



Hon Richard Wynne MP

Minister for Planning
Minister for Housing

8 Nicholson Street
East Melbourne, Victoria 3002

Ms Kathy Mitchell
Chair (Lead), Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Ref: MBR043474


Dear Ms Mitchell

**BUILDING VICTORIA'S RECOVERY TASKFORCE INTERVENTION RECOMMENDATION –
10 DAWSON STREET, BRUNSWICK**

I refer to Victorian Civil and Administrative Tribunal (VCAT) proceedings P1117/2020 and P1352/2020 relating to the proposed development of land for a nine-storey mixed use building for retail, office floorspace, 57 apartments, rooftop garden and a reductions in the standard car parking requirement at 10 Dawson Street, Brunswick. A permit is required under Clauses 34.01 'Commercial 1 Zone', 43.01 'Heritage Overlay', 43.2 'Design and Development Overlay Schedule 18 (DDO18)' and 52.06 'Car Parking' of the Moreland Planning Scheme. The project was referred to me by the Building Victoria's Recovery Taskforce (BVRT).

Moreland City Council issued a notice of decision to grant a permit MPS/2019/130 on 18 June 2020, in line with the recommendation of the council officer. The council received 18 objections to the permit application during the advertising period. The issues raised in the submissions included building height, non-compliance with DDO18, inappropriate response to nearby heritage buildings, insufficient car parking, traffic, pedestrian and bicycle safety, overlooking, overshadowing and other general amenity concerns.

The applicant and objector have both initiated VCAT proceedings under sections 80 and 82 of the *Planning and Environment Act 1987*, for the review of the conditions (P1352/2020) and of the council's decision to issue a notice of decision to grant a permit (P1117/2020). The parties to the proceedings are the council, the applicant and an objector. The hearing for both matters is scheduled for 30 April 2021. A practice day was held on 4 September 2020 and a compulsory conference is scheduled for 11 November 2020.

Before deciding to prepare, approve and adopt a site-specific planning scheme amendment (Amendment C210more) to facilitate the development, I undertook consultation under section 20(5) of the Act with the parties to the VCAT proceeding, being the council, the applicant and an objector to the application. The submissions received will be provided to you, along with the plans and draft amendment documents.

The development proposal originally submitted to the council included affordable housing. This component was withdrawn prior to the giving of notice of the application. The submission to the BVRT by the applicant reintroduced a commitment to provide affordable housing. On this basis, the council and the applicant were asked to provide draft conditions to guarantee the provision of affordable housing in the development, as part of the consultation under section 20(5) of the Act.

I advise that I have decided to refer the matter to the Priority Projects Standing Advisory Committee to consider the submissions and any relevant expert evidence and make a recommendation on whether I should proceed with Amendment C210more to the Moreland Planning Scheme under section 20(4) of the Act to facilitate the approval of this development and the drafting of the amendment. I request your specific advice about the rate of provision of affordable housing, the proposed building height, the time for commencement of the development and the associated drafting of the incorporated document clauses.

The cost of the advisory committee will be met by the applicant, TBF Residential Dawson St Pty Ltd.

If you would like more information, please contact Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely

A handwritten signature in blue ink that reads "Richard Wynne". The signature is written in a cursive style.

HON RICHARD WYNNE MP
Minister for Planning

22 / 09 / 2020