



PLANNING COMMITTEE

MINUTES

25 NOVEMBER 2021



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**MINUTES OF THE PLANNING COMMITTEE OF THE PORT PHILLIP CITY
COUNCIL HELD 25 NOVEMBER 2021 IN ST KILDA TOWN HALL**

The meeting opened at 6:30pm.

PRESENT

Cr Bond (Chairperson), Cr Baxter, Cr Clark, Cr Copsey, Cr Crawford, Cr Cunsolo, Cr Pearl, Cr Martin, Cr Sirakoff

IN ATTENDANCE

Brian Tee, Acting General Manager Development, Transport and City Amenity, George Borg Manager City Development, Richard Little, Senior Urban Planner, Scott Parkinson, Coordinator Statutory Planning Gateway Ward, Kirsty Pearce, Head of Governance, Rebecca Purvis, Senior Governance Officer, Emily Williams, Council Meetings Officer.

The City of Port Phillip respectfully acknowledges the traditional owners of the land we meet on. We pay our respect to their Elders, both past and present. We acknowledge and uphold their continuing relationship to this land.

1. APOLOGIES

Nil

2. CONFIRMATION OF MINUTES

MOVED Crs Martin/Pearl

That the Minutes of the Planning Committee of the Port Phillip City Council held on 23 September 2021 be confirmed.

A vote was taken and the MOTION was CARRIED unanimously.

3. DECLARATIONS OF CONFLICTS OF INTEREST

Councillor Pearl declared a general conflict in item 6.1 128 Pickles Street, South Melbourne as he has an association with a property owner.



PRESENTATION TO DEPARTING MANAGER: GEORGE BORG

Brian Tee, General Manager Development Transport and City Amenity acknowledged the service of George Borg, Manager City Development and notes that after 14 years at the City of Port Phillip, George leaves a great legacy and many achievements. His work on the development of Fishermans Bend in shaping one of the largest urban renewal projects in the world, and many iconic developments have been through the planning process on George's watch including the Victorian Pride Centre, The Stokehouse, The Esplanade Hotel, The Palais Theatre, Luna Park, The St Kilda Sea Baths, Community Housing developments at Liardet Street Port Melbourne and Marlborough Street, Balacava, the redeveloped Novotel (St Moritz) and let's not forget six series of the "The Block" in Port Phillip.

Mr Tee thanked Mr Borg for his dedicated service and wished him all the best in his new role.

The Chair, Cr Bond acknowledged Mr Borg's contributions to the City of Port Phillip and thanked him with a gift on behalf of all Councillors.

4. PUBLIC QUESTION TIME AND SUBMISSIONS

Councillor Pearl, having declared a conflict of interest in item 6.1, left the meeting at 6.37pm.

The following submissions were made verbally and can be listened to in full on our website: <http://webcast.portphillip.vic.gov.au/archive.php>

Item 6.1 128 Pickles Street, South Melbourne

- Luke Dowdle (applicant)

5. COUNCILLOR QUESTION TIME

Nil.

6. PRESENTATION OF REPORTS

Discussion took place in the following order:

- 1 128 Pickles Street South Melbourne



6.1 128 Pickles Street South Melbourne

Purpose

- 1.1 To determine an application (316/2019) for the demolition of the two existing dwellings and boundary fences and the construction of buildings and works including a two-storey dwelling with swimming pool and car parking to the rear of the site.

MOVED Crs Crawford/Martin

- 3.1 That the Responsible Authority, having caused the application to be advertised and having received and noted the objections, issue a Notice of Decision to Grant a Permit.
- 3.2 That a Notice of Decision to Grant a Permit be issued for the demolition of existing buildings and boundary fences and the development of a two-storey dwelling and associated buildings and works at 128 Pickles Street, South Melbourne.
- 3.3 That the decision be issued as follows:

1 Amended Plans required

Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a) Sightlines to demonstrate that no downward views into the secluded private open space of No. 41 Tribe Street would be possible from the first-floor master bedroom and windows to the stairs. If the sightlines do not demonstrate that no overlooking is possible, then the windows to be treated to prevent the overlooking. Where louvre or batten screening is to be used, cross section elevation drawings of the screens must be submitted to and approved by the Responsible Authority. The drawings must:
 - i. Be drawn to scale and fully dimensioned;
 - ii. Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen;
 - iii. Clearly illustrate how any louvre or batten system will prevent direct views into the neighbouring habitable room windows;
 - iv. Show the exact width and thickness of each louvre or batten, the exact spacing between each louvre or batten and a section detail from behind the screen demonstrating that direct views of adjacent habitable room windows are precluded.
- b) The height of the rear wall, on either side of the roller door, to be a maximum of 1.8 m.
- c) The first floor setback of the en-suite (ENS) and walk in robe (WIR) to be increased to a minimum of 2.09 m from the southern boundary.



2 No Alterations

The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

3 Walls on or facing the boundary

Prior to the occupation of the building(s) allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or the laneway must be cleaned and finished to a uniform standard. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed to the satisfaction of the responsible authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the responsible authority.

4 Piping and ducting

All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed to the satisfaction of the Responsible Authority.

5 No equipment or services

No plant, equipment or domestic services (including any associated screening devices) or architectural features, other than those shown on the endorsed plan are permitted, except where they would not be visible from a street (other than a lane) or public park without the written consent of the responsible authority.

6 Water Sensitive Urban Design

Before the development starts (other than demolition or works to remediate contaminated land) a Water Sensitive Urban Design Report that outlines proposed water sensitive urban design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The report must demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) or as amended.

When approved, the Report will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

7 Maintenance Manual for Water Sensitive Urban Design Initiatives

Before the development starts (other than demolition or works to remediate contaminated land) a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority.

The manual must set out future operational and maintenance arrangements for all WSUD (stormwater management) measures. The program must include, but is not limited to:

1. inspection frequency
2. cleanout procedures
3. as installed design details/diagrams including a sketch of how the system operates



The WSUD Maintenance Manual may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder' User's Guide or a Building Maintenance Guide.

8 Privacy screens/measures must be installed

Privacy screens/measures as required in accordance with the endorsed plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority.

9 Time for starting and completion

This permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing:

1. before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and
2. within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

A vote was taken and the MOTION was CARRIED unanimously.

Councillor Pearl returned to the meeting at 6.43pm.

7. URGENT BUSINESS

Nil.

8. CONFIDENTIAL BUSINESS

Nil.

As there was no further business the meeting closed at 6:43pm.

Confirmed: 24 February 2022

Chairperson _____