



Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA2302239

Six Two Three Developments Pty Ltd
C/- Mietta Gleeson
Urbis Pty Ltd
477 Collins Street
MELBOURNE VIC 3000
mgleeson@urbis.com.au

Dear Ms Gleeson,

APPLICATION FOR PLANNING PERMIT PA2302239 607-623 COLLINS STREET MELBOURNE VIC 3000

I refer to the above matter submitted to the Minister for Planning on 26/05/2023.

A preliminary assessment of the application has revealed that further information pursuant to section 54(1) of the *Planning and Environment Act 1987* is required in order to properly consider your application.

Further Information

The further information required is:

1. Section 8.3.1 of the Planning Report and Section 4.1 of the Urban Context Report indicate the proposal complies with the modified requirements and built form outcomes of the DDO10 because the modified outcome results in a reduced tower floorplate from 934sqm to 933sqm. However, it is noted the submitted development schedule shows levels 12 to 17 would have a floor plate area of 939sqm. Please clarify.
2. Please amend the typical apartment layout drawings, contained at Appendix B of the Urban Context Report, to include the following:
 - a. Dimensioned door opening widths in accordance with Standard D18.
 - b. Labels of the accessible bathrooms to correspond with the relevant accessible bathroom design (Design Option A or Design Option B) in accordance with Standard D18. The accessible bathroom design must comply with all of the requirements of either design option for the apartment to comply with the accessibility standard.
 - c. A schedule with a breakdown of the minimum internal and external storage provision for each apartment type Standard D21.
 - d. Clearly display the location and minimum area dimensions of the additional space proposed to be provided in lieu of private open space in a living room or bedroom for each apartment in accordance with Standard D20.

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- e. Nomination of the apartments proposed to be cross ventilated with the location and length of the breeze paths shown on the plans, in accordance with Standard D29.
3. Please provide further details, in elevations and/or sections, relating to the design of the western elevation of the break between the two heritage buildings on Spencer Street. Specifically, please provide details of the proposed clearance heights above the basement entry and details of any differing material finishes, which would be visible from Spencer Street (see Figure 1 below).

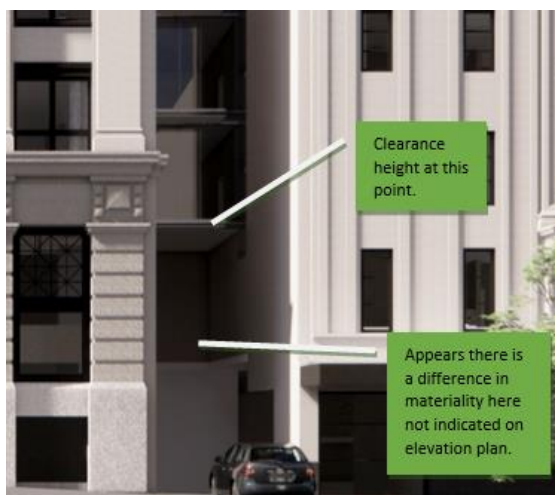


Figure 1: Mark up of street perspective

4. Please provide further detail on how the commercial office is intended to be provided with a sense of address and how the shared core with the hotel accommodation is proposed to be managed.

This request for further information is made pursuant to section 54 of the *Planning and Environment Act 1987* and must be received **on or before 19/07/2023**.

If you do not provide all requested information **on or before 19/07/2023**, your application will lapse. You may extend this date by requesting an extension on or before the due date specified in this correspondence. The Minister for Planning must then either decide to extend the time to give the required information or refuse to extend that time. The Minister for Planning will give you written notice of its decision. Appeal rights apply to any refusal of an extension of time.

Preliminary Assessment

The Department of Transport and Planning (DTP) has undertaken a preliminary assessment of the application and the following matters are raised:

- a) The extent of proposed overshadowing to Batman Park may be considered minor in nature when viewed in isolation. However, DTP considers that the cumulative effect of the proposed additional overshadowing will impact on the future amenity of the park over time and may not be acceptable. Consideration should be given to ensuring overshadowing from the proposed development is eliminated.

- b) It is important the commercial office use is provided with a functional entry and an appropriate sense of address. This will help to ensure it can be delivered as a commensurate public benefit for the floor area uplift sought. The shared core arrangement proposed for hotel-guests and the commercial office use is therefore queried.

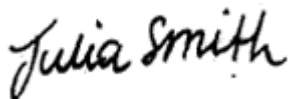
Similarly, it is important all proposed building entries on the Collins Street interface are well defined and legible from the streetscape.

- c) Further information is required to carry out a complete review the proposed residential apartments against Clause 58. The following preliminary observations are made with respect to internal amenity:
- Many of the apartments labelled as accessible do not contain a bathroom which complies with either Design Option A or Design Option B of Standard D18. It appears only Apartment Types 1, 8, 14 and 23 have a bathroom which complies fully with the requirements of Design Option B.
 - Some of the apartments do not clearly contain an additional area in a living room or bedroom in lieu of private open space which complies with the minimum area specified at table D9 of Standard D20. It is noted the additional space should be functional and useable for future residents.

Please note that these are preliminary issues only. Once a full assessment is undertaken and referral responses are received and reviewed, additional issues may arise that will require further discussion / resolution.

If you have any questions, please contact me on or email julia.smith@delwp.vic.gov.au.

Yours sincerely



Julia Smith
Senior Planner, Development Approvals and Design

19/06/2023