
SUBJECT

Planning Assessment Report

DATE

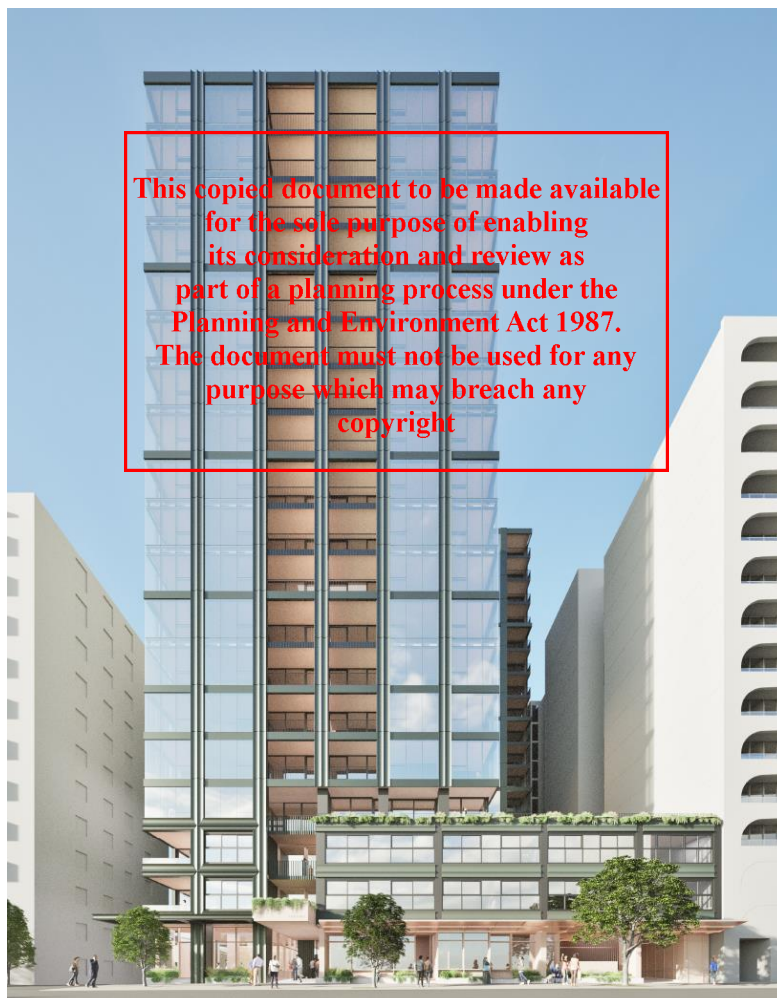
17 February 2026

PROJECT CODE

23019

PROJECT

PLANNING ASSESSMENT REPORT: 60 – 74 PARK STREET, SOUTH MELBOURNE



PREPARED FOR

Park Street Development Partnership Pty Ltd

PREPARED BY

Time & Place Property Pty Ltd



EXECUTIVE SUMMARY

This report has been prepared on behalf of Park Street Development Partnership Pty Ltd (the permit applicant) in support of a Planning Permit application to construct a mixed-use development at 60-70 Park Street, South Melbourne (the site).

The application has received eligibility through the application pathway available through Clause 53.23 of the Port Phillip Planning Scheme (Significant Residential Development with Affordable Housing).

The application consists of a 22 storey development comprising 297 apartments, 128 square metres of ground floor retail space, 108 square metres of co-working space and 86 car parking spaces.

The proposal's design has evolved as a direct response to the site's context, the objectives of both the State and Local Planning Policy and other built form objectives contained within Design and Development Overlay – Schedule 26 in the Port Phillip Planning Scheme.

The proposed development represents an opportunity to contribute a high quality development in this sought after South Melbourne inner city location. Further, it will facilitate the provision of a diversity of affordable housing in line with the intent and objective of Clause 53.23 of the Port Phillip Planning Scheme. The high quality architectural response and appropriateness of the built form is borne through the collaborative approach between the project team and the Department's Development Facilitation team (DFP) including the Office of the Victorian Government Architect (OVGA).

PORT PHILLIP PLANNING SCHEME

The site is affected by the following planning controls and permit triggers:

Control

Mixed Use Zone (Clause 32.041)

Design and Development Overlay – Schedule 26-2

Special Building Overlay – Schedule 2

Permit Trigger

Use of the subject site for accommodation and retail premises

Construct a residential building

Mandatory and preferred built form requirements

Construct a building or to construct or carry out works

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ASSESSMENT SUMMARY

This report demonstrates that the proposal is an acceptable and appropriate response for the site given the:

- Level of consistency with the statutory and strategic frameworks of the Port Phillip Planning Scheme
- Quality architectural response that has responded to its local context, built form considerations, equitable development, sustainable responses and feedback from the Department's DFP team including the OVGA
- High level of compliance with the precinct-wide and Sub-precinct 2 design objectives set by DDO26
- High level of compliance with the Better Apartments Design Standards (BADs) ensuring an acceptable internal amenity for future residents
- Landscape and public realm response which softens the façade appearance at a level commensurate with the site's inner city location and offers a net community benefit
- Suitable provision of on site car parking and bicycle facilities
- Achievement of best practice ESD requirements

SUBMISSION DOCUMENTS

The following documentation forms part of this application:

- Certificate of Title
- Metropolitan Planning Levy
- Urban Context Report prepared by DKO
- Urban Context Report prepared by Urbis
- Architectural Plans prepared by DKO
- Statement of Changes prepared by DKO
- Quantity Surveyor's Letter prepared by Slattery
- Economic Assessment Report prepared by Urbis
- Traffic Impact Assessment prepared by Traffix
- Waste Management Plan prepared by Traffix
- Sustainability Management Plan prepared by NDY
- Stormwater Engineering Report prepared by Webber Design
- Landscape Concept Plan prepared by Arcadia



- Wind Impact Assessment prepared by MEL Consultants
- Acoustic Report prepared by Acoustic Logic
- Arborist Report prepared by John Patrick Landscape Architects

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

RESPONSE TO ELIGIBILITY LETTER

The Eligibility Letter confirming the project can proceed to lodge a planning permit application under Category 1 of Clause 43.23 of the Port Phillip Planning Scheme was issued by the Minister for Planning on 4 February 2026.

A summary of the responses to the Request for Further Information items outlined in the Eligibility Letter is outlined below.

RFI Item	Response
1. Payment of prescribed fee	A payment of \$65,458.10 has been made at the time of lodgement.
2. Metropolitan Planning Levy Certificate	MPL No. 002699 was received on 6 February 2026 and is submitted as part of this application
3. A quantity surveyors report prepared by a suitably qualified person, dated no earlier than 60 days prior to the applications submission, specifying the estimated cost of development. This should include materials and labour costs, but should not include contingencies, consultant fees, planning application fees, Metropolitan Planning Levy (MPL), etc.	An updated quantity surveyors report has been prepared by Slattery dated 9 February 2026 and is enclosed as part of this application.
4. A recent copy of title	A copy of the certificate of titles dated is submitted as part of this application.
The following are to be updated:	DKO has amended the Architectural Plans and Urban Context Report to capture the amended updated information.
5. A) Shadow diagrams submitted for the 21 June in accordance with Clause 58.03-3 Solar access to communal open space. In addition, the shadow drawings submitted should be updated to clearly show the extent of existing and proposed shadows cast by the development. Please ensure that the plans are legible, as the submitted versions are difficult to read due to their size.	Please refer to the Architectural Plans and Urban Context Report dated 11 February 2026 that is enclosed as part of this application.

**RFI Item****Response**

B) The Architectural Plans prepared by DKO, dated 26.08.25 updated to clearly reflect the following:

- i. The finished floor level along the entire ground floor shown in accordance with the flooding advice provided by the City of Port Phillip.
- ii. Compliance with Clause 58 of the Port Phillip Planning Scheme, particularly in relation to:
 - Clause 58.03-3 – Solar access to communal outdoor open space objective
 - Clause 58.03-5 – Landscaping objective
 - Clause 58.04-2 – Internal Views objective
 - Clause 58.06-1 – Common property objective
 - Clause 58.06-2 – Site Services objective
 - Clause 58.07-2 – Room Depth objective

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



RFI Item	Response
<ul style="list-style-type: none">- Clause 58.07-3 – Windows objective- Clause 58.07-4 – Natural Ventilation objective	
<p>6. A report that demonstrates how the proposal will deliver the proposed affordable housing in accordance with Clause 53.23-3.</p>	<p>At the time of lodgement, the Applicant cannot yet determine if the proposal will deliver affordable housing via a cash contribution equivalent to 3.73% of the development cost of the residential component or 37 dwellings allocated as affordable housing units.</p> <p>It is requested to seek the inclusion of a planning permit condition for the Applicant to enter into a S173 that commits and outlines how the development will deliver the proposed affordable housing in accordance with Clause 53.23-3 prior to commencement of construction (excluding demolition).</p> <p>It is noted that a similar arrangement was agreed to for the Applicant’s approved project at 11-27 Dorcas Street, South Melbourne. It is further highlighted, via this precedent project which has now commenced construction, that the Applicant has demonstrated the ability to deliver the affordable housing contribution in a similar arrangement.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

INTRODUCTION

This report has been updated in accordance with the DKO Plans (Revision D, dated 11 February 2026). In addition to the changes required by the Eligibility Letter, the updated plans incorporate a series of minor amendments arising from ongoing design development.

