

# The Hon Richard Wynne MP, Minister for Planning

## Response to the Government Land Standing Advisory Committee

I referred the proposed planning provision changes to the following site to the Government Land Standing Advisory Committee (Advisory Committee) for review and consideration:

- 2 St. Andrews Place, East Melbourne (Tranche 8)

To inform the Advisory Committee's deliberations, consultation with key stakeholders, residents, landowners and other Victorian Government bodies was undertaken. The Advisory Committee has now submitted its recommendations and I have considered the issues raised.

Advisory Committee recommendation	Minister for Planning response
<b>Tranche 8 Report 19 October 2017</b>	
A planning scheme amendment be prepared and approved for 2 St. Andrews Place, East Melbourne to:	
1. Apply the Mixed Use Zone the site aligning the boundary of the new Mixed Use Zone with the midline of Cathedral Place.	<b>Accept</b>
2. Apply an Environmental Audit Overlay to the land.	<b>Accept</b>
3. Delete Design and Development Overlay – Schedule 13 (Parliament Area) from the land.	<b>Accept</b>
4. Apply a new schedule to the Design and Development Overlay with the following changes from the exhibited version:	<b>Accept</b>
4.1 Allow buildings to exceed AHD 91 provided the iconic viewlines are protected.	<b>Do not accept</b> A performance based control that allows building heights to exceed AHD91 is not accepted. I have determined that a mandatory maximum building height of AHD82 is appropriate as it will provide certainty for the future built form at the site and ensure that future development will

respect the existing character of the area. The mandatory maximum height will also ensure that important sightlines to Parliament House, St. Patricks Cathedral and the former Treasury building are protected and overshadowing impacts to the surrounding area are minimal.

*Further detail can be found in Amendment C318 to the Melbourne Planning Scheme.*

**4.2** Specify the following streetwall heights:

- For the Lansdowne Street streetwall:
  - no prescribed ground level setbacks
  - a discretionary streetwall height of 24 metres
  - a discretionary setback above the streetwall of 25 metres

**Accept in part**

The recommended ground level setbacks are accepted.

The recommended discretionary streetwall height of 24 metres is considered appropriate however I have determined that the control be mandatory to ensure minimal overshadowing impacts to the Fitzroy Gardens.

The recommended discretionary 25 metre setback above the streetwall of Lansdowne Street is considered excessive and I have determined that a mandatory minimum setback of 10 metres above the streetwall is a more appropriate built form outcome. The mandatory setback will allow for a more graduated building height across the site and ensure that overshadowing impacts to Fitzroy Gardens are minimal.

*Further detail can be found in Amendment C318 to the Melbourne Planning Scheme.*

- For the St Andrews Place streetwall:
  - a discretionary ground level setback of 4 metres
  - a discretionary streetwall height of 20 metres
  - a discretionary setback above the streetwall of 10 metres

**Accept in part**

The recommended discretionary streetwall height and setback above the streetwall are accepted.

The discretionary ground level setback of 4 metres is not accepted. I have determined that a reduction of the discretionary ground level setback to 3 metres will ensure that any future development is consistent with the ground level setbacks of existing buildings along St. Andrews Place.

*Further detail can be found in Amendment C318 to the Melbourne Planning Scheme.*

- For the Cathedral Place streetwall:
  - a discretionary ground level set back of 4 metres
  - a discretionary streetwall height of 20 metres
  - a discretionary setback above the streetwall of 10 metres.

**Accept**

**4.3** In Table 3, to include a under a new heading 'Massing and site layout', the following Design Outcomes:

**Accept**

- A collection of visually complementary buildings that complement and enhance the Parliament precinct.
- Development that does not read as a single building mass.

4.4 Delete the floor area ratio requirement.	<b>Accept</b>
4.5 Apply discretionary overshadowing protection to Treasury Gardens between 11am and 3:00pm between 22 April and 22 September	<b>Accept</b>
4.6 Apply discretionary overshadowing protection to Fitzroy Gardens between 11am and 2:00pm between 22 April and 22 September.	<b>Accept</b>
4.7 Explicitly state that new built form may be built to the boundary to abut any existing blank walls.	<b>Accept</b>
4.8 Make changes to: <ul style="list-style-type: none"><li>○ bring it into compliance with the Ministerial Direction on The Form and Content of Planning Schemes</li><li>○ delete the axonometric diagrams</li><li>○ improve the drafting.</li></ul>	<b>Accept</b>



HON RICHARD WYNNE MP  
Minister for Planning

22/3/18

