

City of Port Phillip
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477 COLLINS STREET
MELBOURNE VIC 3000

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19 November 2021

Patricia Stewart
Statutory Planning – City Development
City of Port Phillip
99a Carlisle Street
St Kilda
Victoria 3182

Via email: planhelp@portphillip.vic.gov.au and patricia.stewart@portphillip.vic.gov.au

Dear Patricia,

RESPONSE TO SECOND RFI 8 LOUISE STREET, MELBOURNE - 01019-2021

Urbis Pty Ltd continues to act on behalf of 8 Louise Street Pty Ltd in relation to the above mentioned application for a Planning Permit at 8 Louise Street, Melbourne. In response to Council's Request for Further Information dated 9 November 2021, please find the following enclosed:

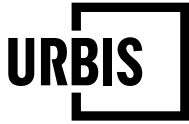
- Updated Architectural Plans, prepared by Cera Stribley dated 17 November 2021
- Updated Planning Report prepared by Urbis dated 18 November 2021

Specifically, the attached material responds to the items requested by Council within their RFI as follows:

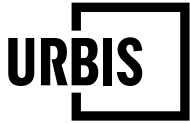
Information Requested	Response
<p>Drawing Numbers TP.0500 and TP.0501 have been submitted in response to the setback considerations set out in the Design and Development Overlay Schedule 26 – St Kilda Road North Precinct.</p> <ul style="list-style-type: none">▪ TP.0500 – Proposed Ground Floor setbacks – The plan does not accurately depict the proposed ground floor building footprint.▪ The plans must have regard to the existing building envelope as discussed in the table below	<p>The plans prepared by Cera Stribley have been amended to ensure that the side setback to 490 St Kilda Road at the ground floor and first floor levels are no closer to the boundary than the existing building. Where there is no existing precedent, the building has been setback 4.5 metres to comply with DDO26.</p> <p>The proposal complies with the requirements of Section 2.3 of DDO26 by achieving the following:</p> <p>The height and setback do not unreasonably impact on the vision for sub-precinct 5-A, which</p>

Response to Second RFI – 8 Louise Street

PORT PHILLIP PLANNING DEPARTMENT
Date Received: 19/11/2021



Information Requested	Response
	<p>has been discussed in the Planning Report prepared by Urbis.</p> <p>The buildings and works at the ground and first floor are no higher than the building being replaced. From the second floor and above, the building is setback 4.5 metres in compliance with the DDO.</p> <p>The buildings and works at the ground and first floor are constructed no closer to boundary than the building being replaced. Where there is no building precedent the proposal provides a 4.5 metre setback.</p> <p>See TP.0500 – TP.0501 for a setback comparison of full compliance with Section 2.3 of the DDO.</p>
<p>Council questions the compliance to the rear/southern boundary to 492 St Kilda Road and seek further information to demonstrate compliance with the exemptions afforded under DDO26, otherwise plans must be amended to demonstrate a 4.5m setback.</p>	<p>DDO26 provides provisions relating to <i>common side boundaries</i>. As the address of the site is 8 Louise Street, the interface with 492 St Kilda Road is a rear setback, about which no policy applies. The architectural plans demonstrate a 9 metre building separation between the two sites which is considered entirely appropriate. See Town Planning Report by Urbis for further information. We note that legal advice pertaining to this definition as a rear setback will follow.</p>
<p>Policy sets out a preferred 4.5m setback to this interface (Louise Street).</p>	<p>The architectural plans have been updated to illustrate the setbacks to Louise Street from adjoining properties. The Landscape Setbacks at TP.0310 demonstrates that 490 St Kilda Road contains a 3 metre setback to Louise Street, and 33 Queens Road contains setbacks ranging from 1.804 metres to 4.054 metres. 32 Queens Road contains a maximum 3.445 metre setback to Louise Street while 482-486 St Kilda Road is setback approximately 4.68 metres. On balance the proposal's 4.1 metre setback to Louise Street is entirely appropriate in its</p>



Information Requested	Response
	<p>context. Additionally, the landscaped response is considered to be an improvement on the adjacent setbacks which offer minimal is any landscaping.</p> <p>Refer to TP.0310 which shows the existing landscape setbacks in context with the proposed development</p>

We trust that the above information provides Council sufficient information to continue with the assessment of the application. We look forward to a positive response regarding the application. If you have any queries, please do not hesitate to contact me via email at jlittlewood@urbis.com.au

Yours sincerely,

A handwritten signature in black ink that reads "J Littlewood".

James Littlewood
Consultant
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