The key voluntary updates from the previous revision include:

Overall Building & Core

- Core reconfigured to meet fire egress compliance with a central staircase serving all levels.
- Back-of-house areas updated in line with core reconfiguration and structural/services coordination.
- Fire egress routes and locations updated.
- Structural column coordination resulting in slab thickness adjustments.
- Internal feature stair design further developed.
- 300mm parapet introduced due to further consultant coordination arising during design development

Services & Compliance

- Bin chute location changed; waste room and bin chute connection improved via direct corridor.
- Services zones reconfigured; fire pumps relocated to ground floor near fire tanks.
- Booster location reoriented to face Park Street following authority advice.
- Roof services consolidated to centralised plant area (levels 19-22) for improved amenity and maintenance.

Car Parking & Basement

- Car park layouts updated across basement and upper car parking levels due to structural and services coordination.
- Reduction of seven car spaces as a result of reduction in commercial tenancy size (new total 86 car spaces).
- Bike parking configuration revised to meet clearance requirements.

Ground Floor & Amenities

- Retail tenancies consolidated, café location updated and secondary street access removed.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Mail room relocated to west façade in lieu of secondary retail space.
- Building manager's office and concierge added.
- Co-working space relocated to southwest corner.

Façade & External Works

- Façade realigned along Park Street and Little Bank Street due to structural coordination.
- Façade glazing changed from two to three panels per bay for constructability and transport.
- Canopy on Park Street realigned and raised due to façade articulation changes.
- Podium and ground-level facades adjusted due to structural/services coordination.

Apartments & Layout Changes

- Minor apartment reconfigurations due to structural coordination while remaining Clause 58 compliant.
- Corner balconies introduced to southwest Level 1-2 apartments.
- Level 14 converted to match product mix targeting more affordable offerings.
- Planter removed above Little Bank Street entry canopy due to maintenance access issues.

BADS Plan-Specific Updates

- Built-in joinery extent updated for furniture flexibility while maintaining Clause 58 storage compliance.
- Bathroom vanities updated to modularised joinery for constructability.
- Accessible apartment types updated due to amended layouts (maintaining Clause 28 compliance).
- 2C.1, 2E updated to accessible; 2N no longer accessible; 2A.1 accessible bathroom moved from ensuite to main.

Apartment Type Adjustments

- Additional layout reconfigurations executed for structural coordination across multiple types (1B, 1C, 1D—with added private open space—2B, 2F, 3F—no longer cross-ventilated, 3H, 3J, 3K).
- Apartment type renaming applied:
 - 2G → 2N, 2I → 2B, 3A → 3G, 3B → 3F, 3D → 3I, 2Q → 2N.1
- New apartment types added:



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- S1.1, S1.2, 1B.1, 1B.2, S3, 1E, 1G

Refer to the Statement of Changes prepared by DKO dated 31 October 2025 for further detail. The proposed changes constitute minor functional refinements that do not materially impact the planning outcomes established and resolved through the DFP process. This includes required changes that have arisen during detailed design development, including coordination between the structural and services designs, which has subsequently necessitated adjustments throughout the building's internal skeleton.

Minor revisions have also been made to address authority requirements that were not previously captured, as well as to enhance the overall product offering for the housing-affordability dwellings.

Consequently, all supporting project reports have been updated with the exception of the Urban Context Report prepared by Urbis, as the urban design principles and merits of the application, including building form, massing, height, and façade presentation, remain unchanged.

SITE AND IMMEDIATE SURROUNDS

SITE

The site comprises of multiple lots being 60-70 Park Street, located on the northern side of Park Street, approximately 70 metres east from the Kings Way intersection. It features a frontage to Park Street of 40.6 metres and a frontage of 51.2 metres to Little Bank Street to the west, which is reflective of the site's depth.

Little Bank Street both extends further north terminating at Bank Street and doglegs to the rear of the site terminating at Wells Street further to the east. The site's rear frontage to Little Bank Street is 40.7 metres.

The site features an overall site area of 2050 square metres.

Little Bank Street varies in width from 7 metres at the southern end, to 14 metres towards the northern end as it interfaces with the site. The latter wider arrangement of Little Bank Street provides access to the rear loading facilities of several properties fronting Kings Way.

The site is currently occupied by three underutilised low scale (1-3 storeys) office buildings.

Vehicle access is provided via both an existing crossover (south east corner of the site) to Park Street and via the rear frontage to Little Bank Street.

The site is void of any landscaping.

The site abuts the following:

East

To the east of the site is 50-52 Park Street, a 14 storey residential development built sheer to the Park Street frontage. This building also features three 14 storey blank boundary walls along the common boundary with the subject site broken by two light courts with a



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

depth of 3 metres that service 1-bedroom units. Vehicle access is provided via the rear frontage to Little Bank Street.

West

To the west of the site is Little Bank Street. Across this 7 metre wide lane, is a 11 storey residential development at 88 Park Street built sheer to the Park Street frontage. This building is also built to the laneway boundary and features a series of habitable room windows at each level. Vehicle access is provided via the rear frontage to Little Bank Street.

North

To the north of the site is Little Bank Street. Across this 3 metre wide lane, is a 19 storey residential development. It provides a podium setback of 2.2 metres from the rear boundary. The tower above is setback from the podium by 0.5 metres, and a total of 4.5 metres from the centreline of the laneway. The podium, including the ground floor of 47 Bank Street is fully inactive, comprising parking, access or services. Above the podium, apartments have primary orientation to the south-east and south-west. Habitable windows face the site.

SURROUNDING CONTEXT

Park Street has a mixed character with a range of uses, building heights and setbacks and architectural styles. Landscaping is derived from irregular street tree planting. The provision of crossovers is limited.

Park Street has also undergone a series of public realm upgrades including service alterations, construction of asphalt footpaths, garden beds and kerbs, completion of road pavement works, and planting within landscaped areas along the project corridor. Further works are proposed in 2026 to traffic and bicycle signals at intersections along Park Street, including Kings Way, Wells Street, Palmerston Crescent and St Kilda Road

88 Park Street and 50-52 Park Street that were developed before the introduction of DDO26, both rise sheer to Park Street for their full height of 11 and 14 storeys respectively. 50-52 Park Street expresses a podium element through a change in façade detail.

Recently developed buildings however, are emerging with podiums rising 5-6 storeys/18 metres, with tower forms setback above, in line with DDO26. This includes 37-43 Park Street, and an approved development at 200-202 Wells Street to the east.

A number of properties along Park Street remain low scale between 1-3 storeys. The majority of these have future development potential, although some would require consolidation with neighbouring lots.

Accordingly, podiums do not form a defining character element of the streetscape.

There is good access to public open space with the site's proximity to the Royal Botanical Gardens and Shrine of Remembrance environs. The site is also within walking distance to Albert Park Lake facilities.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The site has excellent access to public transport, particularly tram (St Kilda Road and Kings Way) and multiple bus services. Additionally, Anzac Station is now operational.

PROPOSAL

OVERVIEW

This proposal seeks approval from the Minister for Planning for the use and development of a mixed-use development. This application consists of a 22 storey development, inclusive of a three-storey podium and one basement level. Comprising 297 apartments, the podium and basement level will also include 128 square metres of ground floor retail space and 86 car parking spaces. The development's primary land use will be 'Dwellings', with supporting 'Food and Drink Premises' and 'Office' at ground floor.

The proposal's key details are as follows:

Design Element	Proposal
Total GFA (excluding basement)	27,325 square metres
Total Building Height	69.57 metres
Podium Heights	10.9 metres
Number of Apartments	297
Podium Setbacks	0 metres
Tower Setbacks	0 metres
Retail Area	128 square metres
Co-working Area	108 square metres
Car Parking	86 spaces
Car Share	2 spaces
Bicycle Parking	132 spaces
Internal Communal Space	583 square metres
External Communal Space	718 square metres
BESS Score	53%
NatHERS average	7.0 star

DWELLING DIVERSITY

The proposed development will provide for a diversity of dwelling types including:

- 10 x studio (3.4%)
- 102 x 1 bedroom (34.3%)



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- 163 x 2 bedroom (54.9%)
- 22 x 3 bedroom (7.4%)

It is evident from this mix that the proposed development will cater to a broad spectrum of the market, contributing positively to Port Phillip's overall housing diversity.

CARPARKING AND LOADING

The proposal will be accessed via a porte-cochere utilising the existing Park Street crossover in a left in only movement and exiting via the rear frontage to Little Bank Lane where all vehicles would need to turn left given the one-way restriction prior to having a choice of using the north-south axis leg of Little Bank Lane to egress into Park Street or Bank Street.

Further, the development will include provision of 86 car parking spaces. These car parking spaces will be split across 41 spaces in the basement level, 9 spaces at ground level and 36 spaces L1 and L2.

