corner of the site (Alfred Street and Plessey Lane). As noted in the OVGA report and in our previous comments, the decision to re-locate vehicle entries away from the southwest corner enables future adaptation of this portion of Alfred Street into potential open space, and we strongly support this move.

However, we have strong concerns with regards to the impact of concentrating building services and vehicle entries along the Plessey Lane interface. As previously noted, we consider this north-south connection to serve an important pedestrian function in the future, and therefore require a strong level of street activation, especially where the lane intersects with other key public realms, most notably to the corner of Alfred Street. In order to reinforce the pedestrian focus on this laneway, it is critical to establish an active use at this southeast corner and to break up the long expanses of service interfaces along the lane. We require the vehicle entry to be re-located away from this corner to enable a genuine active use.

6.1.4 Building mass

Distribution of height and community benefit

We note that three of the proposed buildings (A,C and D) seek the absolute maximum 12 storey height stipulated in DDO63 while building B sits at the preferred maximum building height of 9 stories. DDO63 outlines that for developments that exceed the preferred 9 storey building height, the development must demonstrate the following benefits to the broader community:

- Deliver exceptional quality of design
- Contribute positively to the quality of the public realm
- Include high quality pedestrian links where needed
- Provide good solar access to the public realm

Due to our concerns regarding the proposed open space strategy and pedestrian network, we believe that the proposal, in its current form, does not sufficiently demonstrate the aforementioned benefits.

Independent of the considerations for additional height, we advocate for a massing strategy which encourages further variation and modulation in building height across this large site. We defer to Planning for further discussions on height.

Setbacks

DDO63 stipulates a 45 degree angle of reference for setbacks above the six storey street wall from Alfred Street. We note that both buildings B and D do not meet this test. The objective of DDO63 is to ensure adequate sunlight amenity and human scale response along within this key public realm. The reduced setbacks and lack of modulation within the massing of this elevation compromise the quality of the pedestrian realm experience. We require a greater setback above the street wall in line with the DDO63 provisions.

We also note that the lack of setbacks for Building D from Plessey Lane is concerning from a public amenity perspective. We reiterate our views on Plessey Lane being a key north-south pedestrian connection. A 12-storey sheer wall to this interface will significantly reduce the quality and sense of openness within this

connection. We require an appropriate street wall and setback upper form response to reinforce the sense of human scale in this lane.

Similar concerns regarding the lack of setbacks above the 'podium' to the public realm interfaces apply to the spaces between Buildings A & C, as well as between C & D. We have significant concerns from the perspective of wind levels, sunlight access, and overall pedestrian comfort within these voids nestled between 12 storey high sheer extrusions.

6.1.5 Recommendations

Urban Design considers the quality of proposed public realm offerings to be critical in assessing the overall development and its contribution to this significant urban renewal area.

We acknowledge that the applicants have considered a number of potential pedestrian connections and open space configurations across site. However, the current master planning of the site is yet to demonstrate tangible high quality and well-integrated community benefits within the broader precinct.

While we are unable to support the proposal at present, we welcome future opportunities to work with the applicant team to establish key principles and urban design priorities for this hugely significant site.

6.2 Landscape Design

The RFI response was referred to Landscape Design who advised the Landscape Concept is supported as appropriate for the site and the application, subject to the following comments (summarised):

- The use of self-clinging Ficus to clad built form is not supported as Pennisetum is a weed species and the proximity of the creek will facilitate its spread;
- The western bike path (also notated as 'shared path') should be widened; and
- Works outside the title boundary should be removed from the drawings to ensure clarity of the intent of the application.

6.3 Land Survey

The RFI response was referred to Land Survey who provided the following comments (summarised).

6.3.1 Developer Contributions Plan Overlay

The land falls within a Developer Contributions Plan Overlay and any proposed conditions should be referred to City Strategy for comment.

6.3.2 Easements

The following condition is recommended:
Prior to the commencement of the development including demolition, the owner must lodge with the Responsible Authority, an application for certification pursuant to Section 23 of the Subdivision Act 1988 for the Removal and or Variation of Easements E-1 on TP763869G. When certified by the Responsible Authority and a Statement of Compliance has issued, the plan must lodge at the Land Victoria for registration and evidence of registration must be provided to the Responsible Authority as compliance of this condition.

6.3.3 Consolidation

The following condition is recommended:

Prior to the commencement of works, including demolition, all the land for the proposed development must be owned by the one entity and consolidated/subdivided onto the one certificate of title to the satisfaction of the Responsible Authority

6.3.4 Projections into the abutting title boundary

The proposed plans show architectural features projecting into the abutting title boundary to the north. The architectural features must be deleted.

6.3.5 Windows along northern boundary

Clarification if windows are proposed along the northern boundary of the land as the subject site does not benefit from a light and air easements over the abutting title boundary.

6.3.6 Naming

The North/South & East/West Pedestrian Links must be named prior to occupation to provide for appropriate addressing for the development. The following condition is recommended:

Prior to occupation, the North/South & East/West Pedestrian Links must be named in accordance with the Geographic Place Names Act 1998 to provide appropriate street addressing for the development.

Any proposed road name must comply with the Naming Rules for Places in Victoria, Statutory Requirements for Naming Roads, Features and Localities 2016.

6.4 Traffic Engineering

The RFI response was referred to Traffic Engineering who provided the following comments (summarised).

6.4.1 Car parking and access

- The provision of car parking spaces is significantly below both the Melbourne Planning Scheme (MPS) requirements and the likely demand. A Car Parking Management Plan (CPMP) must be prepared as a condition of permit, detailing a strategy for sharing the car parking provision in line with the below guidelines, to achieve a greater efficiency in the use of the limited available parking:
    - Residents should be able to use the spaces provided for offices after working hours, office workers should be able to use the residents' spaces if they are vacant on weekdays;
    - At least 30 spaces should be allocated to parents dropping off / picking up children to/from the childcare centre during the peak morning/afternoon periods (these spaces could be used by others at other times);
    - Resident spaces should not be allocated to specific properties instead a pool of spaces (at least half the total provision) should be provided in common ownership to be shared by all residents, with office workers being able to use them on weekdays if needed; and
    - Provision of at least two on site car share spaces and electric charging spaces must be provided on-site.
- A note should be included on any permit advising that Council will not change the existing on-street parking restrictions to accommodate the access, parking, servicing and delivery needs of the development. Council reserves the right to change and / or introduce restrictions to on-street parking in the future. Residents

will not be eligible for parking permits and will not be exempt from parking restrictions.

- All spaces, ramps, grades, transitions, accessways and height clearances must be generally designed in accordance with the MPS or AS/NZS 2890.1:2004 to the satisfaction of Infrastructure & Assets branch. The following amendments to the proposed basement vehicle entry ramp is required:
  - Ramp grade of <1:10 should be provided for the first 5m from site boundary at the access;
  - Pedestrian sight triangles of 2 x 2.5m must be provided at the exit from the carpark and the new laneway;
  - Columns to be located between 0.25 - 1.25m from the open end and ≤1.75m from the closed end of the relevant standard car spaces, as per Clause 52.06 of the MPS.
- Further information is required regarding the extent of the proposed mitigating works on public roads and the possible redesign of Alfred Street. A detailed concept plan should be prepared and approved by Council's Civil Design department as part of the formal approval process of the works within the public realm.
- Increased traffic generation to Boundary Road should be referred to Department of Transport (DoT – VicRoads) for approval.
- Clarification of the layout/operation of the proposed one-way southbound laneway (to be located east of the car park access, accommodating traffic exiting from stages 1 & 2) must be clarified.
- The Green Travel Plan (GTP) states: *"…Consider provision of discounted public transport for staff"*. Our acceptance of the car parking waiver should also be conditional on a specific/significant Myki card subsidy scheme being established by the developer/employer for the office staff.

6.4.2 Signalisation of Alfred Street and Boundary Road

- Sidra analysis should also be undertaken for the AM peak period including traffic generated by the adjacent development at 139-149 Boundary Road and Sidra analysis operation of Racecourse Road and Boundary Road.
- While the signalised intersection at Alfred Street and Boundary Road is supported in principle, the signal layout must be to the satisfaction of VicRoads and Council.

6.4.3 Road Safety Audit

- A formal independent desktop Road Safety Audit of the proposed development should be undertaken prior to construction, at the developer's expense, which should include the vehicular/bicycle/pedestrian access arrangements, loading arrangements, internal circulation/layout, the new one-way lane and all works in the public realm. The findings of the Audit should be incorporated into the detailed design, at the developer's expense.

6.4.4 Bicycle Parking

- Provision of 524 bicycle parking spaces is supported. The design/dimensions of the bicycle parking should comply with the relevant Australian Standards or Bicycle Network guidelines.

6.4.5 Motorcycle Parking

- Conditional of acceptance of the car parking waiver at least 12 motorcycle spaces must be provided on site.

6.4.6 Loading Management Plan

- A Loading Management Plan (LMP) must be prepared, specifying how the access/egress of loading vehicles is to be managed, to minimise any conflicts. A Dock Manager should be employed, responsible for controlling the operation of the loading bay and unloading of goods.

