

Metropol Ref. 1157

6 July 2023

The Registrar
Planning and Environment List
Victorian Civil and Administrative Tribunal
55 King Street
Melbourne VIC 3000

Via Online Lodgement

Dear Registrar,

Section 87A Amendment Application - Planning Permit MPS/2015/595 – 718-724 Sydney Road, Coburg North

Metropol Planning Solutions acts on behalf of Sky Jade Corporation developer of 718-724 Sydney Road, Coburg North (the subject site).

On behalf of our client we are pleased to submit an application to amend Planning Permit MPS/2015/595 via Section 87A of the *Planning and Environment Act 1987*.

The application is to amend a planning permit to provide for a residential multi-dwelling development (with ground floor commercial tenancies) with all dwellings to be social and affordable housing in line with an agreement between Sky Jade Corporation and HousingFirst, a community housing provider.

Planning Permit MPS/2015/595 was issued by the former Moreland City Council at the direction of the Tribunal on 15 August 2017.

Planning Permit MPS/2015/595 allows for the *use and development of land for two multi storey buildings (plus basement) containing retail spaces and dwellings, to removal vegetation, to alter access to a road in a road zone category 1 and to reduce car parking requirement associated with a shop.*

An amended Planning Permit MPS/2015/595A was issued by the then Moreland City Council on 27 February 2020.

Amended Planning Permit MPS/2015/595A allows for *the use and development of land for two multi storey buildings (plus basement) containing retail spaces, dwellings and a residential building (serviced apartments), remove vegetation, alter access to a road in a road zone category 1 and reduce the car parking requirement., in accordance with the endorsed plans.*

The amendments sought to the planning permit, including changes to the permit preamble and the permit conditions are detailed in the Planning Assessment Report enclosed with this correspondence.

The proposal comprises an amended design response and architectural drawings which reconfigures the internal layout of the building to provide social and affordable housing (in lieu of the current approved mix of dwellings and serviced apartments). A reduction in the provision of on-site car parking is also proposed.

The amended internal layout of the apartments provides for much improved internal amenity and will provide for social and affordable housing, resulting in a much greater net community benefit relative to the existing approval.

A detailed Planning Assessment Report has been prepared which demonstrates that the amended design is consistent with the outcomes sought for the site in the State, regional and local planning policies of the Merri-bek Planning Scheme, with the proposal responding appropriately to both the strategic and physical context of the subject site.

Metropol

The following documents form part of our application submission:

- Architectural Drawings prepared by Konzepte
- Landscape Plan prepared by John Patrick Landscape Architects
- Planning Assessment Report prepared by Metropol Planning Solutions
- Traffic Engineering Impact Review prepared by Stantec
- Waste Management Plan prepared by Leigh Design
- Sustainable Management Plan prepared by Ark Resources
- Recently searched Certificate of Title, Title Plan and Covenants
- Copy of Planning Permit proposed to be amended (Council Ref: MPS/2015/595/A)
- Mostly recently issued extension of time approval dated 26 October 2022 (to confirm the ongoing validity of the planning permit)
- Copy of previously submitted Architectural Drawings and Landscape Plan in relation to MPS/2015/595A (these being the 'decision plans' – these drawings were not endorsed).

We also provide a copy of the VicPlan Planning Property Report which confirms the zoning and overlay controls that apply to the subject site.

A copy of this application has been forwarded to the Merri-bek City Council to assist with Council's response to the Tribunal's Practice Note requirements.

Should you have any queries regarding this matter please do not hesitate to contact me on 9882 3900 or via email: michael@metropolplanning.com.au.

Yours sincerely,



Michael Dunn

Director

Enc: Refer above list