

## Report to the Future Melbourne (Planning) Committee

Agenda item 6.1

**Planning Permit Application: TP-2016-981/A**  
**83-89 Coventry Street, Southbank**

20 July 2021

**Presenter:** Larry Parsons, Head of Statutory Planning

### Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of Planning Permit Amendment Application TP-2016-981/A for land located at 83-89 Coventry Street, Southbank (refer Attachment 2 – Locality Plan).
2. The applicant and owner is Victon Pty Ltd and architect is Bruce Henderson Architects. The Applicant has advised the cost of the amended development as \$43,188,000.
3. This application seeks planning approval to amend Planning Permit No. TP-2016-981 pursuant to Section 72 of the *Planning and Environment Act 1987* by way of amending the:
  - 3.1. Description of what the permit allows to authorise use of the land for serviced apartments.
  - 3.2. Conditions of the permit to reflect the amended development.
  - 3.3. Plans endorsed under the permit by increasing building height from 20 to 24 storeys, adding a basement level, revising the ground level and internal rearrangement of the approved building.
4. The land is located within the Mixed Use Zone (MUZ) and is affected by Design and Development Overlay Schedule 1 (DDO1-A3 Active Street Frontage Area 3), Schedule 3 (DDO3 Traffic Conflict Frontage), Schedule 27 (DDO27 City Link Exhaust Stack Environs) and Schedule 60 (DDO60-A5A Built Form Southbank) and Parking Overlay Schedule 12 (PO12 Residential Development in Specific Inner City areas).
5. Public notice of the application was undertaken and 66 objections have been received.

### Key issues

6. The key issues for consideration are the appropriateness of the land use, the built form response (including height, ground level layout and Floor Area Ratio), public realm impacts (including wind and overshadowing), amenity impacts (including outlook and daylight access) and equitable development.
7. While the 73 metre height exceeds the DDO60 preferred 60 metre, it is consistent with the height of neighbouring developments and does not overshadow identified public spaces. Side and rear setbacks are maintained and comply with DDO60. While specific upper level views from neighbouring buildings may be impacted, reasonable outlook and privacy is maintained with tower separations well in excess of nine metres.
8. Ground level interfaces with the public realm are improved with a reoriented outdoor space associated with the retail tenancy.
9. The serviced apartment use is appropriate within the context and a management plan will be required.
10. Permit conditions are recommended to ensure that the proposal delivers a high quality architectural design response and minimises adverse amenity impacts.

### Recommendation from management

11. That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant an Amended Permit subject to the conditions set out in the delegate report (refer Attachment 4 of the report from management).

### Attachments:

1. Supporting Attachment (Page 2 of 96)
2. Locality Plan (Page 3 of 96)
3. Selected Plans (Page 4 of 96)
4. Delegate Report (Page 65 of 96)

**Supporting Attachment**

---

**Legal**

1. Division 1 of Part 4 of the *Planning and Environment Act 1987* (the Act) sets out requirements in relation to applications for amended permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the Responsible Authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which an objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

**Finance**

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

**Conflict of interest**

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

**Health and Safety**

5. 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**

6. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

**Relation to Council policy**

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

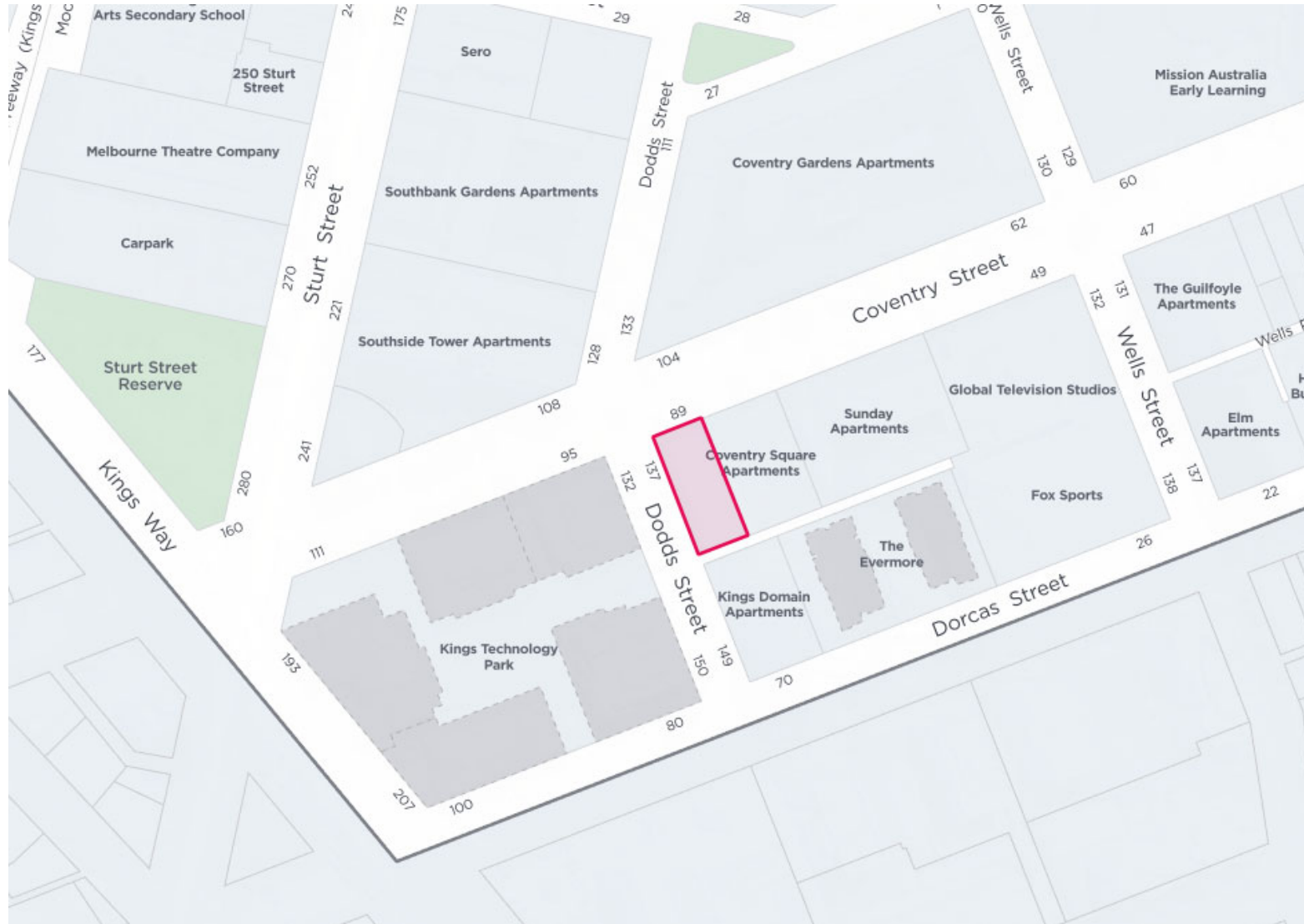
**Environmental sustainability**

8. The Environmentally Sustainable Design (ESD) report submitted with the application demonstrates that the development will achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
9. Recommended conditions require the development to be carried out in accordance with a submitted ESD Report.

# Locality Plan

Attachment 2  
Agenda item 6.1  
Future Melbourne Committee  
20 July 2021

TP-2016-981/A - 83-89 Coventry Street, Southbank



# Without Prejudice Discussion Drawings

15 March 2021





**BRUCE HENDERSON ARCHITECTS**

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

© COPYRIGHT Bruce Henderson Architects P/L

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT  
 85 COVENTRY STREET SOUTHBANK**

DRAWING TITLE:  
**PROPOSED GROUND FLOOR CONCEPT  
 VIEW FROM DODDS STREET**

DATE:	09.10.20	JOB N°:	40019
SCALE:	NTS	REVISION N°:	2
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-130





Double-height space gives prominence to building entry points and streetscape identity

Lounge area - potential functionality as serviced apartment lounge / meeting / business centre

Residential apartment frontage

WINTER SUN

SUMMER SUN

COVENTRY STREET

CROSS-BREEZE

DODDS STREET

Retail / food & beverage tenancy with external dining space

Residential apartment entry Residential apartment entry

Serviced apartment entry



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
© COPYRIGHT Bruce Henderson Architects P/L

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
85 COVENTRY STREET SOUTHBANK  
DRAWING TITLE:  
PROPOSED GROUND FLOOR CONCEPT  
VIEW FROM DODDS STREET

DATE: 09.10.20 JOB N°: 40019  
SCALE: NTS REVISION N°: 2  
DRAWN: BHA  
DRAWING STATUS: TOWN PLANNING DRAWING N°: TP-131





**BRUCE HENDERSON ARCHITECTS**

MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141  
 T: +61 3 9860 4000  
 ARBV REG. NO. 50072  
 www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

© COPYRIGHT Bruce Henderson Architects P/L

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT  
 85 COVENTRY STREET SOUTHBANK**

DRAWING TITLE:  
**PROPOSED GROUND FLOOR CONCEPT  
 VIEW FROM COVENTRY STREET**

DATE:	09.10.20	JOB N°:	40019
SCALE:	NTS	REVISION N°:	2
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-132



External courtyard / garden space linked to serviced apartment lounge area

Lounge area - potential functionality as serviced apartment lounge / meeting / business centre

Double-height space gives prominence to building entry points and streetscape identity



Retail / food & beverage tenancy with external dining space

Potential vertical linkage between food & beverage tenancy and serviced apartment lounge

Residential apartment entry

Serviced apartment entry



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

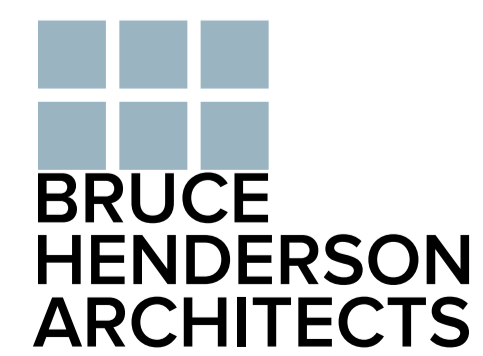
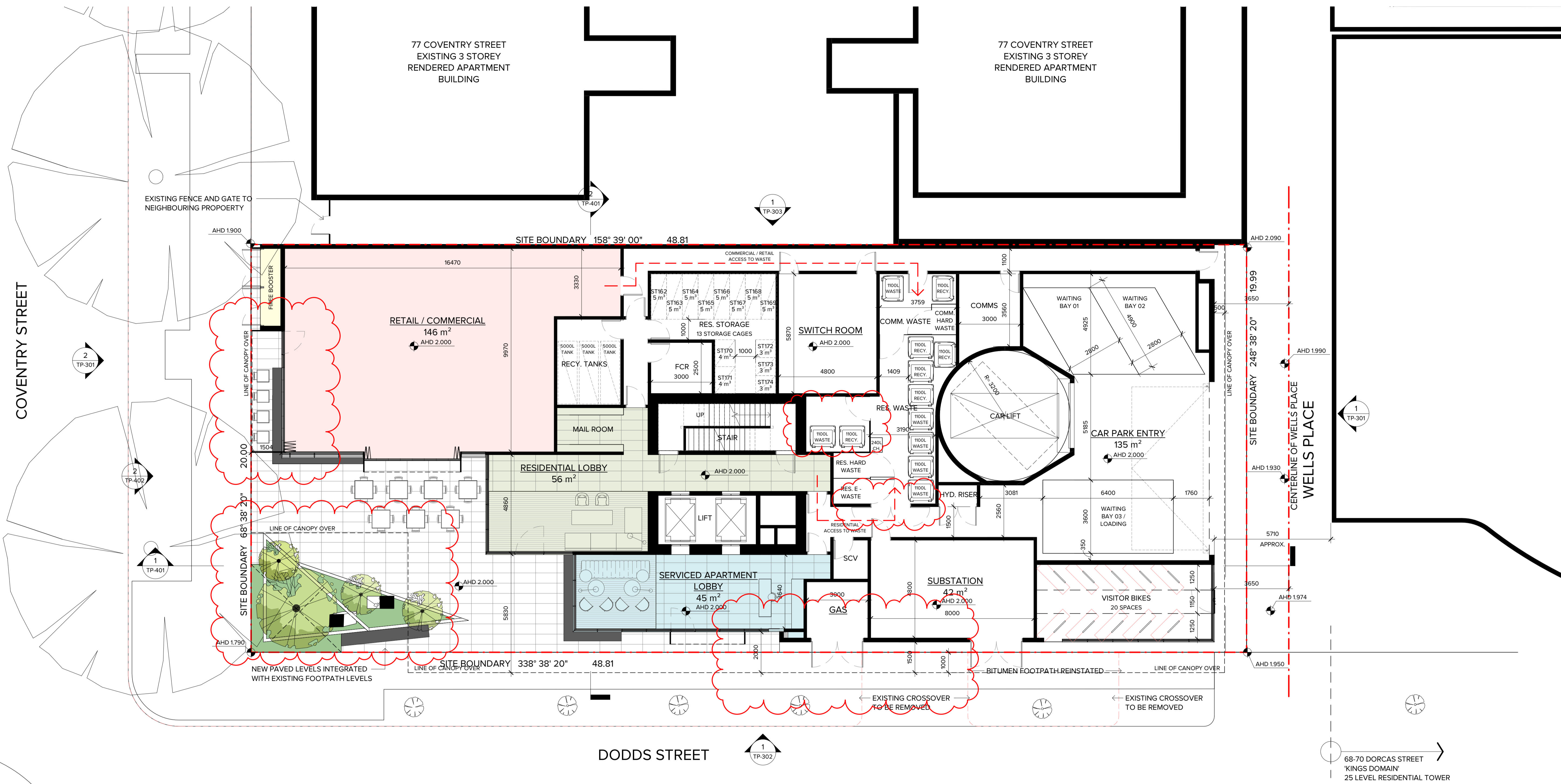
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
© COPYRIGHT Bruce Henderson Architects P/L

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
85 COVENTRY STREET SOUTHBANK  
DRAWING TITLE:  
PROPOSED GROUND FLOOR CONCEPT  
VIEW FROM COVENTRY STREET

DATE: 09.10.20 JOB N°: 40019  
SCALE: NTS REVISION N°: 2  
DRAWN: BHA  
DRAWING STATUS: TOWN PLANNING DRAWING N°: TP-133





**MELBOURNE LONDON HANOI**

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

**CHECKED** Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
3	14.01.21	WASTEROOM ACCESS MODIFIED
4	01.02.21	MODIFICATIONS AS PER WIND REPORT
5	05.03.21	MODIFICATIONS TO GROUND FOR WIND
6	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



**PROJECT:**  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

**DRAWING TITLE:**  
PROPOSED GROUND FLOOR

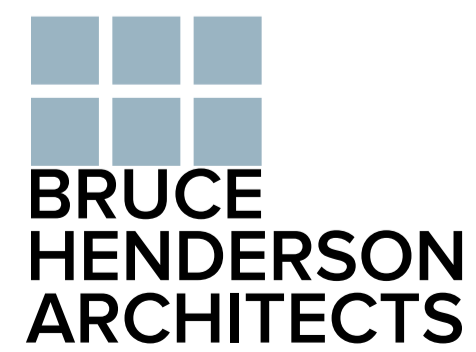
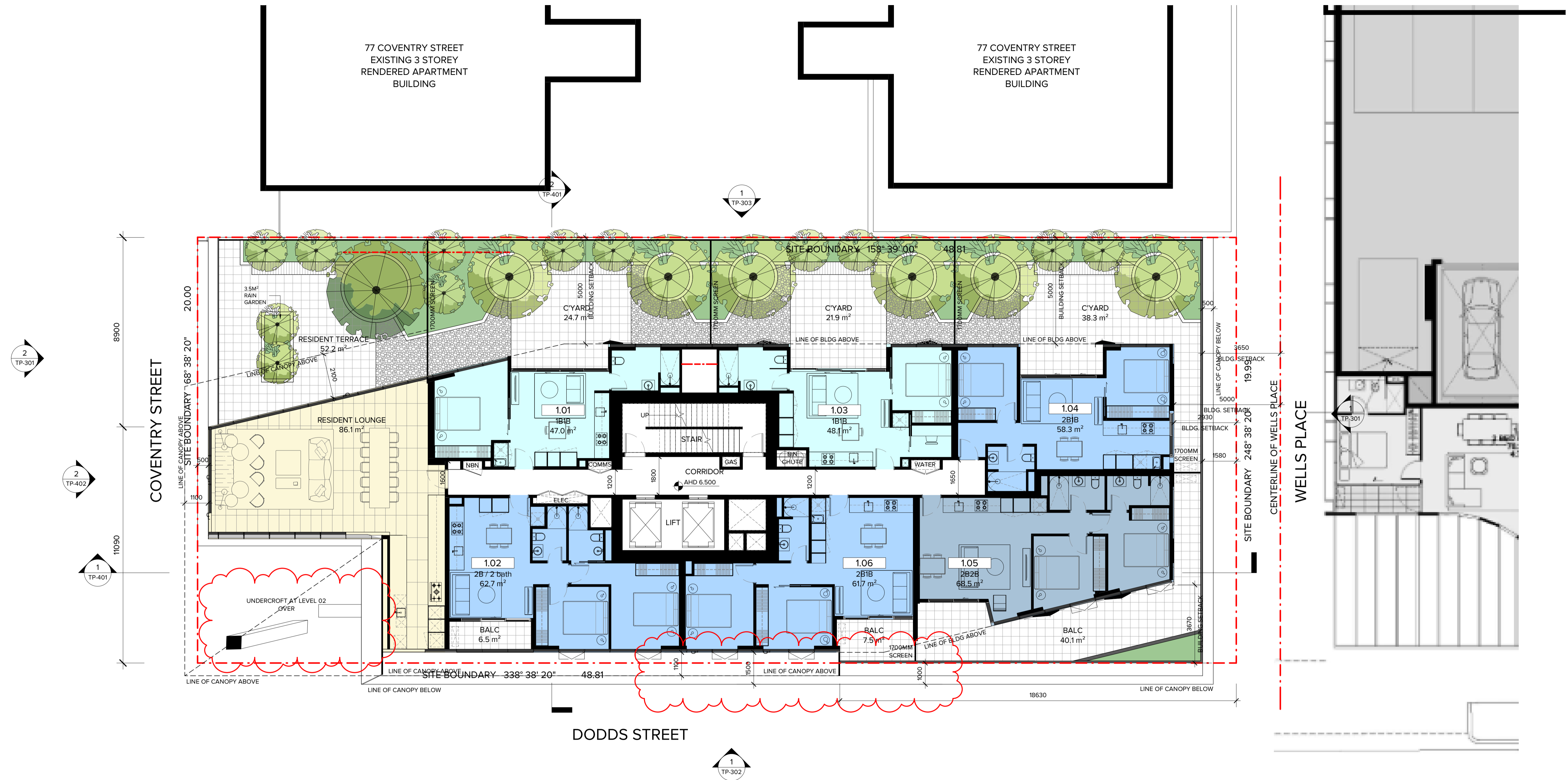
**DATE:** 28/09/20 **JOB No:** 40019

**SCALE:** 1:100@A1 **REVISION No:** 6

**DRAWN:** MB/YC/YL

**DRAWING STATUS:** TOWN PLANNING **DRAWING No:** TP-206





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

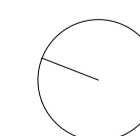
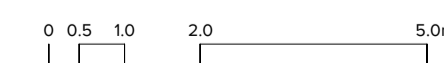
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
3	01.02.21	MODIFICATIONS AS PER WIND REPORT
4	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 01

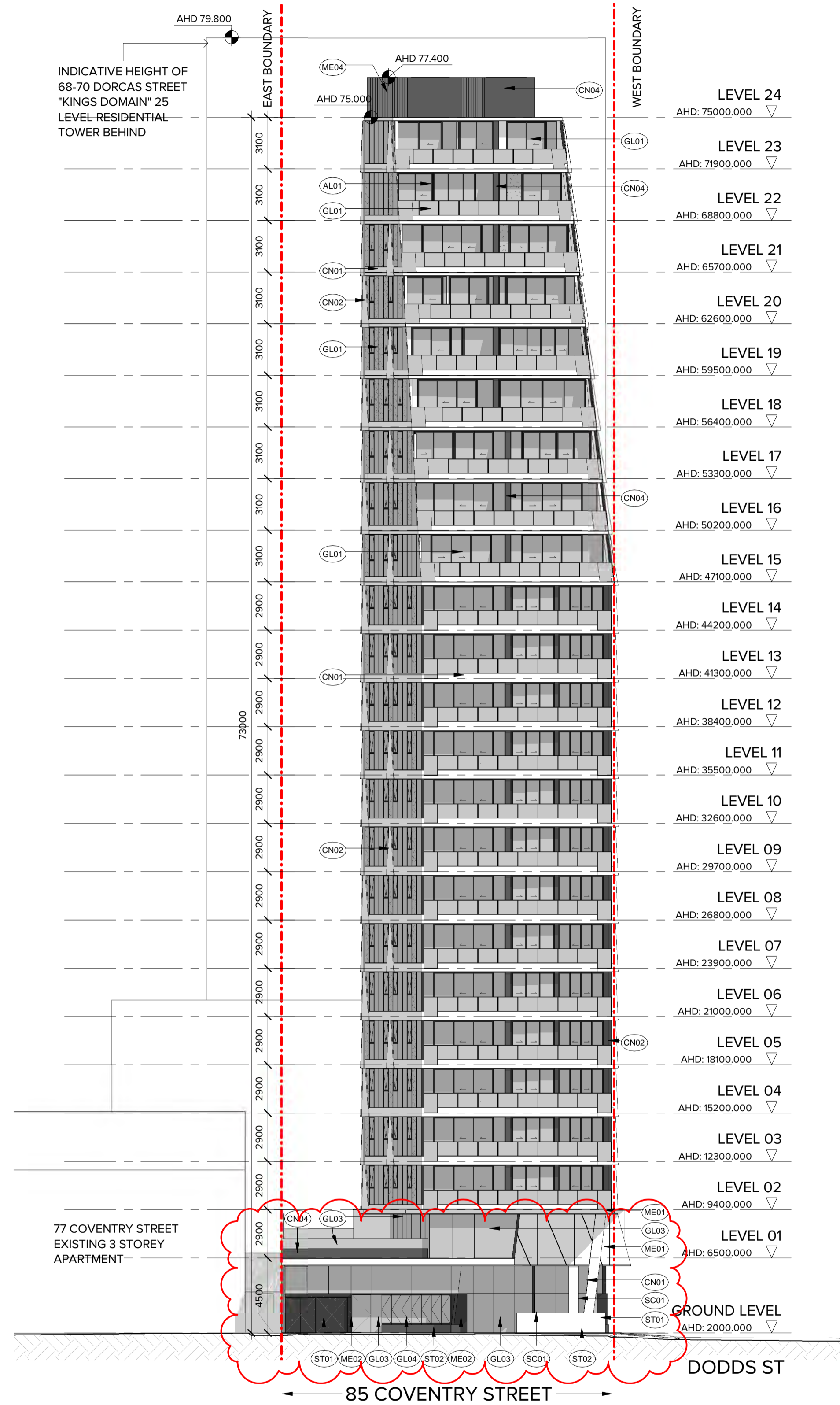
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 4

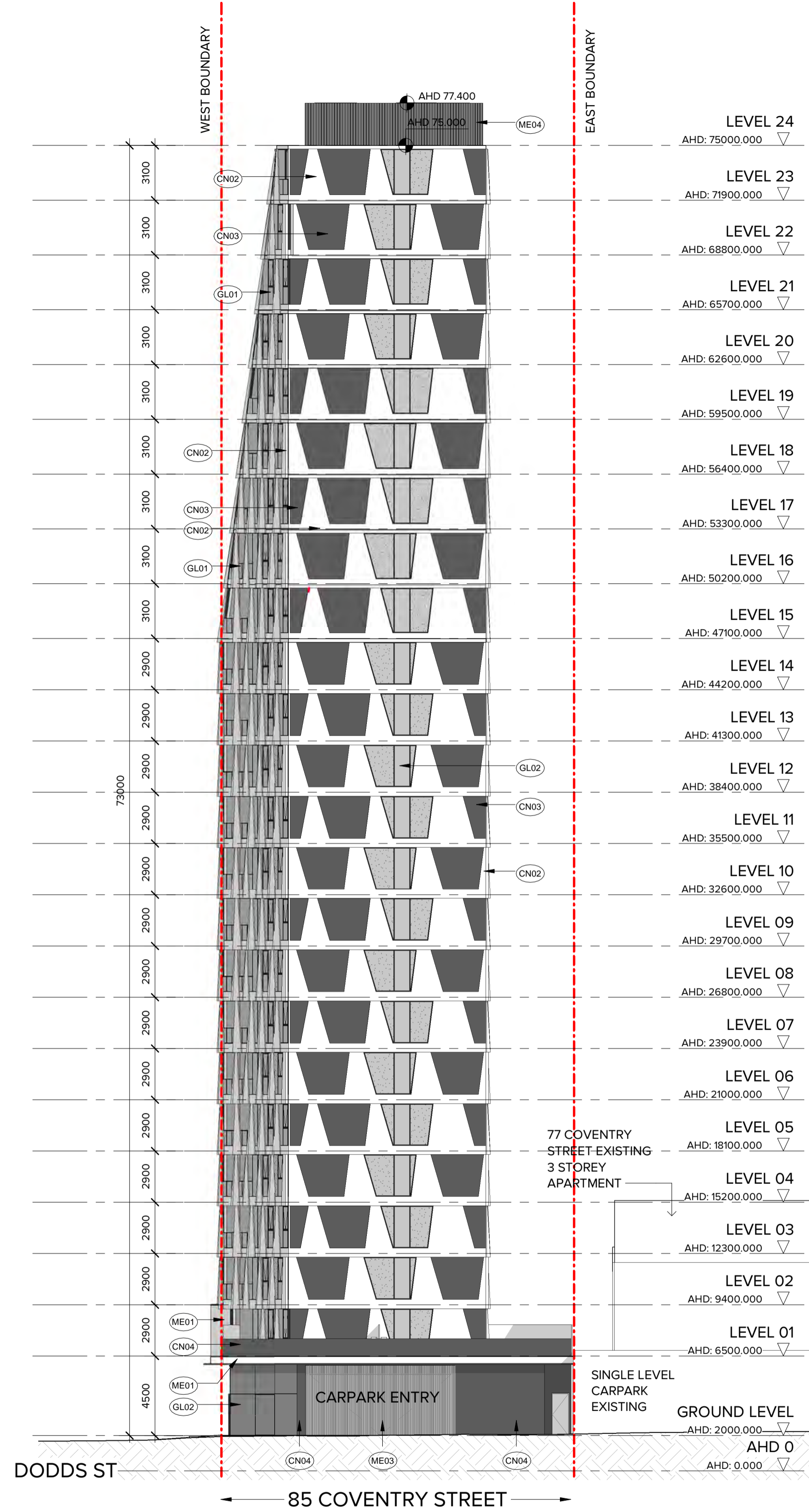
DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-207





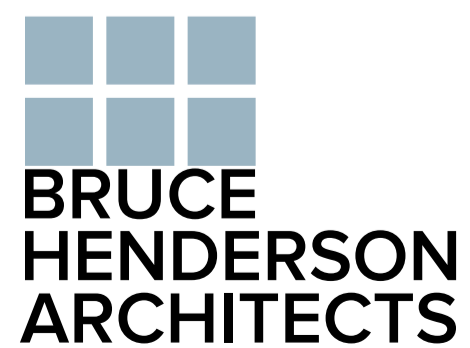
2 NORTH ELEVATION  
1:200



1 SOUTH ELEVATION  
1:200

EXTERIOR FINISHES SCHEDULE

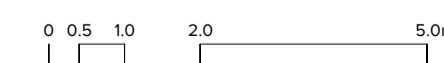
AL01	POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
CN01	PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
CN02	PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
CN03	RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
CN04	PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
GL01	REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
GL02	GREY TINTED VISION GLASS.
GL03	CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
GL04	BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
ME01	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
ME02	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
ME03	ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
ME04	PLANT SCREEN, VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
ST01	FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
ST02	FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
CHECKED: Checker  
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

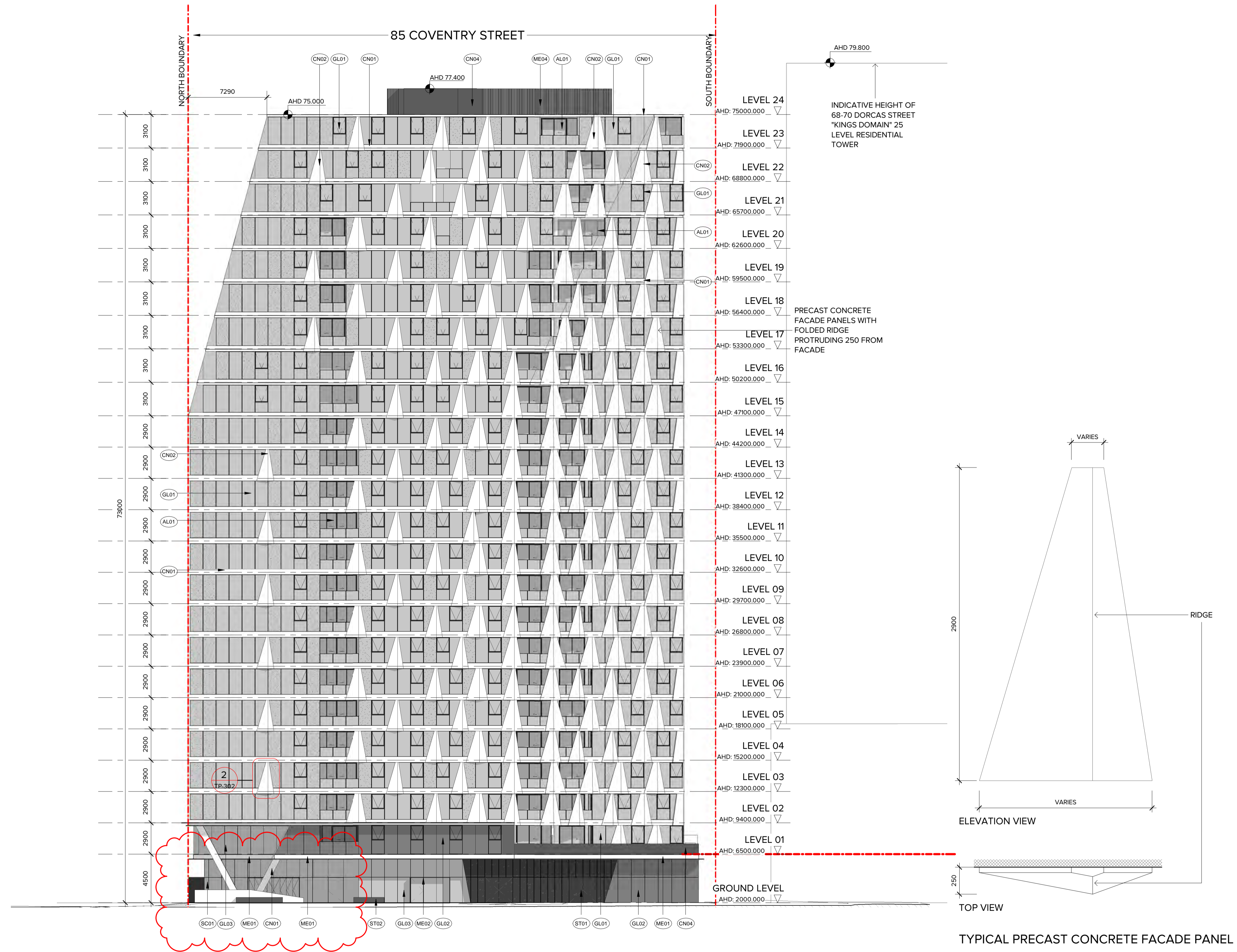
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	01.02.21	MODIFICATIONS AS PER WIND REPORT
3	05.03.21	MODIFICATIONS TO GROUND FOR WIND
4	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE  
DRAWING TITLE:  
NORTH & SOUTH ELEVATION

DATE:	28/09/20	JOB No:	40019
SCALE:	1:200@A1	REVISION No:	4
DRAWN:	YC/YL	DRAWING STATUS:	TOWN PLANNING
DRAWING No:	TP-301		

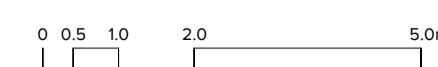




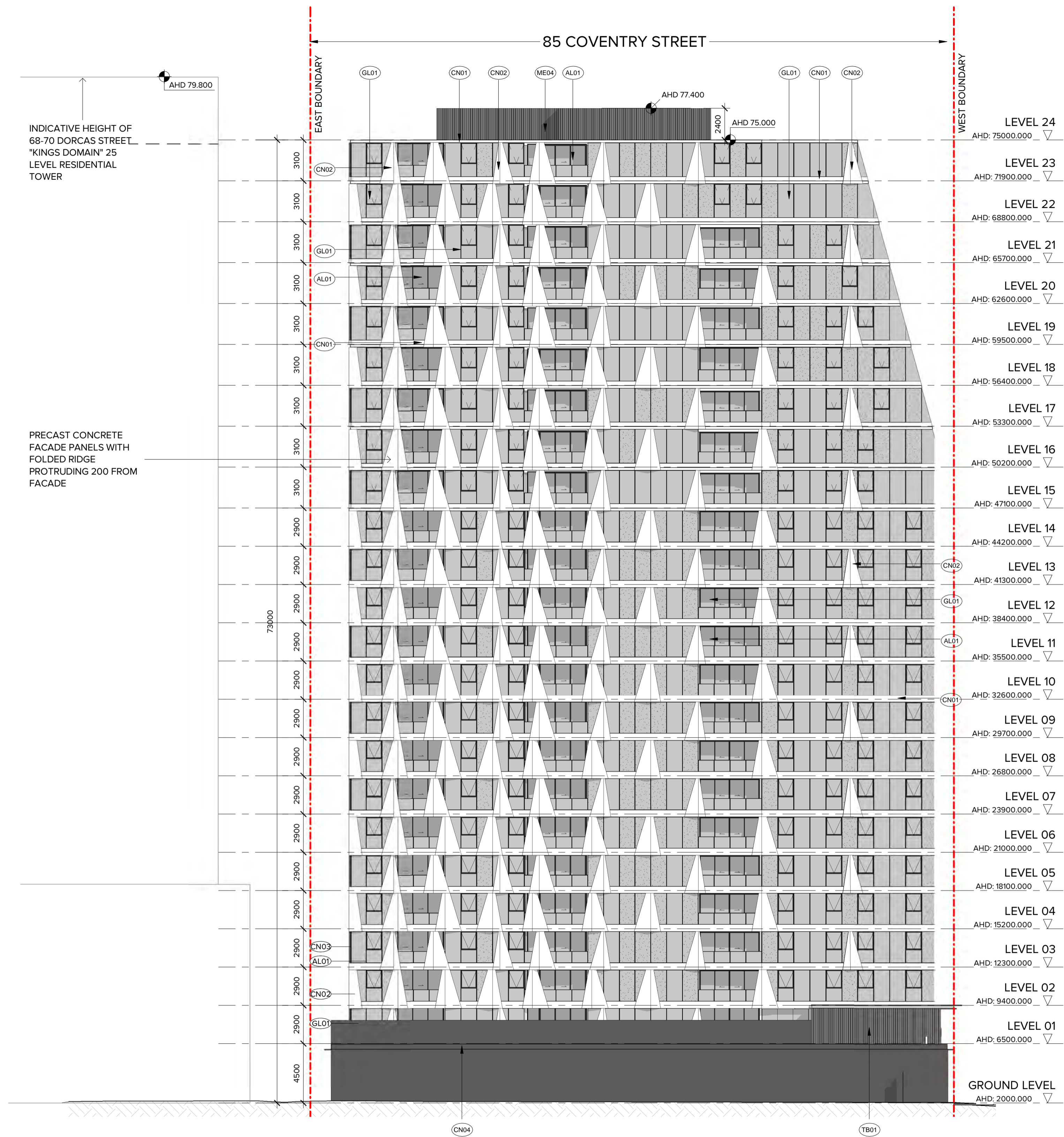
EXTERIOR FINISHES SCHEDULE

AL01	POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
CN01	PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
CN02	PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
CN03	RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
CN04	PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
GL01	REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
GL02	GREY TINTED VISION GLASS.
GL03	CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
GL04	BIFOLD / STACKING GLASSD FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
ME01	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
ME02	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
ME03	ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
ME04	PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
ST01	FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
ST02	FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	01.02.21	MODIFICATIONS AS PER WIND REPORT
3	05.03.21	MODIFICATIONS TO GROUND FOR WIND
4	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED







EXTERIOR FINISHES SCHEDULE

AL01	POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
CN01	PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
CN02	PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
CN03	RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
CN04	PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
GL01	REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
GL02	GREY TINTED VISION GLASS.
GL03	CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
GL04	BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
ME01	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
ME02	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
ME03	ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
ME04	PLANT SCREEN, VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
ST01	FEATURE STONE CLADDING TO GROUND FLOOR, DARK CHARCOAL / BLACK STONE AS SELECTED.
ST02	FEATURE STONE CLADDING TO GROUND FLOOR, MID-GREY STONE AS SELECTED.

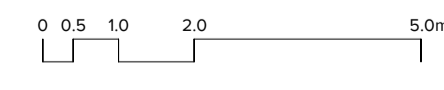
**MELBOURNE LONDON HANOI**  
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141  
 T: +61 3 9860 4000  
 ARBV REG. NO. 50072  
 www.bh-architects.com

NOTES:  
 Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
 REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

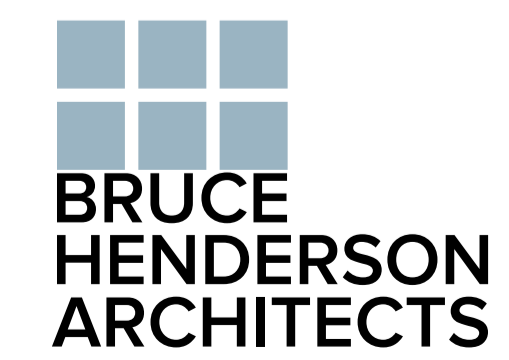
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	01.02.21	MODIFICATIONS AS PER WIND REPORT
3	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



PROJECT:  
**PROPOSED DEVELOPMENT**  
 85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
**EAST ELEVATION**

DATE:	28/09/20	JOB No:	40019
SCALE:	1:200@A1	REVISION No:	3
DRAWN:	YC/YL		
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-303



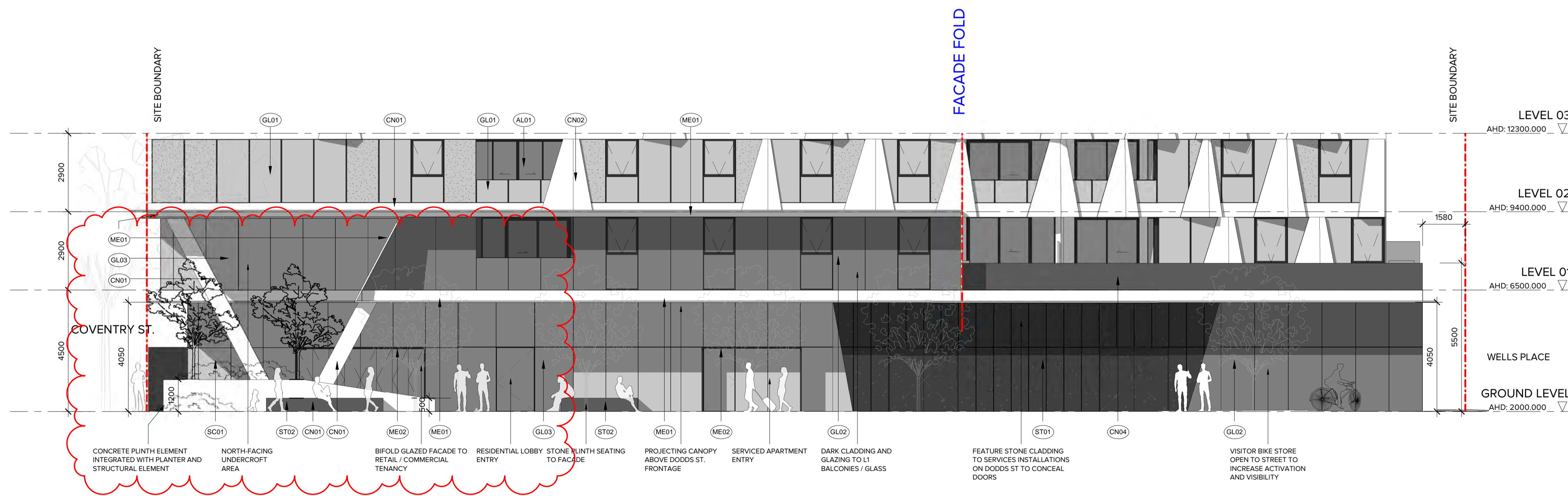




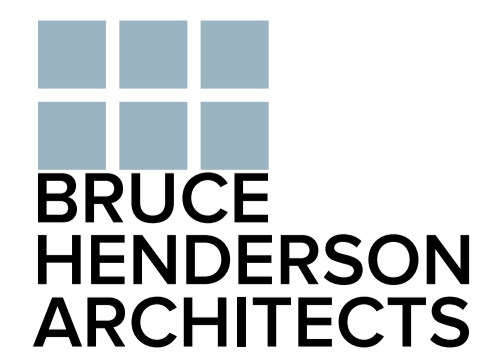
STREET INTERFACE - NORTH  
1:50

EXTERIOR FINISHES SCHEDULE

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.



STREET INTERFACE - WEST  
1:100



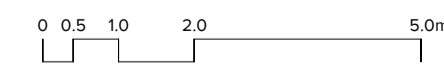
MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	01.02.21	MODIFICATIONS AS PER WIND REPORT
3	05.03.21	MODIFICATIONS TO GROUND FOR WIND
4	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
STREET ELEVATIONS

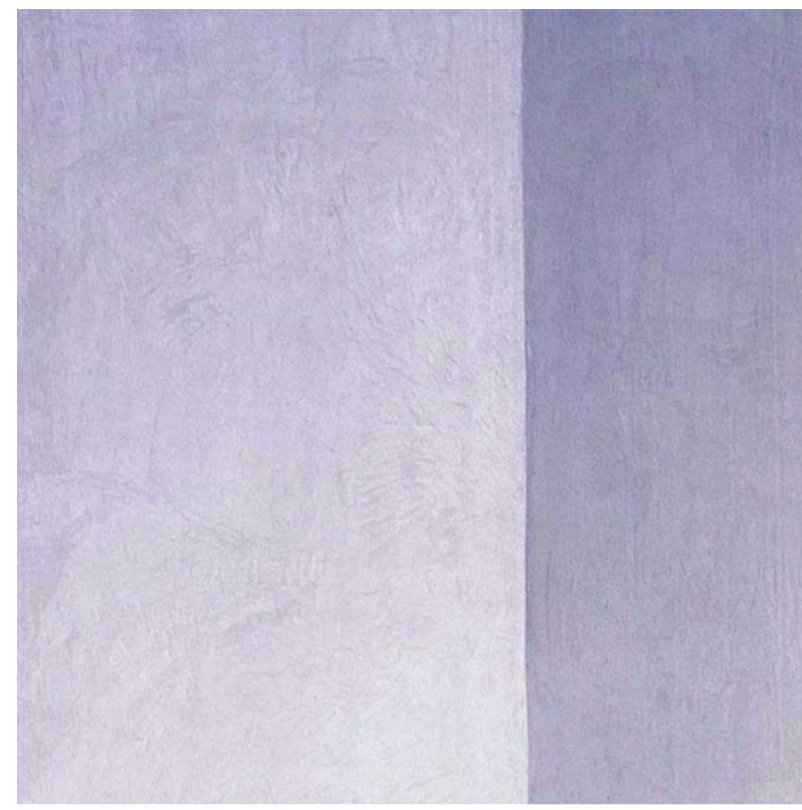
DATE:	28/09/20	JOB No:	40019
SCALE:	1:100@A1	REVISION No:	4
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-402



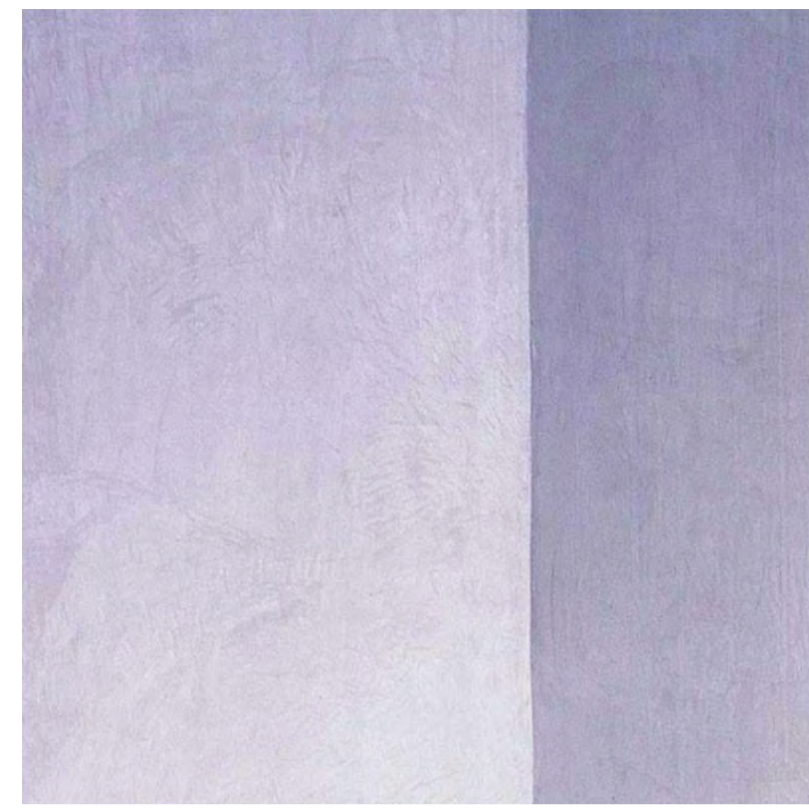
EXTERIOR FINISHES SCHEDULE



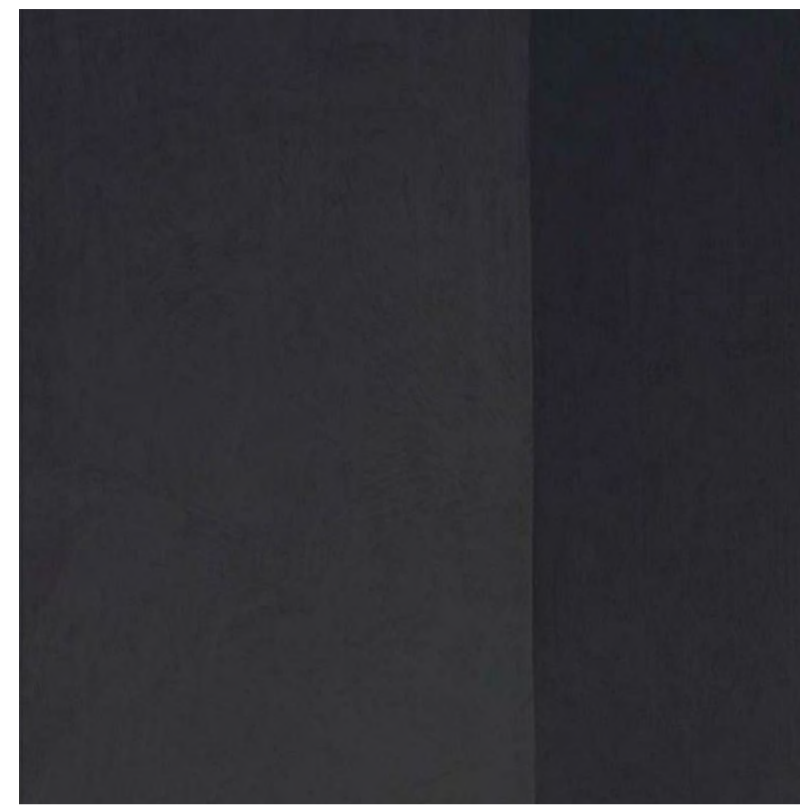
AL01 - POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY



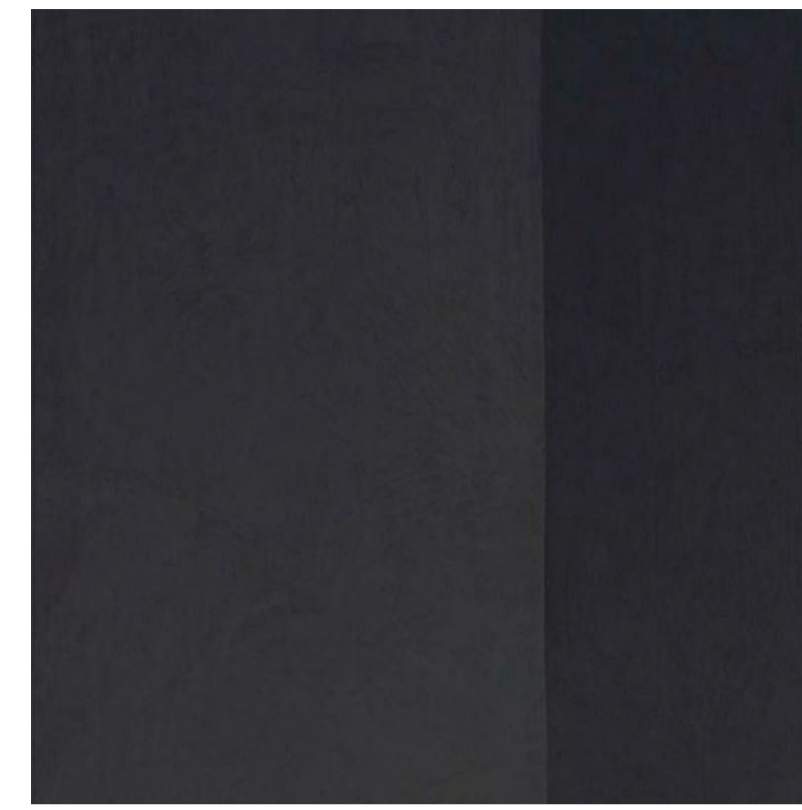
CN01 - PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH



CN02 - PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01

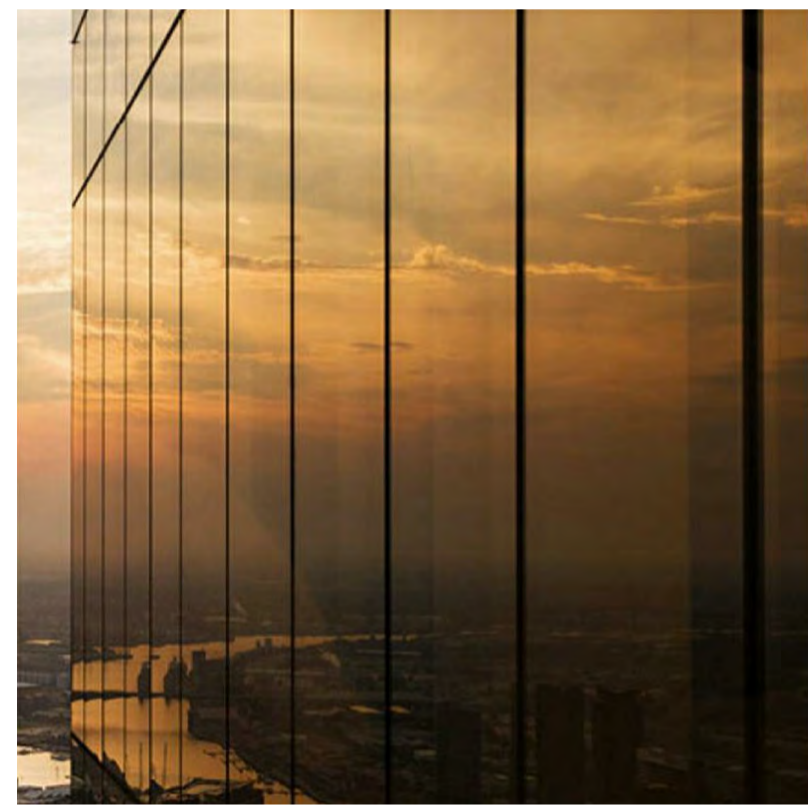


CN03 - RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE



CN04 - PRECAST CONCRETE FACADE PANELS WITH DARK GREY PIGMENT

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.



