

## Urban Design

**From:** [Brendan Baxter](#)  
**To:** [Anita Rozankovic-Stevens](#)  
**Subject:** RE: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application  
**Date:** Tuesday, 25 October 2022 7:12:43 PM  
**Attachments:** [image001.gif](#)  
[image002.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.jpg](#)

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Hi Anita

I am pleased to advise that the revised plans fully address both urban design recommendations, namely improved universal design access and improved soft landscaping to the St Kilda Road frontage. Thank you.

kind regards,

**Brendan Baxter** (he/him)

Senior Urban Designer / Architect | City Planning and Sustainability

T: 03 8563 7816

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Anita Rozankovic-Stevens <[Anita.Rozankovic-Stevens@portphillip.vic.gov.au](mailto:Anita.Rozankovic-Stevens@portphillip.vic.gov.au)>  
**Sent:** Monday, 24 October 2022 1:35 PM  
**To:** Brendan Baxter <[Brendan.Baxter@portphillip.vic.gov.au](mailto:Brendan.Baxter@portphillip.vic.gov.au)>; Felicity Symons <[Felicity.Symons@portphillip.vic.gov.au](mailto:Felicity.Symons@portphillip.vic.gov.au)>; Shane Hall <[Shane.Hall@portphillip.vic.gov.au](mailto:Shane.Hall@portphillip.vic.gov.au)>  
**Subject:** RE: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

Hi all,

Sorry to be a pain all.

Is there any chance that I can please get a response in the next 24 hours? Just to the changes – nothing else is required.

Otherwise let me know and I will make it work with the existing comments.

Thanks,

**Anita Rozankovic-Stevens**

Major Projects & Appeals Advisor | City Development

T: 03 8563 7628 | M: [0422304848](tel:0422304848)

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Anita Rozankovic-Stevens  
**Sent:** Wednesday, 19 October 2022 12:49 PM  
**To:** Brendan Baxter <[Brendan.Baxter@portphillip.vic.gov.au](mailto:Brendan.Baxter@portphillip.vic.gov.au)>; Felicity Symons <[Felicity.Symons@portphillip.vic.gov.au](mailto:Felicity.Symons@portphillip.vic.gov.au)>; Shane Hall <[Shane.Hall@portphillip.vic.gov.au](mailto:Shane.Hall@portphillip.vic.gov.au)>  
**Subject:** FW: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

Hi all,

The applicant has formally amended the plans to address previous concerns and Shane – they have added deep soil area details.

Could I please have a referral response as soon as possible? It has to go to the next Council meeting.

A response to this email will suffice.

Thanks in advance,

**Anita Rozankovic-Stevens**

Major Projects & Appeals Advisor | City Development

T: 03 8563 7628 | M: 0422304848

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

---

**From:** Shem Curry <

**Sent:** Monday, 17 October 2022 1:59 PM

**To:** Helpdesk - Planning <[Helpdesk-Planning@portphillip.vic.gov.au](mailto:Helpdesk-Planning@portphillip.vic.gov.au)>

**Cc:** Anita Rozankovic-Stevens <[Anita.Rozankovic-Stevens@portphillip.vic.gov.au](mailto:Anita.Rozankovic-Stevens@portphillip.vic.gov.au)>

**Subject:** PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

⚠ **[External Email] Please be cautious before clicking on any links or attachments.** ⚠

Dear Sir / Madam,

Please find attached:




- Executed 57a Amendment to Submitted Application Council Form; and
- Revised Town Planning Drawings prepared by Kerry Hill Architects Pty Ltd.

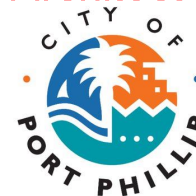
A copy of the illustrative concept plans and renders can be downloaded or shared via the link below.

[https://www.dropbox.com/s/ixlj0yey92beiuu/604\\_448%20St%20Kilda%20Road%20Planning%20Report%20Addendum.pdf?dl=0](https://www.dropbox.com/s/ixlj0yey92beiuu/604_448%20St%20Kilda%20Road%20Planning%20Report%20Addendum.pdf?dl=0)

We also confirm that the Council Officer has waived the requisite fee associated with this amendment submission.

Please don't hesitate to contact me if you have any questions.

		<p><b>Shem Curry</b> Director</p> <p><b>Contour Consultants</b> PO Box 1040 <a href="#">Level 1/283 Drummond Street</a> <a href="#">Carlton Victoria 3053</a></p> <p><b>P:</b> (03) 9347 6100 <b>M:</b> 0409 372 471</p>
		



## REFERRAL DOCUMENT

### Planning Application referral to City Design

To be filled in by Planner	
<b>Application number:</b>	1389/2021
<b>Address:</b>	448 St Kilda Road, Melbourne
<b>Applicant:</b>	Contour Consultants Australia P/L
<b>Planner:</b>	Kate Wooller
<b>Date of Referral:</b>	28/1/22
<b>Date to be completed</b>	
<b>TRIM References:</b>	
<b>Referral Type</b>	Urban Design – Att: David O'Reilly
<b>Overlays</b>	DDO13, DDO26, SBO1
<b>Contributory Heritage Place (outside HO)</b>	No
<b>Planning Zone</b>	Commercial 1
<b>Proposal Summary</b>	DEVELOPMENT OF THE LAND FOR A MIXED USE BUILDING COMPRISING RESIDENTIAL HOTEL, DWELLINGS AND FOOD AND DRINK PREMISES (NO PERMIT REQUIRED FOR THESE USES), USE OF THE LAND FOR THE PURPOSE OF A DAY SPA, SALE AND CONSUMPTION OF LIQUOR AND A REDUCTION IN THE STATUTORY CAR PARKING REQUIREMENT
<b>Relevant documents</b>	Refer to Application documents and plans folder – various documents are available with key items as follows:  Enviro Wind assessment – 6182732 Planning Submission report – 6182730 (includes Design Response, BADS assessment, illustrations and discussion alongside DDO's etc) Plans – 6182729 St Kilda Landscape Presentation and Plans combined – 6182726
<b>Specific information sought by the planner</b>	General review of proposal
<b>Application history/previous UD advice (if relevant)</b>	Nil

#### Planning Policy Links

- [Port Phillip Planning Scheme](#)
- [Council Plan](#)
- [Clause 21.05: Built Form](#)

- [Clause 21.05-2 Urban Structure and Character](#)
- [Clause 21.5-3: Urban Design and Public Realm](#)
- [Urban Design Guidelines for Victoria](#)
- [Apartment Design Guidelines Victoria](#)

Hi David

Further to our meeting recently, can you please review the proposal and advise of any urban design concerns/comments. I note a separate landscape referral has been prepared.

Please let me know if you require further information or assistance.

Kind regards  
Kate Wooller

## City Design Referral

**Urban Design Advisor:** David O'Reilly

**Date:** 28/02/2022

**Note:** *If you require clarity on any of the comments above, or would like to forward these comments on please discuss with the Urban Design Adviser*

### Urban Design Topics

**The proposal is generally supported however, its presentation to the street and integration of landscaping and accessibility can be improved. The choice in materials is supported and presents a high-quality finish and contextual response that is to be commended. The internal layout and overall appearance are generally supported however, the form should comply with the front setback requirements to ensure design objectives can be met.**

The ramp fronting St Kilda Road creates a barrier to the street that should be removed. It limits opportunities for trees, a pronounced sense of address, universal and dignified access and a single entrance to the building.

Given the depth of the property and the citing of the proposal, removing the ramp altogether and creating an inclusive, integrated interface is achievable. There is an accessible parking bay at the primary frontage and by aligning the entrance to make it easily accessible for people entering the building would help the proposal meet the needs of all our community and ensure people with limited mobility are considered in the design.

The proposed primary frontage encroaches forward of the front setback requirements outlined in the DDO. The proposal must ensure that structures do not encroach in this area so that the appropriate landscaping and built form objectives can be met.

### **Summary of Recommendations**

From an urban design perspective, the proposal is supported with recommendations.

To gain full support, the proposal should create a seamless, dignified entrance linking the accessible parking bay on St Kilda Road with the front entrance. The ramp should be reinstated as soft landscaping with greater tree canopy and the front of the building should be set back in line with the DDO to ensure the landscape and built form objectives can be met.