Access to the site's basement parking and podium car parking will be provided via a ramp extending off the entry porte-cochere, with sufficient aisle widths.

A temporary drop-off area will also be provided within the arcade adjacent to the porte-cochere. Two car share spaces are positioned at the north-west corner accessed off Little Bank Street.

Access to the service loading bay will also be via the north south axis of Little Bank Street, toward the north-west corner of the site.

CLAUSE 53.23 PATHWAY

Clause 72.01 of the Port Phillip Planning Scheme has the effect of making the Minister for Planning the Responsible Authority for applications eligible to be assessed under the Clause 53.23 pathway. The Clause 53.23 pathway offers eligible applications a specialised assessment pathway aimed at facilitating the development of residential projects that include affordable housing needs.

To be eligible for assessment under this pathway, the development must meet the following requirements:

- *The estimated cost of the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) as specified in the quantity surveyor report required under clause 53.23-3 must be at least:*
 - \$50 million if any part of the land is in metropolitan Melbourne;
- *At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.*
- *Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.*



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

As per the Eligibility Letter issued by the Minister for Planning on 4 February 2026, the development has met the eligibility requirements of Clause 52.23 of the Port Phillip Planning Scheme given:

1. The quantity surveyor's report prepared for this application identifies an estimated development cost for the of \$125 million.
2. An affordable housing assessment report has been prepared by Urbis to provide information regarding Point 2 stipulated above. In this respect, we understand the Minister for Planning has approved the option of a 3% of construction cost (residential component) cash in lieu contribution to be provided as an alternative affordable housing mechanism stated above.
3. The proposed development provides 12.5% affordable housing allocation, and this translates to 37 dwellings of 297 total yield:
 - 10% of affordable housing adopted for the 279 Apartments (Mandatory building height of 60 meters) = 28 dwellings
 - 50% affordable housing adopted for the additional height (3 Storeys above the mandatory building height) 18 apartments = 9 dwellings

Subject to approval to exceed the mandatory building height of 60 metres, the applicant commits to either 3.73% of the development cost of the residential component, 0.73% above the minimum DFP requirements 3% of the construction cost associate with the affordable housing allocation for the 3-additonal stories (9 dwellings) above the mandatory building height, or a provision of total of 37 dwellings for affordable housing.

PORT PHILLIP PLANNING SCHEME

A summary of the key controls and policies is provided below.

MIXED USE ZONE

The subject site is affected by the Mixed Use Zone (MUZ) pursuant to Clause 32.04 of the Port Phillip Planning Scheme. The purpose of the C1Z is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

Notably, in relation to the last point, the site is not affected by a schedule to this zone.

Pursuant to Clause 32.04-1, use of the land for 'Dwellings' is a Section 1 use (permit not required).



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Use of the land as 'Accommodation' and 'Retail Premises' are Section 2, permit required uses.

A Planning Permit is required to:

- Use the land for the purpose of Accommodation and Retail Premises
- Construct a residential building

An apartment development of five or storeys, excluding a basement, must meet the requirements of Clause 58.

OVERLAYS

Design and Development Overlay Schedule 26

The subject site is affected by the Design and Development Overlay – Schedule 26 (DDO26) pursuant to Clause 43.02 of the Port Phillip Planning Scheme.

Schedule 26 to the DDO denotes a number of precinct wide design objectives.

Moreover, the subject site is located within Sub-Precinct 2: North West Corner, which contains the following design objectives:

- *To ensure that new development creates a vibrant residential and mixed use environment, through an increased scale and density of development.*
- *To reinforce the primacy of the St Kilda Road boulevard by ensuring development provides a gradual visual and physical transition from the higher scale development of St Kilda Road, across the Sub-Precinct to Kings Way.*
- *To ensure that development provides for a fine grain character in the form and articulation of new buildings.*
- *To create a high quality public realm through additional tree planting and maintaining access to sunlight along the key pedestrian streets of Bank and Park Streets.*
- *To improve the streetscape environment of the Northwest Corner Sub-Precinct through high quality built form.*
- *To ensure that buildings are scaled to maintain a respectful setting and backdrop for the Shrine of Remembrance.*

The following relevant requirements apply to development in Sub Precinct 2:

- Development to Park Street should be built to the street boundary and podium not exceed 18 metres in height within 5 metres of the street frontage
- Development to Park Street must not exceed a height of 60 metres
- Development should maintain the existing levels of solar access to the southern footpaths of Bank and Park Streets when measured between 10am and 2pm at the Equinox



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Development should reinforce the fine grain pattern of the Sub-Precinct

Pursuant to Clause 2.3 Exceptions to Mandatory Requirements:

- Within Sub-Precinct 2, a permit may be granted to allow architectural features such as domes, towers, masts and building services that do not exceed the maximum height by more than 4 metres and do not exceed 10% of the gross floor area of the top building level or 50 square metres (whichever is the greater). (No gross floor area limit applies to the installation of solar panels).
- Within Sub-Precinct 2, allow the construction of a communal open space that does not exceed the mandated building height by more than 2 metres.

Special Building Overlay Schedule 2

The subject site is affected by the Special Building Overlay – Schedule 2 (SBO2) pursuant to Clause 44.05 of the Port Phillip Planning Scheme. Under the SBO, a planning permit is required to construct a building or to construct or carry out works.

Schedule 2 is titled Port Phillip City Council Local Drain. An application will be considered by the City of Port Phillip as the authority responsible for local drains.

GENERAL AND PARTICULAR PROVISIONS

The following general and particular provisions are related to the proposal:

- Clause 52.06 – Car Parking
- Clause 52.34 – Bicycle Facilities
- Clause 53.18 – Stormwater Management in Urban Development
- Clause 53.23 – Significant Residential Development with Affordable Housing
- Clause 58 – Apartment Developments
- Clause 65 – Decision Guidelines

MUNICIPAL PLANNING STRATEGY

The following Clauses of the MPS are related to the proposal:

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03 – Strategic Directions
- Clause 02.03-1 – Settlement
- Clause 02.03-4 – Built Environment and Heritage
- Clause 02.3-5 – Housing
- Clause 02.03-7 – Transport



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Clause 02.04 – Strategic Framework Plans

PLANNING POLICY FRAMEWORK

The following Clauses off the PPF are relevant to the proposal:

- Clause 11 – Settlement
- Clause 11.01.1S – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 15.01-1S – Urban Design
- Clause 15.01-1L-02 – Urban Design
- Clause 15.01-2S – Building Design
- Clause 15.01-2L-01 – Building Design
- Clause 15.01-2L-02 – Environmentally Sustainable Development
- Clause 15.01-5S – Neighbourhood Character
- Clause 16 – Housing
- Clause 16.01-1S – Housing Supply
- Clause 16.01-1L-01 – Housing Diversity
- Clause 16.01-1L-02 – Location of Residential Development
- Clause 16.01-2S – Housing Affordability
- Clause 18 – Transport
- Clause 18.02-3R – Principal Public Transport Network
- Clause 18.02-4L-01 – Car Parking
- Clause 19 – Infrastructure
- Clause 19.03-3L – Stormwater Management

Broadly speaking, these Clauses aim to:

- Ensure design development responds and contributes to the strategic and cultural context of its location.
- Encourage development that respects the existing residential pattern and rhythm of the built form character.
- Provide for a range of housing types to meet increasingly diverse needs.
- Deliver more affordable housing closer to jobs, transport and services.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Direct the majority of new residential development to locations with the highest level of accessibility to the Principal Public Transport Network (PPTN).
- Achieve best practice in environmentally sustainable development from the design stage through to construction.

Of note:

- Clause 15.01-2L-01 – Building Design includes objectives and strategies which include to ensure that the height and scale of new development is appropriate to the identified preferred character of an area; and seeks to ensure new development protects, conserves and enhances all identified significant and contributory heritage places.
- Clauses 15.01-2L-02 – Environmentally Sustainable Development applies to residential developments and seeks to achieve best practice in environmentally sustainable development from the design phase through to construction and occupation. This is achieved through facilitating development that minimises impacts and ensures developments adopt best practice methods.
- Clause 15.01-5L – Neighbourhood character ensures that the design development so that its height, scale, massing and bulk respects the scale and form of nearby buildings in areas where the existing built form character is to be retained, or a preferred character for an area has been identified.
- Clause 16.01-1R – Housing Supply facilitates the provision of well-located, integrated and diverse housing in designated locations and well-established urban areas. Of note, higher density housing development is encouraged on sites that are well located in relation to jobs, services and public transport.
- Clause 16.01-1L-01 – Housing Diversity ensures that new developments provide an appropriate mix of housing types that include a mix of dwelling sizes and are accessible for people of all abilities and older persons.

ASSESSMENT

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Port Phillip Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

- Consistency with Planning Controls and Policy Framework
- Built Form and Design Response
- Response to OVGAs pre-application feedback
- Internal Amenity
- External Amenity



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Traffic and Car Parking
- Waste Management
- Environmentally Sustainable Design

Each of these matters is dealt with in turn below.