GL01 - REFLECTIVE BRONZE-TINTED VISION GLASS TO UPPER LEVELS



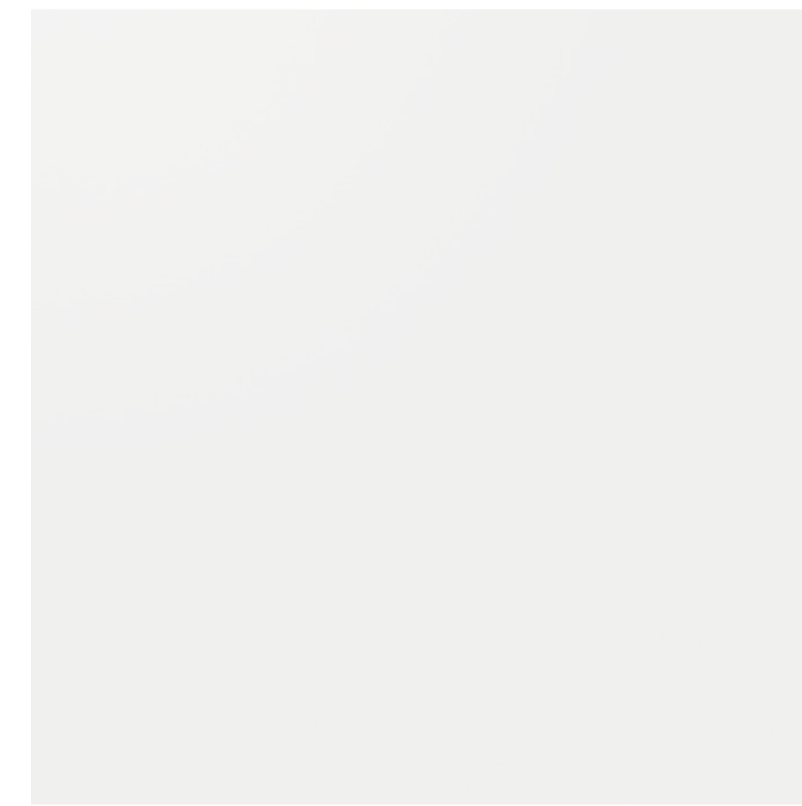
GL02 - GREY TINTED VISION GLASS



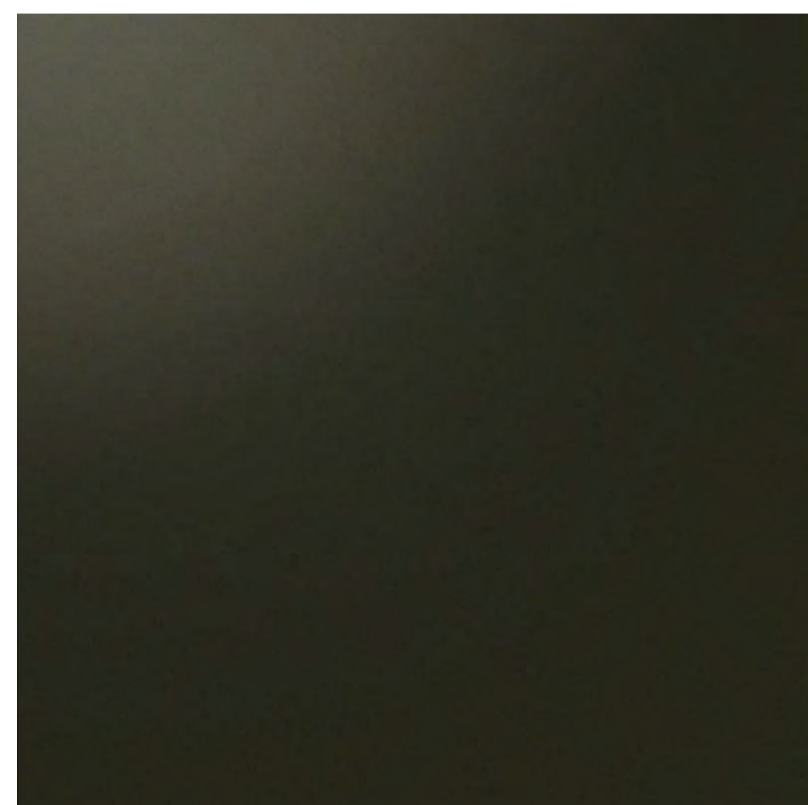
GL03 - CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES



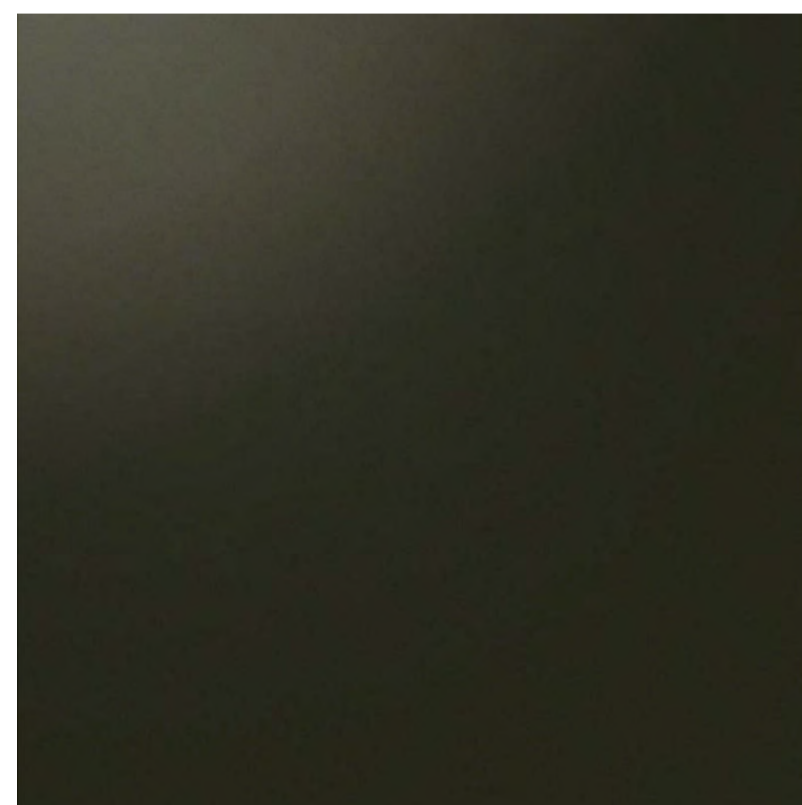
GL04 - BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES



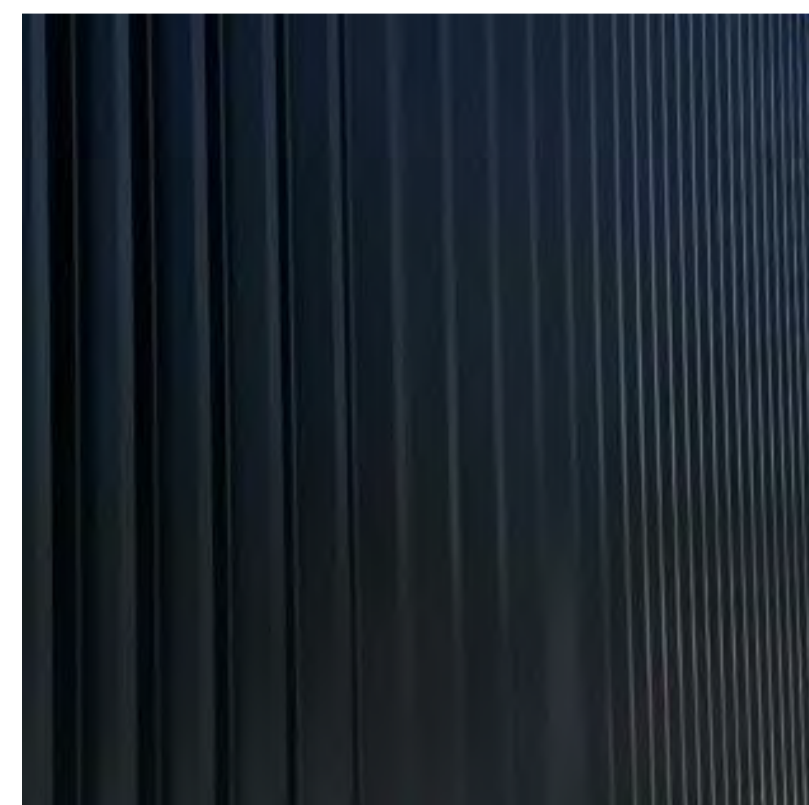
ME01 - NON-COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH



ME02 - NON-COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH



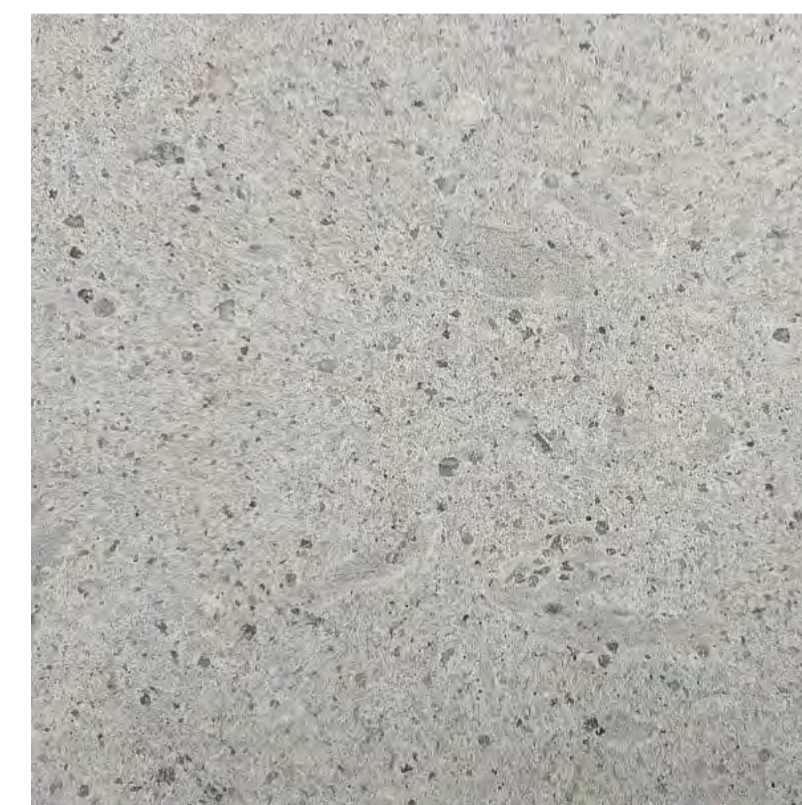
ME03 - ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02



ME04 - PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02



ST01 - FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED



ST02 - FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.

**BRUCE HENDERSON ARCHITECTS**

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED

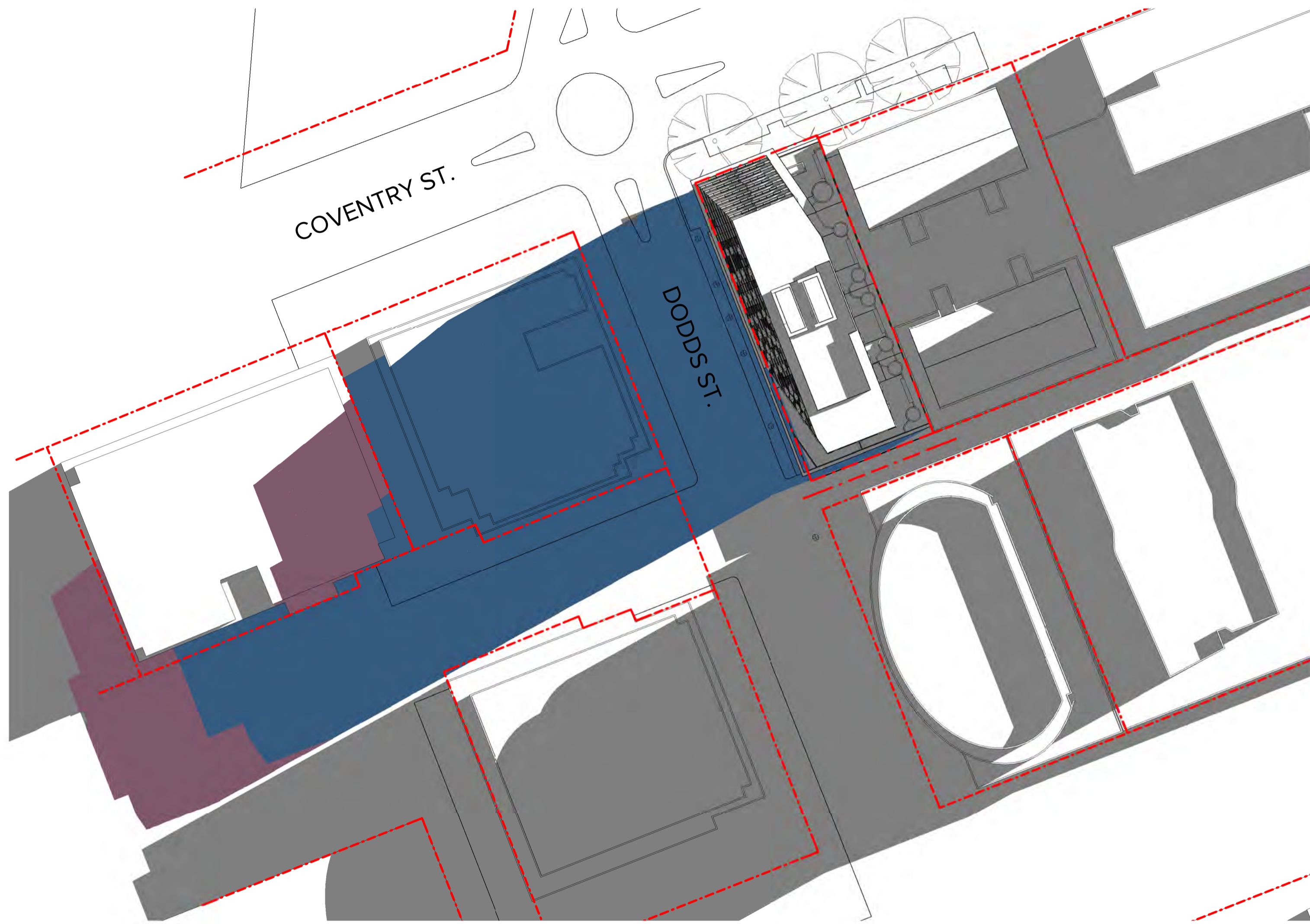
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
3	01.02.21	MODIFICATIONS AS PER WIND REPORT
4	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED

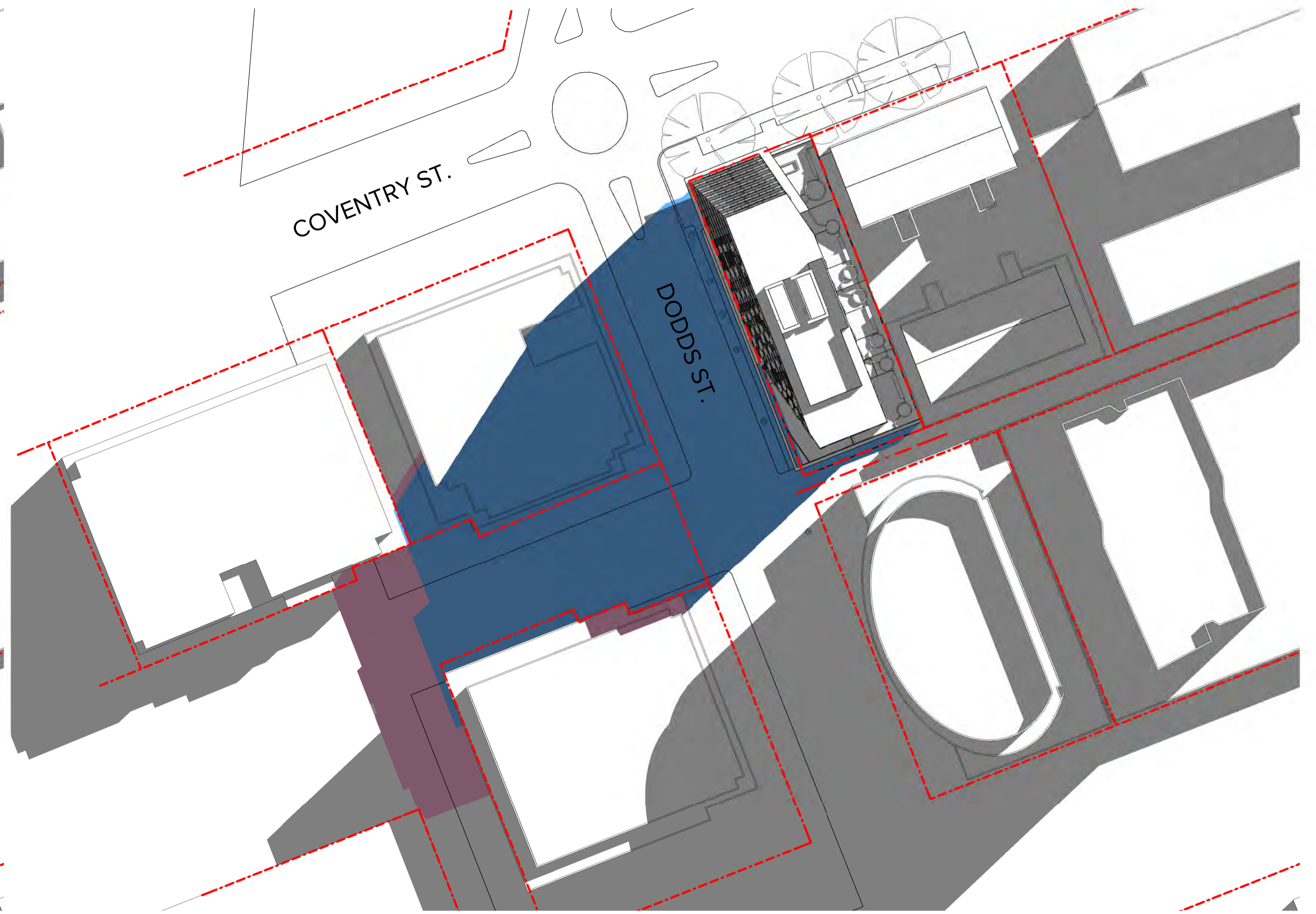
PROJECT:	PROPOSED DEVELOPMENT 85 COVENTRY STREET, SOUTH MELBOURNE
DRAWING TITLE:	FINISHES SCHEDULE

DATE:	28/09/20	JOB No:	40019
SCALE:	NTS	REVISION No:	4
DRAWN:	Author	DRAWING STATUS:	TOWN PLANNING
DRAWING No:	TP-501		





September 22 - 9AM



September 22 - 10AM

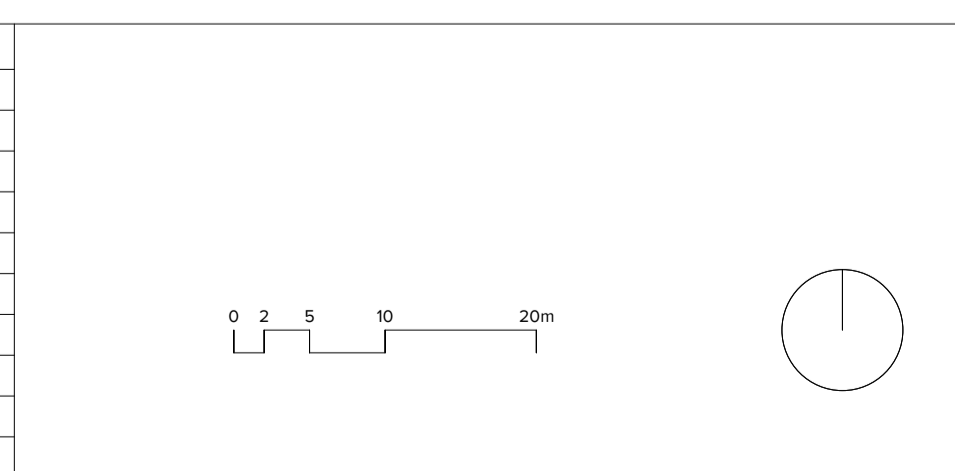
SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.

SHADOW CAST AT TIME DENOTED BY NEW ENVELOPE SUBJECT OF TOWN PLANNING ENVELOPE.

  
**BRUCE HENDERSON ARCHITECTS**  
 MELBOURNE LONDON HANOI  
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141  
 T: +61 3 9860 4000  
 ARBV REG. NO. 50072  
 www.bh-architects.com

NOTES:  
 Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
 CHECKED  
 © COPYRIGHT Bruce Henderson Architects P/L  
 REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

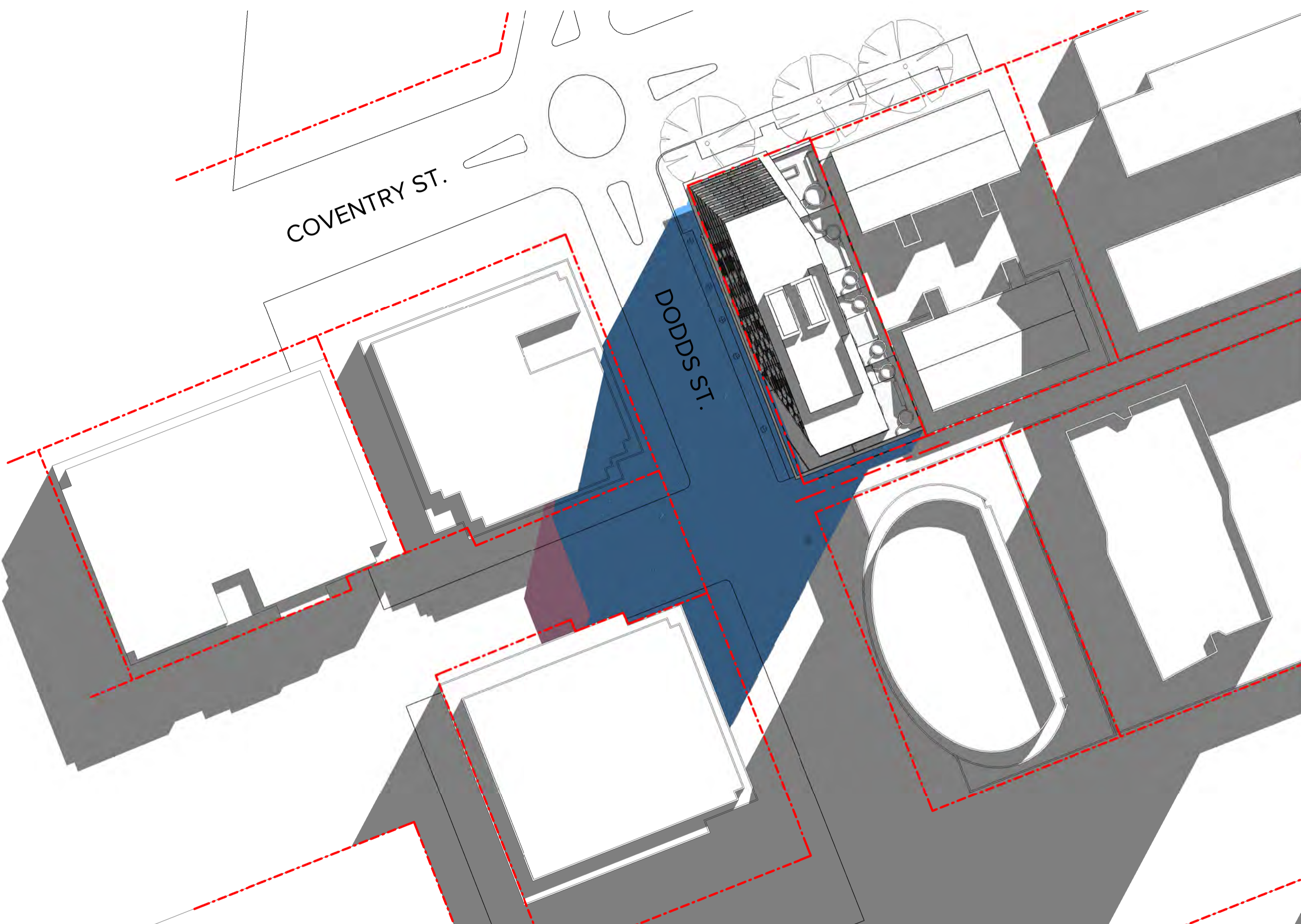
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



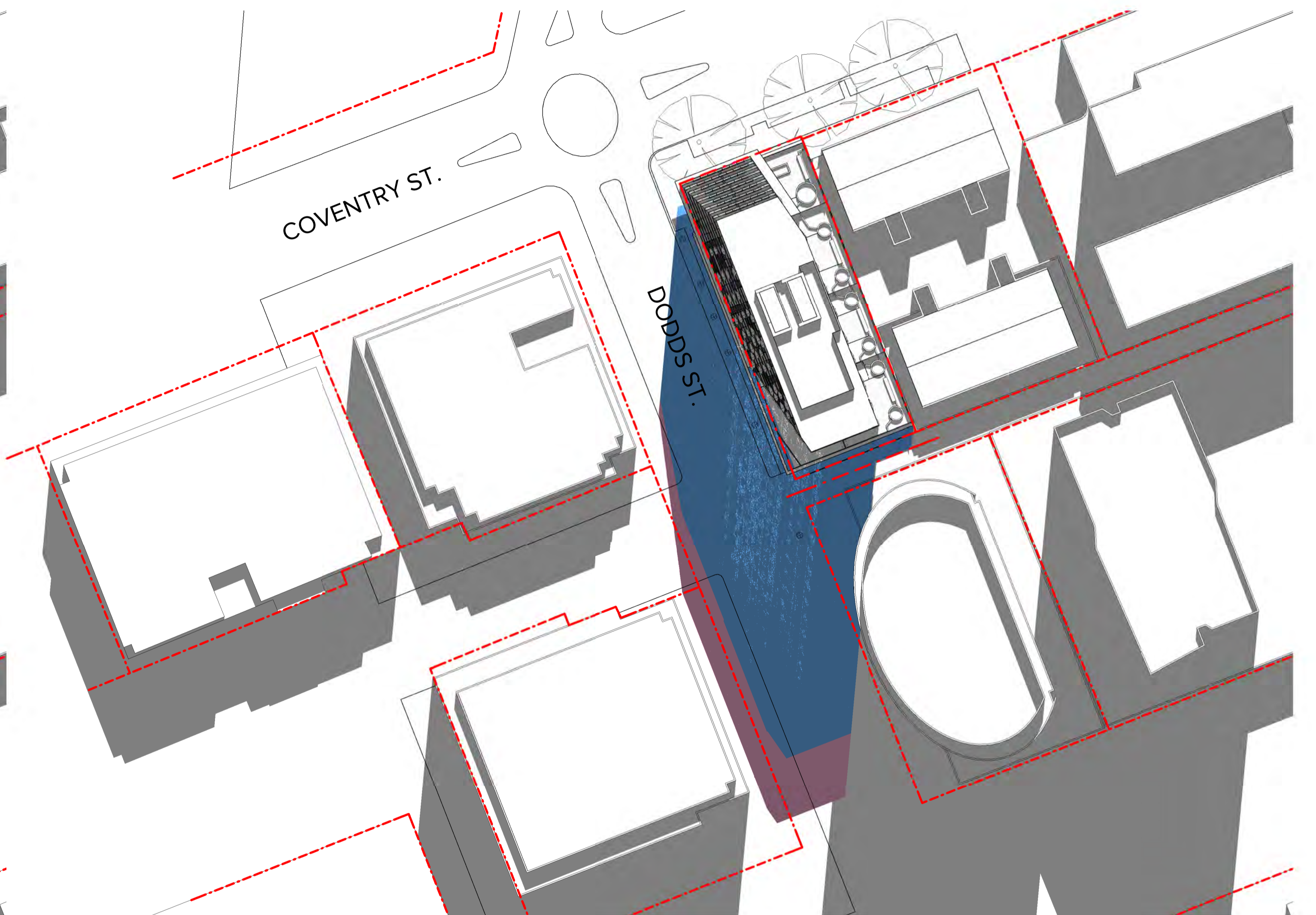
PROJECT:  
**PROPOSED DEVELOPMENT**  
**85 COVENTRY STREET, SOUTH MELBOURNE**  
 DRAWING TITLE:  
**SHADOW DIAGRAMS**

DATE:	28/09/20	JOB No:	40019
SCALE:	1:500@A1	REVISION No:	2
DRAWN:	Author	DRAWING STATUS:	TOWN PLANNING
		DRAWING No:	TP-601



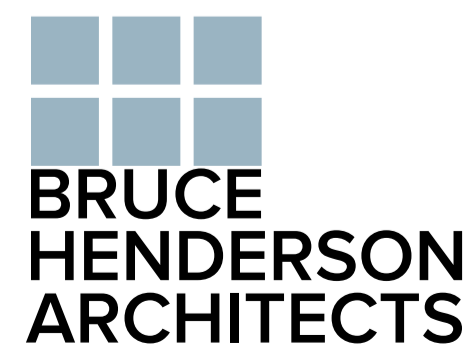


September 22 - 11AM



September 22 - 12NOON

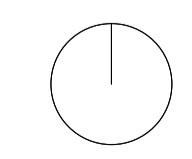
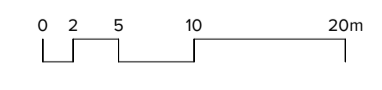
SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.  
 SHADOW CAST AT TIME DENOTED BY NEW ENVELOPE SUBJECT OF TOWN PLANNING ENVELOPE.



**MELBOURNE  
LONDON  
HANOI**  
 162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
 T: +61 3 9860 4000  
 ARBV REG. NO. 50072  
[www.bh-architects.com](http://www.bh-architects.com)

**NOTES:**  
 Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
 CHECKED:  Checker  
© COPYRIGHT Bruce Henderson Architects P/L  
 REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

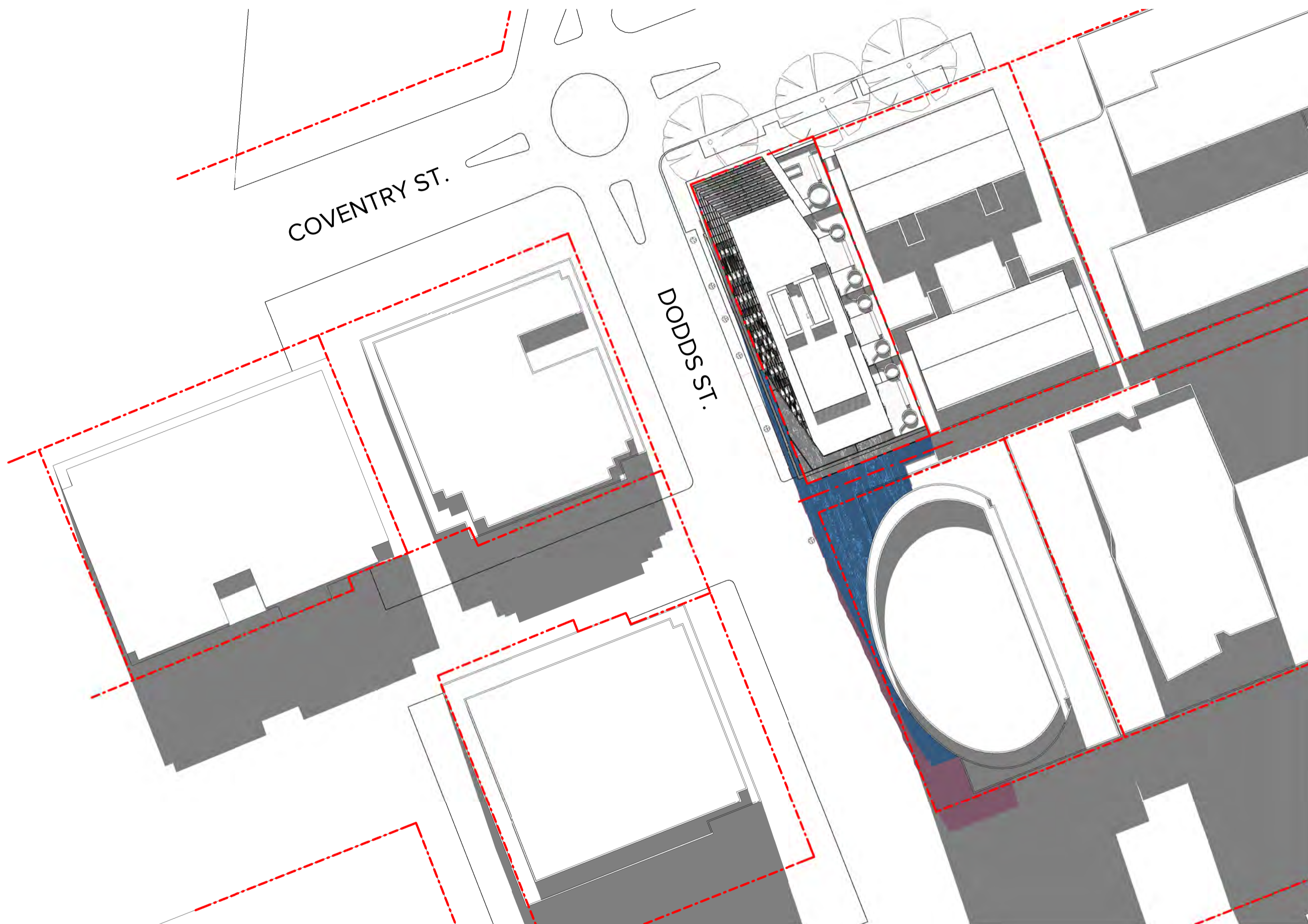
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



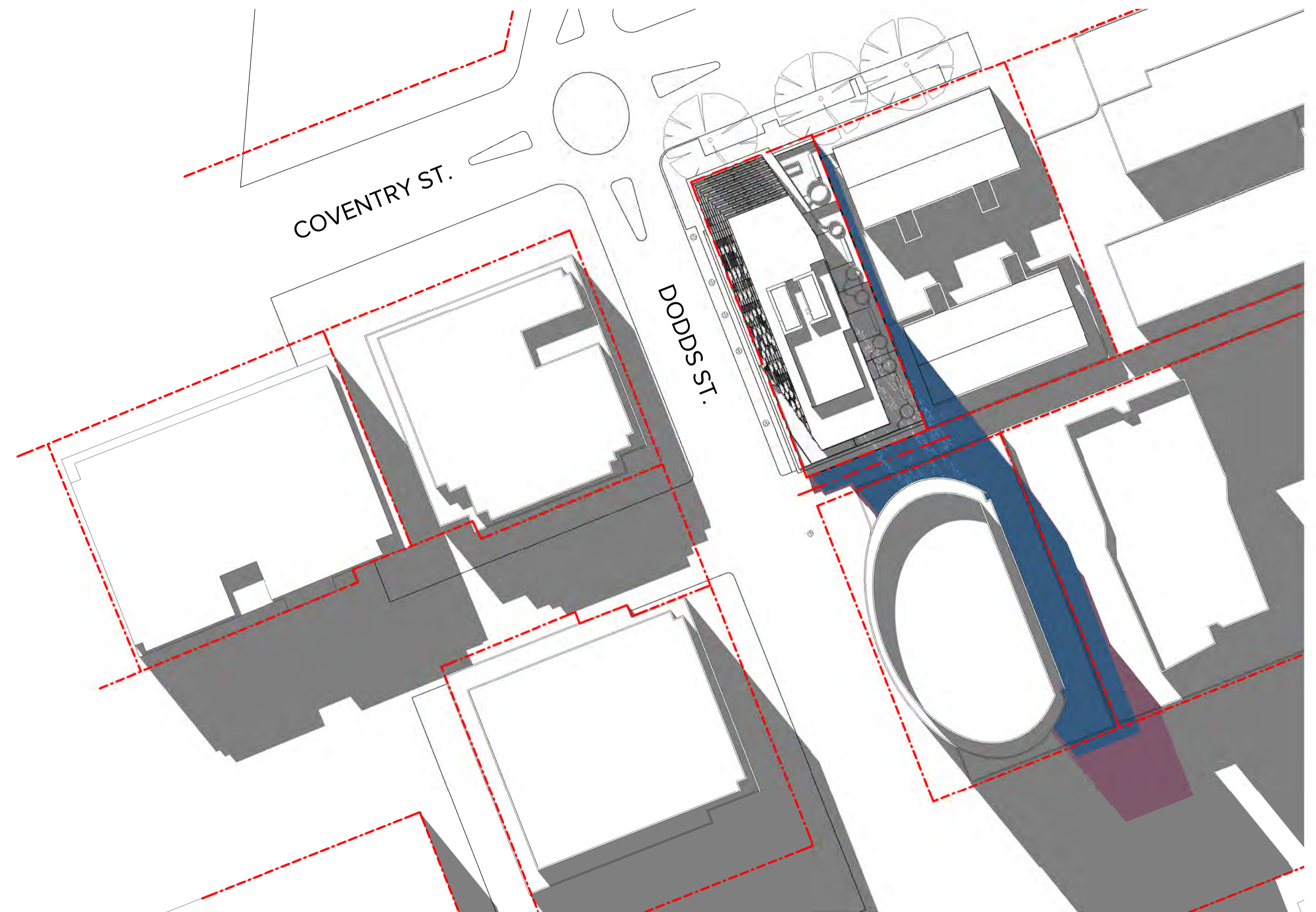
**PROJECT:**  
 PROPOSED DEVELOPMENT  
 85 COVENTRY STREET, SOUTH MELBOURNE  
  
**DRAWING TITLE:**  
 SHADOW DIAGRAMS

DATE: 28/09/20	JOB No: 40019
SCALE: 1:500@A1	REVISION No: 2
DRAWN: Author	
DRAWING STATUS: TOWN PLANNING	DRAWING No: TP-602

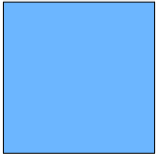


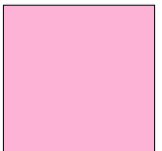


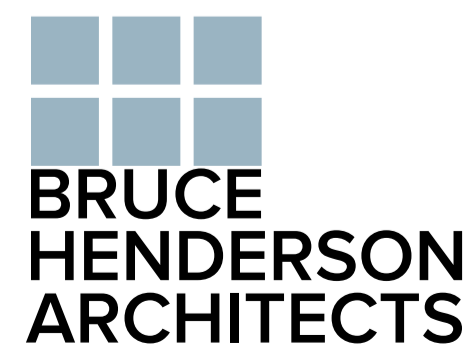
September 22 - 1PM



September 22 - 2PM

 SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.

 SHADOW CAST AT TIME DENOTED BY NEW ENVELOPE SUBJECT OF TOWN PLANNING ENVELOPE.



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

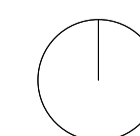
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED

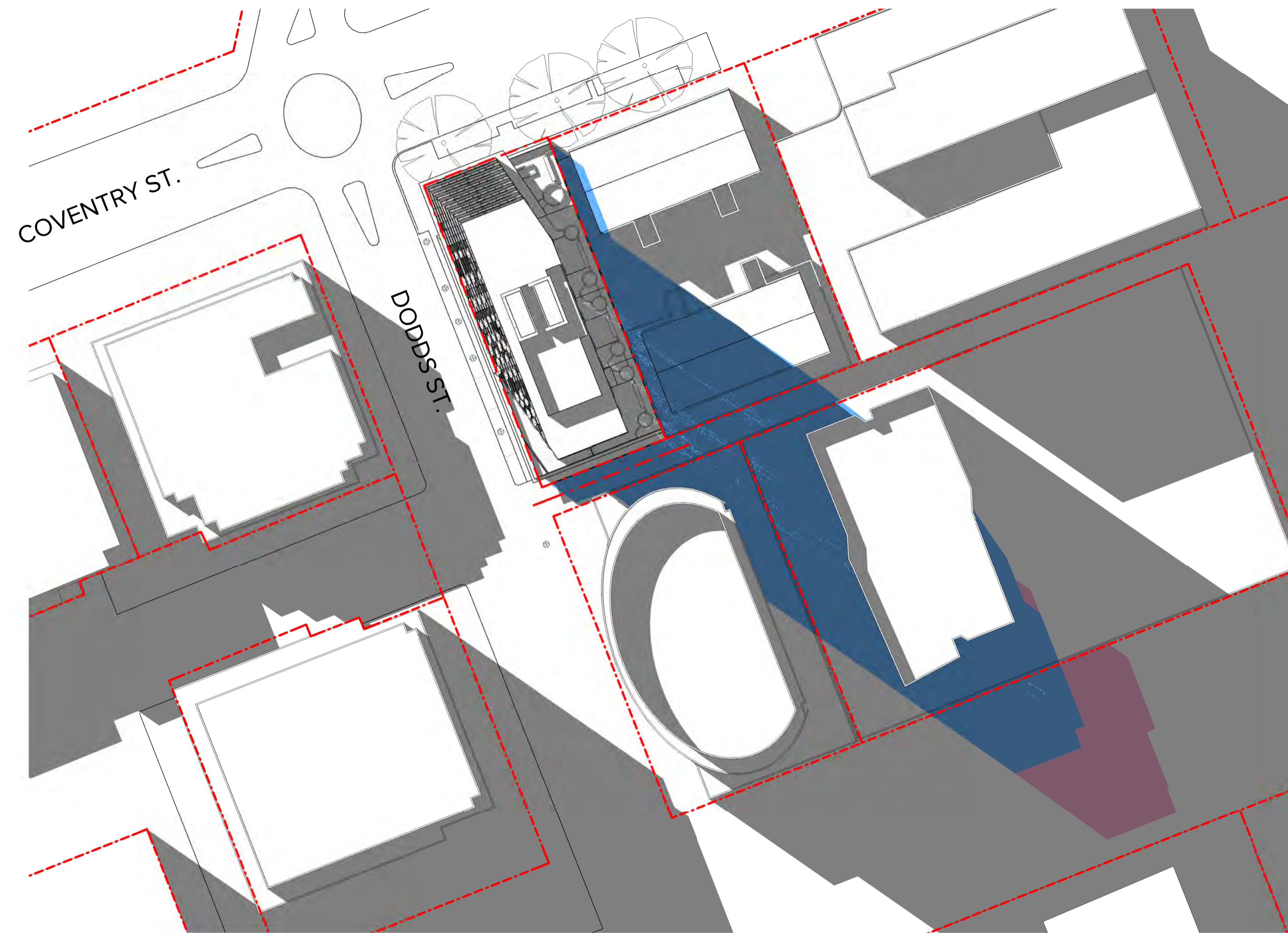


PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
SHADOW DIAGRAMS

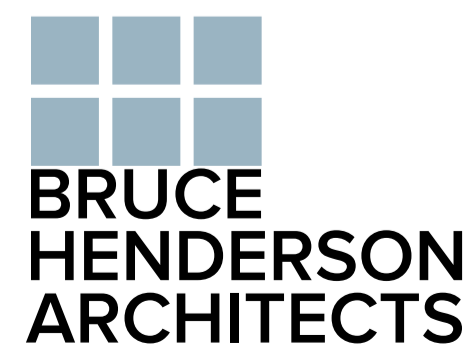
DATE:	28/09/20	JOB No:	40019
SCALE:	1:500@A1	REVISION No:	2
DRAWN:	Author	DRAWING STATUS:	TOWN PLANNING
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-603





September 22 - 3PM

- SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.
- SHADOW CAST AT TIME DENOTED BY NEW ENVELOPE SUBJECT OF TOWN PLANNING ENVELOPE.