6.5 Waste Engineering

The Waste Management Plans by Leigh Design dated 15 June 2020, is unacceptable.

A consolidated approach to waste collection should be adopted for the development to achieve operational efficiencies and best practice. The use of centralised compactors is essential given the large volumes of waste and recyclables that will be generated by the development. The residential waste component must be collected by Council.

6.6 Civil Design

- Due to works beyond title boundary of Lot 1 and 2 of TP 838434E (Volume 11260 Folio 795) prior to commencement of any works on site the subject land and 87-105 Racecourse Road must be consolidated onto one title to the satisfaction of the City of Melbourne.
- The proposed development includes the extension of Alfred Street to the west over a portion of the property at 87-105 Racecourse Road. Prior to commencement of any works on site the portion of land on which Alfred Street is to be extended must be vested as Road on Plan of Subdivision to the satisfaction of the City of Melbourne.
- The proposed development includes the extension of Alfred Street to the west over the Government land at 103 Alfred Street. Prior to commencement of any works on site the land at 103 Alfred Street must be declared as Public Highway to the satisfaction of the City of Melbourne. The declaration shall be at no cost to Council.
- Further information clarifying part of the land along the City Link on ramp or the new laneway to the east will be proposed to be vested in Council.
- The following standard conditions are recommended should a permit be issued:
    - Drainage of projections (PR.09)
    - Drainage system upgrade (DET.12)
    - Demolish and construct access (AC.02)
    - Street works required (AC.03)
    - Street levels not altered without approval (AC.11)
    - Street lighting not altered without approval (AC.12)
    - Public lighting plan

6.7 ESD & Green Infrastructure

6.7.1 General

- The development includes ESD targets that meet the minimum requirements of Clause 22.19 of the Melbourne Planning Scheme.
- The development can demonstrate the design potential to achieve 5 Star Green Star Design and As-Built performance with a few amendments.

6.7.2 Green Star Pathway

- The project has demonstrated a pathway to achieve an equivalent 5 Star Green Star Design & As-Built performance.
- A proposed Green Star pathway target 60.2 points for a 5 Star rating is considered insufficiently conservative to achieve a 5 Star Green Star rating in practice. Amended Green Star pathway allowing minimum 10% points buffer for 5 Star performance targets to allow contingency for design changes.
- The development is not intending to pursue a certified Green Star rating through the GBCA; Green Star pathway should be updated to remove relevant ineligible credits.
- Preliminary Green Star calculators and any modelling (daylight etc.) used to calculate predicted points should be included in the ESD Report appendices.

6.7.3 Energy

- The energy targets for the development are reflective of acceptable minimum practice for similar building typologies in the City of Melbourne. The minimum average 6.5 star NatHERS target is less than specified in the other stages of this development and as such a higher average target is strongly encouraged.
- Appendix 3 of the ESD report does not contain any preliminary NatHERS results and requires updating.

6.7.4 Renewable Energy

- The development includes no renewable energy generation. The roof area has the capacity to provide a solar PV system for the common building services.
- A solar PV feasibility study be undertaken for rooftop installation as part of this project

6.7.5 Green Infrastructure and Landscaping

- Overall ground level on-structure landscaping, communal terrace gardens and green roofs is supported subject to additional information to assess their viability.
- A complete Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Specification to be submitted to the satisfaction of Council

6.7.6 Transport

- The project also targets Green Star credit 17B.3 and 30C, Low Emissions Vehicle Infrastructure. The ESD report states that 5% of car spaces will be provided with a General Purpose Outlet (GPO) for Electric Vehicle charging. The required circuit capacity of 32A for electric vehicle charging spaces to be included in ESD report

6.7.7 Stormwater Management

- All proposed raingardens and their corresponding surface area to be shown in plans as per MUSIC report.

7 ASSESSMENT

The key issues in the assessment of the application are:

- Title boundaries and staging of development;
- Aboriginal cultural heritage significance;
- Section 2 land use and development;
- Built form having regard to the design objectives and built form controls in DDO63;
- Clause 22.17 (Urban Design outside the Capital City Zone);
- Clause 58 (BADS) and internal amenity;
- Parking, loading, traffic and waste;
- Environmentally sustainable design;
- Potentially contaminated land;
- Other matters, including DDO26, DDO66, DCPO2, and CLPO

7.1 Title boundaries

The site is formally described as consisting of:

- Lot 1 on Title Plan 84510Q, Volume 09521 Folio 738;
- Lot 2 on Title Plan 84510Q, Volume 09521 Folio 738;
- Crown Allotment 15A Portion 16 Parish of Doutta Galla, Volume 10602 Folio 907;
- Lot 1 on Title Plan 838434E, Volume 11260 Folio 795; and
- Lot 2 on Title Plan 838434E, Volume 11260 Folio 795.

All lots noted above are under the same ownership and have been included under the application form.

Built form, including Buildings A - D is predominately located on Lot 1 and 2 on Title Plan 84510Q, Volume 09521 Folio 738 known as 68-102 Alfred Street.

Architectural features and landscaping associated with plaza extend to the north beyond title boundaries to Lot 1 and 2 on Title Plan 838434E, Volume 11260 Folio 795 known as 87 -105 Racecourse Road. The inclusion of these lots is mostly procedural as no significant works are proposed on these lots under this application.

Irregular shaped lot to the west of the site adjacent Upfield railway corridor is identified as Crown Allotment 15A Portion 16 Parish of Doutta Galla, Volume 10602 Folio 907 known as 103 Alfred Street. Plans provided by the applicant indicate that part of the land will be incorporated into Alfred Street, with the remainder of the land to be provided as a public bike path. It noted this Crown Allotment was also included under TP-2019-196 for stage 2 of the development, plans dated 23 May 2019 show this area as a vehicle access way for basement levels of Stage 2. Condition 1 of the permit requires deletion of works shown within the Crown land to the west except for the provision of a 2.5 metre shared path along the western boundary; to date plans have not been endorsed. The provision of a bike path within this lot is consistent with plans under this application however the width of bike path has not been dimensioned on plans. The land is also within Public Use Zone – Schedule 4 (Transport) consent for works in this area have been approved under TP-2019-196 however confirmation that works proposed under the current application has not

been provided to date. The bike path works are likely to be completed under stage 3 as the final stage of the overall development.

The portion of land at 103 Alfred Street to be incorporated into Alfred Street will need to be formally vested as Road to the satisfaction of Council, this could be addressed via a Section 173 Agreement.

Council's Civil Design Engineer has also advised that land at 103 Alfred Street must be declared as Public Highway to the satisfaction of the City of Melbourne. Council is unsupportive of encumbered land; as such cantilevered elements must be omitted prior to this.

It is also noted that further information clarifying if the new laneway to the east boundary is be proposed to be vested in Council. If land is to be vested in Council the land must not be encumbered.

7.2 Aboriginal cultural heritage significance

The site is located within an area of Aboriginal cultural heritage significance.

An assessment of the proposal against the Aboriginal Heritage Regulations 2018 has been undertaken by Ecology and Heritage Partners as part of stage 1 and 2 of the development. It concludes that the site has undergone significant ground disturbance as defined under Regulation 5. As such, the cultural sensitivity of the area is voided in accordance with Regulation 26(2).

The application has provided a Preliminary Aboriginal Heritage Test (PAHT) for certification by the Secretary (Aboriginal Victoria). If the certification concludes that a cultural heritage management plan (CHMP) is required for the proposed activity, then compliance with the certified PAHT decision is mandatory.

The applicant, to date, has not provided confirmation in the PHAT has been certified by the Secretary.

7.3 Section 2 use and development

7.3.1 Use of the land for food and drink premises, office and education centre in the MUZ.

Pursuant to Clause 32.04-2 a permit is required to use the land for:

- A food and drink premises with a leasable floor area greater than 150m2;
- An office with a leasable floor area greater than 250m2; and
- An education centre (childcare centre).

No permit is required to use the land for dwellings or informal outdoor recreation.

The proposed uses are considered to be in accordance with the purpose of the Mixed Use Zone which seeks to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. The immediate context has an existing character of varying commercial, retail and residential land uses and can reasonably accommodate the proposed uses.

Relevant car parking considerations are discussed in detail under Section 7.6.1 of this report. It is noted however that the site is well serviced by public transport, with building users able to access the site via Macaulay and Flemington Bridge Railway Stations and multiple tram routes along Racecourse Road to the north.

Loading and waste storage areas have been provided within Basement Level 1, accessed via Alfred Street.

The proposal is considered to demonstrate a high level of compatibility with the surrounding area, which is an emerging mixed-use precinct. Formerly an industrial area with a modest degree of residential properties, this part of North Melbourne has seen an increase in applications for medium-to-large scale residential developments recently. Some businesses have remained in the area, with several commercial and mixed-use sites located within proximity to the subject land.

Given the above, the proposed land uses are not expected to unduly detract from the amenity or safety of the area by means of car parking or loading/unloading.

