

PORT PHILLIP PLANNING SCHEME
AMENDMENT CXXX
PLANNING PERMIT APPLICATION PA1700291
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 direction of the Minister for Planning pursuant to the permanent planning controls introduced under Amendment GC81 on behalf of Gurner 2-28 Montague Street Pty Ltd.

Land affected by the Amendment

The Amendment applies to the land comprised of 2-28 Montague Street and 80 Munro Street, South Melbourne. The land is legally known as and comprised of the following:

- City of South Melbourne, Parish of Melbourne South Allotment 107 PP3084D
- Allotment 108A PP3084D
- Allotment 108B PP3084D

What the Amendment does

The Amendment seeks to apply a Specific Controls Overlay that will be supported by an Incorporated Document titled *No. 2-28 Montague Street and 80 Munro Street, South Melbourne* to the land at 2-28 Montague Street and 80 Munro Street, South Melbourne.

Specifically, the Amendment will result in an updated Schedule to Clause 45.12 (Specific Controls Overlay) and Clause 72.04 (Incorporated Documents) to the Port Phillip Planning Scheme.

The inclusion of such controls will facilitate the future mixed-use development at the land, which is located within the Montague Precinct of the Fishermans Bend Urban Renewal Area.

Why is the Amendment required?

As a result of Amendment GC81, which introduced permanent planning controls to Fishermans Bend, a Planning Scheme Amendment is required to obtain approval for the proposed development under Section 20(4) of the *Planning and Environment Act 1987* prior to the Infrastructure Contribution Plan being approved.

The amendment seeks approval for a mixed-use development at 2-28 Montague Street and 80 Munro Street, South Melbourne. The development will consist of three (3) towers, which will consist of residential apartments, serviced apartments, residential hotel, motor vehicle sales, retail and child care centre, complemented with ground floor activation treatments.

Given the scale of the development, a masterplan approach has been taken in which, each tower will be delivered over three stages.

It is considered that the proposed development is in accordance with the future direction of the Montague Precinct, which is to become a diverse and well-connected mixed-use precinct.

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

The Amendment implements the objectives of planning in Victoria pursuant to Section 4 and Section 12(1)(a) of the *Planning and Environment Act 1987* as follows:

The Amendment supports the key policy directions of the Planning Policy Framework and Local Planning Policy Framework. Specifically, the Amendment acts in accordance with the Fishermans Bend Framework and facilitates the transition of an area, which has typically been identified as an industrial area, into a diverse and lively, mixed-use environment.

The Amendment will deliver a significant portion of dwellings and employment opportunities, which is one of the key objectives for planning in Victoria.

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

Environmental Effects

It is considered that the proposed development will not result in significant environmental impacts. The proposed development seeks to work within the existing parameters and adopt environmentally sustainable design principals throughout the development and promote the sustainable use of transport.

It is noted that the land is affected by an Environmental Audit Overlay (EAO) pursuant to the Port Phillip Planning Scheme. The required environmental audit procedures will be completed to ensure that potentially contaminated land (if any) is suitable for a use which could be significantly adversely affected by any contamination.

Social and Economic Effects

The economic benefits associated with the development are significant, both during construction and associated with the diverse programme of uses across the three towers. It is considered that the proposed development will provide a significant contribution towards Fishermans Bend's goal in providing 80,000 jobs.

The proposed development will consist of retail and commercial floor space, as well as the retention of the existing Mazda Car and Servicing Dealership.

A Residential Hotel and Serviced Apartments are proposed for the site, which will be able to cater to a myriad of visitors. Patrons, whether they be tourists, employees or residents are expected to provide an injection of financial benefits to the proposed development and surrounding businesses, which in turn will add to the growing success of the Victorian economy.

A Child Care Centre is also proposed for the development, which will provide much needed community infrastructure to the Fishermans Bend area as it continues to undergo redevelopment and growth.

As part of the development's residential component, a total of 6% affordable housing inclusive of 20 social housing units are proposed.

A Town Square is also proposed that will consist of retail, food and drink tenancies along with landscaping and street furniture. These fine grain details will ensure an activated community is created where social interaction and cohesion can occur, which is particularly important for an emerging community.

The location of the proposed development is favourable and is closely located to public transportation, freeways and an array of walking routes to the Central City.

Does the Amendment address relevant bushfire risk?

The amendment will not result in any increase to the risk to life as a priority, property, community infrastructure or the natural environment from bushfire.

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

The Amendment is consistent with the Ministerial Direction No. 9 – Metropolitan Strategy, which refers to *Plan Melbourne 2017-2050*.

