

Dear Sir/Madam,

4 May 2021

The Registrar
VCAT
Level 7, 55 King Street
MELBOURNE VIC 3000

**Section 87A Application to Amend a Permit
Major Cases List
200-204 Wells Street, South Melbourne**

We act on behalf of *Wells St Developments Pty Ltd*, the Permit Applicant in the above matter.

Our client seeks approval to amend Planning Permit No. 906/2016 ("the Permit") pursuant to Section 87A of the *Planning and Environment Act 1987*. This application is made under the **Major Cases List**.

In support of the application, please find enclosed the following attachments:

- Attachment A: A copy of the original Permit issued in 2017 and the Permit to be amended issued on 1 October 2018.
- Attachment B: Amended architectural plans, prepared by Bates Smart (Rev A).
- Attachment C: Revised consultant reports, including the following:
 - (i) Pedestrian Wind Study, prepared by RWDI Consultants;
 - (ii) Landscape Plan, prepared by John Patrick Landscape Architects;
 - (iii) Sustainability Management Plan Report, prepared by Sustainable Development Consultants Pty Ltd;
 - (iv) Traffic Engineering Assessment, prepared by Traffix Group;
 - (v) Green Travel Plan, prepared by Traffix Group;
 - (vi) Waste Management Plan, prepared by Traffix Group; and
 - (vii) Town Planning Report, prepared by Ratio Consultants.
- Attachment D: - VicPlan Reports

Payment of the VCAT filing fee (\$4546.70) will be made at the time of lodgement.

The following provides an overview of the changes sought as part of this amendment.

Development Plans

Overall elements of the building envelope proposed **to be maintained** include:

- 2.24 metre setback of the building at ground and first floor along Little Bank Street.
- Maintain the general form and height of the podium to Wells and Park Street.
- Maintain the 5.0 metre setback of the tower element to Wells and Park Street and the 4.5 metres setback to the western boundary.
- Maintain the overall building height (there will be a very slight increase in height of the building from 59.6 metres to 60m).

Key changes to the proposed design and layout include:

- Relocate all car parking to basement configuration of five levels. This will facilitate an increase the extent of car parking from 117 to 159 spaces and improve bike parking with a provision of 145 spaces with change room facilities. It will also allow for the functional use of floorspace in the podium.
- Increase the extent of office floorspace from 1190sqm to 5076sqm.
- Increase the floorplate of Levels 2-4 of the podium level to the northern boundary (built to Little Bank Street) and to the extent of the western boundary.
- Decrease the tower setback to 4.5 metres from the centre of Little Bank Street.
- Improve the extent of active frontages to Wells and Park Street by relocation and reconfiguration of services.

Permit Preamble

The current permit preamble allows for:

Use of the land for the purpose of a food and drink premises and offices, construction of a multi-storey mixed-use building over a basement level, containing dwellings with communal facilities, food and drink premise, offices and a reduction of the standard car parking requirement.

Given the proposed changes to the basement levels of the development, a slight amendment to the permit preamble is sought as indicated below:

Use of the land for the purpose of a food and drink premises and offices, construction of a multi-storey mixed-use building over ~~a~~ basement levels, containing dwellings with communal facilities, food and drink premise, offices and a reduction of the standard car parking requirement.

Conditions of Permit

It is sought to amend a number of conditions of planning permit. These changes reflect some of the alterations proposed in the overall layout and design and refer to the appropriate technical reports required with the submission of the application.

Details of the sought changes are included in the track changed permit at **Appendix G** and detailed below:

- Condition 1 - Delete – No changes required to the plans for endorsement. Any additional requirements have been accommodated into the plans. Renumber conditions accordingly.
- Condition 5 – We challenge the need for this condition given the level of detail provided , however if retained, should reference Bates Smart as the supervising architect.
- Condition 10 – Update to reference the Waste Management Plan prepared by Traffix Group.
- Condition 11 – Should be amended to remove reference to the communal terraces.
- Condition 19 – We consider this condition should be deleted given the potential for amendments in the future that may result in internal floor area reconfigurations. If the condition is to be retained it should be simplified to allocate minimum car spaces to each land use and remove maximum/minimum requirements for the different dwelling typologies (i.e. 2, 3 or 4 bedroom dwellings). The requirement for visitor spaces for dwellings should also be removed.

Should you have any queries relating to this application please contact the undersigned on 9429 3111 or by email at grantl@ratio.com.au.

Yours sincerely,



Grant Logan

Associate
Ratio Consultants Pty Ltd