

Date

20 August 2021

To

Deputy President Teresa Bisucci
Planning and Environment Division
Victorian Civil and Administrative Tribunal

Sent

Via Online

Dear Deputy President,

Amendment of Permit Issued at Direction of Tribunal (Section 87A)**Planning Permit No. 693/2019****331-335 St Kilda Road, St Kilda**

We continue to act for Matrix 333 St Kilda (Australia) Pty Ltd, and on behalf of our client see enclosed accompanying material associated with an application to amend Planning Permit No: 693/2019 pursuant to Section 87A of the *Planning and Environment Act 1987*.

Broadly, the application proposes several minor amendments to the architectural plans as a result of design development and purchaser requests.

In support of the application please find enclosed:

- A copy of Planning Permit No. 693/2019
- Tracked Changes of Planning Permit No. 693/2019
- A copy of the title particulars
- Architectural drawings and Statement of Changes – Rothelowman Architects
- Landscape Plan – Tract
- Sustainability Management Plan – Stantec
- Traffic Impact Assessment – Traffix Group
- Waste Management Plan – Leigh Design

The relevant application details are outlined below.

Background

Planning Permit No. 693/2019 was issued by City of Port Phillip at the direction of the Victorian Civil and Administrative Tribunal on 10 August 2020. The permit authorises:

- *Construction of a mixed-use building comprising dwellings, office, shops and a café above two basement levels with a reduction in the car parking requirement.*



The Architectural Plans (Condition 1) and the Waste Management Plan (Condition 19) were endorsed by Council on 16 February 2021.

Works have not commenced on-site and the time period for the commencement of works has not expired.

Proposed Amendments

The key amendments associated with the application are as follows:

- Reduction in the number of dwellings from 77 to 74
- Reduction in commercial floor area from 978 square metres to 548 square metres
- Reconfiguration of basement layout
- Relocation of the pedestrian lobby from Blanche Street to St Kilda Road
- Conversion of the rooftop communal open space to residential

No changes to the building height are proposed, while the built form is generally consistent with the approved permit, save for consequential changes to the façade.

The application is detailed further in the architectural package prepared by Rothelowman and the accompanying specialist consultant reports.

Analysis of the planning considerations associated with the key amendments is provided below.

Planning Considerations

Reduction in the number of dwellings from 77 to 74

Through the ongoing detailed design of the scheme, the dwelling layout and mix has been amended to diversify the offering and improve the amenity afforded to future residents.

The scope of the changes are largely limited to the internal reconfiguration of the building, with the scheme retaining the mass and height of the already approved building.

Subsequently, the scheme seeks to reduce the total number of dwellings in line with the following typology:

	Endorsed	Proposed
One bedroom dwellings	19	3
Two bedroom dwellings	56	55
Three (or more) bedroom dwellings	2	16
TOTAL	77	74

Reduction in the commercial floor area from 978 square metres to 548 square metres

The office space that was previously provided at ground level has been replaced with the introduction of four dwellings. The provisions of additional dwellings at ground floor maintains a suitable landscape buffer / interface with Market Street properties as outlined in the landscape plan prepared by Tract.

The balance of the commercial floor area has been reconfigured to maximise their economic viability in line with the purpose of the Zone and the existing commercial offering on-site.

Reconfiguration of the basement layout

Through detailed consultation with the project team, the basement layout has been reconfigured to create a more efficient and safer pedestrian and vehicle environment. Consequentially, the basement envelope has reduced in area, however the number of car spaces has increased from 108 to 114 car spaces.



The allocation of car parking is in accordance with the Permit requirements, and is subsequently reallocated as follows:

	Endorsed	Proposed
Residential	79	94
Commercial	19	10
Visitor	10	10
Total	108	114

See enclosed traffic report prepared by Traffix Group.

Relocation of the residential lobby from Blanche Street to St Kilda Road

Through the reconfiguration of the commercial floor areas, the residential lobby entrance has been relocated from Blanche Street to St Kilda Road. This assists in reinforcing street hierarchy, with St Kilda Road being the primary frontage (St Kilda Road) and Blanche Street the secondary frontage.

The relocation of the lobby entrance improves for the grading / transition of the pedestrian accessibility into the site and there is no longer a need for an accessible lift to enter the building.

Conversion of the rooftop communal space to residential

The rooftop amenities spaces has been converted from communal space to residential floor area. The building envelope and access points to the rooftop level has not changed.

Consequentially, additional communal areas are provided at ground level (gymnasium) and level 5 through an enlarged communal open space area level 5 and adjoining resident amenity space. The quantum of communal open space throughout the building ensures an appropriate level of internal amenity is afforded to residents.

Conclusion

We trust the enclosed material is to VCAT's satisfaction. Should you have any queries or require anything further in relation to this matter, please do not hesitate to contact Michael Henderson at mhenderson@contour.net.au.

Yours sincerely,

Michael Henderson
Associate