To be filled in by a Planner	
Application No.	PDPL/01389/2021
Address	448 ST KILDA ROAD MELBOURNE VIC 3004
Zone	Commerical 1
Overlay	DDO13, DDO26 and SBO1
Proposal Summary	DEVELOPMENT OF THE LAND FOR A MIXED USE BUILDING COMPRISING RESIDENTIAL;;HOTEL, DWELLINGS AND FOOD AND DRINK PREMISES (NO PERMIT REQUIRED FOR ;;THESE USES), USE OF THE LAND FOR THE PURPOSE OF A DAY SPA, SALE AND ;;CONSUMPTION OF LIQOUR AND A REDUCTION IN THE STATUTORY CAR PARKING ;;REQUIREMEN
Relevant Documents	Refer to Application Documents and Plans folder in 1C  Key docs to refer to -  Plans – 6182729 St Kilda Landscape Presentation and plans combined - 6182726
Specific information sought by the planner	Suitability or otherwise of landscape proposal in context of relevant planning scheme objectives including the DDO26

DDO 26 includes the following objectives relevant to landscape:

#### Landscape Setting

- *To ensure development contributes to an expanded network of high quality green streets and public places.*
- *To maintain and consolidate the grand landscape setting of the Precinct as an important and distinctive feature of the area by requiring consistent front and side boundary setbacks and high quality landscaping.*
- *To maintain a consistent landscaped frontage setback along St Kilda Road and Queens Road.*
- *To develop a high quality landscape setting which enhances the key view corridors and public realm of:*
  - *Albert Road, Bowen Crescent and Kings Way, between Domain/St Kilda Road and Albert Park Lake Reserve.*
  - *Park Street, between Domain and Eastern Reserve.*
  - *Bank Street, between the Domain and South Melbourne Town Hall Clock Tower.*
  - *St Kilda Road.*
  - *Queens Road, between the Domain and St Kilda Junction.*

#### Sub-Precinct 5: St Kilda Road South of Kings Way

- *To ensure that development provides generous landscaped front setbacks to St Kilda Road that strengthens the leafy grand boulevard character.*

#### Comments

The landscape areas in the proposed development include the following:

- Sunken gardens adjacent to the lower ground level day spa and swimming pool
- Ground level gardens along St Kilda Rd set .8m below street level, along the southern boundary and the Queens Lane frontage.
- Sky gardens within upper level recesses and planters- these are covered by the floors above and so will require appropriate below and above ground irrigation. Further details should be provided regarding sufficient soil depth to ensure plants can thrive, and access for safe maintenance of these areas

The plant palette is weighted towards a diverse range of evergreen plants with dramatic or bold foliage that should be suited to the shady conditions on the site.

The landscape proposal adequately addresses the DDO objectives, in particular the scale, quality and generosity of the landscape areas.

The proposed species, locations and quantities are generally well selected, appropriate for their settings and will complement the built form and adjacent streets.

**Recommendation**

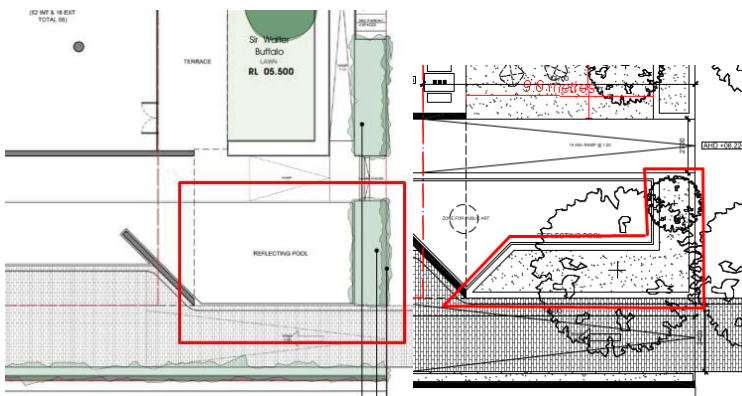
The landscape proposal is supported subject to provision of further information regarding the details for adequate soil depths, irrigation and ongoing maintenance.

Peter Boyle

7 Feb. 22

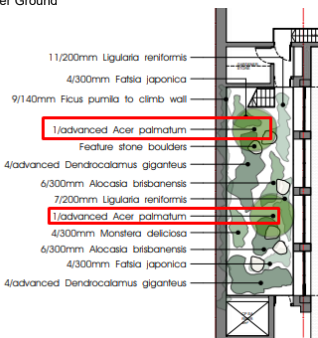
**From:** Shane Hall  
**To:** Anika Rozanlovic-Stevens  
**Subject:** RE: PDPL01389.2021.448 St. Kilda Rd - 57a Amendment to Submitted Application  
**Date:** Wednesday, 26 October 2022 5:49:05 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[image008.png](#)  
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[image020.png](#)  
[image021.png](#)  
[image024.png](#)

I'm saying that the plans generally satisfy.



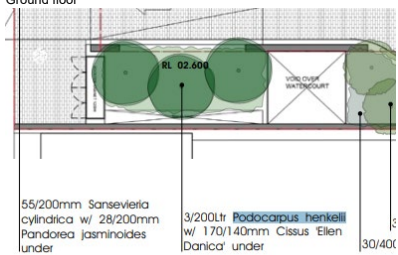
There is a discrepancy between the Dangar Barin Smith landscape Plans and the Kerry Hill Architects.

Lower Ground



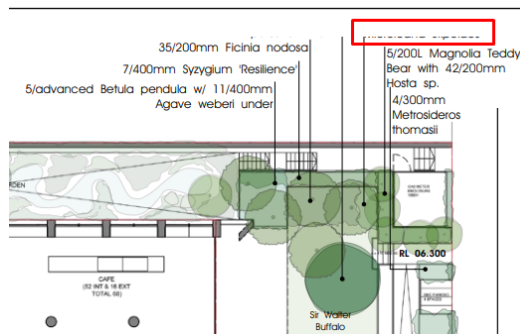
Not Tree Type A, B or C.

Ground floor



Possibly Tree Type A and B. Very limited information on this species.

## Attachment 4: Referral responses



Need tree name. Previous landscape plan indicated planting of *Quercus palustris*, which meets criteria for Tree Type C.

Canopy cover surface area – Ground floor plan  
3.5, 7, 35, 41, 58, 225 = ~369m<sup>2</sup> of canopy cover.

### Shane Hall

Senior Arborist | Construction, Contracts and Operations  
T: 03 8563 7496  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

**From:** Anita Rozankovic-Stevens <Anita.Rozankovic-Stevens@port Phillip.vic.gov.au>  
**Sent:** Wednesday, 26 October 2022 3:13 PM  
**To:** Shane Hall <Shane.Hall@port Phillip.vic.gov.au>  
**Subject:** RE: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

I'm using Adobe Acrobat.

You can view "ECM\_6182726\_v1\_St Kilda Landscape Presentation and Plans Combined.pdf" at: <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:9510f62b-e212-4d89-8aeb-c7ed63a2300e>

### Anita Rozankovic-Stevens

Major Projects & Appeals Advisor | City Development  
T: 03 8563 7628 | M: 0422304848  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

**From:** Shane Hall <Shane.Hall@port Phillip.vic.gov.au>  
**Sent:** Wednesday, 26 October 2022 1:10 PM  
**To:** Anita Rozankovic-Stevens <Anita.Rozankovic-Stevens@port Phillip.vic.gov.au>  
**Subject:** FW: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

### Shane Hall

Senior Arborist | Construction, Contracts and Operations  
T: 03 8563 7496  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

**From:** Shane Hall  
**Sent:** Wednesday, 26 October 2022 1:02 PM  
**To:** Anita | VTIO Secretariat <  
**Subject:** FW: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

Here are my comments and workings out. Do we have a landscape plan that shows what they are planting?

The applicant must demonstrate that they have:

- ~314m<sup>2</sup> of canopy cover,
- ~232m<sup>2</sup> of Deep soil volume, and
- At least 2 trees capable of reaching 8mX8m at maturity or 1 tree capable of reaching 12m X 12m at maturity.

There are no deep soil areas on site.

There is ~211m<sup>2</sup> of planter boxes that meet the requirements of Table D3. There is sufficient planter volume for 2 trees capable of reaching 8mX8m at maturity or 1 tree capable of reaching 12m X 12m at maturity. If multiple Type B and C trees are planted the requirements for soil volume can be reduced accordingly. If three tree of Type B or C are planted in St Kilda Rd setback the required soil area can be reduced to ~209m<sup>2</sup>.

The plans do not clearly demonstrate =>~314m<sup>2</sup> of canopy cover has been achieved. In the absence of plans that identify species selections this cannot be assessed.

