

Supplementary Planning Report- To be appended to main report**APPLICATION FOR PLANNING PERMIT: 207-229 City Road, SOUTHBANK**

Application Number:	2012/005857
Proposal:	The development of the land including buildings and works for the construction of a multi level building comprising of retail (other than adult sex bookshop, department store, hotel supermarket and tavern) in accordance with the endorsed plans.
Amended Plans:	Requested: 1 August 2012 Received: 12 October 2012 Informally Substituted: 18 March 2013
Number of Objections:	0
Recommendation:	Grant a Permit

1. On 20 June 2013 Amendment C171 (Southbank Structure Plan) to the Melbourne Planning Scheme was gazetted by the Minister for Planning.
2. At the time of lodging the application the site was affected by the Mixed Use Zone, however C171 re-zoned large areas of Southbank, including the subject site, to the Capital City Zone Schedule 3 (from the Mixed Use Zone) and a small area to Mixed Use Zone (from the Residential 1 Zone). C171 also rationalized the various DDO's into a single DDO60 (Southbank) with specific controls for individual areas. The subject site is affected by DDO 60 (Area 3) with a discretionary height control of 100m. The proposed building provides an appropriate transition to adjoining buildings to the south, west and east including Kings Way flyer. The proposed building does not dominate the Boyd School building of urban form in adjoining Areas and sits well when viewed from the City Road streetscape.
3. The 20m high podium complies with the requirement in Table 2 of DDO 60 which specifies that podiums should not exceed 30m in height. It is also considered that the orientation of the podium complements the street alignment, has a human scale and respects the heritage character of the adjoining Boyd School. There are no other towers within 20m. The tower component is adequately setback from property boundaries with the exception of the south east which is acceptable given the slip road (Hannah Street) and Kings Way adjoining the site which provides a barrier to the site. The floor-to-ceiling heights are generous without being in full compliance with the suggested 4m requirement in Table 2. Efforts have been made to address the floor level requirements of Melbourne Water which result in a reduced floor to ceiling outcome despite ceiling heights at RL 4.5m.
4. Overall it is considered that the proposed development complies with the built form controls listed in Table 2.

5. The re-zoning aligns with the general policy direction of the Government for an expanded Capital City.
6. The majority of height controls within the core Southbank area have not been changed from the current provisions. The 160m and 100m discretionary controls in and around City Road remain.
7. Given the proposed development is less than 100m the rezoning is not considered to affect the assessment of the application.
8. The level of car parking proposed (146 spaces) is in accordance with the new parking limitation policy in C171.

Prepared by:

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Date: 25/6/2013

Prepared and reviewed by:

Name:

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Date: 26/6/2013