7.3.2 Use and development of the Crown land to the west in the PUZ4

Land at 103 Alfred Street is located within the PUZ4 and is affected by CLPO. The development proposed a bike path and cantilevered built form over this land.

A permit is required to use the land for a purpose not described in the table to Clause 36.01-6 that corresponds to the notation on the planning scheme map. The purpose of PUZ4 is transport; as such a permit is required to use the land for dwellings, office and education centre, and informal outdoor recreation (bike path).

Clause 36.01-3 requires that an application for a permit by a person other than the relevant public land manager be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

The applicant has not provided written consent of the public land manager in relation to this proposal. It is noted that consent of the public land manager was provided for works proposed under stage 2 (TP-2019-196) of the development including the provision of a bike path and associated landscaping.

It is unclear if the public land manager consents to works proposed under the proposal including cantilevered built form.

7.4 Built form

7.4.1 DDO63 – A7 provisions

The site is affected by Design and Development Overlay Schedule 63 (DDO63). The site is predominately located within Area 7, with partial projections into Area 8 as discussed above under Section 7.1 of this report.

DDO63 includes the following design objectives:

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

- *To encourage the ground floor of buildings to be designed so that they can be used for a variety of uses over time.*

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

Building height

Area	Preferred maximum height	Absolute maximum height	Built form outcomes
A7	9 storeys	12 storeys	Deliver a scale of development that provides street definition and a pedestrian friendly scale. Deliver a scale of development that provides appropriate access to sunlight and daylight. Provide limited opportunities for taller buildings that deliver significant public realm outcomes
All areas			Ensure laneways have appropriate levels of access to daylight and sunlight. Deliver developments that maximise surveillance of public and communal areas and nearby creek environs. Deliver a scale of development setbacks from the Moonee Ponds Creek environs which respond appropriately to creek/public space conditions and provision of public thoroughfares in the public and private domain adjacent to the creek, as appropriate. Where development respond to flood risk by providing ramp structures or other measures flood mitigation measure, high quality urban design outcomes must be provided at the building and public interfaces.

Assessment

Building A, C and D have a maximum building height of 12 storeys, which exceeds the preferred maximum building height of 9 storeys but not the absolute maximum building height of 12 storeys

Building B has a maximum building height of nine storeys, and such does not exceed the preferred maximum building height.

A development that exceeds the preferred maximum height must demonstrate each of the following:

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

The applicant contends the proposal represents demonstrable benefits to the broader community to justify an absolute maximum height of 12 storeys as set out in the Planning Report by Urbis Pty Ltd dated June 2020:

- It will allow the development potential of this site to be suitably achieved in order to align with the urban renewal aspirations for housing and economic growth in a well-serviced area of Melbourne.

- The proposal seeks to deliver significant benefits to the public realm, by way of well-designed internal plazas, together with public realm improvements proposed within Alfred Street, as well as along the western site periphery, which will contribute to the vitality of North Melbourne.
- Pedestrian access and circulation between Alfred Street and Racecourse Road will be significantly enhanced by this development, once integrated with the neighbouring sites to the north, thereby creating high-quality pedestrian and cycling links.
- The proposal seeks to directly integrate with the adjoining developments at No. 87-105 Racecourse Road (to the north), therefore the building scale should be commensurate with that approved / sought on those sites.
- The proposal has a moderated presentation to Alfred Street by way of five and six-storey street walls with recessed upper levels, which will appropriately respond to the pedestrian scale of Alfred Street.
- The proposal represents exemplar design quality, through the use of a range of façade treatments, quality materials and finishes and a robust landscaping scheme, all of which will significantly enhance the built form context and public realm of North Melbourne.

As determined in under paragraph 32 of *The Share Project Pty Ltd v Minister for Planning* [2020] for 59-101 Alfred Street, to the south of the site:

32. *It follows that the five criteria set out in the relevant part of DDO-63 are matters to be considered in the exercise of discretion as to whether a permit may be granted for a building to exceed the preferred maximum height, but they are not mandatory requirements or pre-conditions that must all be satisfied in order to obtain a permit.*

In this context, it must be considered if the benefits achieve objectives sought for the site noting compliance is not mandatory.

The proposed nine to twelve storey height is contextually appropriate having regard to the following:

- The low amenity environment provided by CityLink and the buffer that taller built form along the western boundary provides to the local area;
- The site does not directly interface with low-scale residential neighbourhoods or heritage buildings;
- Development in the immediate surrounds approved at 12 storeys; and
- The large site area and location within an identified Urban Renewal Area.

As such contextual support of the proposed heights is not disputed however the development is not considered to provide a demonstrable benefit to the broader community as defined under Schedule 63 to the DDO. The reasons for this position are outlined below:

- As detailed under Section 7.4, the benefits of a public accessible plaza are diminished by the proposed location which limits public legibility and poor levels of sunlight and overshadowing.

  Building A and C cantilever over portions of the space, increasing overshadowing and diminishing the pedestrian friendly scale.

  Portion of the public plaza that is beneath upper levels of Building C are directly adjacent proposed food and beverage tenancy, as such would be likely be interpreted as a private space linked to the food and beverage tenancy.
- Whilst supported in principle the proposed bike path along the western boundary should be provided an open-to-sky corridor and should be of a width that is comfortable for cyclist and pedestrian movement, as well as integrating Water-Sensitive Urban Design and landscape elements.

This position was reiterated by Council's Landscape Designer who advised the proposed path should be widened to serve as shared path rather than bike path.

OVGA also raised concerns with the cantilevered elements recommending a path that is open to air.

It is also noted that proposed bike path, albeit in a different configuration, was considered under stage 2 of the overall development to the north.

- The development provides a number of indoor communal spaces in addition to outdoor communal spaces. Whilst these spaces provide activation at the ground floor and increased residential amenity, these spaces are private and do not provide a tangible community benefit.
- The consolidated vehicle crossover is supported however the development provides minimal activation of north-south laneway to eastern property boundary which is further exacerbated by 12-storey sheer wall to this interface.
- The development is broadly considered to provide a reasonable level of architecture and design quality however it does not display exceptional urban design.

  The provision of cantilevered built form and siting of Building C is considered to provide a poor massing resolution. A perimeter block arrangement would provide an improved response in this aspect.

  The proposed design detail whilst of a reasonable standard should integrate brickwork and other industrial finishes reflective of the industrial character of the precinct.
- As raised by the OVGA, the development lacks generosity in its offer of public land as such it not considered to be a demonstrable benefit to the broader community.
- The provision of affordable housing is not required under DDO63 however it is noted a number of developments in the urban renewal area include affordable housing, while this application does not.
- The development does not provide for community infrastructure or community partnerships other than the plaza noted above.
- The proposed mix of uses are broadly supported, however are not considered to be exemplary or uncommon in a development of this scale within a Mixed Use Zone.

Whilst it is considered the development will contribute to urban renewal in this location, it is not agreed that the development proposes a response which exceeds the level of renewal that could be achieved at the preferred nine storey maximum building height.

Of relevance is recent decision by the Tribunal for 59-101 Alfred Street to the south. In The Share Project Pty Ltd v Minister for Planning [2020] VCAT 1462, the Tribunal determined under paragraph 34 that the development delivers a range of benefits which exceed that normally be expected in an urban renewal project, these include:

- Provision of a publicly accessible skate park on the roof;
- Publicly accessible outdoor space on the roof of Building D;
- Theatre in Building E in cooperation with a community group; and
- Restoration and re-use of the heritage fabric of Farrell's stables.

The current proposal does not present any unique benefits as proposed above, instead the development is considered to be consistent with the standard of development in an urban renewal area. The provision of publically accessible open space at the ground floor is driven by requirements to provide separation between built forms, and not considered to be a meaningful contribution to the public realm as seen on adjoining sites.

On this basis, it is considered the development fails to achieve sufficient demonstrable benefit

to the broader community.

It is noted the development encroaches on land at 87-105 Racecourse Road which is under Area A8. The extent of encroachment is limited to architectural features and landscaping; as such further assessment under Area A8 is not deemed necessary

Street wall heights and upper level setbacks

Interface type shown on Map 1	Street wall height Setback of buildings above street wall
20 and 30 metre wide renewal street	Development at the frontage must not exceed a height of 6 storeys. Development should be set back 1 metre for every metre of height above 20 metres.

Assessment

Building B and D have a frontage to Albert Street; the street wall heights of both buildings do not exceed 6 storeys.

Building B has a street wall height of 25.7 metres, with upper levels 6 to 9 setback approximately 5 metres from the southern property boundary. Outdoor play area for childcare centre encroaches into this setback. It is considered that reduced setbacks and lack of modulation does not represent an adequately recessive form and the proposed variation is not supported.