The plans do not identify proposed tree species, I cannot confirm that they have included at least 2 trees capable of reaching 8mX8m at maturity or 1 tree capable of reaching 12m X 12m at maturity.





Table D2 Canopy cover and deep soil requirements

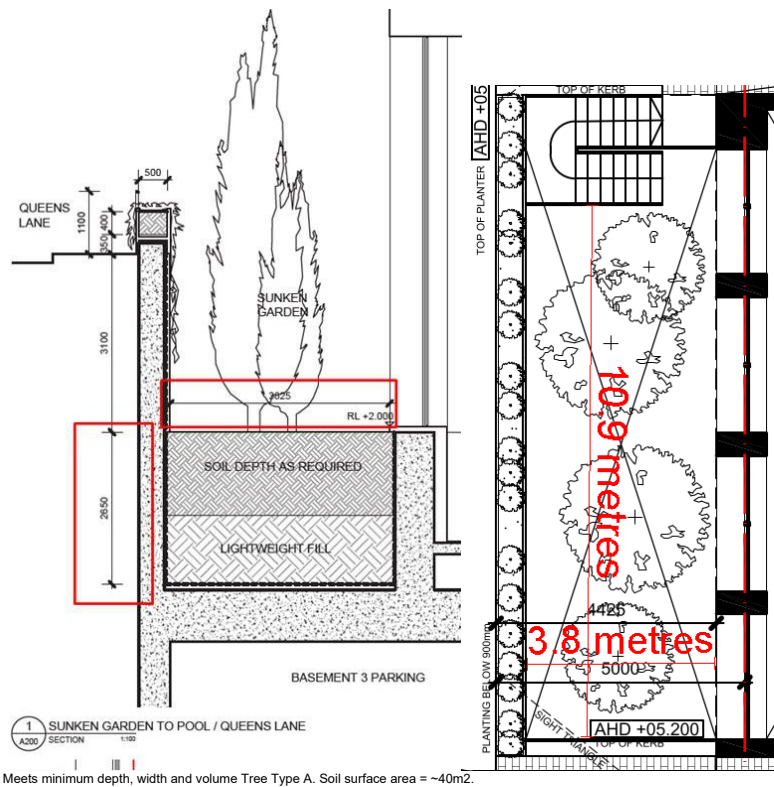
Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area

Requirements:  
 Canopy cover: 150m<sup>2</sup> + 20% of 822 (2322-1500) = ~314m<sup>2</sup>.  
 Deep soil = ~232m<sup>2</sup>.

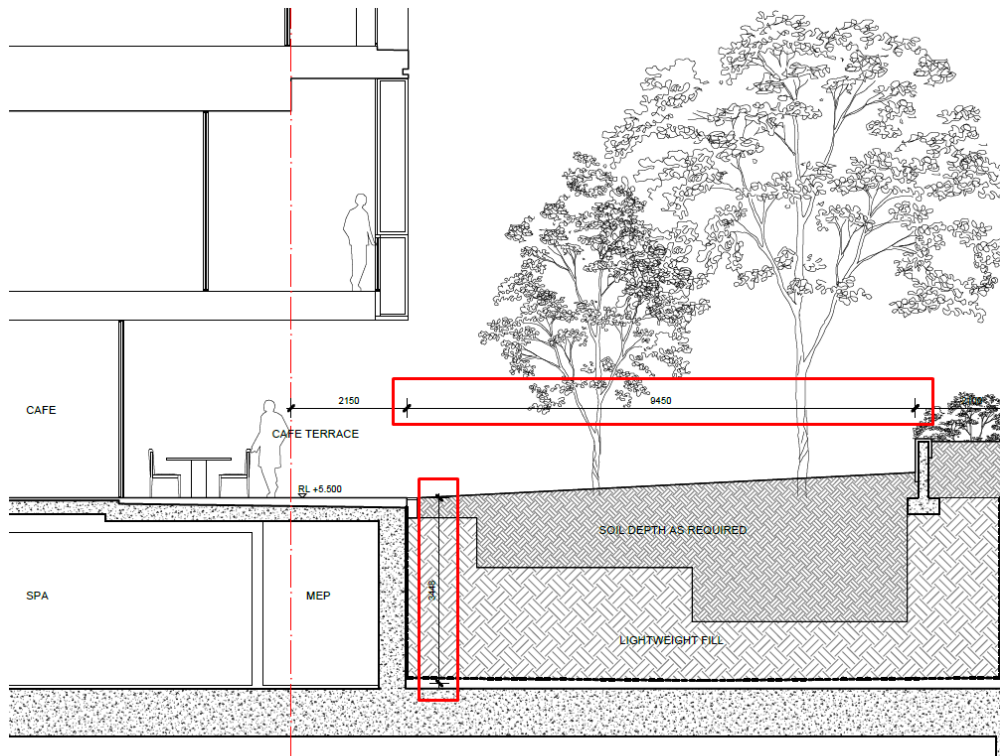
Table D3 Soil requirements for trees

Tree type	Tree in deep soil	Tree in planter	Depth of planter soil
	Area of deep soil	Volume of planter soil	
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

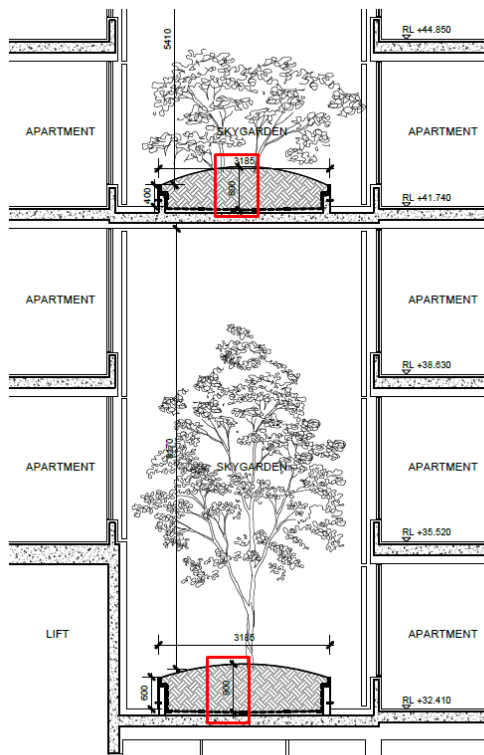


Attachment 4: Referral responses



2 ST KILDA ROAD SETBACK  
A200 SECTION 1:100

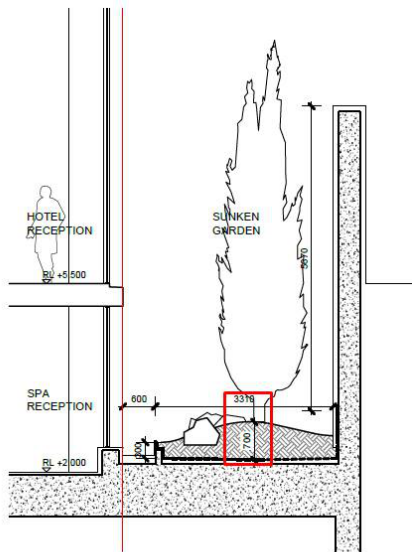
Meets minimum soil depth, width and volume for Tree Type C. Soil surface area = ~140m<sup>2</sup>.



3 APARTMENT SKY GARDENS  
A200 SECTION 1:100

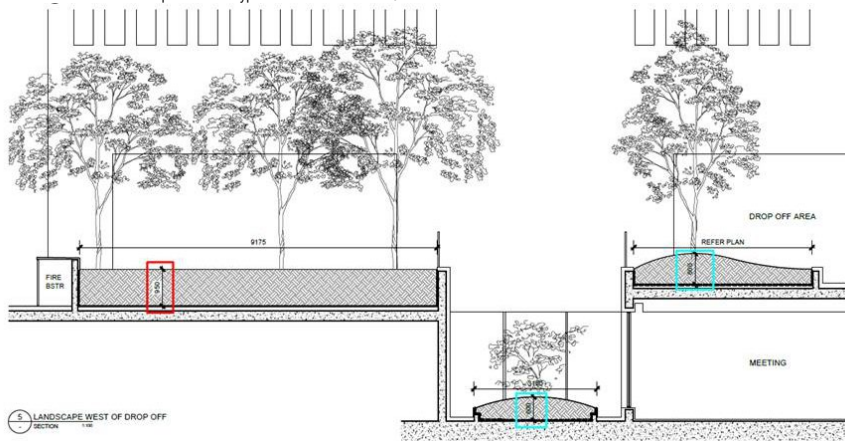
# Attachment 4: Referral responses

Does not meet minimum soil depth for Tree Type A. Soil surface area = 0m2.

