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PLANNING &
PROPERTY

PARTNERS

LAWYERS & CONSULTANTS

7 August 2020

ADVERTISED PLAN

Ms Susie Saraiva
Department of Environment,
Land, Water & Planning
Level 8, 8 Nicholson Street
EAST MELBOURNE VIC 3002

By email: Susie.Saraiva@delwp.vic.gov.au

Dear Ms Saraiva,

PLANNING PERMIT APPLICATION – PA1900753 FURTHER INFORMATION RESPONSE 139-149 BOUNDARY ROAD, NORTH MELBOURNE

We continue to act on behalf of *BEG Developments Pty Ltd*, the permit applicant in the above matter.

We write in response to the Department's correspondence dated 20 January 2020, requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* (Vic).

This response seeks to address matters raised in your correspondence and is accompanied by updated application material for the proposed use and development, which has also responded to commentary from the Office of the Victorian Government Architect ('OVGA'), dated 14 February 2020.

Specifically, we enclose the following updated material to replace any previously provided corresponding information and new, additional material in response to requests made:

- An updated architectural 'Urban Context Report' and architectural plans prepared by *CHT Architects* (Revision C, dated 31 July 2020, DELWP RFI RESPONSE – FULL RE-DESIGN);
- An updated 'Town Planning Report' prepared by *Planning & Property Partners*, dated August 2020;
- An updated 'Landscape Plan' prepared by *Tract Landscape Architects*, dated 29 July 2020;
- An updated 'Acoustic Report' prepared by *Acoustic Logic*, dated 29 June 2020;
- An updated 'Sustainable Management Plan and Water Sensitive Urban Design Response', prepared by *Ark Resources*, dated 29 July 2020;
- An updated 'Traffic Impact Assessment' prepared by *One Mile Grid*, dated 30 July 2020;
- An updated 'Waste Management Plan' prepared by *One Mile Grid*, dated 15 July 2020; and
- A 'Wind Impact Assessment' prepared by *Vipac Engineers & Scientists*.

A response to each item identified in the department's letter is provided below.

Further Information

1. The architectural plans prepared by *CHT Architects* have been updated, with a response to each of the Department's request provided below:
 - a) The site plan at Sheet No. TP1.01 has been updated to clearly clarify the site's title boundary and existing site levels.
 - b) Sheet Nos. TP2.03 and TP2.04 contain additional dimensions of the proposed and reinstated crossovers.

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- c) All floor plans updated with additional dimensions of the proposed buildings from the site's title boundaries as well as the separation provided between buildings. All dimensions are provided in red for clear clarification.
 - d) No building projections are proposed beyond the site's title boundaries. The proposal does however seek to upgrade the existing adjacent public realm to Boundary Road, with requirements of DELWP/Council able to be appropriately implemented as conditions on any future planning permit.
 - e) Sheet Nos. TP2.03 and TP2.04 have been updated to provide details of the site's boundary treatments, with paling fence generally provided to the northern and southern boundaries along with a retaining wall to the north-west in response to the approved development at 87 Racecourse Road, North Melbourne.
 - f) All ground floor courtyard areas within the development, are communal for the use and benefit of future residents of the proposal and not available for the public. Publicly accessible areas are the provided north-south pedestrian link along the site's western boundary and east-west pedestrian link and plaza area along the site's northern boundary. The streetscape improvements to Boundary Road also provide a widened public realm outcome and community benefit. The courtyard areas on the landscape and architectural plans have been updated to reflect one another.
 - g) The east-west section and elevations drawings of the architectural package have been updated to contain an outline of the built form controls of DDO63. The inclusion of DDO63 envelope on the floor plans is not considered appropriate as the control does not contain any side/rear setback requirements.
 - h) Sheet Nos. TP2.17 and TP2.18 contain a detailed 1:50 scale ground floor plan and elevation to the site's Boundary Road frontage.
 - i) Wind mitigation treatments recommended by *Vipac Engineers & Scientists* have been provided on the architectural plans, namely the provision of trees and landscaping around the perimeter of the central rooftop terrace.
 - j) A detailed development summary is provided at Sheet Nos. TP0.01 and TP0.02 which contains *inter-alia* the site area; development area and site coverage; and retail net leasable floor area.
2. Additional rendered drawings of the revised design response have been prepared by *CHT Architects* and are provided within the updated 'Urban Context Report'.
 3. The 'Urban Context Report' prepared by *CHT Architects* includes additional pedestrian and vehicular movements through the site and on adjoining sites at Section 2.07.
 4. The 'Town Planning Report' prepared by *Planning & Property Partners Pty Ltd* has been updated to include a further response to the 'Arden-Macaulay Structure Plan', 2012 and the 'Macaulay Draft Structure Plan Refresh', 2020 at Section 5.5. The report has also been updated to include a consistent 4,548sqm total site area as the updated architectural plans.
 5. The 'Sustainable Management Plan and Water Sensitive Urban Design Response' prepared by *Ark Resources Pty Ltd* has been updated to correctly reference the updated plans and retail floor area of the proposal.
 6. The 'Landscape Plan' prepared by *Tract Landscape Architects* has been updated to show:
 - Clarification of private/public areas on Page 6, with raised screening planters provided along the western publicly accessible areas and gated access provided along the north. Such treatments differentiate the two areas.
 - Remove the previous 'nature play' area from the section and ground floor plan.
 - Confirmation on page 12 that 'in ground planting' along the proposed Boundary Road frontage is appropriate, through the provision of low-level, drought tolerant plants.
 7. The 'Acoustic Report' prepared by *Acoustic Logic* has been updated with an assessment against