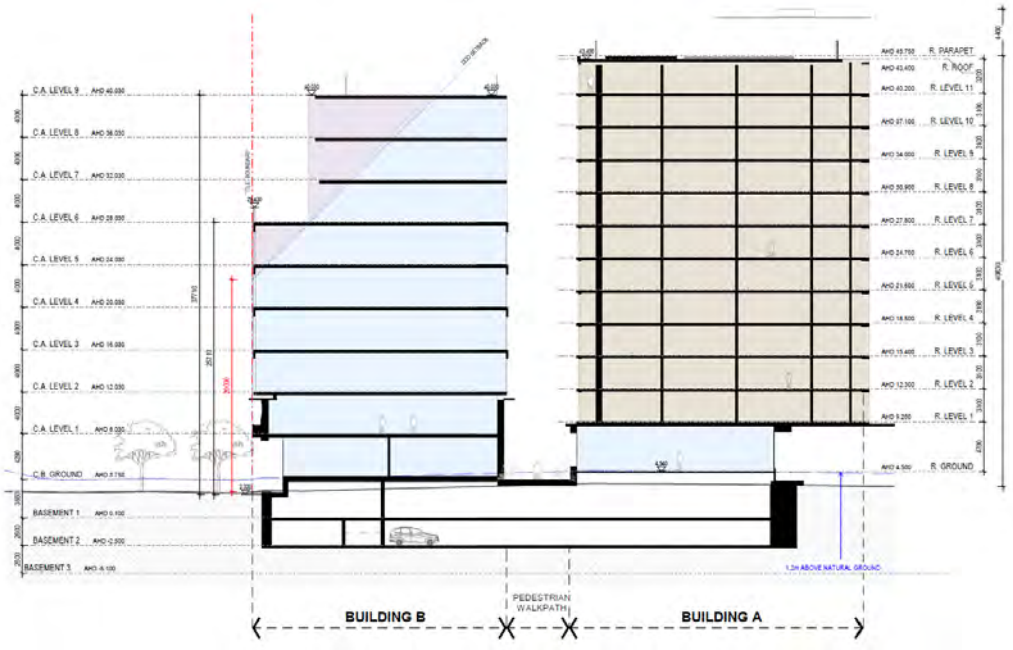


Figure 8a – Section showing extent of non-compliance with DDO63 upper level setbacks Bldg B

Building D has a street wall height of 20.2 metres; upper levels are setback between 4.7 – 13.15 metres. Building D has been stepped back and punctuated with balconies as it moves to the east, this assists in reducing the overall visual bulk associated with the continuous form. The proposed variation to the upper level setbacks is supported; however it noted that issues with overall height and massing as discussed earlier remain.

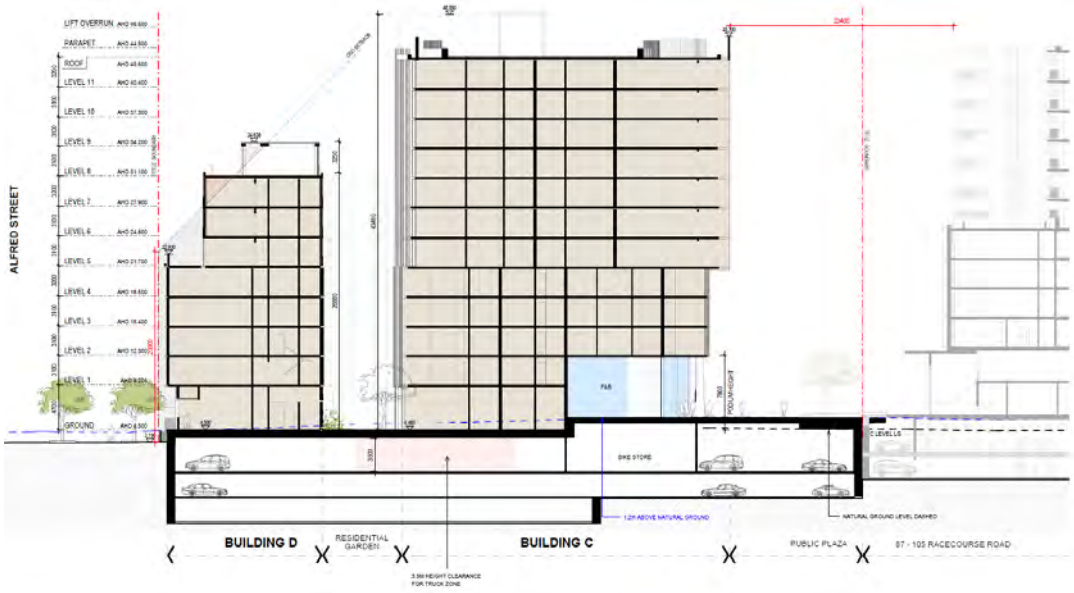


Figure 8b – Section showing extent of non-compliance with DDO63 upper level setbacks Bldg D

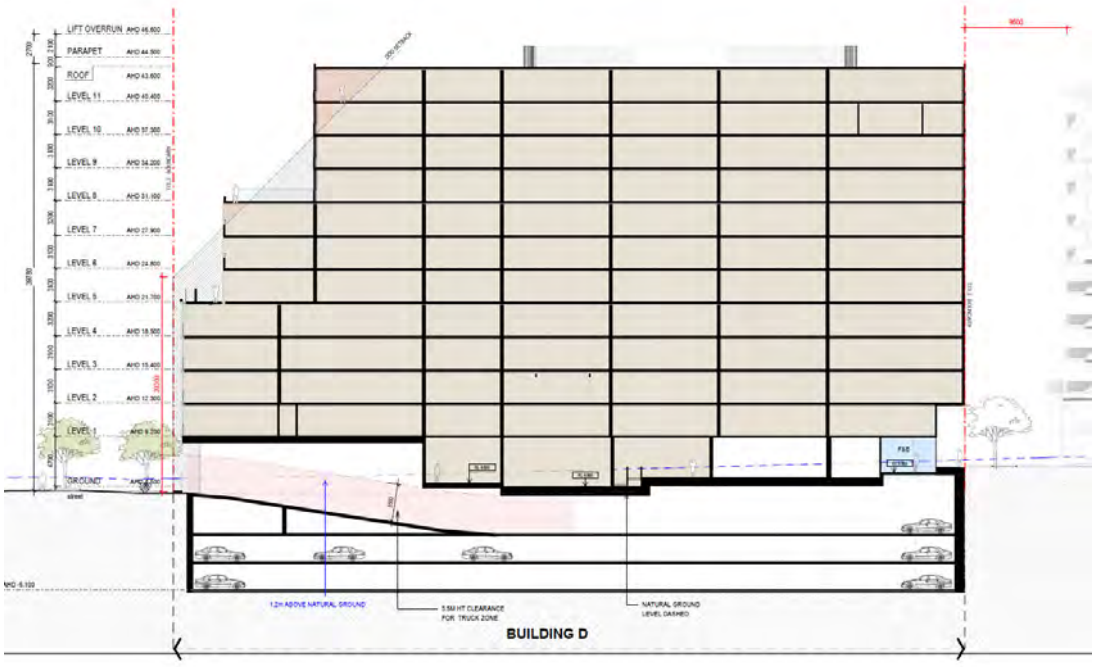


Figure 8c – Section showing extent of non-compliance with DDO63 upper level setbacks Bldg D

Active Street Frontages

Buildings with ground-level frontage to all other streets not identified on Map 2 of DDO63 should provide an active and physically connected street interface, for example by providing multiple entrances off the street.

The building has an active frontage to Alfred Street with frontages to commercial, retail and residential uses. The extent of frontage provides for the childcare centre lobby should be reduced to maximise activity at this interface.

Figure 9 – Proposed active frontages to Alfred Street

Connectivity and laneways

DDO63 encourages development that provides a fine grain system of laneways and pedestrian connections that are:

- Publicly accessible.
- Safe, direct and attractive.
- Aligned with other lanes or pedestrian connections to provide direct through routes.

The Arden-Macaulay Structure Plan (2012) recommends laneways to the northern, eastern and western boundary of the site. The development proposes a bike path to the western property boundary, laneway to the eastern property boundary, and a pedestrian laneway has been provided to the north of site at 87 -105 Racecourse Road.

The proposed laneways are publicly accessible however further improvements are required to provide attractive and active laneways as envisioned.

Figure 10 – Proposed street hierarchy under Arden-Macaulay Structure Plan (2012)

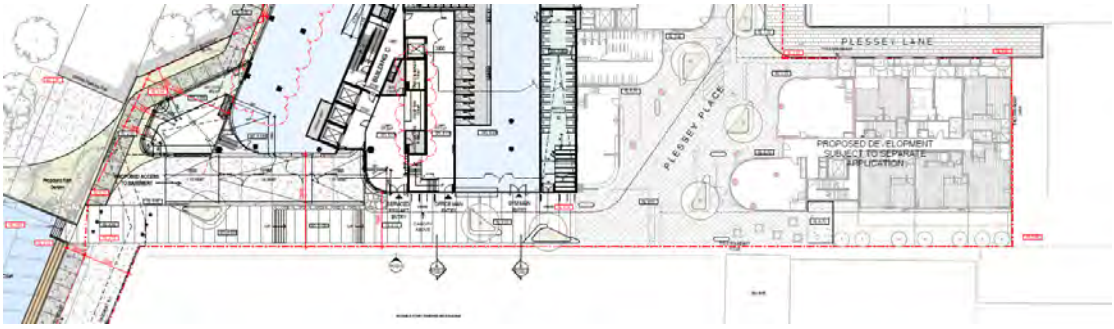


Figure 11 – Interface with Pleesey Place within Stage 1 and 2 to the north

It is noted that the laneway provisions on pages 6 and 7 of DDO63 differ from those in Table 3 to DDO63 and state that development along new and existing laneways and pedestrian connections must comply with the laneway controls in Table 3.