PLANNING CONTROLS AND POLICY FRAMEWORK

The proposal is consistent with the purposes of the Mixed Use Zone given:

- The provision for a range of land uses comprising residential and shop that will complement and positively contribute to the mixed use function of the locality
- The provision for a range of housing options from studio to 3 bedroom units at a higher density
- Its responsiveness to the existing neighbourhood character of the area that currently features a diverse mix of architectural styles and buildings ranging from single and double storey office and retail buildings to towers that feature flat plane street walls or podium with tower forms
- Its responsiveness to the preferred neighbourhood character of the area through consistency with the design objectives and controls of DDO26

The proposal is consistent with other relevant planning policies as it:

- Provides housing choice, affordability and diversity which meets the changing housing needs of existing communities (Clause 02.03-1, 02.03-4, 02.03-5, 11, 11.02-1S, 16 and 16.01-1L-01)
- Results in the intensified redevelopment of an underutilised site within an inner city area in close proximity to central Melbourne (Clause 11.02-1S, 16) and public facilities including schools, transport and open space reserves
- Significantly improves activation at the ground floor plane in comparison to the existing conditions through the presentation of a retail premises and residential lobby fronting Park Street and the activation of Little Bank Street through the return of the retail premises, co-working premises, a secondary pedestrian access and positioning of the end of trip facility (Clause 02.03-4 and 15)
- Significantly improves passive surveillance of Park Street and Little Bank Street through the ground floor plane and upper floors balconies (Clause 02.03-4 and 15)
- Offers a high quality architectural response which will make a positive contribution to Park Street and beyond (Clause 02.03-2, 02.03-3, 02.03-4, 02.03-5, 15, 15.01-2S and 16)
- Will not result in unreasonable external amenity impacts by way of visual bulk, overlooking and overshadowing on adjoining properties given the equitable



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

response, careful placement of boundary wall and provision of setbacks. Further, it is worth noting, the separation created by Little Bank Street means that there is only one directly abutting property to the east that features 3 sections of blank boundary wall interspersed by two light wells that are protected through the generous setbacks of the proposed tower (Clause 15)

- Provides for 132 bicycle parking spaces with an ancillary bike workshop to promote the use of sustainable personal transport (Clause 18).
- Will contribute to Melbourne's economy through job creation during and post construction (Clause 17)
- Achieves a 53% BESS score and commits to an average 7 star NatHERS rating (Clause 15.01-2L-02)

BUILT FORM AND DESIGN RESPONSE

DDO26 and Clause 15.0 of the Planning Scheme provide key considerations regarding the proposal's built form and design. The proposal responds well to these guiding controls through:

- Complying with the mandatory 4 metre height of plant equipment / lift overrun above the building height
- Complying with the preferred 35 metre tower width requirement (24 metres proposed) which minimises the breadth of the building as it presents to the street and the wider area, allows for consistency with the fine grain character of the precinct and the penetration of daylight
- A high quality architectural response that will make a positive contribution to the streetscape and the wider precinct
- A distinguishable architectural element evolving around the south west corner of the building which is hard edged from street level to the top of the building. This is representative of the street wall conditions of both adjoining properties and other buildings on this side of Park Street which do not feature as podium / tower building forms. It also allows the proposed building to mark the corner of Park Street and Little Bank Street in a strong and identifiable manner
- The remaining longer part of the Park Street elevation features as a 3 storey (10.9 metre height) podium satisfying the preferred DDO 18 metre high street wall and features a series of vertical elements that respects the finer grain fabric of the street. This ensures the podium appropriately anchors the tower in the streetscape whilst matching the 3 storey expression found in the façade of 50-52 Park Street immediately to the east
- The proposed podium alignment reflects the required design and incorporates allowances for structural and services coordination identified during design development. To Park Street, the tower feature a zero setback to the street and extends from the street wall in a lighter appearance added by the opening of the two corners through the provision of balconies.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- While it is noted that the tower design does not address the DDO's preferred tower setback of 5 metres above street wall, the proposal warrants a variation owing to the vertical sheer street walls on both adjoining buildings to the west and east and further examples of this built form further to the east towards St Kilda Road. Park Street simply does not present with a common podium, tower setback street configuration.
- Furthermore, the design cleverly creates a clear distinction between the street wall and tower element through a different architectural response, a change in building materials and finishes that allows the podium to anchor the building and a distinguishable shadow line above the zero lot line of the street wall and the tower through the treatment of Level 4 which is setback 1.9 metres from the frontage. This shadow line drops to the ground as part of the main entry feature which reinforces the podium from the sheer corner element of the building
- A breaking down of the breadth of the western façade through the insertion of a "indent" that halves the elevation, a setting back of the southern bookend by 2 metres to the title boundary and the subtle difference in its architectural treatment through varying colour tones that allows both halves of the façade to speak to one another but articulates and creates interest in the overall elevation
- Provision of a 9 metre separation between the existing residential tower on the northern side of Little Bank Street and the proposed tower ensuring an equitable built form response and protection of unreasonable visual bulk/mass, overlooking, impacts on outlook and overshadowing
- An equitable built form response to the abutting tower to the east at 52 Park Street through the provision of a generous tower setback of 14.7 metres, siting that protects the two light wells and abuttal to the rear blank wall element of this adjoining building
- An equitable built form response to the adjoining residential building across Little Bank Street to the west at 88 Park Street through the provision of a 9 metre setback for the southern bookend of the western elevation addressing issues of overlooking to the series of habitable room windows on each floor of this existing building
- Activation of the ground floor plane to both Park Street and Little Bank Street through the provision of a retail tenancy (café), communal co-working office, entrances from both frontages to the lobby and bike store / workshop. Tilt up glazing along the Park Street frontage will enable an alfresco setting increasing the level activation along this street frontage. This level of activation will be enhanced further through the provision of landscaping and integrated street furniture
- It is noted that the two retail tenancies have been consolidated into a single tenancy to accommodate a mail room, which was not previously accounted for during the pre-application process
- The materiality of the podium with light powdercoat metal and textured bronze finishes allows a fluent contrast against the darker finishes of the vertical



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

elements of the tower, effectively emphasising activation at the ground-floor plane

- The setting back of the podium from both Park Street and Little Bank Street allows for community benefit through a heightened pedestrian experience along Park Street and the provision of a safe refuge from vehicle movements along the Little Bank Street frontage that will encourage pedestrian flow between Park Street and Bank Street
- Landscaping of the podium, ground level garden beds, podium top and communal open space will ensure that the proposed development will make a positive contribution to the recently upgraded landscape character of the street
- The provision of a street canopy along the Park Street and Little Bank Street frontages offers weather protection along this priority pedestrian route and has been designed to align with the architectural language of the host building. The proposed canopy height corresponds with the ground-floor uses and supports the intended activation of the public realm.
- The fire booster is located along the south elevation in accordance with Fire Rescue Victoria requirements. However, DKO has minimised its visual impact by positioning it within the residual space between the ground-floor retail tenancy and the vehicle entry off Park Street, thereby reducing any interruption to the activation and functional continuity of the Park Street ground-floor frontage
- Other than the reuse of the existing crossover to Park Street, car parking facilities, ramps and loading bays will be screened from the street

Significantly, the proposed 22 storey mix-used development at a height of 69.57 metres exceeds the mandatory 60 metres building height requirement within the DDO. Please refer to the Urbis UD Advice that is supplementary to their Urban Context Report which assesses the additional height as being an appropriate response to the physical context and broader intent of DDO26.

In summary, the Urbis UD advice states:

The amended scheme is an appropriate response to the physical context and DDO26. The additional floors are appropriately sited and massed at the rear of the Site which will ensure any visual and amenity impacts to Park Street are minimised. The height of the 3-storey addition sits below development on St Kilda Road and will ensure visual and physical transition to the west. The 3-storey addition will not result in any adverse off-site amenity impacts to neighbours.

RESPONSE TO OVGA PRE-APPLICATION FEEDBACK

As part of the proposal's pre-application review process with the DFP, a briefing and review was undertaken with the OVGA.

