



PLANNING COMMITTEE

MINUTES

12 DECEMBER 2018



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**MINUTES OF THE PLANNING COMMITTEE OF THE PORT PHILLIP
CITY COUNCIL HELD 12 DECEMBER 2018 IN ST KILDA TOWN
HALL**

The meeting opened at 6:30pm.

PRESENT

Cr Gross (Chairperson), Cr Baxter, Cr Bond, Cr Brand, Cr Copsey, Cr Crawford, Cr Pearl, Cr Simic, Cr Voss.

IN ATTENDANCE

Lili Rosic, General Manager City Strategy and Sustainable Development; George Borg, Manager City Development; Donna D'Alessandro, Planning Coordinator Gateway Ward; Simon Gutteridge, Planning Team Leader Fishermans Bend; Aidan O'Neill, Coordinator City Strategy; Kathryn Pound, Planning Coordinator Canal Ward; Alexandra Hodgson, Senior Strategic Planner; Matt Spencer, Principal Planner; Hamish Beere, Senior Planner; Scott Parkinson, Principal Planner.

The City of Port Phillip respectfully acknowledges the Yalukut Weelam Clan of the Boon Wurrung. 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 Voss/Gross

That the minutes of the Planning Committee of the Port Phillip City Council held on 14 November 2018 be confirmed.

A vote was taken and the MOTION was CARRIED.

3. DECLARATIONS OF CONFLICTS OF INTEREST

Nil



4. PUBLIC QUESTION TIME

Nil.

5. COUNCILLOR QUESTION TIME

Nil.

6. PRESENTATION OF REPORTS

Discussion took place in the following order:

- 7 15-87 GLADSTONE STREET, PORT MELBOURNE (11/2013/MIN/B)
- 8 19 SALMON STREET, PORT MELBOURNE (10/2015/MIN/A)
- 9 15-35 THISTLETHWAITE STREET AND 1-4 SHAMROCK PLACE, SOUTH MELBOURNE
- 1 AMENDMENT C142 (HERITAGE OVERLAY 6): REQUEST TO SEEK AUTHORISATION TO PREPARE AND EXHIBIT AN AMENDMENT
- 2 AMENDMENT C157 - EXTENSION OF INTERIM HERITAGE CONTROLS - FISHERMANS BEND HERITAGE AREAS
- 3 3 RAINSFORD STREET, ELWOOD
- 4 24 TENNYSON STREET, ELWOOD
28 - 32 ALBERT ROAD SOUTH MELBOURNE
- 6 7 HUGHENDEN ROAD, ST KILDA EAST
- 10 STATUTORY PLANNING DELEGATE REPORT - NOVEMBER 2018



6.7 15-87 Gladstone Street, Port Melbourne (11/2013/MIN/B)

Purpose

- 1.1 To provide a Council position on Ministerial Application 2013/00595-2 at the above-mentioned address, to amend the existing permit under Section 72 of the *Planning and Environment Act 1987* to delete condition 8(e).

MOVED Crs Voss/Copsey

That Council:

- 3.1 Advises the Minister (C/- the Department of Environment, Land, Water and Planning) that whilst Council supports the amended application, its support is subject to the retention and rewording of Condition 8(e) from:

'Canopies/awnings over footpaths to not project further than 300mm'

To:

'Canopies/awnings, planter boxes and green walls over footpaths to not project further than 550mm'

A vote was taken and the MOTION was CARRIED unanimously.



6.8 19 Salmon Street, Port Melbourne (10/2015/MIN/A)

Purpose

- 1.1 To provide a Council position on Ministerial Application PA201534819-1, 19 Salmon Street, Port Melbourne, to amend the existing permit pre-amble and plans under Section 72 of the *Planning and Environment Act 1987*.

MOVED Crs Brand/Voss

3.1 RECOMMENDATION – PART A

- 3.1.1 That Council advises the Minister (C/- the Department of Environment, Land, Water and Planning) that Council does not support the proposed extent of demolition of buildings on the site within the Heritage Overlay (HO472).

3.2 RECOMMENDATION – PART B

Authorise the Manager City Development to instruct Council's Statutory Planners and/or Solicitors on any future VCAT application for review.

A vote was taken and the MOTION was CARRIED unanimously.



6.9 15-35 Thistlethwaite Street and 1-4 Shamrock Place, South Melbourne

Purpose

- 1.1 To consider and determine application P277/2015/A, to amend existing permit P277/2015 under s 72 of the *Planning and Environment Act 1987* to make amendments to the plans, and delete condition 29 to approved permit to demolish a building in the Capital City Zone (CCZ1). Construct a multi storey tower (8 storeys) comprising retail and commercial tenancies, dwellings and associated car parking in the CCZ1. Construct and carry out works in the CCZ1. Use the land for dwellings in the CCZ1.

MOVED Crs Copsey/Voss

3.1 RECOMMENDATION - PART A

- 3.1.1 That in relation to Planning Permit Application P227/2015/A, Council issue an Amended Planning Permit, to demolish a building in the Capital City Zone (CCZ1), construct a multi storey tower (8 storeys) comprising retail and commercial tenancies, dwellings and associated car parking in the CCZ1, construct and carry out works in the CCZ1, use the land for dwellings in the CCZ1 at 15-35 Thistlethwaite Street and 1-4 Shamrock Place, South Melbourne, with the following amendments:

Amended Conditions

Condition 1 (Amended Plans Required) amended to include additional Conditions 1(v) and 1(w) as follows:

- (v) The number of residential car spaces reduced to comply with condition 29 of this permit.
- (w) All doors along Shamrock Place modified to open inwards (away from Shamrock Place).

Amended Plans

Amend the plans, generally in accordance with the drawings entitled Project No. 216095, Drawing Nos. TP00.00 Rev E, TP00.01 Rev E, TP01.01 Rev E to TP01.06 Rev E, TP01.07, TP01.08 Rev E, TP01.09 Rev E, TP01.10, TP01.11 Rev E, TP01.12 Rev E, TP02.01 Rev E to TP02.04 Rev E, TP03.01 Rev E, TP03.02 Rev E, TP05.01 Rev E and TP05.05, all dated 16.07.18, prepared by Rothe Lowman Architects, date stamped received by Council on 31/07/2018, subject to further amendments as per Conditions 1(v) and 1(w).

- 3.1.2 All other conditions including the existing Condition 1 requirements (a) to (u) and Condition 29 are to remain the same.



3.2 RECOMMENDATION - PART B

Authorise the Manager City Development to instruct Council's Statutory Planners and/or solicitors on any future VCAT application for review.

A vote was taken and the MOTION was CARRIED.



