

STATUTORY PLANNING COMMITTEE
11 MAY 2009

B2	PORT MELBOURNE AFFORDABLE HOUSING PROJECT PLANNING ASSESSMENT PANEL COMMITTEE
LOCATION/ADDRESS:	121 LIARDET STREET AND KYME PLACE, PORT MELBOURNE
RESPONSIBLE EXECUTIVE DIRECTOR:	GEOFF OULTON
AUTHOR:	EVA PARKIN
FILE NO.:	44/03/22
ATTACHMENTS:	1. TERMS OF REFERENCE 2. A12 'APPOINTMENTS TO PORT MELBOURNE AFFORDABLE HOUSING PROJECT PLANNING ASSESSMENT PANEL' (CONFIDENTIAL) 3. PORT MELBOURNE AFFORDABLE HOUSING PROJECT PLANNING ASSESSMENT PANEL COMMITTEE AGENDA 7 OCTOBER 4. PORT MELBOURNE AFFORDABLE HOUSING PROJECT PLANNING ASSESSMENT PANEL COMMITTEE OFFICERS REPORT 20 APRIL 5. PORT MELBOURNE AFFORDABLE HOUSING PROJECT PLANNING ASSESSMENT PANEL COMMITTEE MEETING MINUTES

1. EXECUTIVE SUMMARY

- 1.1. Council established the Port Melbourne Affordable Housing Project Planning Assessment Panel ('The Panel') in June 2008. The Panel was established as a special committee by the council under section 86 of the Local Government Act to decide on planning application received from the Port Phillip Housing Association in relation to 121 Liardet Street/Kyme Place Port Melbourne.
- 1.2. This report formally advises Council of the details and outcome of the considerations of the Panel.

2. RECOMMENDATION A

- 2.1. That the Statutory Planning Committee recommend that Council resolve to:
 - 2.1.1. Note the activities of the Panel

- 2.1.2. Note the decision that the Panel made on behalf of Council as Responsible Planning Authority
- 2.1.3. Thank the Panel Members
- 2.1.4. Note the Panel is now concluded

RECOMMENDATION B

That the Port Melbourne Affordable Housing Project Planning Assessment Panel Committee resolve to advise the Council that direction signs should be erected within the public realm identifying the location of the Kyme Place car park subsequent to the completion of the residential building (rooming house) approved as per Recommendation A (above).

3. DISCUSSION

- 3.1. Council established the Port Melbourne Affordable Housing Project Planning Assessment Panel ("the Panel") on June 23, 2008 as a special committee under section 86 of the Local Government Act to decide on a planning application from the Port Phillip Housing Association in relation to 121 Liardet Street/Kyme Place.
- 3.2. The approved terms of reference (Attachment 1) set out that membership of the panel included two independent planning experts, two local residents or traders, and one councillor.
- 3.3. On August 25, 2008 Council resolved to appoint the following members to the Panel; Henry Turnbull, Fiona Costall (nee Cotter), Anthy Akritidis, Brad Hooper and Cr Judith Klepner to the Councillor position (Attachment 2)
- 3.4. The Panel met formally on October 7, 2008 to be briefed on the proposal. Refer to minutes (Attachment 3)
- 3.5. In October 2008 Council advertised a planning application for the redevelopment and part re-use of the Kyme Place car park in Port Melbourne, to develop a four storey rooming house on part of and above the existing car park.
- 3.6. Council received 40 objections to the proposal and undertook internal referrals to relevant departments, such as traffic and car parking, waste management and urban design. As a result of those responses, both from the community and internally, the applicant was advised to consider a redesign to respond to concerns raised regarding the scale of the proposal to Liardet Street, loss of surveillance into the car park and the inadequacy of manoeuvres in and out of the car park and Kyme Place itself
- 3.7. In February 2009 the applicant formally lodged a revised proposal for Council's consideration in a response to the issues raised and Council's decision would be based upon the revised plans. This plan was subsequently formally readvertised.
- 3.8. Council's Senior Planning Officer - Janine Laver Duce – was responsible for assessing the applicant's material and any objections or letters of support that may be lodged, against the provisions of the Planning Scheme. Ms

Laver Duce wrote a report and made a recommendation to the Panel to make the planning decision on behalf of Council as Responsible Planning Authority (Attachment 4)

- 3.9. In the week beginning April 13, 2009 all Panel members were individually briefed on the proposal, all submissions to the proposal and the Planning Officer's report assessing the proposal. (Attachment 4)
- 3.10. On April 20, 2009 the Port Melbourne Affordable Housing Project Planning Assessment Panel Committee met formally to consider the application and hear the submissions before the Panel. Refer Minutes (Attachment 5). Note the Chairperson has approved Minutes.
- 3.11. The decision of the Panel (by 3 votes to 2) was to issue a Notice of Decision to Grant a Planning Permit in line with the planning officer's recommendation for the development and use of the land at 121 Liardet Street and Kyme Place laneway as a four storey residential building (rooming house) for 31 individual units, as well as an associated car parking waiver pursuant to Clause 52.06 of the Planning Scheme. However, largely as a result of third party concerns, the Panel resolved to include additional permit conditions, notably the requirement for the developer to engage a qualified environmental auditor to undertake a contamination assessment of the land prior to the commencement of the development.
- 3.12. The details of the decision are included in the minutes.