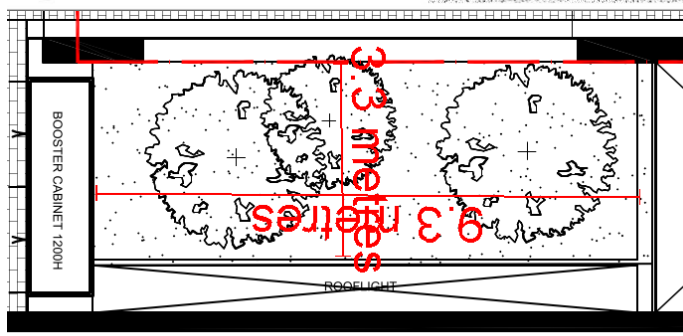


4 SUNKEN GARDEN TO SPA SECTION 1:100

Does not meet minimum soil depth for Tree Type A. Soil surface area = 0m2.



5 LANDSCAPE WEST OF DROP OFF SECTION 1:100



Section closest to Fire Booster meets minimum soil depth for Tree Type A for soil depth, width and volume. Soil surface area = ~31m2.

**Shane Hall**  
Senior Arborist | Construction, Contracts and Operations  
T: 03 8563 7496  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

**From:** Anita Rozankovic-Stevens <[Anita.Rozankovic-Stevens@portphillip.vic.gov.au](mailto:Anita.Rozankovic-Stevens@portphillip.vic.gov.au)>

**Sent:** Wednesday, 19 October 2022 12:49 PM

**To:** Brendan Baxter <[Brendan.Baxter@portphillip.vic.gov.au](mailto:Brendan.Baxter@portphillip.vic.gov.au)>; Felicity Symons <[Felicity.Symons@portphillip.vic.gov.au](mailto:Felicity.Symons@portphillip.vic.gov.au)>; Shane Hall

## Attachment 4: Referral responses

<Shane.Hall@portphillip.vic.gov.au>

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Major Projects & Appeals Advisor | City Development

T: 03 8563 7628 | M: 0422304848

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Shem Curry <

**Sent:** Monday, 17 October 2022 1:59 PM

**To:** Helpdesk - Planning <Helpdesk-Planning@portphillip.vic.gov.au>

**Cc:** Anita Rozankovic-Stevens <Anita.Rozankovic-Stevens@portphillip.vic.gov.au>

**Subject:** PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application

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Dear Sir / Madam,

Please find attached:

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We also confirm that the Council Officer has waived the requisite fee associated with this amendment submission.

Please don't hesitate to contact me if you have any questions.



**Shem Curry**  
Director

**Contour Consultants**  
PO Box 1040  
Level 1/283 Drummond Street  
Carlton Victoria 3053

P: (03) 9347 6100  
M: 0409 372 471



PROUD TO UNVEIL OUR NEW SPACE

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If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised. If you have received this document in error please contact the sender.

**CITY OF PORT PHILLIP**

**STREET TREE REFERRAL**

**TO:**

**FROM: Anita Rozankovic-Stevens  
Major Projects & Appeals Advisor**

**DATE: 17 May 2022**

**ADDRESS: PDPL/01389/2021 - 448 ST KILDA ROAD MELBOURNE**

**Proposed development:**

Please find the following relevant documents in OneCouncil:

1. RFI - Cover Letter - Response to RFI - Doc ID 6380177
2. RFI - Updated Town Planning Report - Doc ID 6380179
3. RFI - Arborist Report and Tree Management - Doc ID 6380180
4. RFI – Tree Protection Plan - Doc ID 6306241
5. RFI – Revised Town Planning Drawings - Doc ID 6306236
6. RFI - Urban Context and Design Response – DOC 6380181

**Planning application documents and plans**

7. LANDSCAPE presentation and plans combined - Doc ID 6183660

I have agreed with the applicant that we can condition the requirements of a Tree Management Protection Plan if a permit is to issue.

I have agreed to this as although the basement is proposed to be reconstructed, it is existing so would have formed a barrier to the adjoining tree roots extending into the subject site.

**POLICY APPLICABLE**

→ Clause 22.06 ---Urban Design Policy for Non Residential Development and Multi Unit Residential Development

Found in the updated Town Planning Report #2 ABOVE

**Updated Town Planning Report - Doc ID 6380179**

**[22.06 URBAN DESIGN POLICY FOR NON RESIDENTIAL DEVELOPMENT AND MULTI UNIT RESIDENTIAL DEVELOPMENT Port Phillip Planning Scheme - Ordinance](#) and **LANDSCAPE presentation and plans combined - Doc ID 6183660****

**Landscape**

- Encourage all new developments to:
  - retain all existing street trees and public landscape elements that contribute to the streetscape and amenity of the area, **achieved**
  - locate vehicle access around the location of existing street trees, where appropriate, and **achieved**

- be setback a sufficient distance from street trees to ensure their ongoing survival and health. **achieved**
- Encourage all new developments to provide landscaping to setback areas, ground floor open spaces and outdoor car parking areas that:
  - integrate new buildings and pedestrian spaces into the surrounding neighbourhood and provide pleasant outlooks, and
  - include vegetation species that reflect those existing in the surrounding locality or otherwise are indigenous to the neighbourhood. **Sort of achieved, *Quercus palustris* (Pin Oak) match those existing in the surrounding locality, predominately Elms and Plane trees, nor is it indigenous. It reflects the surrounding planting in that it forms part of a historic planting palette, and is therefore some way in keeping with the surrounding area.**
- Encourage contributions towards street/public space landscaping, where this is appropriate.
- Encourage landscape treatment to enhance the boulevard character and quality, of main boulevards, including Beach Street, Beaconsfield Parade, Jacka Boulevard, Marine Parade, Kerferd Road, Ormond Esplanade, St Kilda Road, Queens Road, Kings Way and Albert Road.

→ **Apartment Developments (Clause 58)**




Found in the Urban Context and Design Response ABOVE # 6)

Please assess CLAUSE 58.03-5, STANDARD D10 DEEP SOIL REQUIREMENT (page 49 of document)



**Urban Context and Design Response – DOC 6380181**

The proposed locations for larger scale vegetation appear slightly aspirational, there is insufficient soil volume for the proposed plantings in locations other than the external ground floors. The proposed soil depth of 400mm is insufficient for trees, the ground floor allotments of 600mm are barely sufficient to be support convincing argument that trees will not only establish, but subsequently remain resilient in the locations proposed.

The area in which the greatest opportunity for tree establishment is the lawn area in the St Kilda Rd frontage, this can be better utilized in setting out the proposed plantings.

Colour	Description	Area (m2)	% of site area	Minimum Tree Provisions
	Deep Soil Area (min. 6m dimension)	102.17	4.4	1 large tree (12m min.) per 90m2 of deep soil, or 2 medium trees per 90m2 of deep soil
	Deep Soil Area (min. 3-6m dimension)	235.1	10.12	1 medium tree (8-12m) per 50m2 of deep soil, or 1 large tree per 90m2 of deep soil
	Deep Soil Area (less than 3m dimension)	25	1.07	1 small tree (6-8m) per 30m2 of deep soil

LOWER LEVELS

Colour	Description	Area (m2)
	Deep Soil Area (min. 3-6m dimension)	88.4
	Deep Soil Area (less than 3m dimension)	57.8

UPPER LEVELS

From Page 49 of Urban Context and Design Response – DOC 6380181.