6.1 Amendment C142 (Heritage Overlay 6): Request to seek authorisation to prepare and exhibit an amendment

Purpose

- 1.1 To inform Councillors of the outcome of the consultation undertaken on the *Review of Heritage Overlay 6 Report* prepared by David Helms Heritage Planning.
- 1.2 To determine whether to endorse the *Review of Heritage Overlay 6 Report*.
- 1.3 To determine whether to request authorisation from the Minister for Planning to prepare and exhibit an amendment to the Port Phillip Planning Scheme to implement the recommendations of the Review.

The following speakers made a verbal submission in relation to this item:

Inga Walton (objector)

Ms Walton objected strongly to the inclusion of 42 Hotham Street in the Heritage Overlay. She stated that the family had not been informed by the Council that the Overlay had been applied to their property since 2006 and they had not heard of Amendment C46. She contended that they have received no notification from Council that the property was to be considered for this, or any knowledge of its inclusion back in 2006. She stated that prior to this year the last communication that they had received from Council about a potential Heritage Overlay was in August 2004. Ms Walton referred to Attachment 2 where the officer response comments stated that Council's records indicate that notification of Amendment C46 was sent to the property address and that no submission was made. Ms Walton claimed that no letter was received and questioned if the Council records were accessible to the public. She also disputed the naming of the property at 42 Hotham Street as 'Summer's House' in the David Helms Heritage Planning report and said that the family has seen no evidence of the name ever being used previously. In conclusion Ms Walton stated that the issues raised in their submission have not been adequately reflected or addressed in attachment 2 and she does not see the relevance of the Heritage Victoria report (2001) for properties in inner city Melbourne in 2018.

7.12pm Cr Crawford left the chamber.

George Bernath (objector)

Mr Bernath disagreed with the proposal to regrade the property at 35 Crimea Street as significant. The property is not a house, but has operated as a childcare centre for approximately 50 years with many additions and remodeling carried out during that time to suit the purpose. The only part of the building not significantly changed is the façade which is being remodeled and altered over the coming Christmas break, to be more consistent with its use as a childcare centre and consequently should be re-graded as nil.



Michael Walton (objector)

Mr Walton expressed his concern that he had not been receiving documents addressed to 42 Hotham Street from the council back in 2004/05 relating to the heritage Overlay on the property and was therefore unable to raise an objection. Wanted to know the reason for the heritage upgrade, because he cannot see a reason as he believes the reports have the same verbiage but get a different result. Additionally the house has never been known as Summer's house, rather a family called Summers lived there.

Farai Mufuka (objector)

Mr Mufuka is the Director of Business at St Michael's Grammar School which has a number of heritage listed facilities which are welcomed. Mr Mufuka requested that the St George's Church citation expressly stated the post war Manse is of no significance and that a second building, currently used for performing arts is also of no significance.

Mina Esther Gordon (objector)

Ms Gordon has been resident at 44 Hotham Street since 1979 and raised her family there. She objects to its inclusion this year into the Heritage overlay because she fears it will affect the resale value of her property. She stated that developers will fight hard against Council to develop land to the maximum. Ms Gordon sent two letters, but neither of these have been included in the submission, however one had been included in the details on 40 Hotham Street and consequently her objection was not addressed in the Council report. Ms Gordon advised that she had difficulty finding out information about the meeting tonight and that the reason she had come along tonight was that telephoning Council had proved ineffective with being kept on hold and not being able to talk to anyone. She stated that Councillors are voted in by the residents and property owners and we look to Council to have the best interests of their constituents at heart and we look to them to make the neighbourhood good for the people that live here.

Jean Walton (objector)

Ms Walton believes that her neighbour's property at No 44 Hotham Street has been confused with another and that lots of communications seem to go amiss. Strongly objected to not being informed of the Heritage Overlay and a lack of communication from Council. Questioned the Council's decision making processes and asked who are the heritage people that Council has employed and how much are we as ratepayers paying and is this information available under Freedom of Information.

7.45pm Cr Crawford returned to the chamber.

MOVED Crs Brand/Voss

That Planning Committee:

- 3.1 Endorses the *Review of Heritage Overlay 6 Report* at **Attachment 3** and **Attachment 4** as the strategic basis for proposing modified heritage controls within the East St Kilda area.
- 3.2 Requests authorisation from the Minister for Planning to preparation and exhibit Amendment C142, including the following specific changes to the Port Phillip Planning Scheme:



- Apply the Heritage Overlay to 140 new properties in HO6 and HO391 in the East St Kilda Area on a permanent basis, including updating the planning scheme maps and schedule to Clause 43.01 (schedule to the Heritage Overlay).
 - Apply Heritage Overlay to 21 Redan Street, St Kilda (HO503), 226 Alma Road, St Kilda (HO505) and 264-266 Alma Road, St Kilda (HO506), on a permanent basis, including updating the planning scheme maps and Schedule to Clause 43.01 (schedule to the Heritage Overlay).
 - Amend *the Port Phillip Heritage Review* Incorporated Document to:
 - update existing HO6 and HO391 citations (provided at **Attachment 4**);
 - update existing citations for 76 individually significant properties (provided at **Attachment 4**);
 - add 8 new citations for individually significant properties (provided at **Attachment 4**);
 - update the grading of 63 properties already included in the Heritage Overlay; and
 - transfer 34 properties from HO6 to HO391.
 - Amend the *City of Port Phillip Heritage Policy Map* to show added and removed 'Significant Heritage Place', 'Contributory Heritage Place' and 'Non-contributory Place' gradings in the HO6 and HO391 Precincts.
 - Amend the *City of Port Phillip Neighbourhood Character Map* to show removal of 'Contributory Outside HO' graded properties now included within the HO6 or HO391 precincts.
 - Include the *Review of Heritage Overlay 6 Report* (David Helms Heritage Planning, 2018) as a Reference Document in Clause 22.04 (Heritage Policy) (provided at **Attachment 4**).
 - Amend Clause 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).
- 3.3 Authorises the CEO (or delegate) to finalise the exhibition documentation for Amendment C142, generally in accordance with that provided in **Attachment 5**.

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- 3.4 Places *Amendment C142* on exhibition, in accordance with Section 19 of the *Planning and Environment Act 1987*, subject to Ministerial Authorisation.
- 3.5 Writes to all submitters to advise of Council's decision and to thank them for their participation *in* finalising the *Review of Heritage Overlay 6 Report*.

A vote was taken and the MOTION was CARRIED unanimously.



6.2 Amendment C157 - Extension of interim heritage controls - Fishermans Bend Heritage Areas

Purpose

- 1.1 To consider whether to make a request to the Minister for Planning, for the extension of the interim heritage controls for 496-510 City Road and 157-163 Montague Street, South Melbourne (shops and houses).