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DDO26, with the recommendations within satisfying the requirements of DDO26.

8. The 'Traffic Impact Assessment' prepared by *One Mile Grid* has been updated and again is enclosed for the possible use of the Department.
9. A desktop 'Wind Impact Assessment' prepared by *Vipac Engineers & Scientists* has been prepared. The results and mitigation requirements of this wind assessment have been included in the updated architectural package which included the provision of additional landscaping to the Level 11 communal rooftop terrace. The findings of this initial wind assessment are that the proposal is overall expected to have an acceptable wind environment.
It is considered that further wind tunnelling assessment can appropriately be implemented as a condition of any future planning permit issued and following further detailed design of the proposal.
10. The 'Sustainable Management Plan and Water Sensitive Urban Design Response' prepared by *Ark Resources Pty Ltd* has been updated to respond to clause 53.18 requirements of the Planning Scheme.
11. A 3D model in accordance with the Department's 3D modelling practice is enclosed.

Preliminary Assessment

The Department has undertaken a preliminary assessment of the application and the following matters are raised:

Building Height

Section 4.3 of the updated 'Town Planning Report' details the broader community benefits to be provided as part of the Site's redevelopment and a comprehensive assessment against DDO63 requirements.

In summary the broader community benefits to be provided and in response to the 'Arden-Macaulay Structure Plan' are as follows:

- Contribution toward affordable housing as proposed by the draft planning permit condition at Appendix D of the updated 'Town Planning Report'.
- Widening of the Boundary Road public realm and bordered by commercial activation in recognising the immediate road hierarchy of the area and its future public transport link to existing and planned infrastructure and the site's identification as a 'local activity centre' within the recently released 'Macaulay Draft Structure Plan Refresh'.
- Provision of a north-south pedestrian link along the Site's western boundary, connecting Alfred Street through to Racecourse Road.
- Provision of an east-west pedestrian link along the Site's northern boundary and provision of a public plaza area, connecting to other nearby development site's and in further recognition of Boundary Road's hierarchical road status.

Tower Separation and Setbacks

The design response has been updated in response to the Department concerns and comments received from the OVGA, through the provision of a connected building designed a 'U' shape arrangement. The orientation and layout of the building now maximises receipt of northern natural light to the ground floor plane and common areas and enables an excellent daylight receipt and outlook to be provided to all dwellings of the proposal.