A memorandum including key design components was issued on 31 January 2024 for further consideration which was largely positive and supportive of the design. Commentary was provided as below for further refinement in the design process prior to lodgement:



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Clarification to the extent of overshadowing to the southern Park Street footpath, relative to planning controls
- Reconsider the internalised location of the bike store to take advantage of the direct interface to Little Bank Street
- Improve the interface with Little Bank Street at street level to enhance amenity and safety in the public realm
- Activation of the ground floor through landscaping to the street edge, integrated seating and street canopy for protection
- Consideration of the impacts of the proposed tower on the 19 storey residential tower to the north
- Consideration of the wind impacts
- Reduction in the number of apartments located off the common corridor (from 20)
- Corridors to have outlook at all three ends for natural ventilation, daylight and shared amenity
- Review of apartment layouts to avoid kitchen in corridors, a lack of bench space and inadequate dining areas
- Consideration of the extent of overshadowing to the communal open space

We consider that these issues have now been addressed in the current design response noting the following:

- The updated shadow plans prepared by DKO between 10 am to 2 pm at the Equinox for the 69.57 metre building demonstrates that the proposed development when compared to a DDO compliant building form results in a better outcome in relation to sunlight access to the footpath on the southern side of Park Street. This results from a narrower tower form than the preferred 35 wide DDO requirement. Furthermore, the existing shadow plans also show that large sections of the southern side of this part of Park Street are already impacted, proving that sunlight access to the street is already heavily compromised
- The end of trip bike storage / workshop is now located to front Little Bank Street along the western ground plane
- Little Bank Street is provided with a highly activated frontage through the provision of a corner 108.6 square metre communal co working office, bike storage / workshop, mail room and office associated with the residential use, and the secondary lobby entrance
- Both the Park Street and the western Little Bank Street frontages are setback 1.2 and 1.9 metres respectively from the title boundaries to allow a widening (in the case of Park Street) or provision of a footpath (in the case of Little Bank Street) along these site's frontages. These offsets will allow for the provision of



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

landscaping beds, integrated street furniture and improved pedestrian amenity and safety movement. A street canopy is provided along both the Park Street and Little Bank Street frontages to enhance pedestrian weather protection. The canopy has been designed with an appropriate clearance height that balances pedestrian amenity with the architectural language of the building. The provision of a footpath along the Little Bank Street frontage is a significant community benefit as this lane is currently devoid of a pedestrian refuge path from the vehicle movements that occur along the length of the lane between Park Street and Bank Street

- Above podium, the proposed tower is setback 4.5 metres to the middle of the east-west axis leg of Little Bank Street which when combined with the 4.5 metre setback of the existing residential tower above podium to the north equates to a combined tower separation of 9 metres as required by the DDO to protect the amenity of both existing and future occupants from unreasonable visual bulk/mass, overlooking, impacts on outlook and overshadowing
- A wind assessment report has been prepared by MEL Consulting which confirms that the proposed development will not have an undue impact on the public realm by way of wind conditions
- Two lift corridors are provided splitting each tower floor plate into two communities, reducing the length of common corridors and the associated number of units to between 7-10
- Common corridors are provided with access to daylight and ventilation and are in comparison to the previous concept plans are far shorter in length and service less units
- Apartment layouts provide for efficient use of space including the provision of kitchen bench space, designated dining areas and avoiding kitchens in corridors. Only the proposed studio layouts and one 1-bedroom layout (Type 1A.8, 1A) provide for gallery kitchens which we consider representative of an efficient use of space within these smaller units

Appropriate levels of sunlight is provided to the 250 square metre of communal open space located on the rooftop satisfying Standard D7 and D8 between 9am and 3pm on 21 June as demonstrated by the shadow plans prepared by DKO.

INTERNAL AMENITY

BETTER APARTMENT DESIGN STANDARDS

The proposal requires an assessment against Clause 58 Apartment Development of the Port Phillip Planning Scheme which incorporates the Better Apartment Design Standards (BADS). An assessment against BADS objectives and standards is contained within Appendix A of this report, which demonstrates the proposal's high level of compliance with these controls.

A summary of this assessment in support of the development is as follows:



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- 64% of the proposed apartments achieve the functional and adaptable requirements for accessibility and bathroom design, well and above the minimum 50% as required by Standard D18
- Consistent with Standard D19 relating to Building entry and circulation objectives, all pedestrian entries to the proposed development are easily accessible and clearly visible from the Park Street and Little Bank Street. Each dwelling has their own individual entry, accessed via common corridors to each floor. Common corridors within the tower are provided with two sources of natural light and natural ventilation

We note that through the DFP process, following a series of workshops, the Department was supportive of the proposed units without balconies subject to them accounting for less than 10% of the overall dwelling count.

- All apartments comply with the total storage requirements of Standard D21, with the majority providing this internal to the apartments. Where additional storage volume is required, supplementary external storage cages are provided within podium and basement back of house areas
- All dwellings comply with functional bedroom and living area layout requirements of Standard D26
- All dwellings comply with the maximum allowable 9 metre room depth required by Standard D27, noting that measurement has been made to edge of covered balcony as per the relevant Design Guidelines ensuring appropriate daylight penetration into the depth of the units. The rooms combine the living area, dining area and kitchen, with the latter located furthest from the window
- All habitable room have a window in an external wall of the building compliant with Standard D28
- 41% of the proposed apartments achieve effective cross ventilation, above the minimum 40% as required by Standard D29
- In relation to the development's Communal Open Space, 583 square metres of internal and 718 square metres of external space is provided, equating to a total provision of 1301 square metres. This is well in excess of the 250 square metre requirements of Standard D7
- Appropriate levels of sunlight is provided to the 250 square metre communal open space located on the rooftop satisfying Standard D7 and D8 between 9am and 3pm on 21 June as demonstrated by the shadow plans prepared by DKO.
- In relation to the development's provision of Private open space, 275 (93%) of the 297 apartments are provided with balconies that comply with Standard D20. The 10 x studio layout and 12 x 1 bedroom layout (1B and 1D) apartments are not provided with a balcony. In support of these units without balconies we provide the following justification:
 - Apartments without balconies equate to only 7% of the overall number. The low number is consistent with the feedback from the Department



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- The studios range in size from 42.1 to 44 square metres, the 1 bedrooms range in size from 50.44 to 57.1 square metres with the exclusion of balconies resulting in a more efficient and functional layout
- The size of these units will allow them to be offered to the general market at a more affordable price to the remainder of the apartments with balconies. Estimated sale prices of studios at \$500k, 1 bedroom units without balconies at \$675k and 1 bedroom units with balcony at \$780k indicate a significant difference in price range that can be offered to the market
- These apartments are provided with functional bedroom and living areas that meet the requirements of Standard D26
- The proposed development offers over 4 times the requirement of Standard D7 in relation to Communal Open Space with a total provision of 1301 square metres
- Future residents will enjoy easy and convenient access to major public open space facilities including the Royal Botanical Gardens, the Shrine of Remembrance environs and the Albert Park Lake facilities.

DAYLIGHT ACCESS

To determine each dwelling's access to sunlight, investigation has been conducted by NDY using the BESS Daylight Assessment tool.

In summary, 100% of habitable rooms will contain a window to an external building wall and accordingly will have access to daylight. The BESS daylight assessment tool deemed that 100% of bedrooms will comply with the required daylight levels and will achieve a daylight factor greater than 0.5%. With respect to the development's Living Rooms, 100% will comply with the required daylight levels and achieve a daylight factor greater than 1%.

Noting the above, it is clear that each dwelling will be afforded appropriate levels of daylight. The characteristics of this site coupled with a well-considered built form response allow suitable separation to adjoining buildings, resulting in the highly compliant scheme.

ACOUSTICS

In accordance with the requirements of Standard D16 of BADS, an acoustic noise assessment has been prepared by Acoustic Logic to identify the proposal's response and requirements for acoustic amelioration to dwellings.

An updated report has been prepared by Acoustic Logic, which re-confirms that provided the acoustic recommendations as outlined in their report dealing with glazing, external wall construction and roof construction are implemented, that compliance with relevant assessment criteria will be met.

EXTERNAL AMENITY

OVERLOOKING



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Overlooking opportunities to all 3 immediate abutting residential interfaces have been addressed through setbacks in excess of 9 metres and where needed screening that satisfies ResCode Standard B22 which can be used as a guide to preventing unreasonable external overlooking.

OVERSHADOWING TO PARK STREET

Shadow plans prepared by DKO between 10 am to 2 pm at the Equinox demonstrate that the proposed development when compared to a DDO compliant building form results in a better outcome in relation to sunlight access to the footpath on the southern side of Park Street. This remains the same after the minor increase in additional overshadow as a result of the increase in parapet height due to design development coordination. This results from a narrower tower form than the preferred 35 wide DDO requirement.

Whilst the shadow plans prepared by DKO between 10 am to 2 pm at the Equinox demonstrate that the proposed development when compared to a DDO compliant building form results in a better outcome in relation to sunlight access to the podium of the residential tower at 39 Park Street due to a narrower tower form, the plans do show additional overshadowing of parts of the two residential floors above the street wall. We consider that this is reasonable given the narrower impact on the podium and the short duration that these two additional residential floors are impacted. This consideration remains applicable, taking into account the 300 mm increase in parapet height.

Further we note the inner city context of Park Street and the proximity to both the Botanical Gardens and Albert Park Lake public open spaces.

WIND

A wind assessment report has been prepared by MEL Consultants.