MOVED Crs Copsey/Voss

That the Planning Committee:

- 3.1 Writes to the Minister for Planning to request an extension of the interim heritage controls applying to 496-510 City Road and 157-163 Montague Street, South Melbourne (shops and houses) until 31 January 2020.

A vote was taken and the MOTION was CARRIED unanimously.



6.3 3 Rainsford Street, Elwood

Purpose

- 1.1 To consider and determine Planning Permit Application P570/2017 for construction of a three storey building comprising 4 dwellings and 4 car spaces at 3 Rainsford Street, Elwood.

The following speakers made a verbal submission in relation to this item:

Dhana Thane (supporter)

Mr Thane was very happy with the new proposal by the developer which would retain and protect the Canary Island Date Palm while construction takes place and is grateful to Council for saving the tree. Suggested that Rainsford Street as a whole should be assessed for a heritage overlay.

Mark Chester (applicant)

Mr Chester stated this proposal was a great example of a give and take approach, retaining the tree while still achieving four townhouses on the site. Asked if Council could reduce the size of the setbacks on unit one, as was originally proposed.

MOVED Crs Crawford/Copsey

- 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 buildings and works including construction of a three storey building comprising 4 dwellings and 4 car spaces at 3 Rainsford Street, Elwood
- 3.3 That the decision be 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 under Section 57A of the Planning and Environment Act 1987, but modified to show:

 - a) Reduction in the east (side) boundary setback of the second floor stair of Unit 1, which projects forward of the master bedroom, to a minimum of 7.6m and consequential reconfiguration of the internal layout.
 - b) Sightlines notated at the vehicular entrance to the site in accordance with dot point 7 of design standard 1 at Clause 52.06-9 of the Port Phillip Planning Scheme



- c) Apart from windows to balconies, all habitable room windows at the east and west elevations notated as having a sill height of 1.7m above finished floor level or provided with fixed obscure glass to 1.7m above finished floor level
- d) Deletion of planter boxes to each balcony at the east elevation and replacement with fixed privacy screening that prevents downward views to neighbouring properties. Elevation and cross section drawings of the screens must be provided. The drawings must:
 - Be drawn to scale and fully dimensioned;
 - Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen;
 - Clearly illustrate how any louvre or batten system will prevent (rather than limit) downward and horizontal views to neighbouring secluded private open space and/or habitable room windows;
 - 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 views of adjacent secluded private open space and/or habitable room windows are prevented (rather than limited)
- e) The balcony to Unit 4 deleted and replaced with an east facing balcony that matches the depth and side boundary setback of balconies to units 2 and 3. The south edge of the balcony must be setback at least 1.9m from the south (rear) boundary. The balcony must be screened at each edge with screening as per that described at condition 1d) of this permit.
- f) Deletion of the horizontal battens to the front fence and replacement with vertical battens
- g) 1.7 m high privacy screening to the south edge of the second floor balcony to unit 4. Elevation and cross section drawings of the screens must be provided. The drawings must:
 - Be drawn to scale and fully dimensioned;
 - Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen;
 - Clearly illustrate how any louvre or batten system will prevent (rather than limit) downward and horizontal views to neighbouring secluded private open space and/or habitable room windows;
 - 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 views of adjacent secluded private open space and/or habitable room windows are prevented (rather than limited)
- h) An additional 3m³ of storage provided within the vestibule of each dwelling
- i) The portion of the accessway fronting units 3 and 4 garages widened to at least 3m by increasing the setback of the garages from the east (side)



boundary

- j) All plan and elevation drawings fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD) and/or reduced levels. The first floor plan must also show detail of the framing elements above the driveway.
- k) Any changes necessary to meet the requirements of the Sustainable Design Assessment in the corresponding condition below.
- l) Any changes necessary to meet the requirements of the Water Sensitive Urban Design Response in the corresponding condition below.
- m) Any changes necessary to meet the requirements of the Landscape Plan in the corresponding condition below.
- n) Retention of the existing Canary Island palm tree located within the front setback of the building
- o) Deletion of the first floor north facing balcony to Unit 1 and the introduction of an east facing first floor balcony to Unit 1, comprising minimum dimensions of 5.8m (width) and 2.1m (depth). The balcony to also be provided with fixed screening that prevents downward views to neighbouring properties as per the requirements of condition 1d) of this permit.
- p) The east (side) setback of the east facing wall of the first floor dining room to Unit 1 increased to a minimum of 6.48m
- q) Deletion of the second floor north facing balcony to Unit 1
- r) The north (front) setback of the second floor master bedroom to Unit 1 increased to a minimum of 6.3m
- s) Changes to the first and second floor window and door configurations of the north (front) elevations

2 No Alterations

The development and colours, materials and finishes as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

3 Satisfactory continuation

Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

4 Melbourne Water

- i. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD) addressing Melbourne Water's requirements.
- ii. The setback from the frontage must be a clear 4 metres the decorative columns must be removed.



- iii. The dwellings must be constructed with Finished Floor Levels set no lower than 5.41 metres to Australian Height Datum (AHD), which is 300mm above the applicable flood level of 5.11 metres to AHD.
- iv. The garages must be constructed with finished surface levels set no lower than 5.26 metres to AHD, which is 150mm above the applicable flood level of 5.11 metres to AHD.
- v. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) to AHD, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- vi. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings, garages and driveway ramp.
- vii. Any new fences or gates must be 50% open style of construction to allow for the passage of floodwaters/overland flow
- viii. The setback from the front boundary must not be altered without prior written consent from Melbourne Water. The existing natural ground surface levels must be maintained within this setback and be kept clear of all permanent structures.

5 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.

6 Sustainable Design Assessment

Before the development starts (other than demolition or works to remediate contaminated land) a Sustainable Design Assessment that outlines proposed sustainable design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the Assessment will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

7 Incorporation of Sustainable Design initiatives

The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Design Assessment to the satisfaction of the Responsible Authority.

8 Implementation of Sustainable Design Initiatives

Before the occupation of the development approved under this permit, a report from the author of the Sustainable Design Assessment approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures and recommendations specified in the Ecologically Sustainable Design report have been implemented and/or incorporated in accordance with the approved report to the satisfaction of the Responsible Authority.

9 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.

10 Incorporation of Water Sensitive Urban Design initiatives

Before the occupation of the development approved under this permit, the project must incorporate the water sensitive urban design initiatives listed in the endorsed Water Sensitive Urban Design Report to the satisfaction of the Responsible Authority, and thereafter maintained to the satisfaction of the Responsible Authority.

11 Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)

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:

- inspection frequency
- cleanout procedures
- 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 Building User's Guide or a Building Maintenance Guide.

12 Completion of Landscaping

The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

13 Landscaping Maintenance

The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

14 Applicant to Pay for Reinstatement

Before the occupation of the development allowed by this permit, the applicant/owner must do the following things to the satisfaction of the Responsible Authority:

- a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for the development.