**MELBOURNE  
LONDON  
HANOI**

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

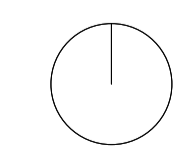
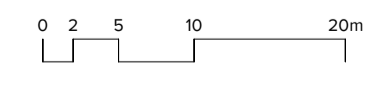
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	15.03.21	WIND MODIFICATIONS, SHADOW INFO ADDED



PROJECT:  
**PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE**

DRAWING TITLE:  
**SHADOW DIAGRAMS**

DATE: 28/09/20	JOB No: 40019
SCALE: 1:500@A1	REVISION No: 2
DRAWN: Author	
DRAWING STATUS: TOWN PLANNING	DRAWING No: TP-604



GROSS FLOOR AREA							
LEVEL	RETAIL (sq.m.)	CORES, SERVICES, STAIRS & STRUCTURE (sq.m.)	COMMON AREA, LOBBIES, CORRIDORS ETC. (sq.m.)	CARPARK / STORAGE ROOMS (sq.m.)	APARTMENT GROSS SALEABLE (sq.m.)	APARTMENT GROSS TERRACE (sq.m.)	TOTAL AREA (sq.m.)
BASEMENT 03	-	40.3	20.9	894.1	-	-	955.3
BASEMENT 02	-	48.3	20.9	886.1	-	-	955.3
BASEMENT 01	-	149.9	20.9	784.5	-	-	955.3
GROUND	150.5	277.4	111.8	240.8	-	-	780.5
LEVEL 01	-	58.1	121.9		347.0	139.0	666.0
LEVEL 02-14	-	57.7	37.1		487.0	49.0	630.8
LEVEL 15	-	57.7	37.1		480.0	57.0	631.8
LEVEL 16	-	57.7	37.1		459.0	57.0	610.8
LEVEL 17	-	57.7	37.1		442.0	55.0	591.8
LEVEL 18	-	57.7	37.1		420.0	55.0	569.8
LEVEL 19	-	57.7	37.1		403.0	53.0	550.8
LEVEL 20	-	57.7	37.1		380.0	55.0	529.8
LEVEL 21	-	57.7	37.1		359.0	56.0	509.8
LEVEL 22	-	57.6	33.0		357.0	43.0	490.6
LEVEL 23	-	57.6	34.9		337.0	40.0	469.5
ROOF LEVEL	-	188.5					188.5
<b>TOTAL</b>	<b>150.5</b>	<b>2031.7</b>	<b>1106.3</b>	<b>2805.5</b>	<b>10315.0</b>	<b>1247.0</b>	<b>17656.0</b>

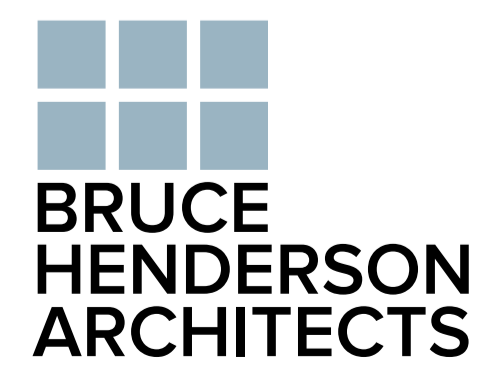
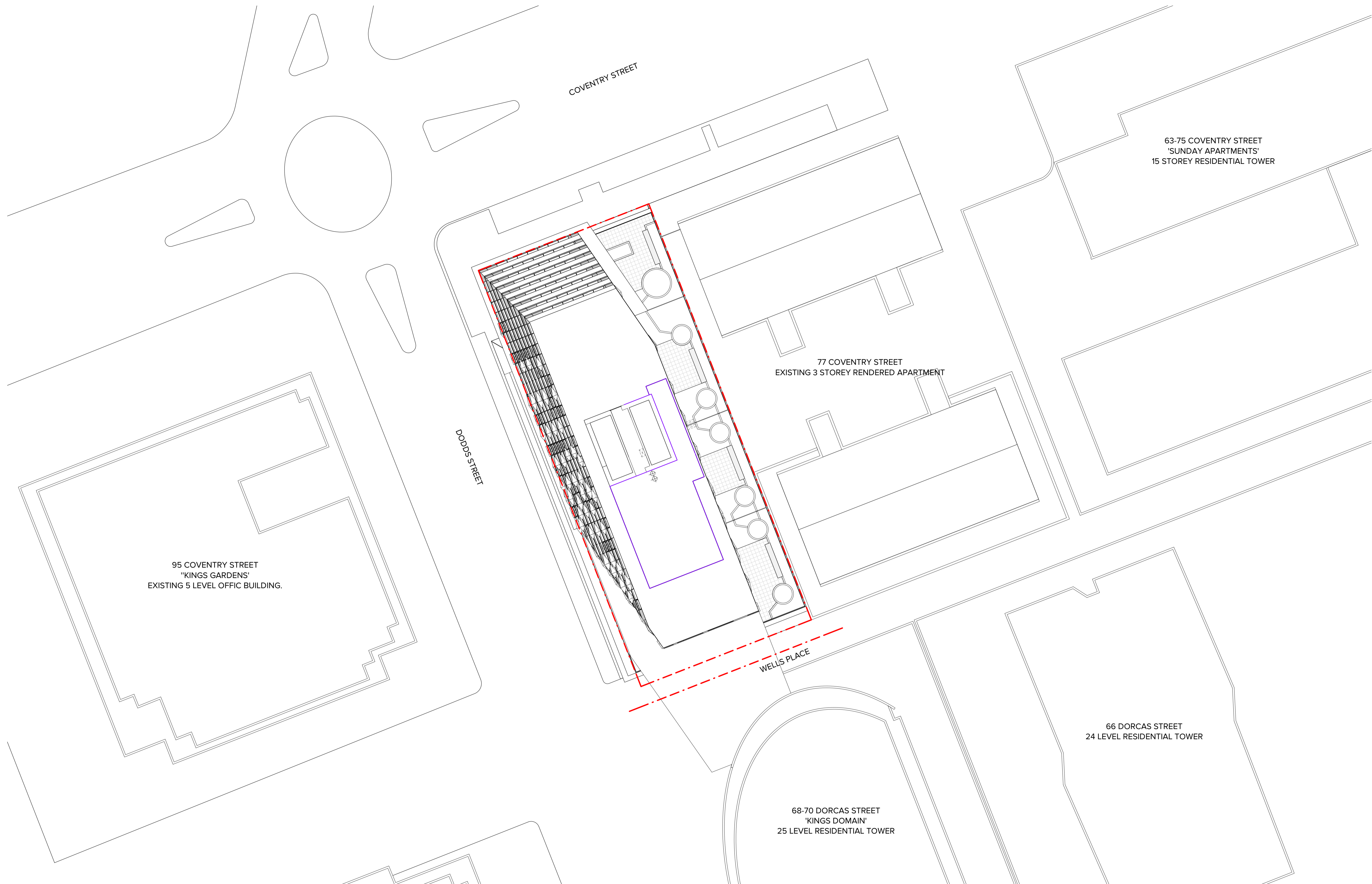
SITE AREA	975.9 SQ.M
GROOS FLOOR AREA ABOVE GROUND	13543.1 SQ.M
FLOOR AREA RATIO	13.9
COMMERCIAL FLOOR SPACE	150.5 SQ.M

ELEMENT	REQUIRED RATE	REQUIRED NUMBER	PROVIDED NUMBER
STORAGE UNITS	1 per residential apartment	174	174
VISITOR BIKES	1 per 10 residential apartments	18	20
RESIDENT BIKES	1 per 5 residential apartments	35	174
RESIDENT PARKS	1 per 1B/2B unit, 2 per 3B unit	174	67
COMMERCIAL PARKS	1 per 1B/2B unit, 2 per 3B unit	-	-



# Decision Plans

1 February 2021



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL



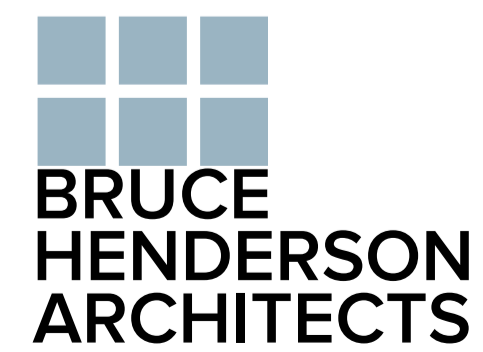
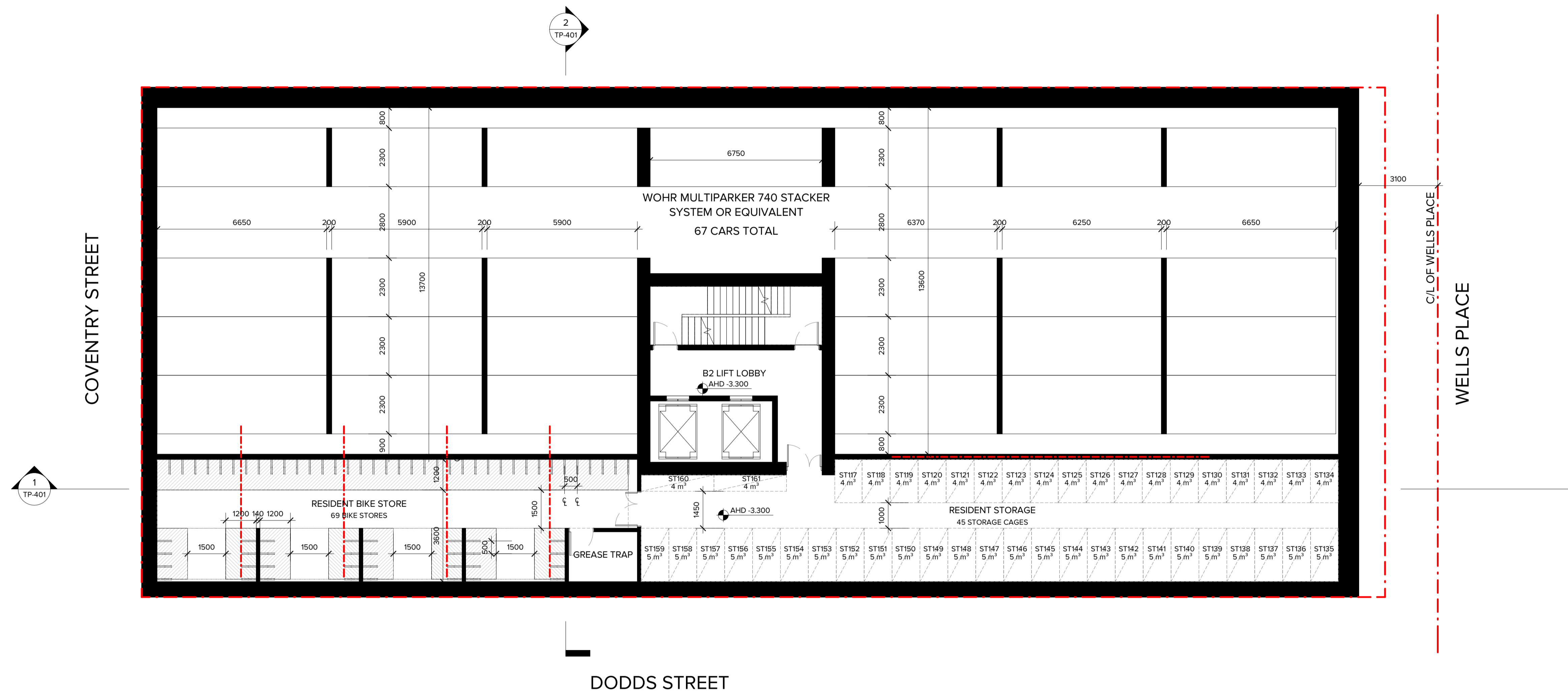
PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
SITE PLAN

DATE: 28/09/20	JOB No: 40019
SCALE: 1:200@A1	REVISION No: 1
DRAWN: BHA	
DRAWING STATUS: TOWN PLANNING	DRAWING No: TP-202







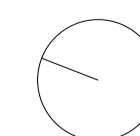
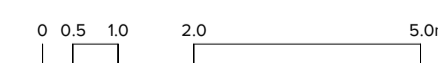
**MELBOURNE  
LONDON  
HANOI**  
  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

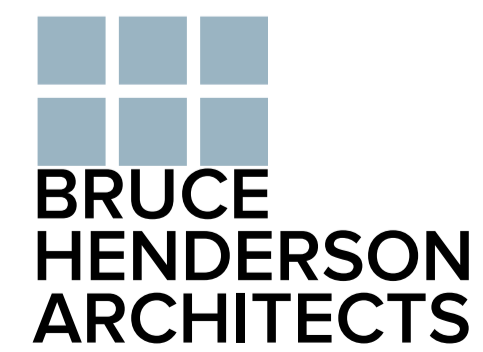
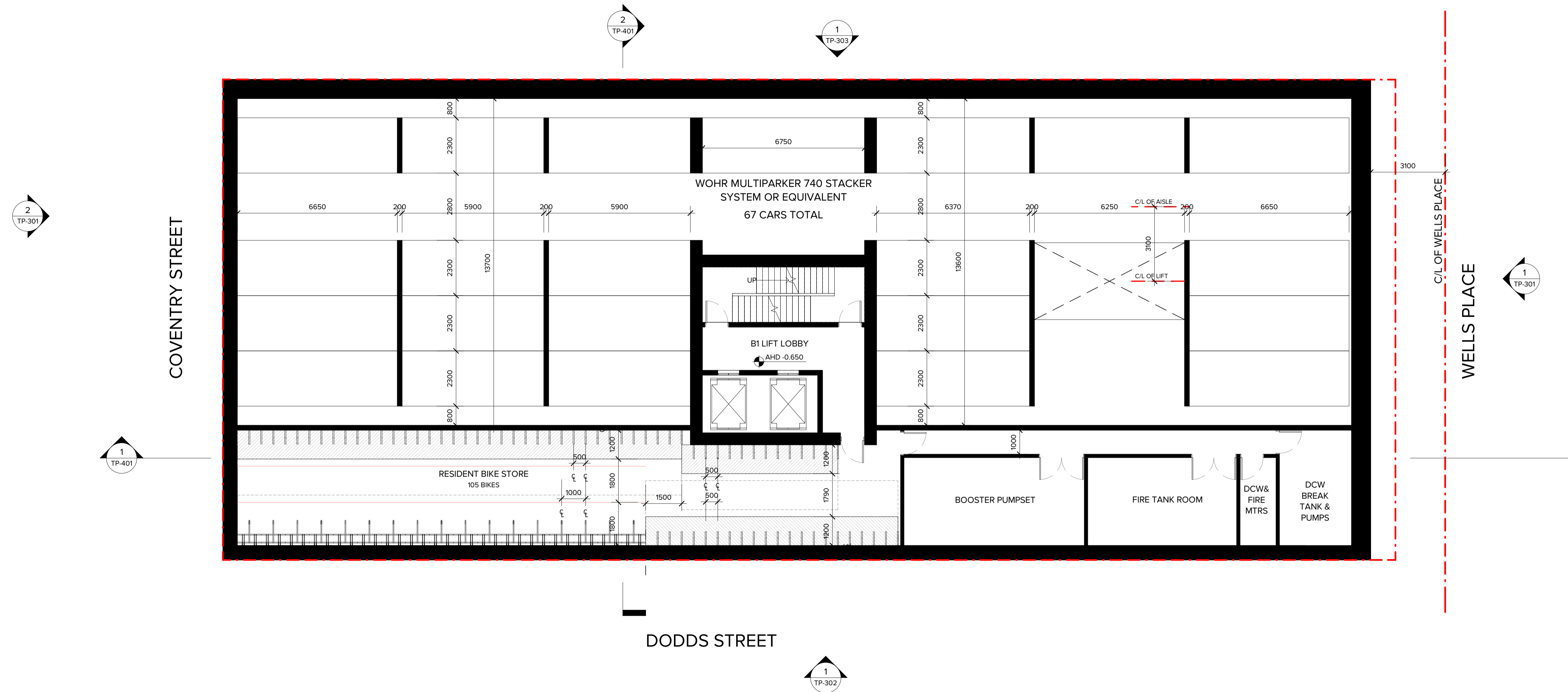
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
**PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE**

DRAWING TITLE:  
**PROPOSED BASEMENT 02**

DATE: 28/09/20      JOB No: 40019  
SCALE: 1:100@A1      REVISION No: 2  
DRAWN: MB/YC/YL  
DRAWING STATUS: TOWN PLANNING      DRAWING No: TP-204



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

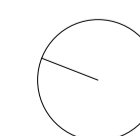
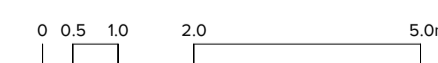
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED BASEMENT 01

DATE: 28/09/20 JOB No: 40019

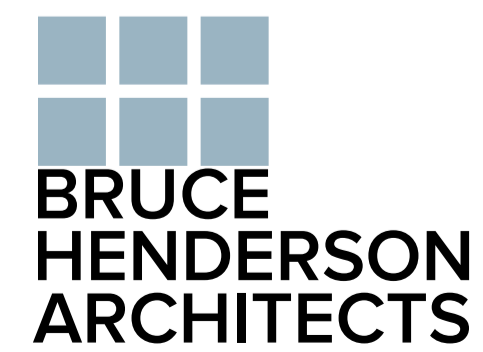
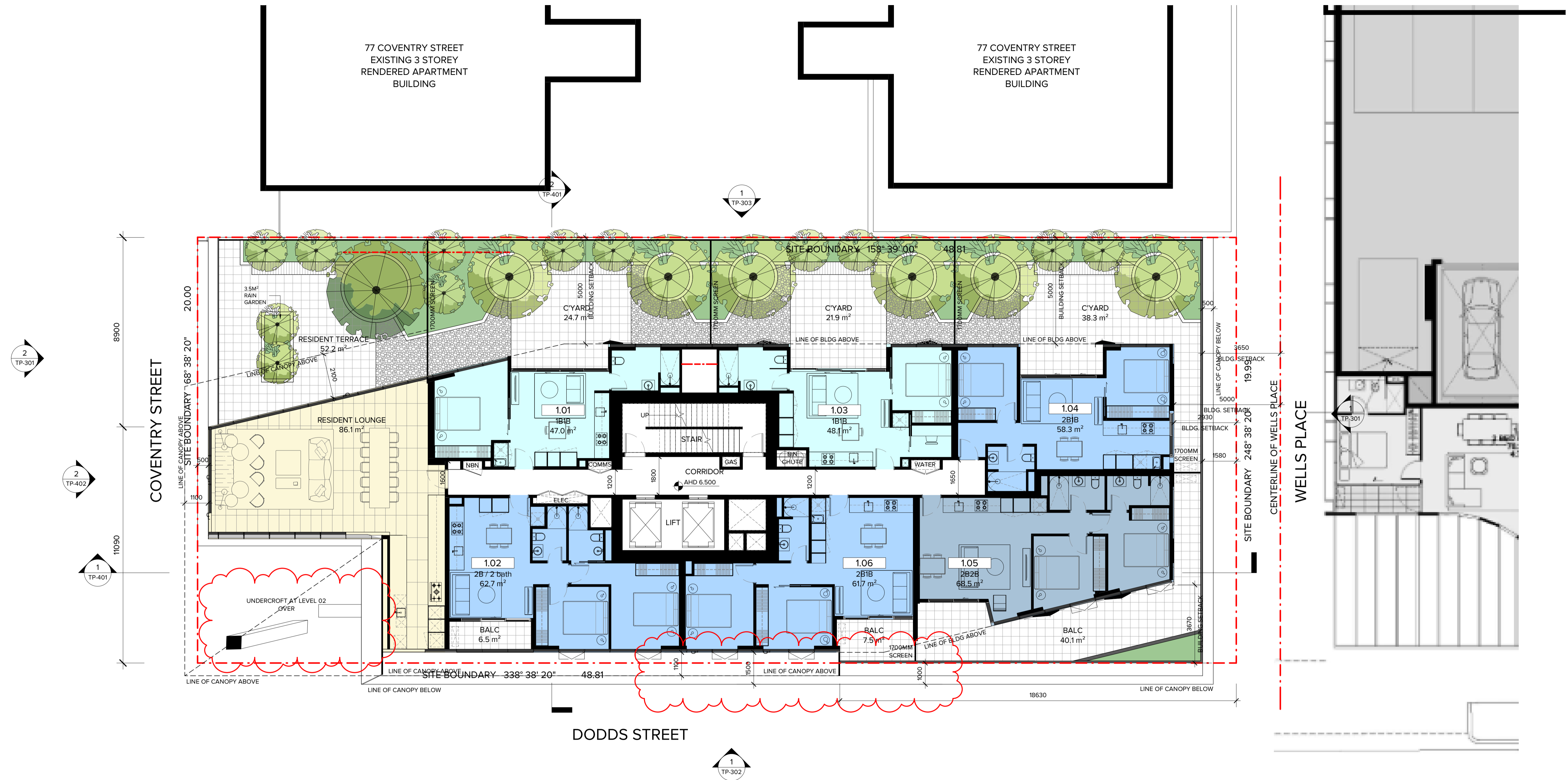
SCALE: 1:100@A1 REVISION No: 2

DRAWN: MB/YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-205







MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

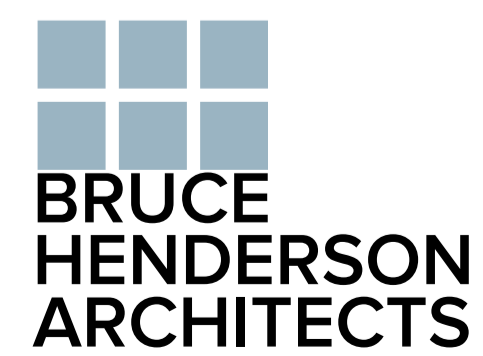
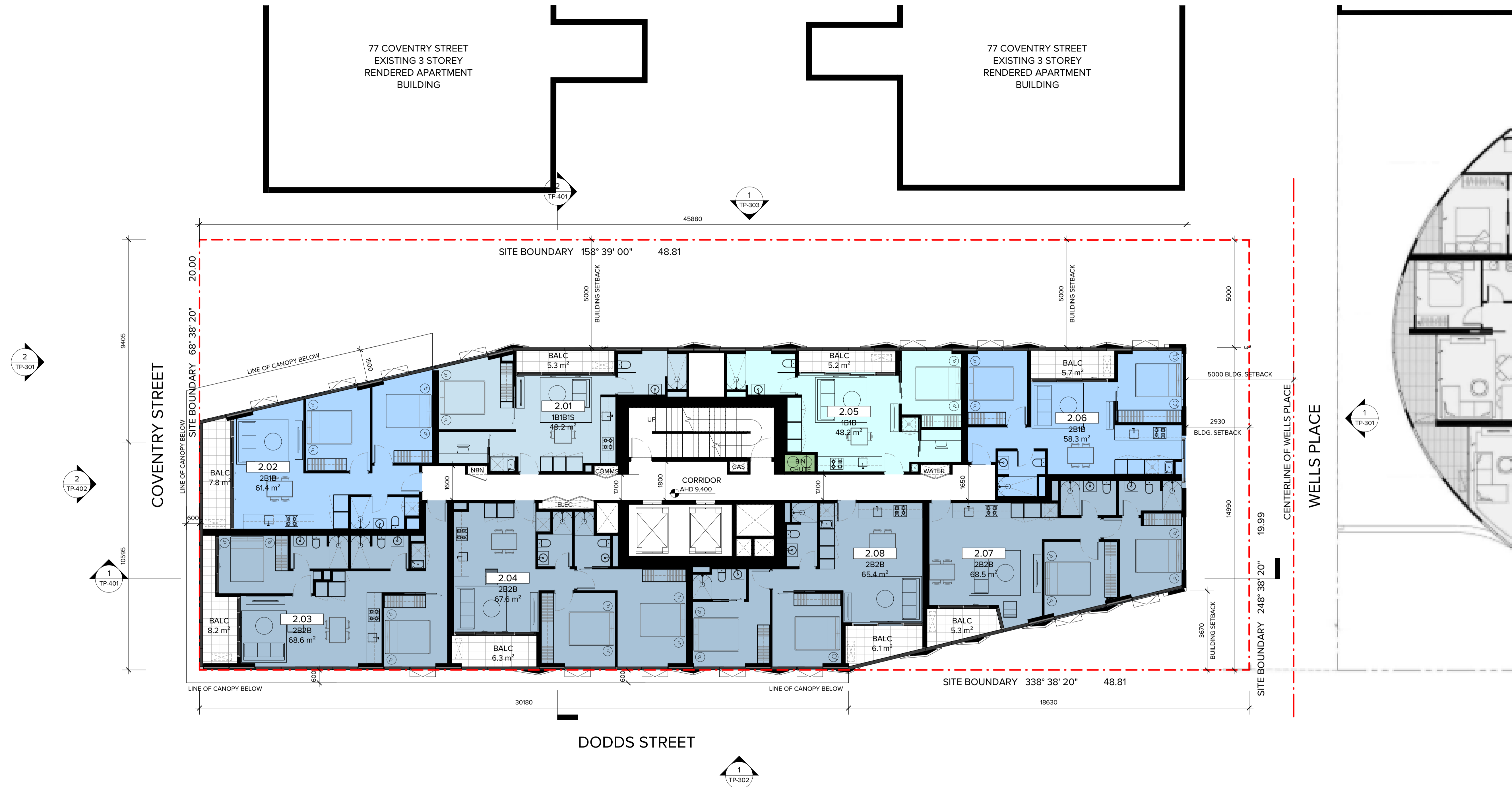
DRAWING TITLE:  
PROPOSED LEVEL 01

DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 4

DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-207



**MELBOURNE  
LONDON  
HANOI**  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: **Checker**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI

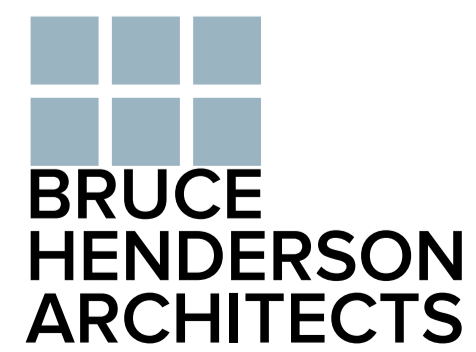
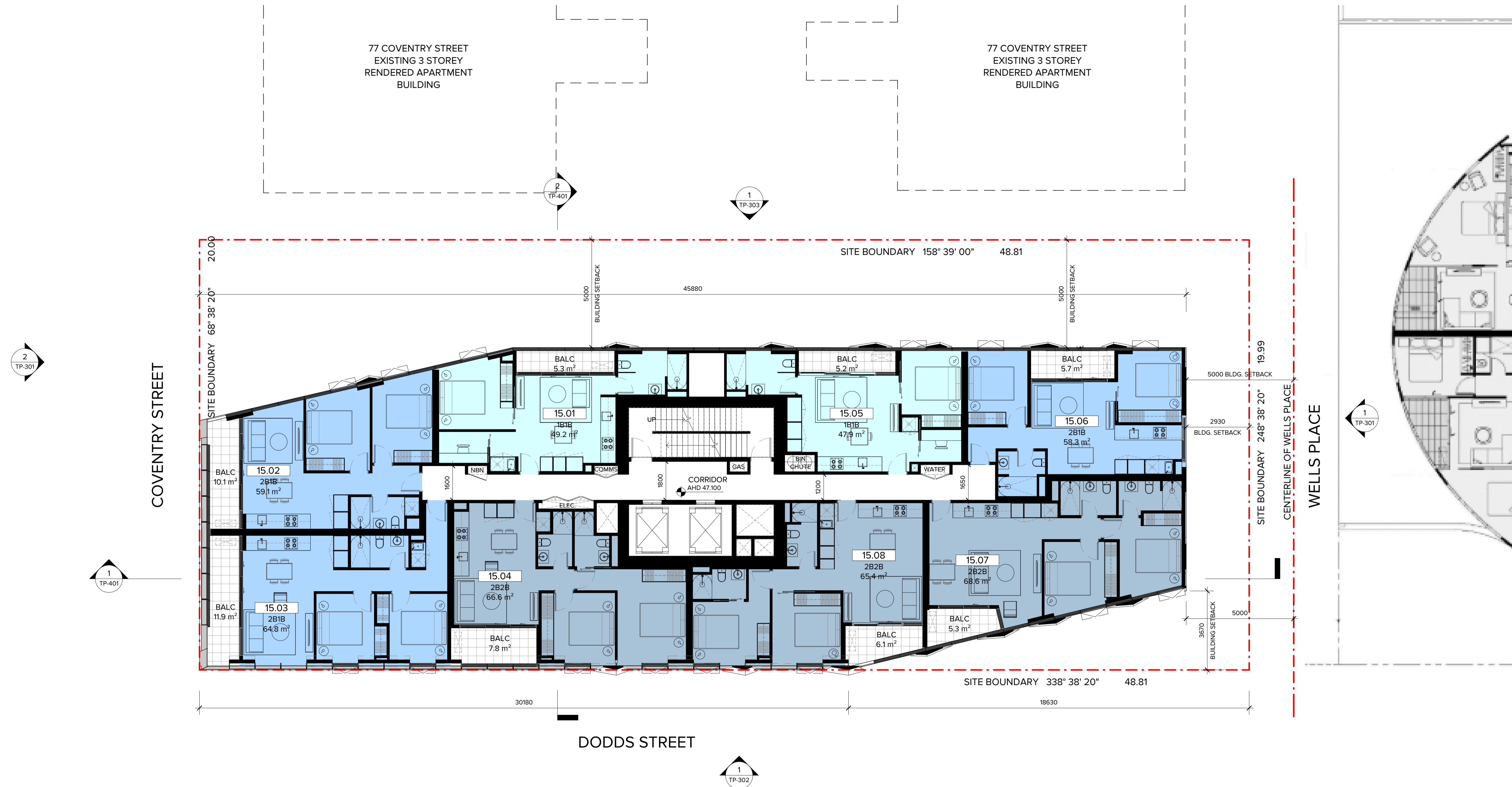


PROJECT:  
**PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE**

DRAWING TITLE:  
**PROPOSED LEVEL 02-14**

DATE: 28/09/20      JOB No: 40019  
SCALE: 1:100@A1      REVISION No: 2  
DRAWN: YC/YL  
DRAWING STATUS: TOWN PLANNING      DRAWING No: TP-208





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 15

DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 2

DRAWN: YC/YL

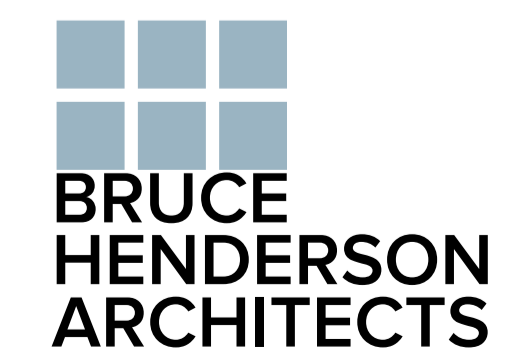
DRAWING STATUS: TOWN PLANNING DRAWING No: TP-210



COVENTRY STREET

DODDS STREET

WELLS PLACE



**MELBOURNE  
LONDON  
HANOI**  
  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

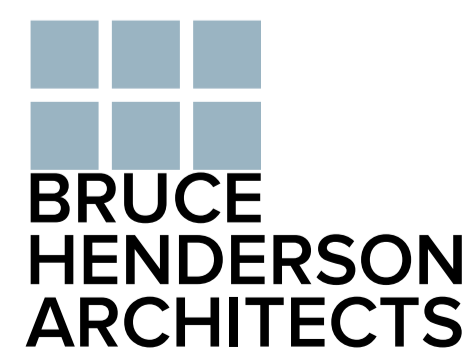
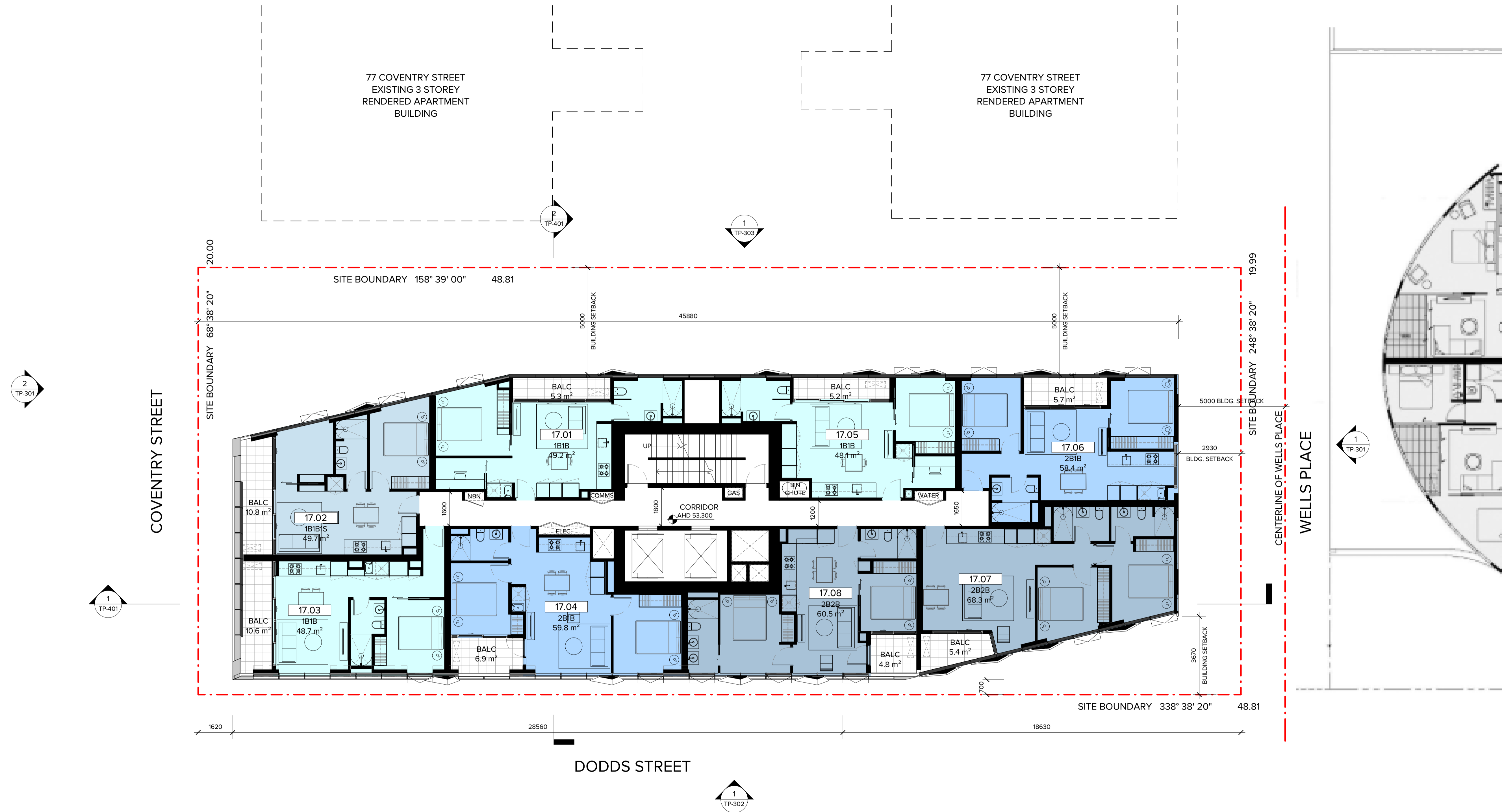
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
**PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE**

DRAWING TITLE:  
**PROPOSED LEVEL 16**

DATE: 28/09/20      JOB No: 40019  
SCALE: 1:100@A1      REVISION No: 2  
DRAWN: YC/YL  
DRAWING STATUS: TOWN PLANNING      DRAWING No: TP-211



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

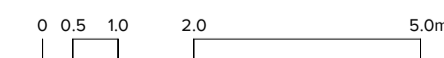
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 17

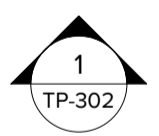
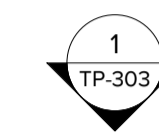
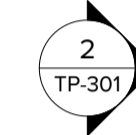
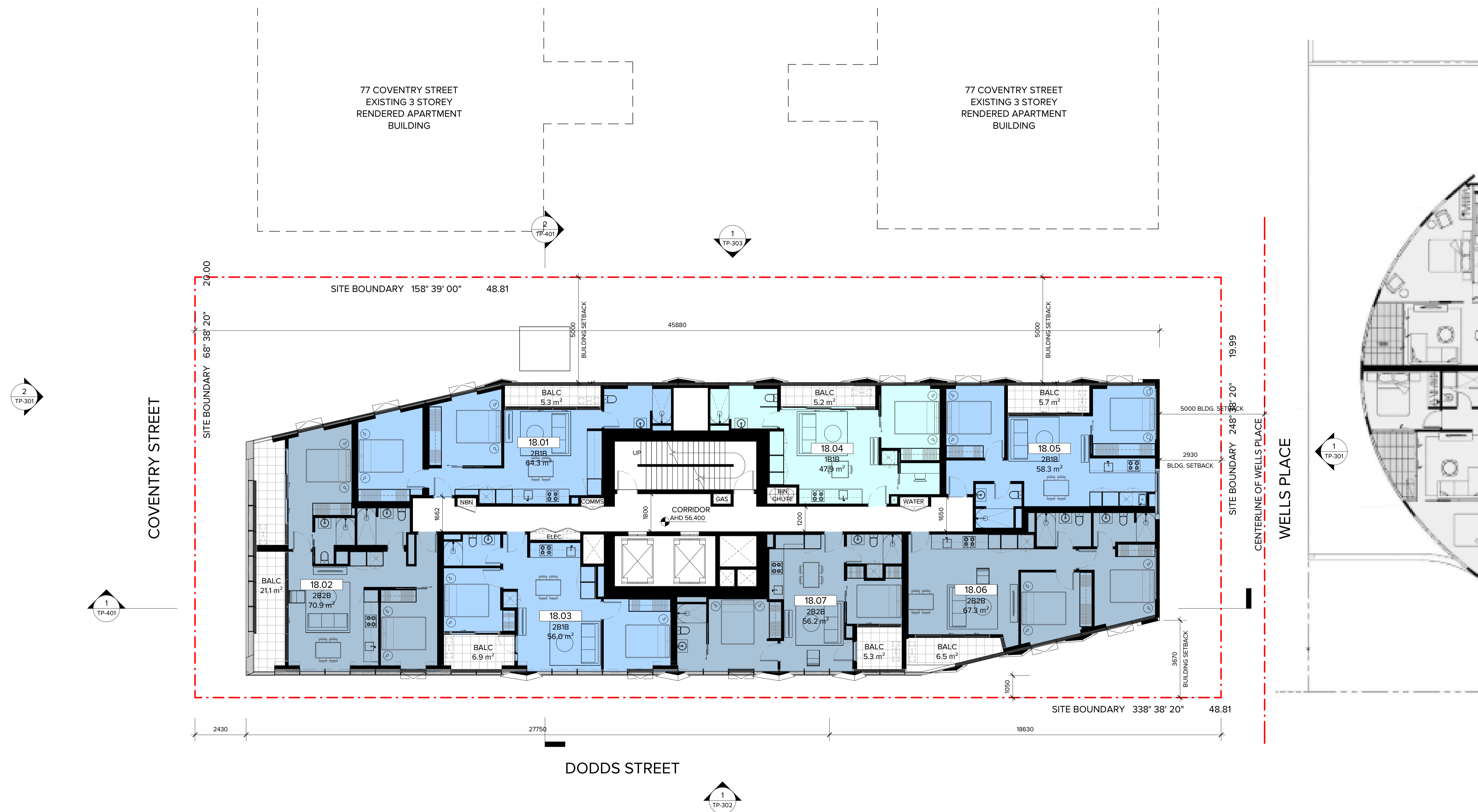
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 2

DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-212



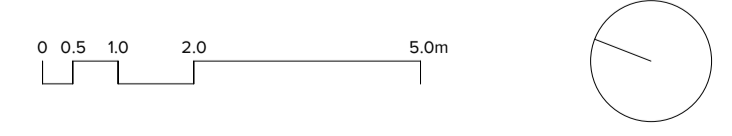


REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.



PROJECT:  
**PROPOSED DEVELOPMENT**  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
**PROPOSED LEVEL 18**

DATE: 28/09/20      JOB No: 40019

SCALE: 1:100@A1      REVISION No: 2

DRAWN: YC/YL

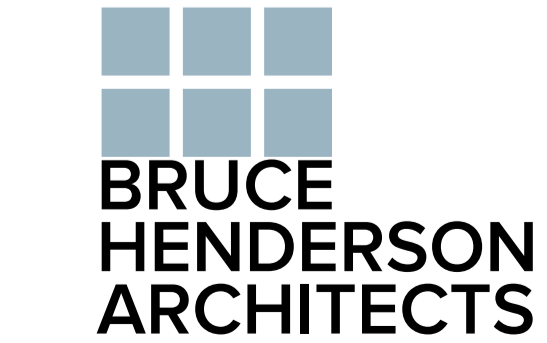
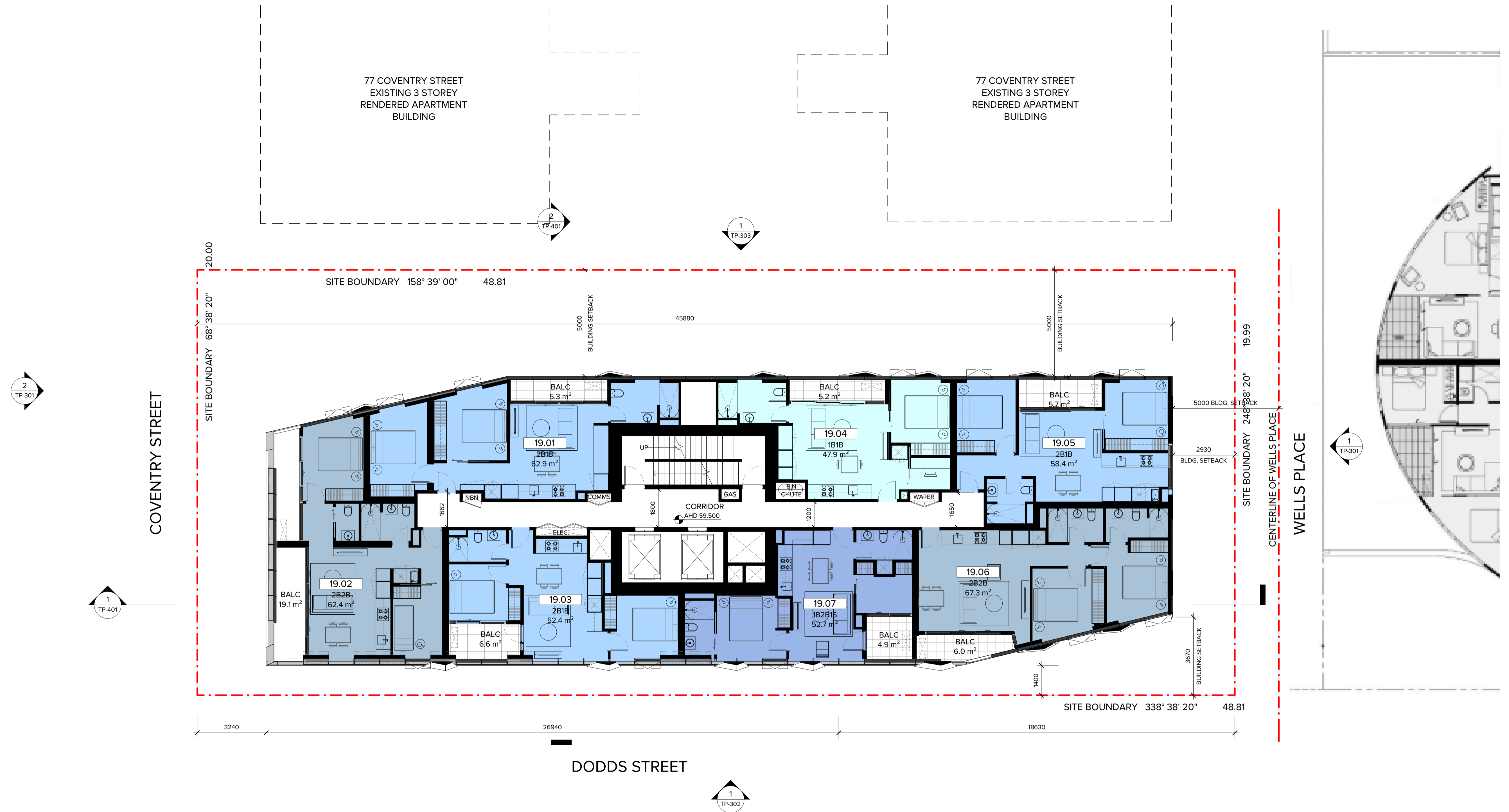
DRAWING STATUS: TOWN PLANNING      DRAWING No: TP-213

**BRUCE HENDERSON ARCHITECTS**

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

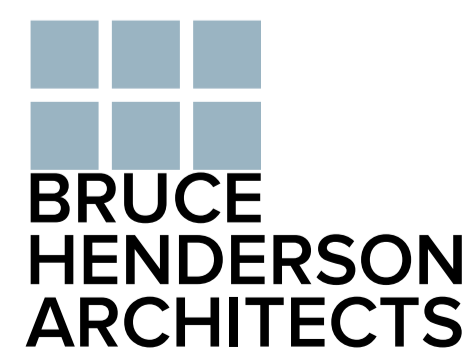
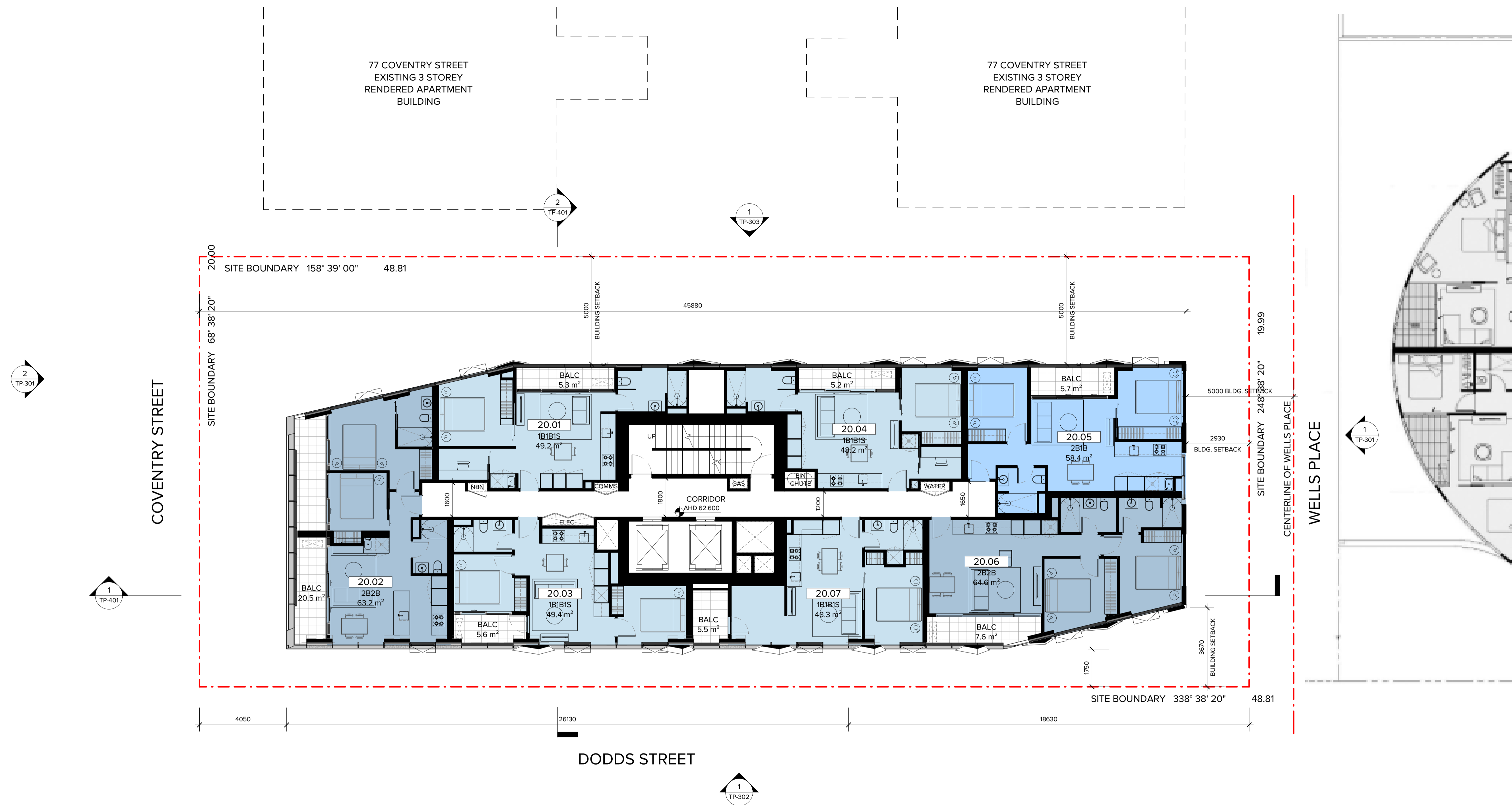
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 19

DATE: 28/09/20 JOB No: 40019  
SCALE: 1:100@A1 REVISION No: 2  
DRAWN: YC/YL  
DRAWING STATUS: TOWN PLANNING DRAWING No: TP-214



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

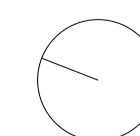
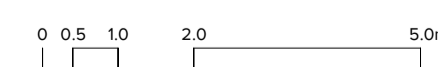
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 20

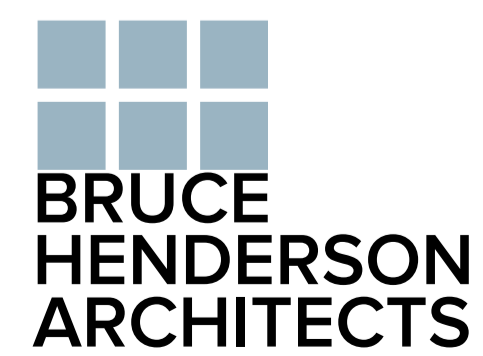
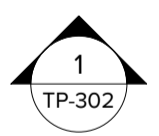
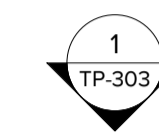
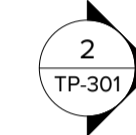
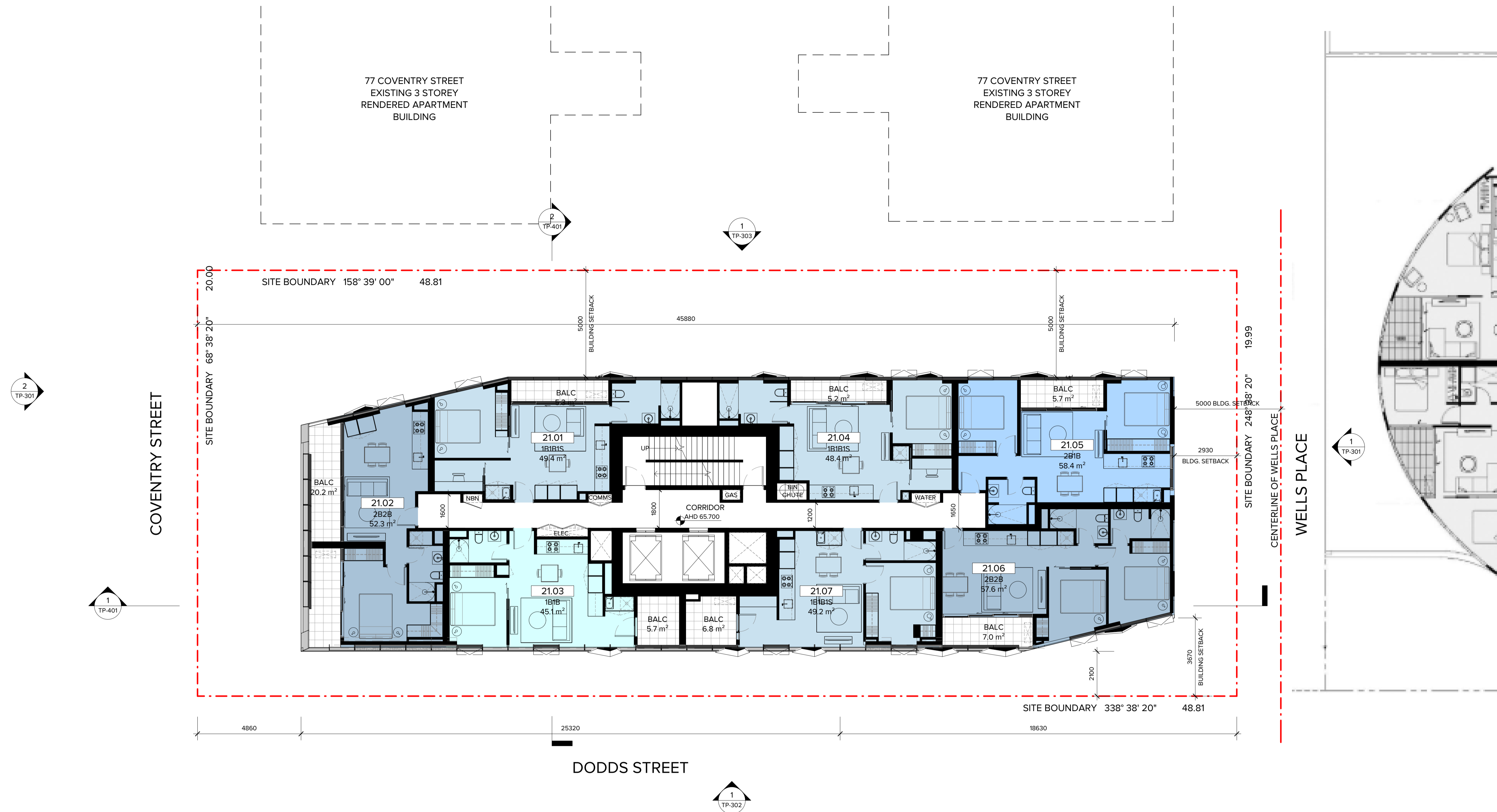
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 2

DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-215





**MELBOURNE  
LONDON  
HANOI**  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

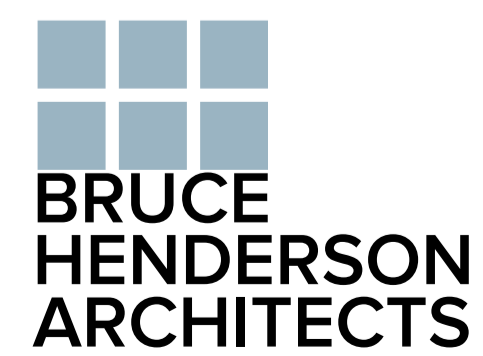
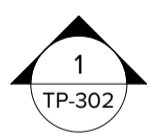
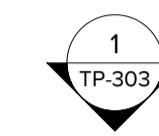
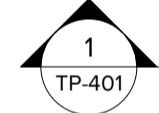
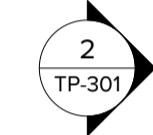
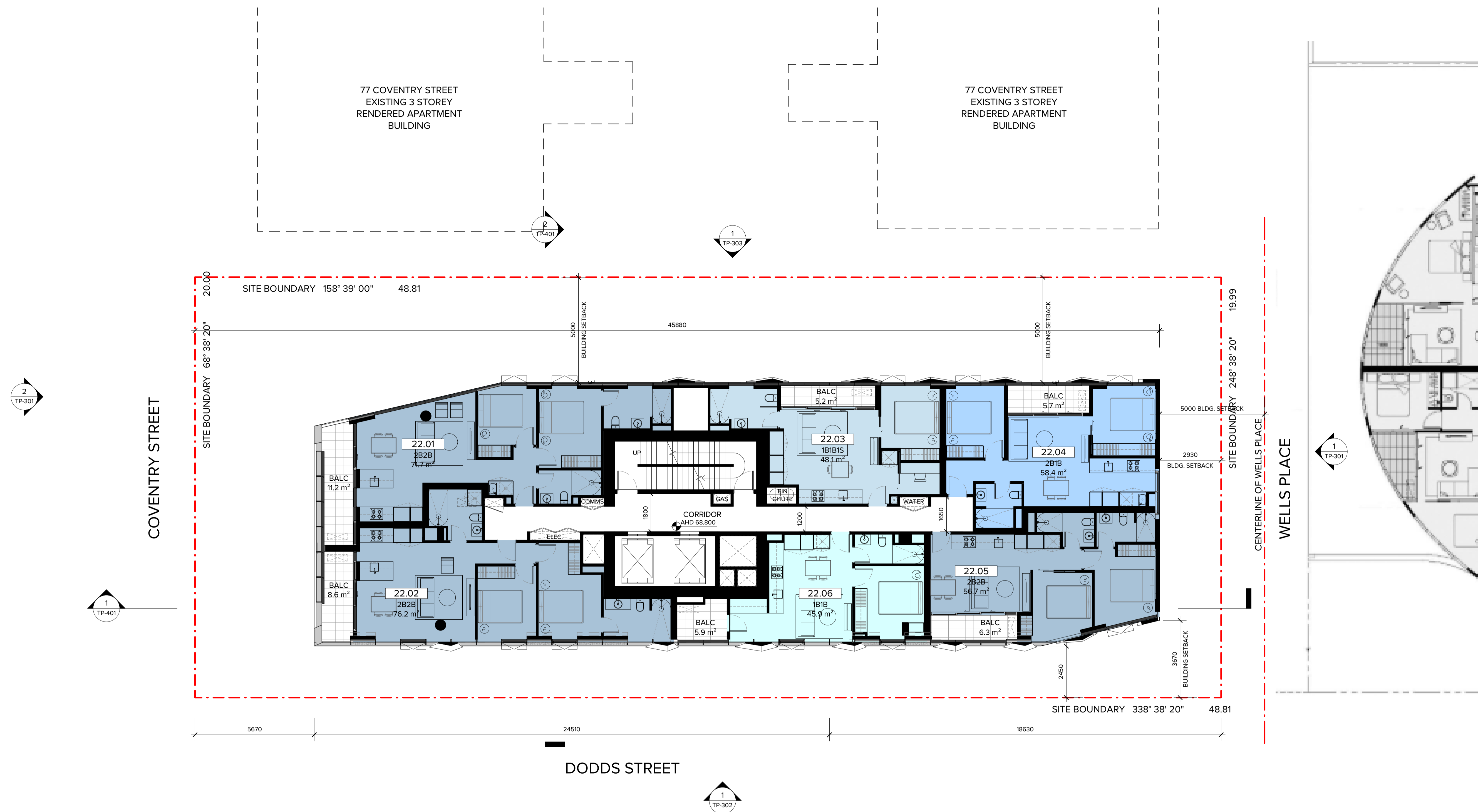
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