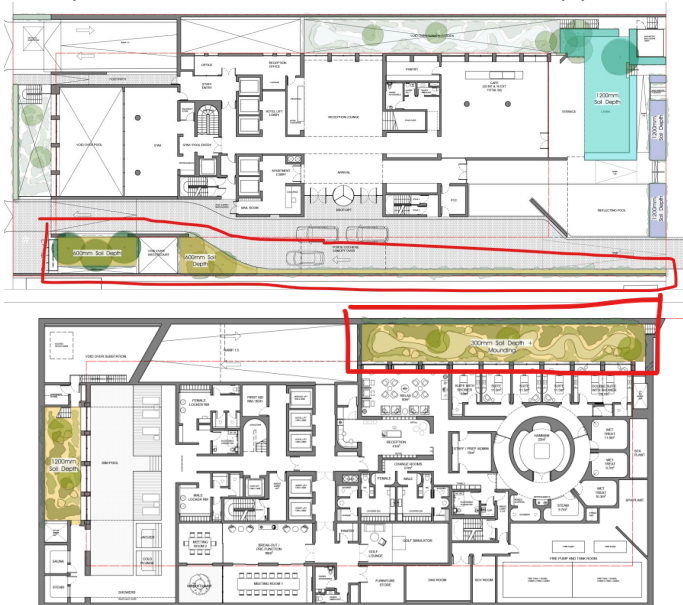
This document shows that they have identified multiple allotments of surface area that, combined, meet the surface area requirements. They've not provided

58.03 SITE LAYOUT Port Phillip Planning Scheme - Ordinance

Table D3 Soil requirements for trees

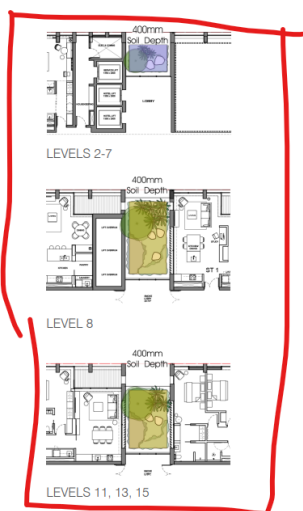
Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

The following areas, identified in red highlight, from the ground floor and lower ground do not meet the requirements of Table D3 and therefore do not comply with 58.03.



LOWER GROUND LEVEL

None of the areas of the upper floors meet the requirements of Table 3.





**RFI - Arborist Report and Tree Management - Doc ID 6380180**

Tree root damage to neighbouring, including Council, trees could occur during demolition of existing basement. It would be best if an arborist was on site during the demolition of the sections of the existing basement that are inside the designated TPZ.

The plan does not include a site schedule and certification process. The TMP must include some form of setting out the stages of the site visit and demonstrate, by some form of certification process, that a project arborist has been on site and confirmed the tree protection is appropriate for the different stages of construction.

**Proposed Conditions**

Condition A

Prior to commencement of construction a Tree Management Report and Plan (TMRP) must be submitted to, and, approved by Council. The TMRP must include a clear description of the tree protection works, these must be details on a site plan.

The TMRP must set out whether the tree protection works will be modified during different work stages. If so, the TMRP must include a plan for each stage.

The TMRP must set out what activities the project arborist is to be on-site to monitor.

The TMRP must include details at which stages of the project the project arborist will attend.

The TMRP must include a process of certification of the site visits occurring.

Condition B

Prior to commencement of the development a project arborist must be engaged. The Responsible Authority must be notified of the appointment prior to commencement of works.

**RFI – Tree Protection Plan - Doc ID 6306241**

This plan sets out the area of the nominal TPZ that the proposed works cover. I'm not sure why this has been prepared. If there is a basement running around the perimeter of the existing site, which has acted as a barrier to roots growing into the site, there can be no encroachment into the soil volume currently colonised by tree roots.

This is not a tree protection plan, it does not set out where tree protection works are to be placed, or what the tree protection works should look like.

**Revised Town Planning Drawings - Doc ID 6306236**

No response provided.

Shane Hall

24 May 2022

**From:** [Felicity Symons](#)  
**To:** [Anita Rozankovic-Stevens](#)  
**Subject:** RE: PDPL.01389.2021\_448 St Kilda Rd - 57a Amendment to Submitted Application  
**Date:** Monday, 24 October 2022 7:31:23 PM  
**Attachments:** [image002.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

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Hi Anita,

Please see below comments in relation to the above. Please let me know if you have any questions or comments:

These comments are provided regarding the 57a Amendment to Submitted Application (PDPL.01389.2021\_448 St Kilda Rd), lodged on Monday 17 October.

The site is within the C1Z and DDO26(5a)/13 and the SBO (partially). The site directly adjoins RDZ1 (St Kilda Road).

This referral from statutory planning sought specific review of the proposal in the context of the DDO26 exemptions for buildings and works within the setback from St Kilda Road.

In relation to this query, pursuant to DDO26 - the application must meet the following mandatory setback requirement (amongst other mandatory requirements):

*The following requirements apply to development in Sub-Precinct 5:*

- ...
- *On St Kilda Road a landscape setback of 13.7 metres must be provided to St Kilda Road. A permit may not be granted to construct a building or construct or carry out works which are not in accordance with this requirement unless allowed by clause 2.3 of this schedule.*

-  
Within DDO26, Clause 2.3 Exceptions to Mandatory Requirements states (of relevance): *In relation to any requirements of this schedule which otherwise operate as mandatory requirements, a permit may be granted to vary such requirements if wither of the following circumstances apply:*

- *A permit may be granted to allow the construction of minor buildings and works within the area of a setback required by this schedule, including:*
  - ...
  - *Verandahs, architectural features, shelters, sunshades, art works, outdoor furniture, play equipment, art works, landscaping, fences and basements which do not exceed the height of ground level or*
  - *Balconies within the front setback, and seating at ground level.*

Whilst balconies are permitted within the mandatory setback, the proposed first level enclosed balcony structure is not considered to be consistent with the intent of the DDO. Specifically, the submitted drawings, along with the renders indicate that the first floor terrace and storage area project into the setback. Whilst a balcony is permitted under the above mentioned exemption, the enclosed presentation of the balcony (with presumably floor to ceiling bi-folding doors) has the potential to 'read' as an extension of the building (rather than a projecting and open balcony element), which projects into the landscape setback. A relatively minor alterations, incorporating a permanently open balcony structure (with lower balustrade), which allows a clear reading of the building façade behind, would be more in keeping with the DDO requirement and intent.

With regards to the setback of 450 St Kilda Road, it is understood that the permit (860/2014) for this development was issued in March 2015, prior to the introduction of DDO26 (through AmC107) in June 2016.

For context, the Panel considered the merits of the mandatory 13.7m setback control when considering amendment C107. The Panel supported the merits and importance of applying this control consistently, and supported its mandatory application, noting:

*The uniform landscaped setback along St Kilda Road is a strong element of the built form. It was recognised and supported by all experts (10.3.1 Evidence and submissions)*

*The Panel agrees that front and side setbacks are a strong and consistent element along St Kilda Road and their continuation is supported. The Panel notes that these are mandatory elements in DDO41 and DDO42 in the Melbourne Planning Scheme for the east side of St Kilda Road. Experts before the Panel agreed that these were the two strong design elements that created the iconic St Kilda Road Boulevard (10.3.2 Discussion)*

And

*... the consistency applying these strong design elements and the contribution it makes to maintaining and enhancing the pre-eminent St Kilda Road Boulevard justifies these as mandatory requirements for future developments. The uniform allotment pattern and lot sizes allow this consistent approach to be applied.*

**Summary:**

- The uniform landscaped setback along St Kilda Road, and including the subject site, is a strong element and consistent element.
- A relatively minor alteration to incorporate a more open balcony element would be more in keeping with the DDO requirement and intent.

**Felicity Symons**

I work Monday, Tuesday, Thursday

Principal Strategic Planner / Urban Designer | City Planning and Sustainability

T: 03 9209 6130

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

Development Engineer



## REFERRAL DOCUMENT

To be filled in by a Planner	
Application No.	PDPL/01389/2021
Address	448 ST KILDA ROAD MELBOURNE VIC 3004
Zone	Commercial 1
Overlay	DDO13, DDO26 and SBO1
Relevant Documents	Refer to application plan and documents folder in 1C.  Key info – Plans 6182728 Survey - 6182725

**TO:** The Development Engineer

**FROM:** Kate Wooller

**DATE:** 28/2/22

**RE:** 448 St Kilda Road Melbourne

**REF:** 1389/2021

Please advise of any concerns or comments with the proposal. Please note application has been referred to Traffic and VicRoads, Referral also to Melb Water due to SBO1 to rear. No easements appear on title but please advise if any drainage issues or other.

**Proposed development:**

DEVELOPMENT OF THE LAND FOR A MIXED USE BUILDING COMPRISING RESIDENTIAL HOTEL, DWELLINGS AND FOOD AND DRINK PREMISES (NO PERMIT REQUIRED FOR THESE USES), USE OF THE LAND FOR THE PURPOSE OF A DAY SPA, SALE AND CONSUMPTION OF LIQUOR AND A REDUCTION IN THE STATUTORY CAR PARKING REQUIREMENT

DEVELOPMENT ENGINEER RESPONSE/COMMENTS:

DATE:

Hi Kate:

The council stormwater pit at the rear on Queens lane is away from both crossovers. Hence, I don't have any comments at this stage from drainage perspective or other.

