

## Metropol Ref. 1117

9 July 2024

Principal Registrar  
Victorian Civil and Administrative Tribunal  
Ground Floor  
55 King Street  
Melbourne VIC 3000

## Via Online Lodgement

Dear Principal Registrar,

### Section 87A Amendment Application to Planning Permit TP274/2016(3) – 6 Cross Street Footscray

Metropol Planning Solutions acts on behalf of Cross Street Footscray Pty Ltd, owner of 6 Cross Street, Footscray (the subject site).

On behalf of our client, we are pleased to submit this application to amend Planning Permit TP274/2016(3) via Section 87A of the *Planning and Environment Act 1987*.

We note that Planning Permit TP274/2016 was issued by Maribyrnong City Council at the direction of the Tribunal on 7 March 2018. Subsequent amendments to the permit have been granted on 5 December 2022 (also via Section 87A) and 21 March 2024 (via Section 72).

Planning Permit TP274/2016(3) allows for the *Construction of a multi level building containing dwellings, use land for a food and drink premises and a place of assembly, and reduction of car parking requirement*.

Many of the amendments to the approved design which are now proposed have been made possible by the recent gazettal of Amendment C162 to the Maribyrnong Planning Scheme (gazetted on 22 February 2024) which rezoned the site from General Residential Zone to Mixed Use Zone.

A substantial number of the proposed dwellings (54 in total – all dwellings in tower B) are now proposed to be Social and Affordable Housing, delivered in partnership with BlueCHP, a not-for-profit community housing provider.

The key elements of the proposed amendments are summarised as follows:

- A decrease in the total number of dwellings from 110 to 109
- Change in the mix of commercial uses on the ground and mezzanine floor levels with the introduction of Office, Retail premises and Restricted recreation facility (gymnasium) uses
- Minor increase in overall building height
- Internal layout changes to certain apartments due to the preferences of apartment purchasers
- Reallocation of on-site car parking spaces to reflect the revised mix of commercial uses and an overall reduction in on-site car parking from 152 spaces to 149 spaces.

Please refer to the enclosed Planning Assessment Report, which provides further details of the proposed changes (including requested changes to the permit preamble and permit conditions).

The design response is consistent with the outcomes sought for the site in the State, regional and local planning policies of the Maribyrnong Planning Scheme.

# Metropol

The following documents form part of our application submission:

- Architectural Drawings (Revision G) prepared by Artisan Architects (July 2024)
- Landscape Concept Plans prepared by MemLa (June 2024)
- Planning Assessment Report prepared by Metropol Planning Solutions (July 2024)
- Traffic Impact Assessment prepared by Movendo (July 2024)
- Waste Management Plan prepared by LID Consulting (July 2024)
- Sustainability Management Plan prepared by LID Consulting (July 2024)
- Copies of Title and related title plans (searched 3 July 2024)
- Copy of Planning Permit TP274/2016(3)
- Copy of currently endorsed Architectural Drawings (endorsed on various dates)
- Copy of *Jabala Pty Ltd v Maribyrnong CC* [2017] VCAT 1083
- Copy of *Jabala Pty Ltd v Maribyrnong CC* [2018] VCAT 314

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