A summary of this assessment in support of the development is as follows:

We have assessed the likely environmental wind conditions in the streetscapes surrounding the proposed development at 60-70 Park Street, South Melbourne, detailed in TP Submission drawings listed in Appendix A. This desktop wind impacts assessment for the development at 60-70 Park Street, South Melbourne, has been prepared considering the wind criteria in Clause 58.04-4 Standard D17 of the City of Port Phillip Planning Scheme and the expected comfort criteria satisfied are as follows:

- *Walking Comfort Criterion in the surrounding streetscapes of Park Street and Little Bank Street.*
- *Walking Comfort in the ground level vehicle access areas.*
- *Standing Comfort Criterion at the recessed pedestrian entrances on the south and west sides of the development.*
- *Standing Comfort on the south edge of the podium amenity area and Sitting Comfort in the middle of the area.*
- *Walking Comfort Criterion on balconies near corners.*



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- *Standing/Sitting Comfort Criterion on the inset balconies in the middle of the faces.*
- *Walking Comfort on the edges and the Standing Comfort Criterion in the middle of the rooftop park.*
- *The wind conditions of all locations would satisfy the Pedestrian Safety Criterion.*

An addendum to the wind assessment report has been prepared by Mel Consultants that considers the additional above height above the 60 metre mandatory height limit. In summary, the results from the assessment of the environmental wind conditions presented in MEL Consultants Report 24091A-WT-ENV00 would still be valid for the development at 60-70 Park Street based on the design detailed in the amended plans by DKO received on 11 February 2026, and no additional analysis or wind model testing from an environmental wind conditions perspective would be required.

TRAFFIC AND CARPARKING

In support of the proposal's car parking, loading and traffic generation components, a Traffic Engineering Assessment report has been prepared by Traffix.

A summary of this assessment in support of the development is as follows:

- The proposed development has a statutory car parking requirement of between 0.594 car spaces under Clause 52.06-5,
- The provision and allocation of 86 car spaces which satisfies the statutory requirements under Clause 52.06-7.
- The proposed parking layout and vehicle access arrangements accord with the requirements of the Planning Scheme, Australian Standards (where relevant) and current practice.
- Bicycle parking is provided in accordance with the Clause 52.34 of the Planning Scheme and accords with the design requirements of AS2890.3-2015,
- The level of traffic generated by the proposal can be accommodated without any adverse impacts to the operation of the local road network,
- A loading bay is provided at ground level, accessed via the western site boundary to Little Bank Street, and
- Waste collection can be undertaken via a private contractor within the on-site loading bay

The Traffic Impact Assessment has been updated as per the DKO Plans (Rev D 11 February 2026).

Due to the dwelling mix and reduction of commercial tenancy size, overall, the car parking reduction associated with the development has decreased. The car parking layout remains in accordance with the requirements of the Planning Scheme, Australian Standards (where relevant) and current practice. These changes are not material to the assessment and the assessment confirms that there are no traffic engineering reasons why a planning permit



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

for the proposed mixed use development at 60-70 Park Street, South Melbourne should be refused, subject to appropriate conditions.

WASTE MANAGEMENT

A Waste Management Plan (WMP) has been prepared by Traffix Group in support of the proposal. The WSP notes the following with regard to the proposal:

- A dual chute system for residents is provided at each residential level which will terminate into a chute discharge/termination area at ground level. Garbage and commingled recycling will be accommodated within the chutes
- A separate waste storage area is provided for commercial waste at ground level
- Waste collection for residential and commercial waste is proposed to be undertaken on-site within the loading bay via a private contractor using a 6.4 metre long mini-Hino rear loading waste collection vehicle
- Waste collection will be undertaken outside of the peak loading and unloading times associated with the overall facility to minimise disruption and to ensure that there is sufficient space for the transfer of bins to and from the waste vehicle which will then exit the site in a forward direction

It is noted that the WMP was updated in accordance with the DKO Plans (Rev D dated 11 February 2026). The updated WMP confirms that no changes have been made within the waste arrangements except for retail tenancy collection frequency has been reduced to two times a week due to the decrease in overall retail floor area.

ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD)

A Sustainability Management Plan (SMP) has been prepared by NDY in support of the proposed building.

This report confirms that the proposed development demonstrates high sustainability credentials in line with the objectives identified within the Port Phillip Planning Scheme, Clause 15.01-2L-02 using the Built Environmental Sustainability Scorecard (BESS) framework with a score of 53% which exceeds the 50% requirement.

In summary, the SMP details the following key ESD initiatives targeted by the project:

- The building will be 100% electric with no natural gas infrastructure installed enabling the development to operate with zero carbon energy emissions from day one
- Appropriate metering to enable close monitoring of utility usage
- The project is committed to achieve 7.0 star NatHERS development average with no individual dwelling achieving lesser than 6.0 star rating
- Provision of a 10kWp on-site renewable energy array via installation of photovoltaic panels on available rood area



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Potable water usage reduction via high efficiency WELS rated fixtures and appliances, rainwater harvesting system and closed loop fire pump testing system
- Water Sensitive Urban Design (WSUD) in alignment with Best Practice Environmental Management Guidelines
- At least one parking spaces nominated for EV charging
- Provision of convenient recycling to promote waste avoidance
- Provision of on-site organic waste bins

STORMWATER MANAGEMENT

A Stormwater Management Plan has been prepared by Webber Design having regard to the Urban Stormwater Best Practice Environmental Management Guidelines, Compliance Guidelines for Clause 22.12 Stormwater Management, Australian Rainfall and Runoff: Guide to Flood Estimation Melbourne Water and Melbourne Water Sea Level Rise Guidelines – Interim Development Assessment Principles.

In relation to Clause 19.03-3L which relates to Water Sensitive Urban Design and Stormwater Management and Clause 15.01-2L-02 which relates to Ecologically Sustainable Development principles of the Port Phillip Planning Scheme, the report addresses components against stormwater quantity and runoff flows; reduction of gross pollutants and maintaining water quality; and reducing the development's overall risk of flooding.

A summary of this assessment in support of the development is as follows:

The key strategies that are adopted for this development to address the management of stormwater quantity and quality include the following treatment devices:

- The Pipe Network will include a reticulated system that will collect minor stormwater flows from roofs, paved areas, and other imperious surfaces. The basement will be tanked; however, it will include stormwater infrastructure with a pump to convey minor runoff to the on-site detention.
- The on-site detention tank (OSD) consists of a series of parallel detention pipes located beneath the Level 01 slab within the bike storage area on the GA level. This system provides temporary storage to regulate peak flows before discharge to a surcharge pit. A weir is incorporated to control the outflow from the pit to the legal point of discharge (LPD).
- The rainwater tank for this site is being utilised as a retention device, slowing the flow of stormwater into the local waterway. This mitigates the damage to waterways as result of runoff from the site. On this site, the rainwater tank is proposed to capture majority of roof runoff with 12kL of the capacity of the proposed to be used for flushing and irrigation, reducing the amount of stormwater runoff and potable water consumption at the site.
- Two 690 Psorb StormFilter cartridges will be installed within a 2 m² chamber. This is located at the surcharge pit. These filters will treat all stormwater from trafficable areas—including balconies, terraces, and rooftop amenities—before



discharging to the legal point of discharge, ensuring pollutant loads are minimised.

Please refer to the Stormwater Management Report dated 13 February 2026, prepared by Webber Design.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

CONCLUSION

The proposed 22 storey mixed use development at 60-70 Park Street, South Melbourne is a positive planning outcome for the site, one that will make a significant architectural contribution to the street and the wider precinct.

Overall, the proposal warrants favourable consideration as it:

- Is consistent with the statutory and strategic frameworks of the Port Phillip Planning Scheme
- Will cater for a significant provision of housing and dwelling diversity in response to the outcomes of the State Government's Housing Statement. This includes a total of 297 units ranging from efficient studio apartments without balconies to 3 bedroom apartments
- Provides a high-quality architectural response to the locality
- Despite breaking the mandatory height control of 60 metres to a height of 69.57 metres, the overall building composition is consistent with the precinct-wide and sub-precinct 2 design objectives set by DDO26
- The additional 3 floors that breach the mandatory height are set towards the rear of the subject site, do not have a significant visual influence on views from Park Street, continues to provide for a transition in building height from St Kilda Road down to Kings way, as per the DDO objectives and results in minimal additional overshadowing to the south side of Park Street
- Provides a highly compliant response to Clause 58 ensuring to deliver a high level of internal amenity for future residents
- Will reinvigorate the site's existing underutilised and inactive conditions with ground floor activation to Park Street and Little Bank Street and further surveillance opportunities from upper-level balconies
- Provides for a high-quality landscaping response at street level and within the communal open spaces
- Is generally compliant with the setbacks and design requirements of DDO26 other than the zero metre setback of the tower above podium which is strongly justified within the body of this report
- Addresses external amenity impacts on adjoining properties by way of equitable development response, overlooking and overshadowing
- Responds favourably to car parking, traffic, waste, daylight access, acoustic and environmental sustainable design considerations as outlined by the consultant reports lodged in support of the application

TIME & PLACE

CLAUSE 58 ASSESSMENT TABLE

Objectives	Standard	Assessment (Complies Y/Variation Required)
------------	----------	--

Clause 58.02 – Urban Context

58,02-1 – Urban Context objectives

To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.

To ensure that development responds to the features of the site and the surrounding area.

Standard D1

The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.

Does the proposal meet the objective?

Yes

Does the proposal meet the standard?

Yes

The proposed architectural design of the development has been specifically considered with reference to the surrounding urban context, local policy, and surrounding existing developments. The development is considered to respond positively to the South Melbourne preferred urban context and has given thoughtful consideration to the site's unique characteristics.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

58.02-2 - Residential policy objectives

To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

To support higher density residential development where development can take

Standard D2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Does the proposal meet the objective?