**PROJECT:**  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

**DRAWING TITLE:**  
PROPOSED LEVEL 21

**DATE:** 28/09/20      **JOB No:** 40019  
**SCALE:** 1:100@A1      **REVISION No:** 2  
**DRAWN:** YC/YL  
**DRAWING STATUS:** TOWN PLANNING      **DRAWING No:** TP-216



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 22

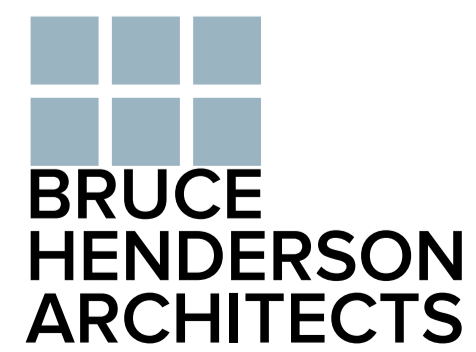
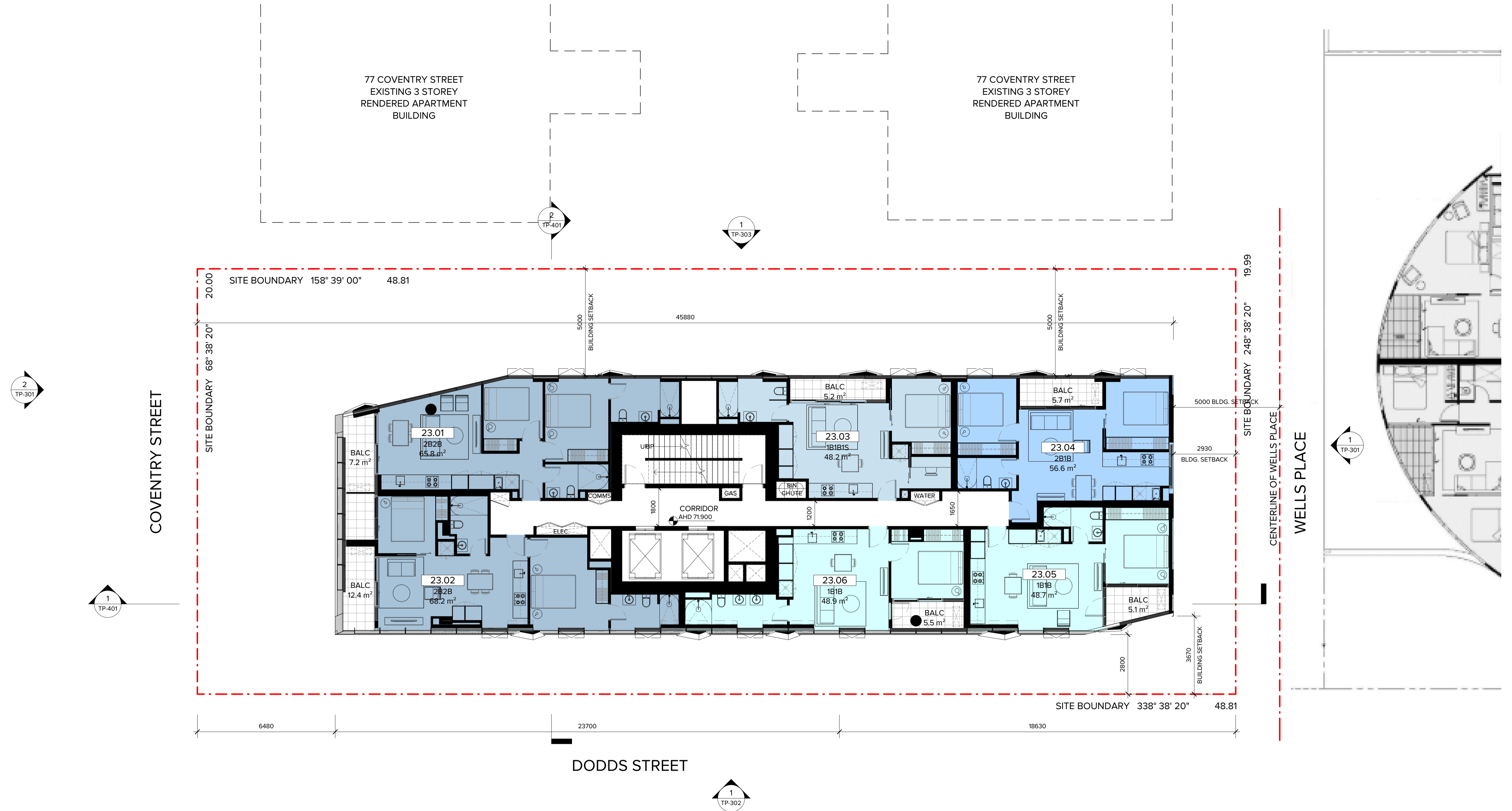
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 2

DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-217





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

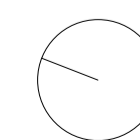
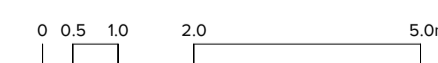
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 23

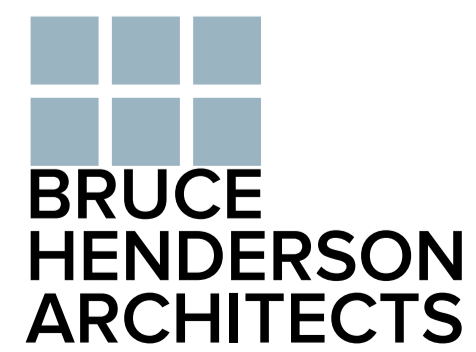
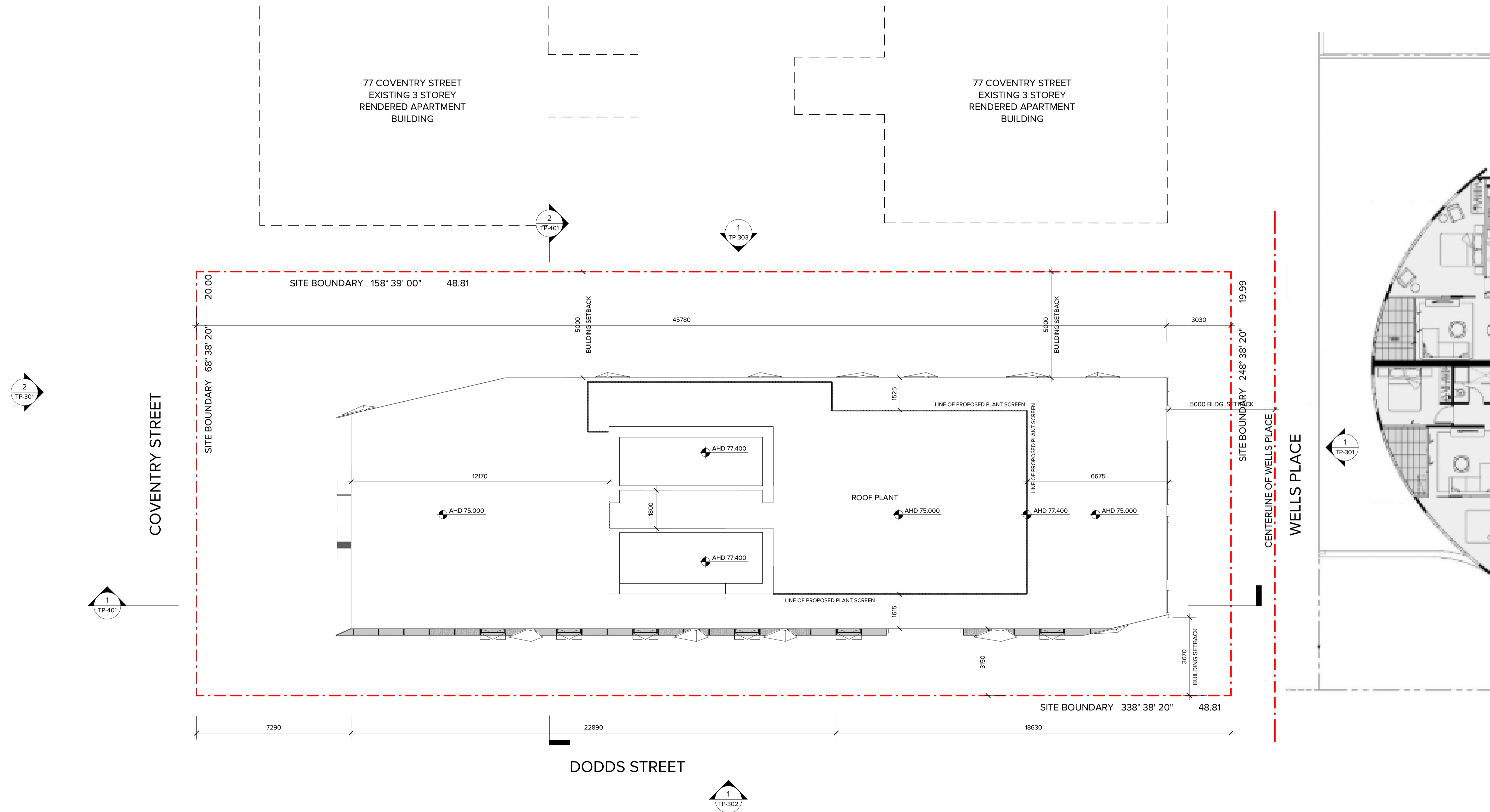
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 2

DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-218





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED ROOF LEVEL

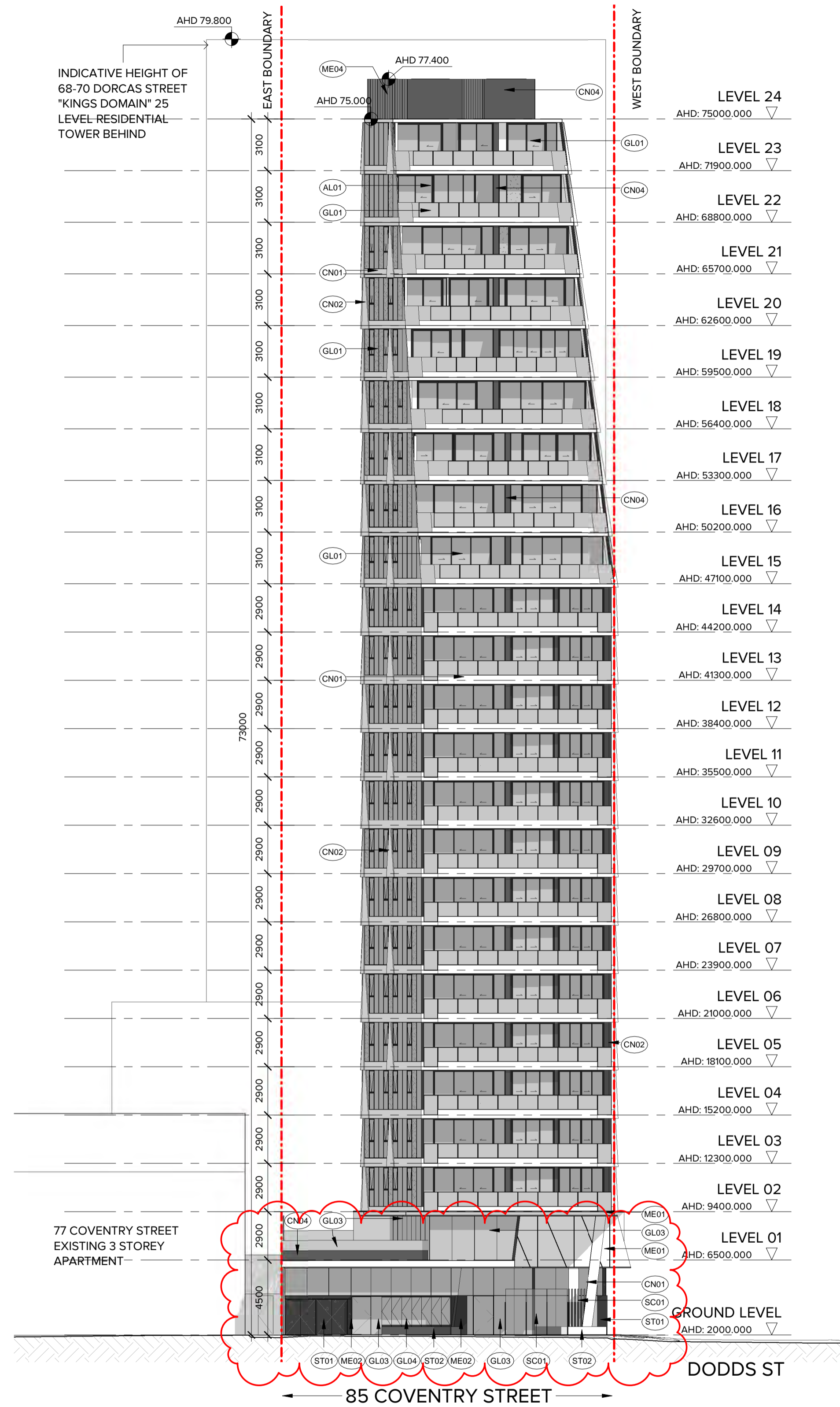
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 2

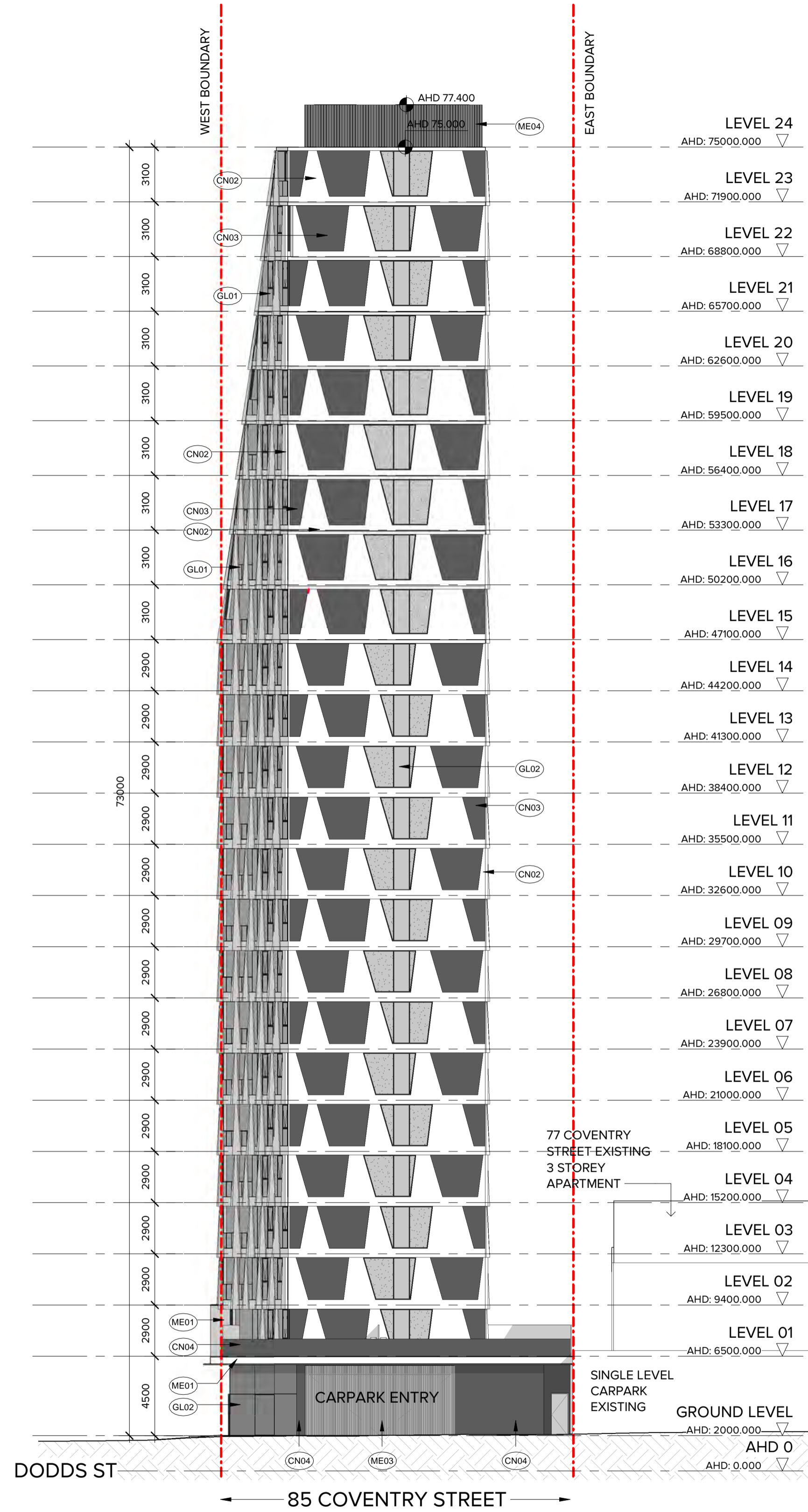
DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-219





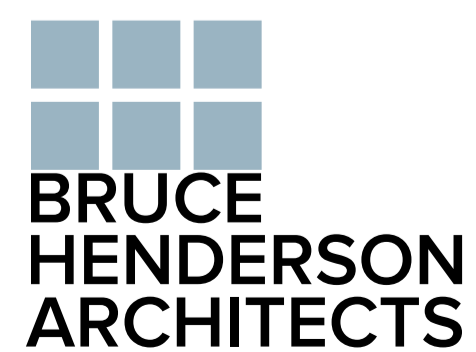
2 NORTH ELEVATION  
1:200



1 SOUTH ELEVATION  
1:200

EXTERIOR FINISHES SCHEDULE

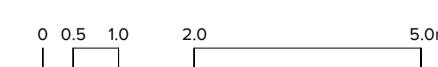
- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN, VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
CHECKED: Checker  
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

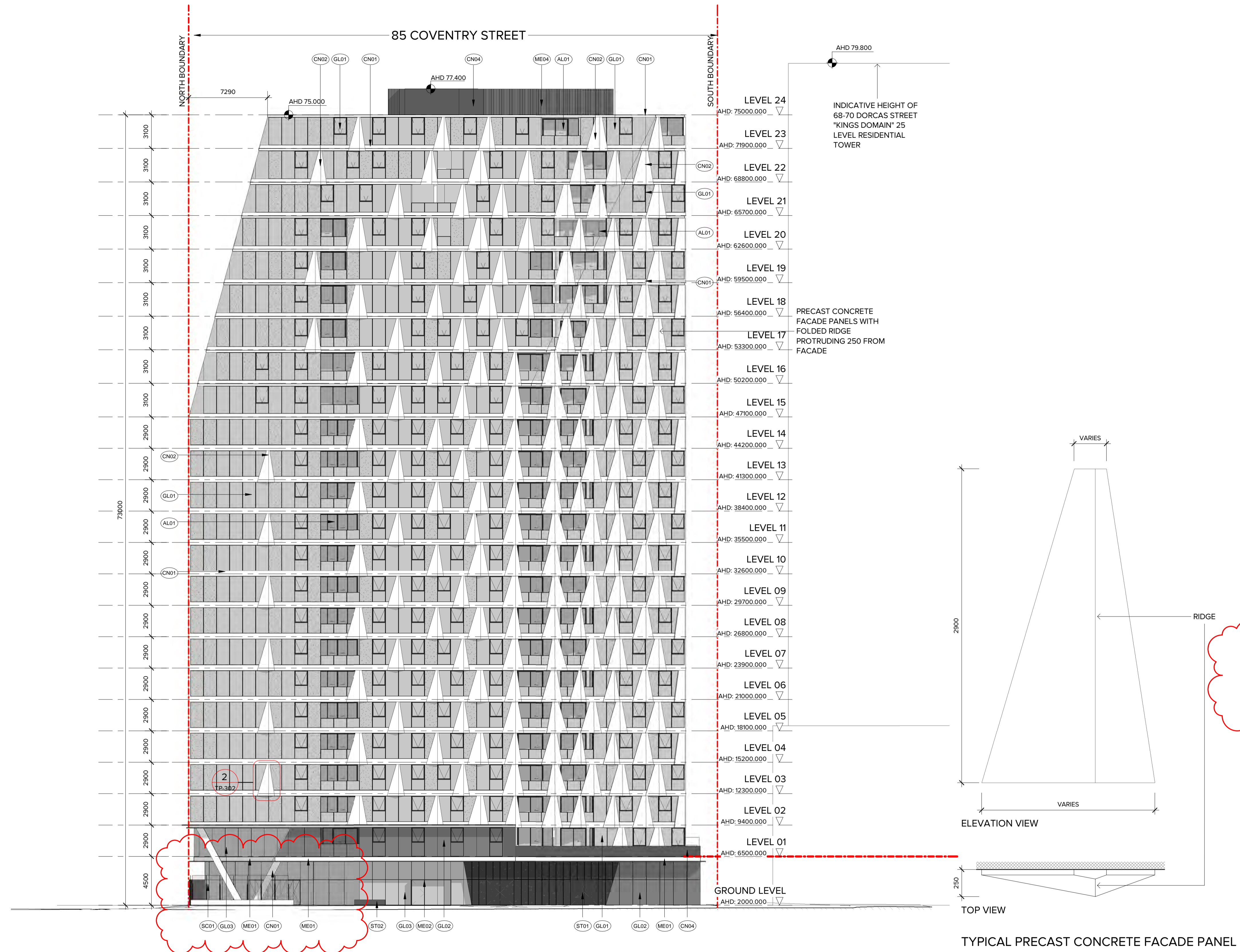
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE  
DRAWING TITLE:  
NORTH & SOUTH ELEVATION

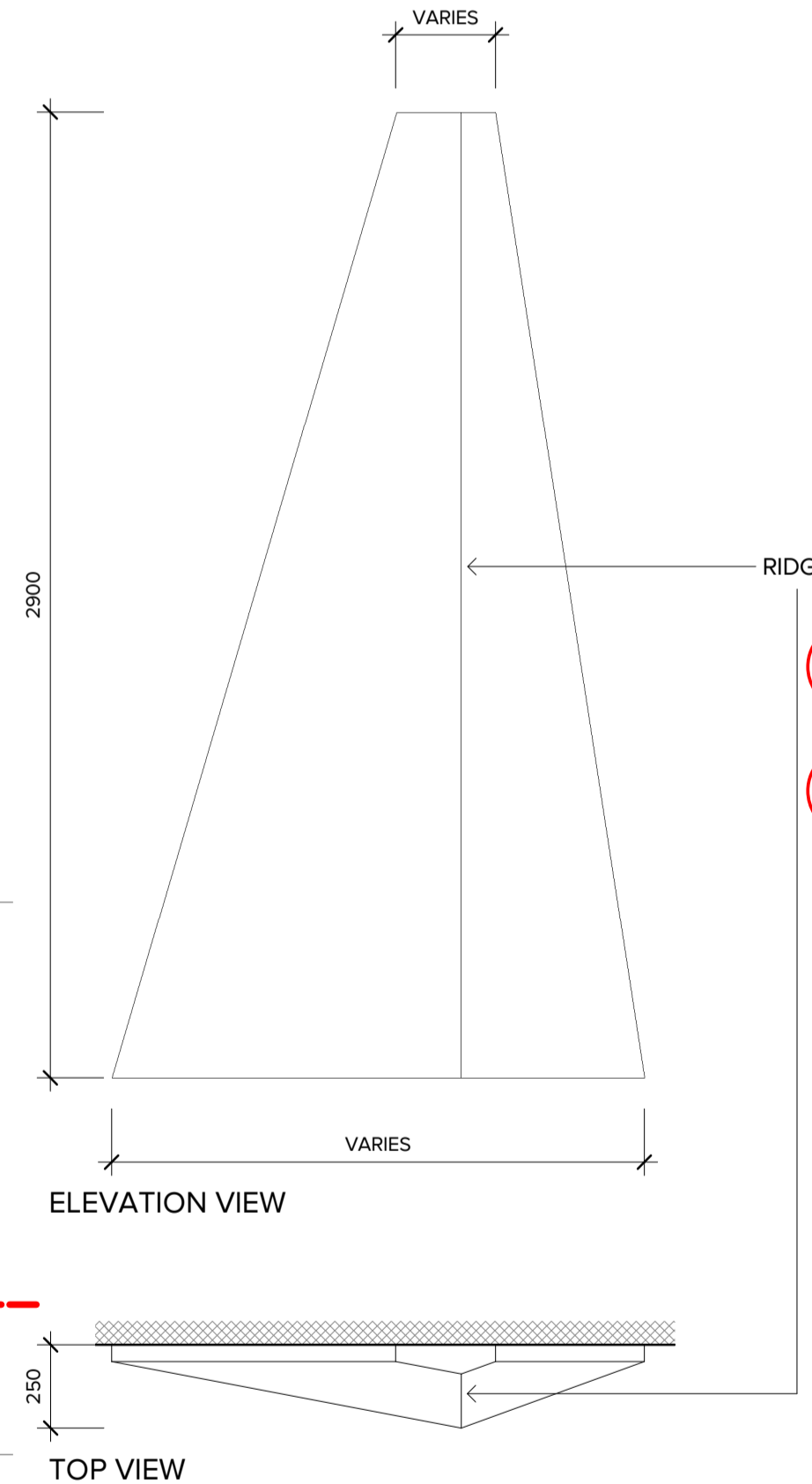
DATE:	28/09/20	JOB No:	40019
SCALE:	1:200@A1	REVISION No:	4
DRAWN:	YC/YL	DRAWING STATUS:	TOWN PLANNING
DRAWING No:	TP-301		





EXTERIOR FINISHES SCHEDULE

AL01	POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
CN01	PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
CN02	PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
CN03	RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
CN04	PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
GL01	REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
GL02	GREY TINTED VISION GLASS.
GL03	CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
GL04	BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
ME01	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
ME02	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
ME03	ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
ME04	PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
ST01	FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
ST02	FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.
SC01	FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



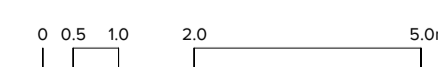
TYPICAL PRECAST CONCRETE FACADE PANEL



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
CHECKED: Checker  
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

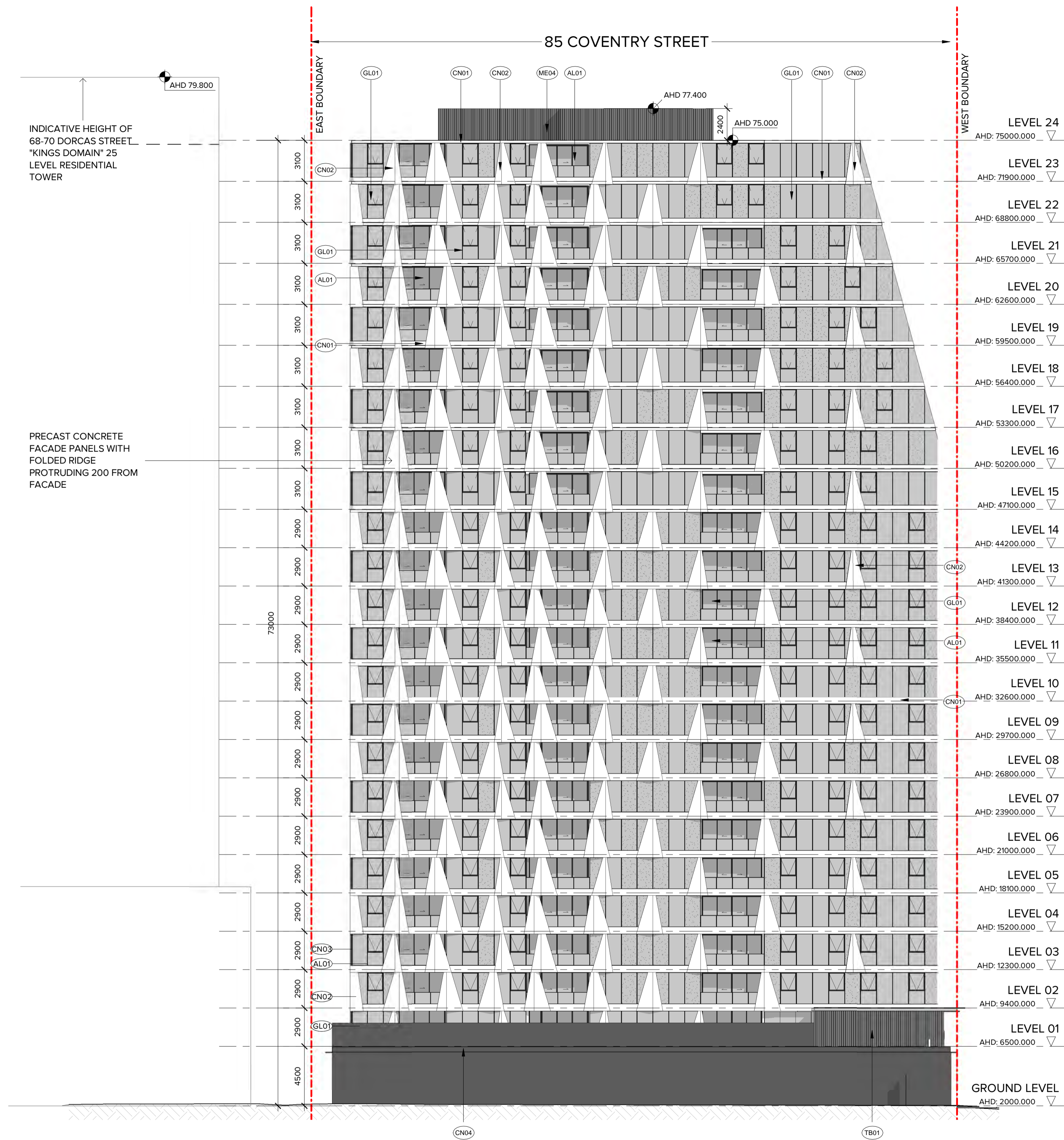
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE  
DRAWING TITLE:  
WEST ELEVATION

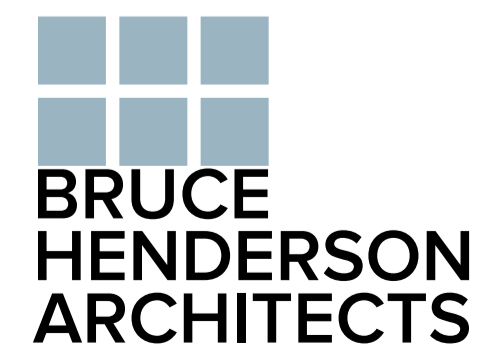
DATE:	28/09/20	JOB No:	40019
SCALE:	1:200@A1	REVISION No:	4
DRAWN:	YC/YL		
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-302





EXTERIOR FINISHES SCHEDULE

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN, VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



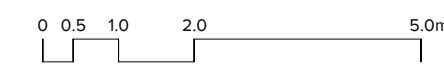
MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT

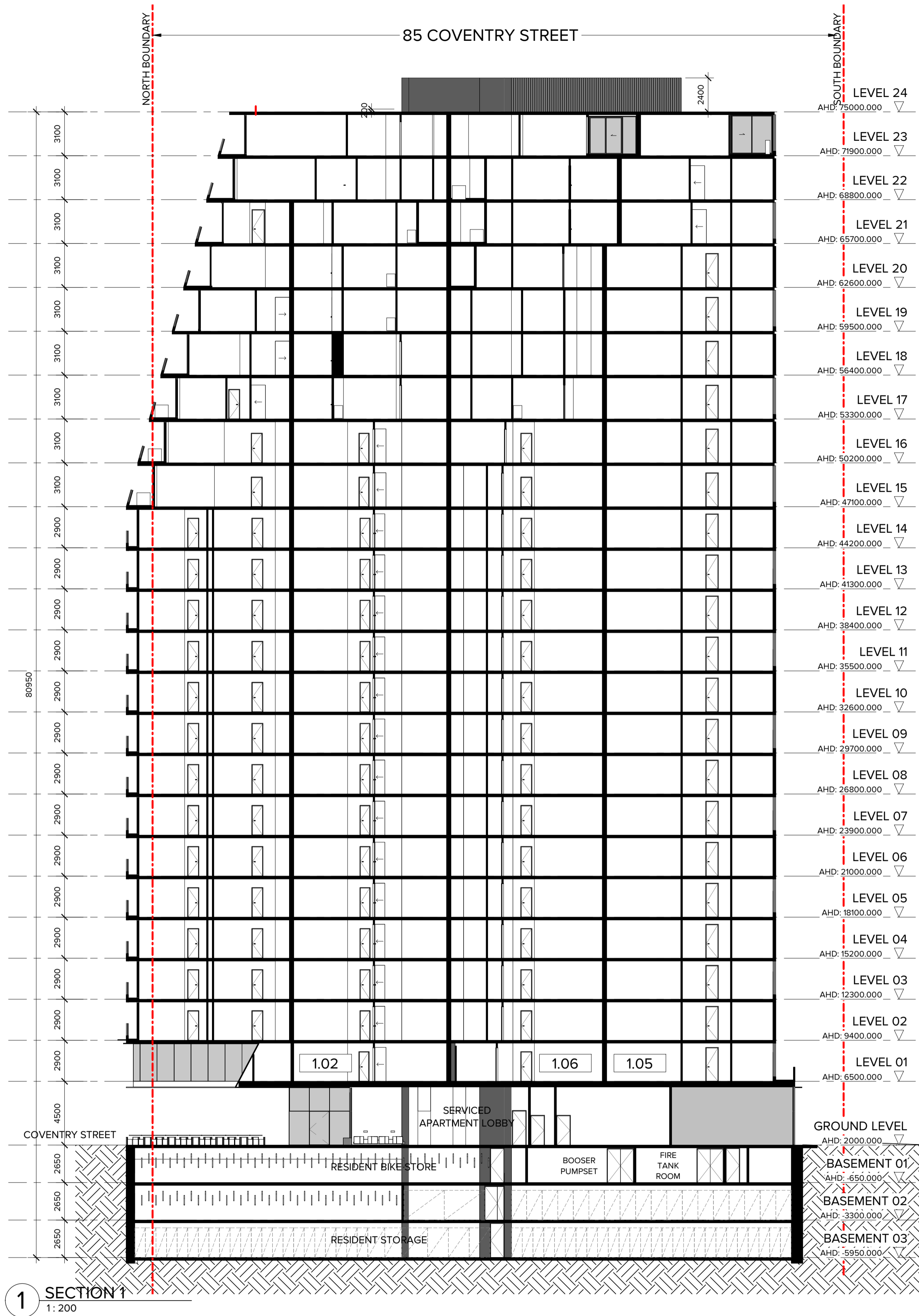


PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

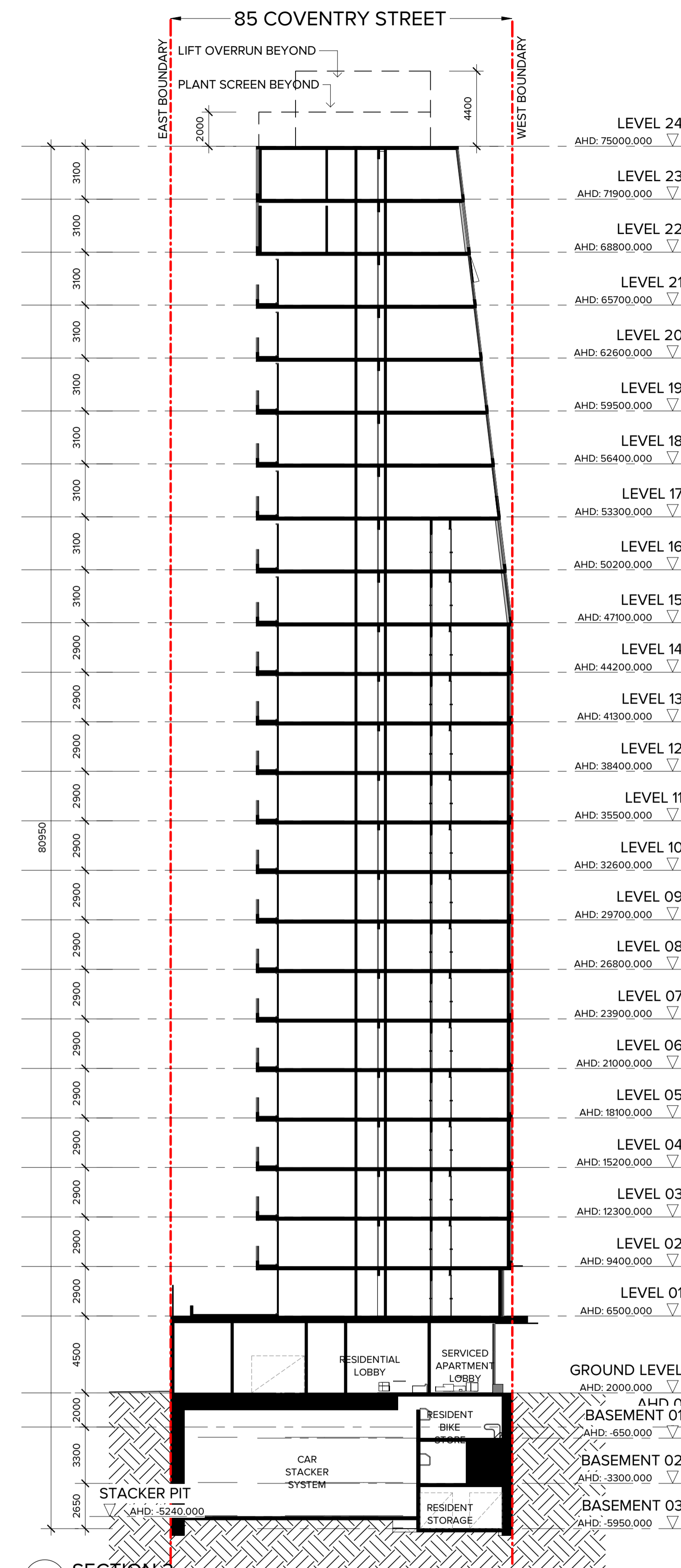
DRAWING TITLE:  
EAST ELEVATION

DATE: 28/09/20	JOB No: 40019
SCALE: 1:200@A1	REVISION No: 4
DRAWN: YC/YL	
DRAWING STATUS: TOWN PLANNING	DRAWING No: TP-303

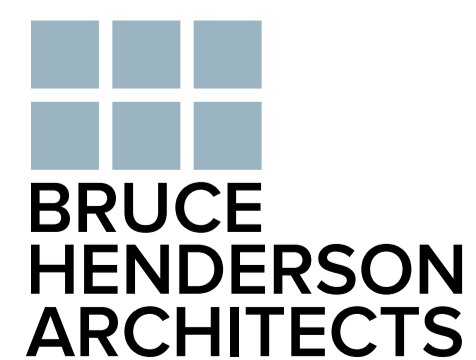




1 SECTION 1  
1:200



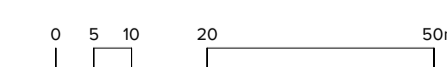
2 SECTION 2  
1:200



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
CHECKED  
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

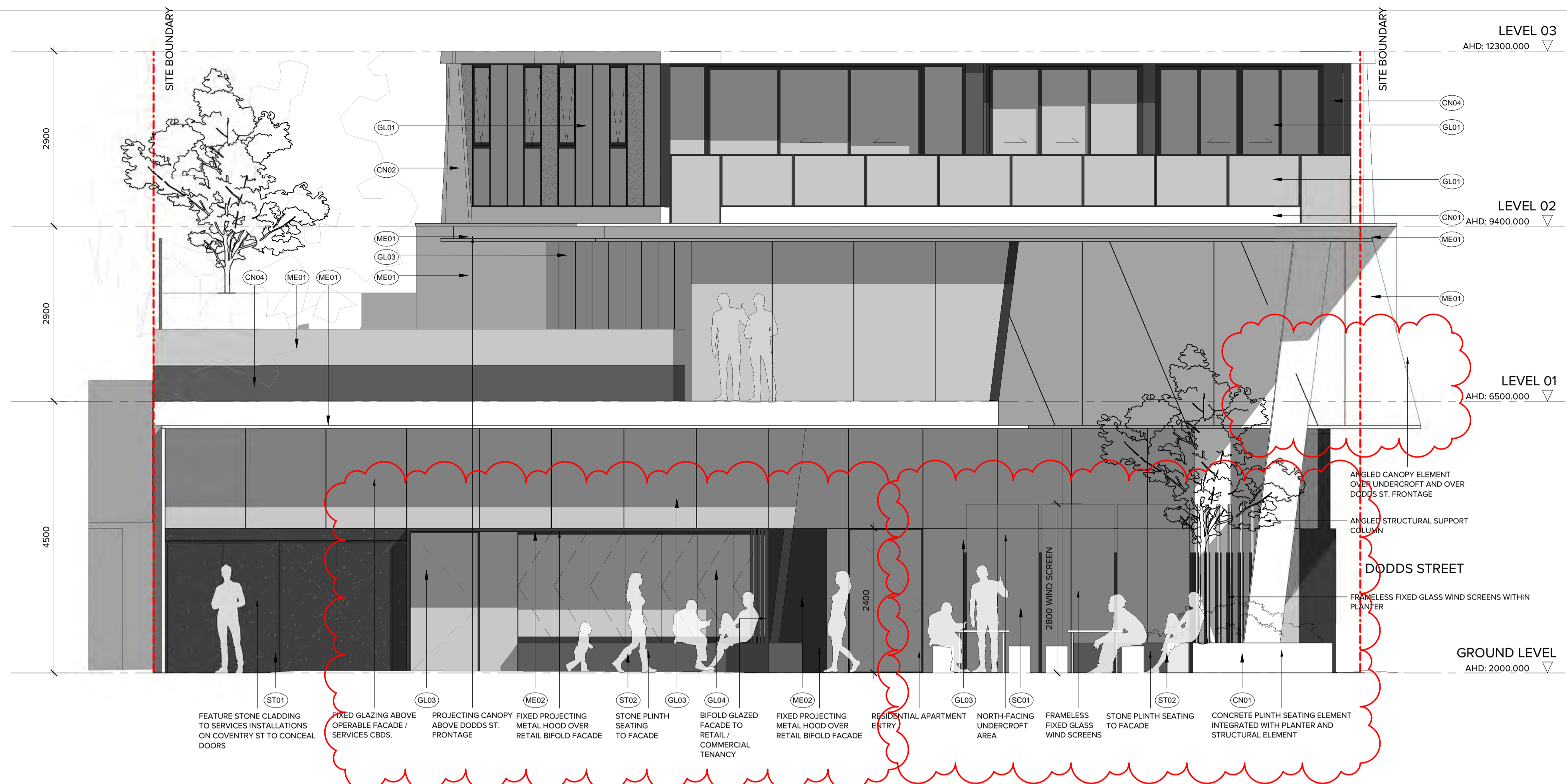
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE  
DRAWING TITLE:  
PROPOSED SECTIONS

DATE: 28/09/20 JOB No: 40019  
SCALE: 1:200@A1 REVISION No: 1  
DRAWN: YC/YL  
DRAWING STATUS: TOWN PLANNING DRAWING No: TP-401

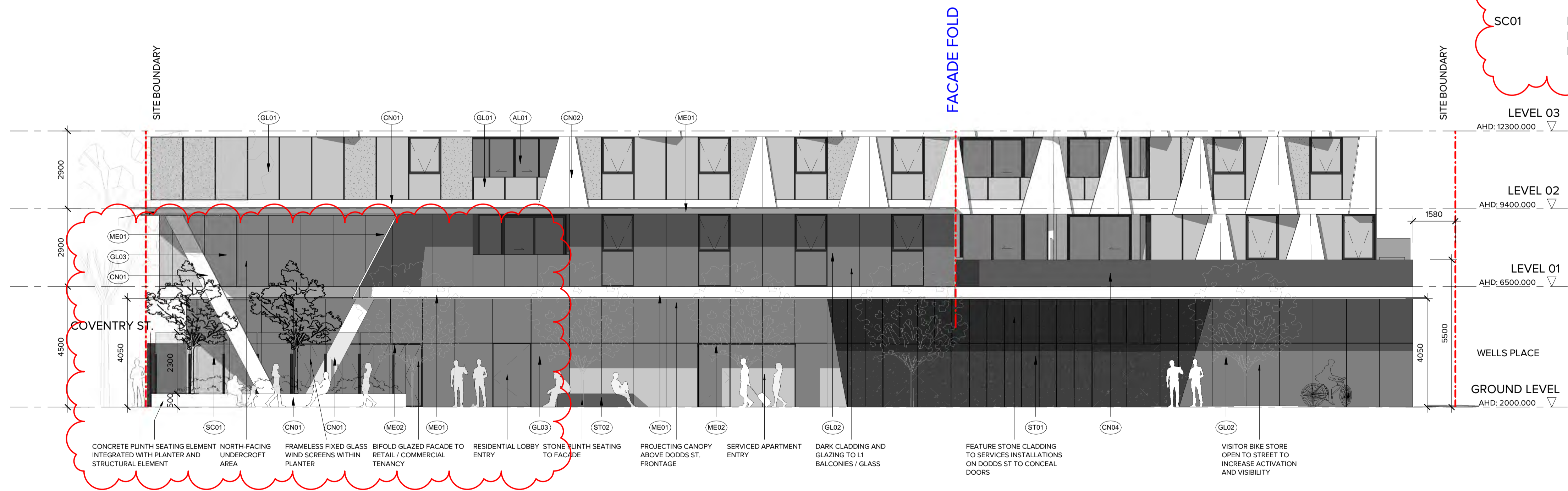




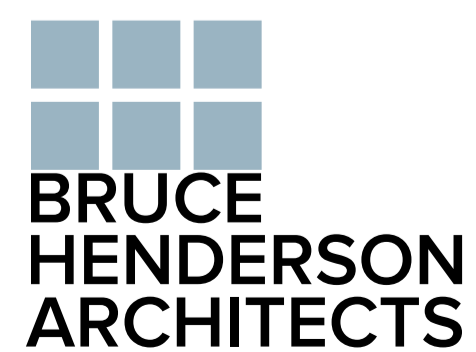
STREET INTERFACE - NORTH  
1:50

EXTERIOR FINISHES SCHEDULE

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



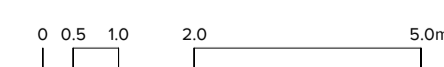
STREET INTERFACE - WEST  
1:100



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
CHECKED: Checker  
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE  
DRAWING TITLE:  
STREET ELEVATIONS

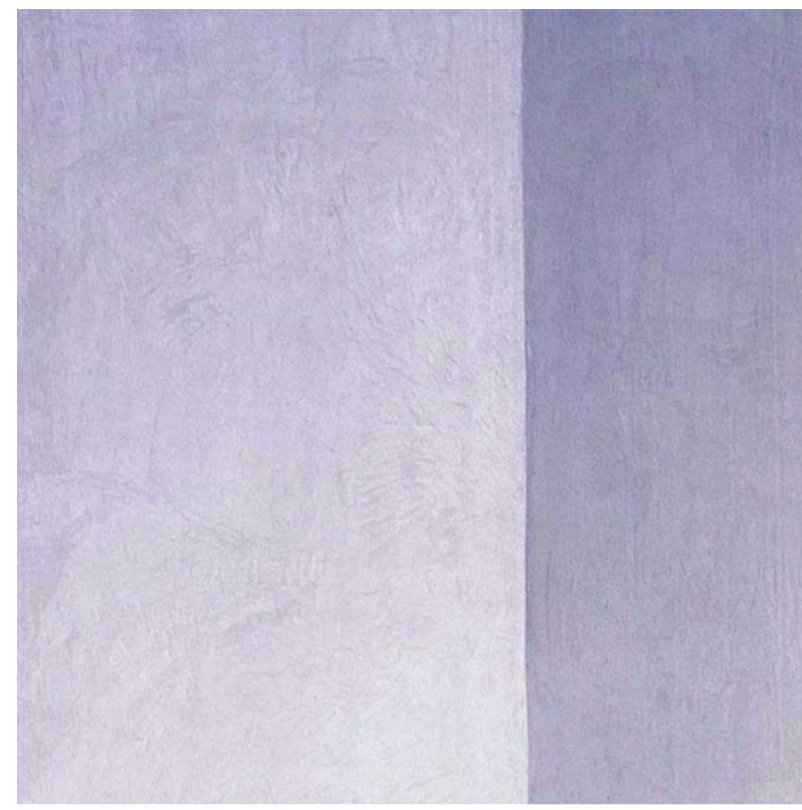
DATE:	28/09/20	JOB No:	40019
SCALE:	1:100@A1	REVISION No:	4
DRAWN:	BHA	DRAWING STATUS:	TOWN PLANNING
DRAWING No:		DRAWING No:	TP-402



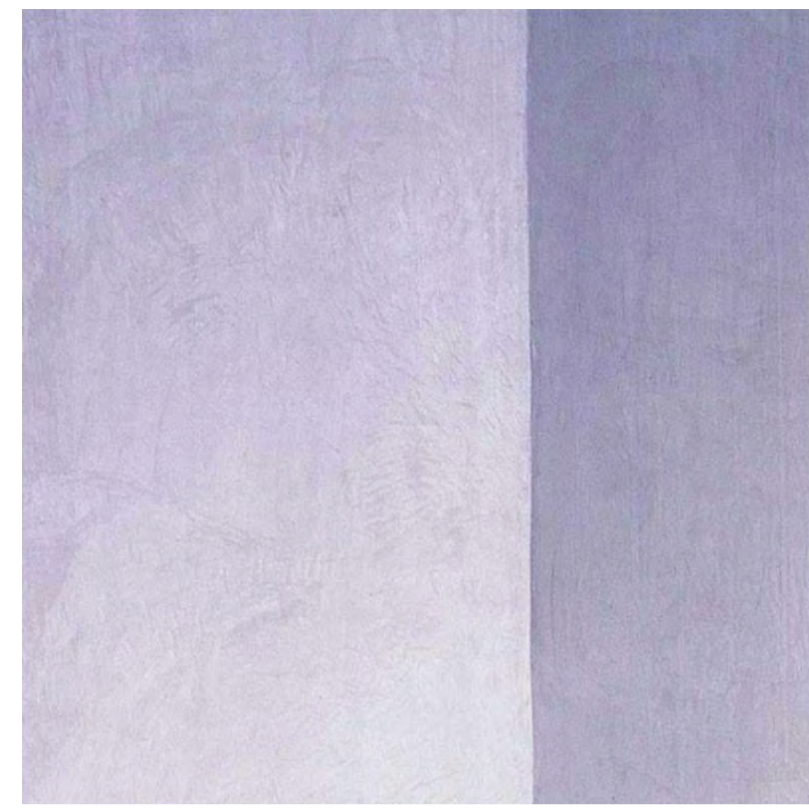
EXTERIOR FINISHES SCHEDULE



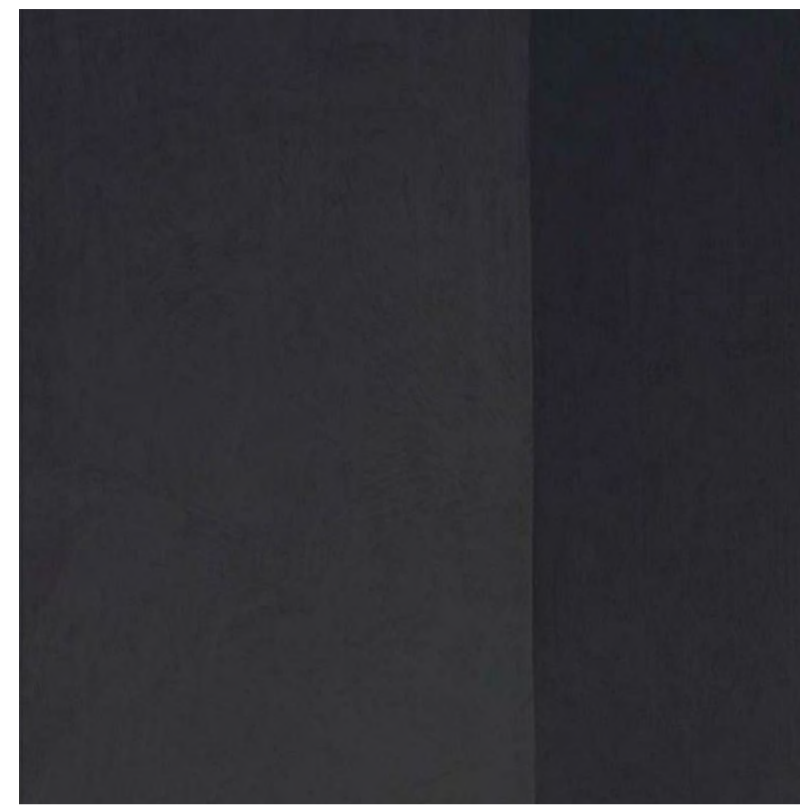
AL01 - POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY



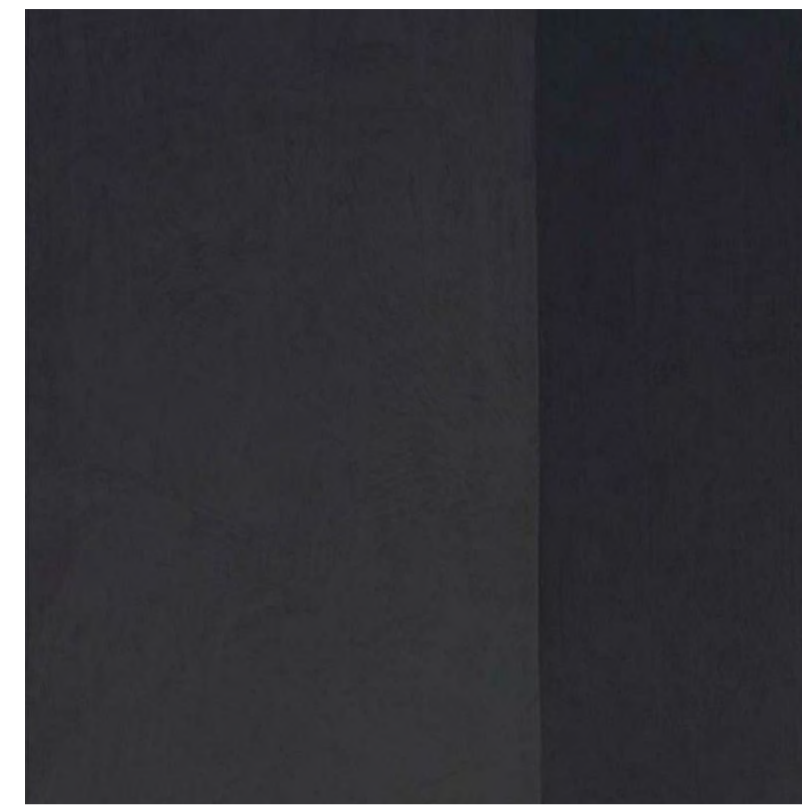
CN01 - PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH



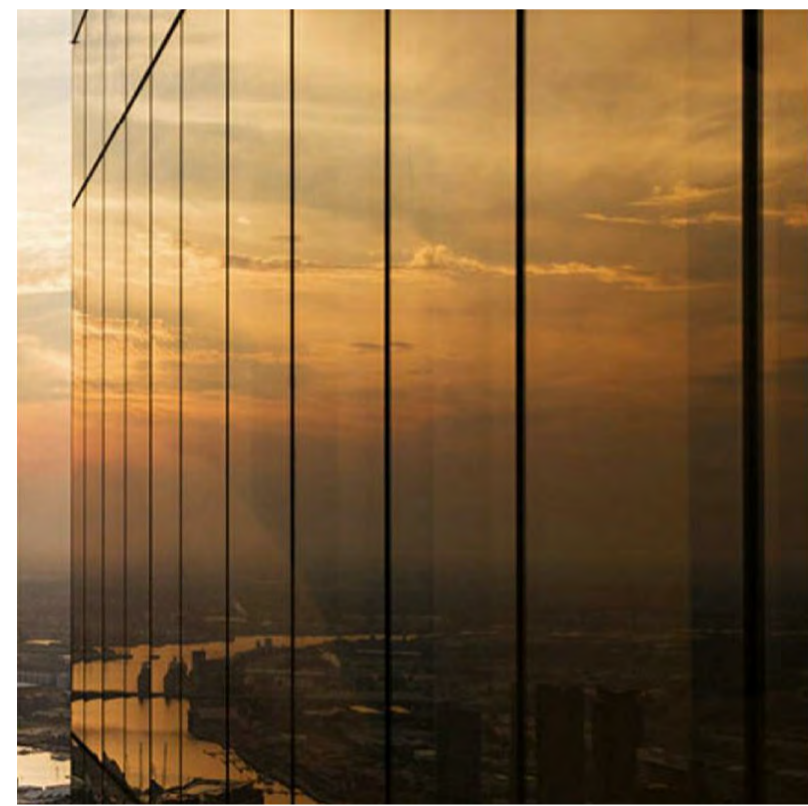
CN02 - PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01



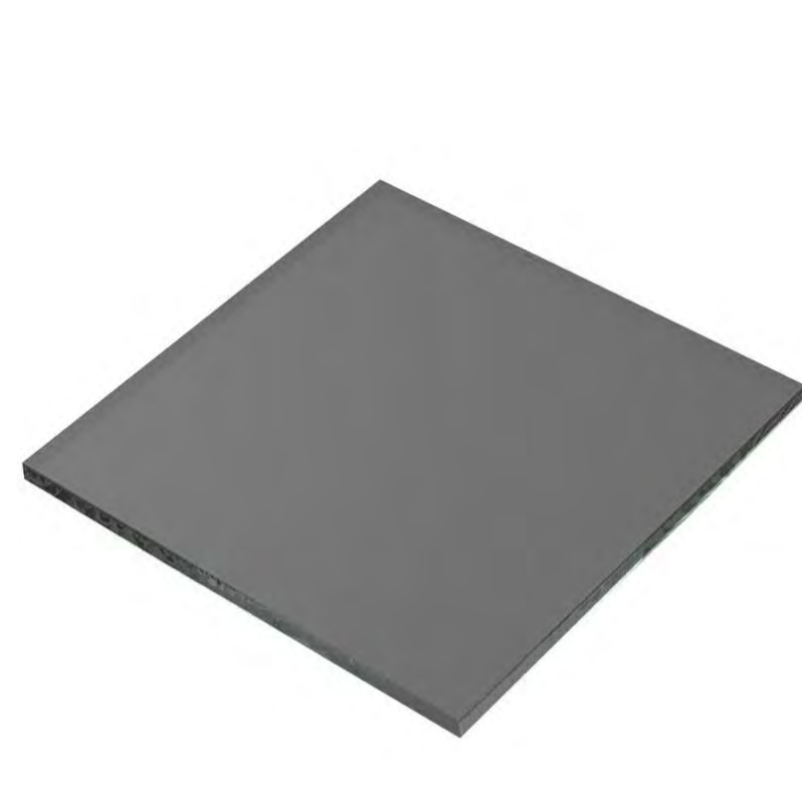
CN03 - RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE



CN04 - PRECAST CONCRETE FACADE PANELS WITH DARK GREY PIGMENT



GL01 - REFLECTIVE BRONZE-TINTED VISION GLASS TO UPPER LEVELS



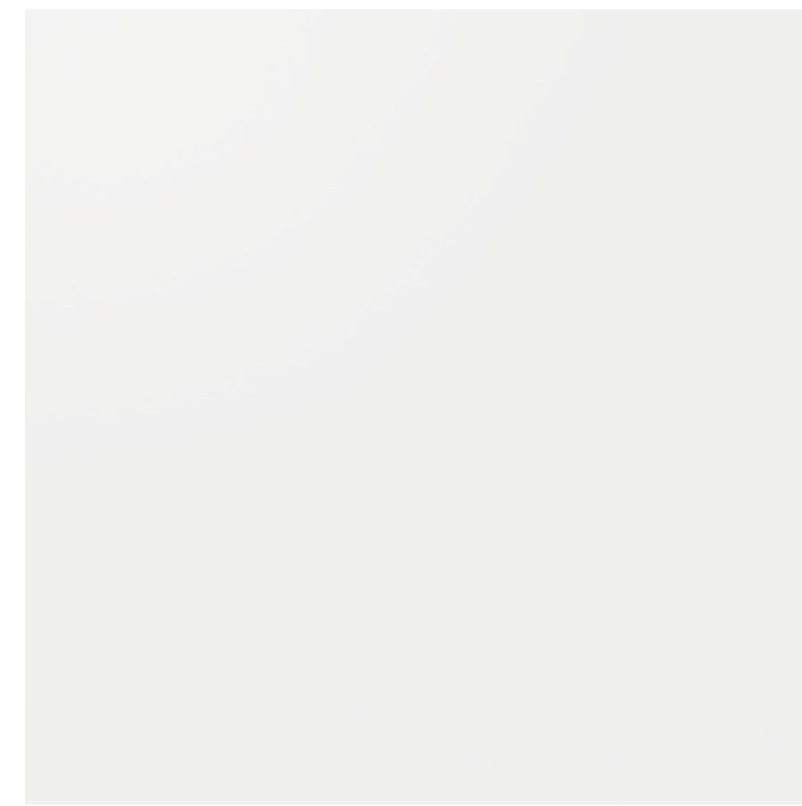
GL02 - GREY TINTED VISION GLASS



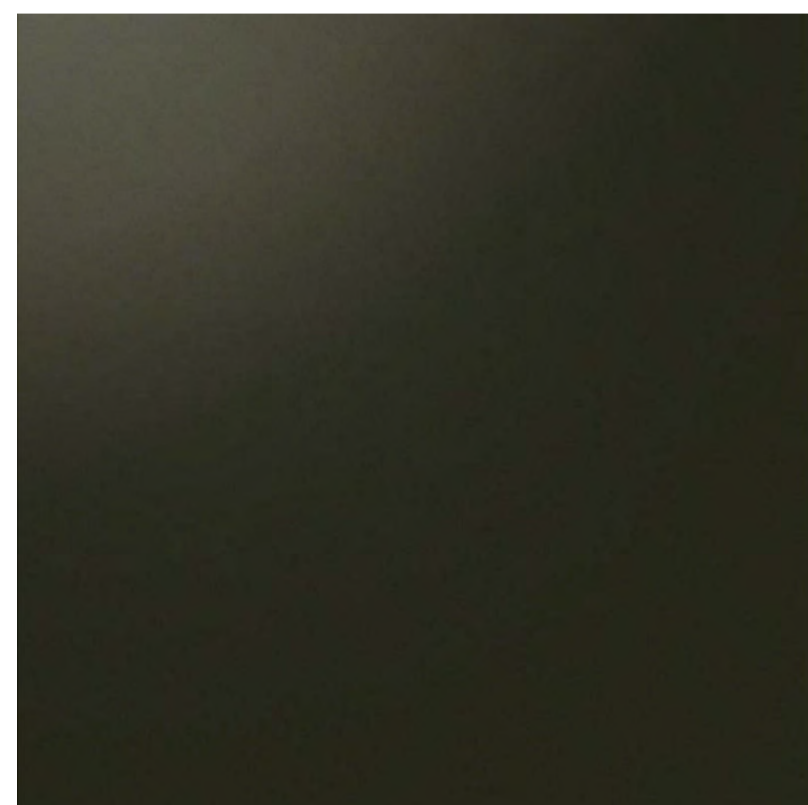
GL03 - CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES



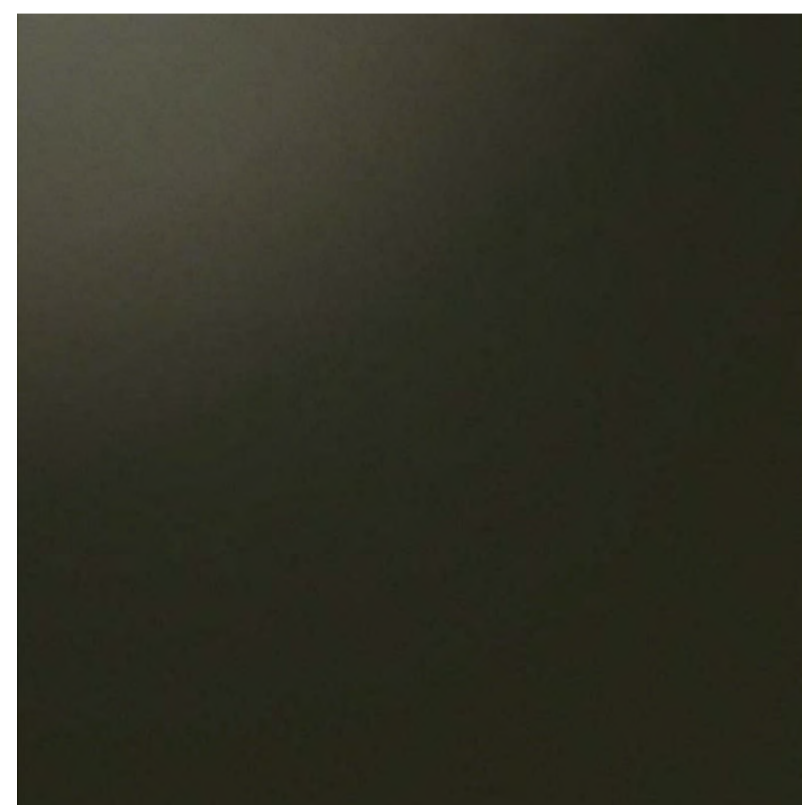
GL04 - BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES



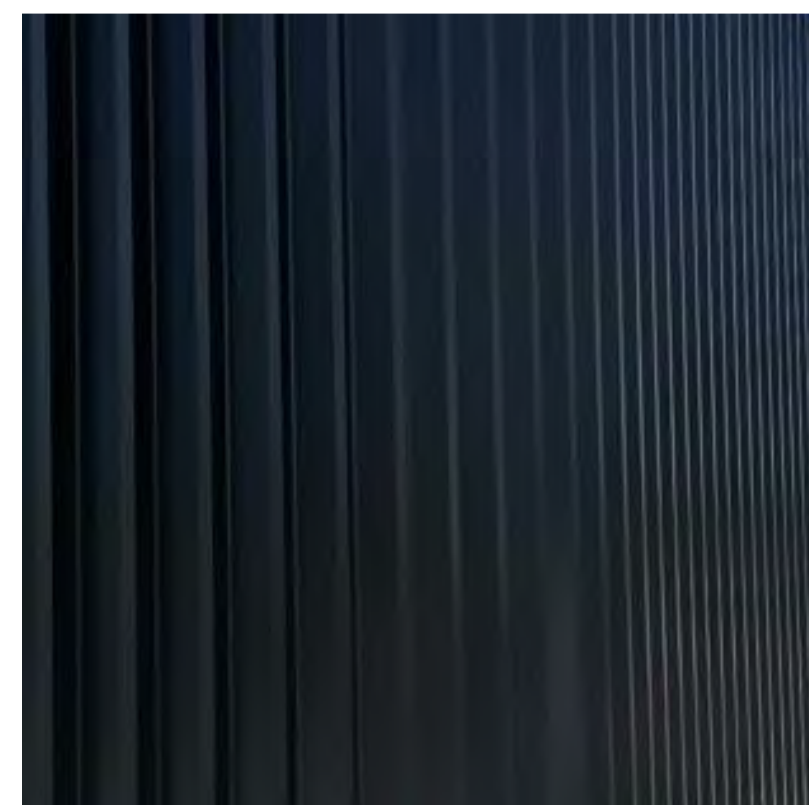
ME01 - NON-COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH



ME02 - NON-COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH



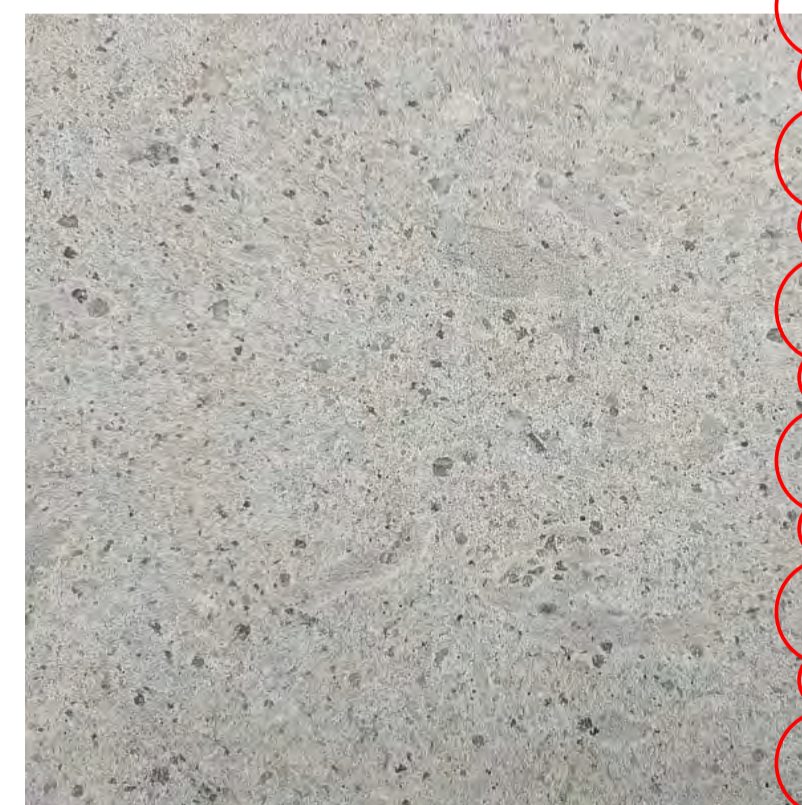
ME03 - ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02



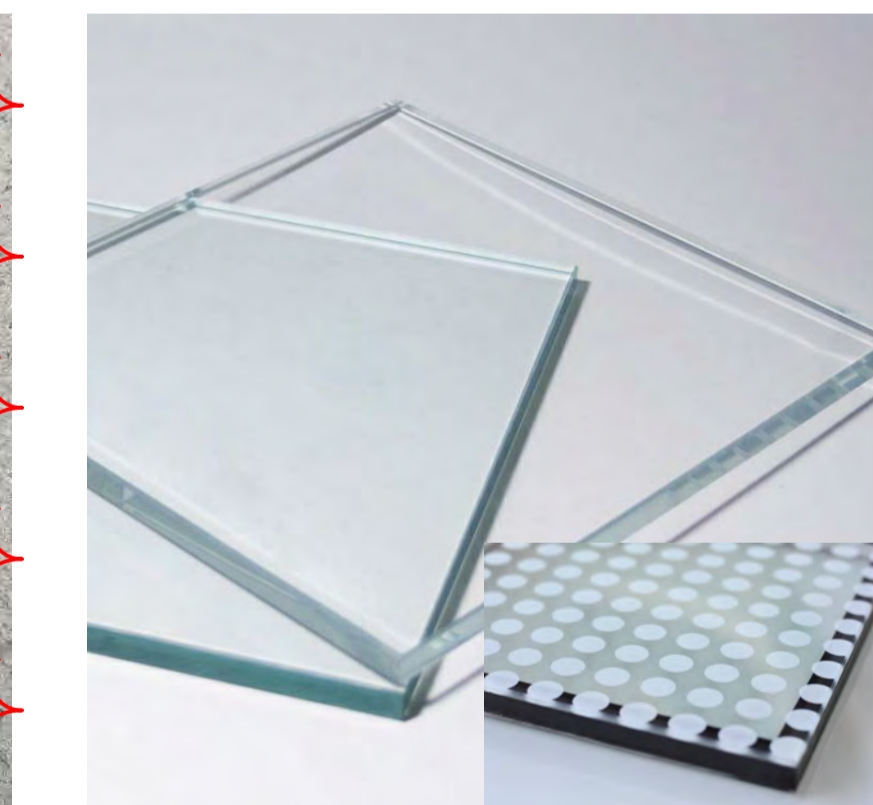
ME04 - PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02



ST01 - FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED

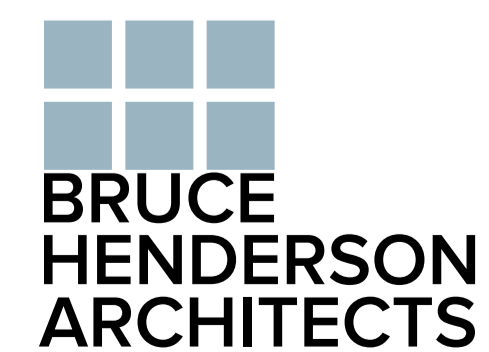


ST02 - FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.



SC01 - FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



MELBOURNE  
LONDON  
HANOI  
  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
4	01.02.21	MODIFICATIONS AS PER WIND REPORT

PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
FINISHES SCHEDULE

DATE:	28/09/20	JOB No:	40019
SCALE:	NTS	REVISION No:	4
DRAWN:	Author	DRAWING STATUS:	TOWN PLANNING
DRAWING No:		DRAWING No:	TP-501



## AREA SCHEDULE

LEVEL 1					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
1.01	1B1B	N/E	47	25	72
1.02	2B1B	S/W	63	6	69
1.03	1B1B	N/E	48	22	70
1.04	2B1B	N/E	58	38	96
1.05	2B2B	S/W	69	40	109
1.06	2B1B	S/W	62	8	70
<b>SUBTOTAL</b>	<b>6</b>		<b>347</b>	<b>139</b>	<b>486</b>

LEVELS 2-14					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
2-14.01	1B1B1S	N/E	49	5	54
2-14.02	2B1B	N/E	61	8	69
2-14.03	2B2B	S/W	69	8	77
2-14.04	2B2B	S/W	68	6	74
2-14.05	1B1B	N/E	48	5	53
2-14.06	2B1B	N/E	58	6	64
2-14.07	2B2B	S/W	69	5	74
2-14.08	2B2B	S/W	65	6	71
<b>SUBTOTAL</b>	<b>8</b>		<b>487</b>	<b>49</b>	<b>536</b>

LEVEL 15					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
15.01	1B1B	N/E	49	5	54
15.02	2B1B	N/E	59	10	69
15.03	2B1B	S/W	65	12	77
15.04	2B2B	S/W	67	8	75
15.05	1B1B	N/E	48	5	53
15.06	2B1B	N/E	58	6	64
15.07	2B2B	S/W	69	5	74
15.08	2B2B	S/W	65	6	71
<b>SUBTOTAL</b>	<b>8</b>		<b>480</b>	<b>57</b>	<b>537</b>

LEVEL 16					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
16.01	1B1B	N/E	49	5	54
16.02	1B1B1S	N/E	54	10	64
16.03	2B1B	S/W	56	11	67
16.04	2B2B	S/W	63	8	71
16.05	1B1B	N/E	48	5	53
16.06	2B1B	N/E	58	6	64
16.07	2B2B	S/W	69	5	74
16.08	2B1B	S/W	62	7	69
<b>SUBTOTAL</b>	<b>8</b>		<b>459</b>	<b>57</b>	<b>516</b>

LEVEL 17					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
17.01	1B1B	N/E	49	5	54
17.02	1B1B1S	N/E	50	11	61
17.03	1B1B	S/W	49	11	60
17.04	2B1B	S/W	60	7	67
17.05	1B1B	N/E	48	5	53
17.06	2B1B	N/E	58	6	64
17.07	2B2B	S/W	68	5	73
17.08	2B2B	S/W	60	5	65
<b>SUBTOTAL</b>	<b>8</b>		<b>442</b>	<b>55</b>	<b>497</b>

LEVEL 18					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
18.01	2B1B	N/E	64	5	69
18.02	2B2B	N	71	21	92
18.03	2B1B	S/W	56	7	63
18.04	1B1B	N/E	48	5	53
18.05	2B1B	N/E	58	6	64
18.06	2B2B	S/W	67	6	73
18.07	2B2B	S/W	56	5	61
<b>SUBTOTAL</b>	<b>7</b>		<b>420</b>	<b>55</b>	<b>475</b>

LEVEL 19					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
19.01	2B1B	N/E	63	5	68
19.02	2B2B	N	62	19	81
19.03	2B1B	S/W	52	7	59
19.04	1B1B	N/E	48	5	53
19.05	2B1B	N/E	58	6	64
19.06	2B2B	S/W	67	6	73
19.07	1B2B1S	S/W	53	5	58
<b>SUBTOTAL</b>	<b>7</b>		<b>403</b>	<b>53</b>	<b>456</b>

LEVEL 20					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
20.01	1B1B1S	N/E	49	5	54
20.02	2B2B	N	63	20	83
20.03	1B1B1S	S/W	49	6	55
20.04	1B1B1S	N/E	48	5	53
20.05	2B1B	N/E	58	6	64
20.06	2B2B	S/W	65	8	73
20.07	1B1B1S	S/W	48	5	53
<b>SUBTOTAL</b>	<b>7</b>		<b>380</b>	<b>55</b>	<b>435</b>

LEVEL 21					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
21.01	1B1B1S	N/E	49	5	54
21.02	2B2B	N	52	20	72
21.03	1B1B	S/W	45	6	51
21.04	1B1B1S	N/E	48	5	53
21.05	2B1B	N/E	58	6	64
21.06	2B2B	S/W	58	7	65
21.07	1B1B1S	S/W	49	7	56
<b>SUBTOTAL</b>	<b>7</b>		<b>359</b>	<b>56</b>	<b>415</b>

LEVEL 22					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
22.01	2B2B	N/E	72	11	83
22.02	2B2B	N/W	76	9	85
22.03	1B1B1S	N/E	48	5	53
22.04	2B1B	N/E	58	6	64
22.05	2B2B	S/W	57	6	63
22.06	1B1B	S/W	46	6	52
<b>SUBTOTAL</b>	<b>6</b>		<b>357</b>	<b>43</b>	<b>400</b>

LEVEL 23					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
23.01	2B2B	N/E	66	7	73
23.02	2B2B	N/W	68	12	80
23.03	1B1B1S	N/E	48	5	53
23.04	2B1B	N/E	57	6	63
23.05	1B1B	S/W	49	5	54
23.06	1B1B	S/W	49	5	54
<b>SUBTOTAL</b>	<b>6</b>		<b>337</b>	<b>40</b>	<b>377</b>

OVERALL APARTMENT NUMBERS				
LEVEL	1B	1B1S	2B	TOTAL
1	2		4	6
2	1	1	6	8
3	1	1	6	8
4	1	1	6	8
5	1	1	6	8
6	1	1	6	8
7	1	1	6	8
8	1	1	6	8
9	1	1	6	8
10	1	1	6	8
11	1	1	6	8
12	1	1	6	8
13	1	1	6	8
14	1	1	6	8
15	2		6	8
16	2	1	5	8
17	3	1	4	8
18	1		6	7
19	1	1	5	7
20		4	3	7
21	1	3	3	7
22	1	1	4	6
23	2	1	3	6
<b>APARTMENT TOTAL</b>	<b>28</b>	<b>25</b>	<b>121</b>	<b>174</b>
<b>PERCENTAGE</b>	<b>16%</b>	<b>14%</b>	<b>70%</b>	

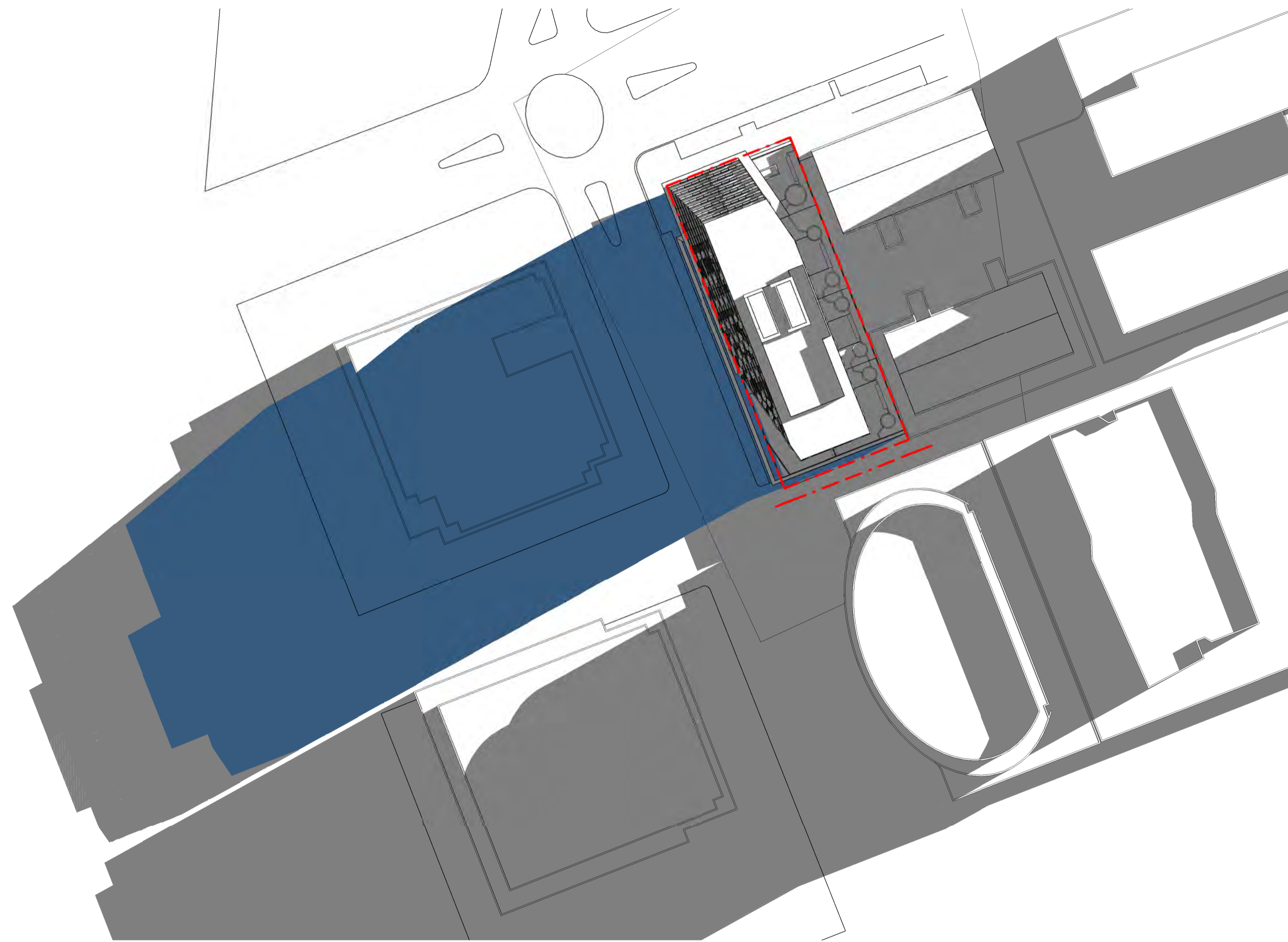


GROSS FLOOR AREA							
LEVEL	RETAIL (sq.m.)	CORES, SERVICES, STAIRS & STRUCTURE (sq.m.)	COMMON AREA, LOBBIES, CORRIDORS ETC. (sq.m.)	CARPARK / STORAGE ROOMS (sq.m.)	APARTMENT GROSS SALEABLE (sq.m.)	APARTMENT GROSS TERRACE (sq.m.)	TOTAL AREA (sq.m.)
BASEMENT 03	-	40.3	20.9	894.1	-	-	955.3
BASEMENT 02	-	48.3	20.9	886.1	-	-	955.3
BASEMENT 01	-	149.9	20.9	784.5	-	-	955.3
GROUND	150.5	277.4	111.8	240.8	-	-	780.5
LEVEL 01	-	58.1	121.9	-	347.0	139.0	666.0
LEVEL 02-14	-	57.7	37.1	-	487.0	49.0	630.8
LEVEL 15	-	57.7	37.1	-	480.0	57.0	631.8
LEVEL 16	-	57.7	37.1	-	459.0	57.0	610.8
LEVEL 17	-	57.7	37.1	-	442.0	55.0	591.8
LEVEL 18	-	57.7	37.1	-	420.0	55.0	569.8
LEVEL 19	-	57.7	37.1	-	403.0	53.0	550.8
LEVEL 20	-	57.7	37.1	-	380.0	55.0	529.8
LEVEL 21	-	57.7	37.1	-	359.0	56.0	509.8
LEVEL 22	-	57.6	33.0	-	357.0	43.0	490.6
LEVEL 23	-	57.6	34.9	-	337.0	40.0	469.5
ROOF LEVEL	-	188.5	-	-	-	-	188.5
<b>TOTAL</b>	<b>150.5</b>	<b>1339.3</b>	<b>661.1</b>	<b>2805.5</b>	<b>4471.0</b>	<b>659.0</b>	<b>10086.4</b>

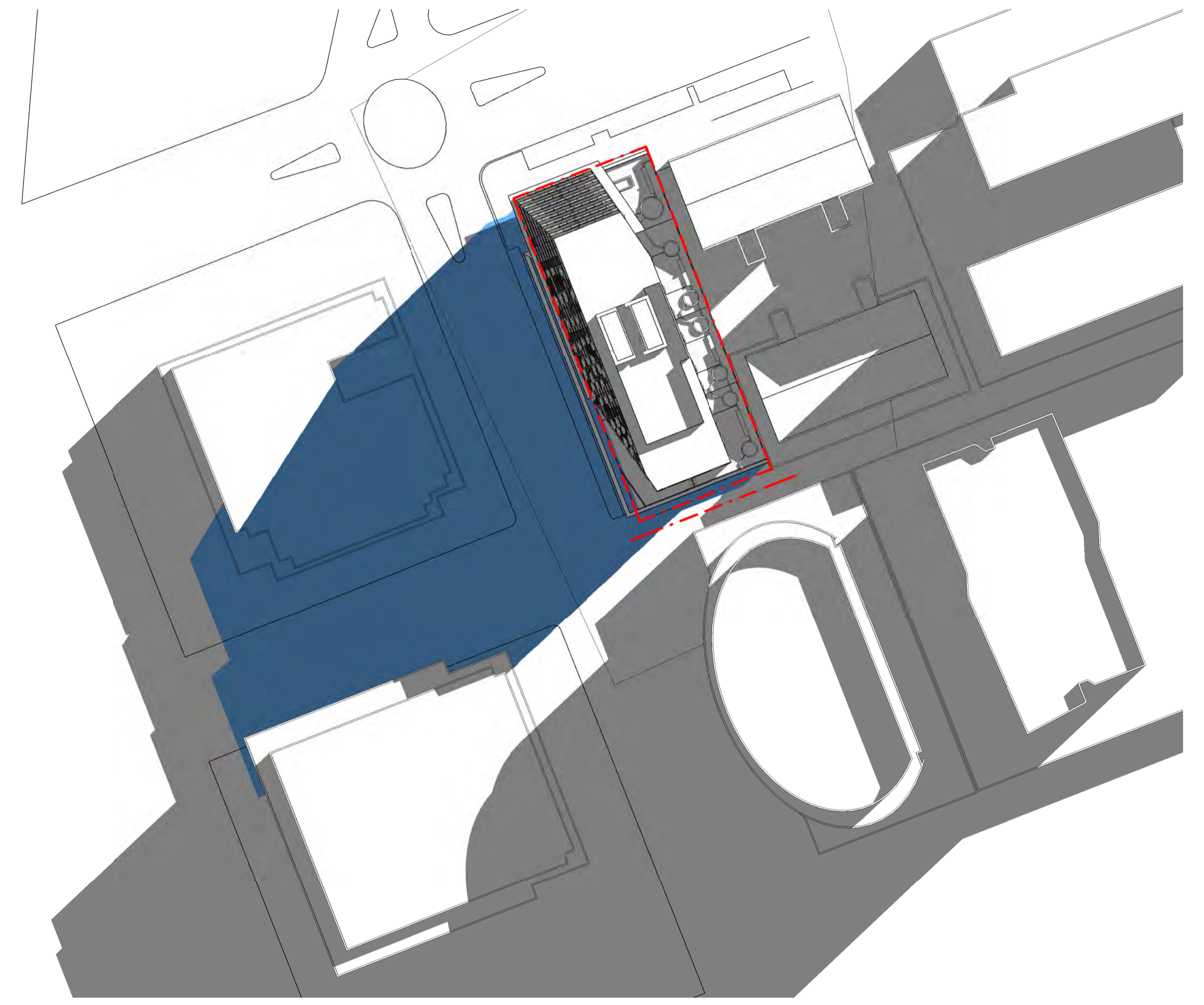
SITE AREA	975.9 SQ.M.
GROSS FLOOR AREA ABOVE GROUND	6986 SQ.M.
FLOOR AREA RATIO	7.16
COMMERCIAL FLOOR SPACE	150.5 SQ.M.

ELEMENT	REQUIRED RATE	REQUIRED NUMBER	PROVIDED NUMBER
STORAGE UNITS	1 per residential apartment	174	174
VISITOR BIKES	1 per 10 residential apartments	18	20
RESIDENT BIKES	1 per 5 residential apartments	35	174
RESIDENT PARKS	1 per 1B/2B unit, 2 per 3B unit	174	67
COMMERCIAL PARKS	1 per 1B/2B unit, 2 per 3B unit	-	-



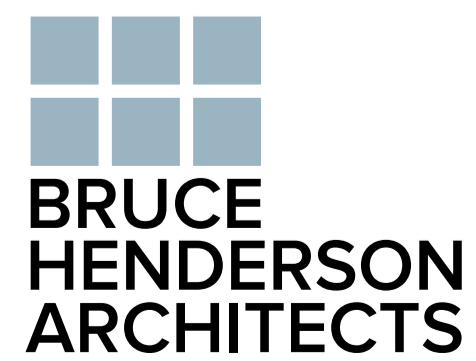


September 22 - 9AM



September 22 - 10AM

 SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.



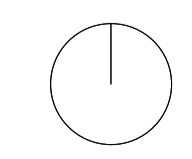
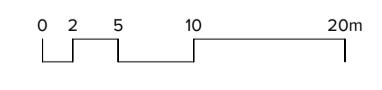
**MELBOURNE  
LONDON  
HANOI**  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL

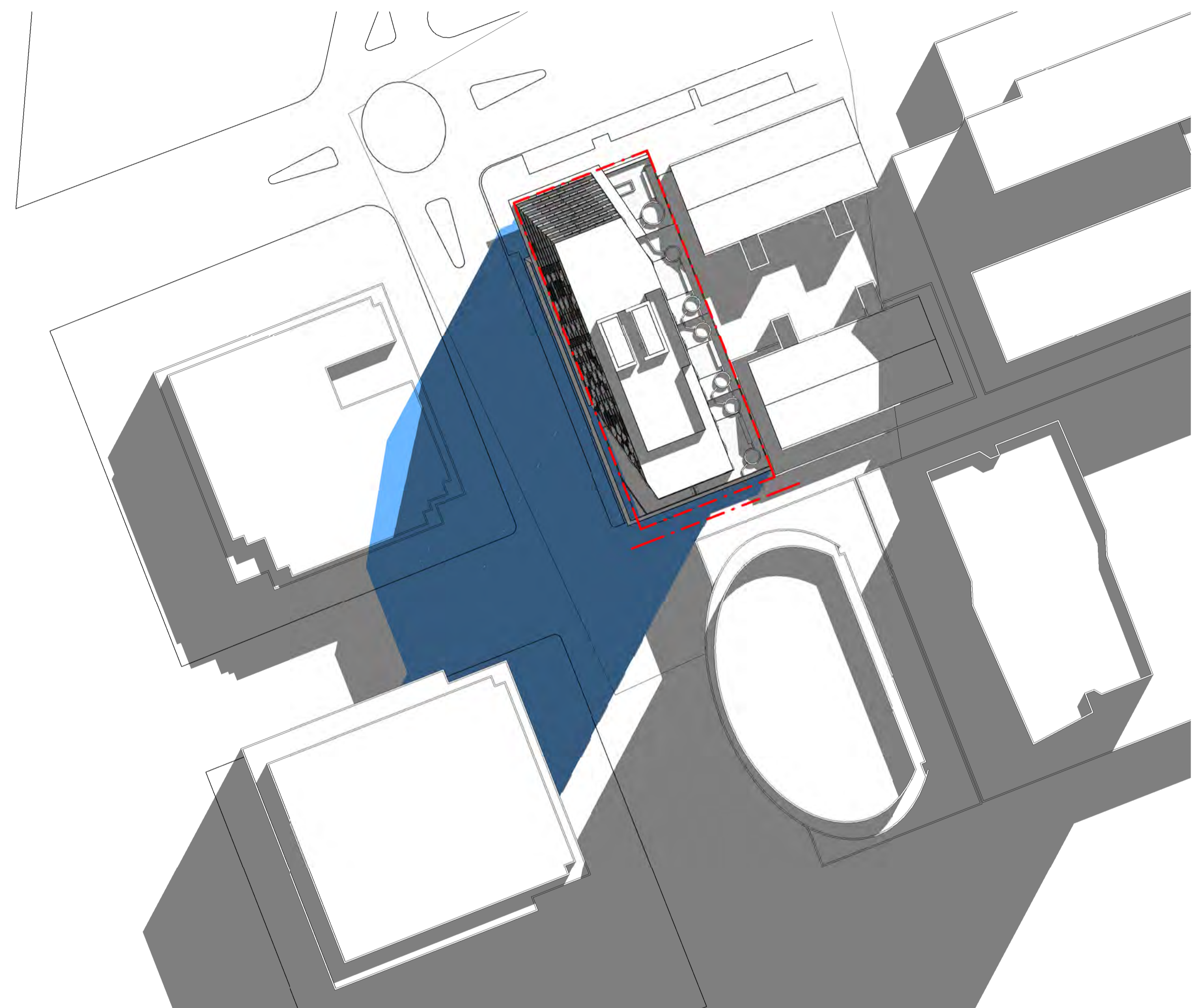


PROJECT:  
**PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE**

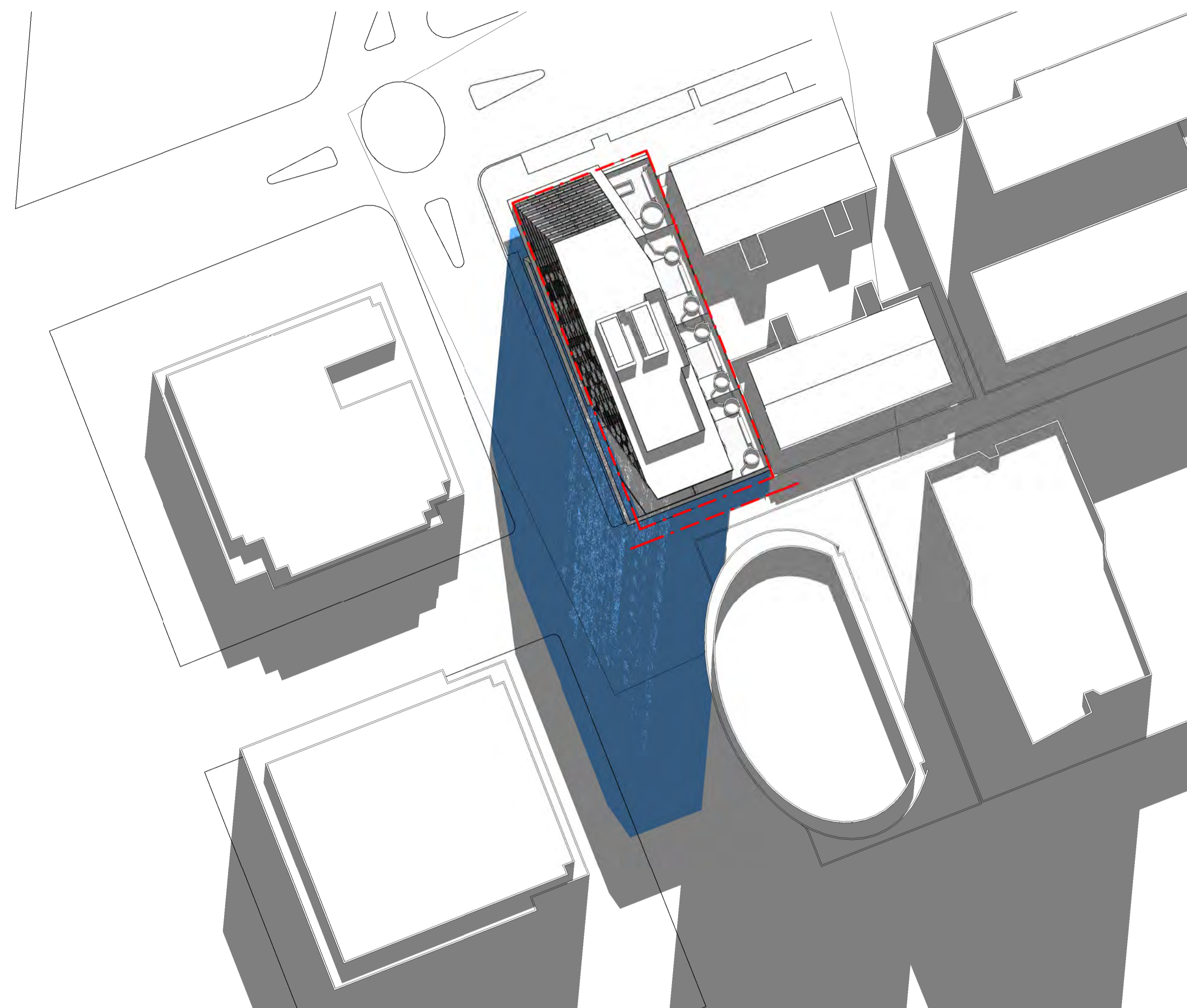
DRAWING TITLE:  
**SHADOW DIAGRAMS**

DATE:	28/09/20	JOB No:	40019
SCALE:	1:500@A1	REVISION No:	1
DRAWN:	Author		
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-601





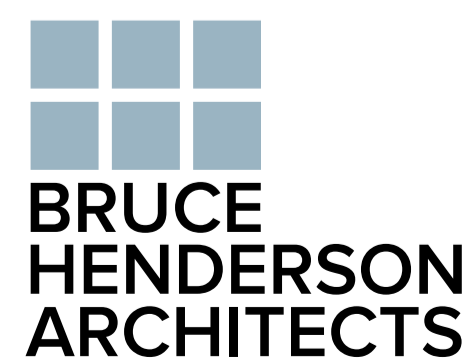
September 22 - 11AM



September 22 - 12NOON



SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.



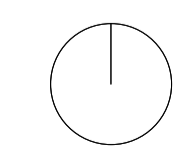
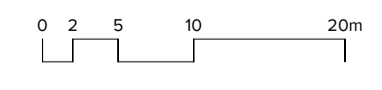
MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL

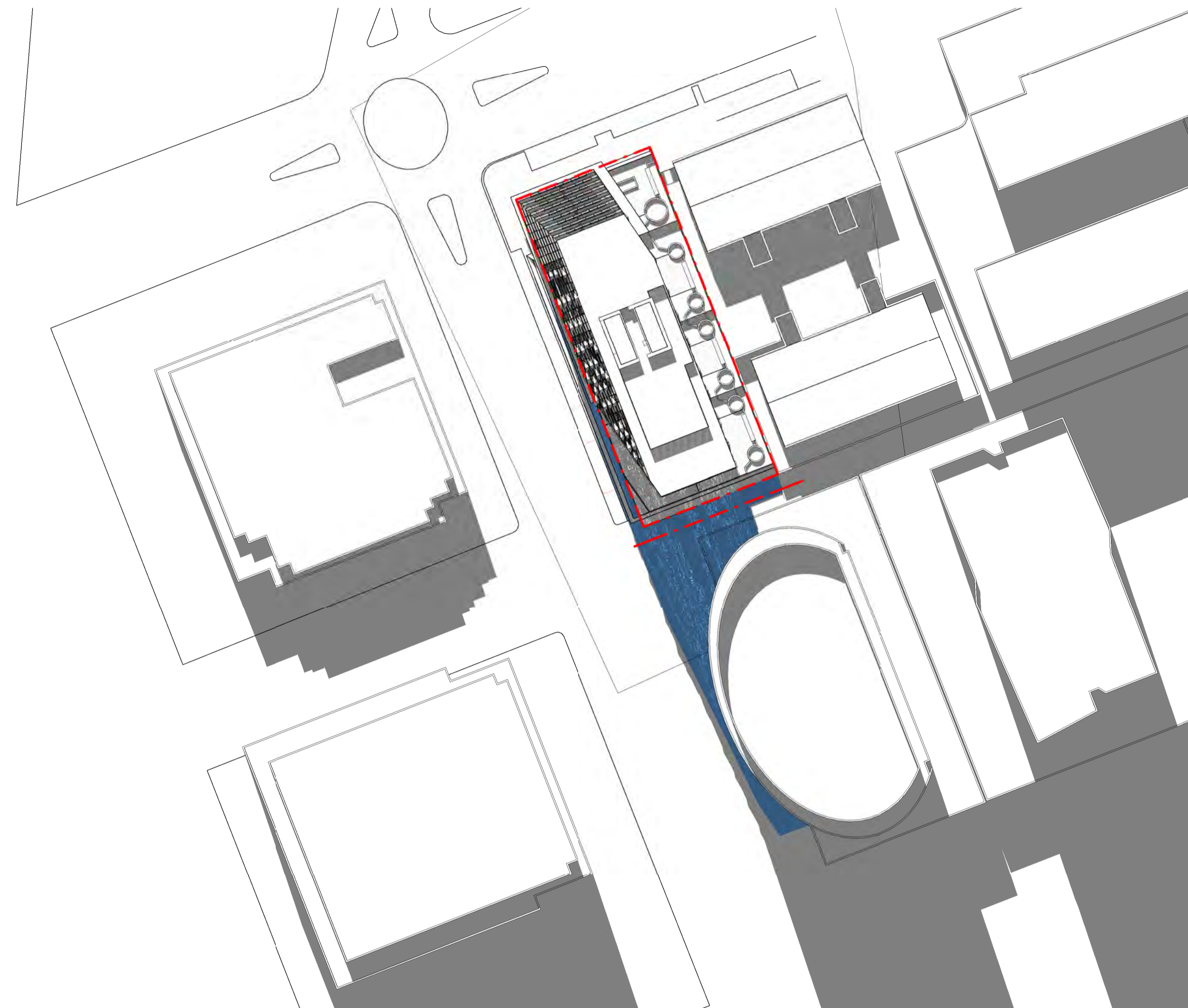


PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

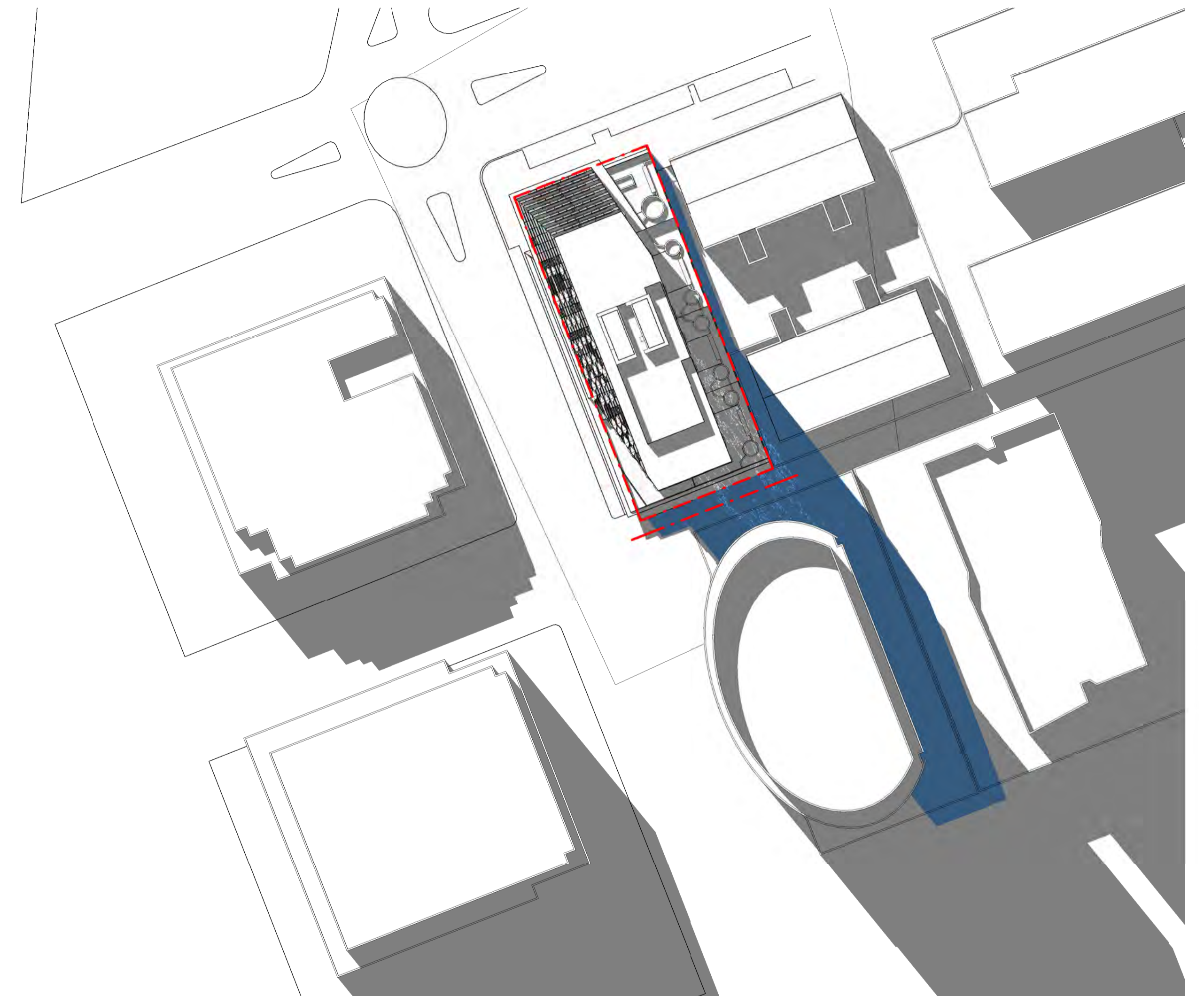
DRAWING TITLE:  
SHADOW DIAGRAMS

DATE:	28/09/20	JOB No:	40019
SCALE:	1:500@A1	REVISION No:	1
DRAWN:	Author		
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-602





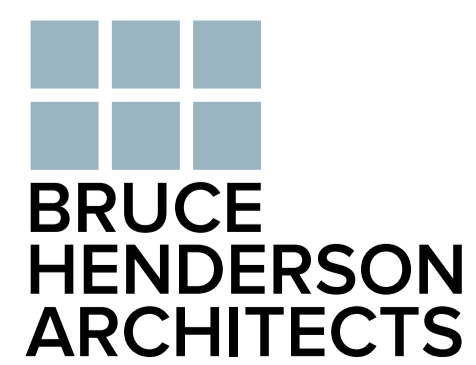
September 22 - 1PM



September 22 - 2PM



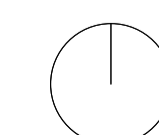
SHADOW CAST AT TIME DENOTED BY ENVELOPE CURRENTLY APPROVED FOR TOWN PLANNING.



MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
CHECKED  
© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

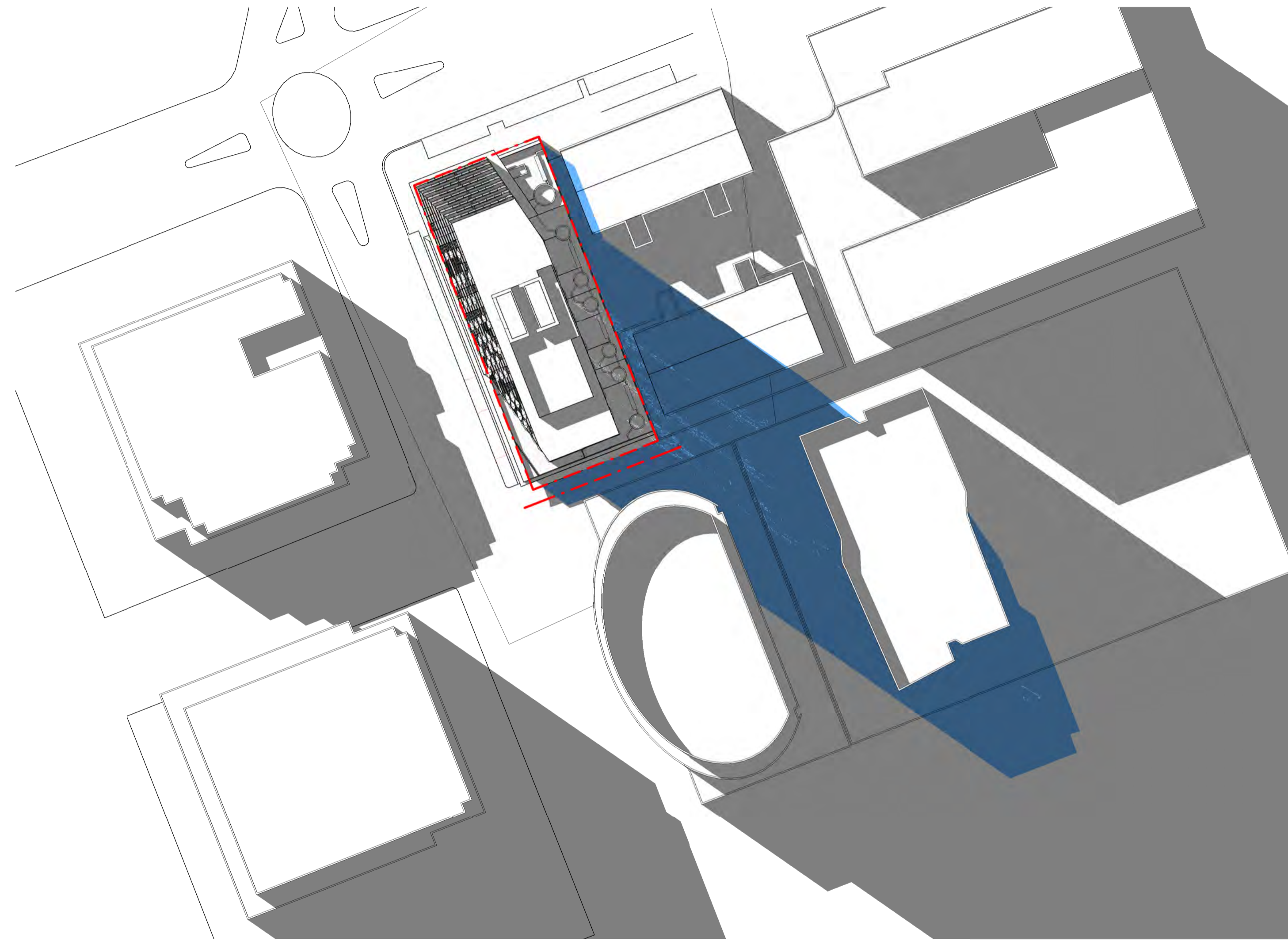
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL



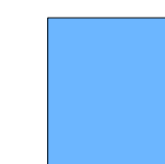
PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE  
DRAWING TITLE:  
SHADOW DIAGRAMS

DATE:	28/09/20	JOB No:	40019
SCALE:	1:500@A1	REVISION No:	1
DRAWN:	Author	DRAWING STATUS:	TOWN PLANNING
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-603

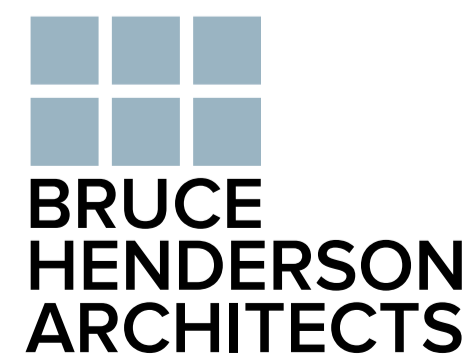




**September 22 - 3PM**



SHADOW CAST AT TIME DENOTED BY ENVELOPE  
CURRENTLY APPROVED FOR TOWN PLANNING.



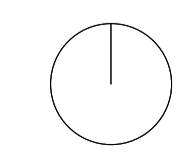
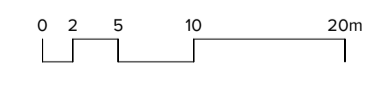
**MELBOURNE  
LONDON  
HANOI**  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED	Checker
---------	---------

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL



PROJECT:  
**PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE**

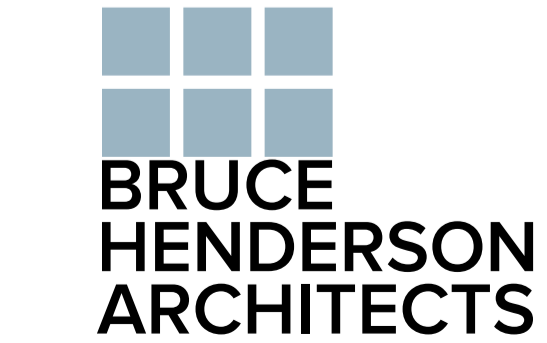
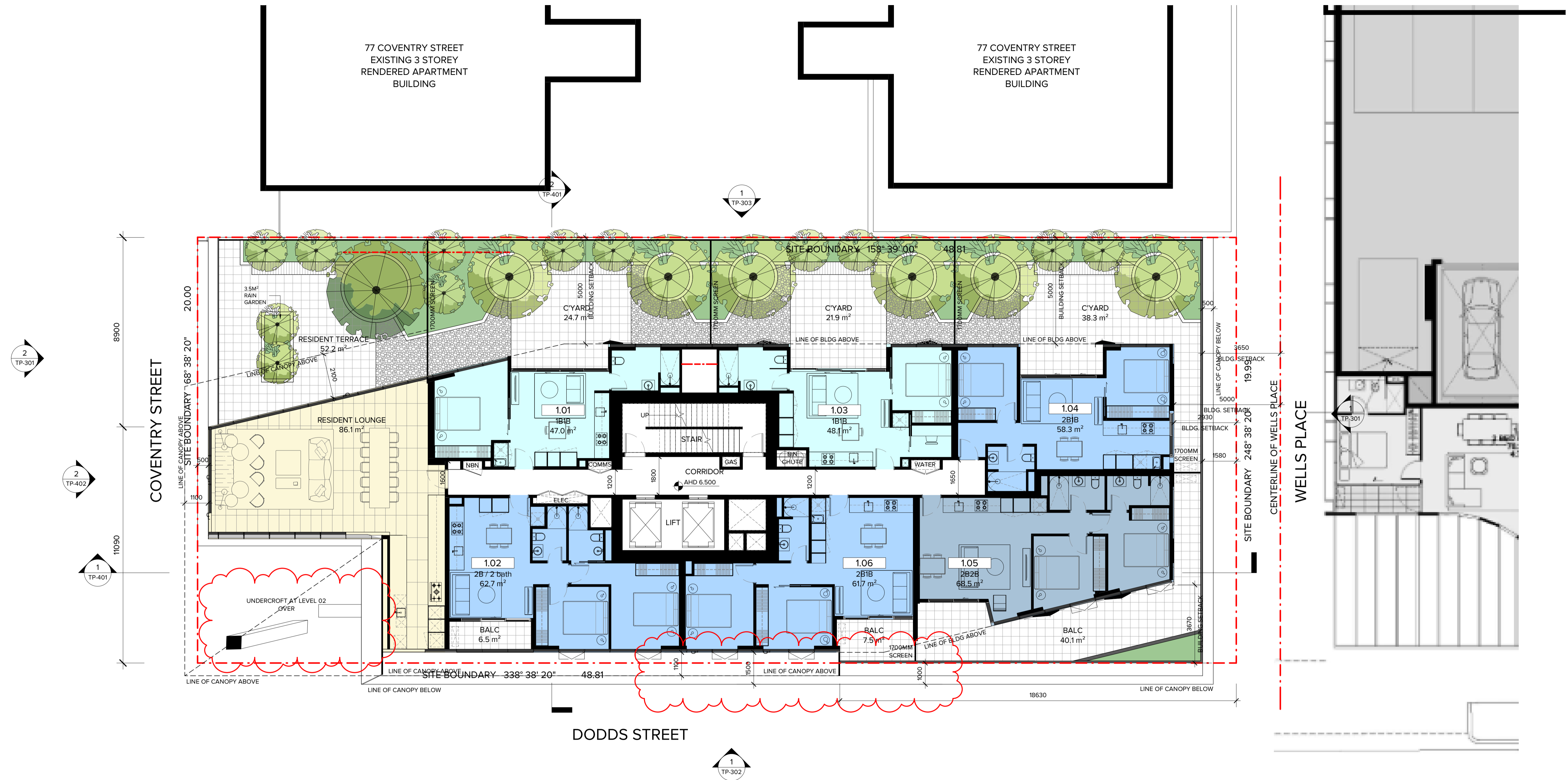
DRAWING TITLE:  
**SHADOW DIAGRAMS**

DATE:	28/09/20	JOB No:	40019
SCALE:	1:500@A1	REVISION No:	1
DRAWN:	Author		
DRAWING STATUS:	TOWN PLANNING	DRAWING No:	TP-604









MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
PROPOSED LEVEL 01

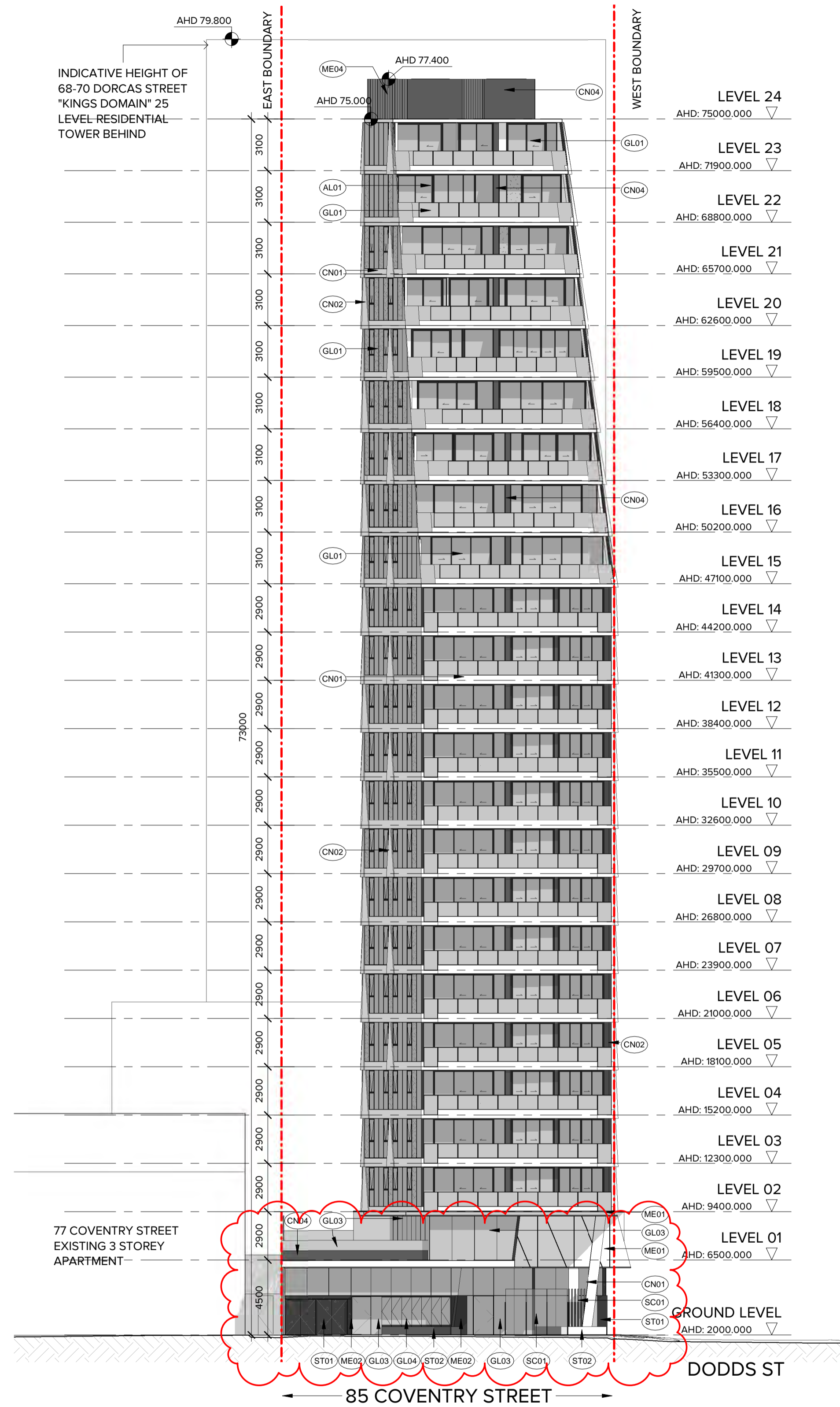
DATE: 28/09/20 JOB No: 40019

SCALE: 1:100@A1 REVISION No: 4

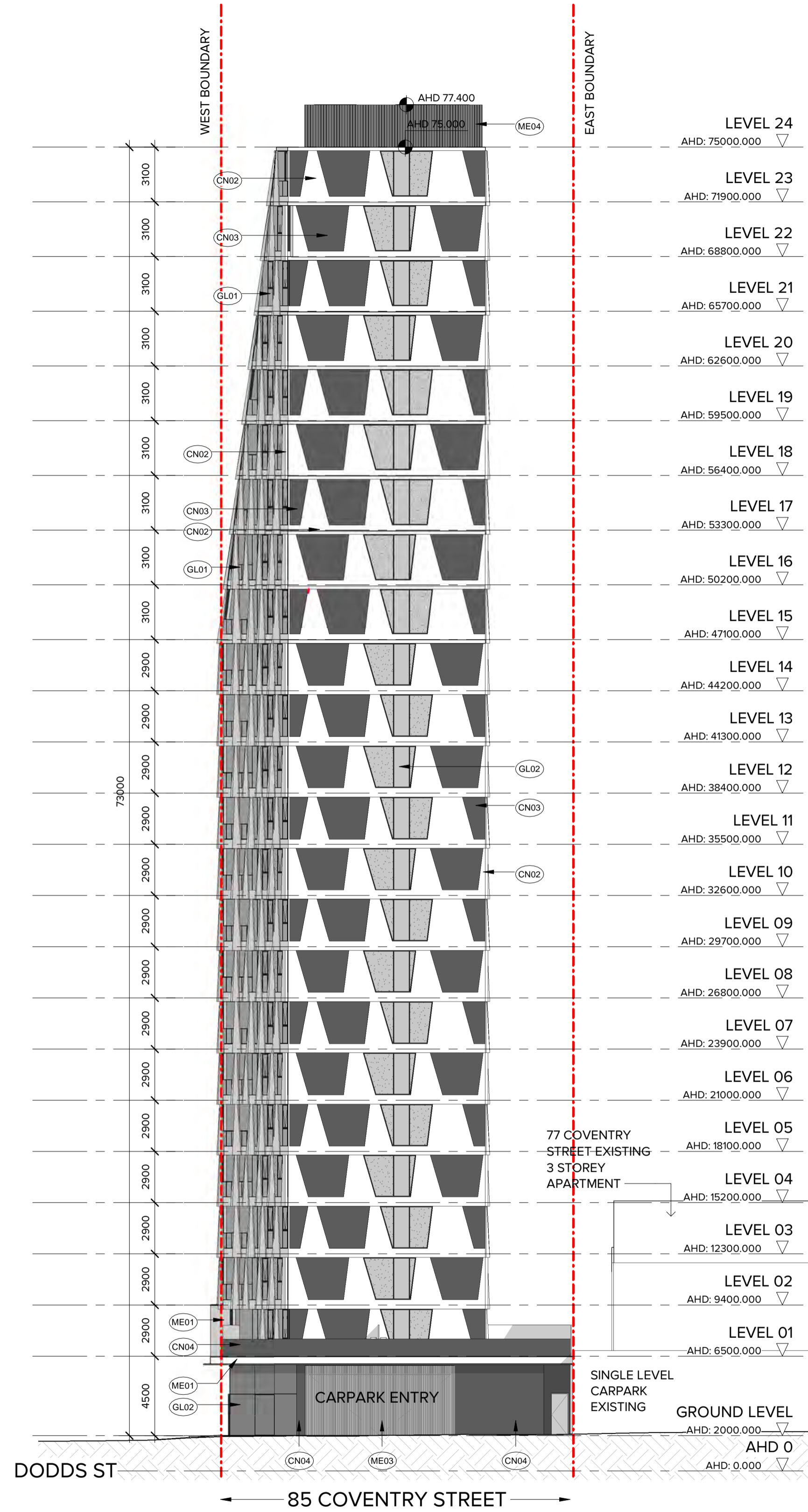
DRAWN: YC/YL

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-207





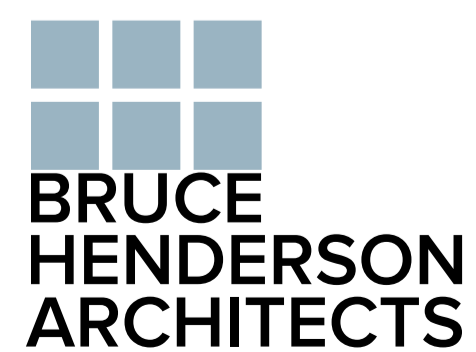
2 NORTH ELEVATION  
1:200



1 SOUTH ELEVATION  
1:200

EXTERIOR FINISHES SCHEDULE

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN, VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



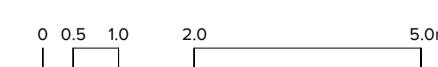
MELBOURNE  
LONDON  
HANOI  
162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT

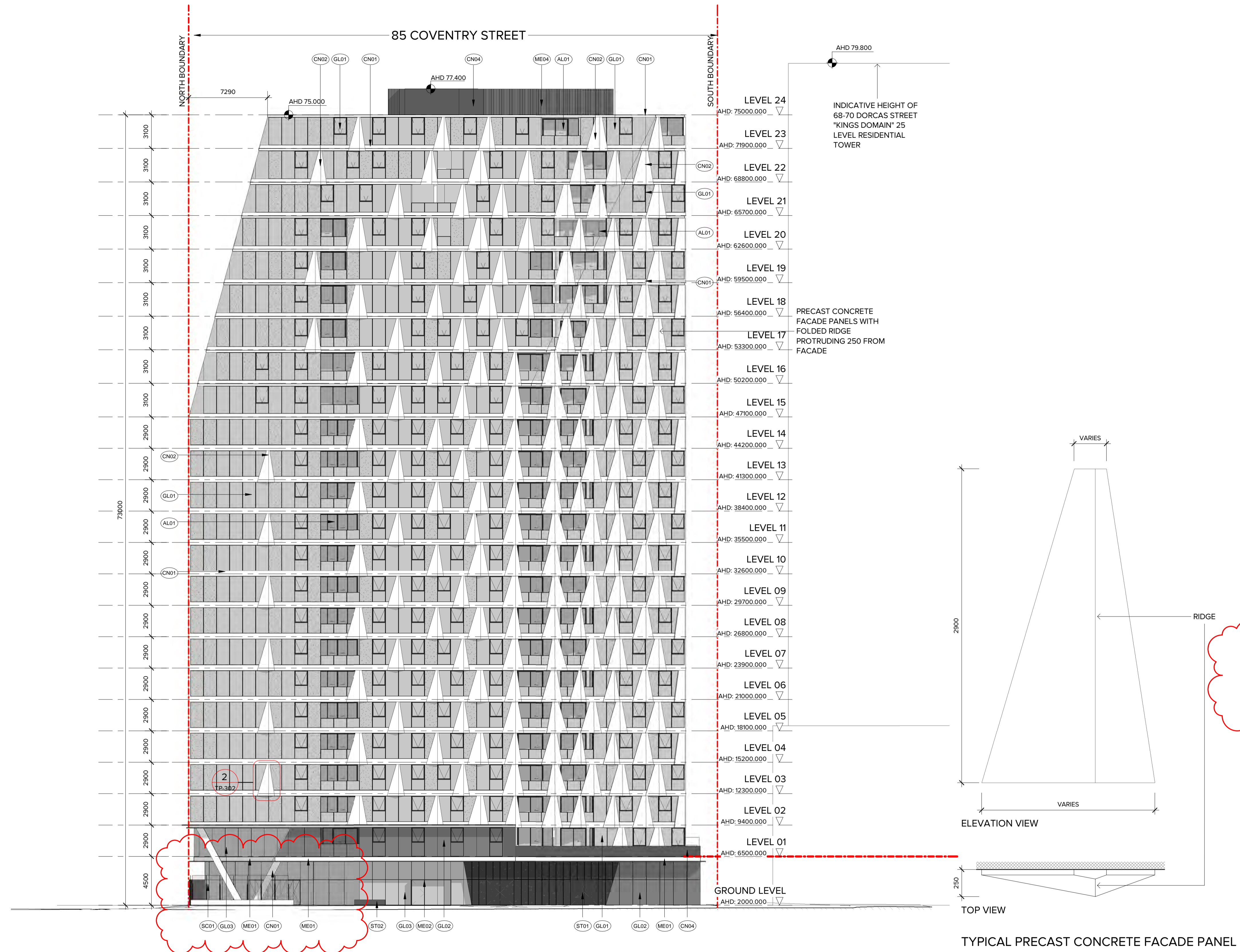


PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
NORTH & SOUTH ELEVATION

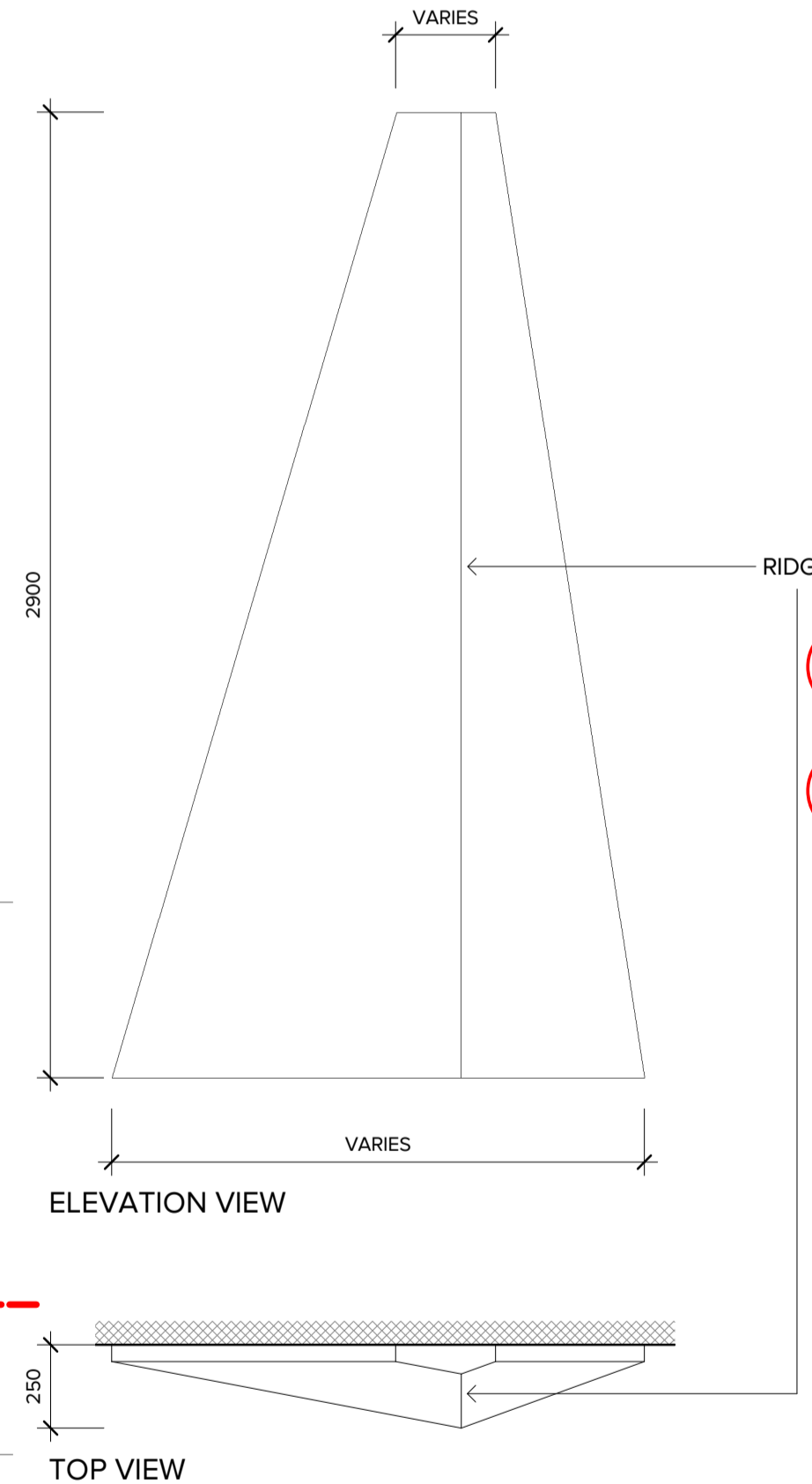
DATE:	28/09/20	JOB No:	40019
SCALE:	1:200@A1	REVISION No:	4
DRAWN:	YC/YL	DRAWING STATUS:	TOWN PLANNING
DRAWING No:	TP-301		





EXTERIOR FINISHES SCHEDULE

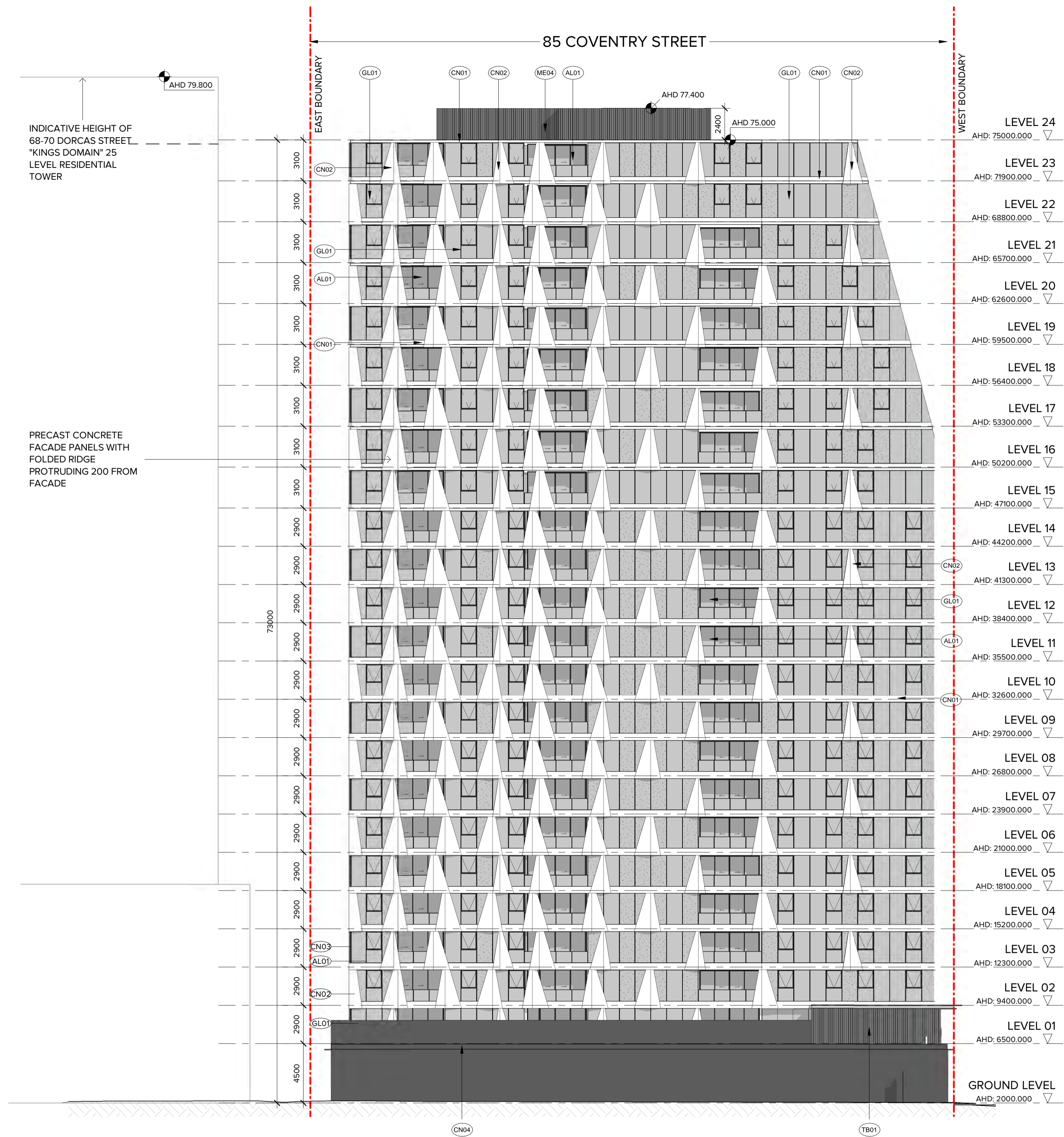
AL01	POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
CN01	PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
CN02	PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
CN03	RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
CN04	PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
GL01	REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
GL02	GREY TINTED VISION GLASS.
GL03	CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
GL04	BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
ME01	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
ME02	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
ME03	ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
ME04	PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
ST01	FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
ST02	FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.
SC01	FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



TYPICAL PRECAST CONCRETE FACADE PANEL

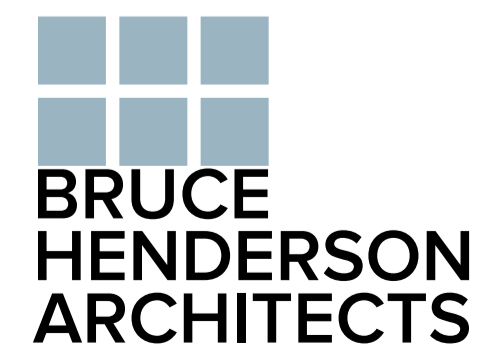
REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT





EXTERIOR FINISHES SCHEDULE

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

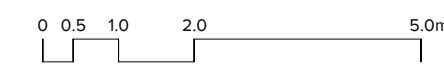
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT

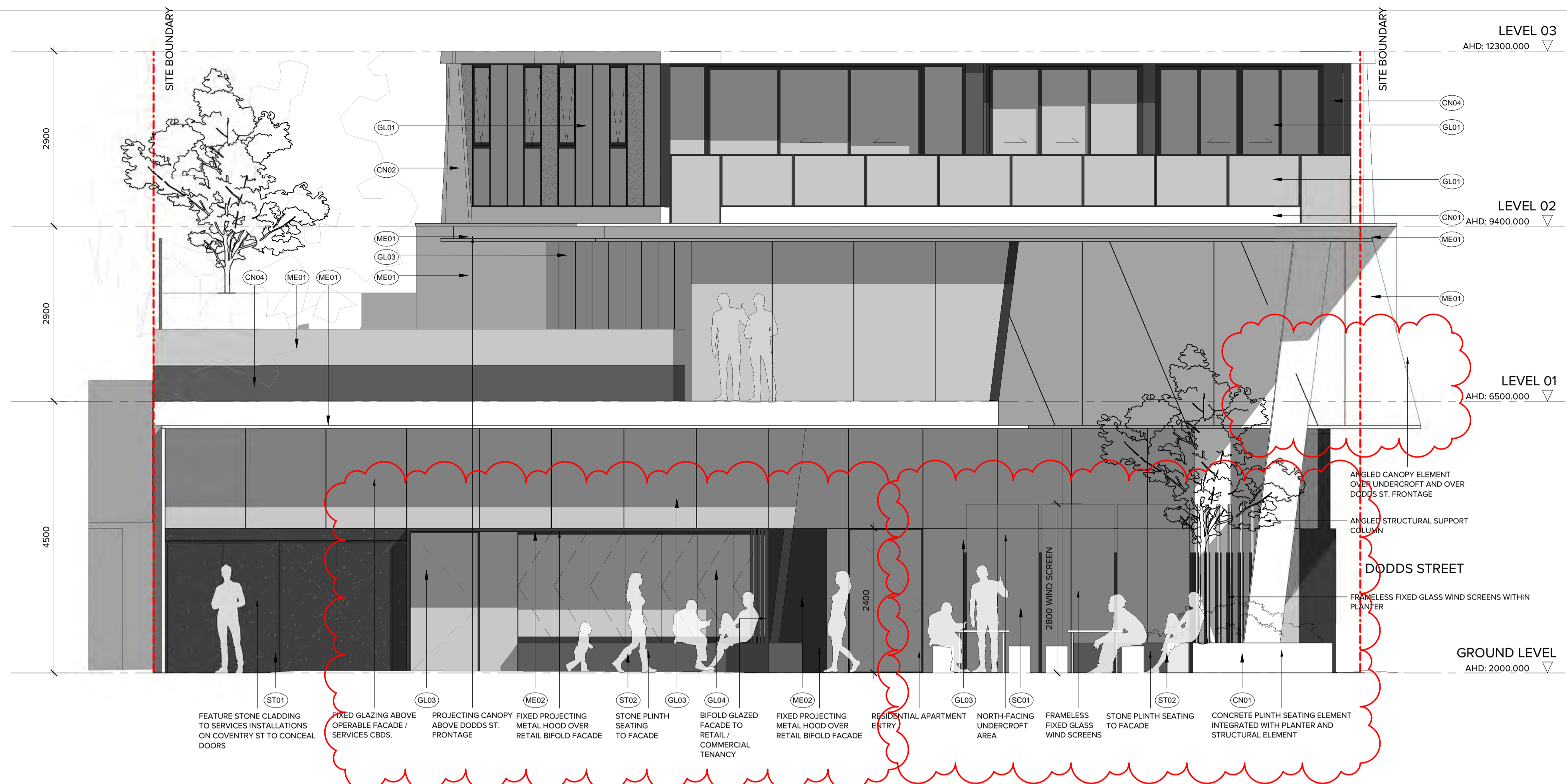


PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

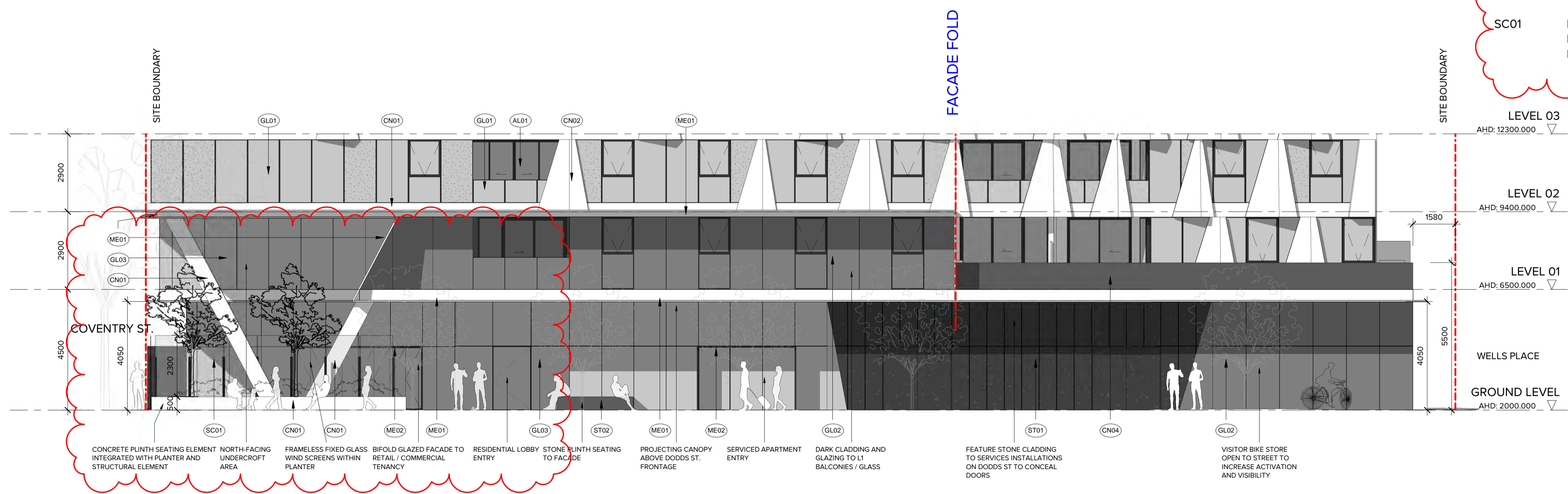
DRAWING TITLE:  
EAST ELEVATION

DATE: 28/09/20	JOB No: 40019
SCALE: 1:200@A1	REVISION No: 4
DRAWN: YC/YL	
DRAWING STATUS: TOWN PLANNING	DRAWING No: TP-303





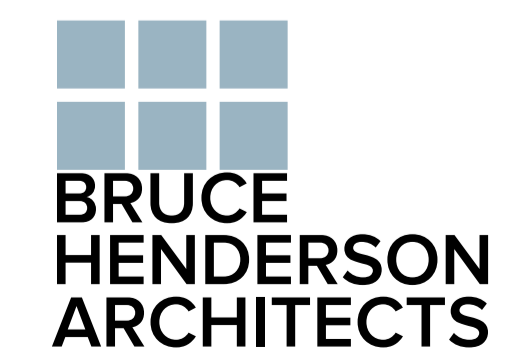
STREET INTERFACE - NORTH  
1:50



STREET INTERFACE - WEST  
1:100

EXTERIOR FINISHES SCHEDULE

- AL01 POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
- CN01 PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
- CN02 PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
- CN03 RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
- CN04 PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
- GL01 REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
- GL02 GREY TINTED VISION GLASS.
- GL03 CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
- GL04 BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
- ME01 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
- ME02 NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
- ME03 ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
- ME04 PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
- ST01 FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
- ST02 FEATURE STONE CLADDING TO GROUND FLOOR. MID GREY STONE AS SELECTED.
- SC01 FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

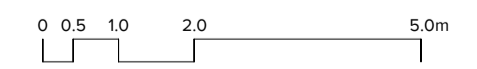
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED: Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



PROJECT:  
PROPOSED DEVELOPMENT  
85 COVENTRY STREET, SOUTH MELBOURNE

DRAWING TITLE:  
STREET ELEVATIONS

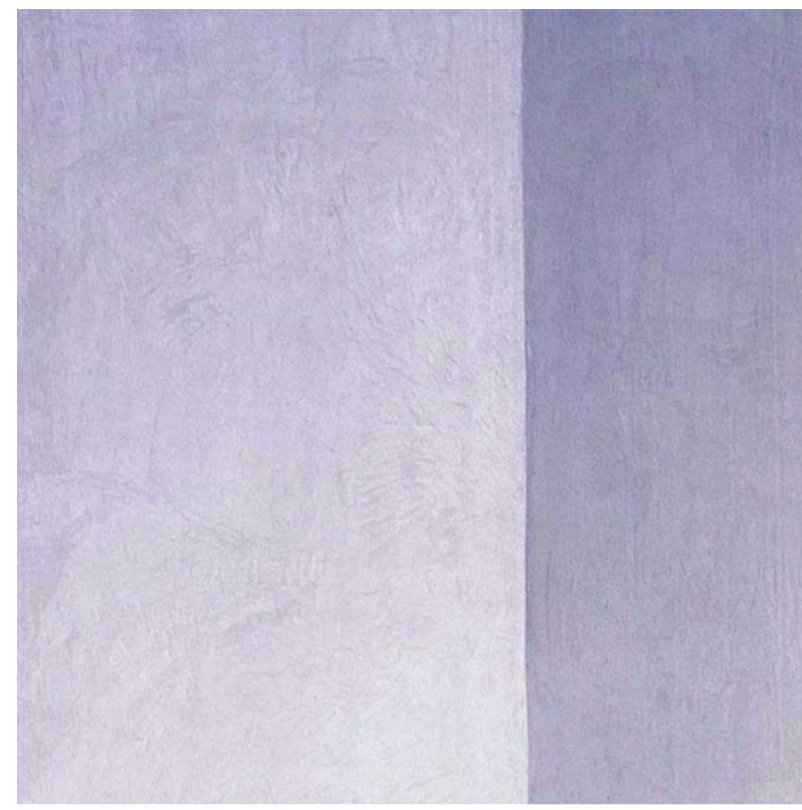
DATE: 28/09/20	JOB No: 40019
SCALE: 1:100@A1	REVISION No: 4
DRAWN: BHA	
DRAWING STATUS: TOWN PLANNING	DRAWING No: TP-402



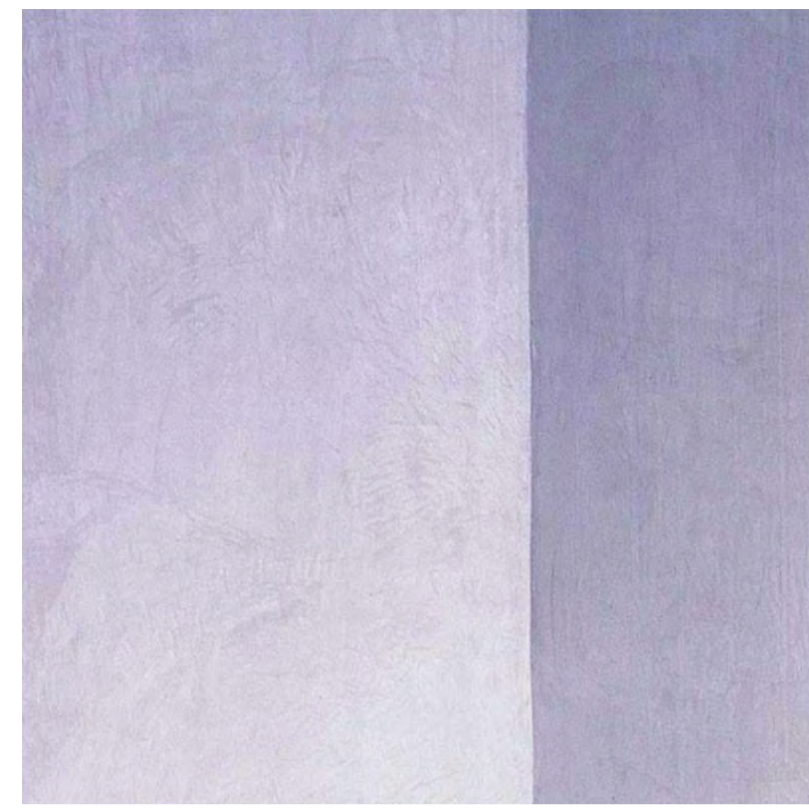
EXTERIOR FINISHES SCHEDULE



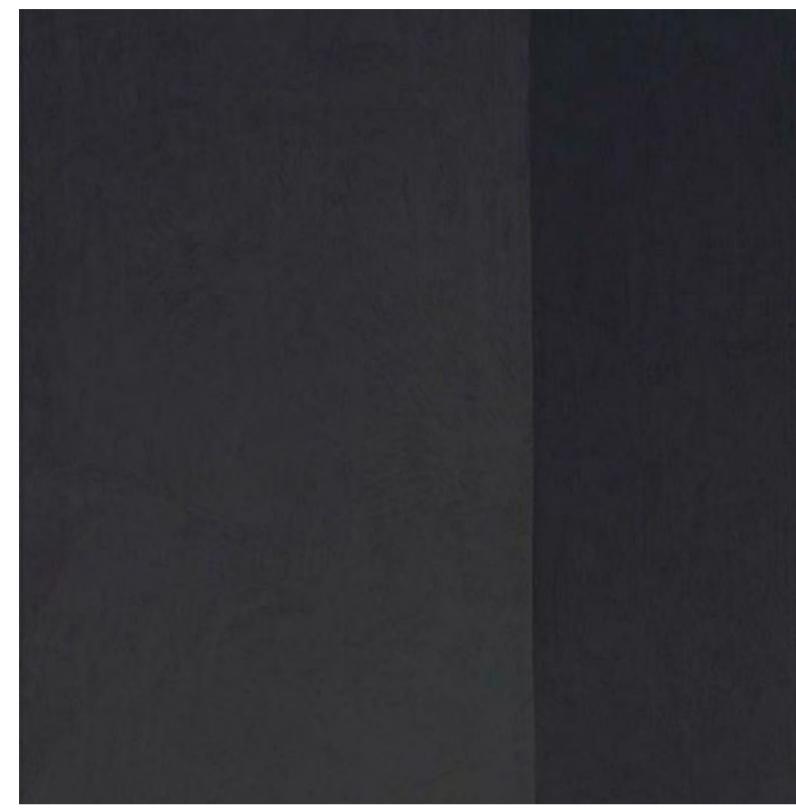
AL01 - POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY



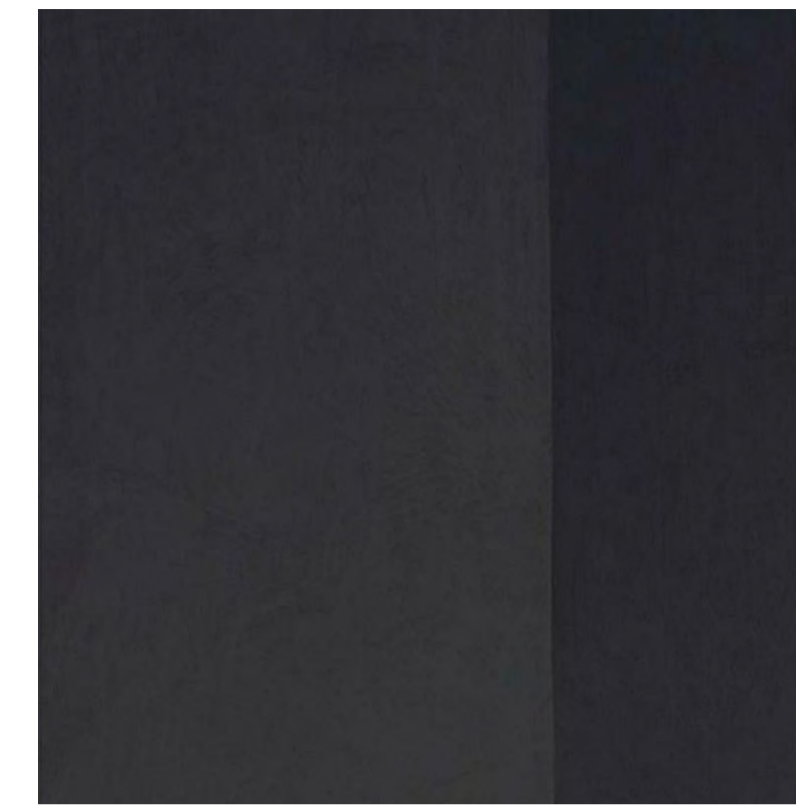
CN01 - PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH



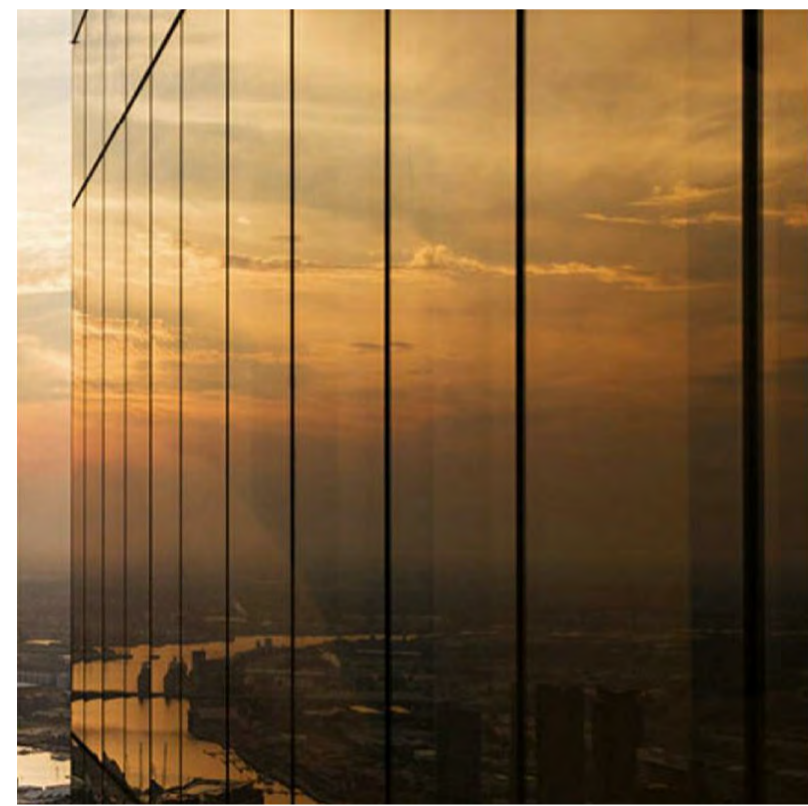
CN02 - PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01



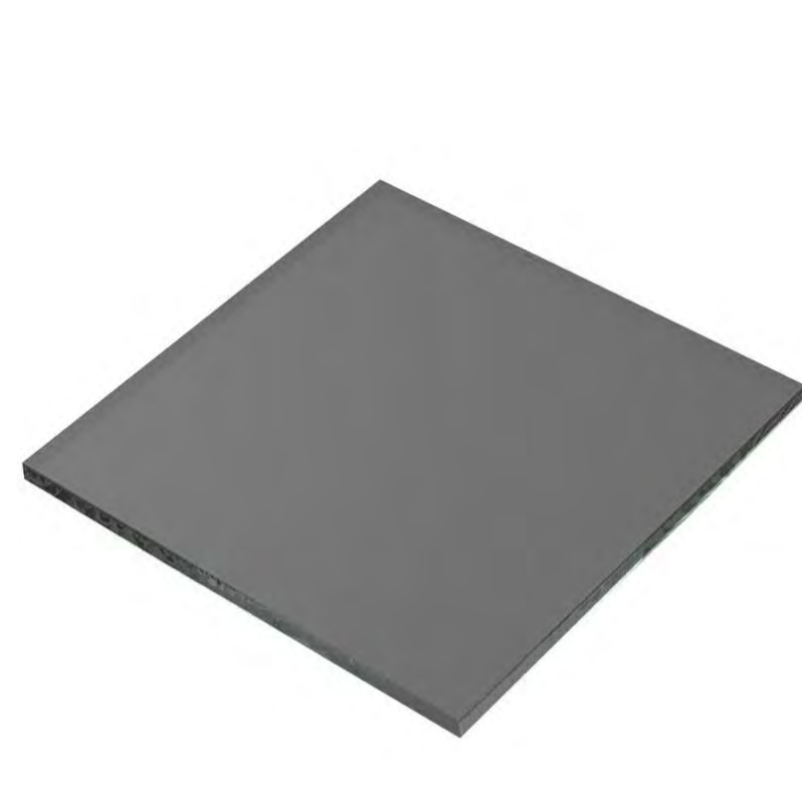
CN03 - RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE



CN04 - PRECAST CONCRETE FACADE PANELS WITH DARK GREY PIGMENT



GL01 - REFLECTIVE BRONZE-TINTED VISION GLASS TO UPPER LEVELS



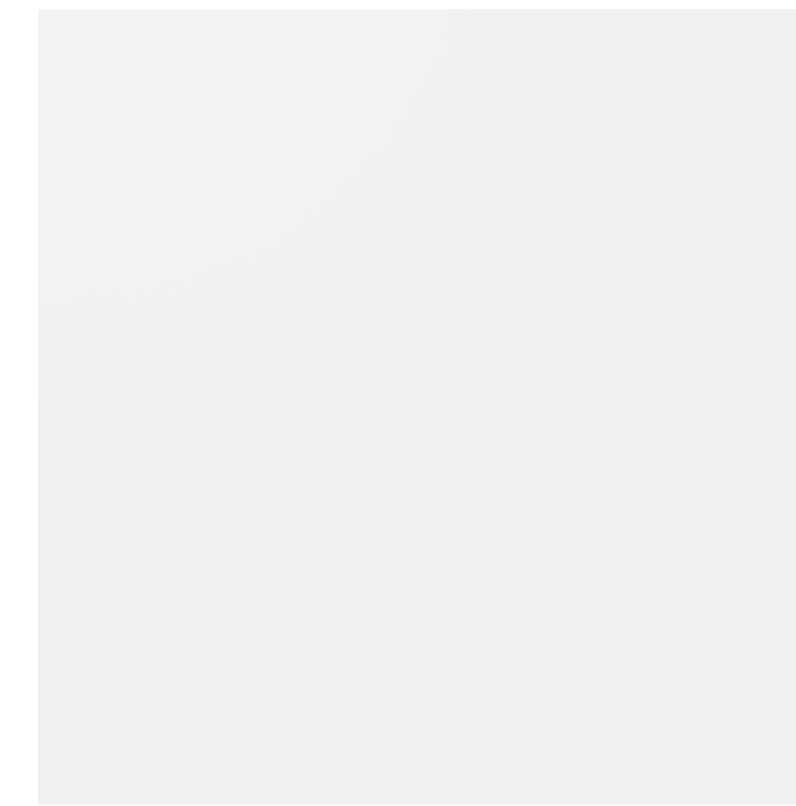
GL02 - GREY TINTED VISION GLASS



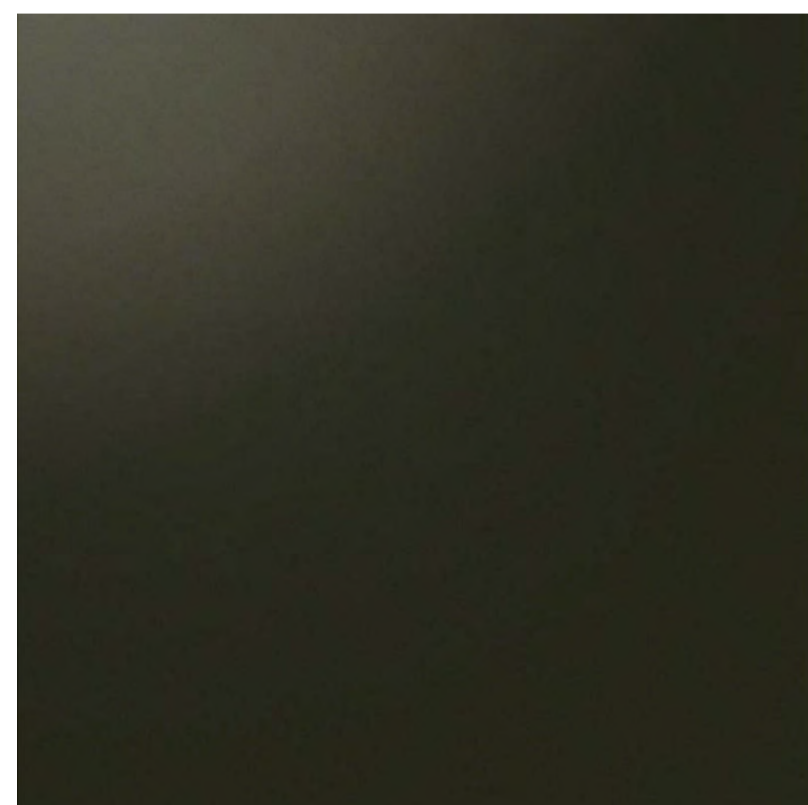
GL03 - CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES



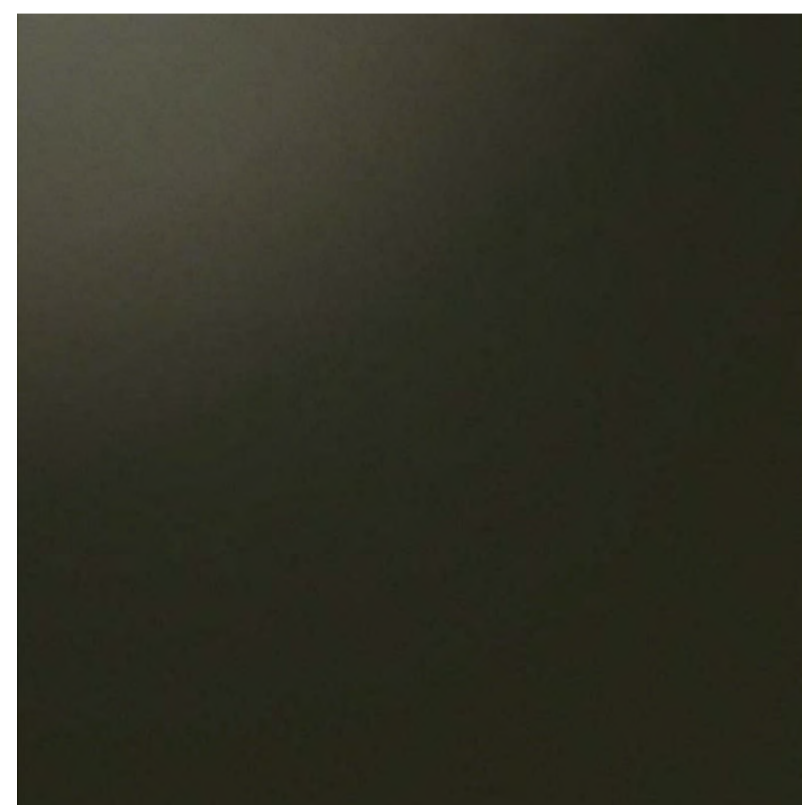
GL04 - BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES



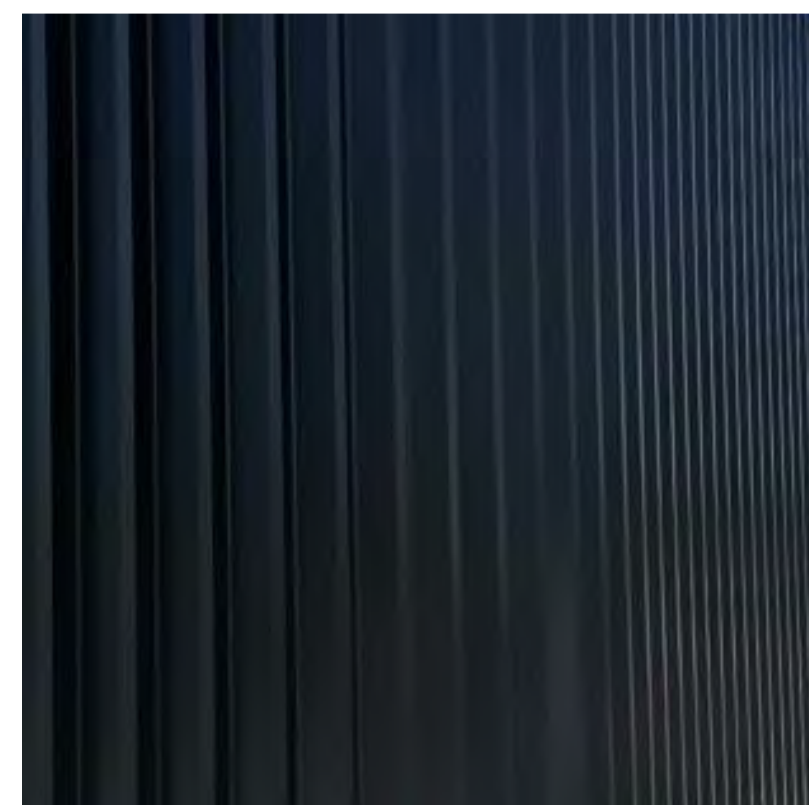
ME01 - NON-COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH



ME02 - NON-COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH



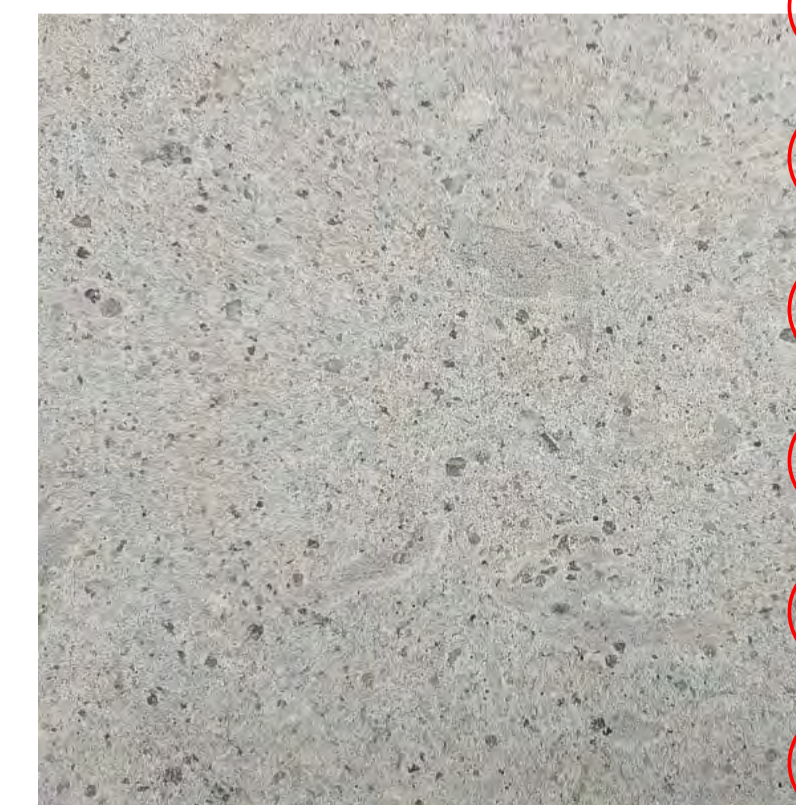
ME03 - ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02



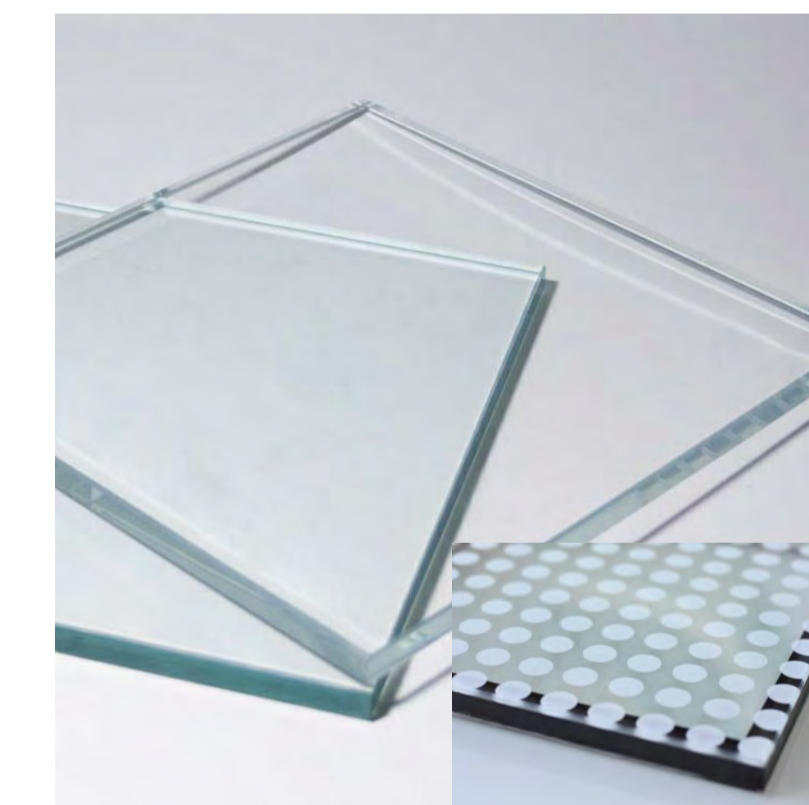
ME04 - PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02



ST01 - FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED



ST02 - FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.



SC01 - FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.

AL01	POWDERCOATED ALUMINIUM WINDOW FRAME IN DARK GREY.
CN01	PRECAST CONCRETE FACADE PANELS IN BRIGHTON LIGHT FINISH.
CN02	PRECAST CONCRETE FACADE PANELS WITH FOLDED RIDGE PROTRUDING 200MM FROM FACADE. FINISH TO MATCH CN01.
CN03	RECESSED CONCRETE FACADE PANELS WITH DARK GREY PIGMENT. PANELS RECESS 150MM FROM FACADE LINE.
CN04	PRECAST CONCRETE PANELS WITH DARK GREY PIGMENT.
GL01	REFLECTIVE BRONZE TINTED VISION GLASS TO UPPER LEVELS.
GL02	GREY TINTED VISION GLASS.
GL03	CLEAR GLAZING TO GROUND LEVEL AND COMMERCIAL SPACES.
GL04	BIFOLD / STACKING GLASS FACADE WITH EXPRESSED HARDWOOD TIMBER FRAMES.
ME01	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH GLOSS WHITE FINISH.
ME02	NON COMBUSTIBLE COMPOSITE METAL CLADDING WITH MATT BLACK FINISH.
ME03	ROLLER SHUTTER TO PARKING / LOADING AREA - COLOUR TO MATCH ME02.
ME04	PLANT SCREEN. VERTICAL CHEVRON LOUVRES OVER SUBFRAME - COLOUR TO MATCH ME02.
ST01	FEATURE STONE CLADDING TO GROUND FLOOR. DARK CHARCOAL / BLACK STONE AS SELECTED.
ST02	FEATURE STONE CLADDING TO GROUND FLOOR. MID-GREY STONE AS SELECTED.
SC01	FIXED FRAMELESS GLASS WIND SCREENS. FINISH TO MATCH GL03 WITH SELECTED WHITE FRIT PATTERN TO LOWER PORTION OF GLASS.

REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL
2	14.12.20	ISSUED IN RESPONSE TO COUNCIL RFI
4	01.02.21	MODIFICATIONS AS PER WIND REPORT



**Existing Scheme Approved for Town Planning**  
 20 levels total / 59.6m overall height  
 14 level street wall / 42.2m street wall height

**Proposed New Scheme**  
 24 levels total / 73m overall height  
 15 level street wall / 45.1m street wall height



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			



**Existing Scheme Approved for Town Planning**  
 20 levels total / 59.6m overall height  
 14 level street wall / 42.2m street wall height

**Proposed New Scheme**  
 24 levels total / 73m overall height  
 15 level street wall / 45.1m street wall height



Existing Scheme Approved for Town Planning

Proposed New Scheme



MELBOURNE  
 LONDON  
 HANOI  
 162 TOORAK ROAD  
 SOUTH YARRA VICTORIA 3141  
 T: +61 3 9860 4000  
 ARBV REG. NO. 50072  
 www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.  
 © COPYRIGHT Bruce Henderson Architects P/L

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			

PROJECT:  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 85 COVENTRY STREET SOUTHBANK  
 DRAWING TITLE:  
 FACADE COMPARISON PERSPECTIVE  
 LOOKING NORTH FROM DODDS ST.

DATE: 09.10.20 JOB N°: 40019  
 SCALE: NTS REVISION N°: 1  
 DRAWN: BHA  
 DRAWING STATUS: TOWN PLANNING DRAWING N°: TP-118



**Existing Scheme Approved for Town Planning**  
 20 levels total / 59.6m overall height  
 14 level street wall / 42.2m street wall height

**Proposed New Scheme**  
 24 levels total / 73m overall height  
 15 level street wall / 45.1m street wall height



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			





**BRUCE HENDERSON ARCHITECTS**

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

© COPYRIGHT Bruce Henderson Architects P/L

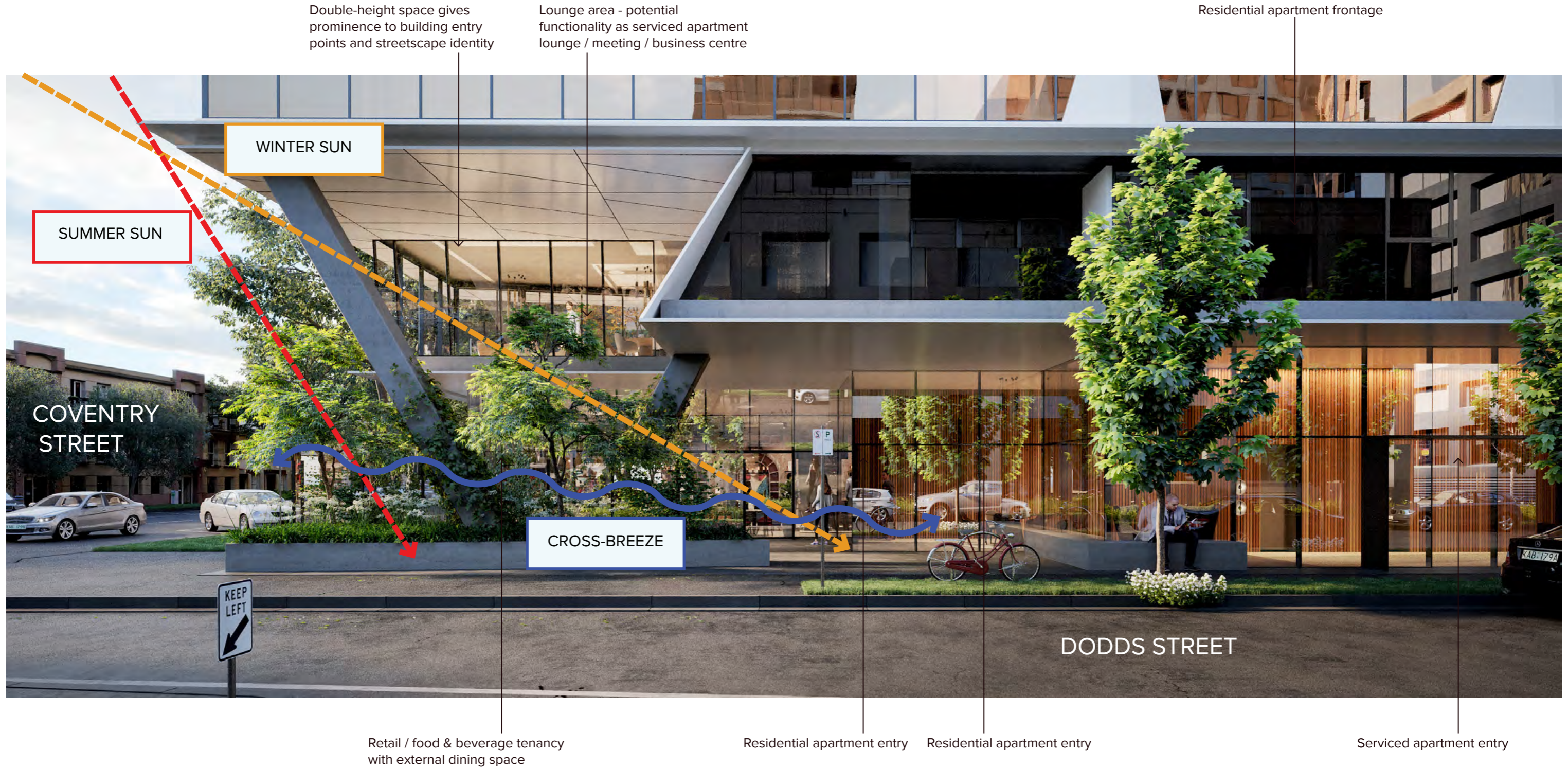
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT  
85 COVENTRY STREET SOUTHBANK**

DRAWING TITLE:  
**PROPOSED GROUND FLOOR CONCEPT  
VIEW FROM DODDS STREET**

DATE:	09.10.20	JOB N°:	40019
SCALE:	NTS	REVISION N°:	2
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-130





REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			





**BRUCE HENDERSON ARCHITECTS**

MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141  
 T: +61 3 9860 4000  
 ARBV REG. NO. 50072  
 www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

© COPYRIGHT Bruce Henderson Architects P/L

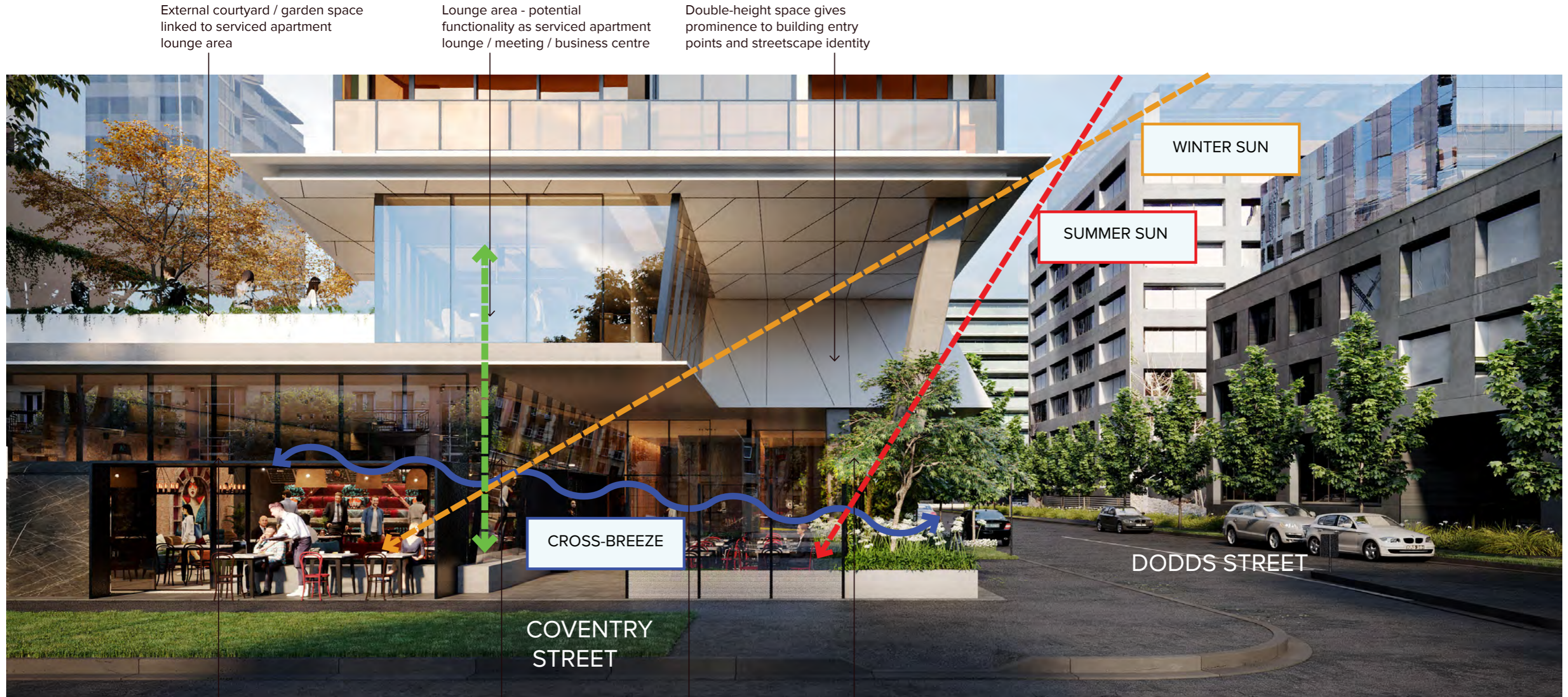
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT  
 85 COVENTRY STREET SOUTHBANK**

DRAWING TITLE:  
**PROPOSED GROUND FLOOR CONCEPT  
 VIEW FROM COVENTRY STREET**

DATE:	09.10.20	JOB N°:	40019
SCALE:	NTS	REVISION N°:	2
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-132





Retail / food & beverage tenancy with external dining space

Potential vertical linkage between food & beverage tenancy and serviced apartment lounge

Residential apartment entry

Serviced apartment entry

**BRUCE HENDERSON ARCHITECTS**

MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

© COPYRIGHT Bruce Henderson Architects P/L

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	09.10.20	ISSUED FOR TOWN PLANNING APPROVAL			
2	01.02.20	MODIFICATIONS AS PER WIND REPORT			

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
85 COVENTRY STREET SOUTHBANK

DRAWING TITLE:  
PROPOSED GROUND FLOOR CONCEPT  
VIEW FROM COVENTRY STREET

DATE:	09.10.20	JOB N°:	40019
SCALE:	NTS	REVISION N°:	2
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-133



## DELEGATED PLANNING APPLICATION REPORT

<b>APPLICATION NO:</b>	<b>TP-2016-981/A</b>
<b>APPLICANT:</b>	<b>Victton Pty Ltd</b>
<b>ADDRESS:</b>	83-89 Coventry Street, SOUTHBANK VIC 3006
<b>PROPOSAL:</b>	Amending the permit pursuant to Section 72 of the Planning and Environment Act 1987 by amending the: <ul style="list-style-type: none"> <li>- Design of the development; and</li> <li>- Preamble to reflect the introduction of serviced apartments</li> </ul>
<b>DATE OF APPLICATION:</b>	22 October 2020
<b>RESPONSIBLE OFFICER:</b>	Markus Tschech

### 1. SUBJECT SITE AND SURROUNDS

The site is located in an area within a mixed use area comprising apartment and commercial buildings. Since the drafting of the FMC Officer Report on 18 April 2017, high rise apartment buildings have been constructed at Nos. 68-70 & 52-66 Dorcas Street, to the south of the subject site.

The remainder of the immediate surrounds has not significantly altered since the drafting of the above report.

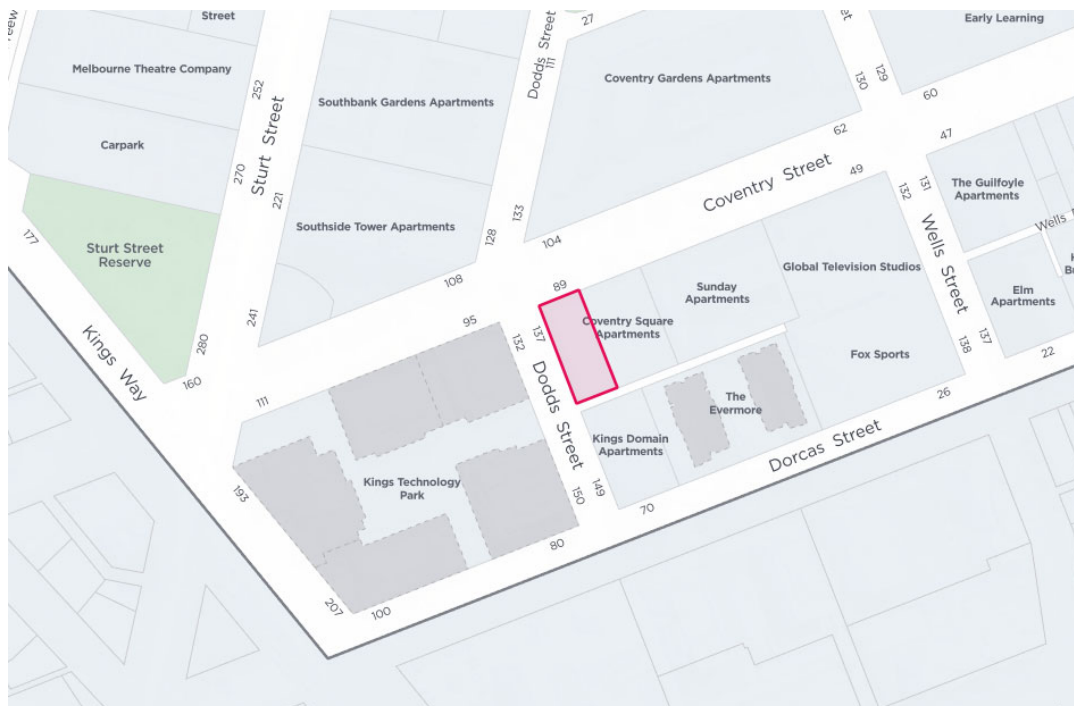


Figure 1 - Site Context Map





Figure 2 - Photo of site from Coventry Street. Captured on 21 May 2021



Figure 3 - Photo of site from Coventry Street. Captured on 21 May 2021





Figure 4 - Photo of site from Dodds Street. Captured on 21 May 2021

## **2. BACKGROUND AND HISTORY**

### **2.1. Pre-application discussions**

The applicant met with Council Officers prior to lodging the application on 18 August 2020. The following key points were raised with the applicant:

- The additional height exceeds the 60 m preferred height and will need to be suitably justified.
- The tower position, with zero setbacks to the street, creates a broad mass and rather imposing presentation to Dodds Street that is more pronounced with this additional height. An enhanced massing and elevation outcome along this edge that offers greater modulation / relief is encouraged.
- The undercroft area may cause issues from a wind perspective, and the recommendations of the wind report will need to be incorporated into the design.
- Overshadowing impacts on surrounding public spaces will also be a key consideration.
- The revised ground level is positive, offering improved legibility and safety for building entrances. The soffit treatment of the double height corner space will be key alongside the general materiality of the lower levels.

### **2.2. Amendments during the process**

The application was not amended during the assessment process.

### **2.3. Planning Application History**

Planning Permit TP-2016-981 was issued on 25 May 2017. This permit allowed the:



*‘Construction of a multi-level residential building containing dwellings and ground level retail, and a reduction of the retail car parking requirement in accordance with the endorsed plans. ‘*

Plans were endorsed under this permit on 14 September 2018. This permit was most recently extended on 26 November 2020, and will expire if:

- The development is not started by 25 May 2023.
- The development is not completed by 25 May 2025.

### **3. PROPOSAL**

The application seeks approval to amend Permit TP-2016-981 under Section 72 of the Planning and Environment Act 1987 by way of amending the:

- Preamble to allow for use of the land for serviced apartments.
- Design of the development.

The revised plans are those prepared by Bruce Henderson Architects, dated 9 October 2020, 14 December 2020 & 1 February 2021 (TP-202 – TP-501) and contemplate additional building height, a revised ground level layout and internal changes to the apartments. The overall form of the tower component of the development, including minimum setbacks are not sought to be varied.

The amended development would also allow for use of a portion of the apartments to be used for short-stay accommodation (serviced apartments), which would be accessed via a separate lobby at ground level. It is understood that any of the apartments could be used for short-term accommodation, and the proportion will depend on market demand.

Key changes to the approved development are as follows:

- An additional four levels above the approved building envelope, increasing the building height from 20 to 24 storeys.
- An additional basement level, taking the total from two to three, accommodating an additional 50 bicycle spaces and 4 less car spaces.
- Reconfiguration of the apartment layouts, including balcony locations within the tower, resulting in an overall increase in apartments from 143 to 174.
- Substantial ground, basement and podium level layout changes, including:
  - Relocation of the open plaza and outdoor seating area from the north-eastern to north-western corner.
  - Creation of separate residential and serviced apartment lobbies, both accessible via the new plaza.
  - Creation of a residential lounge, including outdoor communal terrace at first level, fronting Coventry Street.
  - Creation of private terraces for four of the apartments at level 1.
- Deletion of landscaped roof terrace.
- An increase in Gross Floor Area (GFA) of 1,983 m<sup>2</sup>.



A table summarising the approved and proposed development is provided below.

	<b>Approved</b>	<b>Proposed</b>
<b>Dwellings</b>	32 x 1 Bed 108 x 2 Bed 3 x 3 Bed 143 Total	53 x 1 Bed 121 x 2 Bed 0 x 3 Bed 174 Total
<b>Retail</b>	240 m <sup>2</sup>	146 m <sup>2</sup>
<b>Building height</b>	59.6 metres / 20 storeys	73 metres / 24 storeys
<b>Effective Street wall height (to start of inclined setback)</b>	42.2 metres	45.1 metres
<b>Min. tower setbacks (Levels 2-14)</b>	North 0 metres South: 2.94 metres East: 5 metres West: 0 metres	No change
<b>GFA above ground</b>	11,560 m <sup>2</sup>	13,543 m <sup>2</sup> *
<b>Floor Area Ratio (FAR)</b>	11.85 : 1	13.9 : 1
<b>Car parking spaces</b>	71	67
<b>Bicycle facilities and spaces</b>	114 resident spaces 30 visitor spaces 0 end of trip facilities	174 resident spaces 20 visitor spaces 0 end of trip facilities
<b>Motorcycle space</b>	0	No change
<b>Vehicle access</b>	Via Wells Place	No change
<b>Loading/unloading</b>	Via Wells Place	No change

\* The Development Summary submitted as part of the original application provided an incorrect GFA figure. An updated summary was submitted on 28 June 2021 and will be referenced at Condition 1 of any amended permit.

Relevant extracts of the approved and proposed development are provided on the following pages.



Figure 5 - 3D Render of approved development (left) and proposed development (right) from Coventry / Dodds Street intersection. From Drawing TP-117





Figure 6 - 3D Render of approved development (left) and proposed development (right) from Dodds Street. From Drawing TP-113

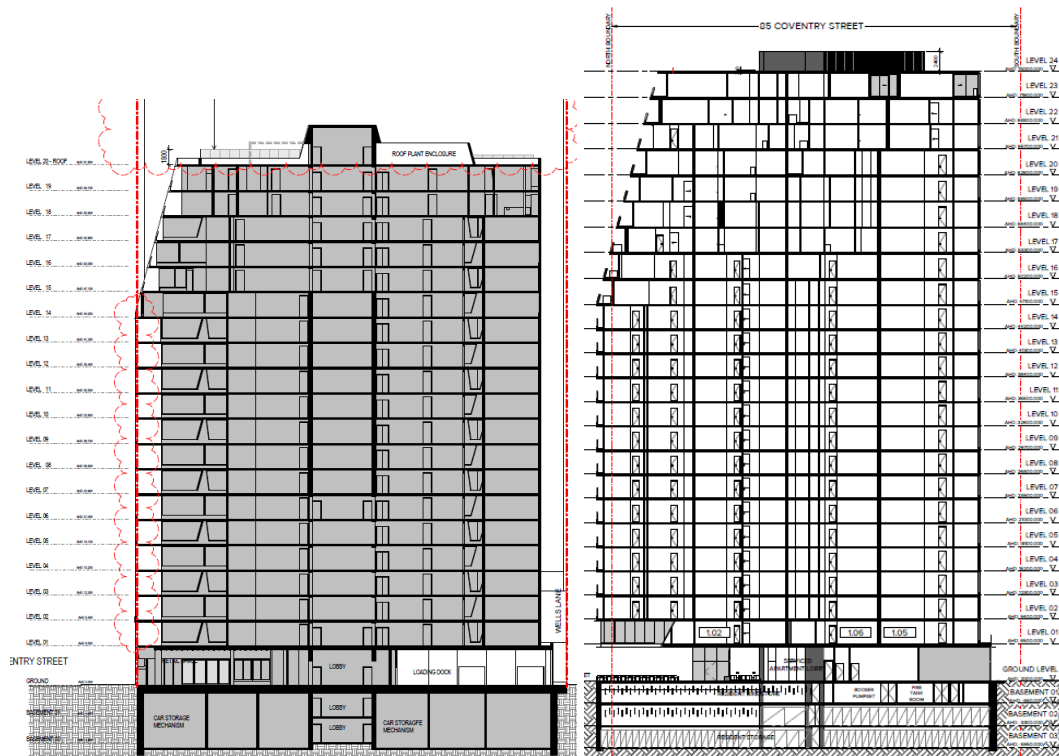


Figure 7 - Endorsed (left) and proposed (right) North-South Section. From Drawings TP06.11 & TP-401



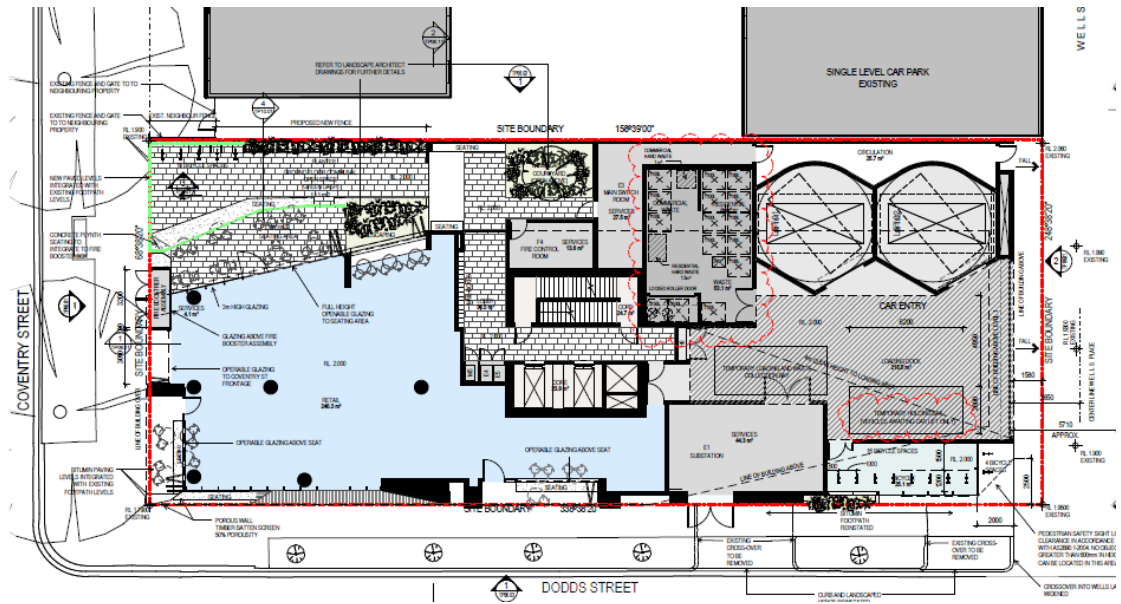


Figure 8 - Endorsed Ground Level Plan (TP02.03)

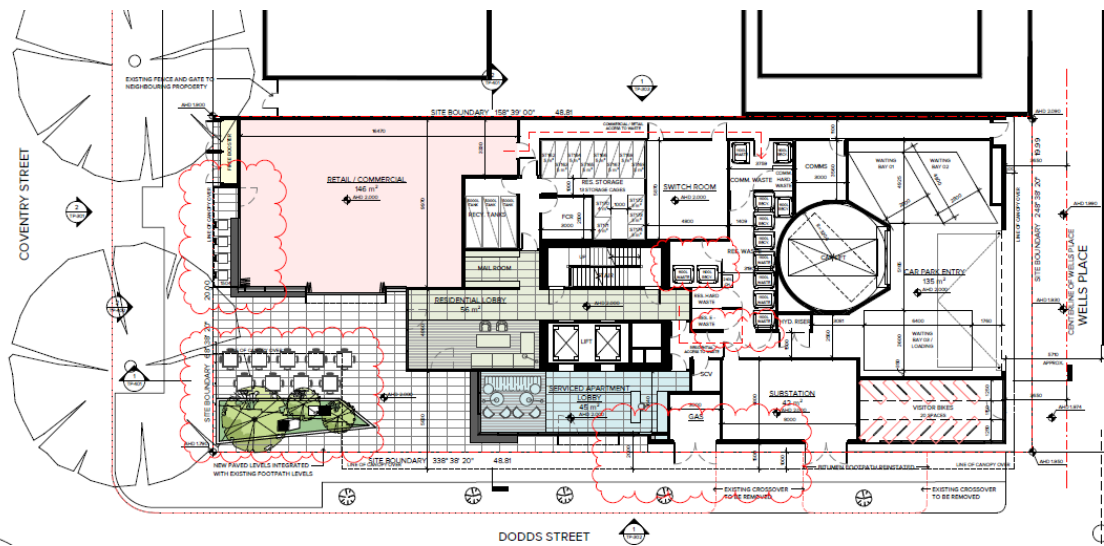


Figure 9 - Proposed Ground Level Plan (TP-206)

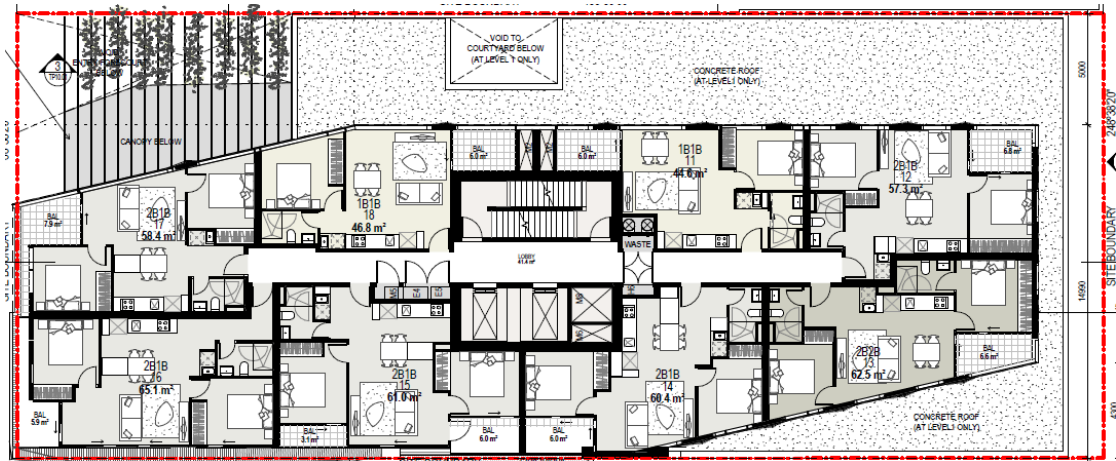


Figure 10 - Endorsed Level 1 Plan (TP02.04)



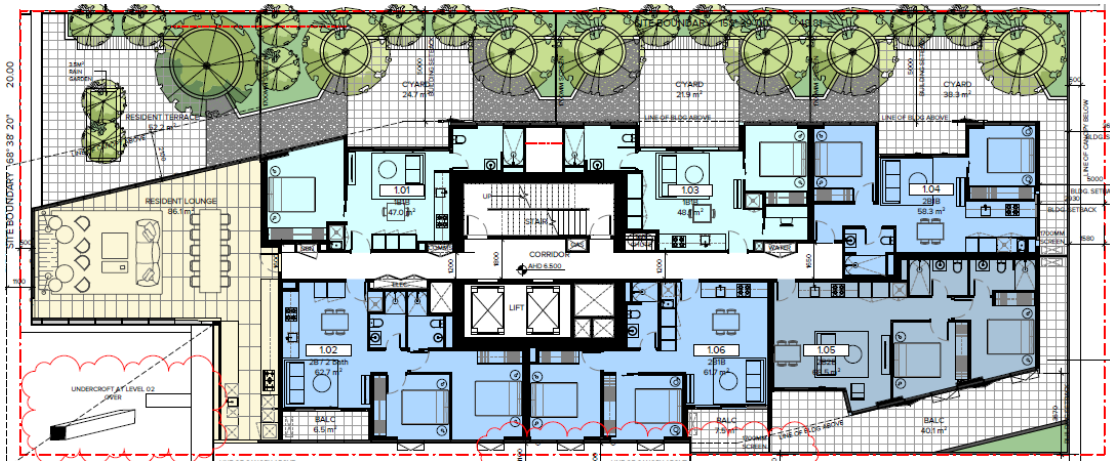


Figure 11 - Proposed Level 1 Plan (TP-207)

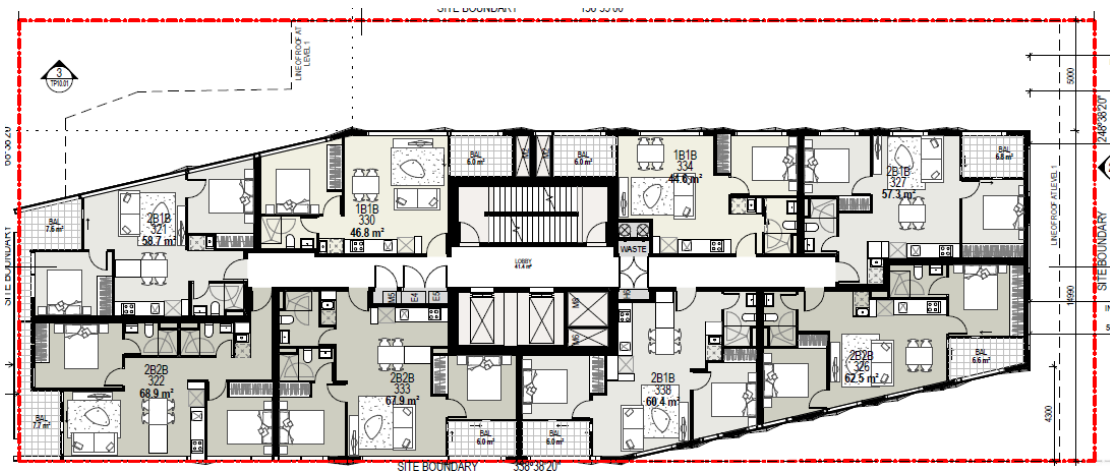


Figure 12 - Endorsed Level 2-14 Plan (TP02.05)

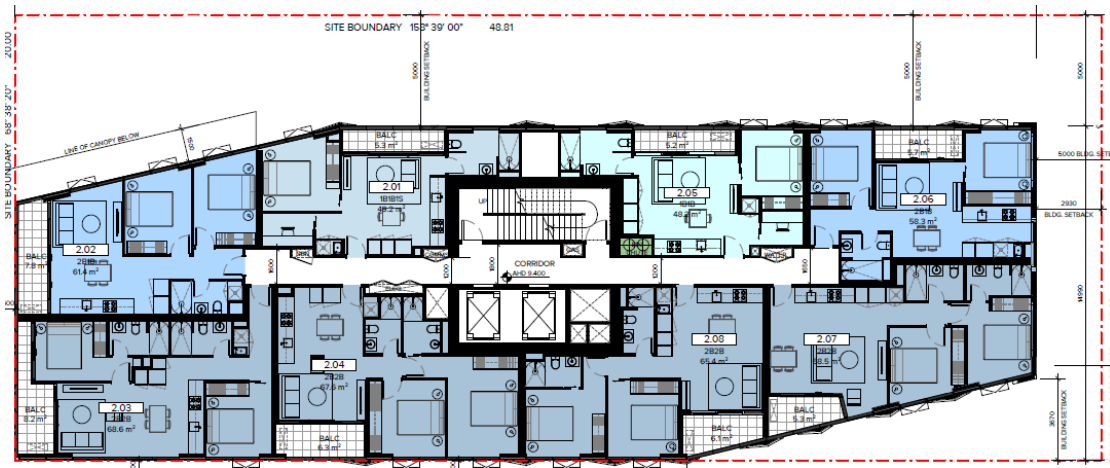


Figure 13 - Proposed Level 2-14 Plan (TP-208)



## 4. MELBOURNE PLANNING SCHEME

### 4.1. Statutory controls

The FMC Officer Report on file dated 18 April 2017 lists all relevant permit triggers.