- b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
- c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of alterations/reinstatement.

15 Parking and Loading Areas Must Be Available

Car parking areas must be kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

16 Vehicle Crossings

Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

17 Public Services

Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority.

All costs associated with any such modifications must be borne by the applicant/owner.

18 Arborist Report

Before the development starts, a report and plan by a suitably qualified Arborist to comply with AS 4970 - 2009 Tree protection on development sites setting out how the existing Canary Island Palm tree within the front of the site, the street tree at the front of the site and trees on neighbouring land to the east of the property will be protected during construction, must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When approved the report and plan will be endorsed and form part of the permit. The tree protection measures outlined in the report must be complied with to the satisfaction of the Responsible Authority.

19 Landscape Plan

Before the development starts (other than demolition or works to remediate contaminated land), a detailed Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. The landscape plan must include retention of the existing Canary Island Palm located within the front setback of the approved building. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit.

20 Piping and ducting

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

21 No equipment or services



Any plant, equipment or domestic services visible from a street (other than a lane) or public park must be located and visually screened to the satisfaction of the responsible authority.

22 Privacy screens must be installed

Privacy screens 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.

23 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 two years of the date of commencement of works.

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

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

Permit Notes:

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Building Works to Accord with Planning Permit

The applicant/owner will provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with this planning permit.

Due Care

The developer must show due care in the development of the proposed extensions so as to ensure that no damage is incurred to any dwelling on the adjoining properties.

Days and Hours of Construction Works

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- Monday to Friday: 7.00am to 6.00pm; or
- Saturdays: 9.00am to 3.00pm.

An after-hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the responsible authority prior to the commencement of any buildings or works.

Noise



The air conditioning plant must be screened and baffled and/or insulated to minimise noise and vibration to other residences in accordance with Environmental Protection Authority Noise Control Technical Guidelines as follows:

- noise from the plant during the day and evening (7.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Weekends and Public Holidays) must not exceed the background noise level by more than 5 dB(A) measured at the property boundary
- noise from the plant during the night (10.00pm to 7.00am Monday to Friday, 10.00pm to 9.00am Weekends and Public Holidays) must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open).

Significant Trees

This permit does not authorise the pruning or removal of any significant trees and/or removal of vegetation. A permit must be obtained pursuant to Local Law No. 1 (Community Amenity) 2013, Clause 44. For further information contact Council's City Permits unit on Ph: (03) 9209 6216.

4. RECOMMENDATION – PART B

- 4.1 Authorise the Manager City Development to instruct Council's Statutory Planners and/or solicitors on any future VCAT application for review.

A vote was taken and the MOTION was CARRIED.



6.4 24 Tennyson Street, Elwood

Purpose

- 1.1 To consider and determine application P264/2017 for partial demolition and buildings and works to extend an existing two-storey apartment building at the rear of the site, including construction of one additional level, refurbishment of 20 existing dwellings to create 17 larger dwellings, reconfiguration of the communal areas and construction of a new front fence and a reduction of the standard car parking requirement at 24 Tennyson Street, Elwood.

The following speakers made a verbal submission in relation to this item:

Lenny (Magdalena) de Vries (objector)

Ms de Vries lives in Hennessey Avenue and is affected by the amphitheatre like building at the rear of 24 Tennyson Street, with regard to noise and is concerned a third level on the building will worsen the problem. Additionally cars moving in and out of the rear car park are also a noise issue. Ms de Vries asked if the characteristic terracotta tiles found in the Elwood area could be replicated in the new building.

Maugan Bastone (applicant)

Mr Bastone commented that the previous speaker lives one lot away from the site, not next door, but acknowledged that many noise issues have resulted from the current backpacker operation in the building, which his client was trying to evict.

Brett Young (applicant)

Mr Young, from Ratio Consultants spoke to the car parking provisions, currently there are 28 dwellings and 20 car spaces, however some of these were substandard, resulting in 16 usable spaces. The proposal is for 25 dwellings and 14 car spaces on site which is acceptable, particularly given the proximity to public transport, including trains, trams, buses and car share spaces. Additionally 12 bicycle parking spaces were being provided on site.

MOVED Crs Baxter/Bond

- 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 partial demolition and buildings and works to extend an existing two-storey apartment building at the rear of the site, including construction of one additional level, refurbishment of 20 existing dwellings to create 17 larger dwellings, reconfiguration of the communal areas and construction of a new front fence and a reduction of the standard car parking requirement at 24 Tennyson Street, Elwood.
- 3.3 That the decision be issued as follows:



Amended Plans

1. 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 electronic copy provided. The plans must be generally in accordance with plans referred to as: TP02-05, TP07-08, TP12-13 and TP15-19 all marked VCAT Amendment V2; TP10 and TP14 all marked VCAT Amendment V3; and TP06, TP08A, TP09 and TP11 all marked VCAT Amendment V4; all prepared by Perkins Architects and received by Council on 25 July 2018 and subsequently readvertised but modified to show:
 - a) The location of mail boxes;
 - b) Elevations of the front fence;
 - c) A minimum of one bicycle parking space per dwelling;
 - d) The initiatives outlined in the Sustainable Management Plan required by condition 5;
 - e) The initiatives outlined in the Water Sensitive Urban Design Report required by condition 8.;
 - f) Any changes resulting from the preparation of the landscape plan required by condition 11;
 - g) Any changes resulting from the recommendations of the Waste Management Plan required by condition 14;
 - h) A coloured schedule (2 copies) of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed additions; and
 - i) All plant, equipment and domestic services (including air conditioning, heating units, hotwater systems, etc.) which are to be located externally.

No Alterations

2. 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, unless the Port Phillip Planning Scheme exempts the need for a permit.

Satisfactory continuation

3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Walls on or facing the boundary

4. 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.

Sustainable Management Plan

5. Before the development starts (other than demolition or works to remediate contaminated land) an amended Sustainable Management Plan that outlines proposed sustainable design initiatives, generally in accordance with the one prepared by Sustainable Development Consultants dated August 2017 but updated to reflect the amended plans, must be submitted to and approved by the Responsible Authority. Upon approval the Plan will be endorsed as part of the planning permit and the project must incorporate the sustainable design initiatives listed.

Incorporation of Sustainable Design initiatives

6. The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan, to the satisfaction of the Responsible Authority.

Implementation of Sustainable Design Initiatives

7. Prior to the occupation of any building approved under this permit, a report from the author of the Sustainable Management Plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures specified in the Sustainable Management Plan report have been implemented in accordance with the approved Plan, to the satisfaction of the Responsible Authority.

Water Sensitive Urban Design

8. 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.

Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)



9. 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:

- inspection frequency
- cleanout procedures
- 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 Building User's Guide or a Building Maintenance Guide.