## Waste Management

**From:** [Binita Shrestha](#)  
**To:** [Kate Wooller](#)  
**Subject:** Re: PDPL/01389/2021 - 448 St Kilda Road  
**Date:** Friday, 25 March 2022 12:20:12 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

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Hi Kate,

I have reviewed the WMP and have following comments:

- Allocated space for Charity bin would encourage residents to donate items conveniently.
- Commercial waste collection time should be the same 7am - 8pm Mon-Saturday, 9am - 8pm on Sunday and public holidays regardless of the frequencies of collections.
- Domestic/residential waste collection time should be 6.30am - 8pm Mon- Sat and public holidays and 9am - 8pm on Sundays regardless of the frequencies of collections.
- Allowing residents to dispose of their organic waste within their floor level might encourage them for correct use of waste chute.

Rest all looks good.

Thank you,

**Binita Shrestha**

Senior Waste Management Specialist | Construction, Contracts and Operations  
T: 03 9209 6423 | M: 0435 652 186 | W: [www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)  
Operations Centre | 69-81 White Street, South Melbourne, Victoria, 3205

## Environmental Sustainable Development

**From:** [Shivani Desai](#)  
**To:** [Anita Rozankovic-Stevens](#)  
**Cc:** [Karin Anderson](#)  
**Subject:** RE: PDPL/01389/2021 - 448 ST KILDA ROAD MELBOURNE - without prejudice plans update  
**Date:** Thursday, 27 October 2022 4:28:31 PM  
**Attachments:** [image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image018.png](#)  
[image019.png](#)  
[image020.png](#)  
[image021.png](#)

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Hi Anita,

As discussed this morning please find my response below –

- The SMP report Section 8 Conclusion (Pg. 26) commits to attaining a 4 star Green Star Buildings rating. Evidence of registration of the project with Green Building Council of Australia(GBCA) must be provided prior to permit being issued.
- Provide evidence of 4 star Green Star Buildings Design review (pre-certification) approved by GBCA, this will ensure the building is on track to achieve the committed certification.
- Once received from GBCA after building completion the 4 star Green Star Buildings Rating must be provided to Council.
- Sustainability initiatives like rainwater tanks, raingardens, solar panels must be indicated on plans before they are endorsed to the satisfaction of the responsible authority.
- Provide details on how the building intends to achieve 100% of the building's electricity being supplied by renewable energy.

Please note the above response is based on SMP & WSUD dated 7 September 2022 and ESD Compliance Comments dated 8 September 2022.

Note I have checked and the SPEL system now provided is only a GTP(Gross Pollutant Trap) which is acceptable.

Regards,

**Shivani Desai**

Principal Environmentally Sustainable Design | City Planning and Sustainability

T: 03 8563 7716

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Anita Rozankovic-Stevens <[Anita.Rozankovic-Stevens@portphillip.vic.gov.au](mailto:Anita.Rozankovic-Stevens@portphillip.vic.gov.au)>

**Sent:** Thursday, 27 October 2022 10:38 AM

**To:** Karin Anderson <[Karin.Anderson@portphillip.vic.gov.au](mailto:Karin.Anderson@portphillip.vic.gov.au)>; Shivani Desai <[Shivani.Desai@portphillip.vic.gov.au](mailto:Shivani.Desai@portphillip.vic.gov.au)>

**Subject:** RE: PDPL/01389/2021 - 448 ST KILDA ROAD MELBOURNE - without prejudice plans update

**Anita Rozankovic-Stevens**

Major Projects & Appeals Advisor | City Development

T: 03 8563 7628 | M: 0422304848

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

**From:** Anita Rozankovic-Stevens  
**Sent:** Thursday, 27 October 2022 10:09 AM  
**To:** Karin Anderson <[Karin.Anderson@portphillip.vic.gov.au](mailto:Karin.Anderson@portphillip.vic.gov.au)>; Shivani Desai <[Shivani.Desai@portphillip.vic.gov.au](mailto:Shivani.Desai@portphillip.vic.gov.au)>  
**Subject:** FW: PDPL/01389/2021 - 448 ST KILDA ROAD MELBOURNE - without prejudice plans update

**Anita Rozankovic-Stevens**  
Major Projects & Appeals Advisor | City Development  
T: 03 8563 7628 | M: 0422304848  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Anita Rozankovic-Stevens  
**Sent:** Thursday, 27 October 2022 10:03 AM  
**To:** Karin Anderson <[Karin.Anderson@portphillip.vic.gov.au](mailto:Karin.Anderson@portphillip.vic.gov.au)>;  
**Subject:** FW: PDPL/01389/2021 - 448 ST KILDA ROAD MELBOURNE - without prejudice plans update

**Anita Rozankovic-Stevens**  
Major Projects & Appeals Advisor | City Development  
T: 03 8563 7628 | M: 0422304848  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Anita Rozankovic-Stevens  
**Sent:** Thursday, 29 September 2022 12:56 PM  
**To:** Shane Hall <[Shane.Hall@portphillip.vic.gov.au](mailto:Shane.Hall@portphillip.vic.gov.au)>; Binita Shrestha <[Binita.Shrestha@portphillip.vic.gov.au](mailto:Binita.Shrestha@portphillip.vic.gov.au)>; Imm Chew <[Imm.Chew@portphillip.vic.gov.au](mailto:Imm.Chew@portphillip.vic.gov.au)>  
**Subject:** FW: PDPL/01389/2021 - 448 ST KILDA ROAD MELBOURNE - without prejudice plans update

I'm using Adobe Acrobat.

You can view "G29639R-02C(WMP).pdf" at: <https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:e736e91c-7a9a-486b-82a7-2160810180cc>

You can view "20220907 895G 448 St Kilda Rd SMP RFI .pdf" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:a5e1aa44-43d0-4805-96cf-721a61050efa>

You can view "Orchard Piper8 St Kilda Road - Arborist Deep Soil.pdf" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:7245ade5-8d8f-4c4f-8af9-eb16517106c1>

You can view "20220908 895G 448 St Kilda Rd ESD Compliance Comments.pdf" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:f95898dc-7e0e-4ede-962a-e497ee35fa75>

You can view "220822\_448 St Kilda Road RFI Response - Facades.pdf" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:bebb5237-1488-48a0-91e3-437cd060eef6>

You can view "48 St Kilda PDPL 01389 2021 ARB REFERRAL Response.docx" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:e8e23c1a-1fea-4a8d-bf70-4d1168458738>

You can view "Re PDPL013892021 - 448 St Kilda Road.msg" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:f3c03bcb-c36f-4be4-99d6-b5ac9e32705f>

You can view "ECM\_6233863\_v1\_PDPL-01389-2021 - Planning Permit - 448 ST KILDA ROAD MELBOURNE VIC 3004 - Internal Referral Docu(.pdf)" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:fa671057-cc64-4510-868a-40b2ad3d9e14>

Hi all,



I have received a set of without prejudice plans for the proposed hotel at the address in the subject line above.

The applicant has sought to address the specific concerns to the waste, esd and arborist comments I forwarded. Your referral responses are attached for ease.

Shane, Binita and Imm, could you please provide a brief response to the plans – have they addressed your concerns?

The changes are listed on the doc – and I have attached the referral response for ease. See links below.

Shout out if you have any questions.

Time frame – could I please have a response by 7 October?

**Anita Rozankovic-Stevens**

Major Projects & Appeals Advisor | City Development

T: 03 8563 7628 | M: 0422304848 | W: [www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182



/ [portphillip.vic.gov.au](http://portphillip.vic.gov.au)

Council respectfully acknowledges the Traditional Owners of this land, the people of the Kulin Nations.

We pay our respect to their Elders, past and present. We acknowledge and uphold their continuing relationship to this land.



