

Report to the Future Melbourne (Planning) Committee

Agenda item 6.1

**Ministerial Planning Referral: TPM-2013-30/C
84-90 Queens Bridge Street & 15-23 Kings Way, Southbank**

7 December 2021

Presenter: Larry Parsons, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial planning referral seeking approval for an amendment to Ministerial Permit 2013009634-3 for land located at 84-90 Queens Bridge Street and 15-23 Kings Way, Southbank (refer Attachment 2 – Locality Plan).
2. The applicant is 88 Queens Bridge Pty Ltd, the owners are 88 Queens Bridge Pty Ltd and Melbourne Live Pty Ltd, and the architect is Elenberg Fraser, the advised the cost of the development is \$200 Million.
3. This amendment application involves the following key matters:
 - 3.1. Changed permit address to include the adjacent parcel of land at 15-23 Kings Way, Southbank.
 - 3.2. Changes to the conditions of the permit to reflect the amended development.
 - 3.3. Plans endorsed under the permit expanding the ground and podium levels onto the adjacent land at 15-23 Kings Way, introducing a residential hotel component, altering the floorplates and rearranging all levels of the building, revising the façade design and materiality, increasing the number of apartments, reducing the number of car spaces and increasing the bicycle facilities.
4. The land is located within the Capital City Zone Schedule 3 (CCZ3) and is affected by Design and Development Overlay Schedules 1 (DDO1) and 10 (DDO10), Land Subject to Inundation Overlay Schedule 1 (LSIO1) and Parking Overlay Schedule 1 (PO1).
5. The proposal is to amend the existing permit to expand the podium onto the adjoining land along Kings Way, provide a residential hotel with drop-off facilities off Kings Way, with apartments above in a tower of similar building envelope to the approved tower.
6. The Minister for Planning has referred the application to the Council as a Recommending Referral Authority.

Key issues

7. Key issues relevant to this proposal relate to the built form, including setbacks, appearance and streetscape interfaces; public realm impacts, including wind and shadow; equitable development, internal amenity and environmentally sustainable design.
8. The redesigned development represents a significant improvement to the approved development by virtue of its increased activation of the ground level, inclusion of a residential hotel and associated facilities within the podium levels, retention of the approved building height and floorplate area, sleeving of above-ground parking to street frontages and improved façade design.
9. Subject to conditions which require all changes shown in drawings submitted on a without prejudice basis, submission of a detailed façade strategy and adoption of all recommended acoustic measures, the proposed amended development is consistent with relevant provisions of the Melbourne Planning Scheme.

Recommendation from management

10. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council supports the proposal subject to the conditions outlined in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 91)
2. Locality Plan (Page 3 of 91)
3. Decision Plans (Page 4 of 91)
4. Planning Report Ministerial Referral (Page 45 of 91)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The application is exempt from the notice of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987*. The Minister for Planning has formally referred the application to Council under Section 55 of the *Planning and Environment Act 1987*.

Finance

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

Conflict of interest

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

Health and Safety

5. Relevant planning considerations that could impact on health and safety have been considered within the permit application and assessment process.

Stakeholder consultation

6. Council officers have not undertaken public notice or referred this application to any other referral authorities. This is the responsibility of DELWP acting on behalf of the Minister for Planning.

Relation to Council policy

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

Environmental sustainability

8. The development has acceptable ESD targets to satisfy the minimum requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
9. Conditions are recommended to ensure the development is carried out in accordance with submitted ESD Reports.

Locality Plan

TPM-2013-30/C - 84-90 Queens Bridge Street & 15-23 Kings Way, Southbank

