



6.1 **RESPONSES TO MINISTERIAL PLANNING APPLICATIONS - 1
JANUARY 2026 TO 7 JULY 2026**

EXECUTIVE MEMBER: **BRIAN TEE, GENERAL MANAGER, CITY DEVELOPMENT**

PREPARED BY: **PAUL WOOD, MANAGER BUILDING AND PLANNING SERVICES**

1. PURPOSE

- 1.1 To present responses provided in relation to planning applications for which the Minister for Planning is the Responsible Authority (excluding applications within the Fishermans Bend or which have already been presented to Council).

2. EXECUTIVE SUMMARY

- 2.1 The Minister for Planning has assumed responsibility for decisions on planning applications under various pathways, including through the Development Facilitation Program, and under Clauses 53.22 (Significant Economic Development), 53.23 (Significant Residential development with Affordable Housing), 53.24 (Future Homes) and 53.35 (Great Design Fastrack) of planning schemes.
- 2.2 The Minister for Planning will generally seek comments from City of Port Phillip when assessing applications within the municipality boundary.
- 2.3 This report presents responses provided to the Minister for Planning on applications between 1 January 2026 and 7 July 2026, as a public record.

3. RECOMMENDATION

That Council:

- 3.1 Notes the responses provided to the Minister for Planning in relation to planning applications at:
- 134-138 Moray Street South Melbourne (Attachment 1)
 - 60-74 Park Street South Melbourne (Attachment 2)
 - 464-466 St Kilda Road Melbourne (Attachment 3)

4. KEY POINTS/ISSUES

- 4.1 The following is a summary of responses provided in relation to planning applications for which the Minister for Planning is the Responsible Authority (excluding applications within the Fishermans Bend or which have already been presented to Council) for the period of 1 January 2026 to 7 July 2026:

134-138 Moray Street South Melbourne

- 4.2 Ministerial Planning Permit Application PA2503652-1 seeks approval under Clause 53.22 (Significant Economic Development), for an amendment for an approved residential hotel development. It seeks to increase the building height from 9 to 10 storeys, add 9 hotel rooms (171 rooms total), introduce a hotel conference facility, and reduce office floor space.
- 4.3 Council has provided a response recommending that the Minister for Planning refuse the proposal.



- 4.4 Council's position is that while the proposed hotel use, conference facilities and associated operational changes are generally acceptable, the additional storey is not supported. Council considers the increase in height to represent an overdevelopment of the site that is inconsistent with the built form objectives of DDO8 (South Melbourne Central), resulting in excessive visual bulk and a built form outcome that does not appropriately respond to the preferred character of the precinct.
- 4.5 An amended planning permit was issued on 30 June 2026, requiring minor changes to the application plans.

60-74 Park Street South Melbourne

- 4.6 Ministerial Planning Permit Application PA2604230 seeks approval under Clause 53.23 (Significant Residential Development with Affordable Housing) for the construction of a 22-storey mixed-use development at 60–74 Park Street, South Melbourne, comprising 297 apartments, an affordable housing component, ground-floor commercial and retail uses, communal open space, car parking, bicycle facilities and associated servicing infrastructure.
- 4.7 Council has provided a response recommending that the Minister for Planning refuse the proposal.
- 4.8 Council's primary concerns relate to the excessive height, scale and massing of the development, which exceeds the mandatory height limit and fails to achieve the intended built form outcomes for the St Kilda Road North Precinct. Council considers the proposal results in unacceptable visual bulk, overshadowing and wind impacts, does not adequately respond to the preferred neighbourhood character, and fails to demonstrate the level of design excellence necessary to justify significant departures from the Design and Development Overlay controls.
- 4.9 Council also opposes the retention of vehicle access from Park Street due to impacts on pedestrian amenity, cyclist safety and the public realm. While the proposed sustainability, stormwater and waste management outcomes are generally acceptable, these matters do not outweigh the fundamental built form and public realm concerns identified.
- 4.10 At the time of preparing this report, no decision has been made by the Minister for Planning.

464-466 St Kilda Road Melbourne

- 4.11 Ministerial Planning Permit Application PA2604376 seeks approval under Clause 53.23 (Significant Residential Development with Affordable Housing) for redevelopment comprising demolition of the existing VACC building, reconstruction of the heritage podium, construction of an 18-storey mixed-use development containing 325 apartments, ground-floor retail uses and 254 car parking spaces.
- 4.12 Council has provided a response recommending that the Minister for Planning refuse the proposal.
- 4.13 Council's primary concern is the significant heritage impact arising from the demolition of the original heritage tower and the limited retention of original fabric, which is considered to result in an unacceptable loss of heritage significance. Council also identifies non-compliance with the St Kilda Road North Precinct built form controls, including an exceedance of the mandatory height limit, poor integration with the



landscaped boulevard character of St Kilda Road, an unsatisfactory Queens Lane interface, and unresolved environmentally sustainable design issues.

- 4.14 At the time of preparing this report, no decision has been made by the Minister for Planning.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 Consultation on Ministerial Planning Applications is undertaken by the Minister for Planning. In general, Council is provided 14 days to provide a response to an application and has no rights to review a decision.
- 5.2 Similarly, notice of an application to the community is undertaken by the Minister for Planning. Any person who may be affected by a proposal can make a submission, however, has no rights to review a decision.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 There are no legal and risk implications from this report which seeks to transparently present as a public record the responses made on Ministerial Planning Applications.
- 6.2 Council's responses advance the objectives of planning in Victoria as set out at Section 4 of the *Planning and Environment Act 1987*.

7. FINANCIAL IMPACT

- 7.1 Council absorbs the costs of preparing responses to Ministerial Planning Applications as part of its ordinary operating budget.

8. ENVIRONMENTAL IMPACT

- 8.1 There are no environmental impacts associated with the preparation of this report.

9. COMMUNITY IMPACT

- 9.1 The responses to Ministerial Planning Applications considered the impact of proposals on community, with relation to the planning controls that apply to the land and the suite of relevant planning considerations.

10. GENDER IMPACT ASSESSMENT

- 10.1 The report presents responses on Ministerial Planning Application and is not the development or review of a Council policy, program or service. Therefore, the completion of a Gender Impact Assessment is not required.

11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 11.1 The responses attached to this report guide appropriate planning outcomes for the benefit of the current and future communities, and therefore align with the Council Plan 2025–35 strategic directions, including:
- 11.1.1 A Healthy and Connected Community.
 - 11.1.2 An Environmentally Sustainable and Resilient City.
 - 11.1.3 A Safe and Liveable City.
 - 11.1.4 A Vibrant and Thriving Community.
 - 11.1.5 An Engaged and Empowered Community.
 - 11.1.6 A Trusted and High-Performing Organisation.



12. IMPLEMENTATION STRATEGY

12.1 COMMUNICATION

12.1.1 Once noted, Council's responses to Ministerial Planning Applications will be recorded in the Council Meeting Minutes.

13. OFFICER MATERIAL OR GENERAL INTEREST

13.1 No officers involved in the preparation of this report has declared a material or general interest in the matter.

ATTACHMENTS

1. 134-138 Moray Street South Melbourne - submission  [↓](#)
2. 60-74 Park Street South Melbourne - submission  [↓](#)
3. 464-466 St Kilda Road Melbourne - submission  [↓](#)