Yes

Does the proposal meet the standard?

Yes

An assessment of the proposal's consistency



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
advantage of public and community infrastructure and services.		against the Municipal Planning Strategy and Planning Policy Framework has been provided in the report's preceding sections. The proposal provides residential development that is consistent with the municipality's vision for the area and note that the site has been earmarked by various Clauses as being able to support high density residential developments.
58.02-3 - Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard D3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes The development provides a mixture of dwelling types, ranging from studios, 1, 2, and 3 bedroom apartments. In addition, there are over 36 apartment types providing increased diversity of dwelling sizes and choice in layouts.
58.02-4 - Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the	Standard D4 Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
capacity of utility services and infrastructure.	<p>capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure</p>	The development will provide connection to all dwellings for sewerage, drainage, electricity and water, and is not considered to be excessive. In line with sustainability initiatives, the development will be gas-free.

Objectives	Standard	Assessment (Complies Y/Variation Required)
<p>58.02-5 - Integration with the street objective</p> <p>To integrate the layout of development with the street.</p> <p>To support development that activates street frontage.</p>	<p>Standard D5</p> <p>Development should be oriented to front existing and proposed streets. Along street frontage, development should:</p> <ul style="list-style-type: none"> - Incorporate pedestrian entries, windows, balconies or other active spaces. - Limit blank walls. - Limit high front fencing, unless consistent with the existing urban context. - Provide low and visually permeable front fences, where proposed. - Conceal car parking and internal waste collection areas from the street. <p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>The development has been appropriately designed so that it is highly activated along Park Street and Little Bank Street through the provision of a retail tenancy, communal co working office, entrances from both frontages to the lobby and bike store / workshop.</p> <p>Tilt up glazing along the Park Street frontage will enable an alfresco setting increasing the level of activation along this street frontage. This level of activation will be enhanced further through the provision of landscaping and integrated street furniture.</p> <p>The development's design has been carefully thought out to ensure that a high level of articulation is achieved on exposed</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
		<p>facades, with blank spaces wholly minimised.</p> <p>The existing crossover to Park Street is to be retained and reused. Egress is via Little Bank Street to the north.</p> <p>Car parking and waste collection areas are provided within the site and appropriately sleeved and screened from the public realm.</p>

Clause 58.03 – Site Layout

Clause 58.03-1 – Energy efficiency objectives	Standard D6	Does the proposal meet the objective?
<p>To achieve and protect energy dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduces fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> - Oriented to make appropriate use of solar energy - Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. - Living areas and private open space should be located on the north side of the development, if practicable. - Developments should be designed so that solar access to north-facing windows is optimised. - Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in Table D1. 	<p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>Where possible, all dwellings have been oriented and designed so that solar access is maximised with minimal impacts to adjoining properties.</p> <p>Per the Sustainability Management Plan prepared by NDY, the development achieves an average cooling load of 20MJ/m² which is compliant with the maximum allowable load.</p>



Objectives	Standard	Assessment (Complies Y/Variation Required)
<p>58.03-2 Communal open space objective</p> <p>To provide communal open space that meets the recreation and amenity needs of residents.</p>	<p>Standard D7</p> <p>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p>
<p>To ensure that communal open space is accessible, practical, attractive, easily maintained.</p> <p>To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</p>	<p>If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.</p>	<p>Yes</p> <p>Overall, the development provides 1301sqm of communal open spaces as part of the residential amenity areas, comprising 583sqm of internal and 718sqm of external spaces. This communal space provision is substantially in excess of the 250sqm requirement of Standard D7.</p>
<p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>	<ul style="list-style-type: none">- Each area of communal open space should be:- Accessible to all residents.- A useable size, shape and dimension.- Capable of efficient management- Located to:<ul style="list-style-type: none">- Provide passive surveillance opportunities, where appropriate.- Provide outlook for as many dwellings as practicable.- Avoid overlooking into habitable rooms and private open space of new dwellings.- Minimise noise impacts to new and existing dwellings and existing second small dwellings.	



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
	<p>– Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</p>	
<p>58.03-3 Solar access to communal outdoor open space objective</p> <p>To allow solar access into communal outdoor open space.</p>	<p>Standard D8</p> <p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>We are instructed by DKO that between 9am and 3pm on 21 June appropriate levels of sunlight is provided to the 250sqm of communal open space located on the rooftop of the building satisfying this standard.</p>
<p>58.03-4 Safety objective</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Standard D9</p> <p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>All dwellings will be provided with a consolidated and safe entry point to the site's Park Street frontage. A secondary access point is provided to Little Bank Street.</p>



**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Objectives	Standard	Assessment (Complies Y/Variation Required)
	protected from inappropriate use as public thoroughfares.	
<p>58.03-5 Landscaping objectives</p> <p>To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</p>	<p>Standard D10</p> <ul style="list-style-type: none">- Development should retain existing trees and canopy cover.- Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.- Development should:<ul style="list-style-type: none">- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.- Provide canopy cover through canopy trees that are:- Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.- Consistent with the canopy diameter and height at maturity specified in Table D4.- Located in communal outdoor open space or common areas or street frontages.- Comprise smaller trees, shrubs and ground cover, including flowering native species.- Include landscaping, such as climbing plants or smaller	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p><i>Variation required</i></p> <p>Given the context of the site and the provision of basement car parking, there is not the potential for deep soil planting on site.</p> <p>Nonetheless, the proposal provides a generous provision of landscaping at the ground floor plane, and on podium / roof top levels.</p> <p>Appreciating the highly urban area and surrounding urban context, the proposal is considered an appropriate response in its locality.</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
	<p>plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.</p> <ul style="list-style-type: none"> - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. - Protect any predominant landscape features of the area. - Take into account the soil type and drainage patterns of the site. - Provide a safe, attractive and functional environment for residents. - Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting. 	
<p>58.03-6 Access objective</p> <p>To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</p> <p>To ensure the vehicle crossovers are designed and located to minimise visual impact.</p>	<p>Standard D11</p> <p>Vehicle crossovers should be minimised.</p> <p>Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
	<p>Pedestrian and cyclist access should be clearly delineated from vehicle access.</p> <p>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>The existing crossover to Park Street is to be retained and reused.</p> <p>Vehicle access is clearly distinctive from both pedestrian and cyclist entries.</p>
<p>58.03-7 Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Standard D12</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings. - Be secure. - Be ventilated if enclosed. <p>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>Car parking facilities are accessible via the central lift shaft within the development. The car parking is accessible and convenient from dwellings and are secured appropriately. There are no habitable room windows located within 1.5 metres of accessways or car parks.</p>
<p>58.03-8 Integrated water and stormwater management objectives</p> <p>To encourage the use of alternative water sources such</p>	<p>Standard D13</p> <p>Buildings should be designed to collect rainwater for non-drinking purposes such as</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
as rainwater, stormwater and recycled water.	flushing toilets, laundry appliances and garden use.	Does the proposal meet the standard?
To facilitate stormwater collection, utilisation and infiltration within the development.	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	Yes
To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	<p>The stormwater management system should be:</p> <ul style="list-style-type: none"> - Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). - Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	Per the Sustainability Management Plan and Stormwater Management Report, the proposal will result in Best Practice urban stormwater objectives through Clause 53.18. The development will utilise a 12kL rainwater tank which will be used for flushing toilets and landscaping irrigation. Water collected from the development's gutters will be collected into the rainwater tank.

Clause 58.04 – Amenity Impacts

58.04-1 Building setback objectives	Standard D14	Does the proposal meet the objective?
To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.	The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	Yes
To allow adequate daylight into new dwellings.	Buildings should be set back from side and rear boundaries, and other buildings within the site to:	Yes
To limit views into habitable room windows and private	- Ensure adequate daylight into new habitable room windows.	<p>The subject site features only one direct abuttal to the east and is otherwise bordered by Park Street to the south and Little Bank Street to the west and north.</p> <p>The development will be provided with adequate</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
<p>open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from new dwellings and existing small second dwellings.</p> <p>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p>	<ul style="list-style-type: none"> - Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second dwellings. Developments should avoid relying on screening to reduce views. - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. - Ensure the dwellings are designed to meet the objectives of Clause 58. 	<p>daylight and is appropriately set back from adjoining properties (9 metres to the north and west) to maintain visual privacy and create a reasonable visual outlook from the proposed dwellings.</p> <p>The development has been carefully designed to respond sensitively to the existing urban context of the site, and also any future developments to surrounding properties</p>
<p>58.04-2 Internal views objective</p> <p>To limit views into the private open space and habitable room windows of dwellings within a development.</p>	<p>Standard D15</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below</p> <p>and within the same development.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>The apartments comply entirely with respect to preventing internal views between dwellings.</p>
<p>58.04-3 Noise impact objectives</p> <p>To contain noise sources in developments that may affect existing dwellings or small second dwellings.</p> <p>To protect residents from external and internal noise sources.</p>	<p>Standard D16</p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>In response to Standard D16 requirements, an acoustic report has been prepared by Acoustic Logic. The report</p>