Site Management Water Sensitive Urban Design

10. The developer must ensure that:
- a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
 - b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
 - c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
 - d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;
 - e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

Landscape Plan

11. Before the development starts (other than demolition or works to remediate contaminated land), a detailed Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
- a) A survey plan, including botanical names, of all existing vegetation/trees to be retained;
 - b) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;
 - c) Significant trees greater than 1.5m in circumference, 1m above ground;



- d) All street trees and/or other trees on Council land;
- e) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways;
- f) Landscaping and planting within all open space areas of the site;
- g) All landscaping adjacent to the driveway at the front of the site being low species that will not grow above 0.9 m to preserve pedestrian sightlines; and
- h) Water sensitive urban design.

All species selected must be to the satisfaction of the Responsible Authority.

Completion of Landscaping

- 12. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development or at such later date as is approved by the Responsible Authority in writing.

Landscaping Maintenance

- 13. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

Waste management plan

- 14. Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan based on the City of Port Phillip's Waste Management Plan Guidelines for Developments must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:
 - Land use type.
 - The estimated garbage and recycling volumes for the whole development.
 - Bin quantity, size and colour.
 - The garbage and recycling equipment to be used.
 - Collection frequency.
 - The location and space allocated to the garbage and recycling bin storage area and collection point.
 - The waste services collection point for vehicles.
 - Waste collection provider.



- How tenants will be regularly informed of the waste management arrangements.
- Scaled waste management drawings.
- Signage.

Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.

Piping and ducting

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

No equipment or services

16. Any plant, equipment or domestic services visible from a street (other than a lane) or public park must be located and visually screened to the satisfaction of the responsible authority.

Privacy screens must be installed

17. Privacy screens 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.

Time for starting and completion

18. 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 two years of the date of commencement of works.

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

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

- 3.4 Authorise the Manager City Development to instruct Council's Statutory Planners and/ or solicitors on any future VCAT application for review.

A vote was taken and the MOTION was CARRIED unanimously.



6.5 28 - 32 Albert Road South Melbourne

Purpose

- 1.1 To provide Council position on Planning Permit application 1051/2017 for the construction of a multi storey (25 storey building), mixed use building, comprising food and drink premises, shop (wellness spa) and dwellings, (55 dwellings), reduction of the car parking requirements and the variation of an easement.

8.33pm Cr Copsey left the chamber.

8.35pm Cr Copsey returned to the chamber.

The following speakers made a verbal submission in relation to this item:

Gail Davis (objector)

Ms Davis stated the new proposal was an over development of a small site and should include an onsite loading bay, garbage collection and visitor car parking because of limited on-street parking. The application does not add value to the heritage area and lacks insight into the amenities required in the precinct and the height will negatively impact nearby residents and overshadow the reserve across the road.

Louis Raunik (objector)

Mr Raunik lives at 26 Albert Road and is representing other owners as Chairman of the Owners Corporation Committee. Noted there was a current permit, granted under a previous scheme, which was 18 storeys high, while the current proposal (under DDO26) was for 25 storeys, without giving regard to the other design objectives.

Karen Baynes (objector)

Ms Baynes lives at 18 Albert Road and is an objector to the proposal. However having read the report and recommendations urged Council to support the officers' recommendation with certain conditions, including the through block connection. Expressed concerns about safety in the rear laneway which is used by the residents of other buildings.

Edgar Doble (objector)

Mr Doble lives at 38 Albert Road and agreed with the objections raised by previous speakers. His main concern is the egress to and from the building, particularly if you drive, because it is only wide enough for one car.

Nick Sutton (applicant)

Mr Sutton noted that the previous footprint, agreed with Council and objectors, had not changed, but they have added an additional six storeys and 14 dwellings with some internal improvements and no changes to traffic flow. Stated that objectors issues could be rectified through permit conditions.

MOVED Crs Copsey/Voss

- 3.1 That Council adopt Recommendation "Part A" and "Part B" to advise VCAT that



- I. It would have issued a Notice of Decision to Grant a Permit
- II. Authorise the Manager City Development to instruct Council's Statutory Planners and/or Council Solicitors on the VCAT application for review.

RECOMMENDATION "PART A"

- 3.2 That the Responsible Authority, having caused the application to be advertised and having received and noted the objections, advise VCAT that, had it been the Responsible Authority for determination of the application, would have issued a Notice of Decision to Grant a Permit for the construction of a multi storey (25 storey building), mixed use building, comprising food and drink premises, shop (wellness spa) and dwellings, (55 dwellings), reduction of the car parking requirements and variation of easement at 28 - 32 Albert Road, South Melbourne with the following conditions:

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 generally in accordance with the plans submitted with the application (identified as project no 17016, plans no's plan no's A001_A(A), A010_A, A494_A(A), A494_M_A(A), A492_A(C), A491_A(B), A490_A(D), A500_A(F), A501_A(E), A502_A(D), A506_A(D), A507_A(D), A508_A(D), A518_A(C), A524_A(B), A525_A(B), A900_A(D), A901_A(D), A902_A(D), A903_A(D), A950_A(D), A951_A(C), A952_A(D), A1100_A(A), A1101_A, A1102_A(C), A1103_A(B), prepared by Elenberg Fraser but modified to show:

- a) The floor levels of the ground floor increased to a minimum of 6.292 AHD for all habitable areas and a minimum of 6.142 AHD for all non-habitable areas.
- b) The provision of an apex or flood barrier to the ramp access to the basement.
- c) The provision of a pattern or artwork to the exposed northern boundary wall.
- d) Dimensioned setbacks provided to all floor plans showing that the southern wall of the building one levels 1 to 25 would be setback a minimum 4.5m from the southern boundary.
- e) The southern edge of the rear balconies on levels 7 to 24 setback a minimum 4.5m from the southern boundary with dimensioned setbacks provided on the plans to show the 4.5m setback would be provided.
- f) Details of how the privacy of the bedrooms on level 1 would be protected from views from the wellness spa on the ground floor.
- g) Details of the apartments which comply with Standard D17 - Accessibility including:



- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
 - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
 - A main bedroom with access to an adaptable bathroom.
 - At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.
- h) The rear balconies on levels 2 to 7 to be redesigned to show a minimum 2m width would be provided along the entire balcony.
- i) Swept path diagrams to demonstrate that there would be adequate clearance from the inner column near the western car lift transfer compartment in (Basement B1).
- j) The provision of a convex mirror or similar be installed to minimise conflict between vehicles egressing from Car Lift 01 and vehicles attempting to enter car lift 02.
- k) Confirmation from the manufacturer of the car lift, the car lift make and model to be installed has the capacity to prop at different levels.
- l) Confirmation of how the shared zone will be managed between functioning as a shared zone and as a loading zone in off-peak periods.
- m) The provision of a bollard or similar structure between the accessible parking spaces and residential lobby on basement plan B1.
- n) Details of sightlines at the exit point to Albert Road to improve the visibility of pedestrians waiting on the footpath along Albert Road.
- o) A longitudinal section through the entire length of the vehicle accessway from the entry point at the Right of Way to the exit point on Albert Road (including the loading bay area).
- The longitudinal section to show details of ramp grades and head room clearance, with a minimum 3.5m head clearance to be provided throughout the entire vehicle accessway and loading bay area.
- p) A full schedule of materials, finishes and paint colours, including colour samples (colour samples in a form that is able to be endorsed and held on file), must be submitted to, be to the satisfaction of and approved by the Responsible Authority.
- q) All plant, equipment and domestic services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally and specify how they will be acoustically treated on the rooftop including details of any such screening.
- r) All plan and elevation drawings fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD) and/or reduced levels (RL).