As such, there is some confusion regarding the laneway controls and whether they apply to:

- existing laneways, or
- the laneways identified in Map 1 to DDO63, or
- new and existing laneways and pedestrian connections.

This matter was also in dispute under P137/2020 before the Tribunal for 59-101 Alfred Street to the south of the subject site. The Tribunal did not clarify the applicability of the setback provisions but did conclude at paragraph 46 and 47 that the level of articulation including sheer frontages and cantilevered forms proposed was supported, nothing suitability to provide weather protection.

As noted above, further setbacks are required for interface to bike path and eastern boundary laneway.

7.5 Clause 22.17 - Urban Design outside the Capital City Zone

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

The site is located within the 'Arden-Macaulay Urban Renewal Precinct', which is identified for built form change and higher density development as set out in Clause 21.16 and DDO63. The policies in Clause 22.17 relating to context; large and prominent sites; building height, scale and bulk; pedestrian connectivity and vehicle access have also been assessed in section 7.4 above.

Fronts and Backs of Buildings

The western boundary of the site is to be occupied by a bike path, and has been provided active uses at the ground floor to assist in activating the interface and to provide connection to the site.

Similarly northern and eastern boundary has provided publically accessible spaces in accordance with abutting sites. Council's Urban Designer has recommended the northeast of Building D is better integrated with approved open space on adjoining sites.

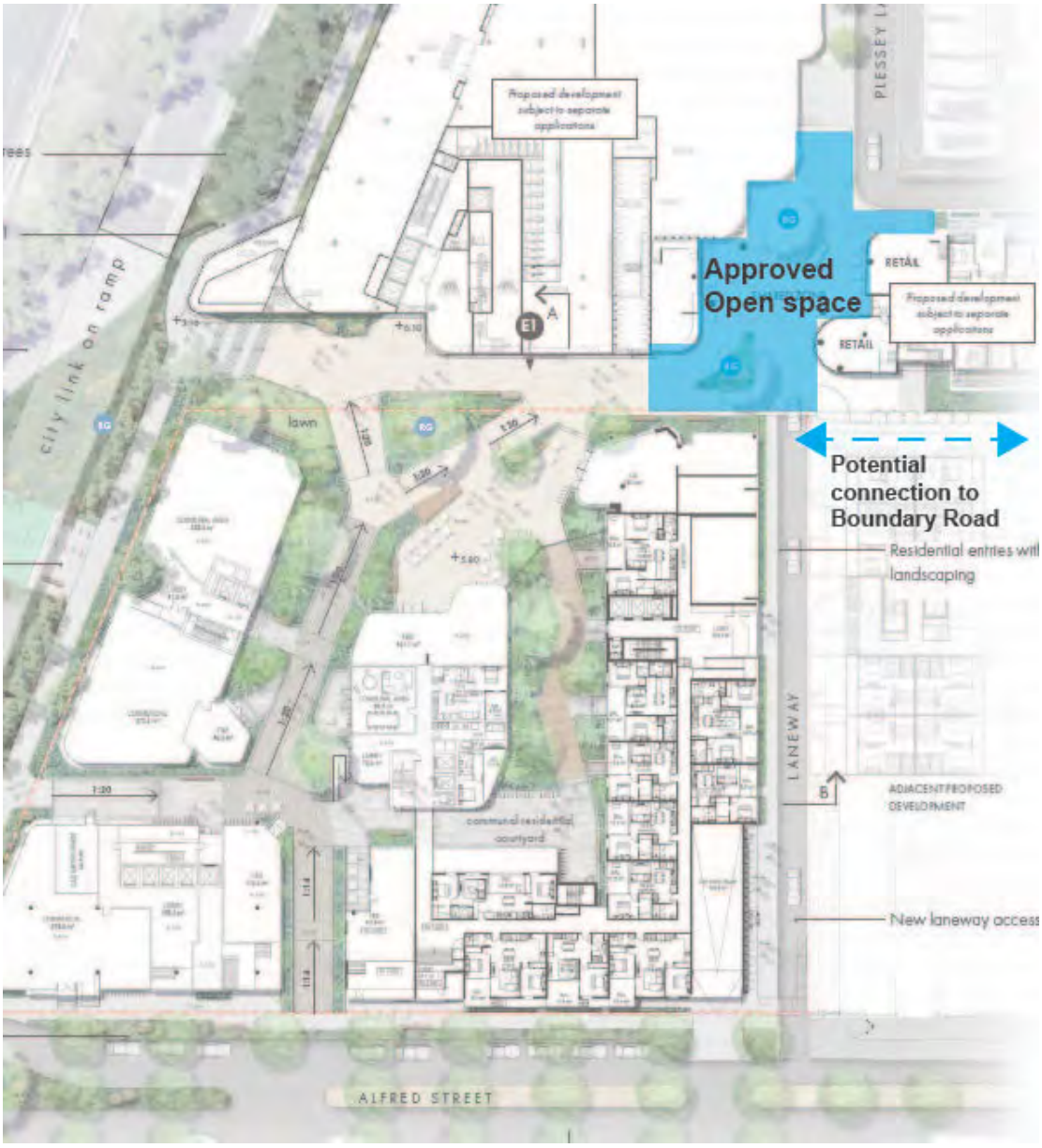


Figure 12 – Public interface at which development stages 1, 2 and 3 intersect

Building Tops

Building services such as lift cores and stairwells have been generally located adjacent roof terrace infrastructure such as pergolas to minimise intrusion when visible.

Visible Facades and Blank Walls

All elevations are articulated to avoid blank walls.

Building Projections

As discussed above the extent of building projections proposed is not supported. It is recommended that Building A and B are setback to provide an open to sky corridor for proposed bike path. Projection of Building A and C over the proposed public realm is not supported. It recommended these elements are omitted.

Protection from Wind and Rain

The development does not provide canopy to eastern boundary laneway, upper levels provide a level of weather protection to Alfred Street frontage entries.

The Wind Impact Assessment by Vipac Engineers & Scientists Limited dated 19 May 2020 concludes that:

- The development fulfils the recommended criterion for safety at all test locations;
- Subject to proposed design and recommended wind control strategies of lowered canopy to Building A and provision of balustrades to open terraces the development fulfils the recommended criterion for walking in all footpath locations, and standing at the main entrances; and
- Subject to proposed design (including 1.2 metre balustrades), the podium roof and rooftop terraces fulfil the recommended walking to sitting criteria.

Landscape
Landscaping elements proposed are broadly supported by Council's Landscape Designer. Conditions requiring a complete landscape package, landscape maintenance plan and irrigation performance specification are recommended should a permit be issued.

7.6 Clause 58 - Better Apartment Design Standards (BADS) and internal amenity

Variations to the objectives and standards of Clause 58 are discussed below.

Standard D1 – Urban context

Standard D1 requires that the design response be appropriate to the site and urban context.

For the reasons discussed throughout this report and summarised at section 7.4 and 7.5, the design response does not respond to the features of the site and surrounds or respect the preferred urban context.

Standard D5 - Integration with the Street Objective

Standard D5 requires that development integrate the layout of with the street.

The development provides adequate pedestrian links that enhance local accessibility however as noted above improvement are required for these links. Vehicle access is limited to a double width crossover to Alfred Street to minimise pedestrian conflict zones.

Building B and D have an orientation to Alfred Street, with Building A and C orientated primarily to internal laneways.

Fence heights to dwellings with a frontage to a public interface have not been annotated; however have been provided a permeable treatment to maintain passive surveillance. Proposed fence heights could be addressed via a condition should a permit issue.

Standard D6 – Energy efficiency objectives

Standard D6 seeks to achieve and protect energy efficient dwellings and buildings.

Due to the site area and layout not all dwellings have been provided a northern orientation; however living areas and private open space have been predominately provided with either an easterly or westerly aspect.

There are no existing adjoining dwellings which will be impacted by the development.

Neither the Environmentally Sustainable Design Statement prepared by Sustainable Development Consultants (dated June 2020) or Planning Report prepared by Urbis (dated June 2020) confirm that the development will not exceed the maximum NatHERS annual cooling load of 30MJ/M². This could be clarified through a condition of permit should a permit issue.

Standard D8 - Solar Access to Communal Open Space Objective

Standard B8 requires solar access into communal outdoor open space.

Communal spaces are located predominately on rooftop of respective buildings and enjoy a northern orientation. Communal space is also provided on the ground floor.

