

ADVERTISED PLAN

2 February 2024

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Department of Transport and Planning (DTP)

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Further Information Response

**Planning Permit Application No. TP-2019-979-1
300 City Road Southbank VIC 3006**

Dear Julia,

Ratio Consultants continue to act on behalf of the permit applicant in respect to the above matter.

In response to DTP's Request for Further Information (RFI) letter dated 5 January 2024, issued pursuant to Section 54 of the *Planning and Environment Act 1987*, we provide the following:

1. Updated development plans (drawing no. A0100_LG, A0100_UG, A0101, A0103, A0108, A0109, A0130, A0131, A2500, A2501 and A2502, various revisions, prepared by Fraser and Partners, dated 29.01.2024) showing:
 - a. Dimensioned setbacks to the northern boundary, in addition to the setbacks to the centre of Haig Lane.
 - b. Dimensioned depth of the vertical fins on the tower façade.
2. Updated BADS plans detailing whether Option A or Option B accessible bathroom is proposed.
3. Please see below section for explanation of Level 2's communal open space / function room.
4. Confirmation that no new works are proposed to the retained heritage façade / fabric.
5. An updated Landscape Plan (Revision C, prepared by John Patrick Landscape Architects, dated 25.01.2024) detailing planting on Level 2. Please see email from WindTech dated 30.01.2024 confirming that the proposed landscaping sufficiently mitigates wind impacts in the communal terrace area.
6. 3D Digital Model in .3dm format.

In respect to the preliminary assessment comments, the applicant responds as follows.

Presentation of the façade

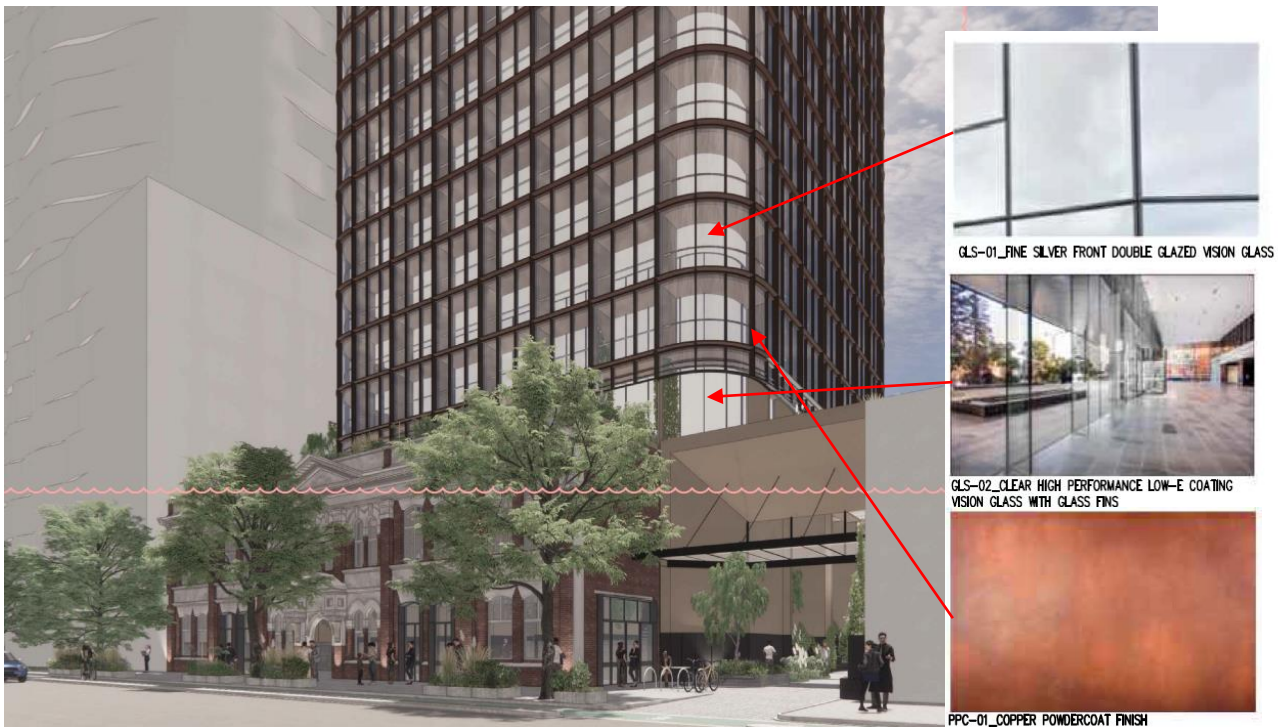
Concern has been raised in respect to the reduction in the extent of glazing between the heritage façade and tower form.

We note the clear glazing (vision glass) previously associated with Levels 2-7 was due to the non-residential / hotel / commercial uses that were previously approved within this space. These levels comprised of greater floor to ceiling levels and provided glazing to increase passive surveillance / activation of these non-residential areas.

