

Planning Committee Meeting 26 August 2020

The following statement was submitted prior to the meeting. Submissions made live during the meeting include some variations and can be listened via our live stream webpage:

<http://webcast.portphillip.vic.gov.au/archive.php>

Tom Anset - Item 6.1 46-52 St Kilda Road, St Kilda

Dear Councillors, thank you for the opportunity to speak at tonight's meeting regarding Agenda Item 6.1.

My name is Tom and I work for Urbis. We are Town Planning Consultants acting on behalf of our client and the Permit Applicant, Caspian Development Group.

The subject site at 46-52 St Kilda Road presents as an opportunity to provide meaningful infill development along one of Port Phillip's prominent corridors. The site has excellent locational attributes that this planning application has sought to respond to and extend on.

The main purpose of this submission is to step Councillors through the application process and key changes to the proposed built form as recommended.

As noted in the Officer Report, the subject site benefits from an existing approval for a residential development. Due to the age of this permit and the introduction of the Design and Development Overlay to the site, a fresh planning permit application was made.

Following Council's initial assessment, the submitted height and proposed setbacks were raised as key issues by Council Officers. The applicant sought to address these issues by reducing the height of the building from 9 levels, to 8. The proposed setbacks were retained, as this was supported by legal advice in relation to the setback requirements of Design and Development Overlay, Schedule 34.

Importantly, reducing the height to 8 storeys was considered to be a reasonable concession in consideration of the application to the immediate south of the site, at 54-60 St Kilda Road. This application, which Council has issued approval for, presented as a similar height in the streetscape. As such, the reduced height was considered to be an acceptable outcome to reinforce consistent building heights along St Kilda Road, while providing an appropriate transition to taller development towards St Kilda Junction.

Following advertising, we worked with Council Officers to determine their key remaining concerns, as well as concerns raised by objectors. The consistent issue raised was the overall massing of the development and perceived amenity impacts.

To address the remaining concerns, we worked positively with Council Officers to reduce the building height to a maximum of 7 storeys, reducing the overall bulk of the building. A substantial 9 metre setback was also agreed to be provided to the east, which supports Council's interpretation of the setback requirements of DDO34, and provides greater separation to the adjoining low-scale residential interface.

As I have outlined, we have worked closely and extensively with Council to successfully resolve all issues, both from Council's perspective as well as objectors. A development of seven storeys in height is considered to be entirely appropriate in this context, noting that this is lower than the recently approved development to the immediate south of the site. Further, the increased setback of 9 metres to the whole of the building to the east will provide greater separation to the site's most sensitive interface.

To date, this application has required considerable time and investment to reach an agreeable position between the applicant and Council. As such, we support the Officer's Recommendation and conditions as proposed.

We ask the Planning Committee to support the application and issue a Notice of Decision to Grant a Planning Permit.

Thank you.