Solar Access Analysis (TP06.02) shows that rooftop communal open space of Building A and C will maintain a minimum of 125 sqm of two hours of sunlight between 9am and 3pm. Communal open space of Building D does not achieve the above requirement.

As at least 125 square metres of communal outdoor open space achieves the standard the extent of non-compliance for Building D is supported.

As demonstrated under Shadow Analysis – Equinox (TP06.01) ground floor open space has limited solar access at the equinox.

It is noted that plans provided for assessment do not clarify the solar access analysis relates to Standard D8 or illustrates solar analysis for 21 June. Further clarification is required to confirm the analysis relates to the relevant date as per Standard D8.

Standard D10 – Landscaping Objective

Table D2 to Standard D10 requires that the development provide 1134m^2 deep soil areas with a minimum dimension of 6m and 13 large trees or 25 medium trees.

Standard D10 states that if the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

The development does not appear to provide any deep soil areas as practically all of the site is encumbered by basement. Neither the Landscape Plan prepared by Tract or Planning Report by Urbis clarifies if the standard is met; as such it considered a variation is proposed. It is noted that planting schedule does not show trees greater than 12 metres, as such it is assumed only medium trees are proposed.

The overall proposed landscaping to the public realm has been supported by Council's Landscape Design officer subject to minor changes. The proposal has also provided green facades as well as some greening to roofs. As such it is considered that alternative measures proposed are supported. Conditions requiring a complete landscape package, landscape maintenance plan, adequate soil depths and irrigation performance specification are recommended should a permit be issued.

Standard D14 – Building Setbacks

Standard D14 requires that development respond to the features of the site and respect the existing or preferred built form. Buildings should be setback from side and rear boundaries and other buildings within the site to:

- Ensure adequate daylight to new habitable room windows.
- Avoid direct views into habitable room windows and private open space.
- Provide outlook that creates a reasonable visual connection to the external environment.
- Ensure dwellings are designed to meet the objectives of Clause 58.

Building C is provided a minimum 12 metre setback to Building A and D (to the east), and 7 metre setback to Building D (to the south). Building D is also setback between 25 – 28 metres from approved development to the north.

The proposed massing arrangement does not provide for reasonable outlook for affected dwellings or reasonable connection to the external environment. The instances of overhanging development are not supported and upper setbacks are too limited.

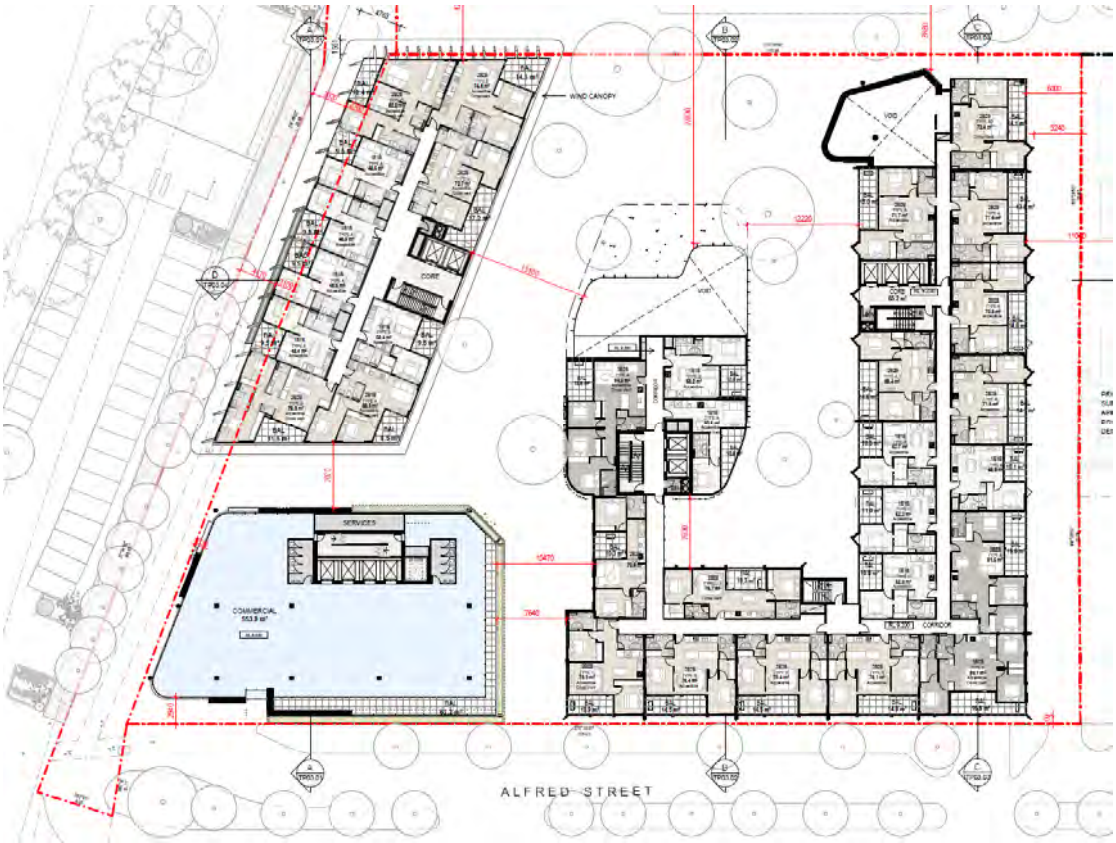


Figure 13 – Level 1 layout illustrating internal layout and typical setbacks

Standard D15 – Internal views

Standard D15 requires that windows and balconies be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling within the same development.

Whilst proposed setbacks exceed 9 metres outlook from Building C, internal facing dwellings in Building A and D directly face habitable rooms and private open space of

other dwellings within the development. Building C is also proposed to be clad in vertical fins to mediate sun and privacy issues. The reliance on screening to mitigate impacts of limited building separation is considered to be a poor response.

Figure 14 – Proposed façade treatment to Building C

Standard D16 – Noise impacts

Standard D16 requires that noise sensitive rooms (such as living areas and bedrooms) be located to avoid noise impacts from communal areas, amongst other things.

Plant equipment is located on the roof, aside from cooling units provided on respective balconies.

Noise sensitive rooms adjacent to the lift core of Building C and D will share a party wall with the on-site lift core, however given the limited number of proposed cases this is not considered to create undue amenity impact on residents.

Standard D16 also requires that dwellings be designed and constructed with acoustic attenuation to reduce noise levels from off-site sources. Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D3 Noise influence area

Noise source	Noise influence area
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300m from the nearest trafficable lane
Railway servicing passengers in Victoria	80m from the centre of the nearest track

The Acoustic Report by Vicpac Engineers and Scientists Limited dated 11 June 2020 concludes that the façade glazing is designed to meet the internal noise levels subject to installation of mechanical ventilation or air conditioning systems to all habitable rooms. Conditions are recommended to ensure that the acoustic attenuation is achieved in the completed development.

Standard D17 – Accessibility objective / Standard D19 – Private Open Space objective / Standard D20 – Storage objective / Standard D24 – Functional Layout objective / Standard D25 – Room depth objective / Standard D27 – Natural ventilation objective

Standard D17, 19, 20, 24, 25 and 27 relate to internal amenity of apartments including accessibility, functional layouts and room depth.

The development consists of the following apartment types:

- 1B1B Type A (Building A, C and D);
- 1B1B Type A.2 (Building D);
- 1B1B Type A.3 (Building D);
- 1B1B Type B (Building A, C and D);
- 1B1B Type B.2 (Building D);
- 1B1B Type C (Building C and D);
- 1B1B Type D (Building C and D);
- 2B1B Type A (Building A, C and D);
- 2B2B Type A (Building C and D);
- 2B2B Type A.2 (Building D);
- 2B2B Type B (Building A, C and D);
- 2B2B Type C (Building A, C and D);
- 2B2B Type D (Building A, C and D);
- 2B2B Type D.2 (Building D);
- 2B2B Type E (Building A and D);
- 2B2B Type F (Building D);
- 3B2B Type A (Building C and D);
- 3B2B Type B (Building D);
- 3B2B Type C (Building D);
- 3B2B Type D (Building D); and
- 3B2B Type F (Building D).

The applicant has only provided dimensioned typical layouts of the following apartments:

- 1B1B Type A;
- 1B1B Type B:
- 2B2B Type A;

- 2B2B Type C;
- 2B2B Type E; and
- 3B2B Type C.

The applicant also has provided dimensioned typical layouts of the following apartments within Building C however apartment layouts have not been listed in the same format as other apartments within the development so it is unclear as to which apartment type the layout is represented:

- Type 1B (1B1B);
- Type 2A (2B2B); and
- Type 2D (2B2B).

Plans provided by the applicant state that all apartments in Building A comply with Standard D17, D19 (balcony depth only), D20, D24, and D25. Plans also state that 50% of apartments in Building A comply with Standard D27.