## Planning Application referral to Sustainable Design Advisor

<b>Application no:</b>		1389/2021				
<b>Address:</b>		448 St Kilda Road, Melbourne				
<b>Status:</b>		RFI				
<b>Planner:</b>		Kate Wooller				
<b>Description:</b>		DEVELOPMENT OF THE LAND FOR A MIXED USE BUILDING COMPRISING RESIDENTIALHOTEL, DWELLINGS AND FOOD AND DRINK PREMISES (NO PERMIT REQUIRED FOR THESE USES), USE OF THE LAND FOR THE PURPOSE OF A DAY SPA, SALE AND CONSUMPTION OF LIQOUR AND A REDUCTION IN THE STATUTORY CAR PARKING REQUIREMENT				
<b>Dates</b>	Pre-Application	Lodgement	Notice of Decision	Appeal lodged	Permit Issued	VCAT outcome Outcome date

### Referral Type:

Residential Extension    Single dwelling (new)    Multiple Dwellings    **Mixed Use**    Non-residential

### Application Status:

Pre-app Prelim check    **RFI**    Advertising    Reporting    VCAT    Condition    Completion

### Documents/Plans for Review:

Please refer to Application Plans and Documents folder in 1C. Key docs:

Plans - 6182729

SMP – 6182724

Landscape – 6182726

Enviro Wind assessment – 6182732

Acoustic Assessment - 6182735

### PLANNER –

Date 28/1/22

To the Sustainable Design Advisor

Please review and provide comment on the above project.

Kind regards

*Kate Wooller*

### Sustainable Design Advisor - response

Date 10/2/22

Hi *Kate*,

The plans and supporting documents listed in the referral above have been reviewed against the WSUD (LPP 22.12), and ESD (LPP 22.13) policies. See detailed comments below.

Kind regards,

*Imm Chew*

### Outcome:

The application **has yet to** demonstrate best practice for ESD

**Suggested Action:**

ESD improvements required prior to decision > Re-Refer to Sustainable Design

**ESD improvements required prior to decision:**

**Green Star Assessment:**

Majority of commitments in the report are vague versions of the Green Star credit requirements, often missing the particular quality standards. Initiatives (e.g. proposed rainwater tank and solar photovoltaic system) are not adequately reflected on plans. Since there is no commitment to achieving a certified Green Star rating, we are unable to determine if this development would meet best practice in sustainable design.

Below is an example, screenshot of statements in report:

Green Star Credit	Project Outcomes	Credit Outcome	Project Stage
		The project team create and deliver operations and maintenance information to the facilities management team at the time of handover. Information is available to building users on how to best use the building	Use
4	Operational Waste Operational waste can be separated and recovered in a safe and efficient manner The building must have appropriate spaces for waste management and an appropriately sized loading dock	The building is designed for the collection of separate waste streams The building provides a dedicated and adequately sized waste storage area The building ensures safe and efficient access to waste storage areas for both occupants and waste collection contractors	Design Handover Use
10	Clean Air Pollutants entering the building are minimised, and a high level of fresh air is provided to ensure levels of indoor pollutants are maintained at acceptable levels	The ventilation system must have appropriate filtration The building must be provided with an adequate amount of outside air Point source pollutants must be exhausted directly outside (printers, kitchens)	Design Tender Construction Handover Use
11	Light Quality The building provides good daylight and its lighting is of high quality	Lighting within the building meets minimum comfort requirements Good lighting levels suitable for the typical tasks in each space are available The building provides adequate levels of daylight	Concept Design Tender

Screenshot of Green Star Buildings submission requirements for the above red highlighted credit:

Green Star Buildings Responsible Resource Management

## Requirements

### Minimum Expectation

The project must comply with **all three** of the following criteria

- Collection of Waste Streams
- Dedicated Waste Storage Area
- Sign-off by Waste Specialist and/or Contractor

### Collection of Waste Streams

The building must provide bins or storage containers to building occupants to enable them to separate their waste. These bins must be labelled and easy to access, and evenly distributed throughout the building. They must also allow for separating the following as a minimum:

- General waste going to landfill
- Recycling streams to be collected by the building's waste collection service, including:
  - paper and cardboard
  - glass
  - plastic
- One additional waste stream identified by the project team. This may include collecting any of the following waste types: organics, e-waste, batteries etc.

Any other single waste stream (except food waste) that is expected to represent more than 5% of total annual operational waste and resources (by volume) must also be included.

Refer guidance section for further information about comingled collection.

### Dedicated Waste Storage Area

A dedicated area, or areas, for the storage and collection of the applicable waste streams must be provided. The storage area must be sized to accommodate all bins or containers, for all applicable waste streams, for at least one collection cycle. The calculations used to demonstrate that the area provided is adequately sized to handle the recyclable waste streams specified must be based on:

- Forecasted waste generated by occupants
- Collection frequency for each waste stream

The calculations for waste generation rates must be based on figures outlined within third-party best practice guidelines. See *Guidance* for more information.

The storage area(s) must have efficient and safe access by collection vehicles. This includes driveway access to the building, appropriate height clearances, any onsite roads and loading docks, and the storage areas themselves providing safe and easy access for bins to be emptied into collection vehicles.

### Signoff by Waste Specialist and/or Contractor

A waste specialist and/or contractor must sign-off on the designs to confirm they are adequately sized and located for the safe and convenient storage and collection of the waste streams identified.

10 December 2021 Page 57

**IEQ:**

Elevations provide little details on the façade. Unclear what parts are glazing, whether there are openable sections for ventilation and whether external adjustable shading is proposed to exposed north, east and west facing glazing.

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Energy:**

JV3 modelling provided does not justify the claims in credits 21 Upfront Carbon Emissions & 22

Energy Use. Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Water:**

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Stormwater:**

Local Policy 22.12: Stormwater Management applies to this application size. Refer to

<https://www.portphillip.vic.gov.au/media/mxfmfgs1s/sustainable-design-compliance-guidelines-stormwater-management-2.pdf> on how to provide an appropriate response. This includes addressing the following:

- The proposal to include SPEL products for stormwater treatment is not acceptable, as per Melbourne Water guidelines, there are currently no proprietary systems recognized to have effective nitrogen and phosphorous removal. The use of a proprietary product is problematic as it would require product specific maintenance. Therefore it is not possible to conclude that the proprietary product would result in the stormwater quality objectives required.
- There is opportunity to integrate Zero Additional Maintenance Water Sensitive Urban Design (ZAM-WSUD) options like TreeNets in the landscape design (For more info and the various strategies: <https://www.clearwatervic.com.au/resource-library/publications-and-reports/zero-additional-maintenance-water-sensitive-urban-design-zam-wsud-handbook-2018-edition.php>).
- Amended stormwater management strategy that meets to be proposed in SMP and reflected on plans.
- Construction Site Management Plan – Current statement does not provide sufficient details. Refer to page 16 on Council’s guide mentioned above and example on section A5 of page 19.

**Transport:**

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Waste:**

Further detail to be provided in SMP, waste management plan and reflected on plans for the relevant Green Star credit initiatives proposed.

**Urban Ecology:**

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Building Management & Construction:**

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Materials:**

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

**Innovation:**

Further detail to be provided in SMP and/or reflected on plans for the relevant Green Star credit initiatives proposed.

This application is suitable for a [Green Factor](#) assessment, as part of Port Phillip's free trial. Green Factor is an online tool that assesses the extent of vegetation proposed. It provides a score based on the multiple benefits of urban greening, such as aesthetic benefits, urban heat regulation, providing biodiversity, social benefits, stormwater management and food supply.

The tool is free to use. Submission of a Green Factor scorecard can be claimed as an innovation point.

For more information:

- Refer to the Green Factor tool online <https://www.greenfactor.com.au/>
- Refer to the Sustainable Design section of our website [Sustainable design - The City of Port Phillip](#)
- Contact the Sustainable Design team [sustainabledesign@portphillip.vic.gov.au](mailto:sustainabledesign@portphillip.vic.gov.au)

Traffic Engineer



## REFERRAL DOCUMENT

To be filled in by a Planner	
Application No.	PDPL/01389/2021
Address	448 ST KILDA ROAD MELBOURNE VIC 3004
Zone	Commercial 1
Overlay	DDO13, DDO26, SBO1
Proposal Summary	DEVELOPMENT OF THE LAND FOR A MIXED USE BUILDING COMPRISING RESIDENTIAL;;HOTEL, DWELLINGS AND FOOD AND DRINK PREMISES (NO PERMIT REQUIRED FOR ;;THESE USES), USE OF THE LAND FOR THE PURPOSE OF A DAY SPA, SALE AND ;;CONSUMPTION OF LIQUOR AND A REDUCTION IN THE STATUTORY CAR PARKING ;;REQUIREMEN
Relevant Documents	Refer to Application Documents and plans folder in 1C Key docs: Plans – 6182729 Traffic report – 6182721 Town Planning Report - 6182722
Specific information sought by the planner	Suitability or otherwise of access, parking layout, loading etc

### Proposed changes:

- It is proposed to demolish the existing building for the construction of a seven-storey mixed-use development, comprising:
  - 8x one-bedroom dwellings
  - 33x two-bedroom dwellings
  - 14x three-bedroom dwellings
  - 108 Hotel rooms
  - 426m<sup>2</sup> cafe space
- A total of 117 car spaces, 98 spaces for the residential apartments and 19 spaces for the hotel.
- 94 Bicycle parking are proposed on site located in the level basement.

