

Report to the Future Melbourne (Planning) Committee

Agenda item 6.2

Ministerial Planning Referral: TPM-2014-24/B
334-344 City Road, Southbank

7 December 2021

Presenter: Nick McLennan, Manager 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 Planning Permit 2014/002657 at 334-344 City Road, Southbank. The amendment seeks to replace the serviced apartments with dwellings, include the use of a restricted recreation facility (gym) and increase the height (refer attachment 2 – Locality Plan).
2. The applicant is Gurner TM and the architect is Warren and Mahoney.
3. The site is located within the Capital City Zone, Schedule 3 (CCZ1), the Design and Development Overlay Schedules 1 and 10 (DDO1 and DDO10), the Environmental Audit Overlay (EAO) and the Parking Overlay Schedule 1 (PO1).
4. The proposed amendments seek to increase the overall building height from 130 metres to 130.9 metres (135.9 metre inclusive of plant setback 3 metres from the building façade), with a street wall height lowered from 33 metres to 28.7 metres. The proposed floor area ratio is reduced from 24.76:1 to 24.75:1.
5. The proposal includes a modified façade strategy, revised building operations and revised layout. It also seeks to remove the serviced apartments and replace them with build-to-rent dwellings. In addition the ground floor has changed from the previous approval and now includes a gymnasium (restricted recreation facility).
6. The amendment proposes an agreement for the widening of a Council Lane known as SM0199 which will result in improved public access, however it will not be vested in Council.
7. The Minister for Planning has formally referred the application to the Council as a recommending referral authority.

Key issues

8. The key issues for consideration are modified façade strategy, minor increase in height, the inclusion of a new use and the build-to-rent dwellings.
9. The amended development is considered to achieve a well resolved response to its strategic and physical context. The revised building will sit comfortably in the surrounding context where development of a similar scale has been completed or approved. The proposal does not increase non-compliance with the built form requirements contained under DDO10 and improves the design response to DDO1.
10. The proposed operational changes, including vehicle access and communal facilities provision, will assist in activating the area and supporting future occupants of the dwellings.
11. The proposed changes on balance result in an improved outcome whilst not introducing any further non-compliance to the previous approval.

Recommendation from management

12. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council does not object to the application, subject to the amended conditions set out in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 101)
2. Locality Plan (Page 3 of 101)
3. Selected Plans (Page 4 of 101)
4. Delegate Report (Page 53 of 101)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. 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 to Council arising from the recommendations contained within this report.

Conflict of interest

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

Health and Safety

5. Relevant planning considerations such as traffic, waste management, potential amenity impacts and noise attenuation matters that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. The requirement for public notification is held by the Department of Environment, Land, Water and Planning as the Responsible Authority.

Relation to Council policy

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

Environmental sustainability

8. The Environmentally Sustainable Design report submitted with the application confirms the development will achieve the relevant performance measures set out in Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management) of the Melbourne Planning Scheme.
9. Permit conditions requiring implementation of the ESD initiatives are included.

Locality Plan

334-344 City Road, Southbank