Plans provided by the applicant state that all apartments in Building C comply with Standard D19 (balcony depth only), D20, D24, and D25. Plans also state that 89% of apartments in Building C comply with Standard D17 and 62% comply with Standard D27.

Plans provided by the applicant state that all apartments in Building D comply with Standard D19 (balcony depth only), D20, D24, and D25. Plans also state that 74% of apartments in Building C comply with Standard D17 and 28% comply with Standard D27.

Of the layouts provided, all bathrooms identified as complying with Standard D17 (Accessibility objective) did not include notations confirming showers as hobless and provision of removable shower screens and removable hinges for Design B type bathrooms. It is noted this could be addressed via condition of permit.

Given the above discrepancies an assessment against the above noted standards could not be completed.

Standard D23 – Waste and recycling

Standard D23 requires, amongst other things, that waste and recycling management facilities be designed and managed in accordance with a waste management plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health, residential amenity and adjoining properties from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

The waste and recycling management facilities are not supported as set out in Section 6.5 of this report and discussed further in detail below.

7.7 Parking, loading, traffic and waste

7.7.1 Car parking, access and layout

The development provides three levels of basement which includes 304 car spaces, 426 bicycle spaces and 0 motorcycle spaces. Pursuant to Clause 52.06, the following car parking rates apply:

Use	Rate	No. of Children/ No. of dwellings /Area	Required spaces
Childcare Centre	0.22 spaces to each child	130 children	28 spaces
Dwellings	1 space to each one or two bedroom dwelling	315 dwellings	315 spaces
	2 spaces to each three or more bedroom dwelling	43 dwellings	86 spaces
Retail	3.5 to each 100sqm of leasable floor area	Approximately 595 sqm	20 spaces
Office	3 car spaces to each 100sqm of net floor area	Approximately 4,203 sqm	126 spaces
Total spaces required:			575
Spaces provided:			304
Waiver required:			271

Car spaces within the three basement level have been allocated as follows:

Use	Rate	Required spaces	Provided spaces	Shortfall
Childcare Centre	0.22 spaces to each child	28 spaces	21 spaces	7 spaces
Dwellings	1 space to each one or two bedroom dwelling	315 spaces	253 spaces	148 spaces
	2 spaces to each three or more bedroom dwelling	86 spaces		
Retail	3.5 to each 100sqm of leasable floor area	20 spaces	10 spaces	10 spaces
Office	3 car spaces to each 100sqm of net floor area	126 spaces	20 spaces	106 spaces

Council's Traffic Engineer has raised concerns with parking provision however has recommended the proposed waiver is supported subject to:

- Provision of a Car Parking Management Plan (CPMP) specifying:
    - Residents may utilise commercial spaces during weekends and evenings, and commercial uses may access vacant residential spaces during weekdays;
    - Minimum 30 spaces for drop off/ pick for childcare centre; and

  - Residential spaces not allocated to properties but maintained in common ownership to be shared by residents and offices works as required;
- Provision of at least two on site car share spaces and electric charging spaces must be provided on-site;
- Provision of at least 12 motorcycle spaces must be provided on site; and
- Commitment to Myki card subsidy scheme being established by the developer/employer for the office staff.

Whilst the provision of a Car Parking Management Plan (CPMP) provides a solution to temporal nature of car parking on-site, end users of the commercial tenancies have not yet been established as such it cannot be assumed that commercial spaces will not be occupied during weekends and evenings. It is also noted that residents may not commute daily via private vehicles as such it cannot be assumed that residential spaces will be available during weekdays.

Given the difficulty and potential management issues related to communal usage of car spaces the requirement for a Car Parking Management Plan (CPMP) will not be required.

The provision of at least two on site car share spaces, electric charging spaces and 12 motorcycle spaces can be addressed through a condition of permit. A further waiver would be required to accommodate these changes or reconfiguration of the basement levels.

The reduction of parking is acceptable having regards to:

- The State and Local planning policies that encourage sustainable transport modes and a reduction of parking for new uses and developments that have good access to public transport.
- The site's proximity to public transport, including Flemington Bridge Train Station on Racecourse Road, Tram Route 57 on Racecourse Road, Tram Route 59 on Flemington Road and Bus Route 402 on Macaulay Road/ Canning Street.
- The site's proximity to activity centres, community infrastructure and public open space.
- Australian Bureau of Statistics (ABS) census data that demonstrates lower levels of car ownership in the area.
- Residents of the development will not be eligible for parking permits and will not be exempt from parking restrictions should they be introduced by Council.
- Parking restrictions on adjoining streets will provide short term parking and ensure the turnover of spaces.
- It is anticipated that the childcare centre and retail tenancies will serve the local community and that the majority of employees and visitors will already be in the area and/or travel by sustainable transport modes.
- The development exceeds the statutory requirement for bicycle parking;
- The development includes an on-site loading area within the basement; and
- The reduction of car parking will in turn reduce traffic generation and the impact on the road network.

Council's Transport Engineers have also required plans be amended to show:

- Ramp grade of <1:10 provided for the first 5m from site boundary at the access;

- Pedestrian sight triangles of 2 x 2.5m provided at the exit from the carpark and the new laneway; and
- Columns to be located between 0.25 - 1.25m from the open end and ≤1.75m from the closed end of the relevant standard car spaces, as per Clause 52.06 of the MPS.

The above could be addressed through a condition of permit.

Council's Traffic Engineers also require the following additional information:

- A formal independent desktop Road Safety Audit of the proposed development;
- Further information is regarding the extent of the proposed mitigating works on public roads and the possible redesign of Alfred Street; and
- Clarification of the layout/operation of the proposed one-way southbound laneway (to be located east of the car park access, accommodating traffic exiting from Stages 1 & 2).

The above could be addressed through a condition of permit requiring an updated Traffic Impact Assessment and Road Safety Audit.

It is noted that the alignment of proposed eastern boundary laneway does not accord with development to the north. Further information including plans showing proposed pedestrian and vehicle movements is required.

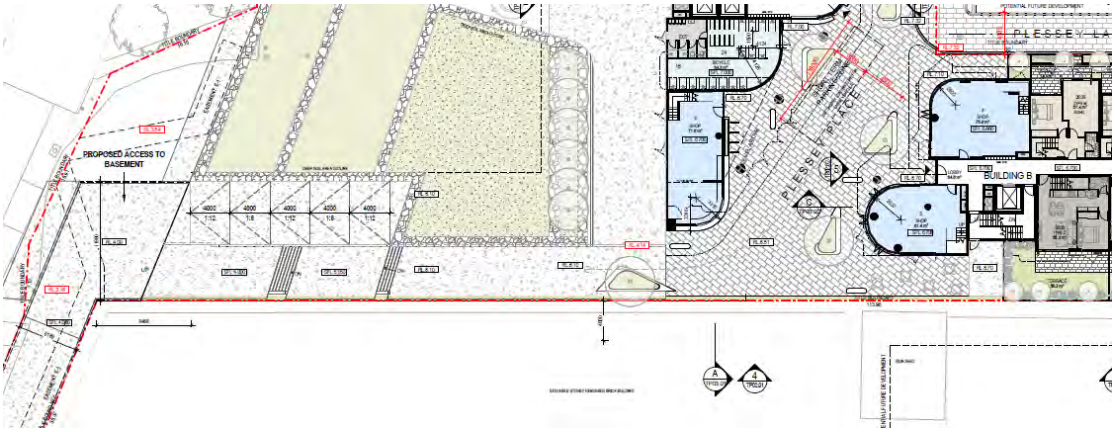


Figure 15 a– Southern interface of Stage 1 and layout of Plessey Place

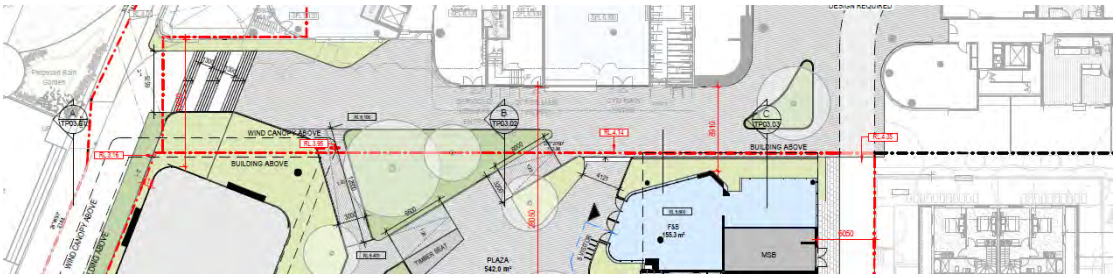


Figure 15 b– Northern interface of Stage 3

Council's Traffic Engineer has also advised that the development is expected to impact with additional traffic generation to Boundary Road and should be referred to Department of Transport. The Minister for Planning is responsible for this referral.

