ABOUT THE OWNER

Child care developers and operators

- Hawthorn (completed child care centre and residential development)
- Box Hill (under construction)
- Toorak (in planning)
- South Melbourne (subject site)
BACKGROUND – THE SITE

South Melbourne Central

Tram Stops Route 109 & 96

Montague Primary School

Montague Park

9,478 SQM
BACKGROUND - ORIGINAL PERMIT APPLICATION

- **27 May 2013** - Permit Application to Minister for Planning for towers of up to 37 storeys.

- **7 August 2014** - Fishermans Bend Strategic Framework Plan July 2014 with site having a preferred height of 30 storeys (100m).
- **1 September 2014** - Permit approved allowing towers ranging from 27 to 30 storeys.

**Master Plan**

1. Before the development starts, including demolition, a master plan must be submitted to the satisfaction of the Responsible Authority and be approved by the Responsible Authority. When approved, the Master Plan will be endorsed and will then form part of the permit. The Master Plan must be drawn to scale with dimensions and three copies must be provided. The Master Plan must generally be in accordance with that submitted with the application but modified to show the following:

a) Principles and criteria for public realm and building design including the proposed north-south link, podium, tower, internal amenity, staging, and sustainability.

b) A staging plan with all public and private areas delineated, including details of the north-south through block link and its dimensions.

c) Reduction in overall height of the towers 1 & 4 to 30 storeys (approximately 100 metres). This should maintain the sculptural variation of the tower skyline and visual interest.

d) Provide consistent podiums to street edges with tower setbacks. In particular, the podium for Tower 4 adjacent to Kerr Street should be introduced in lieu of an open space, while maintaining the tower form above its current location.

The Master Plan may be amended with the written consent of the Responsible Authority.
Throughout 2015-Early 2016 – Amendments to permit

17 April 2015 - Interim mandatory height controls (30 storeys)
- Variations to height – All 30 storeys
- Change the architect (Rothe Lowman to FKA)
- Variations to setbacks
- Variations to separation distances
- **14 November 2016** – Amendment GC50 mandatory height controls (30 storeys)
BACKGROUND – VCAT PROCEEDINGS

- **P2705/2016** - Failure to Grant a Permit
- **P2707/2016** - Failure to Grant a Permit
- **P1001/2017** - Extension of Time
- **29 August 2017** - Amended Planning Permit via Mediation
- **30 October 2017** – Draft Amendment GC81 released
- **Endorsed Master Plan** – 4 towers ranging in height from 27-30 storeys

- **Endorsed Stage 1 Plan** – Western most tower and podium 30 storeys

- **Long expiry**
  - 1 September 2020 (Commence)
  - 1 September 2027 (Complete)

- **Acceptable planning outcome**
# IMPLICATIONS OF GC81

<table>
<thead>
<tr>
<th>Detail</th>
<th>Approved</th>
<th>Proposed planning framework</th>
<th>Objection to change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Floor area ratio (FAR)</strong></td>
<td>15.2 / 144,233 sqm of GFA</td>
<td>6.1 /</td>
<td>59.87% reduction</td>
</tr>
<tr>
<td><strong>Building height</strong></td>
<td>30 storeys</td>
<td>20 storeys</td>
<td>Reduced by 10 levels</td>
</tr>
<tr>
<td><strong>Setbacks to streets</strong></td>
<td>6-8 metres</td>
<td>10 metres (for buildings exceeding 20 storeys)</td>
<td>Reduced with no flexibility</td>
</tr>
<tr>
<td><strong>Access from Buckhurst Street</strong></td>
<td>1 crossing approved</td>
<td>All access must be from central laneway and rear of site</td>
<td>No new crossings permitted</td>
</tr>
<tr>
<td><strong>Rear laneway</strong></td>
<td>Not required</td>
<td>Required</td>
<td>New rear lane required</td>
</tr>
<tr>
<td><strong>Tower separation</strong></td>
<td>18.75 – 21.8 metres</td>
<td>20 metres (for buildings exceeding 20 storeys where both dowers have habitable rooms facing each other)</td>
<td>Reduced with no flexibility</td>
</tr>
<tr>
<td><strong>Heritage</strong></td>
<td>None</td>
<td>Potential overlay for 6 Buckhurst Street</td>
<td>Potential future heritage constraints</td>
</tr>
</tbody>
</table>
- Premium access to existing infrastructure

- FAR too low for this part of Montague

- The site is a good case study of master planning and design

- Design response demonstrates a comfortable fit

- Public realm benefits unlocked despite absence of built form controls
- Height already tested and considered
- A range of building heights enabled
- Human scaled response
- Context includes existing and approved 30 storey towers
SUBMISSIONS – HEIGHT
- Height can be managed at 30 storeys
- No adverse shadowing impacts
- Performance based approach is reasonable
- 10 metres is excessive
- Setback back diversity creates better amenity outcomes
- Diverse and interesting array of tower forms
- Less than 20 metres separation can work with good apartment planning
- Approval minimises vehicle access to Buckhurst Street
- Will enable good pedestrian amenity
- Access to Buckhurst Street reasonable given site size and cleaver design
- Rear lane not required
- 6 Buckhurst Street nominated as potentially significant
- 6 Buckhurst Street nominated as potentially significant

- Substantial changes to this building since 1964

- Potentially significant if substantially intact

- Loss of design strength and clarity

- Lost much of the design cachet and integrity that would lead to consideration for a Heritage Overlay
We request the following recommendations from this Planning Review Panel in relation to 6-78 Buckhurst Street, South Melbourne:

1. **FAR increased** for the part of Montague that includes the site be increased to reflect current services and infrastructure

2. **Building height modified** to 30 storeys

3. **Performance based approach** tower setbacks, separation and vehicle access

4. **Any references to the heritage significance** of 6 Buckhurst Street removed