The proposal accords with the vision for Melbourne, which is for *Melbourne to continue to be a global city of opportunity and choice*. More specifically, the proposal will facilitate the future growth and development of the Fishermans Bend Urban Renewal Area, which is Victoria's largest area for urban renewal.

In addition to the above, the explanatory report supporting this amendment addresses the required strategic assessment guidelines discussed in this report, in accordance with Ministerial Direction No.11 – Strategic Assessment of Amendments.

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

The Amendment supports and implements the following objectives and strategies of the Planning Policy Framework:

- Clause 11 (Settlement) and Clause 15 (Built Environment) seeks to ensure that development appropriately responds to the site context and setting. The proposed development seeks to capitalise on its unique location and present to all three interfaces, creating an aesthetically pleasing environment.
- Clauses 15.01-1R (Urban Design – Metropolitan Melbourne), 15.01-2S (Building Design) and 15.01-4R (Healthy Neighbourhoods – Metropolitan Melbourne) set out urban design principals to ensure an activated and safe environment is achieved, which is imperative in creating successful new communities.
- A myriad of land uses is proposed as part of the development, which will provide a significant contribution to both the Local and State economy. In turn, the proposal will contribute to the creation of a diversified economy (Clause 17.01-1R – Diversified Economy – Metropolitan Melbourne).
- Significant employment opportunities will be available as a result of the proposed development (Clause 17.01 – Employment). These employment opportunities will be available both during and post construction and will most likely attract other businesses to the area (Clause 17.01-2S – Innovation and Research).
- The proposal capitalises on its location to walking routes, public transport, key road and freeway networks that connect the site to the Central City and beyond (Clause 18 – Transport).
- Bicycle parking and end of trip facilities are also proposed as part of the development, which seeks to promote the sustainable use of personal transport methods (Clause 18.02-1R – Sustainable Personal Transport – Metropolitan Melbourne)

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

The amendment supports and implements the following objectives and strategies of the Local Planning Policy Framework:

- The proposal seeks to provide a truly mixed-use development, which will assist in Fishermans Bend's transition from what has typically been defined as an industrial area to a lively, diverse environment that co-located employment and residential land uses (Clause 21.06 – Neighbourhoods).
- A variety of land uses are proposed as part of the development, which seeks to respond to the existing and evolving neighbourhood context (Clause 21.04 – Land Use). Importantly, it seeks to preserve the industrial character of Fishermans Bend by retaining the existing Mazda Car and Servicing Dealership (Clause 21.05 – Built Form).
- The proposal has been designed in accordance with Clause 22.06 - Urban Design Policy for Non-Residential Development and Multi-Unit Residential Development and seeks to provide pedestrian spaces, thoroughfares and activated edges at all three street interfaces. Such fine grain details ensure that the public realm is enhanced, along with passive surveillance.

- The development holds a strong focus on delivering environmentally sustainable design initiatives in accordance with Clause 22.13 (Environmentally Sustainable Development). Specifically, the proposed development will achieve a 'best practice' rating.
- Clause 22.15 (Employment and Dwelling Diversity Within the FBURA) stipulates that Fishermans Bend will provide for 80,000 jobs and a range of well-serviced, high density housing options for 80,000 people. The proposed development will support this growth by providing a genuine mixed-use development that incorporates 1, 2 and 3-bedroom apartments, affordable housing and employment opportunities.

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

The amendment makes proper use of the VPPs by providing a site-specific control for a key redevelopment site, through an Incorporated Document. The Incorporated Document will ensure the redevelopment of the site is undertaken in way that provides high-quality built form that enhances the public realm and supports the transition of Fishermans Bend into a vibrant, mixed-use precinct.

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

The views of relevant agencies will be sought by the responsible authority through the assessment process.

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

The *Transport Integration Act 2010* establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The amendment will facilitate development that supports a sustainable transport system.

Resource and Administrative Costs

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

The Minister for Planning is the Responsible Authority for administering and enforcing Clause 45.12 (Specific Controls Overlay) and Clause 72.04 (Incorporated Documents) of the Port Phillip Planning Scheme in respect of the *No.2-28 Montague Street and 80 Munro Street, South Melbourne July 2019* and any other provisions of the Planning Scheme as it applies to the use and development of the subject land.

The Incorporated Document will facilitate the proposed development at 2-28 Montague Street and 80 Munro Street, South Melbourne without the need for planning permits pursuant to the Port Phillip Planning Scheme.

Where you may inspect this Amendment?

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Port Phillip – 99A Carlisle Street, St. Kilda East
- The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.