



PLANNING COMMITTEE

AGENDA

27 MAY 2020



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Planning Committee

Welcome

Welcome to this Planning Committee Meeting of the Port Phillip City Council. The aim of this Committee is to consider, within the framework of the Planning and Environment Act, State and Local Planning Schemes, major planning applications or applications that will have a large impact on the local area. This Committee also allows you to be involved in the statutory and strategic planning decision making processes of Council.

About this meeting

There are a few things to know about tonight's meeting. The first page of tonight's Agenda itemises all the different parts to the meeting. Some of the items are administrative and are required by law. In the agenda you will also find a list of all the items to be discussed this evening. Each item has a report written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. The Committee will consider the report and either accept the recommendation or make amendments to it. This Committee has delegated authority. A recommendation is carried if it receives majority support of the Councillors in attendance at the Committee meeting.

Public Question Time

Provision is made at the beginning of the meeting for general question time from members of the public concerning planning matters. Members of the public have the option to join the WebEx meeting virtually and ask their questions live during the meeting, or have an officer read their statement on their behalf. **Please note statements may be summarised when read by an officer, to assist with meeting process.** All contributions from the public will be heard at the start of the meeting during the agenda item 'Public Questions and Submissions

Any person who has made a written submission on an item and requested that she or he be heard in support of that written submission pursuant to section 223 of the Local Government Act will be entitled to address Council.

If you would like to address the Council and / or ask a question on any of the items being discussed, please follow the process on Council's website:
<http://www.portphillip.vic.gov.au/requestspeak-council-meetings.htm>





PORT PHILLIP CITY COUNCIL PLANNING COMMITTEE

To Councillors

Notice is hereby given that a **Planning Committee Meeting** of the **Port Phillip City Council** will be held **Virtually** on **Wednesday, 27 May 2020** at 7.30pm. At their discretion, Councillors may suspend the meeting for a short break as required.

AGENDA

- 1 **APOLOGIES**
- 2 **MINUTES OF PREVIOUS MEETINGS**
Minutes of the Planning Committee of the Port Phillip City Council held on 26 February 2020.
- 3 **DECLARATIONS OF CONFLICTS OF INTEREST**
- 4 **PUBLIC QUESTION TIME AND SUBMISSIONS**
- 5 **COUNCILLOR QUESTION TIME**
- 6 **PETITIONS AND JOINT LETTERS**4
- 7 **PRESENTATION OF REPORTS**
 - 7.1 *217/2019 - 11-17 Dorcas Street, South Melbourne - 20 Storey tower, dwellings and retail*9
 - 7.2 *Statutory Planning Delegated Decisions - April 2020*75
 - 7.3 *Extension of interim Heritage Overlay – Tiuna Grove, Elwood*.....76
- 8 **URGENT BUSINESS**
- 9 **CONFIDENTIAL MATTERS**
Nil



3. DECLARATIONS OF CONFLICTS OF INTEREST

4. PUBLIC QUESTION TIME AND SUBMISSIONS

5. COUNCILLOR QUESTION TIME

6 PETITIONS AND JOINT LETTERS

Item 6.1 Petition requesting Planning Application 217/2019 (11-17 Dorcas Street South Melbourne) be referred to The Minister for Environment

A Petition/Joint Letter containing 5 signatures, was received from residents of Dorcas Street South Melbourne.

The Petition states the following: -

The Petition of the following named citizens draws the attention of the Council to planning application 217/2019 and its requirements under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The EPBC Act requires a developer to self-assess whether their action is likely cause severe impact on the values of a National Heritage listed area.

217/2019 is a planning application for 11-17 Dorcas St. South Melbourne 3205 for use and development of a residential building.

217/2019 is 50 meters away from the National Heritage listed area named 'Melbourne's Domain Parkland and Memorial Precinct'.

The Department of Environment has notified the developer of their legal responsibility under the EPBC Act to self-assess. The developer has notified the Department of Environment that they have self-assessed and found themselves to have no impact on the heritage values of Melbourne's Domain Parkland and Memorial Precinct.

To verify the accuracy of the developer's self-assessment, we the undersigned request the City of Port Phillip to refer 217/2019 to the Minister for the Environment for assessment under the EPBC Act.

It is The City of Port Phillip's legal requirement to refer the development to the Minister of the Environment if they believe there is even a remote chance or possibility that 217/2019 will impact the heritage values of Melbourne's Domain Parkland and Memorial Precinct. A referral can still be made if you believe the action is not going to have a significant impact, or



if you are unsure. This will provide a greater level of certainty that Commonwealth assessment requirements have been met.

OFFICER RECOMMENDATION

That the Committee:

1. Receives the Petition;
2. Considers the matters raised in the petition as part of planning report '217/2019 - 11-17 Dorcas Street, South Melbourne - 20 Storey tower, dwellings and retail'
3. Requests that officers notify the petitioner of the outcomes of this matter.

TRIM FILE NO: F20/1

ATTACHMENTS 1. **Supporting Information**



7. PRESENTATION OF REPORTS

7.1	<i>217/2019 - 11-17 Dorcas Street, South Melbourne - 20 Storey tower, dwellings and retail</i>	<i>9</i>
7.2	<i>Statutory Planning Delegated Decisions - April 2020</i>	<i>75</i>
7.3	<i>Extension of interim Heritage Overlay – Tiuna Grove, Elwood.....</i>	<i>76</i>



10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

10.1 The protection of recognised heritage values is consistent with the 'We are Port Phillip' Council Plan 2017-2027 commitment to 'protecting heritage places' and 'ensuring new development integrates with, respects and contributes to the unique heritage, character and beauty of our neighbourhoods'.

11. IMPLEMENTATION STRATEGY

11.1 TIMELINE

11.1.1 If Planning Committee decide to seek an extension to the expiry date of interim HO8, a request will be made to the Minister for Planning within 5 business days.

11.1.2 On 1 July 2020, Council will consider the Panel's recommendations on Amendment C174port (Permanent heritage controls) and decide whether to adopt the amendment (with or without changes).

11.1.3 If Council decide to adopt Amendment C174port, the amendment documentation and prescribed information will be submitted to the Minister for Planning for final approval within 10 business days.

11.2 COMMUNICATION

11.2.1 Should the Minister approve Amendment C191port, the affected landowners will be advised in writing of the Minister's decision.

11.2.2 Information about the amendment will be made available on Council's website.

12. OFFICER DIRECT OR INDIRECT INTEREST

12.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

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ATTACHMENTS Nil

8. URGENT BUSINESS

9. CONFIDENTIAL MATTERS

Nil