- s) Any changes by condition 3 (Sustainable Management Plan).
- t) Any changes by condition 6 (Water Sensitive Urban Design).
- u) Any changes required by condition 10 (Waste Management Plan).
- v) Any changes required by condition 24 (Landscape Plan).
- w) An urban art contribution in accordance with condition 34.

2 No Alterations (use and development)

The layout of the site and the size, levels, design and location of buildings and works and the layout and description of the uses as shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless the Port Phillip Planning Scheme exempts the need for a permit.

3 Sustainable Management Plan

Before the development starts (other than demolition or works to remediate contaminated land) an amended Sustainability Management Plan, that outlines proposed sustainable design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed. The Sustainable Management Plan must be generally in accordance with the plan submitted with the application prepared by Ark Resources dated 16 November 2017 but modified to show:

- Thermal performance improved to meet the 6.6 stars NatHERS rating
- Address heat loss particularly through thermal bridging.
- Details of how the privacy to the level 1 bedrooms would be protected from the wellness spa on the ground floor.

4 Incorporation Sustainable Design Initiatives

The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan to the satisfaction of the Responsible Authority.

5 Implementation of Sustainable Design Initiatives

Before the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures and recommendations specified in the Ecologically Sustainable Design report have been implemented and/or incorporated in accordance with the approved report to the satisfaction 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 Incorporation of Water Sensitive Urban Design Initiatives

Before the occupation of the development approved under this permit, the project must incorporate the water sensitive urban design initiatives listed in the endorsed Water Sensitive Urban Design Report to the satisfaction of the Responsible Authority, and thereafter maintained to the satisfaction of the Responsible Authority

8 Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)

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:

- inspection frequency
- cleanout procedures
- 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 Building User's Guide or a Building Maintenance Guide.

9 Site Management Water Sensitive Urban Design (larger Multi-Unit Developments)

The developer must ensure that:

- a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
- b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
- c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
- d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;
- e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted



best practice.

10 Waste Management Plan for Higher Density Residential Development

Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan, must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.

The Waste Management Plan must be generally in accordance with the Waste Management Plan submitted with the application (Waste Space Solutions dated 13 November 2017 but modified to address the following:

- Frequency of collection and details of the time required for collection.
- Food and drink waste and recycling estimates are under (should be 535.5 using CoPP guidelines for cafes)
- Waste and recycling signage
- Charity bins are recommended for a development of this size
- Hard waste space needs to be drawn into the plans
- Traffic Management Plan needs to include truck exit from site and reversing out of the laneway is not ideal if proposed. Truck turntable within the development may be required.

11 Loading / Waste Collection

Any onsite loading/unloading or collection of waste must not occur between 7am to 9am and 4pm to 7pm Monday to Friday

12 Car Parking and Bicycle Parking Layout

Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and bicycles and access lanes as shown on the endorsed plans must be:

- Constructed;
- Properly formed to such levels that may be used in accordance with the plans;
- Surfaced with an all weather surface or seal coat (as appropriate);
- Drained and maintained; and
- Line marked to indicate each car space, visitor space, bicycle space, loading bay and/or access lane.
- Clearly marked to show the direction of traffic along access land and driveways

All to the satisfaction of the Responsible Authority.

13 Parking and Loading Areas must be Available

Car and bicycle parking and loading areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.



14 Lighting

External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

15 Direction Sign

Before the occupation of the development allowed by this permit a sign containing details and of a size to the satisfaction of the Responsible Authority must be displayed directing drivers to the area(s) set aside for car parking. The sign must be located and maintained to the satisfaction of the Responsible Authority.

16 Vehicle Crossings

Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

17 Applicant to Pay for Reinstatement

Before the occupation of the development allowed by this permit, the applicant/owner must do the following things to the satisfaction of the Responsible Authority:

- a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for the development.
- b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
- c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of alterations/reinstatement.

18 Public Services

Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

19 Car Parking Allocation

Without the further written consent of the Responsible Authority car parking for the approved development must be allocated on any Plan of Subdivision as follows:

- A minimum of 1 car space for each one and two bedroom apartment



- A minimum of 2 car spaces for each three or four bedroom apartment
- A minimum of 6 visitor spaces
- A minimum 3 spaces for the commercial spaces for staff
- No car parking spaces are permitted to be leased to anyone not working or living on the premises.

All to the satisfaction of the Responsible Authority.

20 On-Site Bicycle Parking

Before the development is occupied, bicycle racks must be provided on the land to the satisfaction of the Responsible Authority.

21 Car Parking Automated System and Lift Maintenance and Provision

The mechanical car stackers, lift and turntable are to be maintained in a good working order and be permanently available for the parking of vehicles in accordance with their purpose, to the satisfaction of the Responsible Authority.

Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker/ turntable/ lift system management plan including but not limited to the following:

- a) Details of the operation of the car lift and stacker system when waste would be collected or the loading space is in operation.
- b) Allocation of car parking spaces according to vehicle size and type;
- c) Ongoing maintenance of the car stacker system;
- d) Instructions to owners/occupiers about the operation of the car stacker system; and
- e) Communicating to prospective residents about the availability of car stacker spaces and sizes.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

22 Pedestrian Arcade

Subject to the consent of the Port Phillip City Council as the relevant land owner, prior to occupation, the permit holder at its cost must deliver a ground floor treatment that delineates the pedestrian path in between the pedestrian links of the subject site and the approved pedestrian link on no 13 - 21 Palmerston Crescent.

23 Public access to Pedestrian Arcade

Except with written consent of the Responsible Authority, pedestrian access among the northern boundary must be closed to the general public (not residents and their visitors between the hours of 12 midnight and 6.00am).