Given this amendment seeks to introduce additional levels within this area which are primarily of a residential nature (reduced floor to ceiling levels etc), it would not be appropriate to apply clear glazing to these levels. Where non-residential uses are proposed (i.e. commercial offices on Level 1 and communal uses on Level 2), the clear glazing to the exterior façade has been retained.

The façade will remain appropriately articulated by way of the copper powder-coat finish framing elements. It is noted 'glazing' will still be utilised throughout the tower form (albeit not clear glazing), but rather fine silver front double-glazed vision glass will be utilised to ensure a high-level of internal amenity for the residential apartments.

Figure 1 - Extract of architectural render



Please refer to the enclosed 3D model for further details.

It is submitted that the reduction in glazing above the heritage façade does not detract from the built-form, but rather continues to provide a harmonious and cohesive façade when viewed from the public realm.

Whilst the proposed architectural outcome is different to previous approval, we do not think that this is reason to suggest that the modified form is unacceptable or deficient. In fact, we think that the primary consideration is how it responds to the retained heritage building and it is our view that the setbacks and materiality and expression continue to result in a very positive outcome.

Removal of winter terraces

DTP have requested further clarity regarding the removal of the winter terraces and increased internal amenity of the apartments.

A summary of the changes to the internal areas of the apartments is provided below:

Level	Existing scheme	Proposed scheme	Response
Levels 3 – 7	2 bed + 2 bath = 78 sqm	2 bed + 2 bath = 80 sqm	The removal of the balconies has increased the internal area of the dwelling.
	1 bed + 1 bath = 58 sqm	1 bed + 1 bath = 54 sqm	The internal area of the dwelling has increased from 50 sqm (not including the balcony) to 54 sqm. The layout of the building has been adjusted to facilitate increased dwelling diversity / typology and cater towards increased housing choice. By extension, the smaller apartment sizes (i.e. studios) cater towards offering a more low-cost option in the Melbourne CBD close to public transport and services.
	1 bed + 1 bath = 60 sqm	1 bed + 1 bath + study = 60 sqm	The removal of the balconies has increased the internal area of the dwelling.
Levels 8 – 10	1 bed + 1 bath = 58 sqm	Studio = 43 sqm	As outlined above, the creation of studio apartments increases the dwelling mix of the overall apartment and increases housing choice to meet a variety of demands / demographic. The creation of studios results in more affordable apartments (due to smaller size) in a strategic location designated for urban consolidation and growth.
	1 bed + 1 bath = 58 sqm	1 bed + 1 bath + study = 55 sqm	The internal area of the dwelling has increased from 50 sqm (not including the balcony) to 55 sqm. The reconfiguration of the internal layout has enabled a greater dwelling mix within the overall apartment building.
	2 bed + 2 bath = 78 sqm	3 bed + 3 bath = 104 sqm	Similarly, the proposal has introduced 3-bedroom options which increases the dwelling mix and housing choice of the overall apartment.
	1 bed + 1 bath = 58 sqm	1 bed + 1 bath = 54 sqm	As above, the internal area of the dwelling has increased from 50 sqm (not including the balcony) to 54 sqm. The reconfiguration of the internal layout has enabled a greater dwelling mix within the overall apartment building.
Levels 10 – 29 (Above 40 m)	-	-	As outlined within the Windtech report accompanying the application, it is considered that apartments above 40 metres would not benefit from the provision of balconies due to wind impacts. Further, the internal areas of these apartments comply with the additional areas specified under Standard D20 and therefore no balconies are required to be provided.

As outlined within the above table, the current proposal increases the mix of dwellings within the apartment which in turn increases housing choice and diversity in a strategic

location close to public transport and amenities (previous scheme only contained 1 and 2 bedroom apartments, with the current scheme introducing studio and 3 bedroom apartments).

In relation to the dining area / function space, this area is proposed to be utilised by primarily by residents / occupants of the building only and their guests. The use of the function room will be limited to a confined number of events through the year.

Given the proximity of the communal terrace to the dining area / function space, it is reasonable to assume that when the area is booked for a function, the communal terrace will be utilised as part of the function.

When no function is occurring, all residents will be able to utilise the indoor dining area and communal terrace which is accessible via the lift lobby and through the function room.

Given the communal terrace is expected to be utilised for functions on an adhoc basis, it is submitted that separate access to the communal terrace is unnecessary.

Notwithstanding this, it is evident that the dining / function areas and terrace will add significantly to the amenity of the building as a whole.

On balance, it is submitted the removal of the winter terraces for all apartments will result in improved internal amenity for the residents and net community benefit by way of increasing housing diversity and choice within a strategic location close to public transport and amenities.

We submit that the above and enclosed satisfactorily addresses the outstanding matters and respectfully request DTP progress the application at its earliest convenience.

Should DTP require any further information and / or if the information submitted is unsatisfactory, please take this as a formal request for a **30-day extension of time (3 March 2024)** to respond to the request.

If you have any further queries, please do not hesitate to contact me on (03) 9429 3111 or by email at angela.mok@ratio.com.au

Yours sincerely,



Angela Mok
Associate
Ratio Consultants Pty Ltd