

Attachment 4: Analysis of approved and pending planning applications in Sub-Precinct 2

Map ref. no.	Address	Planning application number	Status	Side setbacks	Podium setbacks
1	100 Park Street	149/2017	At Appeal (Refused by Council)	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed:</p> <ul style="list-style-type: none"> • Reduction (in part) to 0 metres to 6 metres (eastern side boundary) • Reduction to 0 metres to 2.9 metres (northern side boundary) 	<p>Podium setback requirement:</p> <ul style="list-style-type: none"> • 5 metre setback above 18m to Park Street • 3 metre landscape setback to Kings Way • 13 metre setback above 40 metres on Kings Way <p>Podium setbacks proposed:</p> <p>Park Street</p> <ul style="list-style-type: none"> • Reduction to 0 metres to 3.2 metres to Park Street <p>Kings Way</p> <ul style="list-style-type: none"> • 3 – 5 metres landscaped setback to ground and level 1 • Reduction (in part) to 2 – 4 metres to levels 2 – 6 (the average setback at these levels is 3 metres) • Reduction (in part) to 2 – 9.8 metres to levels 7-13. (the average setback at these levels exceeds 3 metres) • 5 – 9.8 metres to levels 14-18.
2	1-13 Cobden Street	1126/2016	Approved by VCAT 15/01/2018 (Refused by Council)	<p>Side setback requirement:</p> <p>This is an island site and therefore is required to have 5 metre setbacks to the street and be separated from the adjoining sites by a minimum of 12 metres.</p> <p>Side setbacks proposed:</p> <p>See proposed podium setbacks.</p>	<p>Podium setback requirement:</p> <ul style="list-style-type: none"> • 5 metre setback above 18 metres on Palmerston Crescent, Kings Place and Cobden Street • 3 metre landscape setback and 13 metre setback above 40 metres on Kings Way

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					<p>Podium setbacks proposed:</p> <p>Kings Way (landscape)</p> <ul style="list-style-type: none"> • 3 – 5 metres setback on ground to level 1 • Reduction (in part) to 2 – 4 metres on levels 2 to 5 • Reduction (in part) 2 – 9.8 metres on levels 6 to 12 • Reduction to 5 – 9.8 metres (from 13 metres) on levels 13 to 18 <p>Other streets</p> <p><u>Levels 7-13</u></p> <ul style="list-style-type: none"> • Cobden Street between 1 – 7.7 metres • Palmerston Crescent between 1 – 10 metres • Kings Place between 2 – 8 metres <p><u>Levels 14 to 18</u></p> <ul style="list-style-type: none"> • Reduction (in part) to 2 – 7.7 metres to Cobden Street • Reduction (in part) to 2 – 10 metres to Palmerston Crescent • Reduction (in part) to 2 – 8 metres to Kings Place
3	200-204 Wells Street	906/2016	Approved by VCAT 27/06/2017	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed:</p> <p>Western side boundary</p> <p>5 metre tower setbacks for levels 4 -20</p>	<p>Podium setback requirement:</p> <p>5 metre setbacks above 18 metres</p> <p>Podium setbacks proposed:</p> <p>5 metres to both streets</p>

Map ref. no.	Address	Planning application number	Status	Side setbacks	Podium setbacks
				<p>Northern laneway boundary</p> <ul style="list-style-type: none"> • Reduction to 2.2 metre setbacks for ground floor and level 1 • Reduction to 3 metre setbacks for levels 3, 4 and 5 • 6 metre setbacks for levels 6– 20 	
4	31-33 Park Street	281/2014/B	Approved by Council 04/08/2017	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed:</p> <ul style="list-style-type: none"> • Reduction to 0 metres on western side boundary (approved at VCAT) • All other boundaries adjoin streets 	<p>Podium setback requirement: 5 metre setback above 18m</p> <p>Podium setbacks proposed:</p> <ul style="list-style-type: none"> • 5 metres to Park Street and Kings Place • Reduction to 0 metres to Millers Lane
5	37-43 Park Street	535/2014/B	Approved by VCAT 08/08/2016	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed: 4.5 metres to both side boundaries in podium light court to side boundaries in tower</p>	<p>Podium setback requirement: 5 metre setback above 18m</p> <p>Podium setbacks proposed: Reduction (in part) to 4.5 – 5 metres to both street frontages</p>
6	41-49 Bank Street	1186/2016	Approved by Council 16/01/2016	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed:</p> <ul style="list-style-type: none"> • Reduction to 0 – 4.5 metres to western side boundary 	<p>Podium setback requirement: 5 metre setback above 18 metres</p> <p>Podium setbacks proposed:</p>

Map ref. no.	Address	Planning application number	Status	Side setbacks	Podium setbacks
				<ul style="list-style-type: none"> • Reduction to 0 – 4.5 metres metres to eastern side boundary • Reduction to 0 – 2.72 metres to southern rear (laneway) boundary 	5 metres to Bank Street
7	5-7 Park Street	1183/2016	At Appeal (Refused by Council)	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed:</p> <ul style="list-style-type: none"> • Reduction to 0 metres to southern rear (laneway) boundary • Reduction to 0 metres to western side boundary • Reduction to 0 – 3 metres to eastern side boundary 	<p>Podium setback requirement:</p> <p>5 metre setback above 18 metres</p> <p>Podium setbacks proposed:</p> <p>Reduction (in part) to 1.5 – 5 metres to Park Street</p>
8	50 Park Street	58/2015	At Appeal (Refused by council)	<p>Side setback requirement: 4.5 metres</p> <ul style="list-style-type: none"> • Reduction to 0 metres to eastern side boundary • Reduction to 1.5 metres to 4.28 metres to western side boundary • Reduction (in part) to 0 – 5 metres to northern rear (laneway) boundary 	<p>Podium setback requirement:</p> <p>5 metre setback above 18 metres</p> <p>Podium setbacks proposed:</p> <p>1.5 metres to Park Street</p>
9	8 Palmerston Crescent	606/2017	At Appeal	<p>Side setback requirement: 4.5 metres</p> <p>Side setbacks proposed:</p> <p>Mathews Lane – 4.5m from centre of laneway</p>	<p>Podium setback requirement:</p> <p>5m setback above 18m</p> <p>Podium setbacks proposed:</p>

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					<ul style="list-style-type: none"> • Reduction to 0 – 4.4 metres to Kings Place • Reduction (in Part) to 0 – 9.3 metres to Millers Lane • Reduction to 3.2 – 4.7 metres to Palmerston Crescent
10	9-13 Park Street	9/2017	At Appeal (Refused by council)	Side setback requirement: 4.5 metres Side setbacks proposed: <ul style="list-style-type: none"> • Reduction to 0 metres to eastern side boundary • Reduction to 0 – 3 metres to southern rear (laneway) boundary 	Podium setback requirement: 5m setback above 18 metres Podium setbacks proposed: <ul style="list-style-type: none"> • Reduction (in part) to 4.5 – 5 metres on Park Street • Reduction (in part) to 4.8 – 5 metres on Palmerston Crescent

Note - Planning applications are dated from when DDO26 became operative (2 June 2016)