7.7.2 Bicycle parking provision

Pursuant to Clause 52.34, the following bicycle parking rates apply:

Use	Rate	No of dwellings/ Area	Requirement
Dwelling	1 resident space to each 5 dwellings	358 dwellings	72 resident spaces
	1 visitor space to each 10 dwellings		36 visitor spaces
Retail premise	1 employee space to each 300 m2 of leasable floor area	Approximately 595 sqm	0 employee spaces
	1 visitor space to each 1000 m2 of net floor area if the net floor area exceeds 1000 m2		0 visitor spaces
Office	1 employee space to each 300 m2 of net floor area if the net floor area exceeds 1000 m2	Approximately 4,203sqm	14 employee spaces
	1 visitor space to each 1000 m2 of net floor area if the net floor area exceeds 1000 m2,		4 visitor spaces
Total spaces required:			129 spaces
Total spaces provided:			524 spaces

524 bicycle spaces on-site have been allocated as follows:

- 375 residential spaces within basement level 1 and 86 residential visitor spaces on ground level;
- 11 retail employee spaces within basement level 1 and 5 retail visitor spaces on ground level; and
- 40 office employee spaces within basement level 1 and 5 office visitor spaces on ground level.

The development generates a requirement for two showers and either two change rooms or direct access to a communal change room for the 14 employee spaces required. End of trip facilities at basement 1 level provide two communal change rooms and access to two showers per room.

As the development provides 51 employee spaces it is recommended that showers and change rooms are provided in accordance with the rates under Table 2 and 3 of Clause 52.34 to support active transport. The number of employee spaces proposed generates a requirement of six showers and direct access to a communal change room. A condition of permit is recommended to provide an additional shower to each change room.

7.7.3 Loading

Clause 65.01 requires consideration of the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts. An 8.8m L x 3.6m W x 3.5m H high loading bay is provided on basement level 1.

The Waste Management Plan (WMP) prepared by Leigh Design Pty Ltd states that a minimum 2.5 metre height clearance is required to collect 1100L bins from a private waste collector. City of Melbourne's waste fleet is primarily medium rigid vehicles (MRV) which require a minimum height clearance of 4 metres.

Council's Traffic Engineer has recommended that Loading Management Plan (LMP) is prepared as a condition of permit including a Dock Manager responsible for controlling the operation of the loading bay and unloading of goods.

The proposed loading bay as proposed is not supported and must be provided a minimum height clearance of 4 metres to accommodate residential waste collection by Council and any changes required by Loading Management Plan.

7.7.4 Waste and recycling

The proposed Waste Management Plan (WMP) prepared by Leigh Design Pty Ltd dated 15 June 2020 was referred to Council's Waste Engineer who found it to be unacceptable.

In addition to the minimum height clearance required above, the use of centralised compactors is mandatory and must be accommodated on plans.

Furthermore, the development should provide a precinct based approach for waste management factoring in Stage 1 (TP-2018-770) and 2 (TP-2019-196). A condition to this affect could be included, should a permit issue.

7.8 Environmentally sustainable design

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

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

Office over 5,000m^2 GFA:

- NABERS Office – Energy 5 Stars or equivalent;
- 3 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Office rating tool or equivalent;
- 5 star rating under a current version of Green Star - Office rating tool or equivalent;

Retail up to 2,000 m^2 GFA:

- 5 points for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Retail rating tool or equivalent;

Education up to 2,000 m^2 GFA:

- 3 points for Wat-1 credit under a current version of the Green Building Green Building Council of Australia's Green Star – Education rating tool or equivalent;

Accommodation over 5,000m^2 GFA:

- 1 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Multi Unit Residential rating tool or equivalent.
- 5 star rating under a current version of the Green Building Council of Australia's Green Star – Multi Unit Residential rating tool or equivalent.

A Waste Management Plan prepared in accordance with the current version of the City of Melbourne's Guidelines for Waste Management Plans is also required.

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

The development includes ESD targets and a WSUD response to meet the minimum requirements of Clause 22.19 and Clause 22.23. Subject to conditions requiring further information and some amendments, the development can demonstrate compliance with Clause 22.19.

7.9 Other matters

7.9.1 DDO26 (North Melbourne, West Melbourne and Arden-Macaulay Noise Attenuation Area)

The site is affected by DDO26, which seeks to ensure that new residential development in the vicinity of industrial operations in Arden-Macaulay includes appropriate acoustic measures to attenuate noise levels within the building and in turn, do not adversely affect the viability of industry within these areas. Conditions are recommended in accordance with the requirements of DDO26.

7.9.2 EAO (Environmental Audit Overlay)

The site is affected by the EAO, which requires a certificate of environmental audit or a statement from an environmental auditor that the environmental conditions of the land are suitable for the sensitive use. Conditions are recommended in accordance with the requirements of EAO.

7.9.3 DCPO2 (Development Contributions Plan Overlay Schedule 2)

The site is affected by DCPO2, which states that a permit may be granted to construct a building or construct and carry out works before a development contributions plan has been prepared subject to a condition that a Section 173 Agreement be entered into with the responsible authority to make provision for the development contributions.

The rates are $17,053 per dwelling, $193 per square metre of new commercial floor space and $161 per square metre of new retail floor space. Contribution rates are indexed on a quarterly basis from 1 July 2021 to the Producer Price Index for Building Construction – Victoria published by the Australian Bureau of Statistics (ABS), March to March quarters.

A condition is recommended requiring a Section 173 Agreement for the provision of the development contributions on issue of a certificate of building occupancy, a certificate of completion of works or a statement of compliance with a subdivision permit.

7.9.4 CityLink Project Overlay

The CityLink Project Overlay affects the west boundary and seeks to ensure the efficient construction, operation and maintenance of the Melbourne CityLink Project.

As discussed above a permit is required to use and develop the land in the CityLink Project area as the proposal is not associated with the CityLink Project.

The Minister for Planning is responsible for this referral.

7.9.5 Public open space contribution

For the purposes of Clause 22.26 (Public Open Space Contributions) and Clause 53.01 (Public Open Space Contributions and Subdivision), it is noted that the through block links, pedestrian plaza, vehicle laneway and bike path will not contribute to any future public open space contribution as they either do not function as public open space or do not satisfy the criteria at Clause 22.26-5.

7.10 Conclusion and recommendation

The development proposes redevelopment of a large, strategic site within the Arden-Macaulay Urban Renewal Area, which is earmarked for a significant change. Development of the site, in line with Council policy, is supported particularly given the site area and limited sensitive interfaces.

As detailed within the above report, there are a number of issues regarding the proposal including but not limited to: the overall massing strategy and adverse effects on the public realm and internal amenity; location and quality of publically accessible open space; legible and clear-to-sky streets and through block links; and whether the publically accessible open space is useable, functional, human scale and receives adequate sunlight.

It is considered that the proposal, drawings by Hayball Architecture dated 5 June 2020 (Revision 2), is inconsistent with the relevant sections of the Melbourne Planning Scheme. It is recommended that Melbourne City Council objects to the proposal on the following grounds:.

Public land manager consent

1. The application is not accompanied by the written consent of the public land manager for the Crown land to the west.

Urban structure and movement network

2. The proposal does not provide a fine grain, permeable development with a hierarchy of streets and movement networks that are direct, legible and clear-to-sky. The access and movement network does not integrate with the wider precinct. The shared path along the western boundary does not provide an open to sky bicycle link along the City Link interface, and lacks sufficient separation to provide adequate landscaping as envisioned in the concept drawings. The overall layout and inward focus of activity undermines Alfred Street as the primary street and fails to provide broader integration with the precinct. The extension or relocation of retail or other active uses to the north-south laneway and Alfred Street would provide a more acceptable public interface.

Public realm

3. The centralised location of the proposed plaza and extent of overshadowing and building projections does not deliver significant public realm outcomes. It does not provide street definition and a pedestrian friendly scale in the streets and public open space. It does not allow appropriate access to sunlight and daylight. It does not minimise the visual impact of the upper levels. It does not maximise passive surveillance of the public realm, contrary to the relevant policies and provisions in the Melbourne Planning Scheme.

Built form

4. The building height and mass do not satisfy the design objectives and built form outcomes in DDO63. The building scale, conjoined forms, minimal setbacks and separation, and projections over the internal streets and public open space result in excessive visual bulk and poor amenity in the public and private realms, contrary to the relevant policies and provisions in the Melbourne Planning Scheme.

Demonstrable benefits to the broader community

5. The development does not provide demonstrable benefits to the broader community to justify exceeding the preferred maximum height of nine storeys, as required by the criterion in DDO63. While some public benefits have been included, like the plaza and bike path their quality is compromised, and the development does not adequately satisfy the criterion in DDO63, including: exceptional design quality; a positive contribution to the public realm; high quality pedestrian links; and good solar access to the public realm.

Clause 58 and internal amenity

6. The development does not meet the objectives and standards of Clause 58, and does not provide an acceptable level of internal amenity for the dwellings contrary to the relevant policies and provisions in the Melbourne Planning Scheme.

Waste and recycling

7. The waste and recycling management facilities are not in accordance with the City of Melbourne's guidelines for waste management plans and do not achieve operational efficiencies and best practice, contrary to the relevant policies and provisions in the Melbourne Planning Scheme.