

MELBOURNE PLANNING SCHEME

AMENDMENT C326

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The Amendment has been made at the request of the Melbourne City Council.

Land affected by the Amendment

The Amendment applies to the Metropolitan Hotel at 263-267 William Street Melbourne.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The Amendment applies the Heritage Overlay on an interim basis to 263-267 William Street Melbourne until 29 May 2020 to allow time to process Amendment C328 (Hoddle Grid – Stage 1 & 2 Permanent Controls) to protect this site and others on a permanent basis. It is anticipated the authorisation to prepare and exhibit Amendment C328 will be requested in September 2018. This Amendment is proposed to implement the findings of the *Hoddle Grid Heritage Review 2018* (the Review).

Specifically, the Amendment will:

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to include to 263-267 William Street Melbourne as HO1231.
- Insert a new incorporated document titled, "*Metropolitan Hotel Statement of Significance, June 2018*"
- Amend Planning Scheme Map 8HO2 to reflect the changes described above.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to provide interim heritage protection to the Metropolitan Hotel at 263-267 William Street, Melbourne to enable heritage values to be considered as part of any planning permit application for this site. The two storey hotel building has been identified as individually significant in a recent assessment of the site as part of the Review. Specifically the site is identified as having local historical and social significance to the City of Melbourne as a representative example of a corner hotel building from the interwar period and in terms of use and typology, is becoming rare within the central city.

The hotel building is largely intact, retaining its form, including the chamfered corner and hipped roof concealed behind a parapet wall. Alterations have occurred to some windows and doors on both levels. Wall finishes have been altered with overpainting/rendering occurring on both levels and removal of the tiled dado at street level. Some early signage has been removed on both faces, with the word 'Metropolitan' remaining on the William Street face. The vast majority of heritage places within the central city have undergone some alterations particularly to the ground floor. Comparatively this building retains a good level of integrity including a relatively intact ground floor.

Council has received a planning permit application for partial demolition and construction of a multi-storey building above the existing two storey hotel. The proposal currently includes retention and

alterations to the external building facades, construction of one basement level, retention of the hotel use at ground and first level with a new roof terrace at second level. Building services and amenities are proposed at level three with a further sixteen levels of office use above and an additional level of rooftop plant.

Given the identified heritage significance of the site, an interim Heritage Overlay is required to protect the site until permanent heritage controls are considered through the standard planning scheme amendment process (proposed Amendment C328). Application of the interim Heritage Overlay will allow the heritage values of the site to be considered in the assessment of the planning permit application that has been lodged with council.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, in particular the objectives detailed in section 4(1)(d) and (g) of the *Planning and Environment Act 1987*, being:

4(1)(d) - To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

4(1)(g) – to balance the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The Amendment will have positive environmental, social and economic effects by allowing for the retention and conservation of a place of historical and social significance and by preserving the unique urban character of the central city for locals and visitors.

Does the Amendment address relevant bushfire risk?

There is no increased risk of bushfire that would occur as a result of the changes proposed to the Melbourne Planning Scheme.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment complies with Ministerial Direction No.9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, Plan Melbourne in preparing an amendment. Specifically, the Amendment supports Direction No.4, Policy 4.4 -*respect Melbourne's heritage as we build for the future.*

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment supports the following objectives of Clause 15 (Built Environment and Heritage) in the State Planning Policy Framework:

- 15.01-1 (Urban design) – *to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*
- 15.03-1 (Heritage conservation) – *to ensure the conservation of places of heritage significance.*

By including the identified place within the Heritage Overlay, the Amendment will ensure that its historic and social significance is protected, conserved and enhanced. The Heritage Overlay will require consideration to be given to the significance of the site as a decision guideline and will encourage development that is designed and sited to respect its heritage significance.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Local Planning Policy Framework (LPPF) contains objectives and strategies that are relevant to the proposed amendment. In particular, the Amendment supports the following objectives:

- Clause 21.06-2 (Heritage) of the Municipal Strategic Statement which seeks *to conserve and enhance places and precincts of identified cultural heritage significance.*
- Clause 22.04 (Heritage Places within the Capital City Zone) of the LPPF seeks to *conserve and enhance all heritage places* as well as *consider the impact of development on buildings listed in the Central Activities District Conservation Study.*

The inclusion of this place within a Heritage Overlay is consistent with the objectives of Clauses 21.06 and 22.04.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Heritage Overlay is the appropriate Victoria Planning Provision tool for the introduction of heritage controls over a place of heritage significance.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought during full exhibition of Amendment C328 to introduce permanent heritage controls over the site in accordance with the recommendations of the Review.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is unlikely to have any impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will not have any significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following offices of Melbourne City Council, Planning and Building Reception Counter, Level 3, 240 Little Collins Street, Melbourne

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
263-267 William Street, Melbourne	Land bounded by William Street, Little Lonsdale street and Wicklow Lane.	Melbourne C326 001ho2Map8