We note there is no building setback requirements within the DDO63 control, therefore the proposal has provided a minimum building setback of 4.5 metres around its perimeter consistent with other nearby approvals and increasing to a maximum 6.4 metres in areas. The setbacks of the updated design response appropriately appreciate and acknowledge the site's relationship to existing development approvals and the equitable development potential of nearby developments.

Further detail in relation to the updated design response and its relationship to adjoining properties is contained within the updated 'Town Planning Report'.

Community Benefits

A summary of the community benefits provided as part of the proposal is outlined above, with an

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assessment of DDO63 and the 'Arden-Macaulay Structure Plan' provided at Sections 4.3 and 5.5 of the updated 'Town Planning Report'. Appendix D of this report further contains the proposed affordable housing provision to be provided as part of the proposal and which is generally consistent with other nearby development approvals.

Clause 58

The updated architectural design response removes all previous 'snorkel' apartment types, with the revised design response, layout and orientation of apartments further providing a desirable outlook and amenity for apartments.

A comprehensive assessment of the revised design response to Clause 58 requirements of the Planning Scheme is contained at Appendix C of the updated 'Town Planning Report' and at Drawing Nos. TP2.20 – TP2.31 of the architectural package.

Façade Strategy

The updated architectural design response has appropriately acknowledged and responded to your previous comments and those of the OVGA, providing a single, connected building within a 'U' shape layout. As evident in the architectural renders, when viewed from the public realm the design response presents a highly resolved architectural and urban design outcome and contribution to the 'Arden-Macaulay Urban Renewal Precinct'. Key elements of the revised façade detail and strategy are:

- A strong building base with the provision of a red-brick materiality at ground floor to the inverted Boundary Road frontage and western townhouses. This red brick is complemented with extensive glazing along the principal Boundary Road frontage, which then climbs to identify the two-storey residential entrance.
- A darker podium to Boundary Road through the provision of metal cladding with added depth and variation created through the recessions to apartment windows.
- Above the podium, lighter materials are applied to enable the building to appear recessive and contrast to the strong building base. Balconies are positioned to create a vertical presence and divide the upper levels into two contrasting forms either side through the façade patterning and varied colours to the applied concrete pre-cast finish.
- This geometric patterning is provided on all elevations, however with continuous alternatives in the colours and shapes to reduce the vertical expression and presentation to the public realm. Balconies are again used to distinguish and separate the various architectural forms throughout the site and add an element of depth. The strategic positioning of balconies on the corners of the upper-levels further softens the building rather than the alternative hard edge, while ensuring a connectivity is achieved to each articulated façade and the building is 'built in the round'.

Further detail regarding the architectural design response is contained within the 'Urban Context Report' prepared by CHT Architects and within our updated 'Town Planning Report'.

Car Parking Numbers

As acknowledged by DELWP, the proposal satisfies the statutory car parking requirement of clause 52.06-5 of the Planning Scheme. Unlike most local areas within the City of Melbourne, the subject site and immediate surrounding area is not affected by a Parking Overlay which would reduce the statutory car parking requirements of the Planning Scheme. The provided car parking within three (3) basement adds to the marketability and amenity of the proposal for future residents.

The 'Traffic Impact Assessment' prepared by *One Mile Grid* has further analysed the traffic impact of the proposal and concluded that it is not expected to have a significant impact on the surrounding road network. Importantly, the proposal seeks to remove existing crossovers to Boundary Road in appreciating its future role to the area; its Road Zone 1 status; and the significant slope of the site which is all considered a positive of the design response.

Conclusion

We provide this response, supporting material and comments to assist in your consideration of the proposal, and trust that the above information is sufficient for the Department to direct the application to public notice as soon as possible.

If the Department is not satisfied with the material that has been provided, we respectfully request

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that this letter also be treated as a formal request to extend the lapse date contained within the Department's correspondence pursuant to Section 54A of the *Planning and Environment Act 1987*.

Please contact the undersigned on 8626 9090 (email: wilson@pppartners.com.au) should you have any queries regarding this application.

Yours faithfully,



MATHEW WILSON
Planning & Property Partners Pty Ltd
Encl.

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