The original application was, however, lodged on 11 November 2016 and therefore assessed against the provisions of Schedule 60 to the Design and Development Overlay (DDO60) as they applied prior to the gazettal of Planning Scheme Amendment C270 on 23 November 2016. This was due to the Transitional Arrangements at Section 7.0 which stated that:

*'The requirements of this schedule do not apply to ... an application (including an application to amend the permit) made after the commencement of Amendment C262 but before the commencement of Amendment C270 to this planning scheme. For such applications, the requirements of this schedule, as they were in force immediately before the commencement of Amendment C270, continue to apply.'*

As this Section 72 Amendment application has been made following gazettal of Amendment C270, the application must be assessed against the current requirements of DDO60.

DDO60 was revised again as part of Planning Scheme Amendment C311, though these changes were described in the accompanying explanatory report as:

*'... inconsequential changes regarding clarification of definition to setback (to include building services), and rewording of the definitions associated with unsafe and comfortable wind conditions.'*

The following key changes to DDO60 now apply and are of particular relevance:

- Maximum building height varied from a mandatory to discretionary 60 metres.
- Introduction of the following wind requirements:
  - A permit must not be granted for buildings and works with a total building height in excess of 40 metres that would cause unsafe wind conditions in publicly accessible areas adjoining the site.
  - A permit should not be granted for buildings and works with a total building height in excess of 40 metres that do not achieve comfortable wind conditions in publicly accessible areas adjoining the site.
- Introduction of the following overshadowing requirements:
  - A permit must not be granted for buildings and works which would cast any unreasonable additional shadow across specified public and private spaces, including Sturt Street Reserve and any public space, public parks and gardens, public squares, open spaces associated with a place of worship and privately owned public spaces accessible to the public.
- Introduction of a discretionary 13:1 Floor Area Ratio (FAR) maximum.
- Introduction of a Built Form Outcome requiring that: *'the visual impact of taller buildings, above the preferred building height, is alleviated through increased upper level setbacks.'*
- Reduction of street wall / podium height from 30 to 20 metres.
- Removal of tower separation requirement.



- Reduction of minimum front boundary setback (above the street wall / podium) from ten to five metres.
- Reduction of minimum side boundary setbacks from a uniform 10 metres to:
  - Five metres above 40 metres for a side boundary.
  - Five metres above 20 metres for the centreline of an adjoining laneway (where applicable).
  - Five metres above 20 metres for a rear boundary.

#### **4.2. Strategic policy framework**

The FMC Officer Report on file dated 18 April 2017 lists all relevant provisions of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF) including Municipal Strategic Statement (MSS).

Amendment VC148 was gazetted on 31 July 2018 and implemented changes to the Victoria Planning Provisions (VPP) and planning schemes. The amendment sought to add clarity to schemes by simplifying and improving their structure, function and operation. It is not considered that this amendment has any substantial impact on the amended proposal.

#### **4.3. Particular / General Provisions**

Amendment VC136 was gazetted on 13 April 2017 and replaced Clause 52.35 (Urban Context Report and Design Response for Residential Development of Four or More Storeys) with a new Clause 58 (Apartment Developments).

Pursuant to Clause 32.04-6 of the Mixed Use Zone, an apartment development must meet the requirements of Clause 58.

This does not apply to an application for an amendment of a permit under Section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136. The original application was lodged in 2016, and therefore is exempt from these requirements.

The FMC Officer Report on file dated 18 April 2017 lists all other relevant Particular / General Provisions.

#### **4.4. Planning Scheme Amendments**

##### **4.4.1. Amendment C308**

Amendment C308 proposes new urban design provisions to the Melbourne Planning Scheme by:

- Deleting Clause 22.01 (Urban Design within the Capital City Zone).
- Replacing Schedule 1 to the Design and Development Overlay (Active Street Frontages) with a new Schedule 1 (Urban Design within the Central City and Southbank).
- Deleting Schedule 4 to the Design and Development Overlay (Weather Protection) and incorporating these provisions into the new DDO1.

Council has considered the panel report and submitted a final amendment to the Minister for Planning for approval, as such Amendment C308 is considered to be seriously entertained.



## **5. PUBLIC NOTIFICATION**

It was determined that the proposal may result in material detriment therefore Council gave notice of the proposal by ordinary mail to the owners and occupiers of surrounding properties and directed that the applicant give notice of the proposal by posting two notices on the site for a 14 day period, in accordance with Section 52 of the Planning and Environment Act 1987.

## **6. OBJECTIONS**

66 objections were received in response to the application, including 29 pro forma submissions. The concerns in objections received by Council have been summarised below.

Further consideration of the objections is given in Section 10.7 of this report.

### **6.1. Summary of objector concerns**

#### Built Form / Heritage

- Excessive height.
- Inappropriate response to existing and preferred character.
- Visual bulk.
- Insufficient rear boundary setback.
- Inappropriate heritage response to the Victoria Barracks.
- Location of substation.

#### Amenity impacts

- Loss of views.
- Loss of daylight to the south and south-west.
- Overshadowing to the south and south-west, including balconies, apartments and communal open space.
- Noise due to use of building for serviced apartments.
- Overlooking to the south and east.
- Reduced natural ventilation.
- Wind.
- Overcrowding.

#### Internal amenity

- Undersized apartments, in particular Apartments 16.03 & 16.04.

#### Traffic impacts

- Insufficient car parking.
- Increased vehicular congestion.
- Use of car stackers.
- Inappropriate location of vehicle access.
- Insufficient access for waste collection.
- Pedestrian safety.



Construction Activities, by virtue of:

- Loss of rental income during construction period.
- Noise.
- Impact on mental health.

Miscellaneous

- Non-compliance with mandatory Planning Scheme provisions.
- Inaccurate description of the apartment building to the south.
- Exclusion of rooftop plant from building height calculations.
- Devaluation of property.

## **7. CONSULTATION**

The application was discussed on numerous occasions with the permit applicant, where concerns relating primarily to the ground level layout and wind impacts were sought to be resolved. This resulted in multiple revisions of without prejudice discussion drawings. The most recent set of drawings are dated 15 March 2021 and incorporated revised ground and level 1 plans, as well as elevations. These discussion drawings are referenced in the Assessment section of this report, though have not been formally substituted, and therefore do not form part of the 'decision plans'.

In addition to the above, the permit applicant provided a letter, dated 21 May 2021, which included a response to key matters raised in the objections. The letter was circulated to all objectors shortly after receipt, though no objections were varied nor withdrawn as a result.

## **8. EXTERNAL REFERRALS**

### **8.1. Department of Transport**

The Department of Transport confirmed in correspondence dated 22 June 2021 that they did not object to the proposal.

As noted in correspondence from a Transurban representative on 26 February 2021, the Department of Transport now also provide a response on behalf of Transurban.

### **8.2. Environmental Protection Agency**

The Environment Protection Authority Victoria confirmed in correspondence dated 3 March 2021 that they did not object to the proposal.

## **9. INTERNAL REFERRALS**

### **9.1. Urban Design**

Council's Urban Designer reviewed and provided comment on the originally submitted application. They expressed support for the revised ground level layout and materiality, and noted that the revised scheme was generally consistent with the endorsed development and the site context.

They did, however, express concern in relation to the potential wind impacts at the north-western corner, and suitable integration of wind mitigation measures.

Following a review of the final set of discussion drawings dated 15 March 2021, Council's Urban Designer advised that:



*'The applicant has provided an alternate response to address wind impacts which includes the relocation of the proposed seating area outside the retail area alongside an integrated landscape barrier that comprises both planting and seating areas. Renders illustrate that this is a much improved resolution to the previous proposal (placement of 2.8m independent high screens). An updated wind report has also been provided to confirm that this proposal will effectively mitigate predicted wind impacts.*

*In conclusion, we are supportive of the revised wind mitigation measures.'*

Conditions requiring the changes shown in the abovementioned drawings, and the provision of a façade strategy (as recommended in the initial advice) will be included on any amended permit issued.

## **9.2. Green Infrastructure & ESD**

Council's Green Infrastructure & ESD Officer reviewed the submitted Sustainability Management Plan prepared by SimpsonKotzman, dated 9 October 2020 and advised that:

*'The ESD response is generally of the minimum standard required to satisfy Clause 22.19 and Clause 22.23 requirements.*

They also noted that the proposed Green Star pathway for a 5 Star rating was well communicated and supported and that the 6.7 Star minimum average NatHERS was 'good'. Additional opportunities for greening at ground level and a rooftop solar PV array were also recommended. These matters are discussed at Section 10 of this report.

The recommended ESD condition will replace Condition 9 on any amended permit issued.

## **9.3. Urban Forestry**

Council's Urban Forester advised on 10 December 2020 that:

*'The amendments that may have impacts for public trees are those to the ground level / street presentation to both Coventry and Dodds Streets. The most mature and significant trees are the two Brush Box (assets 1030446 and 1030447) adjacent to the Coventry Street boundary. Four semi-mature Maple are also growing within the nature strip on the eastern side of Dodds Street.*

*Whereas there is likely to be works within the Tree Protection Zones of the Coventry Street trees and a requirement to prune back any boundary overhang of the canopies, it is considered that the design poses little potential for adverse impact.*

*There seems to be a proposal for a building canopy on the Dodds Street elevation that is not shown on the endorsed plans of the existing permit. This canopy will need to be designed to minimise the impacts on the future growth of the public trees growing within the nature strip. Unless this can be dealt with in any Request for Further Information, a conditions has been proposed.*

*Increased greening of the building ... is welcomed and in terms of the access removal, will allow for the extension of the nature strip and an additional tree.'*

A revised Tree Protection Plan condition will replace Condition 16, and the recommended condition regarding the new Dodds Street canopy will be included on any amended permit issued.



#### **9.4. Traffic Engineering**

Council's Traffic Engineer provided the following comments on 3 December 2020:

- *Given the maximum limitation of 175 spaces permitted under the Melbourne Planning Scheme (MPS), and that it is proposed to provide 67 car parking spaces, Transport and Parking has no objection to no car parking being provided.*
- *It is proposed to provide a total of 194 bicycle spaces, well above the MPS requirement of 52 spaces. This is considered acceptable.*
- *While ideally provision for residential loading activities should be made on-site, this is not required by MPS. While the residential loading demands may be met by the existing short-term car parking in the vicinity, the availability of on-street parking cannot be guaranteed, given the high existing parking demands in the area.*
- *Transport and Parking is satisfied with Traffix Group's assessment that traffic generated will not have a significant impact on Wells Place or the surrounding network. This is acceptable.*

A recommended note regarding on-street parking restrictions will be included on any amended permit issued.

#### **9.5. Waste Engineering**

Following review of several revisions of a Waste Management Plan (WMP), Council's Waste Engineer confirmed that the WMP prepared by Leigh Design dated 14 January 2021 had addressed most issues, and that the following matters remained outstanding:

- *Given residential waste will be collected privately, Council will not supply any bins to the development. There is still a reference to 'Council bins' in Table 2 and the second dot point under Table 2 reads 'Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor)'. This needs to be amended to read that all bins will be sourced by the operator.*
- *The third dot point under Table 2 is incorrect. Any changes to the WMP are STCA.*
- *The doorway width to the chute termination room appears to be about 1.1 m wide, which is too narrow for 1100 L bins to fit through.*

These comments were forwarded to the permit applicant, who advised that they could readily be accommodated in a revised report and ground level plan.

Given the minor nature of the changes required, Council's Waste Engineer agreed that they could be resolved via a condition on permit.

#### **9.6. Civil Design**

Council's Infrastructure Engineer advised that all projections over the street alignment must conform to Building Regulations 2018, and recommended a new condition relating to groundwater runoff.

The proposed canopies along both street frontages are positioned four metres above the footpath and set back at least 2.6 metres from the road alignment in accordance with Council's Road Encroachment Operational Guidelines. A condition will nevertheless be included on any amended permit issued to ensure compliance.



## 10. ASSESSMENT

The key issues for consideration in the assessment of this application include the following:

- Use of the land for serviced apartments.
- Built form and urban design response.
- Amenity impacts, including wind, overshadowing and overlooking.
- Internal amenity.
- Sustainability.
- Traffic impacts.
- Objector concerns.

### 10.1. Use of the land

The proposal seeks planning permission to incorporate a serviced apartment component accessed via a separate lobby. As noted in Section 3 of this report, no specific apartments have been nominated for short-stay accommodation, and the ultimate distribution of serviced apartments will be influenced by market demand.

As the use of dwellings as serviced apartments requires a permit in the Mixed Use Zone it must therefore be considered against the purpose of the Mixed Use Zone and relevant State and Local Planning Policy.

The Mixed Use Zone seeks to *“provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.”*

Although the MUZ allows for a range of smaller scale non-residential uses as-of-right, it remains a residential zone and ultimately an appropriate balance must be struck between sufficiently protecting existing residential uses and encouraging an appropriate range of commercial uses.

Council’s MSS, at Clause 21.163-1, includes the subject site within the Southbank Local Area, where Policy seeks to, inter alia:

- *Support Southbank’s development as an extension of the Central City, providing a mix of commercial and residential land uses.*
- *Support a mix of uses, including residential development, with ground floor retail and small-scale business uses.*
- *Deliver a good provision of local services and facilities for workers and visitors and within easy walking distance from all residences.*
- *Support the ongoing operation and establishment of businesses that provide professional and business support services to the Capital City Zone in the Mixed Use Zones of Southbank.*

Given the site’s proximity to the central city as well as a large number of commercial buildings and the ‘Arts Precinct’ it is considered that there is strong Policy support for a serviced apartment development on the subject site.

In terms of design and layout, the serviced apartments would enjoy a separate lobby, with an entry along Dodds Street. Guests would have access to a residents’ lounge and communal outdoor areas which is considered appropriate for a serviced apartment development.

To ensure the appropriate management of the serviced apartment component, the permit applicant has suggested a new permit condition requiring the submission



and approval of an operational management plan. This plan would provide details pertaining to on-site management, services provided to occupants, waste management, car park management, safety and emergency procedures.

Subject to the adoption of an appropriate operational management plan, the potential use of the building for short term accommodation is not expected to result in unreasonable amenity impacts to nearby residents.

For the reasons outlined above, it is considered that the incorporation of a serviced apartment component is acceptable.

## 10.2. Built Form

### 10.2.1. Basement

The proposal involves the construction of an additional basement level, which can accommodate an additional 50 bicycle spaces, 34 storage units and four less car spaces.

The increased provision of bicycle parking, combined with reduced car parking will further encourage alternative modes of transport in this inner city location.

### 10.2.2. Ground Level

The proposal involves extensive changes at ground level, including the:

- Relocation of the landscaped open space and external seating from the north-eastern to the north-western corner.
- Relocation of the residential entry to directly face the street frontage.
- Creation of a separate entry and lobby to the serviced apartments.
- Modest reduction in the size of the retail tenancy.

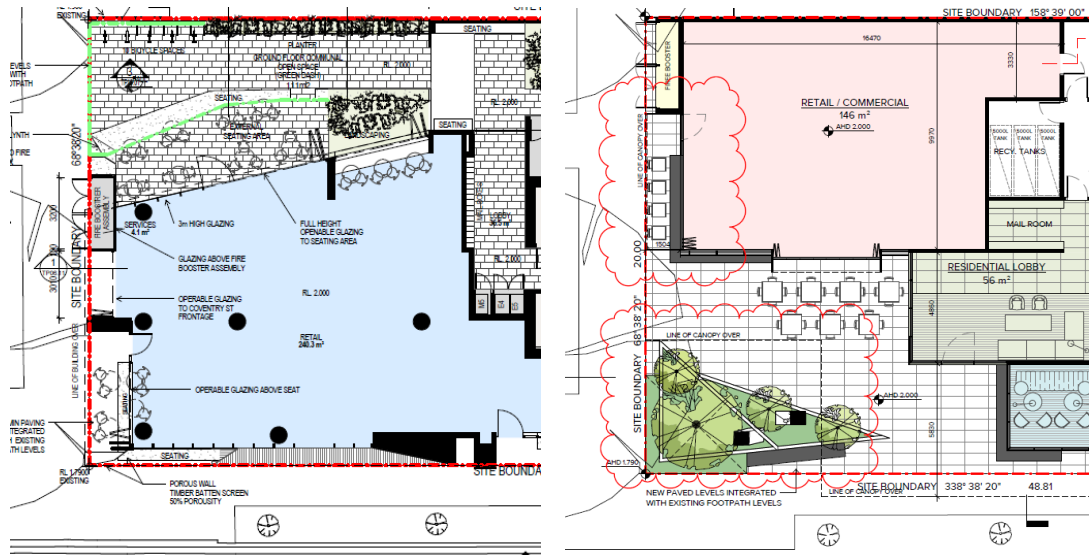


Figure 14 - Endorsed (left) and proposed (right) Ground Level Plan extract. From Drawings TP02.03 & TP-206





Figure 15 - Render of proposed north-west corner. From Drawing TP130

Relevantly, the Design Objectives at Schedule 1 to the Design and Development Overlay (DDO1) seek:

- *To ensure ground floor frontages are pedestrian oriented and add interest and vitality to city streets.*
- *To provide continuity of ground floor shops along streets and lanes within the retail core.*
- *To ensure ground floor frontages contribute to city safety by providing lighting and activity.*

The site is located within Area 3 of DDO1 where buildings should provide:

- *At least 5 metres or 80% of the street frontage (whichever is the greater) as an entry or window which allows occupants to engage with the street.*

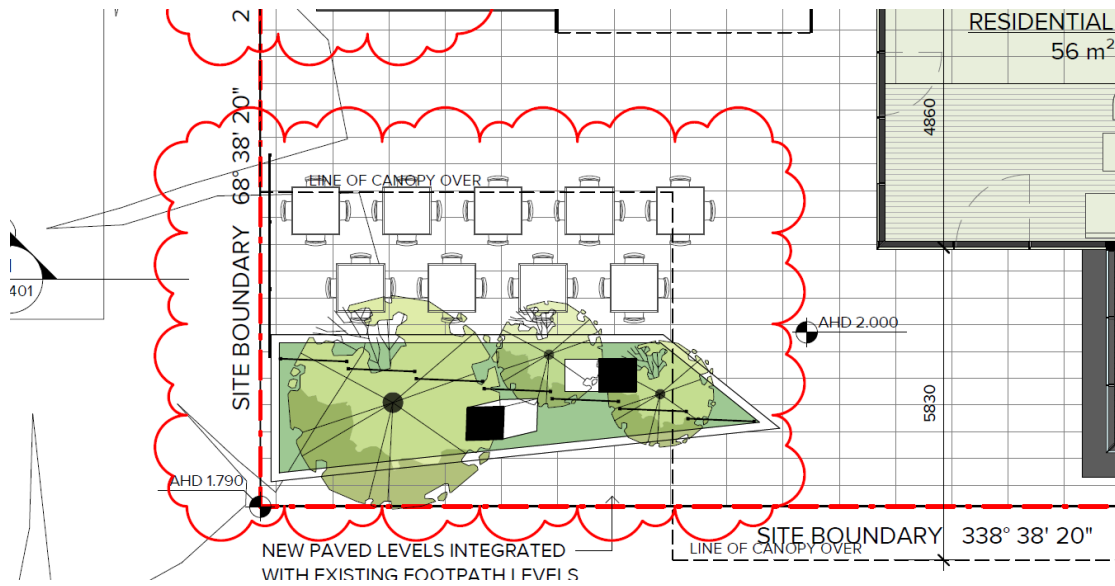
As noted by Council's Urban Designer, the revised ground level layout is a significant improvement on the approved design. The relocation of the plaza to the north-western corner and creation of a double height space with exposed structure results in a more open and activated space.

The relocation of the residential building entry to Dodds Street also improves legibility, and removes the need to navigate a long and indirect path along the eastern boundary.

Council's Urban Designer was also supportive of the revised design treatments at ground level, and recommended that a façade strategy be included on permit to ensure the quality of exterior treatments.

Although not shown in the decision plans, the wind report prepared by Vipac, dated 1 February 2021, indicated the need for screens up to 2.8 metres in height within the plaza area. Subsequent discussion drawings illustrated how such screens could be placed within the planter bed at the north-western corner.

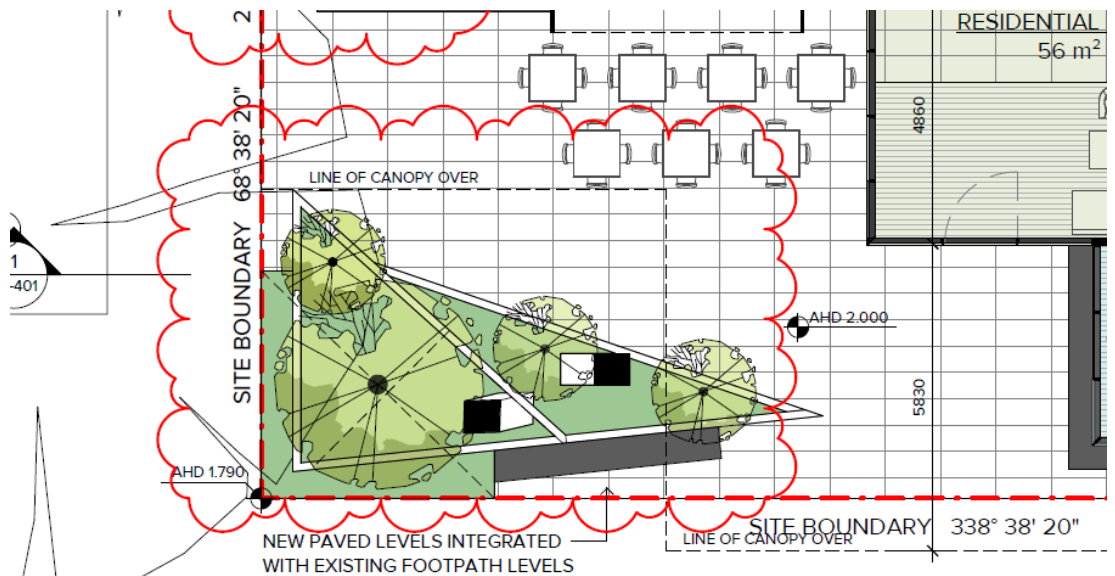




**Figure 16 - Extract of the Ground Level Plan dated 1 February 2021 showing screens**

This was discussed with Council’s Urban Designer who was not supportive of the height and location of the screens, and encouraged a more integrated approach which avoided free-standing screens.

In response to these concerns, the applicant proposed a revised design with the walls of the planter bed raised to between 0.5 and 1.2 metres. Images of the proposed design solution are reproduced on the following page.



**Figure 17 - Extract of the Ground Level Plan dated 15 March 2021 showing a revised planter bed**





**Figure 18 - 3D Render of the proposed revised planter beds from Dodds Street**



**Figure 19 - 3D Render of the proposed revised planter beds from Dodds Street**

As confirmed in a revised Wind Report prepared by Vipac, dated 9 March 2021, these planter beds negate the need for additional canopies and screens. The incorporation of wind mitigation measures into the planter bed is considered an appropriate outcome which will help ensure a comfortable outdoor dining experience without the need for tall screens.

Lastly, in relation to the active frontage requirement of DDO1, it is noted that approximately 75 per cent of the Coventry Street and 49 per cent of the Dodds Street frontages can be defined as active. Although this falls short of the recommended 80 per cent, it is nevertheless an improved outcome compared to the approved development.

Given the above, updated conditions on any permit issued will require the ground level design changes shown in the discussion drawings dated 15 March 2021 and for the development to adopt all recommendations of the updated Vipac Wind Tunnel Report.

### **10.2.3. Level 1**

The key changes to level 1 comprise the:



- Deletion of built form at the north-western corner to create a double height undercroft to the plaza.
- Replacement of the non-trafficable roof area with a combination of communal and private landscaped terraces.
- Reconfiguration of some apartment layouts.
- Creation of a residents' lounge.
- Retention of minimum boundary setbacks.

These changes are overwhelmingly positive, as they allow for improved amenity at ground level, additional opportunities for soft landscaping and provide for both indoor and outdoor communal areas.

#### **10.2.4. Building Height**

Perhaps the most significant change proposed as part of this amendment application is the addition of four storeys (13.4 metres) above the approved building height. The effective street wall height (commencement of incline) would also be extended from level 14 to level 15 (an increase of 2.9 metres).

The subject site is affected by the updated Design and Development Overlay, Schedule 60 (DDO60 – Area 5A) (Special Character Areas - Built Form (Southbank)). Design Objectives of DDO60 as they apply to the site seek, inter alia:

- *To ensure that the suitability of each development to its context takes precedence over the individual merit of the building.*
- *To ensure that new buildings respect the future development potential of adjacent sites and allow for an equitable spread of development potential on these sites.*
- *To ensure the height of new buildings does not overwhelm the public domain.*
- *To allow daylight and sunlight to penetrate to the street and lower building levels.*
- *To ensure development supports high levels of pedestrian amenity in relation to human scale and microclimate conditions within the public realm including acceptable levels of sunlight access and wind.*
- *To consolidate the existing scale of development.*

Tables 4 & 5 to DDO60 sets out the following preferred built form parameters:

- Building height: 60 metres.
- Floor Area Ratio: 13:1.
- Street wall height: 20 metres.
- Setback above the street wall: 5 metres.
- Side boundary setback above 40 metres: 5 metres.
- Laneway setback above 20 metres: 5 metres to centre line.
- Minimum ground level height: 4 metres.

In addition, the tables to DDO60 also sets out the following relevant Built Form Outcomes:

- *The maintenance of a mid-rise scale of development.*



- *The provision of an appropriate transition to development to the north and south of Area 5 is provided.*
- *The visual impact of taller buildings, above the preferred building height, is alleviated through increased upper level setbacks.*
- *Street wall height is scaled to ensure:*
  - *a human scale.*
  - *consistency with the prevalent parapet height of adjoining buildings.*
  - *adequate opportunity for daylight, sunlight and skyviews in the street.*

These built form outcomes must be achieved to support development that does not comply with the preferred building parameters.

The proposed amended development at 73 metres in height would exceed the preferred height by 13 metres. The effective street wall height of 45.1 metres would be substantially higher than the preferred 20 metres, noting that the inclined setback, though not preferred, was established by the former permit approval. Minimum side and rear setbacks would remain unchanged.

In considering the site context, it is pertinent to note that, since the original permit was issued, a 25 storey building (Kings Domain) at 68-70 Dorcas Street and two 24 storey buildings (Evermore) at 52-66 Dorcas Street have been constructed. The immediate context has therefore changed significantly since the original approval. Importantly, the buildings on both sites are slightly taller than the 73 metres proposed as part of this application.

How the proposed amended design would relate to the building across Wells Place to the south is illustrated in the diagram at Figure 20. It should be noted that the height specified for 'Kings Domain' in the diagram has been measured to the top of the building services, and not the roof – hence the discrepancy in stated heights. To that end, it is worth highlighting that the 5.1 metre high building services level for 'Kings Domain' is not set back from the roof parapet, and therefore reads as part of the building. The same is not the case for the proposed building (refer Figure 21).

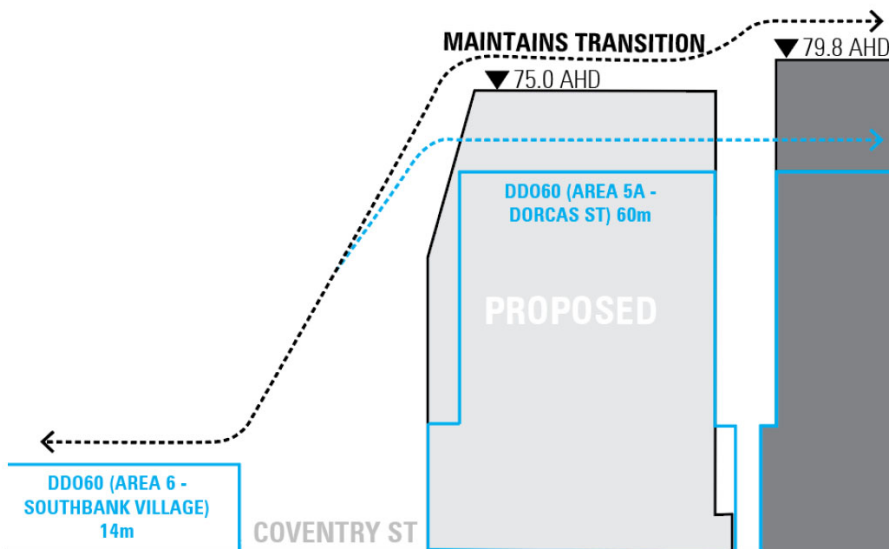


Figure 20 - Site Context Diagram, from the Hansen Partnership Urban Design Memo



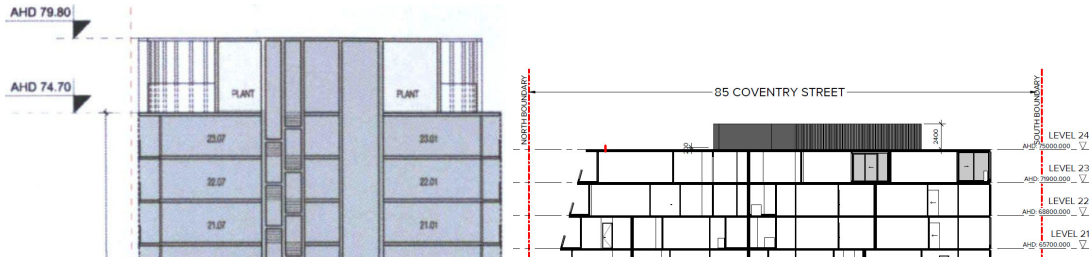


Figure 21 - North-South Section of top of 'Kings Domain' (left) & proposed development (right)

The proposal's integration with existing building heights is evident in Council's Development Activity Model, which has been updated with the revised building envelope. A screenshot of this is provided at Figure 22.

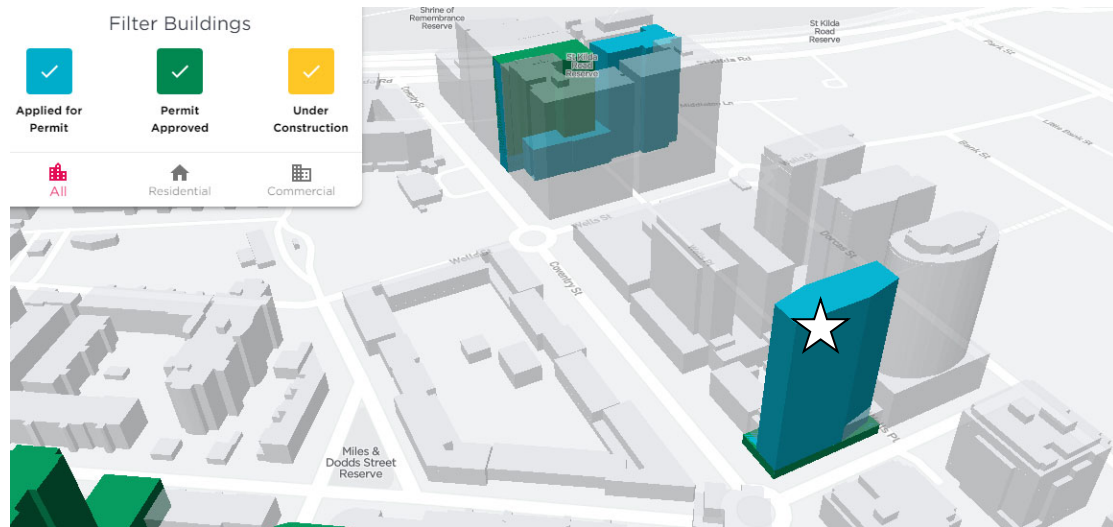


Figure 22 - CoM Development Activity Model, highlighting the proposed development

The revised context is also acknowledged by Council's Urban Designer, who suggested that the taller building was consistent with the local built form character, and was supportive of the additional height.

By way of compliance with the relevant Design Objectives and Built Form Outcomes at DDO60, it is noted that:

- The only adjacent redevelopment site exists immediately to the east of the site. The retention of the five metre side boundary setback in this location would allow for an equitable development outcome.
- The additional 13 metres of building height would have minimal impact on neighbouring properties and the public realm in terms of daylight access, outlook and privacy. Amenity impacts are addressed separately at Section 10.3 of this report.
- Due to its location and proposed height, it will not impact on views to the Arts Centre Spire or Shrine of Remembrance.
- It would consolidate the existing scale of development within the immediately surrounding area and would provide an appropriate transition to the lower built form further to the south (beyond the City of Melbourne municipal boundary).
- The slightly taller street wall would have a negligible impact on the human scale of the development, and would remain lower than the full height (25 storey) street wall immediately to the south.



### 10.2.5. Floor Area Ratio

The proposal includes an increase in Floor Area Ratio (FAR) from 11.85:1 to 13.9:1. The new FAR therefore exceeds the preferred 13:1 for Area 5A at DDO60 by 0.9:1.

As set out in the corresponding Built Form Outcomes in the preceding section, the FAR control works in tandem with the preferred building height (60 metres in this instance) of DDO60 to ensure an appropriate scale of development.

Given the proposal's adoption of moderate side and rear setbacks, as well as a height consistent with neighbouring buildings, it is considered that the proposed scale is appropriate for this location.

### 10.2.6. Amendment C308

With respect to Planning Scheme Amendment C308 and the new DDO1:

- The amended design improves the streetscape interface, through the provision of a plaza at the north-western corner of the site and relocated residential entry.
- The vehicular crossover will remain along Wells Place to the rear which would maintain pedestrian amenity and safety along the street frontages.
- A retail premises with outdoor dining is retained in the amended proposal.
- A high quality material response will be secured via a façade strategy condition.
- All carparking would remain within a basement.
- The site is not within a 'Special Character Area', and is within a Heritage Overlay. The frontage requirements therefore do not apply. The amended design does, nevertheless, increase active frontages at ground level through the relocation of the residential entry and creation of a separate serviced apartment entry / lobby.
- The proposal includes canopies along street frontages.

## 10.3. Amenity impacts

### 10.3.1. Wind

Section 2.3 of DDO60 includes both mandatory and preferred requirements to minimise wind effects on public areas surrounding development sites. These are set out below:

*A permit must not be granted for buildings and works with a total building height in excess of 40 metres that would cause unsafe wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 40 metres in height measured from all façades, or half the total height of the building, whichever is greater as shown in Figure 1.*

*A permit should not be granted for buildings and works with a total building height in excess of 40 metres that do not achieve comfortable wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 40 metres in height measured from all façades, or half the total height of the building, whichever is greater as shown in Figure 1.*

(emphasis added)

As highlighted above, the development should maintain comfortable wind conditions, and must not cause unsafe conditions within close proximity of the



subject site. What constitutes 'unsafe' and 'comfortable' wind conditions is defined at Section 2.1 of DDO60.

As discussed at Section 10.2.2 of this report, Council raised issues with the tall screens proposed to address wind issues, as recommended in the original Vipac Wind Tunnel Report. The final discussion plans, dated 15 March 2021, show a raised planter bed (up to 1.2 metres in height), to achieve the relevant comfort criteria at ground level. This revised approach is considered to be appropriate.

The revised Vipac wind tunnel report, dated 9 March 2021 accompanied the abovementioned discussion plans and forms the basis of the following assessment. This report, which adopts the DDO60 wind criteria, indicates that:

- The outdoor dining areas would achieve the sitting criterion.
- Residential and serviced apartment entry points would achieve the standing criterion.
- Balconies and terraces at level 1 would achieve the walking criterion.
- All other areas at ground level, including the immediately surrounding footpaths, would achieve the walking criterion.
- All remaining areas within 36.5 metres of the site would not exceed the walking criterion.

The proposed development therefore achieves the preferred wind conditions set out at Section 2.3 of DDO60, as well as the mandatory requirements. Importantly, the report does not recommend any design changes to the 15 March 2021 discussion plans to achieve this result.

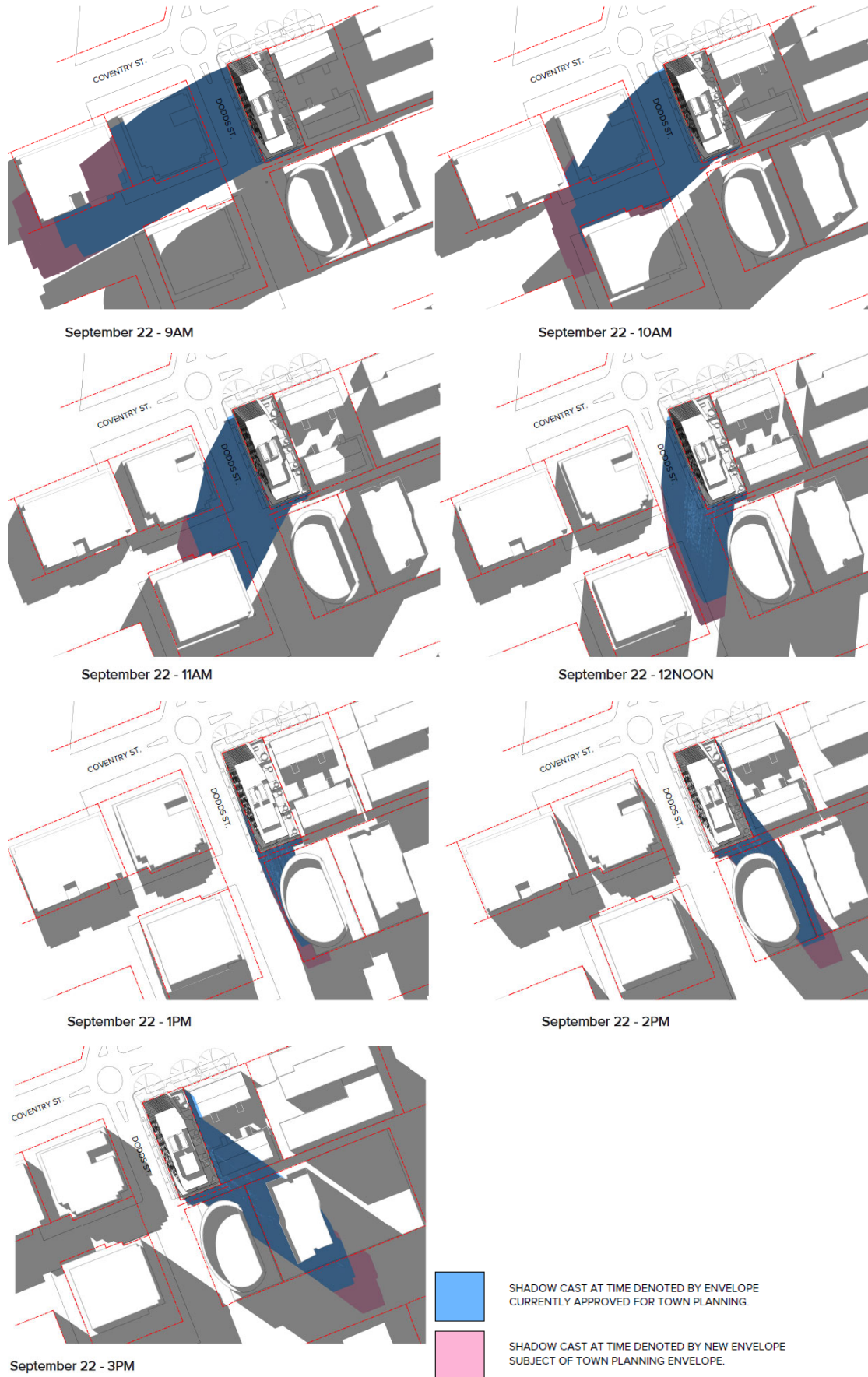
A condition on any permit will therefore require all wind mitigation measures shown in the above-mentioned discussion drawings to be adopted. Additionally, Conditions 6 and 7 of the current permit can be deleted, as they refer to a previous wind report which required design changes.

### **10.3.2. Overshadowing**

As depicted in the submitted shadow diagrams, the amended development, by virtue of its additional 13 metre height, would result in additional shadows cast over the surrounding area. Affected areas include footpaths, existing buildings and areas of private and communal open space. No parks or other significant areas of public open space would be impacted on the equinox.

It is noted that the advertised decision plans did not clearly distinguish between the approved and proposed shadow extent. That was rectified in the discussion drawings dated 15 March 2021. Relevant extracts depicting overshadowing are provided below.





**Figure 23 - Updated shadow diagrams, dated 15 March, depicting extent of additional shadow impact**



Tables 1 and 2 to DDO60 list key locations that should not be affected by additional shadows at certain times of the day and year. The proposed shadow diagrams submitted with the application demonstrate that no new shadow would be cast over the locations listed in the specified tables.

The extent of overshadowing is therefore considered to be appropriate.

### **10.3.3. Overlooking**

The subject site adjoins a residential building to the east and is located across from another residential building to the south. Although the internal layouts of the approved building have been varied as part of this application, the opportunities for overlooking on levels 1-19 remain unchanged.

In terms of overlooking from the new levels 20-24, the building is set back from 'Kings Domain' to the south by approximately 9.5 metres, which is considered an acceptable distance to avoid the need for any type of screening. The building to the east is only three storeys in height, and is therefore not impacted by the additional four levels.

Given the above, it is considered that the proposal will not result in any unreasonable overlooking.

### **10.3.4. Outlook**

Built Form Outcomes at Table 5 to DDO60 require any new development to have regard to its impact on outlook from habitable rooms, for both existing and proposed developments.

Although the additional four levels would adversely impact direct frontal views from the uppermost dwellings of the neighbouring building to the south, these rooms retain sideways views and hence reasonable outlook, especially as the affected neighbour has a curved façade facilitating this. It is noted that the planning scheme does not protect specific private views.

The approved side and rear setbacks are retained and are compliant with the preferred setbacks at DDO60 and considered to strike an appropriate balance between allowing for the redevelopment of sites and preserving amenity of existing residents in this inner city location.

## **10.4. Internal amenity**

The proposal involves substantial internal layout changes to apartments on levels 1-19. The revised, and new apartments on levels 20-24 would enjoy an acceptable level of internal amenity, noting in particular that:

- No bedrooms rely on borrowed light or 'snorkels' for daylight access and outlook.
- Habitable rooms are limited in depth and would enjoy a good level of daylight access.
- All bedrooms have a minimum dimension of 2.7 metres.
- Generous boundary setbacks secure an outlook without relying on borrowed amenity.
- All dwellings would have access to a balcony with an area of between 5.3 and 11.9 square metres. Although balconies below 8 square metres would not typically be supported, they are consistent with the balconies in the approved development.



- The new dwellings on levels 20-24 have floor-to-floor heights of 3.1 metres.
- All dwellings would have access to a storage space within the basement.
- Clause 58 (Apartment developments) does not apply, as the proposal benefits from Transitional Provisions (refer Section 4.1 of this report).

### **10.5. Sustainability**

Clause 22.19 (Energy, Water and Waste Efficiency) requires residential developments over 5,000 m<sup>2</sup> to achieve:

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

Clause 22.23 (Stormwater Management (Water Sensitive Urban Design)) requires the use of stormwater treatment measures that improve the quality and reduce the flow of water discharged to waterways.

As confirmed by Council's Green Infrastructure & ESD Officer, the Sustainable Management Plan prepared by SimpsonKotzman, dated 9 October 2020, meets the minimum requirements at Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management (Water Sensitive Urban Design)). They also recommended additional greening opportunities at ground level and a rooftop solar PV array.

With respect to landscaping, it is worth highlighting that the amended design substantially increases plant cover, as a result of creating landscaped terraces on level 1.

In terms of a solar PV array, whilst that may be an improved outcome, it is not required to achieve compliance with Council's ESD policy, and therefore is not appropriate to require.

### **10.6. Traffic & Engineering**

The proposal involves the construction of an additional basement level, an increase in bicycle parking and decrease in car parking. The approved vehicle access and egress arrangements would remain unchanged. These aspects of the proposal are addressed separately below.

#### **10.6.1. Traffic impacts**

The reduction in car parking spaces, despite an increase in the number of dwellings and retail premises would reduce the traffic impact on the surrounding road network as a result of reduced vehicle trips.

#### **10.6.2. Bicycle facilities**

A total of 174 resident spaces and 20 visitor spaces would be provided in the revised development. This is well in excess of the 144 spaces in the approved development, and the 53 required pursuant to Clause 52.34 (Bicycle facilities). This is a supported outcome.



### **10.6.3. Car parking**

Car parking spaces would be reduced from 71 to 67 spaces. The site is located within Parking Overlay – Schedule 12, which sets a maximum rate of one space per dwelling. The provision of 67 spaces for the 174 dwellings is well below the 174 space maximum, which is considered appropriate in this location.

## **10.7. Objector concerns**

Where concerns raised in an objection have not been addressed in the above assessment, these matters have been separately considered below.

### **10.7.1. Inappropriate heritage response to the Victoria Barracks**

An objector raised concerns in relation to the proposal's impact on the Victoria Barracks. The Victoria Barracks site is located almost 200 metres to the north-east of the subject site and comprises a group of low-to-medium scale buildings. It is not clear how the additional four storeys on the approved development would adversely impact the heritage significance of that site.

### **10.7.2. Location of substation**

An objector has raised concerns in relation to the location of the substation along Dodds Street. The location of the substation is not proposed to change, though the extent of its street interface will be reduced from 8.8 to 8 metres, which is a positive change.

### **10.7.3. Overcrowding**

Several objectors have raised concerns with the increase in dwellings on the subject site. The Planning Scheme does not include any residential density limits and the proposed increase in dwellings is considered to be acceptable in this inner city location.

### **10.7.4. Use of car stackers**

Concerns have been raised in relation to the use of car stackers. The endorsed plans show the use of a car stacker and, although the specific model may change as a result of the larger basement, this element of the approved development is not proposed to be varied.

### **10.7.5. Construction activities**

Condition 17 of the existing permit requires the submission of a Construction Management Plan (CMP) to Council's satisfaction. When approved, the CMP will set out how construction processes will be carried out having regard to the following considerations:

- Public safety, amenity and site security.
- Operating hours, noise and vibration controls.
- Air and dust management.
- Stormwater and sediment control.
- Waste and materials reuse.
- Traffic management.
- Protection of street trees.



#### 10.7.6. Loss of income and devaluation of property

The loss of income or devaluation of a property, in association with a proposed development, does not fall within the remit of Council's discretion when assessing a planning application in accordance with the *Planning and Environment Act 1987*.

### 11. RECOMMENDATION

It is considered that the proposal is consistent with the relevant policies and clauses of the Melbourne Planning Scheme, as discussed above, and that an Amended Notice of Decision to Grant a Permit should now be issued subject to the following conditions.

### 12. CONDITIONS

#### 12.1. Preamble

*'Construction of a multi-level residential building containing dwellings and serviced apartments, ground level retail, and a reduction of the retail car parking requirement in accordance with the endorsed plans.'*

#### 12.2. New / Amended Conditions

1. Prior to the commencement of the development, including demolition, bulk excavation and site preparation works, **an electronic copy** of plans drawn to scale must be submitted to and approved by the Responsible Authority. The amended plans must be to the satisfaction of the Responsible Authority and generally in accordance with the decision plans **prepared by Bruce Henderson Architects, dated 9 October 2020, 14 December 2020 & 1 February 2021 (TP-202 – TP-501)**, but amended to show:
  - a) **Corrected section diagrams showing the building contained within the title boundary.**
  - b) **All changes shown in the discussion drawings prepared by Bruce Henderson Architects, dated 15 March 2021 (TP-206, TP-207, TP-301, TP-302, TP-303, TP-402 & TP-501), including the revised wind mitigation measures at ground level and updated material schedule.**
  - c) **Details showing that any building canopy or awning will not impede the growth of any public tree.**
  - d) **An updated development summary with correct Gross Floor Area and Floor Area Ratio values.**
  - e) **Any changes required by the endorsed Façade Strategy at Condition 6.**
  - f) **Any changes required by the endorsed Waste Management Plan as specified by Condition 8.**
6. Prior to the commencement of the development, a Façade Strategy must be submitted to and approved by the Responsible Authority. Unless otherwise approved by the Responsible Authority, the Façade Strategy must be generally in accordance with the endorsed plans and must show:
  - a) **Detailed design information of external materials, colours, finishes, glazing and reflectivity, to ensure a satisfactory visual and functional performance of all facades.**
7. Deleted.



8. Prior to the commencement of the development, a Waste Management Plan (WMP) shall be prepared, submitted and approved by the Melbourne City Council – Waste and Recycling. The WMP must detail waste storage and collection arrangements generally in accordance with the WMP submitted by Leigh Design dated 14 January 2021, but amended as follows:
  - a) Table 2 updated to remove reference to the supply of bins by Council. All bins must be sourced by the operator.
  - b) Table 2 updated to state that any changes to the WMP are subject to Council approval.
  - c) Increase in the doorway width to the chute termination room to allow for 1100 L bins to pass through.

Waste storage and collection arrangements must not be altered without prior consent of the Melbourne City Council - Waste and Recycling.

9. Deleted.

10. Prior to the occupation of any building approved under this permit, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended ESD report have been implemented must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans.
16. Prior to the commencement of any works, including demolition and bulk excavation, a Tree Protection Plan (TPP) must be provided to the satisfaction of the Responsible Authority (Urban Forestry & Ecology). The TPP must identify all impacts to public trees, be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
  - a) City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
  - b) Reference the finalised Construction and Traffic Management Plan, including any public protection gantries, scaffolding, construction zones, machinery locations and vehicle swept paths.
  - c) Site specific details of the temporary tree protection methods to be used to isolate public trees from the demolition and construction activities.
  - d) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
  - e) Full specifications of any pruning required to public trees with reference to marked images.
  - f) Any special arrangements required to allow ongoing maintenance of public trees for the duration of the development.
  - g) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release).
17. All works (including demolition), within the Tree Protection Zone of public trees, must be undertaken in accordance with the endorsed Tree Protection Plan and



supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Responsible Authority.

18. Following the approval of a Tree Protection Plan (TPP) a Tree Protection Bond (bank guarantee) equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant / developer / owner of the site. Should any tree be adversely impacted on, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.
19. No public tree adjacent to the site can be removed or pruned in any way without the written approval of the City of Melbourne.
20. No public trees can be removed without the approval of the City of Melbourne.
38. All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference can be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face / back of kerb.
39. All groundwater and water that seeps from the ground adjoining the building basement (seepage water) and any overflow from a reuse system which collects groundwater or seepage water must not be discharged to the Council's drainage network. All contaminated water must be treated via a suitable treatment system and fully reused on site or discharged into a sewerage network under a relevant trade waste agreement with the responsible service authority.
40. Before the use commences, A 'Residential Hotel (Serviced Apartments) Operational Management Plan' must be prepared and approved by the Responsible Authority. The plan must provide for the appropriate operation of the serviced apartment component and include details of the following:
  - a) Arrangements for an on-site manager.
  - b) Services to be provided to occupants.
  - c) House rules to be followed by serviced apartment occupiers to protect communal amenity, including noise and security.
  - d) Waste management details.
  - e) Management of the component of the car park associated with serviced apartments.
  - f) Safety and emergency procedures.

When approved, the operational management plan must be implemented to the satisfaction of the Responsible Authority and may be amended from time to time with the consent of the Responsible Authority.

**Date of amendment:**

TBC

**Details of amendment:**



- Amending the design of the development.
- Amending the preamble to include reference to serviced apartments.
- Introduction of Conditions 6, 17-20 & 38-41 to reflect the amended development.
- Renumbering of Conditions as a result of introduction of new Conditions.

A handwritten signature in black ink, appearing to read 'Markus Tschech', written in a cursive style.

**Markus Tschech**  
Principal Urban Planner

12 July 2021