24 Landscape Plan

Before the development starts (other than demolition or works to remediate



contaminated land), a detailed Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

- a) A survey plan, including botanical names, of all existing vegetation/trees to be retained;
- b) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;
- c) Significant trees greater than 1.5m in circumference, 1m above ground;
- d) All street trees and/or other trees on Council land;
- e) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways;
- f) Landscaping and planting within all open space areas of the site;
- g) Water sensitive urban design.

All species selected must be to the satisfaction of the Responsible Authority.

25 Completion of Landscaping

The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

26 Landscaping Maintenance

The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

27 External Finishes

Before the development starts (other than demolition or works to remediate contaminated land), a full schedule of materials, finishes and paint colours, including colour samples (colour samples in a form that is able to be endorsed and held on file), must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.

28 No change to external finishes

All external materials, finishes and colours as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

29 No equipment or services

Any plant, equipment or domestic services visible from the primary street frontage (other than a lane) or public park must be located and visually screened to the satisfaction of the Responsible Authority.



30 Noise Attenuation for Apartments

Before the use commences, the applicant/owner must ensure that internal noise levels of the sleeping areas of the proposed dwellings must not exceed 35dB(a) with the windows closed; and for all other habitable rooms, levels must not exceed 40dB(A) with windows closed in accordance with relevant Australian Standards for acoustic control (including AS2107-1987 and AS3761 – Road Traffic) to the satisfaction of the Responsible Authority.

A report prepared by a suitably qualified professional demonstrating compliance with the requirements of this condition must be submitted prior to the commencement of the use.

31 Ongoing Involvement of the Architect

The applicant must retain Elenberg Fraser Architects to complete the design and provide architectural oversight of the delivery of the detailed design as shown in the endorsed plans and endorsed schedule of materials and finishes during construction except with the prior written approval of the Responsible Authority.

32 Number of Dwellings

Without the further written consent of the Responsible Authority, no more than 55 dwellings may be constructed on the land.

33 Wind Assessment

Before the development starts, an amended Wind Impact Assessment, generally in accordance with the one prepared by Vipac dated 23 November 2017 must be provided for the written endorsement of the Responsible Authority. Any modifications required to the development in order to ensure acceptable wind conditions must be submitted to and approved by the Responsible Authority as part of the plans for endorsement. The design details of any wind mitigation works must receive the endorsement of the owner's wind climate experts, preferencing the use of architectural features and planting to resolve any issues identified, to the satisfaction of the Responsible Authority.

34 Urban Art Plan

Before the occupation of the development allowed by this permit, an urban art plan in accordance with Council's Urban Art Strategy must be submitted to, be to the satisfaction of and approved by the Responsible Authority. Urban art in accordance with the approved plan must be installed prior to the occupation of the building to the satisfaction of the Responsible Authority.

35 Rail Projects Victoria (condition 1)

Provision of Final Foundation Plans

Prior to occupation, the permit holder must provide Rail Projects Victoria with a copy of the final foundation designs, loading and as-constructed details of the footings and if piled, the piling records. Plans should be submitted electronically by emailing planninoapprovalsrailprojects.vic.dov.au quoting reference no. MM2018/005.



36 Rail Projects Victoria (condition 2)

Ground Anchor/Rock Bolts

Ground anchors or rock bolts used in the development must not intrude into the road reserve of Albert Road unless first agreed in writing by Rail Projects Victoria.

37 Rail Projects Victoria (condition 3)

Ground Water Management Plan

Before bulk excavation of the development starts, a Groundwater Management Plan must be submitted to the satisfaction of Rail Projects Victoria to demonstrate that any change in the groundwater level will not have adverse impact on the Metro Tunnel structures.

38 Rail Projects Victoria (condition 4)

Construction Management Plan and Traffic Management Plan

Before development starts, including demolition and bulk excavation, a Construction Management Plan and Traffic Management Plan must be submitted to the satisfaction of Rail Projects Victoria.

The Construction Management Plan and Traffic Management Plan may be approved in stages. The Construction Management Plan and Traffic Management Plan must include details of (but not be limited to) management proposals to minimise impacts to Metro Tunnel Infrastructure during construction and must set out objectives and performance and monitoring requirements for:

Construction Management Plan

- a) The demolition and construction program
- b) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services
- c) Describe how the public interfaces between the Melbourne Metro Tunnel project area and the subject site will be managed in respect to public and worker safety and wayfinding
- d) Measures to ensure that all works on the subject site will be carried out in accordance with the Construction Management Plans.

Traffic Management Plan

- a) Preferred arrangement for trucks accessing to the subject site, including delivery and unloading and expected duration and frequency
- b) How traffic management (including traffic controllers) will be delineated from the Melbourne Metro Tunnel project and the subject site to avoid confusion between areas of control.

39 Rail Projects Victoria (condition 5)

Compliance with Groundwater Management Plan, Construction Management Plan, and Traffic Management Plan



All demolition and construction works must be carried out in accordance with the approved Groundwater Management Plan, Construction Management Plan, and Traffic Management Plan. These must be implemented at no cost to Rail Projects Victoria.

40 Time for Starting and Completion

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

- a) The development is not started within two (2) years of the date of this permit.
- b) The development is not completed within two (2) years of the date of commencement of works.
- c) The use is not commenced within two (2) years of the completion of the development.

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

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

RECOMMENDATION “PART B”

- 3.3 Authorise the Manager City Development to instruct Council’s Statutory Planners and/or Council’s solicitors on the VCAT application for review

A vote was taken and the MOTION was CARRIED unanimously.



6.6 7 Hughenden Road, St Kilda East

Purpose

- 1.1 To consider and determine Planning Permit Application P350/2018 for the construction of six dwellings on a lot in a two and three-storey building with an associated basement car park and to construct a front fence exceeding 1.5m height at 7 Hughenden Road, St Kilda East.

The following speaker made a verbal submission in relation to this item:

Mark Chester (applicant)

Mr Chester stated there was overwhelming State and local planning policy support for this particular application and asked Councillors to support the officers' recommendation.

