

Application for Review

Application for Planning Permit No. 2015/34819 (Council Ref: MINRA0010/2015)

Partial demolition of existing buildings and development of 135 townhouse dwellings within the Capital City Zone and Heritage Overlay, internally alter a building in the Heritage Overlay and alter access to a road in a Road Zone Category 1 (i.e. remove three existing vehicle crossings on Plummer Street)

19 Salmon Street, Port Melbourne

Council Statement of Grounds

1. The extent of demolition of the existing buildings would be contrary to the City of Port Phillip Heritage Policy (Clause 22.04 of the Port Phillip Planning Scheme) and the objectives of the *Fishermans Bend Strategic Framework Plan* (as amended September 2016).
2. The extent of demolition of the existing buildings would compromise the heritage value and character of the subject site specifically, and the Wirraway neighbourhood and the Fishermans Bend Urban Renewal Area generally.
3. The extent of demolition would pre-empt and undermine the independent resolution of Port Phillip Planning Scheme Amendments C117 (Fishermans Bend Heritage) and C143 (19 Salmon Street and 299 Williamstown Road, Port Melbourne Heritage)
4. The proposed replacement buildings would not display design excellence which clearly and positively supports the ongoing heritage significance of the site and surrounds.
5. The proposed four (and/or five) level height, commercial and residential density, and dwelling diversity of the proposal would be inconsistent with the ambitions and opportunities of the *Fishermans Bend Vision* September 2016, the *Fishermans Bend Strategic Framework Plan* (as amended September 2016) and Schedule 30 to the Design and Development Overlay, and would be an underdevelopment of the land.
6. The design of the internal road network would not provide sufficient corner passing width and turning area for waste, furniture removal or emergency vehicles.
7. The design would not provide sufficient or satisfactory private or communal open space for the dwellings.
8. The proposal would have too much hard-standing surfaces and insufficient permeable areas.