### Car Park Layout:

#### Accessways:

- Accessway dimensions are in accordance with the Planning Scheme and Australian Standard.
- A pedestrian sight triangle is provided on the on the exit side of the ramp to the basement car park in accordance with Clause 52.06 of the Planning Scheme

### Car parking spaces:

- Car spaces are provided with minimum dimensions of 2.6 metres width and 4.9 metres length, accessible from 6.4-metre-wide aisles, as per the requirements of Clause 52.06-9
- An accessible parking bay has been provided in accordance with the requirements of AS2890.6:2009.
- Tandem spaces are provided with a total length of 10.3 metres in accordance with Clause 52.06. Tandem space will need to be allocated to the same three-bedroom apartment.
- Additional clearance has been provided for spaces adjacent to walls and in tandem.
- A minimum headroom clearance of 2.2 metres is provided.

**Gradient of ramps**

- The proposed gradient of the accessways accords are acceptable.

**Bicycles**

- 41 bicycle spaces are required under the Planning Scheme comprising 12 spaces for employees, 11 spaces for residents and 18 spaces for visitors.
- The development proposes 94 spaces within the site, this satisfies the bicycle parking provision requirements of Clause 52.34.
- Shower and changeroom facilities are provided for staff in basement that exceed the minimum requirements of Clause 52.34.

**Loading and waste collection**

- The Waste Management Plan should be referred to Council's Waste Management department for assessment.
- The loading arrangements in basement is adequate to accommodate small vans & utes, a minimum headroom clearance of 2.2 metres is provided, this is acceptable.

**Traffic Generation and Impact:**

- Typical residential developments generate a daily traffic rate of between 4-7 vehicle movements per dwelling, with peak hour rates 10% of daily volumes. Based on these rates, traffic generation will be in the order of 275 vehicle movements a day and 28 vehicle movement during the peak hours. This level of traffic is consistent with other developments in the street.

**On-street parking and vehicle crossovers:**

- The existing on-street parking is generally a mix of short-term and ticketed parking.
- The proposal intends to retain all existing access arrangements on St Kilda Rd and Queens Lane, this will not impact on the supply of on-street parking
- Future residents/visitors of the development will not be eligible for resident/visitor parking permits and will need to abide by on-street parking restrictions.

**Parking overlay and parking provisions:**

Use	Rate	Area/No.	Required
One and two-bedroom dwelling	1 spaces per dwelling	<b>41</b>	<b>41</b>
Three or more-bedroom dwelling	2 spaces per dwelling	<b>14</b>	<b>28</b>
Food and drink (café)/ Retail (Shop)	3.5 spaces to each 100 sq m	426 sq m	14
			83

- Proposed 98 parking spaces exceeds the minimum requirements under Clause 52.06 and is therefore acceptable.
- Traffic report indicates hotels can have demands varying between 0 spaces per room and 0.3 spaces per room, 19 parking spaces are proposed for the residential hotel. This equates to 0.18 per room.
- Note that the assessment for the appropriate rate for car parking provision lies with Statutory Planning. Reference should be made to CoPP's Sustainable Parking Policy.

Regards,

Mohamed Nur  
Traffic Engineer



14 February 2022

Kate Wooller  
Port Phillip City Council  
PO Box 1040  
Carlton VIC 3053

Dear Kate,

**Proposal:** Planning permit for development  
**Site location:** 448 ST KILDA ROAD MELBOURNE 3004

**Melbourne Water reference:** MWA-1238875  
**Council reference:** PDPL/01389/2021  
**Date referred:** 28/01/2022

#### **Our Decision**

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

#### **Conditions**

1. The ground floor must be constructed with finished floor levels set no lower than 5.2 metres to Australian Height Datum (AHD), which is 300mm above the applicable flood level of 4.9 metres to AHD.
2. The apex of the entry to the basement should be constructed no lower than 5.2 metres to AHD, which is 300 mm above the applicable flood level of 4.9 metres to AHD.
3. Any external openings to the basement, including windows, vents, doors and stair openings, should be constructed no lower than 5.2 metres AHD, which is 300 mm above the applicable flood level of 4.9 metres AHD.
4. Prior to the issue of an Occupancy Permit, a certified survey plan (as-constructed and reduced to AHD), must be submitted to Melbourne Water to demonstrate accordance with Melbourne Water's requirements. This plan must show finished floor levels, basement-entry apex levels, and levels of external-openings to the basement.

#### **Flood Information**

Melbourne Water sets planning conditions for urban development with reference to the 1% Annual Exceedance Probability flood level (1% AEP). This is the flood level which has a 1% chance of being exceeded in any given year. This property is subject to flooding from the Hanna Street Main Drain and has a 1% AEP flood level of 4.9 metres AHD.



**Advice**

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,  
Andrew Grant  
Development Planning Services



## Department of Transport

GPO Box 2392  
Melbourne, VIC 3001 Australia  
Telephone: +61 3 9651 9999  
[www.transport.vic.gov.au](http://www.transport.vic.gov.au)  
DX 201292

29 July 2022

Anita Rozankovic-Stevens  
Port Phillip City Council  
99A Carlisle Street  
St Kilda VIC 3182

Dear Anita,

**PLANNING APPLICATION No.:** PDPL/01389/2021  
**DEPARTMENT REFERENCE NO:** PPR 38836/22  
**PROPERTY ADDRESS:** 448 ST KILDA ROAD, MELBOURNE VIC 3004

### Section 55 – No Objection

Thank you for referring the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987*.

The Head, Transport for Victoria has considered this application and notes that the existing “entry only” vehicular access from St Kilda Road is to be retained. On this basis the Head, Transport for Victoria does not object to the grant of a permit.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Gillian Menegas on 9313-1148 or [Gillian.Menegas@roads.vic.gov.au](mailto:Gillian.Menegas@roads.vic.gov.au).

Yours sincerely

*Gillian Menegas*

**Gillian Menegas**  
Principal Statutory Planner – Inner Metropolitan Region  
Under delegation from the Head, Transport for Victoria

29/7/2022

## Shrine of Remembrance Trustees

### Anita Rozankovic-Stevens

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**From:** Greg Gilmour <  
**Sent:** Wednesday, 19 October 2022 5:26 PM  
**To:** Anita Rozankovic-Stevens  
**Subject:** RE: Planning Application No. PDPL/01389/2021 (448 St Kilda Road, Melbourne) Referral request - Shrine of Remembrance Trustees

⚠ [External Email] Please be cautious before clicking on any links or attachments. ⚠

Hi Anita,

I did reply on 25 July 2022.  
The Trustees are unlikely to object to this application, based on the report from Veris.

Kind Regards,

Greg Gilmour  
Director Corporate Services  
**Shrine of Remembrance**

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**From:** Anita Rozankovic-Stevens <Anita.Rozankovic-Stevens@portphilip.vic.gov.au>  
**Sent:** Wednesday, 19 October 2022 2:28 PM  
**To:** Greg Gilmour  
**Subject:** RE: Planning Application No. PDPL/01389/2021 (448 St Kilda Road, Melbourne) Referral request - Shrine of Remembrance Trustees

Hi Greg,

I'm following up on the below.

Do you intend to provide a response or have I missed it?

Kind regards,

**Anita Rozankovic-Stevens**  
Major Projects & Appeals Advisor | City Development  
T: 03 8563 7628 | M: 0422304848  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

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**From:** Anita Rozankovic-Stevens  
**Sent:** Tuesday, 17 May 2022 4:17 PM  
**To:** 'ggilmour@shrine.org.au' <  
**Subject:** Planning Application No. PDPL/01389/2021 (448 St Kilda Road, Melbourne) Referral request - Shrine of Remembrance Trustees

Good afternoon Greg,

Please find attached to this email, the second referral request related to the amended Shrine of Remembrance Vista Property Assessment Report prepared by Veris Australia Pty Ltd.

To assist in your referral response, please find attached to this email, a copy of the most recent set of development plans.

Should you have any questions, please don't hesitate to contact me.

A referral response to this email at your earliest convenience is appreciated.

Regards,

**Anita Rozankovic-Stevens**

Major Projects & Appeals Advisor | City Development  
T: 03 8563 7628 | M: 0422304848 | W: [www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)  
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