MOVED Crs Copsey/Gross

- 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 construction of six dwellings on a lot in a two and three-storey building with an associated basement car park at 7 Hughenden Road, St Kilda East
- 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 application plans but modified to show:

- a) The hotwater and air-conditioning units as shown on the roof plan to also be shown on the elevation and section plans and screened to the same height of the units
- b) The corner splays/sightlines located adjacent the driveway kept 50% clear of visual obstructions and all landscaping less than 900mm in height
- c) Amended privacy screen details which reduce the height of the screens to 1.7m above finished floor level and include elevation and cross section drawings of the screens. The drawings must:



- Be drawn to scale and fully dimensioned;
 - Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen;
 - Clearly illustrate how any louvre or batten system will prevent (rather than limit) downward and horizontal views to neighbouring secluded private open space and/or habitable room windows;
 - 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 views of adjacent secluded private open space and/or habitable room windows are prevented (rather than limited)
- d) Privacy screening provided to the first floor east facing bedroom window to dwelling 1 and the east edge of the second floor balcony to dwelling 1. The privacy screen must be designed as per the screening described at condition 1c) of this permit
- e) All habitable room windows notated as openable apart from those windows with obscure glass. The windows with obscure glass must be notated as having fixed obscure glass to 1.7m above finished floor level with the remainder of the window above 1.7m being openable
- f) The first floor louvres facing the street to be spaced further apart and provided with a deeper profile. The lower 1.5m portion of the louvres may be operable whilst the remaining upper portion must be fixed
- g) The front fence deleted and replaced with a fence of no more than 1.5m high, comprising a low masonry plinth, punctuated by masonry pillars with charcoal palisade inserts that match the proposed pedestrian gates
- h) A notation on the plans stating that the rainwater tanks will be used for toilet flushing and garden irrigation.
- i) A clothesline in each of the east facing ground floor courtyards.
- j) A shading device or overhang to be provided to the following windows:
- i. East facing dining room and bedroom window to dwelling 1
 - ii. East facing living room windows to dwellings 3 to 6
 - iii. West facing retreat window to dwelling 6
 - iv. West facing bedroom window to dwelling 2
 - v. North facing window to walk in robe of dwelling 6
 - vi. East facing bedroom windows to dwellings 3 to 5
- k) A notation on the plans stating that all habitable room windows and glass doors will be double glazed.
- l) A notation indicating the extent of all permeable paving.



- m) Any changes necessary to meet the requirements of the Sustainable Design Assessment in the corresponding condition below.
- n) Any changes necessary to meet the requirements of the Water Sensitive Urban Design Response in the corresponding condition below.
- o) Any changes necessary to meet the requirements of the Landscape Plan in the corresponding condition below.

2 No Alterations

The development and colours, materials and finishes as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

3 Satisfactory continuation

Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

4 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.

5 Sustainable Design Assessment

Before the development starts (other than demolition or works to remediate contaminated land) a Sustainable Design Assessment that outlines proposed sustainable design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the Assessment will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

6 Incorporation of Sustainable Design initiatives

The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Design Assessment to the satisfaction of the Responsible Authority.

7 Implementation of Sustainable Design Initiatives

Before the occupation of the development approved under this permit, a report from the author of the Sustainable Design Assessment approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures and recommendations specified in the Ecologically Sustainable Design report have been implemented and/or incorporated in accordance with the approved report to the satisfaction of the Responsible Authority.



8 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.

9 Incorporation of Water Sensitive Urban Design initiatives

Before the occupation of the development approved under this permit, the project must incorporate the water sensitive urban design initiatives listed in the endorsed Water Sensitive Urban Design Report to the satisfaction of the Responsible Authority, and thereafter maintained to the satisfaction of the Responsible Authority.

10 Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)

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:

- inspection frequency
- cleanout procedures
- 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 Building User's Guide or a Building Maintenance Guide.

11 Completion of Landscaping

The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

12 Landscaping Maintenance

The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.



13 Applicant to Pay for Reinstatement

Before the occupation of the development allowed by this permit, the applicant/owner must do the following things to the satisfaction of the Responsible Authority:

- a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for the development.
- b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
- c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of alterations/reinstatement.

14 Parking and Loading Areas Must Be Available

Car parking areas must be kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

15 Vehicle Crossings

Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

16 Public Services

Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

17 Arborist Report

Before the development starts, a report and plan by a suitably qualified Arborist to comply with AS 4970 - 2009 Tree protection on development sites setting out how the existing street tree at the front of the site, the tree within the naturestrip at the front of the site and trees on neighbouring land to the north of the property will be protected during construction, must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When approved the report and plan will be endorsed and form part of the permit. The tree protection measures outlined in the report must be complied with to the satisfaction of the Responsible Authority.



18 Waste Management

An adequate waste management arrangement must be provided for the premises, in accordance with Council's Local Law No. 1 (Community Amenity) 2013 to the satisfaction of the Responsible Authority.

19 Piping and ducting

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

20 No equipment or services

Any plant, equipment or domestic services visible from a street (other than a lane) or public park must be located and visually screened to the satisfaction of the responsible authority.

21 Privacy screens must be installed

Privacy screens 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.

22 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 two years of the date of commencement of works.

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

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

Permit Notes:

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Building Works to Accord with Planning Permit

The applicant/owner will provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with this planning permit.

Due Care

The developer must show due care in the development of the proposed extensions so as to ensure that no damage is incurred to any dwelling on the adjoining properties.



Days and Hours of Construction Works

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- Monday to Friday: 7.00am to 6.00pm; or
- Saturdays: 9.00am to 3.00pm.

An after-hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the responsible authority prior to the commencement of any buildings or works.

Noise

The air conditioning plant must be screened and baffled and/or insulated to minimise noise and vibration to other residences in accordance with Environmental Protection Authority Noise Control Technical Guidelines as follows:

- a) noise from the plant during the day and evening (7.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Weekends and Public Holidays) must not exceed the background noise level by more than 5 dB(A) measured at the property boundary
- b) noise from the plant during the night (10.00pm to 7.00am Monday to Friday, 10.00pm to 9.00am Weekends and Public Holidays) must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open).

Significant Trees

This permit does not authorise the pruning or removal of any significant trees and/or removal of vegetation. A permit must be obtained pursuant to Local Law No. 1 (Community Amenity) 2013, Clause 44. For further information contact Council's City Permits unit on Ph: (03) 9209 6216.

4. RECOMMENDATION – PART B

- 4.1 Authorise the Manager City Development to instruct Council's Statutory Planners and/or solicitors on any future VCAT application for review.

A vote was taken and the MOTION was CARRIED unanimously.



6.10 Statutory Planning Delegate Report - November 2018

Purpose

To present a summary of all Planning Permits issued in accordance with the Schedule of Delegation made under Section 98 of the Local Government Act 1989 and Section 188 of the Planning & Environment Act 1987 adopted by Council on 24 July 1996 and as amended, for the Port Phillip Planning Scheme.

MOVED Crs Gross/Voss

That Council:

- 2.1 Receives and notes the November 2018 report regarding the summary of all Planning Decisions issued in accordance with the Schedule of Delegation made under Section 98 of the Local Government Act 1989 and Section 188 of the Planning & Environment Act 1987 adopted by Council on 24 July 1996 and as amended, for the Port Phillip Planning Scheme.

A vote was taken and the MOTION was CARRIED unanimously.

7. URGENT BUSINESS

Nil.

8. CONFIDENTIAL BUSINESS

Nil.

As there was no further business the meeting closed at 9.25pm.

Confirmed: 27 February 2019

Chairperson _____