Objectives	Standard	Assessment (Complies Y/Variation Required)
<p data-bbox="38 1014 571 1279">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p data-bbox="225 1787 501 1839">58.04-4 Wind impacts objective</p> <p data-bbox="225 1854 520 1910">To ensure the built form, design and layout of</p>	<p data-bbox="614 544 986 745">Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p data-bbox="614 763 986 898">New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p data-bbox="614 916 986 1032">Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:</p> <p data-bbox="614 1050 986 1122">Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</p> <p data-bbox="614 1140 986 1211">Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</p> <p data-bbox="614 1229 986 1379">Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p data-bbox="614 1397 986 1480">Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	<p data-bbox="999 544 1361 685">places the site within a noise influence area noting Kings Way is approximately 75 metres from the site and has an average daily volume of circa 90,000 vehicles.</p> <p data-bbox="999 703 1361 898">The report indicates that, provided specific glazing, external wall and roof construction requirements within the report are met, the development can meet the required noise reductions to comply with decibel limits set by Standard D16.</p> <p data-bbox="999 1787 1342 1839">Does the proposal meet the objective?</p> <p data-bbox="999 1854 1038 1881">Yes</p>



Objectives	Standard	Assessment (Complies Y/Variation Required)
development does not generate unacceptable wind impacts within the site or on surrounding land	<p>Development of five or more storeys, excluding a basement should:</p> <p>Not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and</p> <p>Achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land.</p> <p>Within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.</p> <p>Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.</p> <p>Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.</p>	<p>Does the proposal meet the standard?</p> <p>Yes</p> <p>A desktop Environmental Wind Assessment has been prepared by MEL Consultants to determine any detrimental impacts on surrounding wind conditions.</p> <p>The expected comfort criteria for Walking, Standing, Sitting and Pedestrian Safety are all met.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Clause 58.05 – On-site Amenity and Facilities

58.05-1 Accessibility objective	Standard D18	Does the proposal meet the objective?
---------------------------------	--------------	---------------------------------------



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
To ensure the design of dwellings meets the needs of people with limited mobility	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> - A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. - A clear path with a minimum width of 1.2 metres that connect the dwelling entrance to the main bedroom, an adaptable bathroom and the living area - A main bedroom with access to an adaptable bathroom. - At least one adaptable bathroom that meets all of the requirements or either Design A or Design B specified in Table D7. 	<p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>The proposal demonstrates 64% compliance with Standard D18.</p>
<p>58.05-2 Building entry and circulation objectives</p> <p>To provide each dwelling and building with its own sense of identity.</p>	<p>Standard D19</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> - Be visible and easily identifiable. - Provide shelter, a sense of personal address and a transitional space around the entry. - The layout and design of buildings should: - Clearly distinguish entrances to residential and non-residential areas. - Provide windows to building entrances and lift areas. - Provide visible, safe and attractive stairs from the entry level to encourage use by residents. 	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>All pedestrian entries to the proposed development are easily accessible and clearly visible from the Park Street and Little Bank Street. Each dwelling has their own individual entry, accessed via common corridors to each floor. Common corridors within the tower are provided with two sources of natural light and ventilation.</p>



Objectives	Standard	Assessment (Complies Y/Variation Required)
------------	----------	--

- Provide common areas and corridors that:
 - Include at least one source of natural light and natural ventilation.
 - Avoid obstruction from building services.
 - Maintain clear sight lines.

58.05-3 Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D20

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.
- An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

If the finished floor level of a dwelling is 40 metres or more above ground level, the

Does the proposal meet the objective?

Yes

Does the proposal meet the standard?

Variation required.

275 (93%) of the 297 apartments are provided an outdoor balcony area in accordance with the minimum areas stipulated by Table D8.

The 10 x studio layout and 12 x 1 bedroom layout apartments are not provided with a balcony.

In support of these units without balconies we provide the following justification:

Apartments with balconies equates to only 7% of the overall number.

The studios range in size from 42.1 to 44 square metres, the 1 bedrooms range in size from 50.4 to 57.1 square metres with the exclusion of balconies resulting in a more efficient and functional layout.

The size of these units will allow them to be offered to the general market at a more

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Objectives	Standard	Assessment (Complies Y/Variation Required)
	requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.	<p>affordable price to the remainder of the apartments with balconies. Estimated sale prices of studios at \$500k, 1 bedroom units without balconies at \$675k and 1 bedroom units with balconies at \$780k indicate a significant difference in price range that can be offered to the market.</p> <p>These apartments are provided with functional bedroom and living areas that meet the requirements of Standard D26.</p>
<p style="text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>		
58.05-4 Storage objective To provide adequate storage facilities for each dwelling.	Standard D21 Each dwelling should have convenient access to useable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes All apartments comply with the total storage requirements, with the majority providing this internal to the apartments. Where additional storage volume is



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
		required, supplementary external storage cages are provided within podium and basement back of house areas.
58.06-1 Common property objectives To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Standard D22 Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes The proposal is considered to appropriately delineate areas of private, communal, and public spaces through sensitive treatments. Each of the common property spaces will be highly functional and useable, including resident amenities and lounges, and dwell spaces within the residential lobby. Each of the spaces are consolidated to ensure management is easy and effective by the body corporate.
58.06-2 Site services objectives To ensure that site services are accessible and can be installed and maintained. To ensure that site services and facilities are visually integrated into the building design or landscape.	Standard D23 Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape.	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes <i>The site has adequately planned for site services to be housed within accessible locations on the ground floor, primarily to the Park Street</i>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
	<p>Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.</p>	<p><i>frontage. Mailboxes will be housed within a dedicated area to the residential lobby as identified on the floor plans. These will be appropriately located for resident use while also maintaining water protection and durability. Mechanical plant and remaining services are contained on the roof levels, with plant screening provided around the stipulated area.</i></p>
<p>58.06-3 Waste and recycling objectives</p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm</p>	<p>Standard D24</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> - Waste and recycling enclosures which are: <ul style="list-style-type: none"> - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. Located and designed for convenient access by residents and made easily accessible to people with limited mobility. - Adequate facilities for bin washing. These areas should be adequately ventilated. - Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. - Collection, storage and reuse of garden waste, 	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard</p> <p>Yes</p> <p>Waste storage areas have been provided in back of house areas to the ground floor, which will be serviced via a waste bin chute to each level. Waste will be separated into respective streams including general waste, comingled recycling, glass and food organics in line with Sustainability Victoria requirements. Further information regarding the waste and recycling measures to be employed on site can be found within the Waste Management Plan prepared by Traffix Group.</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
	<p>including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</p> <ul style="list-style-type: none"> - Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. - Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. 	
<p>58.06-4 External walls and materials objective</p> <p>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</p> <p>To ensure external walls endure and retain their attractiveness.</p>	<p>Standard D25</p> <p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> - Do not easily deteriorate or stain. - Weather well over time. - Are resilient to the wear and tear from their intended use. <p>External wall design should facilitate safe and convenient access for maintenance.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p><i>The external schedule of materials and finishes, contained within the Architectural set of plans prepared by DKO Architects, demonstrate that the materials chosen for use by the development will be hardy, resilient and weatherproof. A mixture of materials will be used including glazing, timber, glass balustrading, textured concrete and profiled metal cladding. Maintenance will be readily accessible when required.</i></p>

Clause 58.07 – Internal Amenity



**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Objectives	Standard	Assessment (Complies Y/Variation Required)
<p>58.07-1 Functional layout objective</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p>	<p>Standard D26</p> <p>Bedrooms should:</p> <ul style="list-style-type: none">- Meet the minimum internal room dimensions specified in Table D11.- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>All dwellings comply with functional bedroom and living area requirements.</p>
<p>58.07-2 Room depth objective</p> <p>To allow adequate daylight into single aspect habitable rooms.</p>	<p>Standard D27</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none">- The room combines the living area, dining area and kitchen.- The kitchen is located furthest from the window.- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room</p>	<p>Does the proposal meet the objective?</p> <p>Yes</p> <p>Does the proposal meet the standard?</p> <p>Yes</p> <p>Appreciating that all dwellings' living rooms combine the living, dining, and kitchen areas, all dwellings comply with the 9 metre depth requirements of Standard D27.</p>



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objectives	Standard	Assessment (Complies Y/Variation Required)
	window to the rear wall of the room.	
58.07-3 Windows objective To allow adequate daylight into new habitable room windows.	Standard D28 Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window.	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes All habitable rooms within the development's proposed dwellings are provided with a window to an external wall of the building.
58.07-4 Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Standard D29 The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres.	Does the proposal meet the objective? Yes Does the proposal meet the standard? Yes 41% compliance. Each of the proposed dwellings have been designed to ensure that, at their external wall interfaces, ventilation has been maximised where possible through the use of operable windows and sliding doors.



Objectives	Standard	Assessment (Complies Y/Variation Required)
	<p>– Ventilation openings with approximately the same area.</p> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>As required, each of the dwelling windows occupy approximately the same openable area, ensuring occupants can appropriately maintain natural ventilation of their dwellings.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright