



PLANNING COMMITTEE

AGENDA

29 FEBRUARY 2024



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Planning Committee

Welcome

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

About this meeting

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

Public Question Time and Submissions

Public Question Time Provision is made at the beginning of the meeting for general question time from members of the public concerning planning matters.

Members of the public have the option to either participate in person or join the meeting virtually via Teams to ask their questions live during the meeting.

If you would like to address the Council and /or ask a question on any of the items being discussed, please submit a 'Request to Speak form' by 4pm on the day of the meeting via Council's website:

[Request to speak at a Council meeting - City of Port Phillip](#)





PORT PHILLIP CITY COUNCIL PLANNING COMMITTEE

To Councillors

Notice is hereby given that a **Planning Committee Meeting** of the Port Phillip City Council will be held in **St Kilda Town Hall** and **virtually via Teams** on **Thursday, 29 February 2024 at 6:30pm**. At their discretion, Councillors may suspend the meeting for short breaks as required.

AGENDA

- 1 **APOLOGIES**
- 2 **MINUTES OF PREVIOUS MEETINGS**
Minutes of the Planning Committee 14 December 2023.
- 3 **DECLARATIONS OF CONFLICTS OF INTEREST**
- 4 **PUBLIC QUESTION TIME AND SUBMISSIONS**
- 5 **COUNCILLOR QUESTION TIME**
- 6 **PRESENTATION OF REPORTS**
 - 6.1 78, 80-94 Cecil Street, 119-125 Market Street, 3-5, 7 Northumberland Street and 146-164, 166, 168, 170 York Street, South Melbourne 7
 - 6.2 Statutory Planning Delegated Decisions Report 14 December 2023 to January 2024 (Inclusive) 151
- 7 **URGENT BUSINESS**
- 8 **CONFIDENTIAL MATTERS**
Nil



3. DECLARATIONS OF CONFLICTS OF INTEREST

4. PUBLIC QUESTION TIME AND SUBMISSIONS

5. COUNCILLOR QUESTION TIME

6. PRESENTATION OF REPORTS

- 6.1 78, 80-94 Cecil Street, 119-125 Market Street, 3-5, 7 Northumberland Street and 146-164, 166, 168, 170 York Street, South Melbourne..... 7
- 6.2 Statutory Planning Delegated Decisions Report 14 December 2023 to January 2024 (Inclusive) 151



6.1 78, 80-94 CECIL STREET, 119-125 MARKET STREET, 3-5, 7
NORTHUMBERLAND STREET AND 146-164, 166, 168, 170
YORK STREET, SOUTH MELBOURNE

LOCATION/ADDRESS: 78, 80-94 CECIL STREET, 119-125 MARKET STREET, 3-5, 7
NORTHUMBERLAND STREET AND 146-164, 166, 168, 170 YORK
STREET, SOUTH MELBOURNE

EXECUTIVE MEMBER: BRIAN TEE, GENERAL MANAGER, CITY GROWTH AND
DEVELOPMENT

PREPARED BY: SCOTT PARKINSON, PRINCIPAL PLANNER

1. PURPOSE

- 1.1 To determine an application to amend planning permit 303/2018 which seeks to modify the planning approval to incorporate a supermarket and commercial car park, a redesigned building including additional levels and floorspace with a new form and design and add the properties at 78 Cecil Street and 166-170 York Street.

2. EXECUTIVE SUMMARY

WARD:	Gateway
TRIGGER FOR DETERMINATION BY COMMITTEE:	16 or more objections
APPLICATION NO:	303/2018/A
APPLICANT:	Urbis Pty Ltd
EXISTING USE:	Vacant (current planning approval is for an office and retail development)
ABUTTING USES:	A range of commercial and community land uses but predominantly office and retail
ZONING:	Commercial 1 Zone (C1Z) and Commercial 2 Zone (C2Z)
OVERLAYS:	Design and Development Overlay (DDO8) Environmental Audit Overlay (EAO) Heritage Overlay (HO289)
STATUTORY TIME REMAINING FOR DECISION AS AT DAY OF COUNCIL	Expired

- 2.1 Planning Permit 303/2018 issued by VCAT on 1 May 2019, allows for the construction of an eight storey commercial building, comprising office, shop and two food and drinks premises. 270 car parking spaces were to be provided within three basement levels which would be accessed from Northumberland Street.
- 2.2 This is a S72 application to amend the current planning approval. Several changes are proposed in the amendment application including a new supermarket to be added to the ground floor along with a commercial car park within the basement. The application also proposes a newly designed building at a larger scale and different architectural design. The proposal would increase the scale of the building by two additional storeys



and 13.82m, increase the office floor area by approximately 5,500 sqm and add a 3,394sqm supermarket. The amendment application also seeks to include the properties at 166-170 York Street at 78 Cecil Street into the development. The property at 78 Cecil Street contains a heritage hotel building which it is proposed to be incorporate but adapted back to its historic use as a hotel.

- 2.3 The Victorian planning system recognises that a permit holder's intentions may change over time. Rather than requiring a new permit application to be made every time a change is proposed, Section 72 of the Planning and Environment Act 1987 allows applicants to apply to the responsible authority for an amendment to a permit and associated plans. The assessment of this application is confined to the proposed changes to what has already been approved.
- 2.4 An application to amend a permit under Section 72, including any plans, drawings or other documents approved under a permit, follows the same process as an application for a permit. It has the same requirements for giving notice and referral.
- 2.5 The application was advertised and received 16 objections. The concerns raised relate to a broad range of issues including concerns that the changes are a transformation of the proposal, the adverse impact the supermarket would have on the vitality of Clarendon Street, noncompliance with the design and development overlay, the impact on heritage, traffic impacts, car parking and the impact of loading particularly on Northumberland Street.
- 2.6 A Consultation Meeting was held on 24 October 2023. The meeting was attended by the Gateway ward councillors, the applicant, objectors, and planning officers. The meeting resulted in no formal changes being made to the application. However, following the meeting the applicant has investigated the proposed loading arrangement to the Supermarket which is now proposed to be changed so that loading vehicles would enter and exit the loading area in a forward direction (as shown on a set of Revised Plans).
- 2.7 During the processing of this amendment application the proposal was formally amended under S57A of the Act which made several significant changes to the proposal. These included a revised design by new architects (Woods Bagot) which modified the layout form and design of the building and added a range of proposed public realm works.
- 2.8 The changes sought in the amendment application expand the scope from the current approval where a larger office development is proposed, and a supermarket would now be included on the ground floor of the building. The proposal measures favourably with the Planning Policy Framework, particularly given the strategic location of the site in the South Melbourne Central Activity Centre where there is a strong policy emphasis to support the existing commercial base of South Melbourne in business services and light industry and the expansion of the area as a location for knowledge based and creative industries.
- 2.9 A larger building is proposed in the amendment application with a different design approach from the current approval. It is considered that the new design measures favourably against the character sought for South Melbourne Central and the design objectives detailed in the Design and Development Overlay that affects the site. The new design would improve on the previous design with a more modulated form to create a finer grain of scale, materiality and texture and an innovative design approach to the upper levels to reduce the "wedding cake" appearance of the building. Overall,



the amended proposal is considered a high-quality architectural building, designed to respond to the important character and design attributes identified for South Melbourne Central and which would have a positive impact on the surrounding area.

- 2.10 A building of the size and scale that is proposed needs careful consideration of the traffic, parking and access and manoeuvring associated with the development. These issues have been resolved during the processing of the application where the traffic associated with the development would not adversely affect the surrounding street network, appropriate car parking has been provided and loading would be appropriately managed to not adversely affect the surrounding area.
- 2.11 Beyond these matters the proposal is highly resolved where it would provide excellent bicycle parking provision, acceptable ESD and WSUD outcomes, and reasonable waste management outcomes.
- 2.12 The development that would be approved by the amendment application would deliver a net community benefit to its site and surrounds subject to the conditions forming part of this recommendation.
- 2.13 It is considered that the changes proposed in the amendment application are acceptable subject to modifications to the conditions of the existing permit. It is recommended that Council issues a Notice of Decision to Amend a Planning Permit.

3. RECOMMENDATION A - NOTICE OF DECISION TO AMEND A PLANNING PERMIT

- 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 Amend a Permit be issued for the construction of a multi storey building comprising office, shops and food and drinks premises (as of right uses), building and works in association with a Design and Development Overlay and reduction in car parking at 80 - 94 Cecil Street, 3 - 5 Northumberland Street, 7 Northumberland Street 119 - 125 Market Street and 146 - 164 York Street, South Melbourne.

Amended Permit Preamble

The Permit Preamble to be amended to be (with new changes shown in **bold**):

Demolish a building and construct or carry out works in a Heritage Overlay, use of a Commercial car park, construction of a multi storey building comprising office, ***supermarket***, shops and food and drinks premises (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking. generally, in accordance with the endorsed plans and subject to the following conditions.

Add the properties at **78 Cecil Street and 166-170 York Street** to the permit address.

Amended Conditions

The conditions to be (with changes shown to be deleted as ~~strike through~~ and new conditions shown in **bold**)

Amended Plans Required

- 1 Before the use or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the



permit. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application, identified as the plans drawn by Hassell dated 29 June 2018 and received by Council on 03 August 2018 **Woods Bagot dated 11/08/23 and Council date stamped 16/08/2023** but modified to show:

- a) ~~The changes made in the Revised Plans prepared by Hassell Architects dated 9 October 2018 and received by Council on 10 October 2018. Deleted~~
- b) ~~The location of the fob sensor / reader point with swept path diagram demonstrating the largest vehicle accessing the site have suitable clearance from the fob reader. Deleted.~~
- c) ~~Details of the car park security gate which must be a minimum 6m from the site boundary. Deleted.~~
- d) Amended ground clearance diagrams for ingress and egress demonstrating a vehicle proposed at various locations between ramp transitions. The ground clearance diagram for ingress must demonstrate that a B99 vehicle would not scrape the ground level of basement 1.
- e) The position and annotated size and water reuse of the rain water tanks and the fire test water tank.
- f) Annotations added for any Electric Vehicles (EV) charging infrastructure including bicycle spaces.
- g) Provide details and annotations that windows and glazed doors are to be double-glazed with details provided of the sash operation of windows.
- h) Indicate the location of condenser units and external hot water systems on the drawings.
- i) Annotate the provision of taps and floor waste gullies to all balconies and courtyards.
- j) The location of all external plant equipment (including air conditioning, heating units, hotwater systems, etc.) on the relevant elevation plans with accurate dimensions.
- k) 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.
- l) The proposed location of Urban Art.
- m) Any changes in accordance with the recommendations of the Sustainable Management Plan at condition 7.
- n) Any changes in accordance with the Landscape Plan at condition 12
- o) The changes, particularly the redesigned loading bay arrangement to the Supermarket on Northumberland Street, that are shown in the Revised Plans prepared by Woods Bagot Plan no's TP1207, TP1208, TP1209, TP1210, TP1211, TP1212, and TP1213 dated 13/12/2023 and council date received 2/01/2024.**

- p) Detailed architectural drawings of the façade details, lighting and the tower cantilever over the heritage hotel building at 78 Cecil Street.
- q) Details of the awning design over the footpath to ensure adequate weather protection would be provided for pedestrians.
- r) Details of the back of house services for the small ground floor tenancies.
- s) Details of the integrated signage for the development.
- t) Measured drawings of the retained sections of the façade of the Southern Cross Hotel building at 78 Cecil Street.

Right of Way (RoW) at rear of site

- 2 ~~Before the development starts (other than demolition or works to remediate contaminated land) the applicant must provide evidence in writing to the satisfaction of the Responsible Authority that an agreement has been reached to purchase from Council the part of the Right of Way incorporated in the development and proposed to be built over. Should the purchase not proceed, the development would need to be revised to the satisfaction of the Responsible Authority.~~ Deleted

Northumberland Street Public Realm Upgrade

- 3 Before the development starts, or by such later date as approved in writing by the Responsible Authority, a Northumberland Street Public Realm Plan is to be prepared and approved to the satisfaction of the Responsible Authority. When approved, the Northumberland Street Public Realm Plan will be endorsed and will form part of this permit. The Public Realm works are to be designed in conjunction with Council's Planning and Open Space departments and are to be generally in accordance with the City of Port Phillip's Activating Laneway Strategy 2011, Design and Technical Standards and associated guidelines in relation to landscape design, planting species, materials and finishes and should include, but not be limited to:
 - a) Trees interspersed along the length of the street in appropriate locations.
 - b) New footpath paving, kerb and channel on both sides of the street
 - c) Replacement and refinishing of the road surface
 - d) Additional lighting to improve safety and surveillance for pedestrians
 - e) Investigation of the removal or relocation of the loading bay to facilitate improved access to the street and car park entry for the subject site
 - f) Appropriate and safe footpath widths
 - g) Minimal loss of on street car parking
 - h) Pedestrian priority treatments provided at the intersections of York and Market Streets

All works shown in the approved Northumberland Street Public Realm Plan must be completed within 6 months of the date of completion of the development.



Section 173 Agreement

- 4 Before the development starts (other than demolition or works to remediate contaminated land), the owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the owner must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land pursuant to Section 181 of the Section 173 of the Planning and Environment Act 1987, and must provide for the following:
- a) Any costs associated with the Northumberland Street upgrade **and Public Realm Plan** must be paid for by the owner
 - b) Tree species must be approved by Council's arborist and must not unreasonably interfere with the operation of Northumberland Street
 - c) Trees must be maintained by the owner for a period of 12 months. Any diseased or damaged trees must be removed and replaced at the cost of the owner to the satisfaction of the Responsible Authority.
 - d) Road surface to be asphalt to the satisfaction of the Responsible Authority.
- The agreement will be registered on Title in accordance with Section 181 of the Planning and Environment Act 1987. A dealing number must be provided to the Responsible Authority.

No Alterations

- 5 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.

No Change to External Finishes

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

Sustainable Management Plan

- 7 Before the plans required by Condition 1 of this permit are endorsed a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The report must be generally in accordance with the SMP-prepared by Arup dated 11/04/2018 submitted with the application **Arup dated 11 August 2023, submitted for the amendment application, but modified to provide details of stormwater treatment.**

Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. Amendments to the SMP must be incorporated into plan changes required under Condition 1.



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

Walls on or Facing the Boundary

- 9 Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also 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.

Urban Art Plan

- 10 Before the development starts (other than demolition or works to remediate contaminated land), 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. The value of the urban art must be at least 0.5% of the total building cost of the development to the satisfaction of 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.

Waste Management Plan

- 11 Concurrent with the endorsement of plans, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The Waste Management Plan must be generally in accordance with the Waste Management Plan submitted with the **amendment** application prepared by Arup dated 27 July 2018 **MGA, dated 8 August 2023, but modified to show the following:**
 - a) **The 660 litre bins proposed for organic waste to be replaced by bins that have a maximum size of 240 litres.**
 - b) **Consideration of the provision of a commercial dehydrator or similar equipment for organic waste.**
 - c) **Details of the responsible party/role for the management of waste rooms and equipment including the cleaning and removal of any hard waste/E-waste material from the development.**
 - d) **Collection times detailed in the WMP.**

Landscape Plan

- 12 Before the development starts (other than demolition or works to remediate contaminated land), an amended 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) Details of landscaping to the communal terrace area
- b) survey plan, including botanical names, of all existing vegetation/trees to be retained
- c) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary
- 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) Soil depths and irrigation
- g) Landscaping and planting within all open space areas of the site
- h) Water sensitive urban design

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

Completion of Landscaping

- 13 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.

Landscaping Maintenance

- 14 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.

Arborist Report

- 15 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 trees along Cecil Street and York Street 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.

Ongoing Involvement of Architect

- 16 The owner of the land must retain ~~Hassell Architects~~ **Woods Bagot** 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 unless with the prior written approval of the Responsible Authority.



Preliminary Environmental Assessment

17 Before the development commences, excluding remediation works necessary to facilitate the testing, the applicant must carry out a Preliminary Environmental Assessment (PEA) of the site to determine if it is suitable for the intended uses. This PEA must be submitted to and be approved by the Responsible Authority prior to the commencement of the development. The PEA should include:

- a) Details of the nature of the land uses previously occupying the site and the activities associated with these land uses, including the filling of the site. This should include details of how long the uses occupied the site.
- b) A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.

Should the PEA reveal that further investigative or remedial work is required to accommodate the intended uses, then prior to the commencement of the development (excluding demolition), the applicant must carry out a Comprehensive Environmental Assessment (CEA) of the site to determine if it is suitable for the intended uses. This CEA must be carried out by a suitably qualified environmental professional or a person who is acceptable to the Responsible Authority. This CEA must be submitted to and be approved by the Responsible Authority prior to the commencement of the development.

Where a CEA is provided, all the conditions of the assessment must be complied with to the satisfaction of the Responsible Authority prior to the occupation of the building. Written confirmation of compliance must be provided by a suitably qualified environmental professional or other suitable person acceptable to the Responsible Authority. In addition, sign-off must be in accordance with any requirements in the Statement of conditions regarding verification of required works.

Piping, Ducting Service Units

18 All service pipes/service units (excluding down pipes, guttering and rainwater heads) must be concealed from view from the public realm and any screening devices suitably integrated into the design of the building to the satisfaction of the Responsible Authority.

No Equipment and Services

19 No equipment, services and/or exhausts other than those shown on the endorsed plan must be erected on external walls or above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Car and Bicycle Parking

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

- a) Constructed
- b) Properly formed to such levels that may be used in accordance with the plans
- c) Surfaced with an all weather surface or seal coat (as appropriate)
- d) Drained and maintained



- e) Line marked to indicate each car space, bicycle space, loading bay and/or access lane; and
- f) Clearly marked to show the direction of traffic along access land and driveways.

All to the satisfaction of the Responsible Authority.

Car Parking Allocation

- 21 The following car parking allocation for this development must not be altered without the written consent of the Responsible Authority:

- ~~• Not less than 1.79 car spaces per 100sqm of net leasable floor area for the offices.~~
- ~~• Not less than 4 car spaces for employees of the retail and food and drinks tenancies~~
- **192 public car park spaces.**
- **135 private car parking spaces.**

All of the spaces must be independently accessible and none of the private spaces are permitted to be leased to anyone not working on the premises.

Parking and loading areas must be available

- 22 Car and bicycle parking and loading areas and access lanes must be kept available for those purposes at all times and must not be used for any other purpose such as storage.

Car Parking for Disabled Persons

- 23 Before the occupation of the development allowed by this permit, a minimum of 3 car spaces must be provided for the exclusive use of disabled persons. The car spaces must be provided as close as practicable to the front entrance of the building and must be clearly marked with a sign to indicate that it must only be utilised by disabled persons. The minimum dimensions of the car space must be consistent with Australian Standards to the satisfaction of the Responsible Authority.

Car Parking – Free of Charge

- 24 ~~The areas set aside for car parking, shown on the endorsed plans, must be made available for use free of charge to employees and visitors at all times when the use is in operation and must not be used for any other purpose to the satisfaction of the Responsible Authority.~~
- 24 **The Public car parking spaces on Basement Level B2 must be made available to be used by customers of the supermarket for 2 hours free parking.**

Loading and Unloading

- 25 The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bays, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference

with the circulation and parking of vehicles on the land to the satisfaction of the Responsible Authority.

Green Transport Plan

- 26 ~~Before the development starts (other than demolition or works to remediate contaminated land),~~ **occupation**, a green travel plan to the satisfaction of the Responsible Authority, prepared by a suitably qualified professional, must be submitted to and approved by the Responsible Authority. The green travel plan must provide detailed advice regarding how traffic movements and staff parking will be managed and ensure an alternative, non-private vehicle transport modes will be encouraged. The plan should also identify specific opportunities for the provision of more sustainable transport options and encouragement of their use. The plan must include but not be limited to:
- a) Tram train and bus timetables be installed in prominent locations in lifts and public areas (on noticeboards, etc)
 - b) Bicycle parking areas to be installed in well secured and prominent locations
 - c) Install signs in prominent locations advising of the location of existing and proposed share car schemes, bicycle parking facilities for residents and visitor, tram stops, taxi ranks, railway stations, bus stops and bicycle paths
 - d) Ensure that access to the on-site parking is restricted and controlled.
 - e) Establishment of a car-pooling database for employees of the development.
 - f) Specific targets to guide the plans ongoing implementation
 - g) Identify persons responsible for the implementation of actions
 - h) Estimate timescales and costs for each action
 - i) Include a plan for monitoring and review of the Travel Plan on an annual basis for at least three years.

Vehicle Crossings

- 27 Prior to the occupation of the building approved under this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to provide pedestrian priority, to the satisfaction of the Responsible Authority. The following requirements also apply to the satisfaction of the Responsible Authority:
- a) Standard vehicular crossings must be constructed and/or widened at right angles to the road to suit the proposed driveways incorporating bluestone pitchers or suitably shaped and coloured concrete kerb and channel to match the existing laneway or kerb and guttering (as appropriate)
 - b) Any redundant crossing (or part thereof) must be removed and the footpath and kerb reconstructed incorporating bluestone pitchers or suitably shaped and coloured concrete kerb and channel to match existing kerb and guttering (as appropriate) to specifications to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority. Any new car space(s) created along the street frontage of the site as a result of the removal of the crossing must be line marked to the satisfaction of the responsible authority.



Any surplus bluestone pitchers must be returned to Council's depot, at cost to the applicant or owner.

- c) Any proposed vehicular crossing must have satisfactory clearance of any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required must be in accordance with the requirements of the relevant Authority and must be at the applicant's expense.

Applicant to Pay for Reinstatement of Footpaths/Crossings

28 Prior to the completion of the development the Applicant/Owner must do the following things to the satisfaction of the Responsible Authority:

- a) Pay the costs of all alterations/reinstatement (including signage and line marking) 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.

Consolidation

29 Before the development starts (other than demolition or works to remediate contaminated land), the land referred to in the following certificate of titles:

- ~~CP153063 (Volume 09464 Folio 452) - 146 - 164 York Street~~
- ~~CP158308 (Volume 09582 Folio 865) - 84 - 92 Cecil Street~~
- ~~Lot 1 TP706756 (Volume 03649 Folio 612) - 80 - 84 Cecil Street~~
- ~~Lot CM PS323067 (Volume 11014 Folio 704) - 119 - 125 Market Street~~
- ~~Lot 1 PS323067 (Volume 10128 Folio 348) - 1/119 Market Street~~
- ~~Lot 2 PS323067 (Volume 10128 Folio 349) - 2/119 Market Street~~
- ~~Lot 1 TP017767 (Volume 11474 Folio 325) - 80-94 Cecil Street~~
- ~~Lot 1 TP323468 (Volume 08229 Folio 687) - Lot 1, 7 Northumberland Street~~
- ~~Lot 1 TP008007 (Volume 10303 Folio 961) - 7 Northumberland Street~~
- ~~Lots 1 and 2 TP801612 (Volume 11112 Folio 209) - 5 Northumberland Street~~
- ~~Lots 1, 2 and 3 TP846969 (Volume 00510 Folio 972) - 3 Northumberland Street~~

All the titles within the planning unit must be consolidated under the Subdivision Act 1988 or otherwise re-subdivided.

Construction Over Easement

30 No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.



~~Regulation of Deliveries and Rubbish Collection~~

- 31 ~~Without the further written consent of the Responsible Authority deliveries to and from the site, including rubbish collection, must only take place between:~~
- ~~a) Rubbish collection from 7am to 8pm Monday to Saturday and 10am to 8pm public holidays and Sundays.~~
 - ~~b) Deliveries to the site, once the use commences must occur via the Northumberland Street loading bay Deleted.~~

SEPP N1 Noise Limits for Commercial, Industrial and Trade Premises

- 32 ~~All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 to the satisfaction of the Responsible Authority.~~

All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with Division 1 and 4 of Part 5.3 - Noise, of the Environment Protection Regulations 2021 to the satisfaction of the Responsible Authority.

~~Storage of Goods~~

- 33 ~~Without the further written consent of the Responsible Authority no goods are permitted to be stored or left exposed outside the building so as to be visible from any public area.~~

~~Lighting~~

- 34 ~~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.~~

~~Satisfactory Continuation~~

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

~~Time for Starting and Completion~~

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

- ~~a) The development is not started within three (3) years of the date of this permit.~~
- ~~b) The development is not completed within four (4) 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~~



Public Realm Works Plan

- 36 **Before the development starts (other than demolition, works to remediate contaminated land and excavation, or by such later date as approved in writing by the Responsible Authority, A Public Realm Plan is to be prepared and approved to the satisfaction of the Responsible Authority.**

When approved, the Public Realm Plan will be endorsed and will form part of this permit. The Public Realm Plan must show the public realm plan depicted on the submitted ground floor plan (A-TP1210, Revision H) but be modified to show the following:

- a) **Provide details of infill tree planting, planting areas and rain gardens with additional landscaping to be provided from that shown on the ground floor plan. New planting species to be confirmed by Council.**
- b) **Details of the garden bed with design to be simplified and consolidated.**
- c) **The removal of the pergola structures along the York Street and Cecil Street frontages.**
- d) **Details of the proposed new/upgraded public lighting, including a lighting design to demonstrate that all proposed lighting arrangement complies with relevant Australian Standards.**
- e) **Undergrounding of powerlines including all frontages and north eastern and south eastern corners of Northumberland Street.**
- f) **Details of the visitor bike and micro mobility parking around the site perimeter at convenient locations, coordinated with building entries and circulation requirements.**
- g) **Details of all paving and footpath treatments including details of the treatment of level changes. Pedestrian access must comply with the Disability Discrimination Act 1982. Materials and details must be to Council standards.**

Supermarket windows to remain clear of all obstructions

- 37 **All Supermarket windows to remain clear and unobstructed by advertising or any other coverings.**

Demolition Method Statement

- 38 **Before endorsement of plans, including any demolition works, a fully detailed 'demolition method statement' must be submitted to and approved by the Responsible Authority. When approved, the statement will be endorsed and will then form part of the permit. The 'demolition method statement' must:**

- a) **Fully describe and clearly demonstrate the methods of dismantling of the heritage fabric, restoration and repair and the subsequent reconstruction of the building at 78 Cecil Street.**
- b) **Include reference to the staging of demolition and reconstruction works on the site.**



- c) Detail the necessary protection works required during the demolition works to protect those parts of the building to be retained.

Once approved by the Responsible Authority, all buildings and works must be in accordance with the demolition method statement.

Colour Scheme for Southern Cross Hotel Building

- 39 Before the development including demolition is commenced the following information, prepared by a suitably qualified consultant must be submitted to the satisfaction of the responsible authority:
- An authentic colour scheme for the Southern Cross Hotel based on historic and/or physical evidence.
 - A schedule of conservation works for the Southern Cross Hotel facade

Implementation Report for Environmentally Sustainable Design

- 40 Prior to the issue of any Certificate of Occupancy or Certificate of Final Inspection for the development approved by this permit, an ESD Implementation Report (or reports) from a suitably qualified person or company, must be submitted to and endorsed by the Responsible Authority. The Report must confirm that all ESD initiatives in the endorsed SDA/SMP and WSUD report have been implemented in accordance with the approved plans to the satisfaction of the Responsible Authority. The ESD and WSUD initiatives must be maintained throughout the operational life of the development to the Satisfaction of the Responsible Authority.

Loading and Waste Collection Management Plan

- 41 Before the development starts (other than demolition or works to remediate contaminated land), a Loading and Waste Collection Management Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include the following matters:
- Details of deliveries and waste collection frequency per week. Deliveries and waste collection for the Supermarket must not occur during operating hours of the South Melbourne Market.
 - Distinct footpath pavement material to clearly identify pedestrians as priority.
 - Provision of pedestrian warning lights and cautionary signage at entries.
 - A spotter to be onsite to guide trucks reversing into the loading bay

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

Recommendation B

- 3.3 Authorise the Manager City Development to Instruct Council's Statutory Planners and/or Councils solicitors on any VCAT application for review should one be lodged.



4. RELEVANT BACKGROUND

The following relevant applications have previously been considered for the subject site:

Application No.	Proposal	Decision	Date of Decision
303/2018	Construction of a multi storey building comprising office, shops and food and drinks premiss (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking	Approved by VCAT	1 May 2019

- 4.1 There are a range of earlier planning permit for the various lots that make up the subject site but none of these earlier permits are relevant to this application.
- 4.2 Planning Permit 303/2018 was approved by VCAT on 1 May 2019, after a Notice of Decision was issued under delegation on 1 November 2018. The VCAT proceeding was a S82 appeal lodged by objectors to the original application. The VCAT approval was issued after a position of agreement was reached by all parties at a Compulsory Conference.
- 4.3 The planning permit approved an eight storey building (plus three basement levels) comprising office (approx. 15,000sqm), shop (188sqm) and two food and drinks premises. The development was to provide 270 car spaces with access to car parking provided from Northumberland Street. All waste and loading was to occur via Northumberland Street.
- 4.4 The approved building was an eight storey development (approx. 26m high) that would extend across the entire consolidated lot. The approved development was designed with a three storey street wall along all street frontages (though a 3m setback and curved architectural expression is provided to the heritage pub in the north-eastern corner of the site) with the upper form to be stepped rising from the south (York Street) to the north (Market Street).
- 4.5 The design incorporated a series of tapering tubular slices into the building to provide natural light to the office levels. The tubular slices to cumulate in a large internal green central courtyard "secret garden" on the ground floor. A series of horizontal canopies was also provided for weather protection and to help break up the various levels and the overall massing of the building.
- 4.6 A mix of glazing (warm brown reflective glazing to the upper levels and clear glazing to the shopfronts) metal cladding (bronze anodised aluminium framing), white semi polished rendered slabs and lightweight black net balustrades was to be used for the building's material and finishes.
- 4.7 The permit is still valid. An extension of time request was approved for the commencement of the development on 04 May 2022. The permit will expire on **1 May 2025** if the development has not commenced.

5. PROPOSAL

- 5.1 The application proposes to amend the existing permit to incorporate a range of changes. The changes include adding a new supermarket to the ground floor along



with a commercial car park within the basement. The application also proposes a newly designed building at a larger scale and different architectural design.

- 5.2 The proposal would increase the scale of the building, with an additional 13.82m in height, increase the office floor area by approximately 5,500sqm and add a 3,394sqm supermarket. Changes are also proposed to car parking, access and loading arrangements, including the addition of 57 extra car parking spaces (327 spaces are now proposed).
- 5.3 The amendment application also seeks to include the properties at 166-170 York Street at 78 Cecil Street into the development. The property at 78 Cecil Street contains a heritage hotel building which it is proposed to be incorporated but adapted back to its historic use as a hotel.
- 5.4 Specifically, the section 72 amendment application seeks the following amendments (as indicated by the applicant):

Amendment to Permit Preamble and Conditions

- Amend the permit preamble to include details of demolition and the building and works in a Heritage Overlay, add the use for a commercial car park and note that a supermarket is now proposed (permit not required for the Supermarket use). The amended permit preamble would read as follows:

Demolish a building and construct or carry out works in a Heritage Overlay, use of a Commercial car park, construction of a multi storey building comprising office, **supermarket**, shops and food and drinks premises (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking.

Add the properties 78 Cecil Street and 166-170 York Street.

- Delete condition 2. Condition 2 was in relation to a Right of Way (RoW) that was still part of the subject site when the original application was assessed. This is no longer relevant as the RoW has been discontinued and purchased by the developer.
- Amend the following conditions:
 - Condition 1 - Amended plans
 - Condition 7 - Sustainable Management Plan
 - Condition 11 - Waste Management Plan
 - Condition 21 - Car Parking Allocation
 - Condition 24 - Car Parking Free of Charge
 - Condition 29 - Consolidation

Amendment to Plans

- Add the properties 78 Cecil Street and 166-170 York Street into the development site.
- Changes to the development layout, building footprint, height and setbacks and overall design. The main changes including an additional basement level, an increase to the height of the building and changes to the floor plans (particularly the uses on the ground floor). A supermarket has been added to the ground floor,

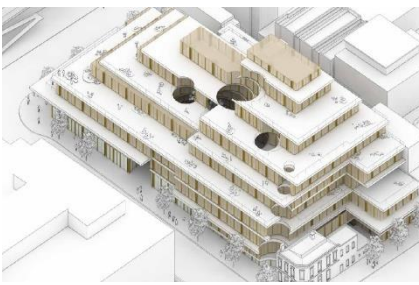

a hotel incorporated into the development and other changes to the mix and configuration of uses on the ground floor.

- Changes to car, motorbike and bicycle parking provision, access and layout including an increase in the number of car parking spaces, the deletion of car access from Northumberland Street and the addition of vehicle access from Market Street. (Waste collection and supermarket loading access to be from Northumberland Street).
- Changes to building façade design, materials, and detailing.

5.5 The plans which are the subject of this report are those drawn by Wood Bagot entitled "80 Cecil St", project no 130986, plan no's TP0000, TP1000, TP1001, TP1002, TP1101, TP1207, TP1208, TP1209, TP1210, TP1211, TP1212, TP1213, TP1214, TP1215, TP1216, TP1217, TP1218, TP1219, TP1220, TP1301, TP1302, TP1351, TP1352, TP1361, TP1362, TP4210, TP4211, TP4212, TP9601, TP9611, TP9612, TP9701, TP9702, TP9711, revision H, dated 11/08/23. Plans council date stamped 16/08/2022.

5.6 The below table compares the key elements of the proposal with the approved development:

	Approved	Proposed
Type of development	<i>Construction of a multi storey building comprising office, shops and food and drinks premises (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking</i>	<i>Demolish a building and construct or carry out works in a Heritage Overlay, use of a Commercial car park, construction of a multi storey building comprising office, supermarket, shops and food and drinks premises (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking.</i>
Demolition	Yes	Yes. It is noted most of the site has already been demolished) The application would now require planning approval for partial demolition of the heritage building at 78 Cecil Street which is now included in the development.
Height	25.78m / 8 storeys 30.690 RL to topmost habitable level 37.640 RL to top of plant	39.6m / 10 storeys 44.000 RL to topmost habitable level 48.500 RL to top of plant 13.82m increase in height.

Land Use and Floor Areas	<p>Office 15,000sqm</p> <p>Retail 782sqm</p>	<p>Office 20,492sqm</p> <p>Supermarket 3,394sqm</p> <p>Retail 402sqm</p> <p>Hotel (Pub) 615sqm</p>
Design and Form	<p>Stepped form, rising up from a 3 storey form at the southern boundary (York Street) up to an 8 storey form but then tapering down again to a 3 storey form to the northern boundary (Market Street).</p> <p>The building was designed with a strong horizontal appearance that was particularly emphasised by the use of a series of horizontal canopies for weather protection and to break up the levels. The design to incorporate tapering tubular slices to provide natural light into the office levels.</p>  <p><i>Fig 1: 3D Model of approved building</i></p>	<p>Stepped form, rising up from a 2 storey form at the southern boundary (York Street) up to a 10 storey form near the northern boundary with a small setback provided to the 3 storey form to the northern boundary (Market Street).</p> <p>The building designed to have a more modulated appearance than the current approval with the lower levels designed with recesses to break up the massing. The upper levels to provide a stepped form rising up from the south to the north but also designed to step in from the sides to reduce the appearance of a wedding cake form.</p>  <p><i>Fig 2: 3D Model of building proposed in amendment application</i></p>
Vehicular Access	<p>Vehicular access provided from Northumberland Street via a double width accessway. This provides access to 270 car parking spaces in three basement levels.</p>	<p>Vehicular access provided from Market Street via a double width accessway. This provides access to 327 spaces in three basement levels.</p>
Loading bay	<p>All loading and waste collected from within the development accessed via Northumberland Street.</p>	<p>Loading and waste collection via three collection points. Two of the collection points from Northumberland Street and one from Market Street.</p>

	<p>A waste storage area (100sqm) was to be provided on the lower ground floor adjacent to a loading dock. Waste would be collected from the loading docks adjacent to the waste storage area, Collection vehicles would enter the lower ground floor in a forward direction and use the area at the bottom of the driveway to reverse into the loading dock and collection waste from the collection point, before exiting via the driveway in a forward direction.</p>	<p><u>Supermarket</u> - a loading/waste area is proposed to be provided on the ground level along the site's western boundary to Northumberland Street. This area has been designed to accommodate vehicles of a size up to and including 12.5m long heavy rigid vehicles (HRVs).</p> <p><u>Office & Retail Uses</u> - a loading/waste area is proposed to be provided at the site's northern boundary to Market Street. This area has been designed to accommodate vehicles of a size up to and including 8.8m long medium rigid vehicles (MRVs).</p> <p><u>Retail Uses</u> - a loading/waste area is proposed to be provided on the ground level along the site's western boundary to Northumberland Street. This area has been designed to accommodate vehicles of a size up to and including 6.4m long small rigid vehicles (SRVs).</p>
Car Parking	270 car parking spaces in three basement levels.	<p>327 spaces in three basement levels (plans for consideration).</p> <p>Car parking to be split between public (for the supermarket) and private as follows:</p> <ul style="list-style-type: none"> • 192 public car park spaces • 135 private car parking spaces
Motorcycle parking	18	0
Bicycle parking	184 spaces provided within the ground floor	232 spaces.

Amended Plans

5.7 The plans listed above are amended from an earlier set of plans that were originally lodged for this application. The plans were formally amended under S57A following concerns raised by the planning officer, internal referrals and objectors. The changes included the following:

- A revitalised ground floor including additional specialty retail fronting York Street, a modified façade presentation of the podium level including variation in podium

height along the length of the Eastern and Western Street interfaces and a mini public plaza proposed to the corner of Cecil and York Street.


- Changes to the connection to the existing Southern Cross Hotel and an increased extent of façade retention proposed to the Southern Cross Hotel.
- The commercial building core relocated to a central floorplate position.
- Commercial loading dock relocated to Market Street.
- The secondary commercial core / lobby relocated further up Northumberland Street (previously fronting York Street).
- A range of public realm works.
- Level access into the shared commercial / retail carpark from Market Street, removing an entire basement level. The plans that were originally submitted for the S72 amendment application proposed four basement levels.
- Triple access lane to the carpark reduced to a dual access lane through a traffic engineered solution, reducing the required width of carpark entry and crossover at street.
- Modified design to the upper levels to appear more like a series of individual buildings. Recesses provided between the masses to allow for winter gardens and moments of natural ventilation to the floorplates.
- Modification of the landscape strategy to the terraces to all Levels 02-09.
- Targeting CLT construction for the primary building structure.
- Changes to the façade design; integrating vertical and horizontal shade sail elements into the building envelope with colour / finish variation to define the building masses.

5.8 The amended plans were readvertised, but no new objections were received. The amended plans are the plans considered in the below assessment (though noting further changes have been made in Revised Plans).

Revised Plans

- 5.9 Following concerns about the loading arrangement for the supermarket, plans have been submitted which have modified the loading bay on Northumberland Street to allow loading vehicles to enter and exit in a forward direction. The submitted plans also made some other minor changes consisting of a revised entry / exit to Market Street carpark access to create a compliant sight triangle at the boundary exit, a revision to the secondary core and the provision of six additional car parking spaces (from 321 to 327) due to the rearranged secondary core.
- 5.10 The Revised Plans are identified as the plans prepared by Woods Bagot, Plan no's TP1207, TP1208, TP1209, TP1210, TP1211, TP1212, and TP1213 dated 13/12/2023 and council date received 2/01/2024. A revised Traffic Report was also submitted with the Revised Plans.
- 5.11 The plans were not formally submitted but only lodged for consideration and as such were not readvertised The Revised plans will be considered in the below assessment.

6. SUBJECT SITE AND SURROUNDS

Description of Site and Surrounds	
Site Area	5,368sqm
Existing building & site conditions	<p>The subject site is located on the north-west corner of York and Cecil Street's in South Melbourne. The ensemble site comprises numerous properties comprising most of the block of properties between Cecil Street and Northumberland Street. The site includes the following addresses 78 Cecil Street, 80-94 Cecil Street, 119-125 Market Street, 3-5 Northumberland Street, 7 Northumberland Street and 146-164 York Street, 166 York Street, 168 York Street and 170 York Street, South Melbourne.</p> <p>The site is irregular (roughly rectangular) in shape with a frontage of 91 metres to Cecil Street, 78 metres to Northumberland Street, 55 metres to York Street, and 46 metres to Market Street, resulting in a total site area of 5368 square metres. The subject site comprises fifteen (15) land parcels in a vacant site. The properties were previously developed with a range of single and double storey commercial and industrial buildings as well as associated car parking. Vehicle access to the site is provided via six crossovers to Cecil Street, four crossovers to Northumberland Street and a single crossover to York Street.</p>  <p><i>Fig 3: Subject Site</i></p>



<p>Surrounds/neighbourhood character</p>	<p>The subject site is located within the Western Business and Emerging Activity precincts of the South Melbourne Central Precinct (SMC). The SMC is characterised by a range of commercial residential and community land uses within an established commercial setting. Built form within this surrounding area is mixed with a range of buildings of varied scale and architectural design.</p> <p>The immediately surrounding area where the site is located contains a mix of land uses generally comprising retail and office development. Buildings range considerably in scale from the remnant single and double storey traditional office, warehouse, and hotel buildings to new large scale contemporary development such as the 8 storey mixed use development, built on the eastern side of Cecil Street.</p> <p>The site is located approximately 150m from the light rail near the South Melbourne Market, 400m west of Clarendon Street, opposite the South Melbourne Market and 1.5km from the Melbourne CBD.</p> <p>The site is well served by public transport with tram services located directly nearby including the light rail and tram services on Clarendon Street located within walking distance from the subject site.</p>
<p>Interfaces</p>	<p>The applicant has provided a detailed assessment of the interfaces which is reproduced below:</p> <p><u>North</u></p> <p>Market Street forms the site's predominant northern boundary and the border between South Melbourne and Southbank. The street comprises a single lane of vehicular traffic and on-street parking providing one way access from Cecil Street through to City Road.</p> <p>On the opposite side are No. 70-76 Cecil Street and No. 359-361 City Road, Southbank. No. 70-76 Cecil Street is currently developed as a double storey commercial brick building with</p> <p>access from Market Street. No. 359-361 City Road is also currently developed as a double storey commercial brick building with access from both Market Street and City Road. Both are affected by a Heritage Overlay (HO4 – City Rd Industrial Area).</p> <p><u>South</u></p> <p>York Street forms the site's southern boundary providing a two-way east-west link between Kings Way to the east and City Road to the west. On the opposite side is the South Melbourne Market, which comprises a</p>



	<p>range of stalls, shops and restaurants on the ground floor with car parking above.</p> <p><u>East</u></p> <p>Cecil Street forms the site's eastern boundary providing a two-way north-south link between City Road to the north and Albert Road to the south. On the opposite side is a 7-storey mixed use building fronting Cecil, Market and York Streets. The building comprises a supermarket, shops, offices, restaurants and two basement levels of associated car parking.</p> <p><u>West</u></p> <p>Northumberland Street forms the site's western boundary providing a one-way rear accessway to abutting properties from York Street through to Market Street. On the opposite side are 129-131 Market Street, No.'s 10, 12, 14 and 16 Northumberland Street, and 172 York Street. The sites are developed with a mix of 1-5 storey buildings comprising a mix of commercial and industrial uses.</p>
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7. PERMIT TRIGGERS

- 7.1 Section 73(1) of the Planning and Environment Act 1987 states that Sections 47 to 62 apply to an application to amend a permit as if the application were an application for a permit and any reference to a permit were a reference to the amendment to the permit.
- 7.2 Therefore, the amendments to the permit and plans are to be assessed against the relevant planning controls affecting the proposal.
- 7.3 Note: Only the changes to the approved proposal are considered as part of this application for amendment. The following zone and overlay controls apply to the site, with planning permission required as described.

Zone or Overlay	Why is a permit required?
<p>Clause 34.01</p> <p>Commercial 1 Zone (C1Z)</p> <p>78 Cecil Street, 80 - 94 Cecil Street, 3 - 5 Northumberland Street, 7 Northumberland Street and 146 -</p>	<p><u>Use</u></p> <ul style="list-style-type: none"> Pursuant to Clause 34.01-1, a planning permit <u>is required</u> to use the site as a car park Pursuant to Clause 34.01-1, a planning permit <u>is not</u> required for a Food and Drinks premises Pursuant to Clause 34.01-1, a planning permit <u>is not</u> required for a shop Pursuant to Clause 34.01-1, a planning permit <u>is not</u> required for the use of the site as an office



164 York Street, South Melbourne.	<ul style="list-style-type: none"> Pursuant to Clause 34.01-1, a planning permit <u>is not</u> required for the use of the site as a Retail Premises (Supermarket) <p><u>Buildings and Works</u></p> <ul style="list-style-type: none"> Pursuant to Clause 34.01-4 a planning permit <u>is required</u> for buildings and works on a site in Commercial 1 zone
<p>Clause 34.02 Commercial 2 Zone (C2Z)</p> <p>119-125 Market Street, 166 York Street, 168 York Street and 170 York Street</p>	<p><u>Use</u></p> <ul style="list-style-type: none"> Pursuant to Clause 34.02-1, a planning permit <u>is required</u> to use the site for a car park. Pursuant to Clause 34.02-1, a planning permit <u>is not</u> required for a Food and Drinks premises Pursuant to Clause 34.02-1, a planning permit <u>is not</u> required for the use of the site as an office <p>No part of the supermarket including parking, access or loading is located within the Commercial 2 Zone.</p> <p><u>Buildings and Works</u></p> <p>Pursuant to Clause 34.02-4 a planning permit <u>is required</u> for buildings and works on a site in Commercial 2 zone</p>
<p>Clause 43.01 Heritage Overlay, Schedule 289 HO289 Southern Cross Hotel (78 Cecil Street)</p>	<ul style="list-style-type: none"> Pursuant to Clause 43.01-1 a planning permit <u>is required</u> to demolish a building and construct a building or construct or carry out works on a site affected by a Heritage Overlay.
<p>Clause 43.02 Design and Development Overlay, Schedule 8 (DDO8)</p>	<ul style="list-style-type: none"> Pursuant to Clause 43.02-2 a planning permit <u>is required</u> for buildings and works on a site affected by a Design and Development Overlay.
<p>Clause 52.06 Car Parking</p>	<ul style="list-style-type: none"> Pursuant to Clause 52.06-1, a new use must not commence until the required car spaces have been provided on the land. The table at Clause 52.06-5 sets out the number of car spaces required for particular land uses.

	<p>The table at Clause 52.06-5 sets out the number of car parking spaces required for particular land uses. The table specifies the following:</p> <table> <tr> <td>Office</td><td>3 spaces to each 100sqm of net floor area</td></tr> <tr> <td>Food and Drinks Premises of</td><td>3.5 spaces to each 100sqm leasable floor area</td></tr> <tr> <td>Supermarket</td><td>5 spaces to each 100sqm of leasable floor area</td></tr> <tr> <td>Shop</td><td>3.5 spaces to each 100sqm of leasable floor area</td></tr> <tr> <td>Hotel</td><td>3.5 spaces to each 100sqm of leasable floor area</td></tr> </table> <p>This equates to a requirement of 614 spaces for the office (20,492sqm), 169 spaces for the supermarket (3,394sqm), 21 spaces for the Hotel (615sqm), 8 spaces for the Food and Drinks Premises (247sqm) and 5 spaces for the shops (155sqm).</p> <p>817 spaces total.</p> <p>327 spaces are to be provided and therefore the application <u>seeks approval for</u> a reduction of 490 spaces.</p>	Office	3 spaces to each 100sqm of net floor area	Food and Drinks Premises of	3.5 spaces to each 100sqm leasable floor area	Supermarket	5 spaces to each 100sqm of leasable floor area	Shop	3.5 spaces to each 100sqm of leasable floor area	Hotel	3.5 spaces to each 100sqm of leasable floor area
Office	3 spaces to each 100sqm of net floor area										
Food and Drinks Premises of	3.5 spaces to each 100sqm leasable floor area										
Supermarket	5 spaces to each 100sqm of leasable floor area										
Shop	3.5 spaces to each 100sqm of leasable floor area										
Hotel	3.5 spaces to each 100sqm of leasable floor area										
Clause 52.34 Bicycle Spaces	<ul style="list-style-type: none"> ▪ A new use must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. ▪ The table at Clause 52.34-3 sets out the number of spaces required for particular land use. ▪ This development would require the provision of 73 spaces for staff and 26 spaces for customers/visitors. ▪ It is proposed to provide 232 bicycle parking spaces which exceeds the statutory requirement. 										
Clause 45.03-1 Environmental Audit Overlay	<p>Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:</p> <ul style="list-style-type: none"> ▪ A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or ▪ An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use. 										

8. PLANNING SCHEME PROVISIONS

8.1 Planning Policy Frameworks (SPPF)

The following provisions of the PPF are relevant to this application:

Clause 02	Municipal Planning Strategy
	02.01 - Context
	02.02 - Vision
	02.03 - Strategic Directions
	02.04 - Strategic Framework Plan
Clause 11	Settlement
	11.03-1S - Activity Centres
	11.03-1L - Activity Centres
	11.03-1L- 05 – South Melbourne Central Major Activity Centre
Clause 15	Built Environment and Heritage
	15.01-1S – Urban Design
	15.01-1L-02 - Urban Design
	15.01-2L-01 - Building Design
	15.01-2L-02 - Environmentally Sustainable Development
	15.01-2L-03 - Urban Art Clause
	15.03-1S - Heritage Conservation
	15.03-1L- Heritage Policy
Clause 17	Economic Development
	17.01-1S - Diversified Economy
	17.02-1S - Business
	17.02-1L- Mixed Use and Office Areas
Clause 18	Transport
	18.01-1L- 01 - Land use and transport integration
	18.02-4L- 01 - Car Parking
	18.02-4L- 02 - Loading Facilities
Clause 19	Infrastructure
	19.03-3L - Stormwater Management (Water Sensitive Urban Design)
	19.03-5L- Waste and Resource Recovery

8.2 Other Relevant Provisions

Clause 52.06	Car Parking
Clause 65	Decision Guidelines



8.3 Relevant Planning Scheme Amendment/s

The following Planning Scheme Amendment is relevant to this application: Amendment C203port is a municipal-wide amendment, which:

- Implements the Port Phillip Planning Scheme Audit 2018 and the land use and development directions of Council's adopted strategies and documents, including Act and Adapt – Sustainable Environment Strategy 2018-28, Art and Soul – Creative and Prosperous City Strategy 2018-22; Don't Waste It! – Waste Management Strategy 2018-28, In Our Backyard – Growing Affordable Housing in Port Phillip 2015-25, and Move, Connect, Live – Integrated Transport Strategy 2018-28.
- Updates the Port Phillip Planning Scheme to comply with Victorian Government changes to planning schemes regarding language, format and structure introduced by Amendment VC148.
- Updates local heritage policy to implement new Heritage Design Guidelines, which provide detailed and illustrated guidance on eleven development themes, informed by extensive consultation undertaken in 2019.
- Introduces new local VicSmart planning provisions to enable quicker assessments of some minor types of planning permit applications.
- Removes eleven Incorporated Documents from the Port Phillip Planning Scheme as they are obsolete.

Amendment C203port was approved with changes by the Minister for Planning and was gazetted on 14 April 2023. There are no transitional arrangements in the adoption of C203port. The Planning Scheme Amendment is policy neutral in respect to the majority of the policy changes where it does not alter the meaning of policy previously in the Port Phillip Planning Scheme. Where it is not policy neutral, it introduces and gives effect to adopted Council strategies and plans, augments policy by filling a known policy gap and/or responds to a recommendation of the Port Phillip Planning Scheme Audit 2018.

9. REFERRALS

9.1 Internal referrals

The application was referred to the following areas of Council for comment. The comments are discussed in detail in Section 12 and full comments can be found in attachment 5.

Internal Department	Referral Comments (Summarised)
Strategic Planning	<p>Comments have been provided from Council's Strategic Planning Unit that the development of this site is supported being a key strategic site which has the potential to further enhance the vitality of the South Melbourne Activity Centre.</p> <p>The referral comments note that the proposed building retains a similar stepped form to the original application but with an additional height increase. The additional height is supported</p>



	<p>being consistent with approved development in the area (including the spotlight centre) and being generally consistent with some early direction within the new South Melbourne Structure plan which is currently being consulted on.</p> <p>The referral comments note that the massing of the building towards Market Street protects the northern façade of the South Melbourne Market and adjoining public realm from overshadowing. The specific overshadowing control in the DDO is highlighted in the referral comments that being that new buildings on the northern side of York Street must not diminish sunlight access to the southern footpath (up to 6 metres from the property frontage) between 11am and 2pm 21 June.</p> <p>Clarification has been sought on the back of house facilities and amenities for the food and beverage tenancies on the ground floor. Comments have also been provided on the proposed public realm works where the works are generally supported but the potential commercialisation of the public realm is something that is not supported.</p> <p><u>Planners Comments</u></p> <p>Council's Strategic Planning unit is generally supportive of the proposal. An assessment of the proposal against planning policy and the relevant planning controls is provided in section 12 of this report.</p>
Urban Design	<p>Council's Urban Design have provided comments that the proposed amendment is supported noting that the proposed increase in scale and density is considered an appropriate response to this key strategic site within the South Melbourne Activity Centre.</p> <p>There is particular support for tower massing, with articulation elements and external shade elements and the articulated and stepped street wall which would provide appropriate human scale and rhythm to the streets. Council's Urban Designer is also supportive of the pedestrian entries around the perimeter of the site with the two anchor uses (office and supermarket) and the travelators which are well located to serve both the South Melbourne Market and the supermarket.</p> <p>The public realm works that have been proposed are considered to be a significant improvement on the current approval, but it is noted that for the public realm works to be successful further detail and coordination with Council is required.</p> <p>While there is overall support for the proposal, Council's Urban Designer has included several recommendations to be</p>

included as conditions of any approval. These recommendations are as follows:

- For public realm design recommendations, refer to the landscape architect referral.
- To maintain architectural integrity for this significant project, architects Woods Bagot should be retained for design development and construction stages.
- Detailed architectural drawings should be submitted for:
 - Facade details: including external sun shading, street wall articulation, integrated planters and seat details, architectural integration of service enclosures and loading bays, and footpath awnings.
 - Integrated lighting for facade and footpath awnings, as may be required as part of public realm lighting review.
 - Detailed drawings of the office tower cantilever over heritage pub: including structural elements and soffit treatment and new walls to the rear of the pub.
- The footpath awnings design should include a higher level of pedestrian weather protection and capturing rainwater.
- Demonstrate that the small ground floor tenancies have adequate back of house service areas and customer amenities.
- Supermarket windows should remain clear and unobstructed by advertising and other coverings.
- Integrated building signage plan to be submitted.

Planners Comments

Council's Urban Designer is generally supportive of the proposal subject to conditions. The recommended conditions include the following:

- A requirement for detailed architectural drawings of the façade details, lighting, and the tower cantilever over the heritage pub (78 Cecil Street).
- Details of the awning design over the footpath to ensure adequate weather protection for pedestrians.
- Details of the back of house services for the small ground floor retail and food and drinks tenancies.
- Details of integrated signage for the development.

An assessment of the building design its impact on the surrounding area and consideration against the relevant planning controls will be provided in section 11 of this report.



<p>Landscape Architect</p>	<p>The referral comments from Council's Landscape Architect have addressed the onsite landscaping for the actual development as well as comments on the proposed public realm works. A summary of the referral comments on both these aspects of the proposal are provided below:</p> <p><u>On site landscaping</u></p> <p>Council's Landscape Architect has provided comments that the intent of the proposed landscaping scheme is supported but not enough detail has been provided to offer full support. The referral provides guidance on the specific information that is not as detailed as required. This includes</p> <p>Depths, widths, and species for all private realm planters</p> <p>Further design resolution for the upper terraces to improve function, amenity, and integration with building</p> <p>Demonstration integration with WSUD initiatives</p> <p>changes to the wall seating and window sereveries to ensure unimpeded pedestrian circulation, including for people with disabilities.</p> <p>A Landscape Plan has been asked on any amended permit that is issued and that the Landscape Plan include the following:</p> <ul style="list-style-type: none"> • Material and Surface Finishes – Layout of surface finishes and materials on a plan. • Planting Schedule – include mature size (h and w), common name, botanical name, installation size. Species should be indigenous and respond to site conditions. • Deep Soil Plans – should show soil depths for in ground and upper levels include soil depths for all planters 1000mm min for planters with trees and 550mm for planters with plants only. • Details – showing construction of planters and all other finishes including drainage. • Irrigation plan. • Sections – showing key sections of ground floor and upper levels including footpaths on Market, Cecil, York, and Northumberland Street. • Material Palette – palette of proposed material and finishes. <p><u>Public Realm Works</u></p> <p>Comments have been provided on the various public realm works that have been proposed noting which works are supported, which require further detail and coordination with</p>
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	<p>Council and which works are not supported. This has been summarised below:</p> <p><i>Supported</i></p> <ul style="list-style-type: none"> • Undergrounding of powerlines. • New public lighting - New and upgraded lighting should be integrated into public realm design, including as part of new pedestrian crossing, under footpath awnings, pergola structures and as part of Northumberland shared zone. • The removal of the crossovers along Cecil Street and replacement with landscaping. • The provision of urban art within the public realm landscaping. <p><i>Further detail and coordination with Council</i></p> <ul style="list-style-type: none"> • Integrated wall seating adjacent the public footpath on Cecil Street is supported but needs to be designed and coordinated to ensure unimpeded pedestrian circulation, including for people with disabilities. • Window shopfront serveries need more details to ensure their use does not block public circulation with queuing. • There is an opportunity to provide sheltered seating at the forecourt entrance to the supermarket lobby. • Pedestrian crossing point on York Street (mid-block) is supported and the implementation should be coordinated with South Melbourne Market Project Connect project. • Northumberland Street – proposal to be a shared space is supported. Requires further details and coordination, including paving, lighting, tree planting, coordination with loading bay details and vehicle manoeuvring. <p><i>Not Supported</i></p> <ul style="list-style-type: none"> • Fragmented planting in the public realm is not supported. Excessive 90-degree edge changes can be rationalised to make the edge more functional for pedestrians and planting opportunities • The extent of pergola structures along York Street and Cecil Street verges are not supported as they reduce public pedestrian movement and displace opportunities for infill planting etc. Smaller structures may be supported but they must not interfere with pedestrian circulation street tree planting and public amenities and must be managed through the footpath trading process. <p>The referral comment has summarised the recommendations for the public realm works as follows:</p>
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	<ul style="list-style-type: none"> • More infill tree planting, planting areas and rain gardens are recommended, across frontages. • Garden bed detailed design should be simplified and consolidated. • Underground existing powerlines along the four adjoining streets, including York, Cecil, Market, and Northumberland Street. • Reduce extent of pergola structures along York Street and Cecil Street frontages. • The York Street pedestrian crossing is supported, and detailed design should include kerb outstand and greenery is recommended. Coordination with South Melbourne Market is also recommended. • Northumberland Street – proposed shared zone is supported, with further details and coordination required, including paving, lighting, tree planting, coordination with loading bay details and vehicle manoeuvring. • Provide new/upgraded public lighting as required to support public realm design • Provide visitor bike and micro mobility parking around the site perimeter at convenient locations, coordinated with building entries and circulation requirements. <p><u>Planner's comments</u></p> <p>Councils Landscape Architect supports the scope of the landscaping works that have been indicated but requires more detail to be provided through the submission of a detailed Landscape Plan. This has been recommended as a condition on any permit that is issued.</p> <p>An assessment of the proposed public realm works is provided in section 11 of this report.</p>
Heritage Advisor	<p>Comments have been provided by Council's Heritage Advisor that overall, the proposed development, on balance, is an acceptable outcome in relation to heritage. Council 's Heritage Advisor notes that a key difference with the current scheme is the hotel retains its historic use and a relatively separate identity rather than being awkwardly integrated into the broader development. This is a positive outcome.</p> <p>In regard to the proposed demolition, Council's Heritage Advisor has commented that while the extent of demolition is significant it is now proposed to retain the 1920's addition to the hotel, as well as the short return on the south side including the chimney. This will ensure the hotel building maintains a three-dimensional quality.</p>

	<p>In regard to the impact of integration of the large office building, Council's Heritage Advisor supports the proposed cantilever design. The comments noting that given the cantilever occupies less than 25% of the airspace and that there is a 6.5m vertical separation the hotel would not be visually overwhelmed. The open foyer on the south side of the hotel is also supported where it assists with the transition between the old and the new. The specific design and the use of the columns and materials is also considered a reasonable elegant solution between the new building and the heritage building.</p> <p>While the proposal is supported, Council's Heritage Advisor has included recommendations for a detailed demolition method statement and fully measured drawings of the retained sections of the façade (as insurance in case the façade becomes unstable and collapses).</p> <p>It has also been recommended that a condition be included to ensure the original colour scheme of the hotel is reinstated. The suggested condition wording to be as follows:</p> <p><i>Before the development including demolition commenced the following information, prepared by a suitably qualified consultant must be submitted to the satisfaction of the responsible authority:</i></p> <ul style="list-style-type: none"> • <i>An authentic colour scheme for the Southern Cross Hotel based on historic and/or physical evidence.</i> • <i>A schedule of conservation works for the Southern Cross Hotel facades.</i> <p><u>Planner's comments</u></p> <p>Council's Heritage Advisor is generally supportive of the proposal subject to conditions. The recommended conditions include a requirement for a detailed demolition statement, fully measured drawings of the façade that is to be retained and the reinstatement of the original colour scheme for the hotel building. An assessment of the impact on the heritage building including consideration of the referral comments is provided in section 11 of this report.</p>
Sustainable Design	<p>Council's Sustainable Design officer has provided comments that the amended plans and Sustainable Management Plan (SMP) show that the proposal can achieve a good outcome for environmentally sustainable design.</p> <p>The one outstanding matter that has been raised is a requirement that details of a stormwater treatment strategy be provided including a MUSIC model.</p>



	<p>It is recommended that a condition be included requiring the endorsement of the Sustainable Management Plan as well as conditions requiring the following:</p> <ul style="list-style-type: none"> • Implementation Report for Environmentally Sustainable Design • Stormwater Treatment Maintenance Plan • Implementation of Water Sensitive Urban Design Initiatives • Construction Management Water Sensitive Urban Design. <p><u>Planner's comments</u></p> <p>The referral comments are supportive of the proposal subject to stormwater treatment. It is recommended that a condition is include for an updated SMP to address stormwater. The other conditions also are recommended to be included should an amended permit be issued.</p>
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Traffic and Parking	<p>Council's Traffic and Parking unit have reviewed the proposal and provided comments. There have been several sets of comments by the Traffic and Parking Unit in account of the various changes that have occurred to the application though the processing of the amendment application. The most recent comments have been provided following the revision to the loading arrangement for the supermarket and revised traffic survey data.</p> <p>The Traffic and Parking unit have provided comments on access and manoeuvring, parking provision, traffic and the loading and waste collection arrangements. A summary of the comments on these various matters is provided below:</p> <p><u>Access and Manoeuvring</u></p> <p>The access and manoeuvring for the development have been assessed including the proposed accessways. The comments have not raised any concerns about access and manoeuvring but have noted that the annotation is missing for the clearance height for the two loading bays on Northumberland Street and has been recommended that this be included on any updated plans. The comments have noted that the two way accessway to Market Street, the sight triangles, entry control point and minimum headroom clearances throughout the development.</p> <p>Comments have been provided on the swept path analysis for the loading vehicles where it is noted that the swept path that have been provided are acceptable. It has been noted that the access for the loading vehicles on Northumberland Street will result in the loss of some parking spaces in the street.</p>
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	<p><u>Parking</u></p> <p>No concerns have been raised about the parking that would be provided. It has been recommended that visitors for the development should have a minimum free 30 min free parking.</p> <p><u>Traffic</u></p> <p>Comments have been provided that the traffic generation rates that have been adopted are considered reasonable based on the case studies provided. These traffic generation rates equate to the following:</p> <ul style="list-style-type: none"> • 183 vehicle movements during the weekday AM peak • 292 vehicle movements during the weekday PM peak • 232 vehicle movements during the weekend peak hour <p>Comments have been provided that post development analysis of Market Street / City Road and Ferrars Street / City Road can be expected to operate within the practical limit of the intersections following the full development of the site.</p> <p>For the Cecil Street / York Street intersection the comments note that the traffic generated would not be significant from traffic engineering terms but asked for an additional PM analysis of this intersection.</p> <p>It has been recommended that comments be sought from the Department of Transport Planning.</p> <p><u>Loading</u></p> <p>Comments have been provided on the three loading areas of the development.</p> <p><i>Supermarket</i></p> <p>For the Supermarket the referral confirms that the loading area on Northumberland Street is designed to accommodate vehicles up to and including 12.5 m long heavy rigid vehicles (HRVs) which would involve the following deliveries:</p> <ul style="list-style-type: none"> • It is anticipated that a maximum of 9 deliveries per day can be expected which includes 6 deliveries from the Distribution Centre and 3 deliveries associated with other delivery vehicles. • Additionally, waste collections associated with the supermarket is expected to be 4 collections per week. • A peak loading demand of up to 11 loading activities can be expected for the supermarket. <p>It is noted that the loading dock has now been redesigned to accommodate a front in / front out access to address previous concerns that were raised.</p>
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	<p><i>Office and Retail uses</i></p> <p>For the office and retail uses the referral confirms that a loading/waste area is proposed at the sites northern boundary which can accommodate vehicles up to and including an 8.8 m long medium rigid vehicles (MRV's). The loading and waste collection is to be as follows:</p> <ul style="list-style-type: none"> • It is confirmed that loading activities associated with the proposed office use will be limited to milk deliveries and the occasional loading for tenants moving in / out. • It is anticipated that up to 3 deliveries a day can be expected. • Waste collection for this loading dock is anticipated to occur three times a week for each waste stream (waste, recycling and food organics). <p>The loading arrangement is supported but because the loading bay is proposed to be a reverse in arrangement it is recommended that a Loading Management Plan be prepared for this loading bay.</p> <p><i>Retail uses</i></p> <p>For the other retail uses near York Street a small loading bay is proposed which would accommodate vehicles of a size and up to and including 6.4 m long small rigid vehicles (SRV's). The loading for these retail tenancies would be limited to waste collection once a week and deliveries using small vans. No concerns have been raised though again a loading management plan has been recommended.</p> <p><u>Planner's Comments</u></p> <p>The proposal has been generally supported by Councils Traffic and Parking unit subject to conditions. The recommended conditions seeking details of the clearance heights of loading vehicles to be included on the plans, to allow 30 min free parking for visitors and loading management plans for the four different loading bays.</p> <p>An assessment of the traffic, parking and access / manoeuvring associated with the development including consideration of the referral comments is provided in section 11 of this report.</p>
City Permits / Footpath Trading	<p>Comments have been sought from Council City Permits team given the proposed works near and within the footpath trading area and the public realm. The following comments have been provided by the City Permits Unit:</p> <p><i>Bench style seating against the business line</i></p>

	<p>Patron legs tend to hang into the pedestrian zone creating obstacles for visually impaired pedestrians. The result is that they are not able to navigate a straight path of travel and is contrary to council's interpretation of DDA which requires building lines to remain clear as much as possible.</p> <p><i>Servery windows:</i></p> <p>Any servery window where customers are required to wait outside of the business for their order to be prepared, should have a designated queueing/waiting area within the trading zone. This may result in a reduction in any outdoor seating, to allow for the queueing zone.</p> <p><i>Glass screens</i></p> <p>Must not exceed 1500mm in height.</p> <p><i>Seating style</i></p> <p>All tables should be wheelchair friendly (ie: a customer should be able to wheel their chair under the table so that they are able to sit flush against the table.</p> <p><i>Pergola structures</i></p> <p>Concerns regarding large pergolas on council land (ie: privatising large amounts of council land for commercial gain). Council supports weather protection via the use of removable umbrella. Any fixed pergola type structure needs to be considered via a detailed assessment. Ongoing maintenance is required to ensure plantings, festoon lights etc are maintained and safe.</p> <p><i>Pedestrian zone and kerb zone</i></p> <p>Must remain clear at all times in accordance with our Footpath Trading Guidelines.</p> <p><i>Bike hoops</i></p> <p>Require clearance of 1.0 metres before any outdoor trading can be considered.</p> <p><u>Planners Comments</u></p> <p>An assessment of the proposed public realm works is provided in section 11 of this report.</p>
Waste Management	<p>Council's Waste Management Coordinator has provided comments that they are generally satisfied with the submitted Waste Management Plan and waste management for the development but noted the following:</p> <ul style="list-style-type: none"> • 660L bin for Organic waste can be extremely heavy so might want to consider max 240L bins instead.



	<ul style="list-style-type: none"> For development of this size and type might hugely benefit from having a commercial dehydrator or similar equipment for organic waste Please nominate responsible party/role for the management of waste rooms and equipment including the cleaning and removal of any hard waste/E-waste material from the development. Please note the collection times in the WMP <p><u>Planners Comments</u></p> <p>Councils Waste Management Coordinator is generally satisfied with waste management for the development. The outstanding matters that have been raised are minor matters which can be addressed in the submission of a revised Waste Management Plan (Recommended amended condition 11)</p>
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9.2 External referrals

Referral Authority	Response	Conditions
Department of Transport (DoT)	The head of Transport for Victoria has provided a letter (dated 17/01/2024) that pursuant to Section 56(1) of the Planning and Environment Act 1987 it does not object to the grant of an amended planning permit.	N/A
VicTrack	<p>VicTrack has reviewed the location of the proposal and notes that the permit application site is separated from the rail corridor by significant amount of land and is approximately 115 metres away. As there is no direct interface with the rail corridor, VicTrack land is not considered to be impacted.</p> <p>On this basis, VicTrack has no objection to the granting of a planning permit.</p>	N/A

10. PUBLIC NOTIFICATION/OBJECTIONS

- 10.1 It was determined that the proposal may result in material detriment therefore Council gave notice of the proposal by ordinary mail to the owners and occupiers of surrounding properties (606 letters) and directed that the applicant give notice of the proposal by posting 8 notice(s) on the site for a 14 day period, in accordance with Section 52 of the Planning and Environment Act 1987.
- 10.2 The application has received 16 objections. The key concerns raised are summarised below where the concern will not be addressed in Section 11:



Application is a transformation of the current approval and should be lodged as a new application

Several objections have raised concerns that due to the significant scope of the changes and that the proposal includes new land uses (supermarket and car park) it should not be considered under an amendment application but rather a new planning permit.

Planners Comment

The concerns raised are matters that have been fully tested in the Supreme Court where it has been found that the scope by which a planning permit can be amended is not limited under Section 72 of the Act. The Supreme Court case *Mondib Group Ltd v Moonee Valley City Council* [2021] VSC 722 (5 November 2021) found that S72 does not confine or limit the extent which an existing permit can be amended. Thus, a planning permit can be amended even where the amendment may substantially vary the permission originally granted under the permit.

Decentralization of Clarendon Street

Several objections have raised concerns about the impact that the development would have on taking away from the vitality and importance of Clarendon Street as the main economic area of the South Melbourne Central Activity Zone. The concern related mainly to the proposition for another supermarket that would be located away from Clarendon Street.

Planners Comment

It is noted that the proposed supermarket is a section 1 (permit not required) use in the commercial 1 zone. As such, there is no planning permit consideration required about the intended use. It is the type of use that is actively encouraged by the Planning Scheme and planning officers do not have any discretion to consider the appropriateness of this aspect of the proposal where it is an as of right use in the zone.

Nevertheless, the applicant has submitted an Economic Report that provides an assessment on the high-level economic benefits and disbenefits of the proposed development. The economic report finding that the proposed development would provide a clear positive net community benefit where any disbenefit would be confined to the sales of the other full line supermarkets in the area. The Economic report noting that the proposed full line supermarket would not directly compete with the existing Coles Local store on Clarendon Street which are differentiated from full line supermarket where they cater to nearby residents, office workers and smaller basket sized shoppers. The Economic report also noting that the proposed office would have a significant impact on bringing in a large increase in employees which is estimated would increase the employment base within the heart of South Melbourne by 30 percent.

Built form concerns / bulk, scale design / noncompliance with the Design and Development Overlay

Several objections have raised concerns about the scale and design of the building and that the proposal is more significant than the built form requirements of the Design and Development overlay that affects the subject site.

Planners Comment

Built form, design and the requirements of the DDO are considered in detail the assessment of the application in Section 11 of this report.

Impact on Heritage

Concerns have been raised about the impact of the development on the heritage significance of the heritage building which is an old hotel / pub building at 78 Cecil Street.

Planners Comment

The application has been referred to Council's Heritage Advisor who has provided comments that subject to conditions they do not object to the proposal. Detailed consideration about the impact on the heritage significance of the heritage building as 78 Cecil Street are provided in section 11 of this report.

Traffic and Car Parking

Several objections have raised concerns about the impact of the development on traffic in the area. Objections have also been received about the lack of car parking for the development

Planners Comment

A detailed consideration of the traffic and parking impact associated with the development are provided in section 11 of this report.

Traffic impacts on Northumberland Street, particularly loading for the supermarket

Several objections have raised concerns about the traffic impact on Northumberland Street.

Planners Comment

A detailed consideration of the traffic impacts in Northumberland Street are provided in section 11 of this report.

- 10.3 A consultation meeting was held on 24 October 2023. The meeting was attended by the Ward Councillors, applicants, objectors and Planning Officers. The meeting did not result in any formal changes to the proposal. However, following the meeting the applicant has investigated the proposed loading arrangement to the Supermarket which is now proposed to be changed so that loading vehicles would enter and exit the loading area in a forward direction (as shown on a set of Revised Plans). This is discussed further in this report.
- 10.4 It is considered that the objectors do not raise any matters of significant social effect under Section 60 (1B) of the Planning and Environment Act 1987.



11. OFFICER'S ASSESSMENT

- 11.1 The amendment seeks to make several changes to the permit, plans and consequently what was approved by the original planning permit. The most notable changes being the incorporation of a Supermarket and Commercial Car Park, a redesigned building including additional levels with a new form and design and the addition of the properties at 78 Cecil Street and 166-170 York Street.
- 11.2 Because this is an application to amend the existing planning permit, only the proposed changes can be assessed.
- 11.3 The key issues that require assessment are considered under the following headings:
- Would the amendment proposal remain consistent with the planning policy framework?
 - Is the commercial car park use in the commercial 1 and 2 zones appropriate?
 - Would the amended building comply with the relevant built form policy and requirements?
 - Are the public realm works appropriate?
 - Would there be any additional off-site amenity impacts?
 - Would the proposal have any unreasonable traffic impacts?
 - Would sufficient car parking and bicycle parking be provided and is the layout appropriate (including the loading bay)?
 - Would the amended development provide an acceptable response to Environmental Sustainable Design requirements?
 - Would the amendment alter any specific requirements of the original permit?
- 11.4 These questions are considered in turn below.

Would the amendment proposal remain consistent with the planning policy framework?

- 11.5 The delegate report for the original application detailed that there was state and local policy support for a significant office development in this location. The delegate report referring to state and local policy provisions to locate commercial facilities in existing or planned activity centres and to encourage businesses that cater for the growing demand in the property and business services, cultural and recreation services, printing, publishing, and media services.
- 11.6 While the specific policy references have changed (due to Planning Scheme amendment C203port), the policy content remains the same where the new clauses 11.03-1S, 11.03-1R and 11.03-1L-01 sets out support for the concentration of large commercial development to activity centres. The Planning Scheme also retains the same local strategies for the South Melbourne Central Activity Centre where there is a strong policy emphasis to support the existing commercial base of South Melbourne in business services and light industry and the expansion of the area as a location for knowledge based and creative industries.
- 11.7 The proposal to expand the office floor area (increase of 5,492sqm) add a supermarket and more retail on the ground floor measures favourably with planning policy. The



subject site is an ideal location for a large commercial development given its prominent position within the South Melbourne activity centre, where complementary land uses are found and there is excellent access to public transport.

- 11.8 The amended proposal is also supported by local policies for South Melbourne where the intensification of the use would help support the local economy of South Melbourne and provide employment. The large area of office space that would be provided in the amended proposal would be particularly beneficial in providing opportunities for the expansion of high technology / knowledge based industry business which is a key strategy to help ensure South Melbourne Central continues to build and prosper in the future.
- 11.9 The delegate report for the original approval also set out that the original approval measured favourably with planning policy for active, vibrant ground floor frontages for development in office and mixed activity areas and South Melbourne Central. The amended proposal would continue to meet this policy direction where retail and food/drinks premises would be provided along all main street frontages. Activity and vibrancy would also be enhanced by the design of the building where it would provide large entrances, substantial glazing and uses that will flow between the private and public realms. A range of public realm works are also now proposed along the York and Cecil Street frontages which would further enhance the connection of the development to the public realm.
- 11.10 Planning Policy for the built environment sets out the importance of high quality design that respects the character of the area and which contribute to the sense of place and identity. A detailed assessment of the modified building will be considered further in this report, including consideration of the specific policy for the South Melbourne Central and in particular the provisions of DDO8.

Is the commercial car park use in the commercial 1 and 2 zones appropriate?

- 11.11 The amended proposal requires approval for the use of part of the site as a commercial car park. The car park use that is proposed is the car park on basement level 03 (132 spaces) and part of the car park on level B2 (52 spaces). The other car park areas would be allocated for the proposed office use. As set out in the submitted Town Planning Report the commercial car park is proposed to be generally used by customers of the supermarket. It is understood that the reason that a commercial car park is proposed is to allow flexibility to provide car parking outside of customers for the supermarket. The applicant has indicated that this type of arrangement is not uncommon for large developments where there are several different land uses in the same development. The applicant indicating that the Victoria Gardens Shopping Centre in Richmond is a good example of this type of car parking arrangement.
- 11.12 It is considered that the part use of site for a car park that would be mostly available for customers of the supermarket would complement the nearby land uses and have a positive impact in providing additional car parking in an area where there can be high demand for parking at certain times. As such, the part use of some of the site for a commercial car park is supported.
- 11.13 The submitted planning report indicates that access to the commercial car park may be granted free of charge for a limited stay for customers to the car park. In order to ensure that the development would provide sufficient parking for the supermarket use limited car parking must be made available for free for customers of the supermarket. To ensue this is the case it is recommended that, should an amended permit be

issued, existing condition 24 is amended to require car parking in the commercial car park to be free for customers of the supermarket for a period of 2 hours (**refer amend condition 24**).

Would the amended building comply with the relevant built form policy and requirements?

11.14 Since the original planning permit was approved there has been a change in the consideration of the requirements of Design and Development Overlay 8 that affects the site. The key VCAT decision on this was the VCAT decision *134 Moray St Pty Ltd v Port Phillip CC* (Corrected) [2018] VCAT 1831. In this decision VCAT determined that the DDO8 controls are not mandatory, despite Council's intention when drafting DDO8 and how the controls have been applied previously. Paragraph 83 sets out VCAT's determination on this matter which has been copied below:

83. We think a preferable approach in the circumstances is to treat the Requirements in DDO8-7 (and the relevant overarching part of DDO8) as being discretionary in nature and able to be varied with a planning permit. This provides the decision maker with discretion to allow an alternative design response if it is appropriate in the context of the site and its surrounds, but within the framework of what the Scheme is seeking in terms of Preferred Character, Design Objectives and the substance of the Requirements themselves.

11.15 A comprehensive review of the South Melbourne Central Structure Plan (SMCSP) is being undertaken which will ultimately lead to an amendment to DDO8; this is intended to remove any doubt as to which requirements are mandatory and discretionary and reviews the built form controls themselves. However, any planning scheme amendments in this regard will be over a year away.

11.16 In the interim, Council must be guided by the Tribunal's findings in *134 Moray St Pty Ltd*. Accordingly, the following assessment against the DDO8 refers only to design requirements and not whether they are mandatory or discretionary. Where a requirement has not been met, a merits assessment of whether the general and specific design objectives and decision guidelines would be met is relevant and has been undertaken.

11.17 Broadly, the DDO8 seeks to ensure that new development achieves an acceptable level of design excellence in the precinct that contributes to the quality and amenity of the South Melbourne Central Major Activity Centre with specific emphasis on the public realm.

11.18 The overall design objectives outlined in the Design and Development overlay seek to provide the following:

- *High quality, well designed new development*
- *Development that respects the hard edge character of the area*
- *Retain the variety of spatial experiences of South Melbourne Central*
- *Ensure the sense of openness and sky visibility of the wide main streets*
- *Ensure built form does not unreasonably diminish sunlight access, particularly to key routes*
- *Ensure development that is respectful to existing heritage*

- *Maintain the distinction of South Melbourne Central as characterised by low to medium rise buildings*
- *To emphasise the edges of South Melbourne Central along Kings Way and north and west of City Road with higher built form*
- *To ensure environmentally sustainable development*
- *To ensure adequate noise protection for future residents in new residential development*

- 11.19 These overall design objectives are carried through in the character statements and design objectives detailed for the different precincts that make up the Design and Development Overlay. The subject site sits within two precincts, Precinct 2 - Emerging Activity Precinct and Precinct 8 - Western Business Precinct. The character statement and design objectives for the two precincts can be grouped into 6 key design goals, these being high quality design, sunlight access, visual consistency / sense of streetscape enclosure, pedestrian experience and activity and landscaping.
- 11.20 The development that has been proposed in the amendment application measures favourably against the character sought for South Melbourne Central and the design objectives detailed in the Design and Development Overlay.
- 11.21 The new proposal is considered of high quality, designed by an experienced and well respected architectural firm. A detailed design response has been provided in the rationale of the design. This has included a strong emphasis to provide an active and attractive building at both the podium and tower. For the design of the podium there is a strong focus to provide activity and enhance the pedestrian experience. For the design of the upper form above the podium, there is a design rationale to ensure the building would provide a positive contribution to the area when viewed from longer views back towards the site.
- 11.22 The most notable changes in the new amendment application are the larger scale of development and its more modulated appearance. In regard to the scale, it is proposed to increase the size of the building from 8 storeys to 10 storeys with an increase in height of 13.82m. At 10 storeys the proposed building would match the scale of other development on the northern side of York Street including the Spotlight building at 103 -133 Cecil Street and the building developed at 85 – 87 Market Street / 108 - 112 Market Street. Council's Strategic Planning unit and Urban Designer have reviewed the proposal, and both provided comments that support the scale of the amended design. In the referral comments from Council's Urban Designer, it is stated that the proposed increase in scale and density is considered an appropriate response to this key strategic site within the South Melbourne Activity Centre.
- 11.23 The other key changes in the design of the new building are to the treatment of the podium and setbacks provided to the tower. At the podium level, a more modulated form has been proposed where recesses have been incorporated to create the appearance of a series of individual structures within the podium. This is quite different from the strong horizontal design language used in the original approval which did not incorporate any vertical breaks or recesses along the podium and provided long horizontal canopies in the design. The change to the podium is considered to be an improvement over the previous design where the addition of the breaks and more modulated appearance would create a finer grain of scale, materiality and texture. This would better reflect the fine grain scale of traditional development in South Melbourne

and provide a much more human scale to the development where the massing of the very long frontages would be broken up into more individual sections.



Fig 4: A section of the proposed podium that would be visible from Cecil Street. Source: Application Design Response

11.24 Changes have also been made to the design response for the upper levels. The new building has been designed to step back from the south, like the approved design, but also to lessen stepping in from the sides of the building. The result would be to create a more visually interesting upper level form that moves away from the “wedding cake” appearance which is prevalent in South Melbourne Central and has been criticised for its obtrusive visual impact which fails to reflect the traditional built form character of the area.

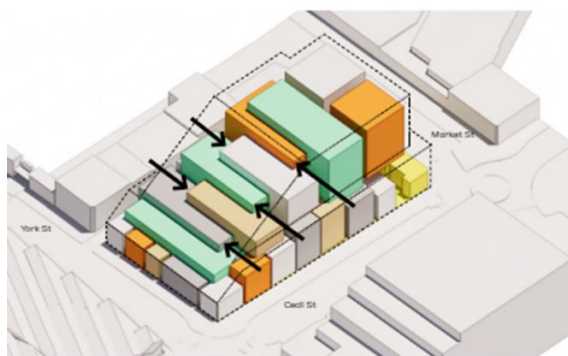


Fig 5: Model and render from Design Response showing the treatment to the upper levels of the building. Source: Application Design Response

11.25 The referral comments from Council’s Urban Designer were supportive of the changes to the tower massing and articulation as set out in the referral comments copied below:

The tower massing, with articulation elements and external shade elements, is supported. The articulated and stepped street wall provides appropriate human scale and rhythm to the streets. The distribution of pedestrian entries around the perimeter of the site is supported, with the two anchor uses, office and

supermarket. The travelators provide connection from the basement public car park to the ground floor corner of York and Cecil Streets, which is well located to serve both the South Melbourne Market and the supermarket.

- 11.26 The proposal also measures favourably against the character statements and design objectives outlined for precincts 2 (Emerging Activity Precinct) and 8 (Western Business Precinct).
- 11.27 Importantly, the proposal complies with the overshadowing requirement which seeks to protect the southern footpath of York Street and the amenity of the South Melbourne Market. The design response details that the starting point in the design of the new building was for it to be located within a shadow plane modelled to ensure that it would not diminish sunlight access to the southern footpath (up to 6 metres from the property frontage) between 11am and 2pm on 21 June. The submitted architectural plans include detailed shadow plans (plan no's A-TP9701, A-TP9702, and A-TP9711) which show compliance with the overshadowing requirement for June 21 between the hours of 11am and 2pm. This is shown through sectional shadow diagrams that are provided on plan no A-TP9711.
- 11.28 The building has also been designed with an active and engaging ground floor layout to enhance the pedestrian experience and would provide landscaping along the key streets to further enhance the public realm. On the key pedestrian streets of York and Cecil Street, activity would be provided along the entire ground floor on both sides of the building. On the corner of York and Cecil streets, the main entrance to the supermarket would be provided with a range of smaller retail of food and drinks tenancies to be provided down both York and Cecil Street. The active ground floor uses that would be provided includes the proposed reinstatement of the Southern Cross Hotel as a hotel building.
- 11.29 The strong emphasis on active ground uses is clearly shown in submitted Design Response. The diagram below taken from the Design Response clearly shows the range of active ground floor uses that would be provided and the actual direct access that will be provided between the building and the street.



Fig 6: Diagram showing ground floor uses and direct connection of the proposal to the street. Source: Application Design Response

- 11.30 It has also been designed to provide a definitive street wall form that provides the sense of streetscape enclosure sought by the Design and Development overlay. Along Cecil Street, the street wall, would be higher than the 3 storey street wall (in part) sought by the Design and Development Overlay. Given the unique features of the site, the more irregular street wall that would be provided along this side of the building is considered an appropriate built form response. It would strike the right balance to provide a definitive street wall form, a suitable acknowledgement of the three storey street wall sought by the DDO but also introduce the variety needed to break up the long façade.
- 11.31 As stated earlier, Council is currently undertaking a review of the South Melbourne Central Structure Plan (SMCSP) is being undertaken which will ultimately lead to an amendment to the current design and development overlay. A draft South Melbourne Structure Plan has been prepared for community and stakeholder consultation. The draft plan has identified the subject site as a larger site where there is potential for buildings of higher scale where a height up to 12 storeys and 40 metres has been identified for the site. The proposed amended design proposes a building at 10 storeys and 39.6 metres which corresponds to the scale of buildings identified in the draft structure plan.
- 11.32 Overall, the amended proposal is considered a high-quality architectural building, designed to respond to the important character and design attributes identified for South Melbourne Central and which would have a positive impact on the surrounding area.
- 11.33 A full assessment against the character statements and design objectives for precincts 2 (Emerging Activity Precinct) and 8 (Western Business Precinct) and the specific requirements is included in attachment 4.

Are the Public Realm works appropriate?

- 11.34 The amendment application has proposed a range of public realm works in association with the redevelopment of the site. The public realm works consist of integrated public seating into the building, proposed undergrounding of powerlines, public lighting, removal of vehicle crossovers on Cecil Street and reinstatement of car parking spaces, a series of pergola structures in the nature reserve on York and Cecil Street, a new pedestrian crossing point on York Street (mid-block), and the transformation of Northumberland Street into a shared space for vehicles and pedestrians.
- 11.35 The public realm works that have been proposed are an opportunity to improve the quality of the public space around the subject site. However, there are some concerns about the feasibility of some of the works and the extent that some of the works go too far in beginning to privatise some of the public space.
- 11.36 Council's Urban Designer and Landscape Architect have reviewed the public realm works that have been proposed and provided a set of recommendations on the proposed works. These recommendations are set out in the referral comments that were provided by Council's Landscape Architect and are copied below:
- More infill tree planting, planting areas and rain gardens are recommended, across frontages.
 - Garden bed detailed design should be simplified and consolidated.



- Underground existing powerlines along the four adjoining streets, including York, Cecil, Market, and Northumberland Street.
- Reduce extent of pergola structures along York Street and Cecil Street frontages.
- The York Street pedestrian crossing is supported and detailed design should include kerb outstand and greenery is recommended. Coordination with South Melbourne Market is also recommended.
- Northumberland Street – proposed shared zone is supported, with further details and coordination required, including paving, lighting, tree planting, coordination with loading bay details and vehicle manoeuvring.
- Provide new/upgraded public lighting as required to support public realm design
- Provide visitor bike and micro mobility parking around the site perimeter at convenient locations, coordinated with building entries and circulation requirements

11.37 These recommendations are generally supported by planning officers with the exceptions of the new pedestrian crossing on York Street and the conversion of Northumberland Street into a shared pedestrian and vehicle zone. Both the new pedestrian crossing and the conversion of Northumberland Street into a shared zone would positive improvements, but it is considered that the complexities involved in delivering these works mean that they fall outside of what can be approved as part of this amended permit. Council will continue to work with the permit holder to deliver these works, but it would be outside any approval of the amendment application.

11.38 For the other remaining recommendations, it is considered that these could be delivered through the adoption of a Public Realm Works Plan that could be endorsed to form part of the amended permit. It is therefore recommended, that should an amended permit be issued a condition is included which requires a Public Realm plan to be prepared by the applicant and approved to the satisfaction of the Responsible Authority. The Public Realm Works Plan will be generally in accordance with works shown on the submitted ground floor plan but modified to include the following changes:

- Provide details of infill tree planting, planting areas and rain gardens with additional landscaping to be provided from that shown on the ground floor plan. New planting species to be confirmed by Council.
- Details of the garden bed with design to be simplified and consolidated.
- The removal of pergola structures along the York Street and Cecil Street frontages, to be applied for separately under street trading.
- Details of the proposed new/upgraded public lighting, including a lighting design to demonstrate that all proposed lighting arrangement complies with relevant Australian Standards.
- Undergrounding of powerlines including all frontages and north eastern and south eastern corners of Northumberland Street.
- Details of the visitor bike and micro mobility parking around the site perimeter at convenient locations, coordinated with building entries and circulation requirements.



- Details of all paving and footpath treatments including details of the treatment of level changes. Pedestrian access must comply with the Disability Discrimination Act 1982.

It is recommended that the new condition be separate from the existing condition 3 which requires a public realm upgrade of Northumberland Street. Condition 3 was included by VCAT as part of a settlement position that was reached and as such it is recommended this should not be modified in order to ensure that the works that were agreed to for Northumberland Street in the settlement are delivered. The new proposed condition is recommended to be **new condition 37**.

- 11.39 To ensure the delivery of the approved public realm works, a S173 Agreement would need to be entered into by the owner. For this application, there is already a condition (condition 4) on the permit which requires the owner to enter into a S173 agreement to deliver the Northumberland public realm upgrade. It is recommended that condition 4 be modified to include the other public realm works that are not in Northumberland Street (**Recommended amended condition 4**).
- 11.40 The changes proposed in the amendment application would affect the existing conditions of Northumberland Street. Most notably, the addition of the supermarket and the new loading bay that would be accessed from Northumberland Street would affect several parking spaces and an existing on street loading bay. The existing planning permit already includes a condition (condition 3) which requires the upgrade of Northumberland Street. It is considered that there is sufficient opportunity with this existing condition to address the changes that would need to occur to Northumberland Street. It is noted that the existing condition already includes particular reference to required changes to loading and parking spaces within the street.

Would there be any additional off-site amenity impacts?

- 11.41 Surrounding land uses do not include any residential use with commercial land uses found across the road on all sides of the subject site. As such the proposal would not include any off site amenity impacts. There are several commercial developments located to the west of the subject site on the opposite side of Northumberland Street. Given the increased height of the amended proposal (from 8 storeys 25.78 m to 10 storeys 39.6 m) the views and shadows from the offices would be more affected by the amended proposal. However, the additional impact on neighbouring commercial development is considered acceptable. As detailed earlier in this report the proposed new building would provide a four / five storey street wall along Northumberland Street which although somewhat higher than the 3 - 4 storey opposite is commensurate to the existing built form character found in Northumberland Street. The building will rise up above the street wall but for the reasons already outlined earlier in this report, the proposal for a 10 storey building on what is a significant redevelopment site is considered acceptable.
- 11.42 The shadow diagrams that were submitted with the application show no additional impact on York Street but changes elsewhere, which are not consequential within the control period of 11-2 on 21 June. The shadow diagrams that were submitted for the original application showed that the building would overshadow the buildings on the western side of Northumberland Street in the morning but that by 1pm there would be no overshadowing impact. The shadow plans submitted with the new application show the same impact. There would be longer shadows cast by the amended proposal in the morning but as the additional overshadowing would only affect the roof areas of those

buildings on the opposite side of Northumberland Street. As detailed earlier the overshadowing from amended proposal would not affect the south Melbourne market on the opposite side of York Street.

Would the proposal have any unreasonable traffic impacts?

- 11.43 The submitted traffic report, prepared by Stantec (version D dated 22/12/2023), details that the proposed development is estimated to generate up to 183 vehicle movements during the weekday AM peak, up to 292 vehicle movements during the PM peak and up to 232 vehicle movements during the weekend peak hours. When compared to the traffic generation that was anticipated for the original proposal this is an increase of 31 movements in the AM peak (where it was detailed there would be 152 vehicle movements) and an increase of 159 movements in the PM peak (where it was detailed that there would be 133 vehicle movements). No assessment of traffic generation in the weekend was considered for the original application given the proposal was largely an office development which would not operate on the weekend.
- 11.44 The traffic report included detailed traffic modelling including modelling of the impact on key intersections near the subject site. The most recent traffic report, version G, was updated with traffic surveys undertaken at the key intersections on Market weekdays and the weekend to ensure it would account for the busiest times when the South Melbourne Market was operating. The traffic report summarising that the modelling that was undertaken indicates that the additional traffic that would be added to the nearby intersections and to the site itself would not compromise the function or safety of the surrounding traffic network.
- 11.45 Council's Traffic and Parking unit have reviewed the submitted traffic report and provided comments that the traffic that would be generated would be expected to operate within the practical limit of the Market Street / City Road and Ferrars Street / City Road intersections and that the impact on the Cecil Street / York Street intersection would not be significant from traffic engineering terms. Based on the information provided and the referral comments from Council's Traffic and Parking unit it is considered that traffic associated with the development would not adversely affect the surrounding street network.

Would sufficient car parking and bicycle parking be provided and is the layout appropriate (including the loading bays)?

Car Parking

- 11.46 The following table shows the Planning Scheme parking requirements for the development:

Proposed Development	Total Required Parking under the Planning Scheme	Proposed car parking provided	Required Variation
Office (20,492 sqm)	3 spaces to each 100sqm leasable floor area for an office = 614 spaces	Total = 327 spaces	490 spaces

Supermarket (3,394sqm)	5 spaces to each 100sqm of leasable floor area = 169 spaces		
Hotel (615sqm)	3.5 spaces per 100sqm of food and drinks premises = 21 spaces		
Food and drinks premises (47sqm)	3.5 spaces to each 100sqm of leasable floor area for a shop = 6 spaces		
Shop (155sqm)	3.5 spaces to each 100sqm of leasable floor area for a shop = 5 spaces Total = 817 spaces		

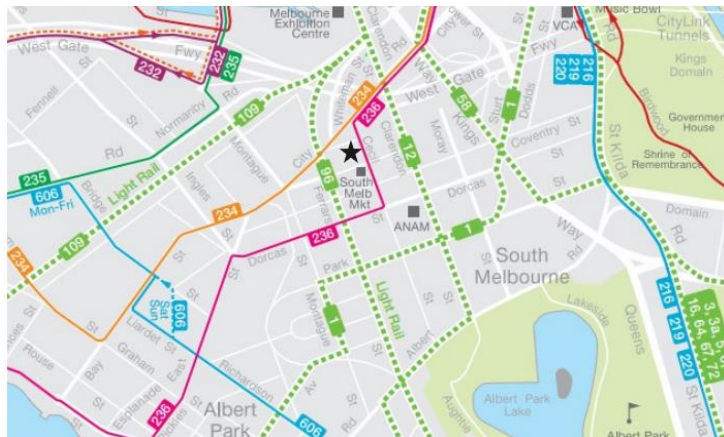
11.47 As detailed above the amendment application seeks approval for a reduction of 490 spaces. The reduction that is now being sought is an increase of 289 spaces where the original approval required 471 spaces and provided 270 spaces (reduction of 201 spaces).

11.48 Clause 52.06-7 outlines the decision guidelines for applications to reduce the car parking requirements. The following table will provide an assessment of the application against these requirements.

Clause 52.06-7 Assessment Decision Guideline	
The car parking demand assessment	The submitted car parking demand assessment has been reviewed and is considered acceptable.
Any relevant local planning policy or incorporated plan	Not relevant in this instance
The availability of alternative car parking in the locality of the land	On street parking in the immediate area is highly constrained through on street parking restrictions and demand in an area where many commercial land uses compete for any parking spaces. As such, on street parking is not considered to be consistently available to offset the reduction in parking. A public parking facility is provided within the South Melbourne Market, but all of the parking spaces are used by



	<p>the South Melbourne Market and parking in the Spotlight development.</p> <p>As such, there is limited availability for alternative car parking in the locality. Whilst this supports the need for more on-site parking spaces it also evidences the limited capacity of the surrounding road network. The provision of more on-site parking would place additional traffic demands on this network and degrade its functional performance.</p>
On street parking in residential zones in the locality of the land that is intended to be for residential use	Not applicable.
The practicality of providing car parking on the site, particularly for lots of less than 300 square metres	The site is fully capable of meeting its statutory parking requirements though it would have to be done through the construction of additional basement levels.
Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.	The site sits within the South Melbourne Major Activity Centre. It is not considered that the shortfall in parking would have any adverse impact on the activity centre.
The future growth and development of any nearby activity centre	<p>The South Melbourne Activity centre is an area that has experienced a lot of growth in recent years. In the immediate area where the subject site is located there are not many more significant sites to be developed. It is likely that future development in this area would be limited to small infill development or redevelopment of small sites.</p> <p>As noted above, the surrounding area is heavily constrained in terms of parking availability. A reduction of car parking would be of benefit to the activity centre by only adding a more moderate increase in traffic generation which would be better for the long-term health and viability of South Melbourne Central activity centres. In an area that already can experience adverse impacts from traffic at certain times.</p>
Any car parking deficiency associated with the	Not applicable

existing use of the land	
Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment	Not applicable
Local traffic management in the locality of the land	Local roads are managed by a mix of City of Port Phillip and the Department of Transport and Planning. The management of roads would be less impacted due to the parking reduction.
The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas	The surrounding area experiences heavy parking demand and traffic. The reduction of parking would reduce the amount of vehicles accessing the site and thus reduce impact on surrounding parking and road performance. This is considered to be positive for local amenity.
Access to or provision of alternative transport modes to and from the land	<p>The site has excellent access to public transport and services. The public transport alternatives that are in close proximity include routes 96, 12, 109 and 1 which all have tram stops in walking distance to the subject site. The 96 route which has a tram stop near the South Melbourne Market runs on light rail providing quick access to and from the CBD. The below map copied from the planning report submitted with the application shows the wide range of public transport that is located near the subject site.</p>  <p><i>Fig 7: Map of Public Transport in surrounding area. Source: Application Planning Report</i></p>



	The site also has excellent access to bicycle infrastructure with on-road and informal bicycle routes on the road network in the vicinity of the subject site, including on both sides of Moray Street, on Dorcas Street and Cecil Street. In addition to public transport and cycling options, there are a number of carshare pods in close proximity to the site.
The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses	Not applicable.
The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome	All car parking is provided within the basement, and a reduction in the car parking provision would have little discernible impact on the streetscape presentation of the building or urban design outcomes.

11.49 The proposed parking reduction is supported. As set out above, the site is located within a highly accessible location in close proximity to transport alternatives. These locational attributes of the site lend strong Planning Policy framework support for the parking reduction as discussed earlier in this report, noting that the large office component represents a cohort more likely to use public transport. Moreover, the reduction of parking for the specific application is considered to be positive in reducing traffic generation. The site is located within a highly developed part of the South Melbourne Central Activity centre. It is highly desirable to reduce parking in order to strongly encourage the use of more active and sustainable transport uptake in the surrounding area. Another further consideration to help justify the car parking reduction is the opportunity that the redevelopment of the site provides to reinstate several car parking spaces along Cecil Street. At present there are six crossings along Cecil Street, and these are all proposed to be removed once the site is redeveloped. With the removal of the six crossings there will be an opportunity to provide at least 9 new on street parking spaces for valuable short term parking.

11.50 In addition to the assessment above, it is important to detail recent VCAT decisions that have considered reductions of car parking for commercial development. Council has not refused many applications on car parking grounds but where they have VCAT have supported the reductions being sought. The most recent VCAT applications where car parking was an issue in dispute include the following:

Salerno Pty Ltd v Port Philip CC [2021] VCAT 259 (30 March 2021)

This appeal relates to a commercial application (food and drink premises, offices) on the land at 34-40 Eastern Road, South Melbourne on a site which is 600m from the

subject site. This is the only VCAT appeal for an application in the South Melbourne Central activity centre where parking for a commercial development was in dispute.

The application proposed a reduction in the rate of car parking required under Clause 52.06 by 85 spaces. The reduction was not supported by Council, however, was ultimately supported by VCAT given the site's proximity to public transport facilities, the excess provision of bicycle storage spaces and end of trip facilities, the lack of supply of long term car parking spaces in the immediate area, and the site's location in an area where workers and visitors should be encouraged to use transport modes other than the private vehicle.

Whilst the proposal at 34-40 Eastern Road is not exactly the same as the subject application, the context is similar, the provision of excess bicycle parking and end of trip facilities is consistent in both applications, and the reasons given by VCAT for supporting a reduction of parking are considered relevant to the subject application.

Acme Co No 4 Pty Ltd v Port Phillip CC [2021] VCAT 588 and Frater Lactus Pty Ltd v Port Phillip CC [2021] VCAT 564 (3 June 2021)

These are two appeals related to commercial applications where car parking was a matter in dispute. The two applications are not within South Melbourne Central but in the Domain area of South Melbourne. Both applications were for office development. The Acme Co No 4 Pty Ltd v Port Phillip CC decision relates to an office development at 412 St Kilda Road which supported a reduction of 533 spaces. The Frater Lactus Pty Ltd v Port Phillip CC decision relates to an application on the land at 9 - 11 Palmerston Crescent, South Melbourne which proposed an office development where a reduction of 122 car parking spaces was sought. In both cases VCAT supported the reduction of car parking given the rich public transport options that were available

- 11.51 These VCAT decisions provide further weight to support the reduction in car parking that is being sought in the amendment application.

Access and Manoeuvring

- 11.52 Four separate access points are proposed to access the car parking, loading and waste areas. The main vehicular access point will be from Market Street where a double width access way would provide access to the three basement levels (321 spaces). Loading and waste collection for the office component of the development would be provided in a 151sqm loading area that would be accessed from Market Street (next to the main vehicular access point). The loading area for the supermarket would be provided in an area that would be accessed from Northumberland Street where a loading bay for a 12.5m long heavy rigid vehicles (HRVs) would be provided with access designed to allow vehicles to enter and exit in a forward direction. Another small separate loading area would be provided in the southwestern corner of the development which would provide loading for the retail and food and drinks tenancies along York Street.
- 11.53 Council's Traffic and Parking unit have assessed access and manoeuvring associated with the development and provided comments that have not raised any concerns about access and manoeuvring for the development. Based on the review by Council's Traffic and Parking unit the access and manoeuvring for the development is considered acceptable. Council's Traffic and Parking Unit have confirmed that the swept path

analysis provided demonstrates adequate access for a HRV into the subject site via Cecil/York Street.

Loading

- 11.54 Council's Traffic and Parking unit have assessed the loading arrangements for all four loading areas. Initial comments from the Traffic and Parking unit raised concerns about the access into the supermarket loading bay where the loading vehicle would have to reverse into the loading bay.
- 11.55 In response to the concerns, plans have been provided which show a redesigned supermarket loading bay where the loading vehicle would be able to enter and exit in a forward direction. When the Revised plans were provided an updated Traffic report was submitted which confirmed that a maximum of 9 deliveries per day can be expected for the supermarket which would consist of 6 deliveries from the Distribution Centre and 3 deliveries associated with other delivery vehicles. In addition, waste collection for the supermarket would be 4 collections per week and that the peak loading demand would be 11 loading activities.
- 11.56 Comments have been provided from Council's Traffic and Parking unit that the loading arrangements for the supermarket are considered reasonable. The referral comments stating that the changes shown on the revised plans where the loading dock has been redesigned to accommodate a front in / front out access has addressed the concerns that were previously raised.
- 11.57 Should a permit be issued, it is recommended that a condition is included which requires amended plans which show the redesigned loading arrangement on the plans submitted for consideration (**recommended new condition 1o**). Council's Transport and Parking unit have also recommended loading management plans for all three loading areas. Should a permit be issued, it is recommended that a condition is included for a loading management plan that provides management details for all three loading areas (**recommended new condition 42**). The loading management plan to provide details of the following:
- Details of deliveries and waste collection frequency per week. Deliveries and waste collection for the supermarket must not occur during the operating hours of the South Melbourne Market.
 - Distinct footpath pavement material to clearly identify pedestrians as priority.
 - Provision of pedestrian warning lights and cautionary signages.
 - A spotter to be onsite to guide trucks reversing into the loading bay.

Waste Management

- 11.58 The submitted Waste Management Plan (WMP) prepared by MGA Traffic Pty Ltd dated 8 August 2023 has been assessed by Council's Management Coordinator who has provided comments that waste management for the development is generally acceptable. The following matters have been recommended to be addressed in an updated WMP to be endorsed as part of any approval:
- The 660L bin for organic waste to be replaced by max 240L bins instead
 - A commercial dehydrator or similar equipment should be provided for organic waste

- Need to nominate who is responsible (party/role) for the management of waste rooms and equipment including the cleaning and removal of any hard waste/E-waste material from the development.
- Collection times need to be noted in the WMP

11.59 It is recommended that should a permit be issued a condition is included which requires the submission of a Waste Management Plan that is generally in accordance with the Waste Management Plan submitted with the application (prepared by Arup, job no 260480 dated 27 July 2018) but updated to reflect the changes required above (**recommended amended condition 11**)

Would the amended development provide an acceptable response to Environmental Sustainable Design requirements?

11.60 A Sustainable Management Plan (SMP) prepared by Arup dated 11 August 2023 has been submitted with the application. The SMP has been reviewed by Council's Sustainable Design Officer who has provided comments that the amended plans and Sustainable Management Plan (SMP) show that the proposal can achieve a good outcome for environmentally sustainable design. The one outstanding matter that has been raised is a requirement that details of a stormwater treatment strategy be provided including a MUSIC model. Should a permit be issued is recommended that the existing condition 5 be amended to require the submission of a new SMP that is generally in accordance with the SMP submitted with the amendment application but updated to show details of the Stormwater treatment strategy (**recommended amended condition 5**).

Would the amendment alter any specific requirements of the original permit?

11.61 A full review of the existing permit has been undertaken and all conditions that remain relevant are recommended to be retained or modified as necessary. This includes the retention of some condition 1 requirements that have not been addressed in the amended plans.

11.62 In summary, the following changes to the permit preamble and conditions is recommended:

Permit Preamble Changes

11.63 The permit preamble to be amended to reflect new permit triggers where the application now requires planning permission. These being for the demolition and construction of a heritage building given the heritage property at 78 Cecil Street is now included in the application site and permission to use the land for a commercial car park. It is also proposed to note the supermarket use. The use of the site for a supermarket does not require planning permission but it recommended to be added to be consistent with the existing permit preamble. The new permit preamble to read as follows (changes are shown in bold):

Demolish a building and construct or carry out works in a Heritage Overlay, use of a Commercial car park, construction of a multi storey building comprising office, supermarket, shops and food and drinks premises (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking

Add the properties at 78 Cecil Street and 166-170 York Street.

Condition 1 Changes

11.64 Given the significant changes to the proposal and substantial redesign of the building and new matters that have arisen during the assessment of the amended proposal a number of changes are required to the condition 1 (amended plans) requirements. These changes are detailed as follows:

- Condition 1 modified to reflect the new plans of the amendment application
- Condition 1a deleted. Condition 1(a) referred to some changes that were required for the endorsement of original approval. This is no longer relevant so is to be deleted.
- Condition 1b deleted. Condition 1(b) referred to some changes in relation to vehicular access to the development that were required for the endorsement of original approval. This is no longer relevant so is to be deleted.
- Condition 1c deleted. Condition 1(c) referred to some changes in relation to the location of a security gate which was required for the endorsement of original approval. This is no longer relevant so is to be deleted
- The detail sought by the conditions 1(d) to 1(n) are considered to still be relevant for the amended proposal and thus recommended to be retained. Conditions 1m and n to be updated to refer to the correct other conditions that are cross referenced by each of these conditions.
- New condition 1(o) requires amended plans which show the redesigned loading arrangement on the plans submitted for consideration (13/12/2023)
- New condition 1(p) to require detailed architectural drawings of the façade details, lighting, and the tower cantilever over the heritage pub (78 Cecil Street).
- New condition 1(q) to require details of the awning design over the footpath to ensure adequate weather protection for pedestrians.
- New condition 1(r) to provide details of the back of house services for the small ground floor retail and food and drinks tenancies.
- New condition 1(s) to provide details of integrated signage for the development.
- New condition 1(t) to require measured drawings of the retained sections of the façade of the Southern Cross Hotel building at 78 Cecil Street.

Other Condition changes

11.65 The amended proposal and design of the building has also required several changes to the other conditions of the permit. These changes are detailed as follows:

- Delete condition 2. This condition was in relation to a Right of Way (RoW) that was still part of the subject site when the original application was assessed. This is no longer relevant as the RoW has been discontinued and purchased by the developer
- Amend existing condition 4 to expand the scope of the of the S173 Agreement to incorporate the public realm works that are not in Northumberland Street.
- Amend existing condition 7 to reflect new Sustainable Management Plan (SMP) but also to require the submitted SMP to be updated to provide details of stormwater treatment.
- Amend existing condition 11 to reflect the new Waste Management Plan (WMP) submitted for the amended condition but also to require changes identified by Council's Waste Management Coordinator.

- Existing condition 12 to be retained. This condition requires the submission of a Landscape Plan. Given the wording of the current condition it can be retained without any changes.
- Amend existing condition 16 to be amended to refer to the new architects for the amendment application - Woods Bagot.
- Amend existing condition 21 to reflect the changes to the allocation of car parking spaces.
- Amend existing condition 24 to specify that the commercial car park must provide 2 hours free parking for customers of the Supermarket.
- Amend condition 29 to remove references to the individual lots that need to be consolidated but rather say "all titles within the planning unit".
- Delete condition 31 which was to regulate deliveries and rubbish collection. This would now be controlled through a separate condition which is to require a management plan for the for loading areas.
- Amend condition 32 to refer to the changes that have been made to legislation controlling noise limits for commercial, industrial and trade premises.
- New condition 37 to require the submission and endorsement of a Public Realm Works Plan.
- New condition 38 to require the supermarket windows to remain clear and unobstructed by advertising or any other coverings.
- New condition 39 to require detailed demolition Method Statement
- New condition 40 for the colour scheme of the original hotel building at 78 Cecil Street to be reinstated.
- New condition 41 for implementation of the Sustainable Management Plan.
- New condition 42 to require the preparation and endorsement of a Loading Management plan for the operation of the three loading bays.

12. COVENANTS

- 12.1 The applicant has completed a restrictive covenant declaration form declaring that there is no restrictive covenant on the titles for the subject site.

13. CONCLUSION

- 13.1 Clause 71.02 - integrated decision making of the planning scheme requires the decision maker to integrate the range of policies relevant to the issues to be determined and balance the positive and negative environmental, social and economic impacts of the proposal in favour of net community benefit and sustainable development.
- 13.2 This amendment application seeks approval to amend the current approval to incorporate a new supermarket and commercial car park in a newly designed building at a larger scale (increase of 13.82m), increase the office floor area by approximately 5,500 sqm and add a 3,394sqm supermarket. The amendment application also seeks to include the properties at 166-170 York Street at 78 Cecil Street into the development. The property at 78 Cecil Street contains a heritage hotel building which it is proposed to be incorporate but adapted back to its historic use as a hotel.
- 13.3 The proposal measures favourably with the Planning Policy Framework, particularly given the strategic location of the site in the South Melbourne Central Activity Centre where there is a strong policy emphasis to support the existing commercial base of

South Melbourne in business services and light industry and the expansion of the area as a location for knowledge based and creative industries.

- 13.4 The new building that is proposed in the amendment application is larger and of a different design to the current approval. However, the new design measures favourably against the character sought for South Melbourne Central and the design objectives detailed in the Design and Development Overlay that affects the site. The new design bringing improvements over the previous design where a more modulated form is proposed to create a finer grain of scale, materiality and texture and an innovative design of the upper levels to reduce the “wedding cake” appearance of the building. Overall, the amended proposal is considered a high-quality architectural building, designed to respond to the important character and design attributes identified for South Melbourne Central and which would have a positive impact on the surrounding area.
- 13.5 A building of the size and scale that is proposed needs careful consideration of the traffic, parking and access and manoeuvring associated with the development. These issues have been resolved during the processing of the application where the traffic associated with the development would not adversely affect the surrounding street network, appropriate car parking has been provided and loading would be appropriately managed to not adversely affect the surrounding area.
- 13.6 Beyond these matters the proposal is highly resolved where it would provide excellent bicycle parking provision, acceptable ESD and WSUD outcomes, and reasonable waste management outcomes.
- 13.7 Ultimately, the amendment application would deliver a net community benefit to its site and surrounds subject to the conditions forming part of this recommendation. It follows that this report recommends that a Notice of Decision to grant a planning permit be issued subject to the recommended conditions.







14. OFFICER DIRECT OR INDIRECT INTEREST

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

15. OPTIONS

- 15.1 Approve as recommended
- 15.2 Approve with changed or additional conditions
- 15.3 Refuse - on key issues

ATTACHMENTS

1. Advertised Plans (S57A Plans) 
2. Revised Plans (Showing Revised Supermarket Loading Arrangement) 
3. Planning Permit 
4. Assessment Against DDO Requirements 
5. Internal Referral Comments 
6. Zone Map 



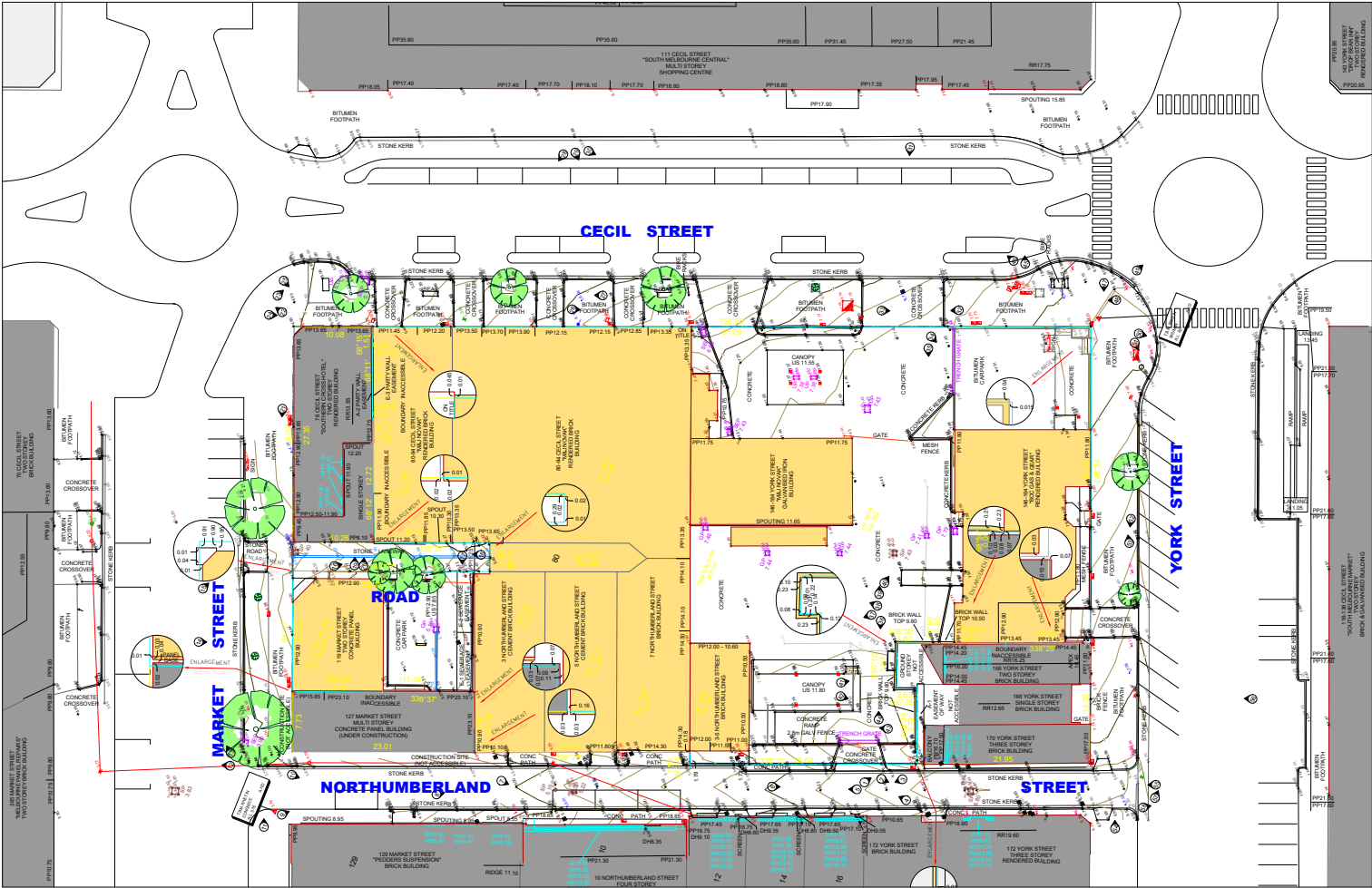
PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

W-B
WOODS BAGOT

DRAWING LIST - TOWN PLANNING		
Drawing Number	Drawing Series	Drawing Title
A- TP0000	General	Cover Sheet
A- TP1000	Existing Conditions & Demolition	Site Survey
A- TP1001	Existing Conditions & Demolition	Site Demolition Plan
A- TP1002	Existing Conditions & Demolition	Southern Cross Hotel Demolition Plans and Elevations
A- TP1101	Site	Proposed Site Plan
A- TP1207	Overall Plan	Basement Level B3
A- TP1208	Overall Plan	Basement Level B2
A- TP1209	Overall Plan	Basement Level B1
A- TP1210	Overall Plan	Level 00 (Ground)
A- TP1211	Overall Plan	Level 01
A- TP1212	Overall Plan	Level 02
A- TP1213	Overall Plan	Level 03
A- TP1214	Overall Plan	Level 04
A- TP1215	Overall Plan	Level 05
A- TP1216	Overall Plan	Level 06
A- TP1217	Overall Plan	Level 07
A- TP1218	Overall Plan	Level 08
A- TP1219	Overall Plan	Level 09
A- TP1220	Overall Plan	Roof
A- TP1301	Overall Elevations	North & South Elevations
A- TP1302	Overall Elevations	East & West Elevations
A- TP1303	Overall Sections	North / South Sections - Sheet 01
A- TP1302	Overall Sections	North / South Sections - Sheet 02
A- TP1301	Overall Sections	East / West Sections - Sheet 01
A- TP1302	Overall Sections	East / West Sections - Sheet 02
A- TP4210	Detailed Enclosure Arrangement	Street Details - Sheet 01
A- TP4211	Detailed Enclosure Arrangement	Street Details - Sheet 02
A- TP4212	Detailed Enclosure Arrangement	Street Details - Sheet 03
A- TP9601	Planning Overlay	Zoning
A- TP9611	Planning Overlay	Sectional Diagrams - Sheet 01
A- TP9612	Planning Overlay	Sectional Diagrams - Sheet 02
A- TP9701	Shadow Studies	21 June - 1100-1200
A- TP9702	Shadow Studies	21 June - 1300-1400
A- TP9711	Shadow Studies	Detailed Plans and Section - 21 June - 1300-1400

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
1 of 37

Project
80 Cecil St
Address
80 Cecil St, South Melbourne
Client
GLG Management Pty Ltd
Project number
130986



A	Preliminary	For Information	16/08/23
B	Preliminary	For Information	28/07/23
C	Preliminary	For Town Planning	11/08/23

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- NOTES**
- DATE OF LAND SURVEY: 19/06/2015
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH SURVEYORS DRAWING AND REPORT
 - THE LOCATION OF BUILDINGS BEYOND SITE BOUNDARIES ARE INDICATIVE ONLY
 - ALL DIMENSIONS AND SURVEY MARKS SHOWN ON THIS PLAN SHOULD BE VERIFIED AND CONFIRMED BY ALL CONTRACTORS AND CONSULTANTS PRIOR TO ANY FUTURE CONSTRUCTION AND SITE WORKS
 - LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM
 - IN ALL INSTANCES, IT IS ESSENTIAL THAT THE POSITION OF UNDERGROUND SERVICES (WHETHER OR NOT SHOWN ON THIS PLAN) BE VERIFIED ON SITE AND ADJUTING SITES PRIOR TO ANY CRITICAL DESIGN OR COMMENCEMENT OF WORKS. THIS SHOULD BE DONE IN CONSULTATION WITH ALL RELEVANT SERVICE AUTHORITIES
 - BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY AND ALL SURVEY INFORMATION WITH LAND SURVEYORS DOCUMENTATION AND CONTRACTORS OWN INVESTIGATIONS

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

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Approved BP	Scale 1:250
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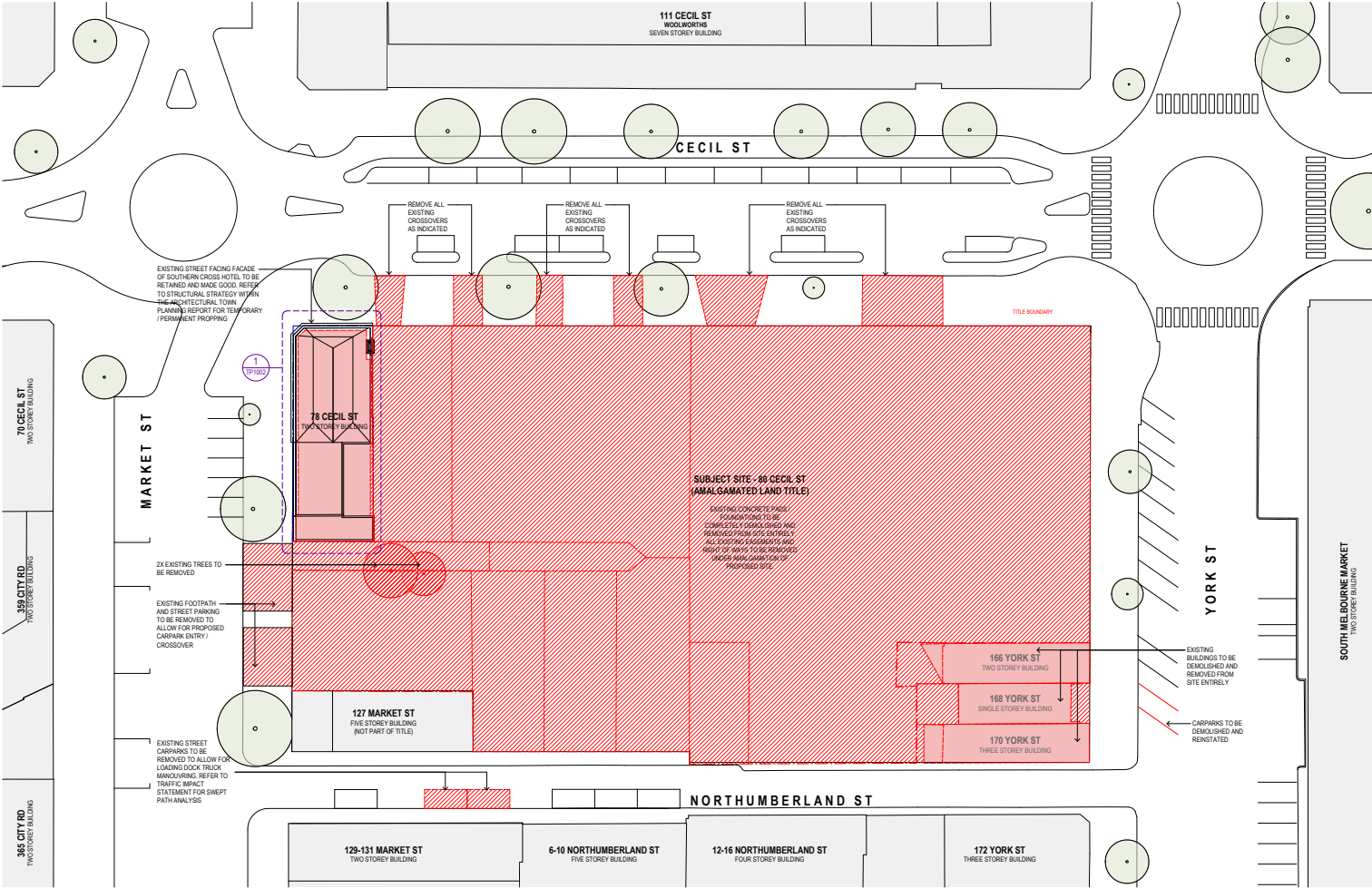
Sheet title
Existing Conditions & Demolition
Site Survey

Sheet number
A-TP1000

Status
For Town Planning

Revision
C

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
2 of 37



A	Preliminary	For Information	28/07/23
B	Preliminary	For Town Planning	10/08/23

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NOTES
• CONTRACTOR TO CONFIRM EXISTING CONDITIONS ARE AS NOTED ON DRAWINGS. SHOULD ACTUAL CONDITIONS VARY TO THOSE INDICATED ON THESE DRAWINGS, IMMEDIATELY.
• CONTRACTOR MUST INFORM THE ARCHITECT
• ALL SERVICES TO BE REMOVED FROM WORKS THAT ARE TO BE DEMOLISHED IS: FANL DUCT WORK, ELEC. CABLES AND GAS DUCTS PROVIDED WHEN AFFECTED. CRITICAL SERVICES ARE RELOCATED ON SITE.
• IF ANY CONFLICT OCCURS BETWEEN ANY OF THE CONSULTANT TEAM DRAWINGS, A COORDINATION WORKSHOP IS TO BE HELD IN ORDER TO RESOLVE ANY DISCREPANCIES.

- DEMOLITION LEGEND
- Site extent's relevant to planning permit application.
 - Item to be demolished, boundary to be removed through amalgamation of titles.
 - Existing building / structures to be completely demolished and removed from site. Do not burn or bury on site. Prevent spillage of demolishing material on street.
 - Hard ground surfacing to be demolished entirely for removal, not applicable to local authority approval. Notes tree protection notes for removal of surfacing overlapping with tree protection zones.

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

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Sheet size A1	Scale 1:250
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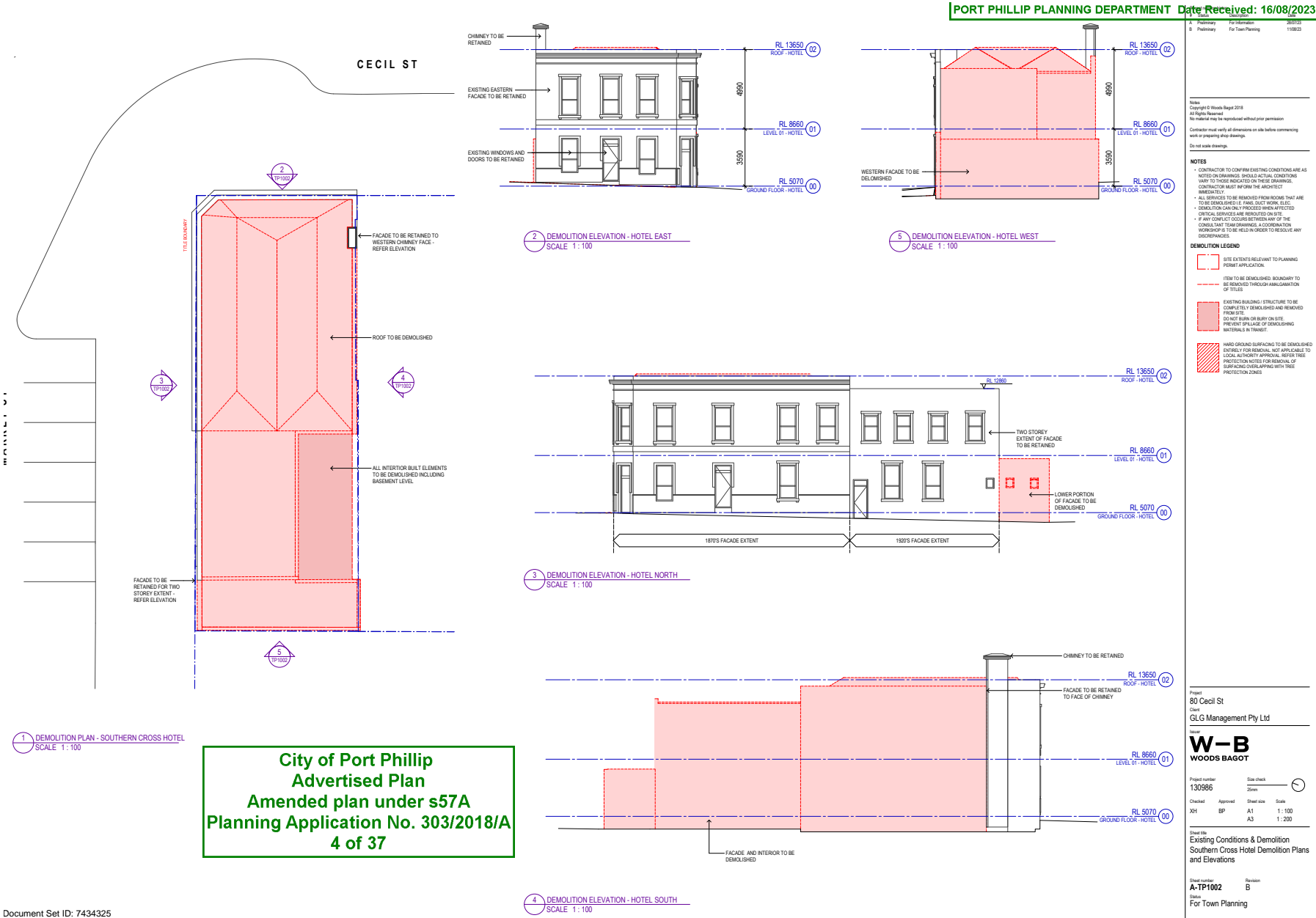
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Existing Conditions & Demolition
Site Demolition Plan

Sheet number
A.TP1001

Revision
B

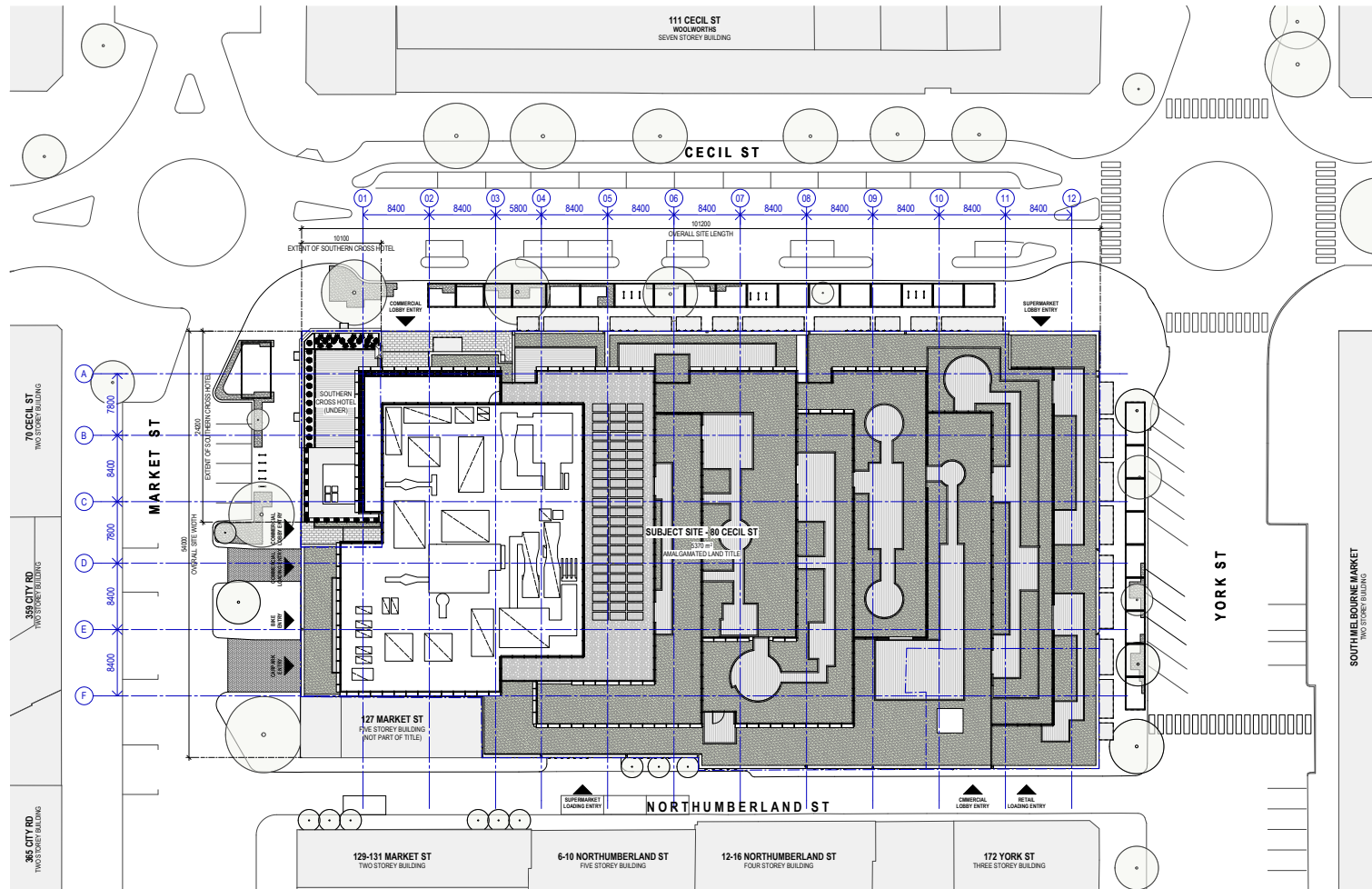
Status
For Town Planning

Attachment 1: Advertised Plans (S57A Plans)



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B	Preliminary	For Town Planning	19/08/23

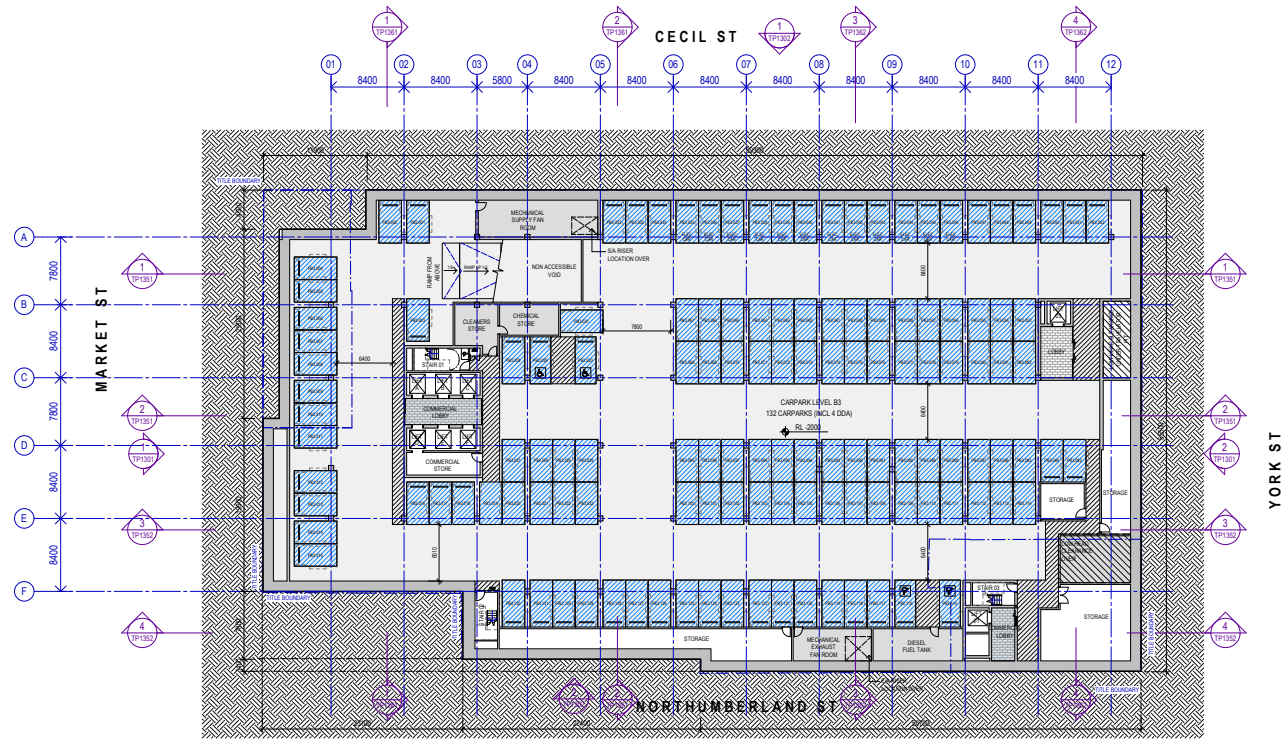
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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
5 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd
W-B
WOODS BAGOT
Project number
130586
Scale check
25mm
Sheet size
A1
Scale
1:250
1:500
Sheet title
Site
Proposed Site Plan
Sheet number
A-TP1101
Revision
B
Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
6 of 37



A	Preliminary	For Information	03/02/23
B	Preliminary	For Information	03/02/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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LEGEND

COMMERCIAL
CAR PARK SPACES

SUPERMARKET / RETAIL
CAR PARK SPACES

PARKING SCHEDULE - CARS		
Carpark Type	Count	
LEVEL B3		
4000mmx2000mm - Standard Carpark	171	
4000mmx2000mm - DDA Carpark	4	
4000mmx2000mm - Standard Carpark	17	
LEVEL B2		
4000mmx2000mm - Standard Carpark	156	
4000mmx2000mm - DDA Carpark	4	
4000mmx2000mm - Standard Carpark	114	
LEVEL B1		
4000mmx2000mm - Standard Carpark	71	
4000mmx2000mm - DDA Carpark	1	
4000mmx2000mm - Standard Carpark	1	
Grand Total	501	

Project
80 Cecil St
GLS Management Pty Ltd

W-B
WOODS BAGOT

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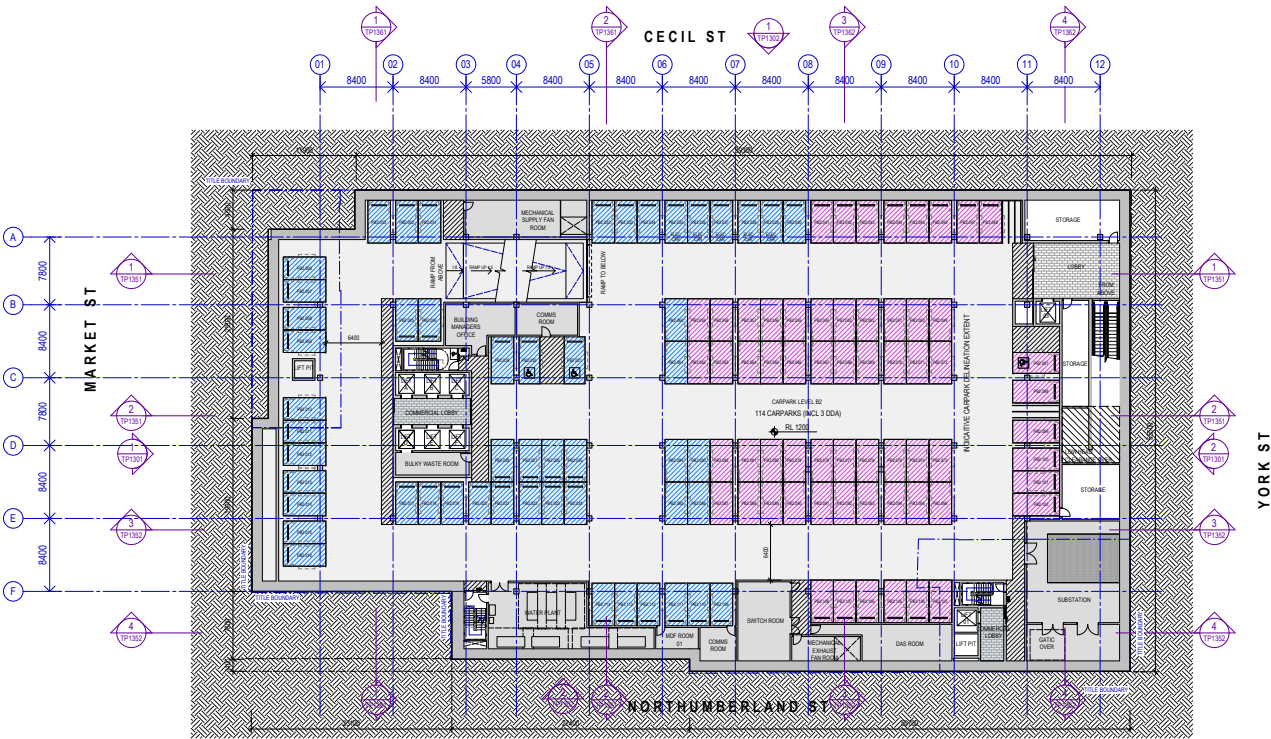
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Overall Plan
Basement Level B3

Sheet number
A-TP1207

Revision
H

Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
7 of 37



A	Particular	For Information	03/03/23
B	Particular	For Information	03/03/23
C	Particular	For Information	03/03/23
D	Particular	For Information	03/03/23
E	Particular	For Information	03/03/23
F	Particular	For Information	03/03/23
G	Particular	For Information	03/03/23
H	Particular	For Information	03/03/23

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LEGEND

COMMERCIAL CAR PARK SPACES

SUPERMARKET / RETAIL CAR PARK SPACES

PARKING SCHEDULE - CARS		
Carpark Type	Count	
LEVEL B3		
400mmx200mm - Standard Carpark	111	
400mmx200mm - ADA Carpark	4	
400mmx200mm - Standard Carpark	17	
LEVEL B2		
400mmx200mm - Standard Carpark	106	
400mmx200mm - ADA Carpark	4	
400mmx200mm - Standard Carpark	114	
LEVEL B1		
400mmx200mm - Standard Carpark	71	
400mmx200mm - ADA Carpark	4	
400mmx200mm - Standard Carpark	1	
Grand Total	301	

Project
80 Cecil St
Client
GLS Management Pty Ltd

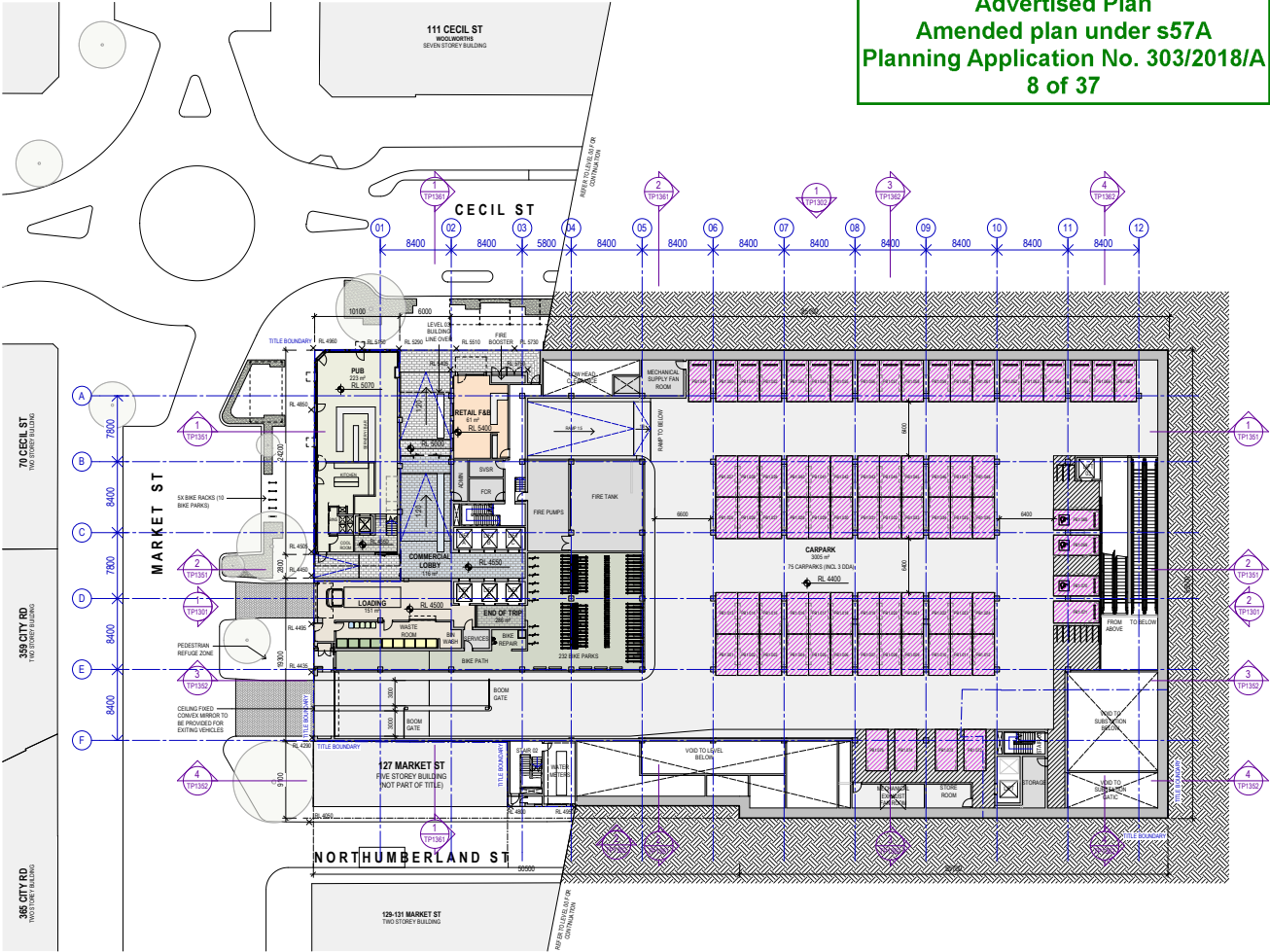
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WOODS BAGOT

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Drawn by
Overall Plan
Basement Level B2

Sheet number
A.TP1208
Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
8 of 37



A	Preliminary	For Information	13/08/23
B	Preliminary	For Information	23/08/23
C	Preliminary	For Information	19/07/23
D	Preliminary	For Information	19/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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LEGEND

COMMERCIAL
CAR PARK SPACES

SUPERMARKET / RETAIL
CAR PARK SPACES

PARKING SCHEDULE - CARS		
Carpark Type		Count
LEVEL B1		
4000mmx2000mm - Standard Carpark		111
4000mmx2000mm - ADA Carpark		4
4000mmx2000mm - Standard Carpark		17
LEVEL B2		
4000mmx2000mm - Standard Carpark		156
4000mmx2000mm - ADA Carpark		2
4000mmx2000mm - Standard Carpark		6
LEVEL B3		
4000mmx2000mm - Standard Carpark		71
4000mmx2000mm - ADA Carpark		1
4000mmx2000mm - Standard Carpark		1
Grand Total		301

Project
80 Cecil St
GLG Management Pty Ltd

W-B
WOODS BAGOT

Project number
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Sheet title
Overall Plan
Basement Level B1

Sheet number
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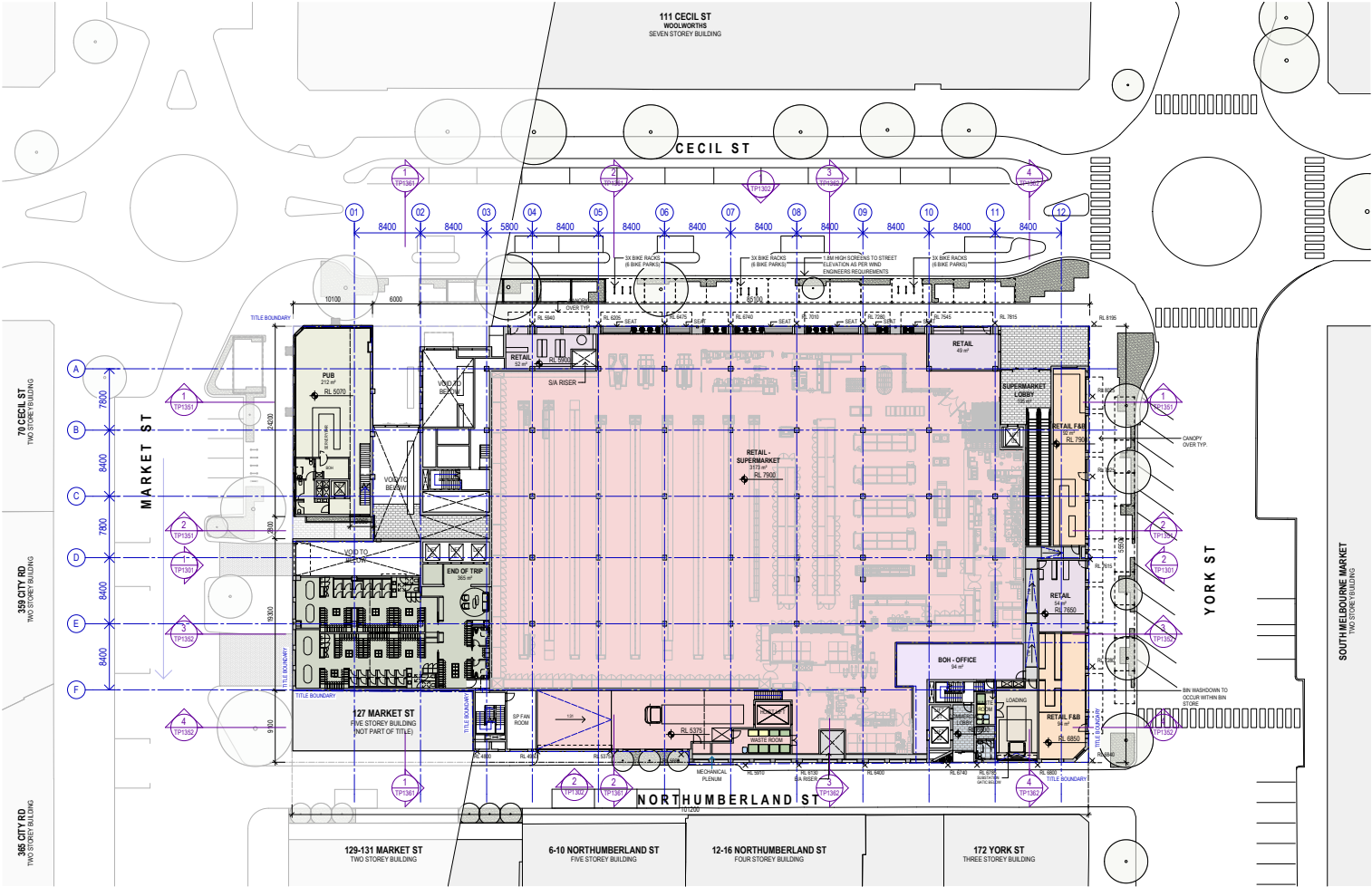
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Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	09/08/23
B	Preliminary	For Information	23/08/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
9 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586

Scale
25mm

Checked
XH

Approved
BP

Drawn
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Scale
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Sheet size
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Scale
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Sheet title
Overall Plan
Level 00 (Ground)

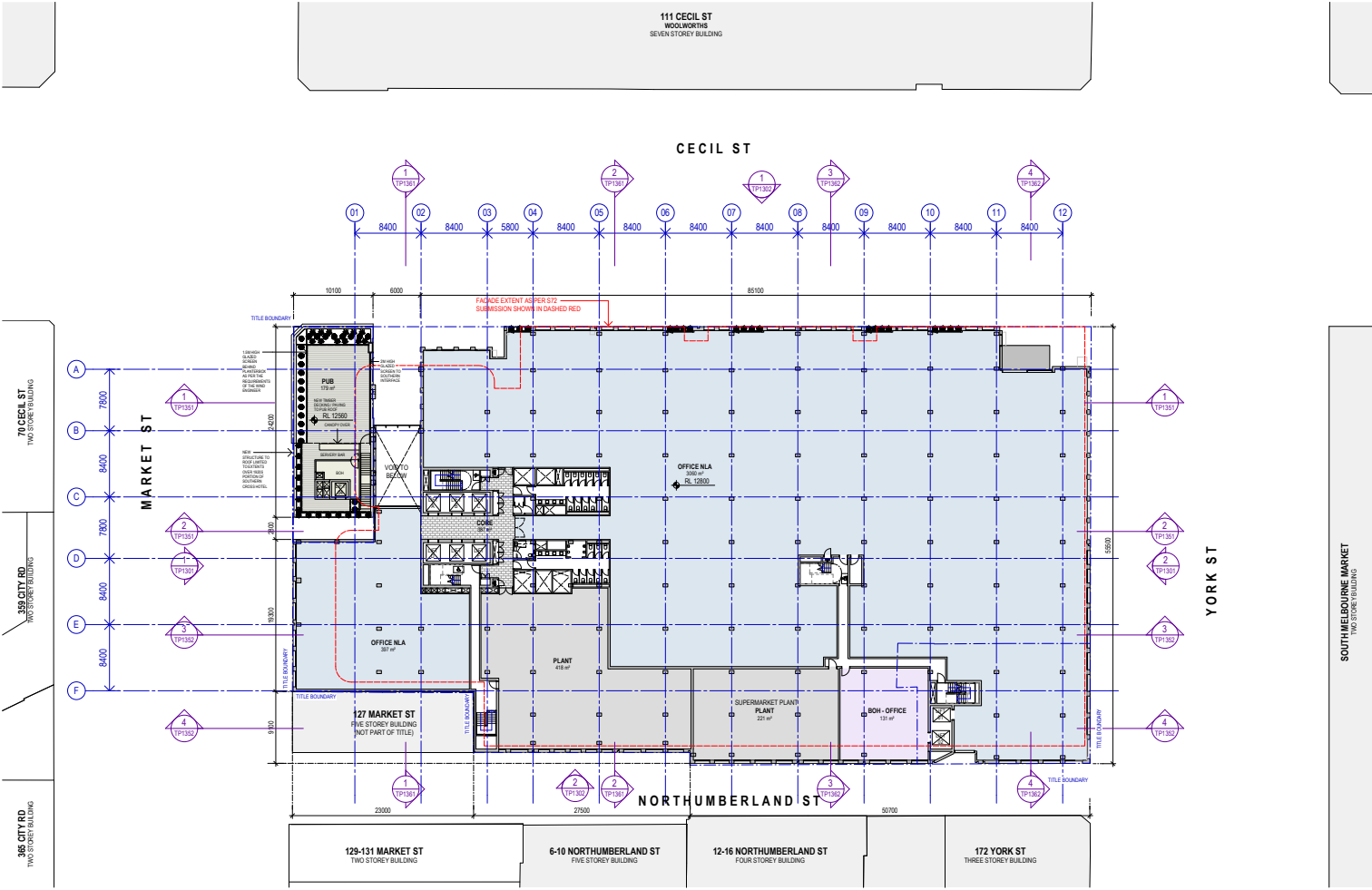
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Revision
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Status
For Town Planning

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B	Preliminary	For Information	03/05/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
10 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586

Scale check
Drawing

Checked
XH

Approved
BP

Sheet size
A1

Scale
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Sheet title
Overall Plan
Level 01

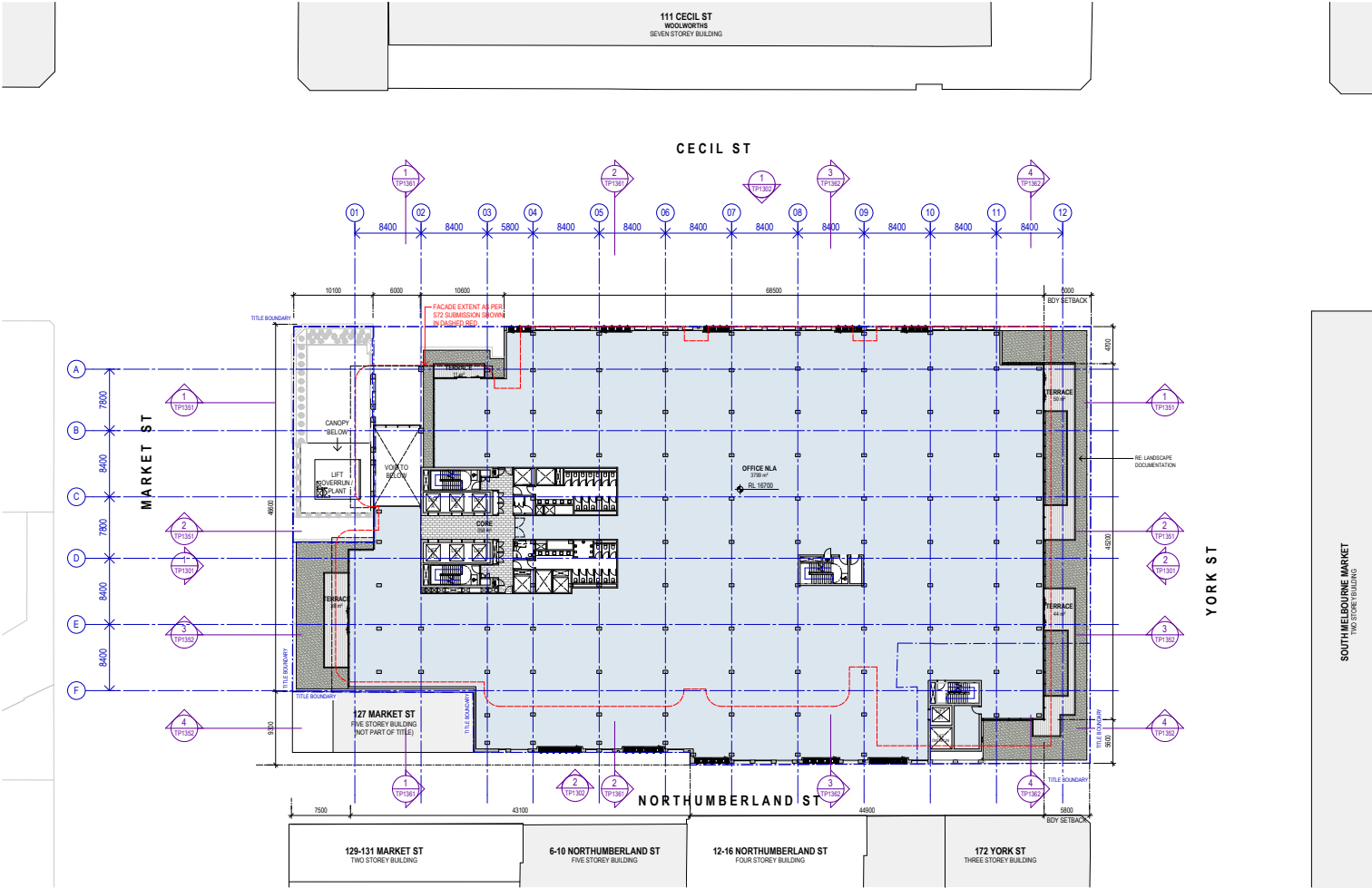
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Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	09/08/23
B	Preliminary	For Information	09/08/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
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F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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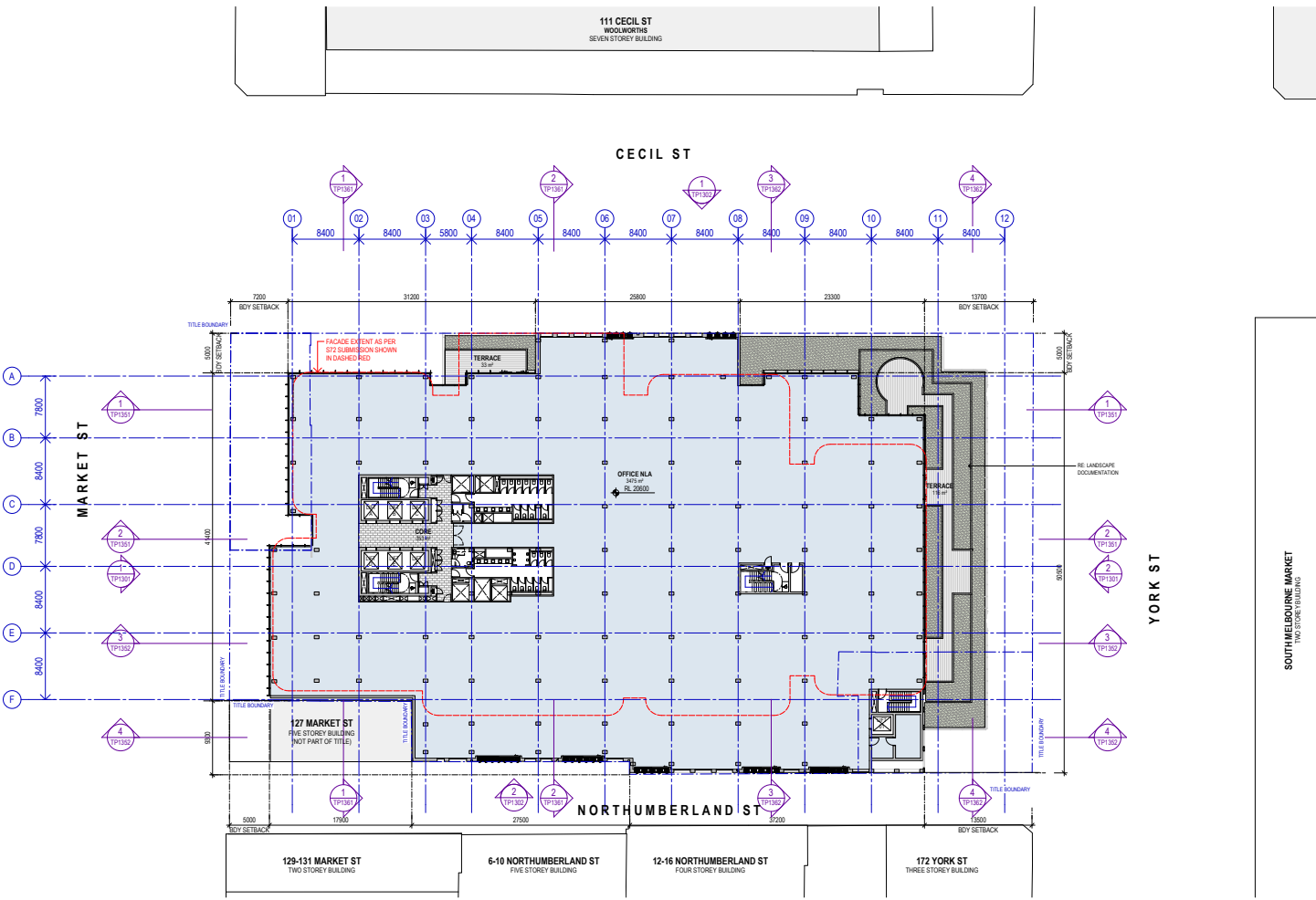
City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
11 of 37

Project	80 Cecil St
Client	GLS Management Pty Ltd
W-B	WOODS BAGOT
Project number	130586
Scale	1:500
Sheet title	Overall Plan Level 02
Sheet number	A-TP1212
Revision	H
Status	For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	09/05/23
B	Preliminary	For Information	23/06/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	18/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	28/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
12 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586

Scale check
25mm

Checked
XH

Approved
BP

Sheet size
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Scale
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Sheet title
Overall Plan
Level 03

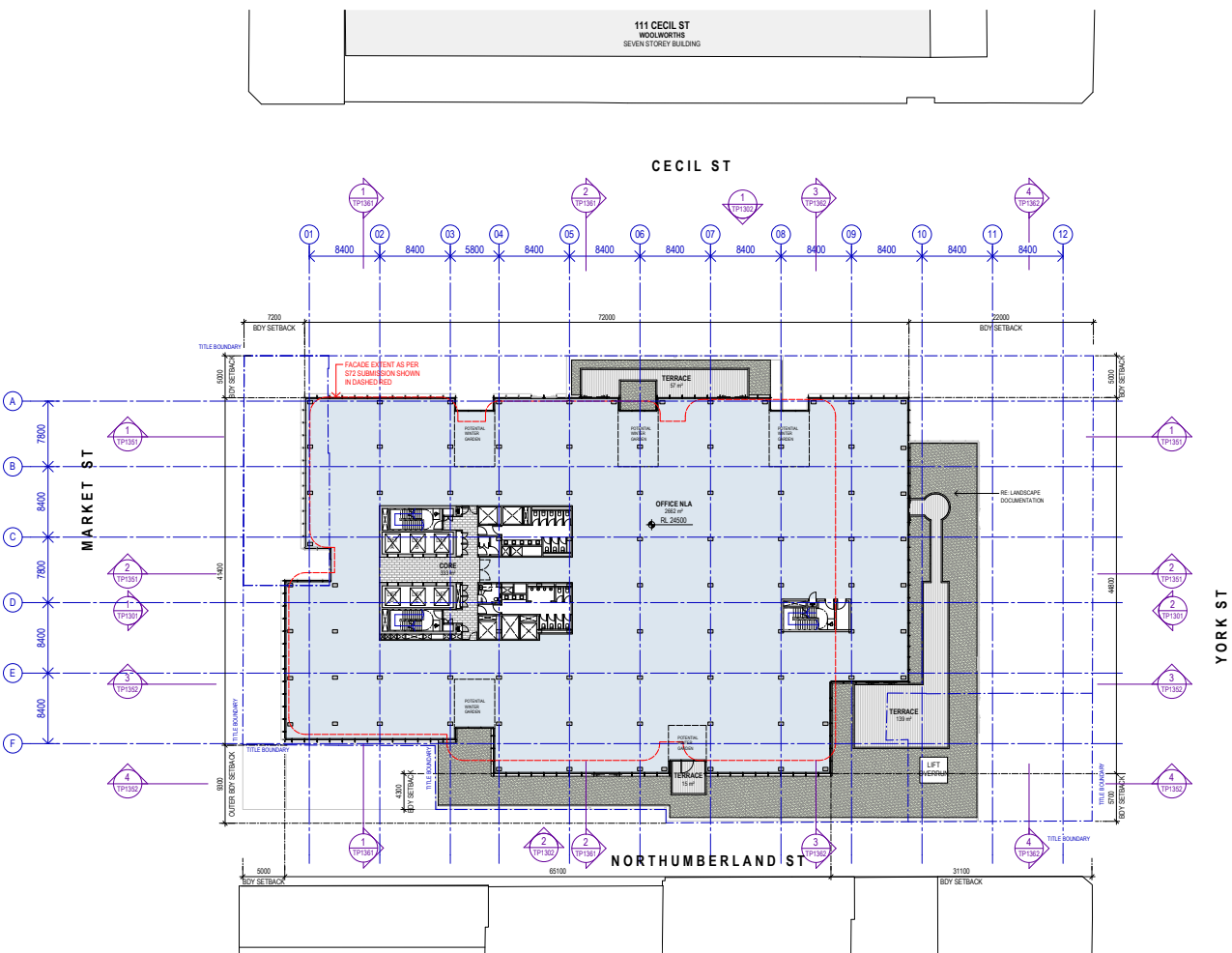
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Status
For Town Planning

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B	Preliminary	For Information	23/06/23
C	Preliminary	For Information	10/07/23
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F	Preliminary	For Information	28/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	13/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
13 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586
Checked
XH
Approved
BP
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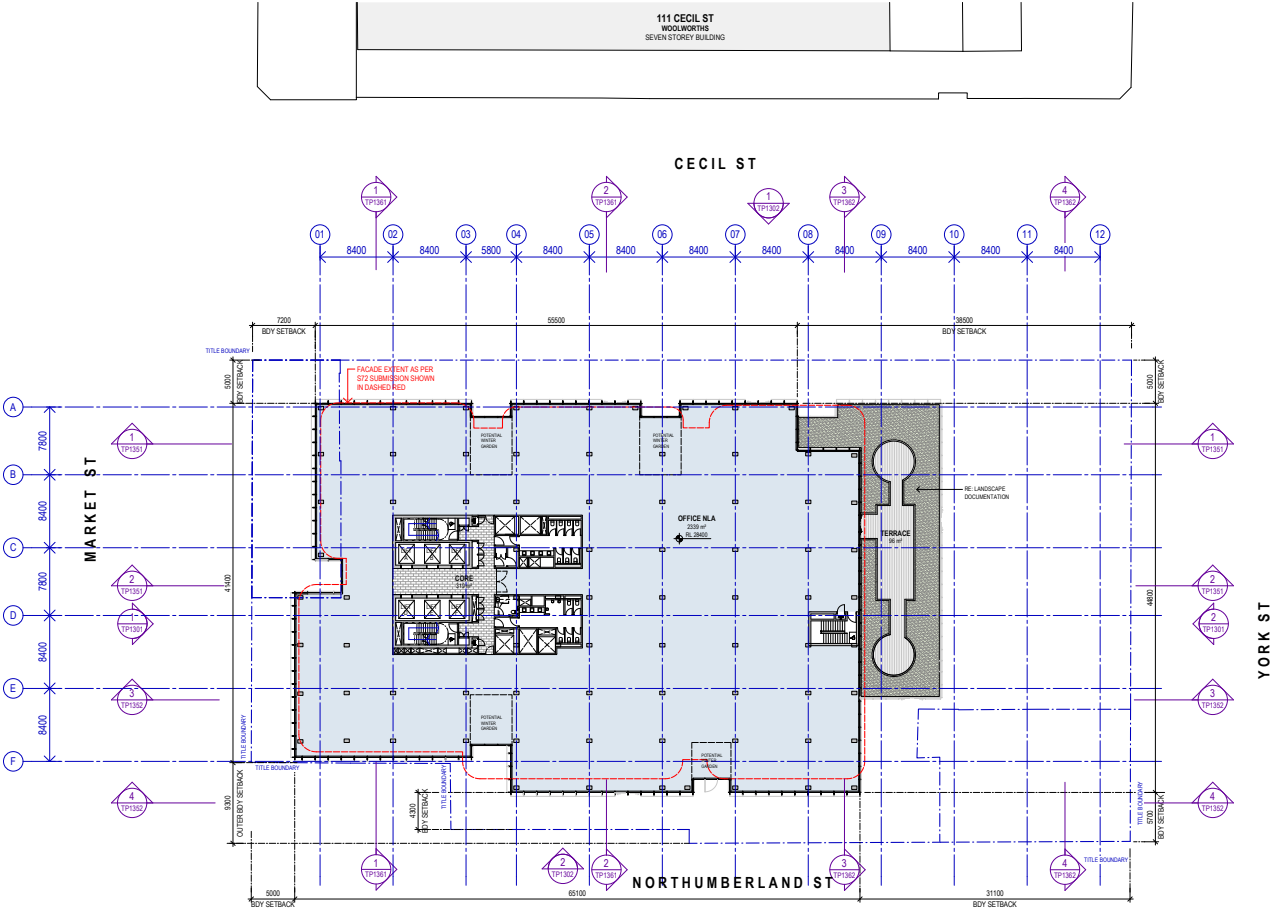
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Level 04

Revision
A-TP1214
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Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

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B	Preliminary	For Information	23/06/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	18/07/23
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F	Preliminary	For Information	28/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	13/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
14 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586
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BP
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A3
Approved
BP
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Sheet size
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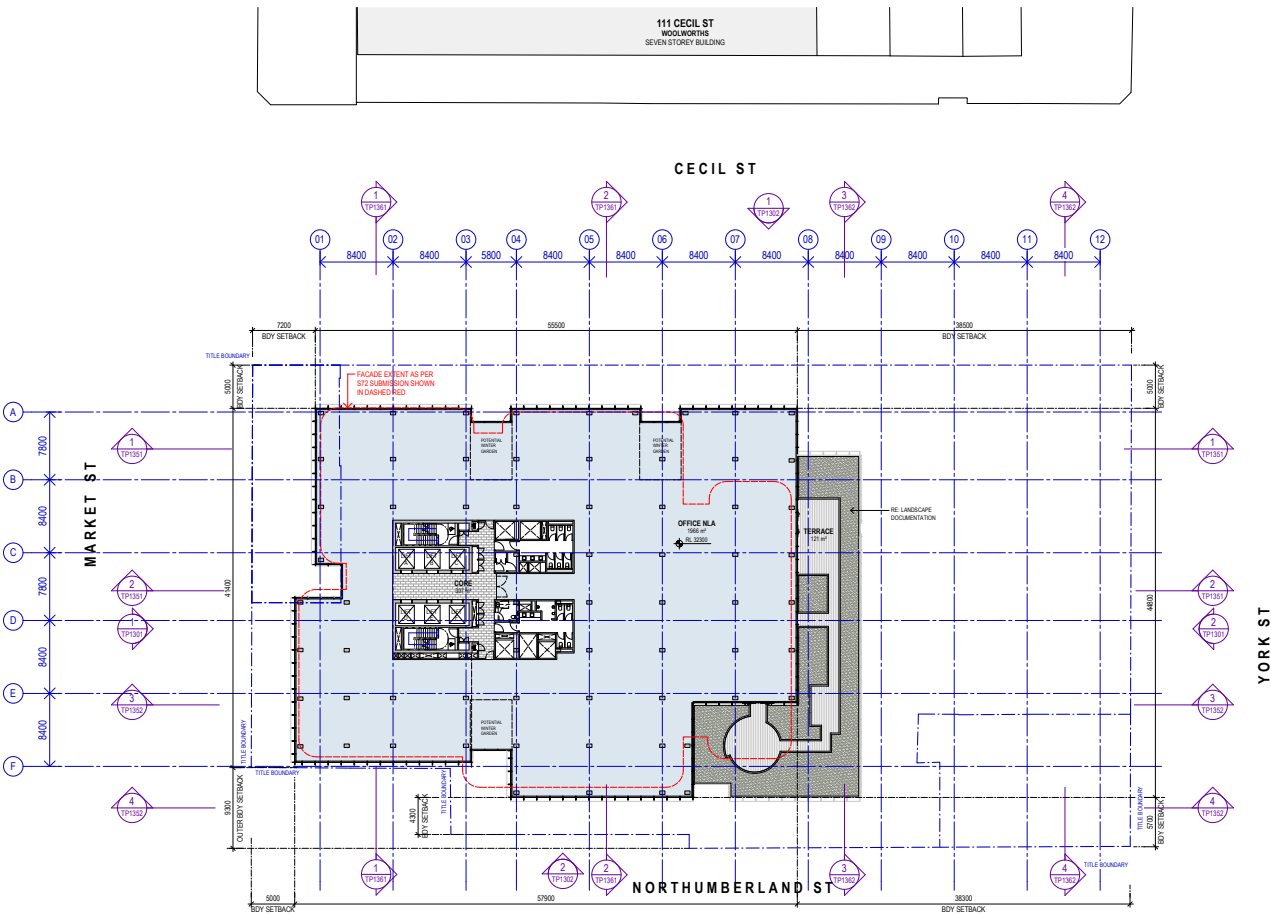
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Level 05

Sheet number
A-TP1215
Revision
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Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

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B	Preliminary	For Information	03/05/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
15 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
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BP
Approved
A1
A3
Sheet size
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1:500

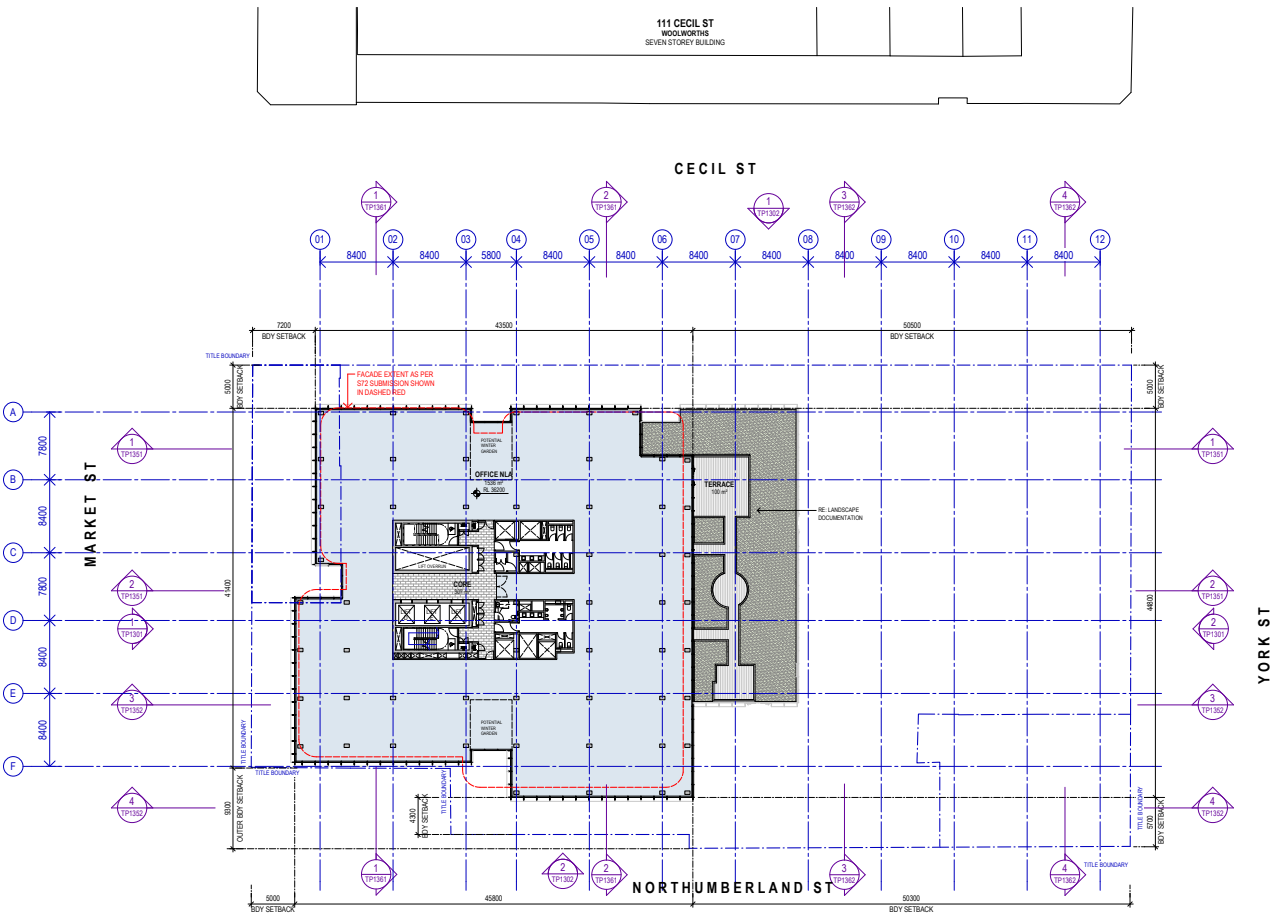
Sheet title
Overall Plan
Level 06

Sheet number
A-TP1216
Revision
H
Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	09/05/23
B	Preliminary	For Information	23/06/23
C	Preliminary	For Information	19/07/23
D	Preliminary	For Information	19/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	13/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
16 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586
Scale check
25mm
Checked
BP
Approved
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Sheet size
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Scale
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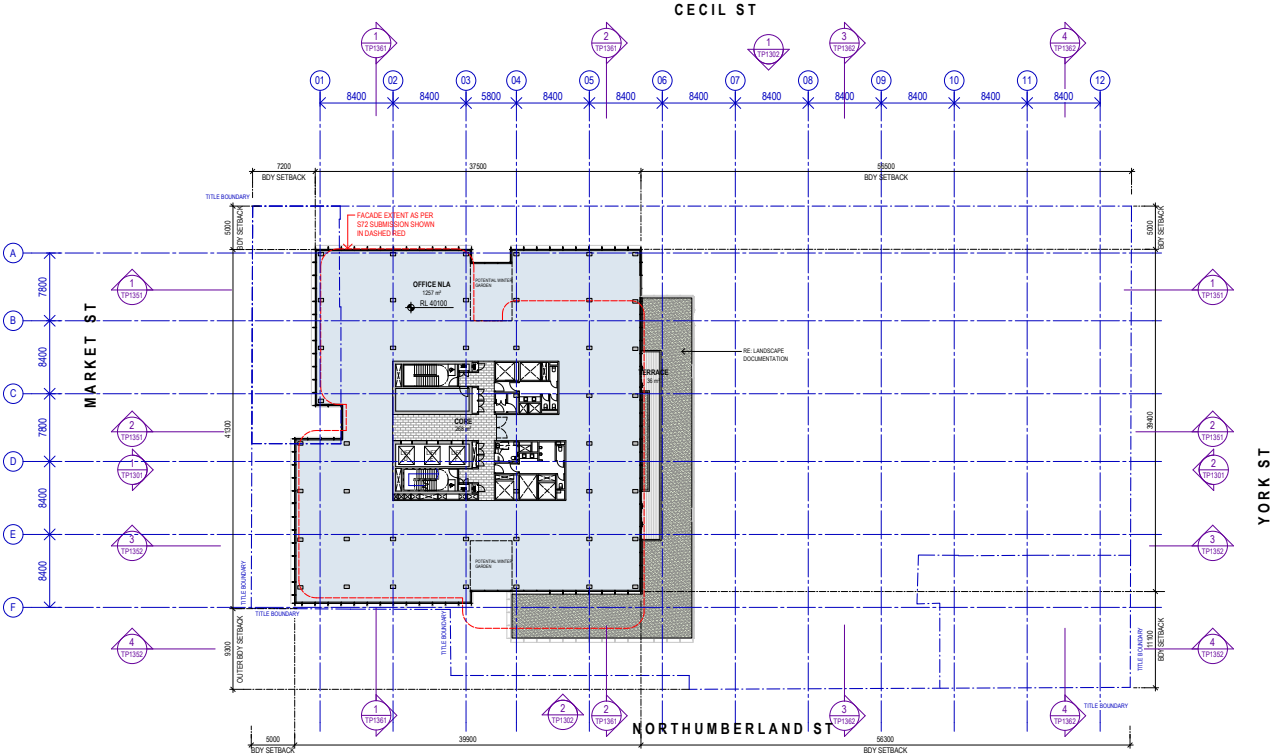
Sheet title
Overall Plan
Level 07

Sheet number
A-TP1217
Revision
H
Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	09/05/23
B	Preliminary	For Information	23/06/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	18/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	28/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
17 of 37

Project
80 Cecil St
Client
GLS Management Pty Ltd

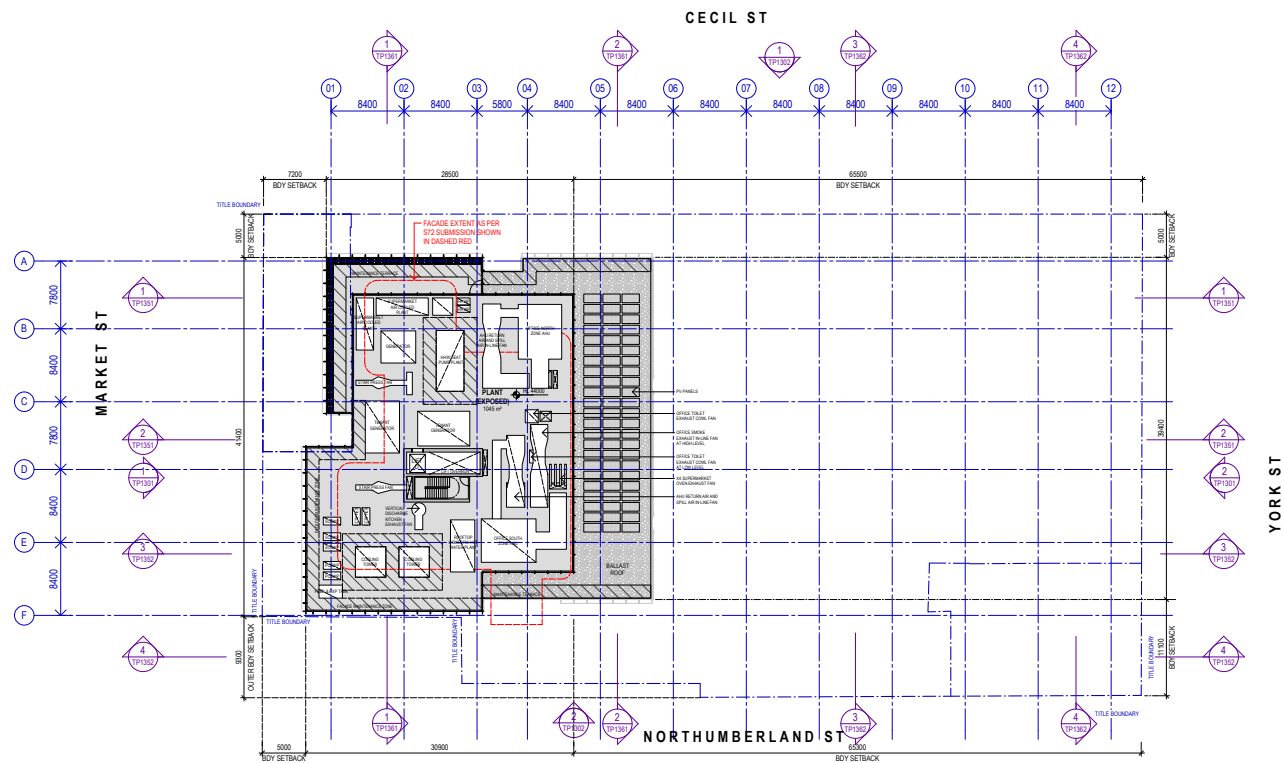
W-B
WOODS BAGOT

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Sheet size
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Sheet title
Overall Plan
Level 08

Sheet number
A-TP1218
Revision
H
Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
18 of 37



A	Preliminary	For Information	09/08/23
B	Preliminary	For Information	09/08/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	15/08/23

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Project
80 Cecil St
Client
GLS Management Pty Ltd

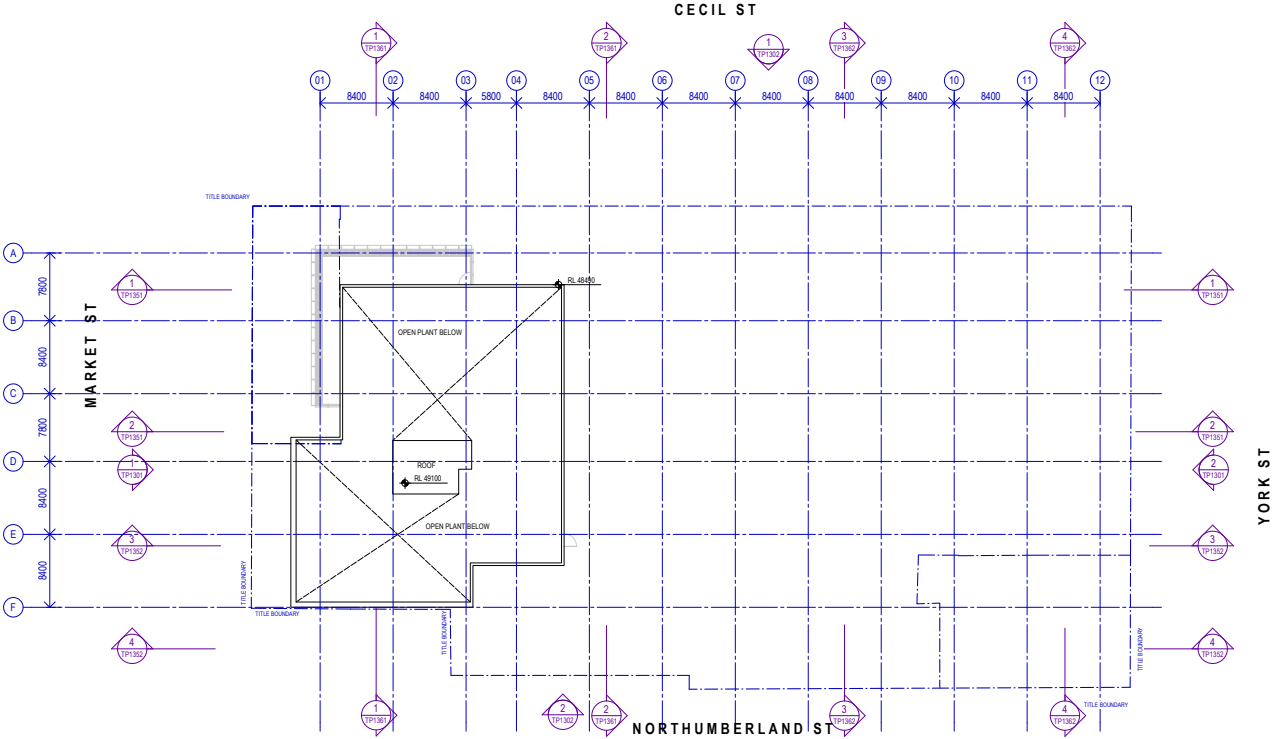
W-B
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Checked
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Approved
BP
Sheet size
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Scale
1:250
A3
1:500

Sheet title
Overall Plan
Level 09

Sheet number
A-TP1219
Revision
H
Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
19 of 37



A	Preliminary	For Information	26/07/23
B	Preliminary	For Information	26/07/23
C	Preliminary	For Information	07/08/23
D	Preliminary	For Town Planning	11/08/23

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Project
80 Cecil St
Client
GLS Management Pty Ltd

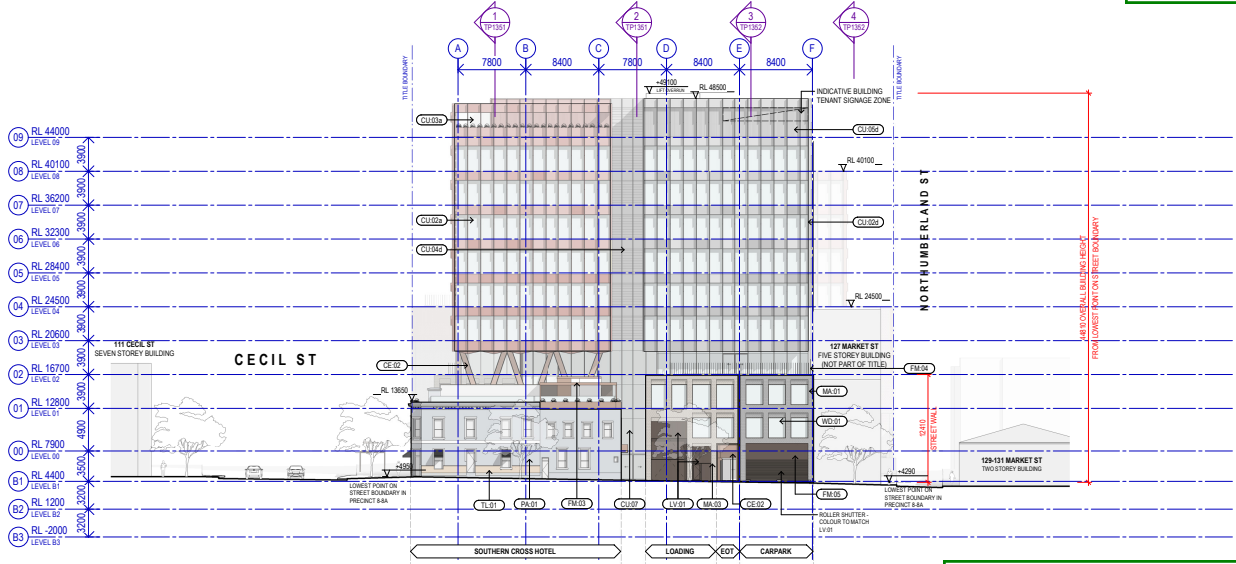
W-B
WOODS BAGOT

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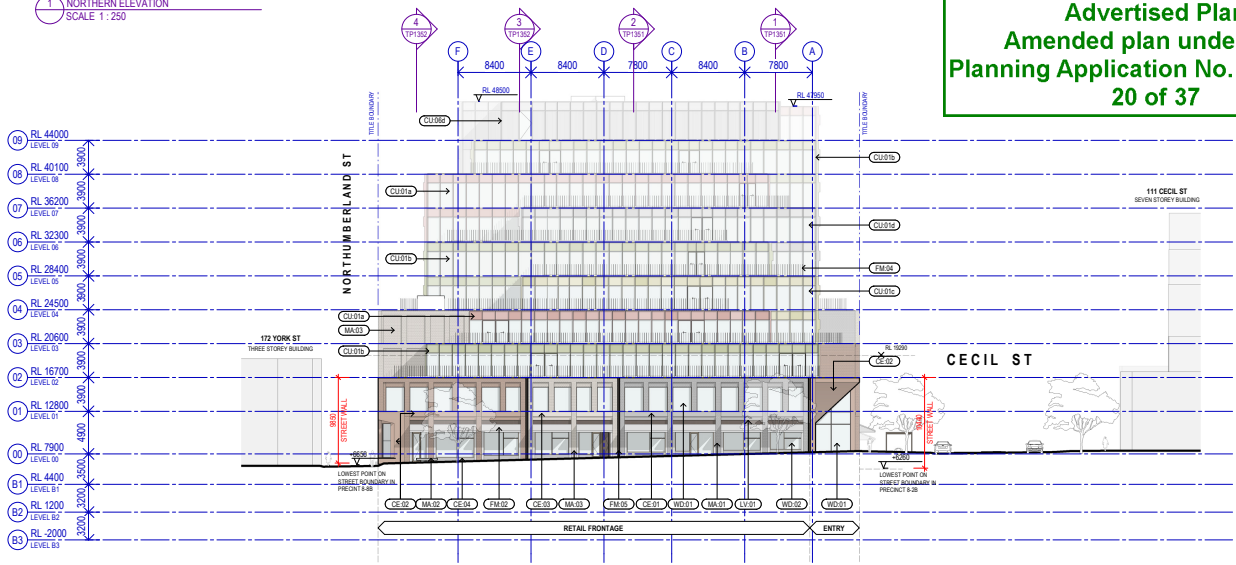
Sheet title
Overall Plan
Roof

Sheet number
A-TP1220
Status
For Town Planning

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023



City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
20 of 37

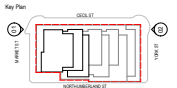


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F	Primary	For Information	19/07/23
G	Primary	For Information	07/08/23
H	Primary	For Town Planning	17/08/23

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COLOR LEGEND
WHERE ALPHA SUFFIX IS PROVIDED TO MATERIAL CODE:
A COLOR RED C COLOR YELLOW
B COLOR GREEN D COLOR GREY

MATERIAL LEGEND	
CE-01	BUSHED CONCRETE FINISH COLOR GREY TO MATCH ADJACENT BRICK
CE-02	BUSHED CONCRETE FINISH COLOR RED/BROWN TO MATCH ADJACENT BRICK
CE-03	BUSHED CONCRETE FINISH COLOR GREY/WHITE TO MATCH ADJACENT BRICK
CE-04	COLOR MEDIUM GREY COLOR RED/BROWN TO MATCH ADJACENT BRICK
CU-01	CURTAIN WALL SYSTEM 01 - 150mm DEEP EXPRESSED FRAME, POWDERCOATED FRAME AND SPANDREL GLAZING TYPE GL-01
CU-02	CURTAIN WALL SYSTEM 02 - 300mm DEEP EXPRESSED FRAME WITH ADDITIONAL 150mm DEEP GLAZING HOOD, 40% DEEP OVERALL, POWDERCOATED FRAME AND SPANDREL GLAZING TYPE GL-01
CU-03	CURTAIN WALL SYSTEM 03 - 300mm DEEP EXPRESSED FRAME WITH ADDITIONAL 150mm DEEP GLAZING HOOD, 40% DEEP OVERALL, POWDERCOATED FRAME AND SPANDREL GLAZING TYPE GL-01
CU-04	CURTAIN WALL SYSTEM 04 - FLUSH GLAZING WITH OFFSHORE GLASS LOUVER, POWDERCOATED FRAME, GLAZING TYPE GL-01
CU-05	CURTAIN WALL SYSTEM 05 - 300mm DEEP EXPRESSED FRAME WITH ADDITIONAL 150mm DEEP GLAZING HOOD, 40% DEEP OVERALL, POWDERCOATED FRAME AND SPANDREL GLAZING TYPE GL-01
CU-06	CURTAIN WALL SYSTEM 06 - 150mm DEEP EXPRESSED FRAME, POWDERCOATED FRAME AND SPANDREL GLAZING TYPE GL-01
CU-07	CURTAIN WALL SYSTEM 07 - FLUSH GLAZING, GLAZING TYPE GL-01
FM-01	METAL CLADDING TO PLANTER / BALUSTRADE, POWDERCOATED COLOR, DARK BROWN
FM-02	METAL CLADDING TO CHOPPER, POWDERCOATED COLOR, LIGHT GREY
FM-03	METAL CLADDING TO WALLS, POWDERCOATED COLOR, RED BROWN
FM-04	METAL CLADDING TO BALUSTRADE, POWDERCOATED COLOR, DARK BROWN
FM-05	METAL SHEET CLADDING TO WALL, POWDERCOATED COLOR, DARK BROWN
GL-01	GLASS GLAZING TO WALL WITH MAXIMUM 20% REFLECTIVITY
LV-01	ALUMINUM BLADE LOUVER, VERTICAL, POWDERCOATED COLOR, DARK BROWN
LV-02	ALUMINUM BLADE LOUVER, VERTICAL, POWDERCOATED COLOR, GREY
MA-01	MASONRY BRICK CLADDING COLOR, GREY
MA-02	MASONRY BRICK CLADDING COLOR, RED BROWN
MA-03	MASONRY BRICK CLADDING COLOR, CREAM GREY
PA-01	NEW PAINT FINISH TO EXISTING REFURBISHED RENDERED WALLS, COLOR TO FOLLOWING PAINT SCHEME
CE-01	REFURBISHED TILE FINISH, COLOR TO FOLLOWING PAINT SCHEME
GL-01	ALUMINUM FRAMED WINDOW, POWDERCOATED BRONZE GLAZING TYPE GL-01
WD-01	WATER FRAMED WINDOW, GLAZING TYPE GL-01



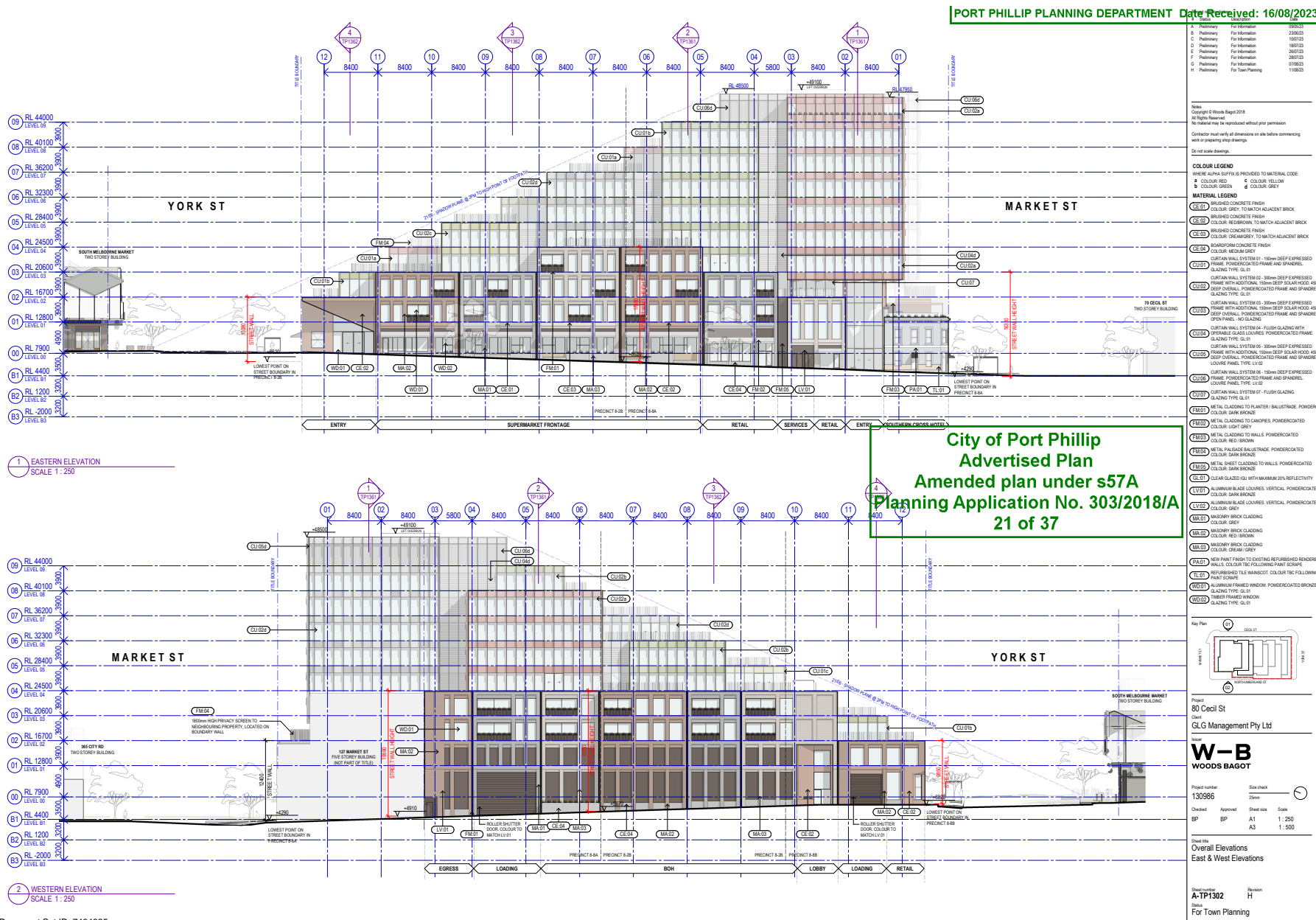
Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number	130586	Scale check	
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Approved	BP	Scale	1:500

Sheet title
Overall Elevations
North & South Elevations

Sheet number
A-TP1301
Revision
H
Status
For Town Planning

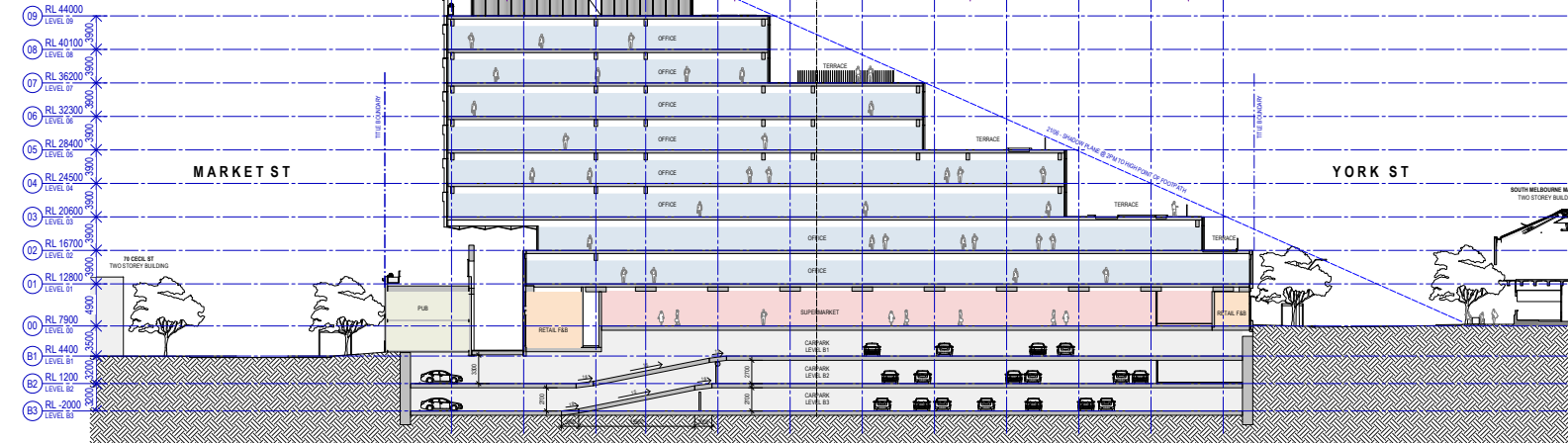


City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
22 of 37

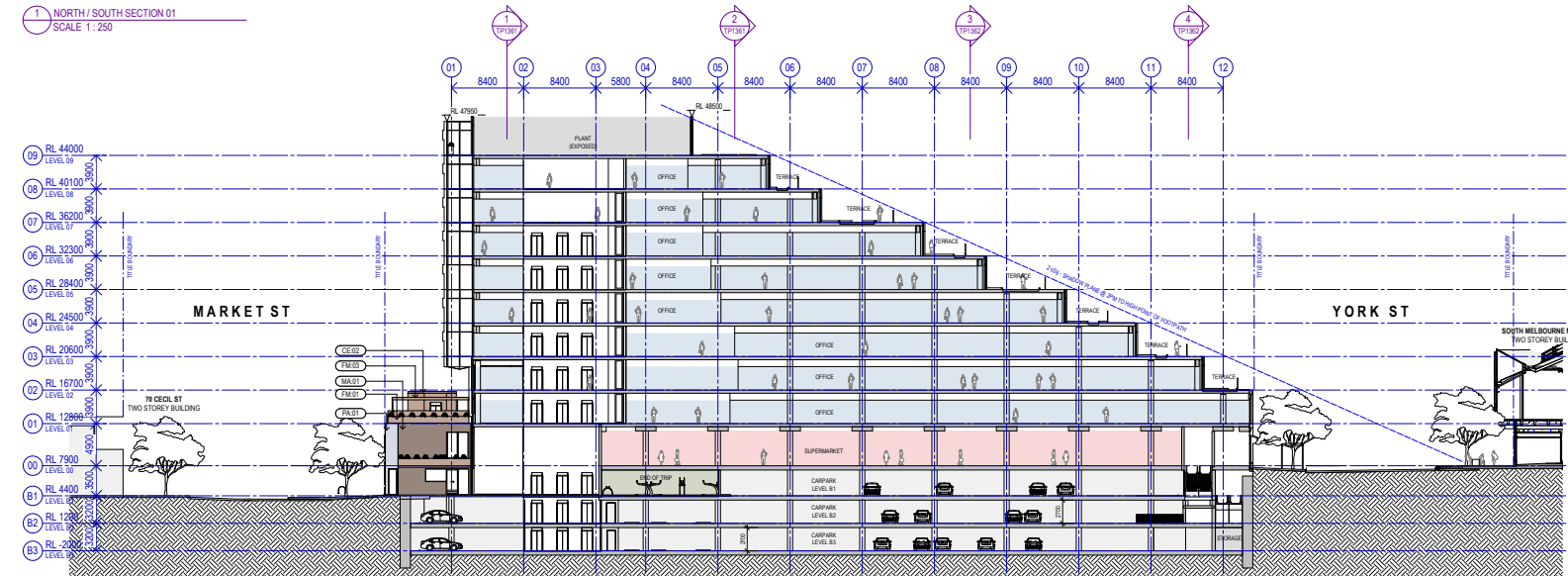
PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	03/05/23
B	Preliminary	For Information	03/05/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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1 NORTH / SOUTH SECTION 01
SCALE 1 : 250



2 NORTH / SOUTH SECTION 02
SCALE 1 : 250

Document Set ID: 7434325



Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130986

Scale sheet
Drawing
Sheet size
A1 1 : 250
A3 1 : 500

Sheet title
Overall Sections
North / South Sections - Sheet 01

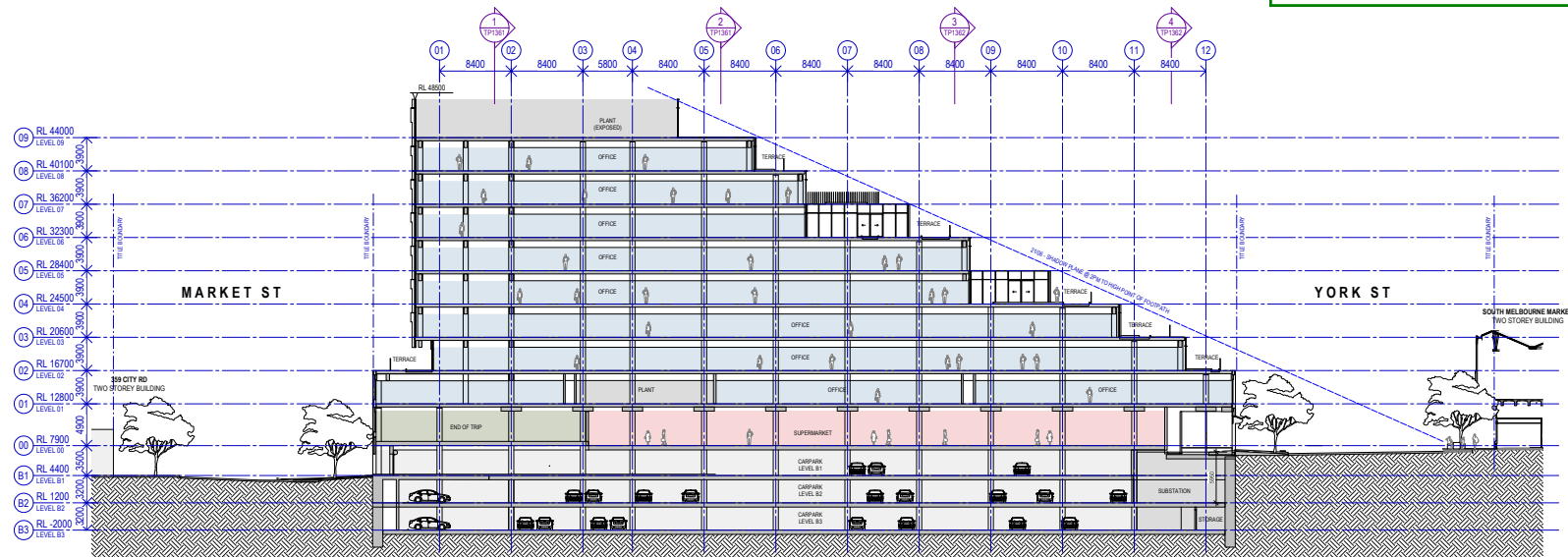
Sheet number
A.TP1351
Revision
H
Status
For Town Planning

Attachment 1: Advertised Plans (S57A Plans)

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

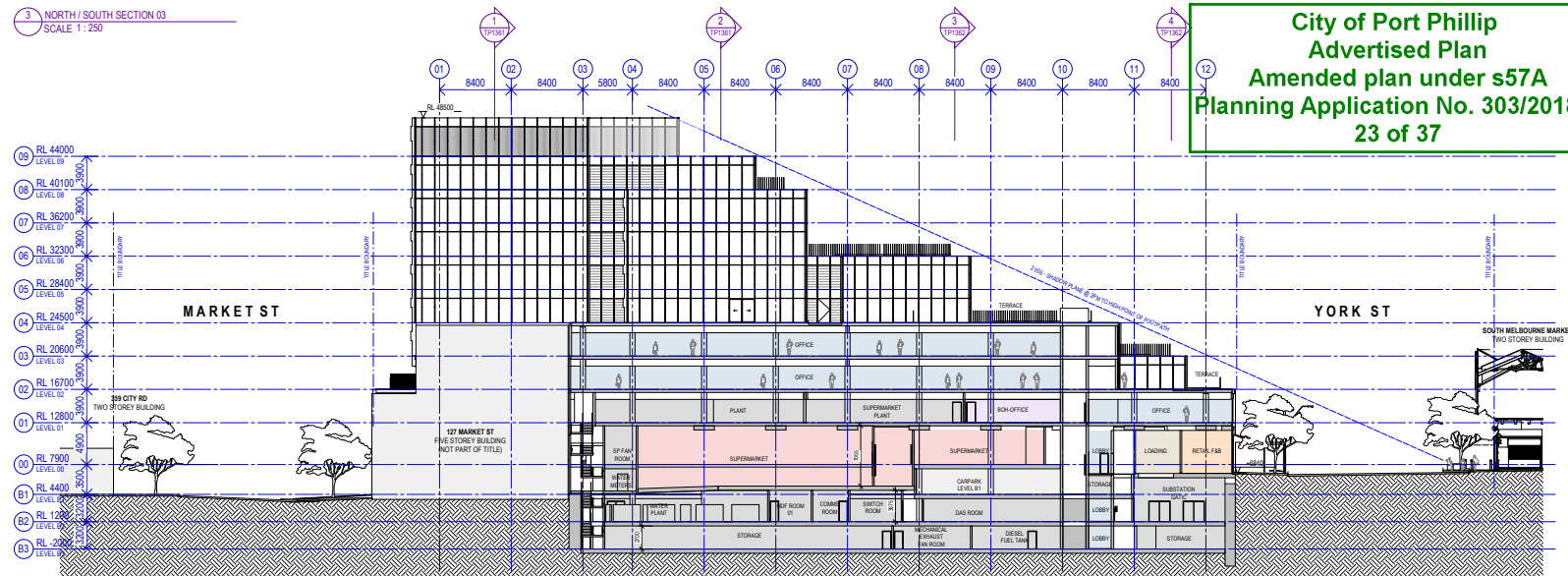
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F	Preliminary	For Information	08/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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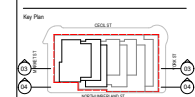
3 NORTH / SOUTH SECTION 03
SCALE 1 : 250

**City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
23 of 37**



4 NORTH / SOUTH SECTION 04
SCALE 1 : 250

Document Set ID: 7434325



Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

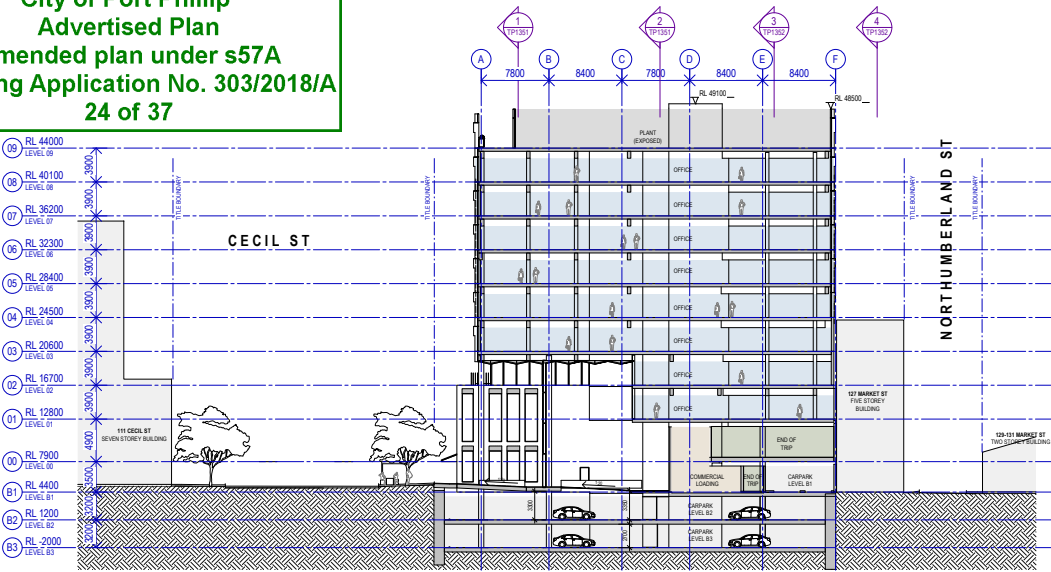
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Scale sheet
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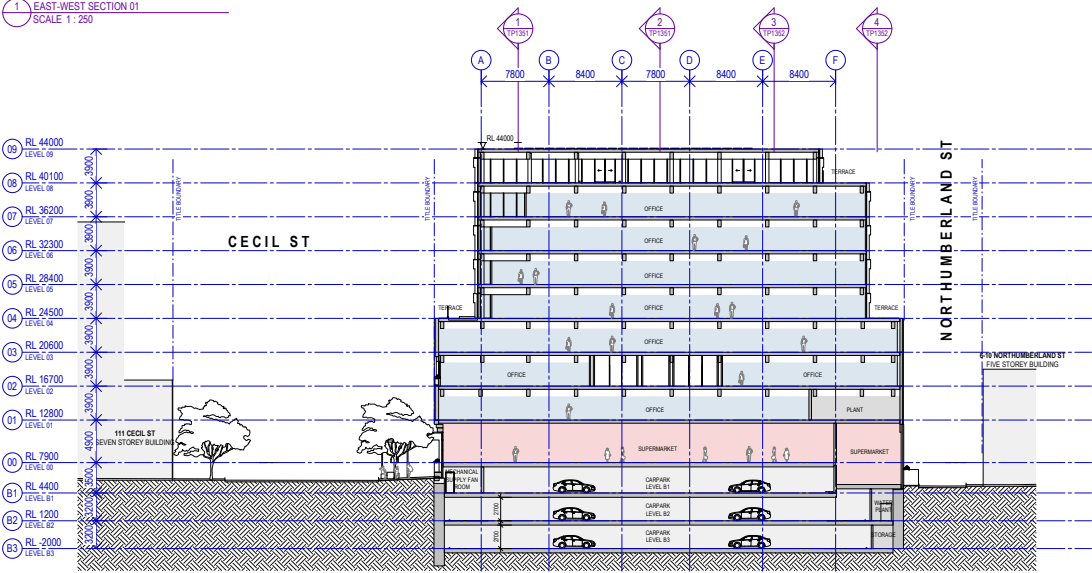
Overall Sections
North / South Sections - Sheet 02

Sheet number
A.TP1352
Revision
H
Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
24 of 37



1 EAST-WEST SECTION 01
SCALE 1: 250

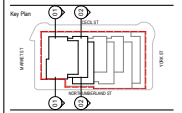


2 EAST-WEST SECTION 02
SCALE 1: 250

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

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B	Preliminary	For Information	03/08/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

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Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586
Scale sheet
25mm
Sheet size
A1
Scale
1: 250
1: 500

Sheet title
Overall Sections
East / West Sections - Sheet 01

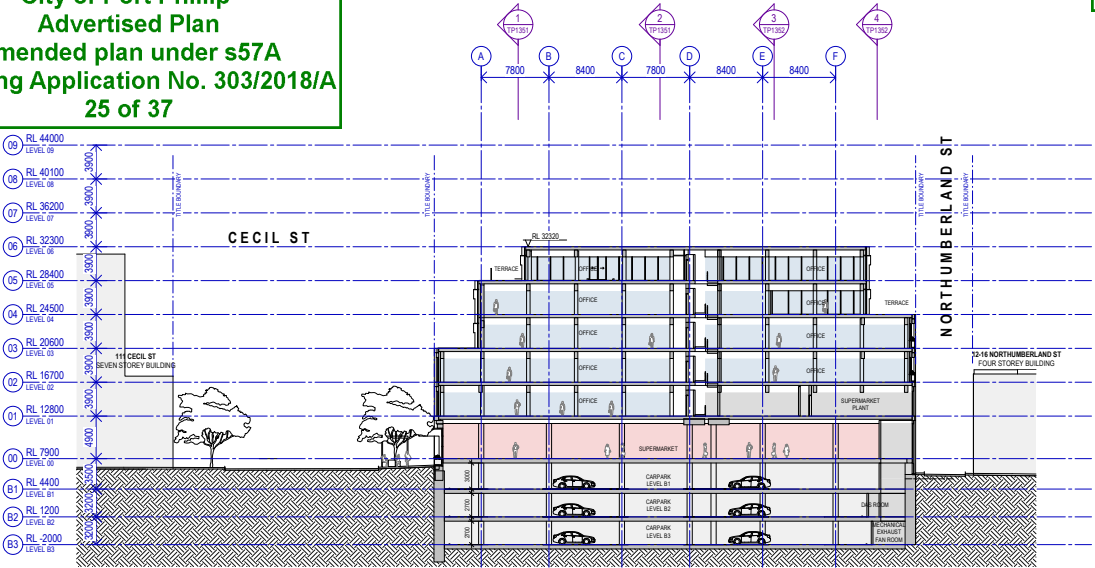
Sheet number
A-TP1361
Revision
H
Status
For Town Planning

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
25 of 37

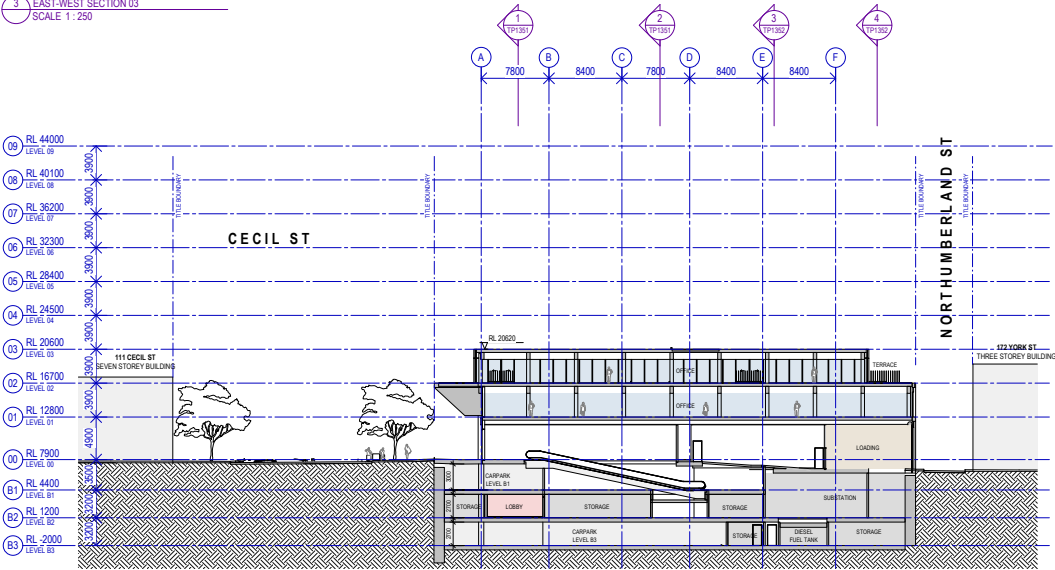
PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	03/05/23
B	Preliminary	For Information	03/05/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	10/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	26/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23

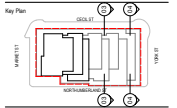
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3 EAST-WEST SECTION 03
SCALE 1 : 250



4 EAST-WEST SECTION 04
SCALE 1 : 250



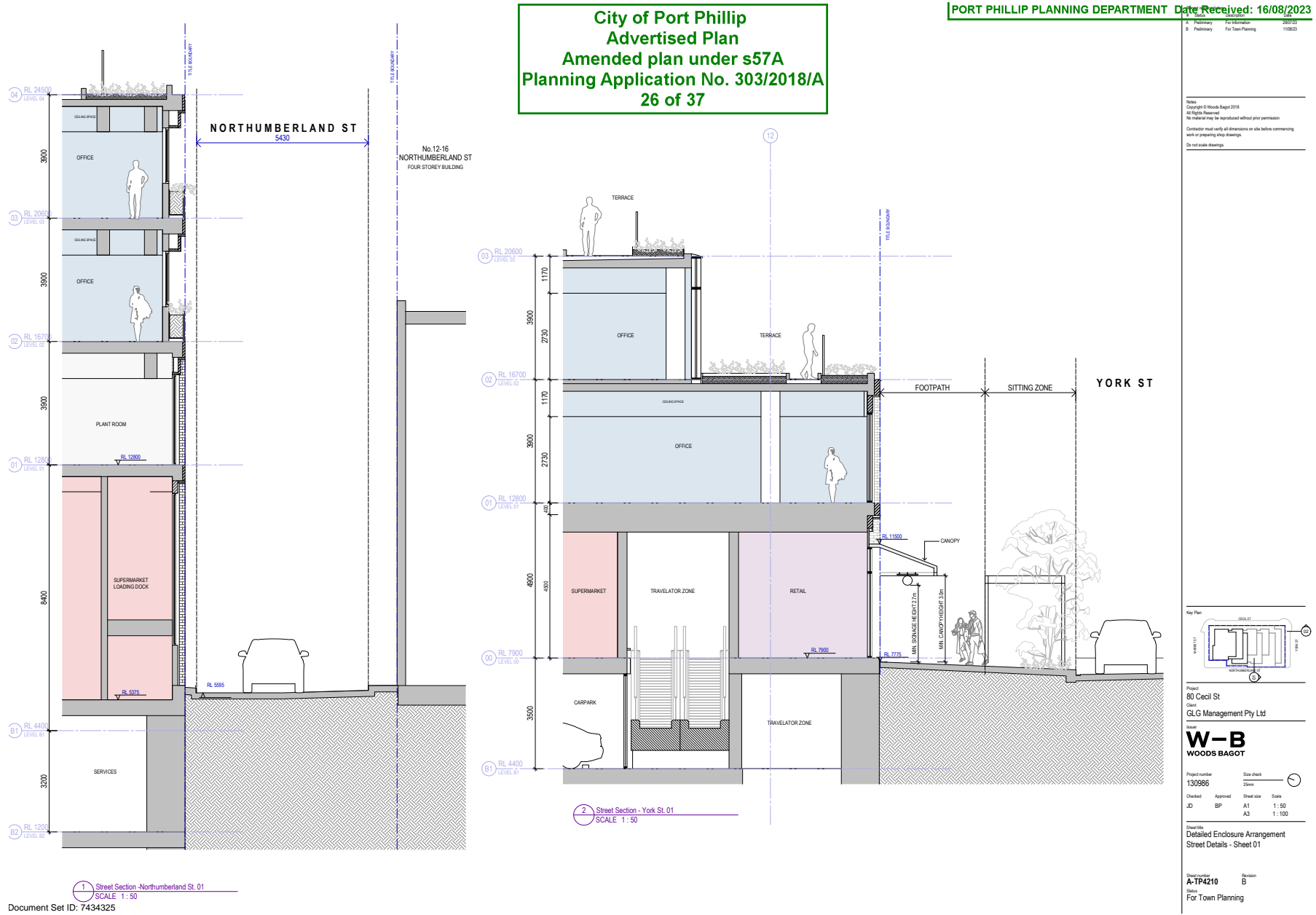
Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
130586
Size sheet
A3
Overall
Sheet size
A1
Scale
1 : 250
1 : 500

Sheet title
Overall Sections
East / West Sections - Sheet 02

Sheet number
A-TP1362
Revision
H
Status
For Town Planning

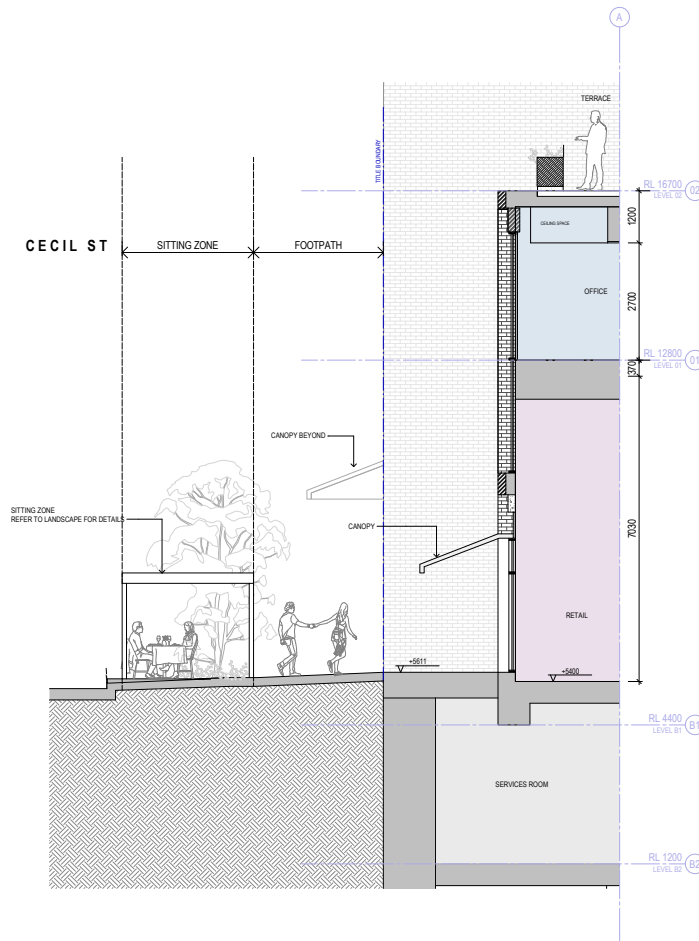


Attachment 1: Advertised Plans (S57A Plans)

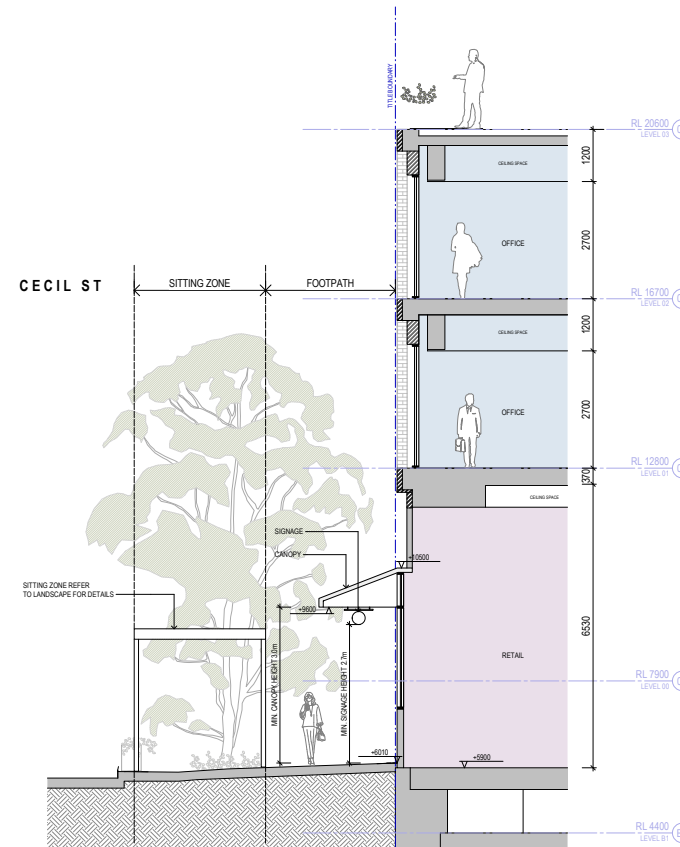
PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A. Preliminary For Information 28/01/23
B. Preliminary For Town Planning 11/08/23

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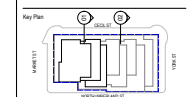


3 Street Section - Cecil St. 01
SCALE 1:50



1 Street Section - Cecil St. 02
SCALE 1:50

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
27 of 37



Project
80 Cecil St
Client
GLG Management Pty Ltd

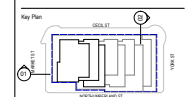
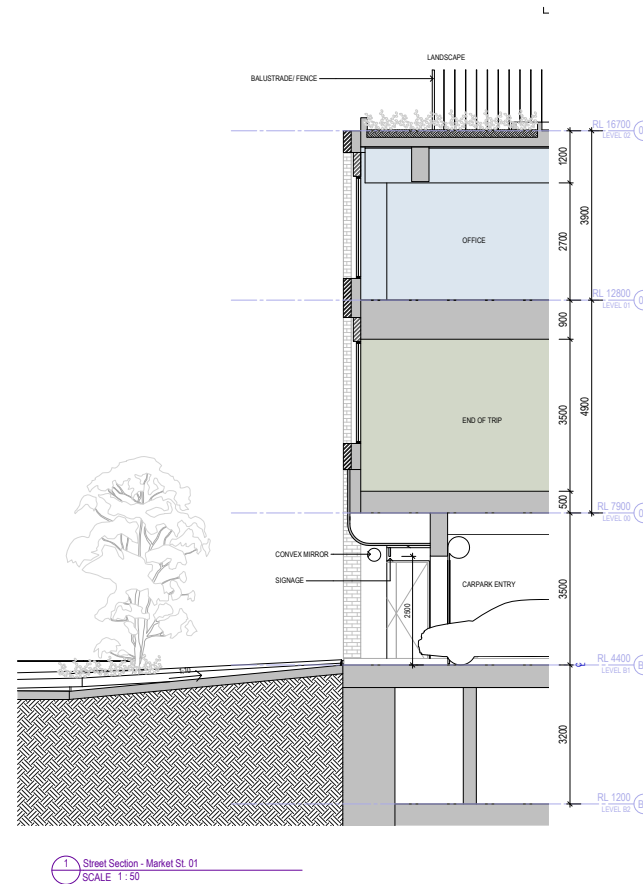
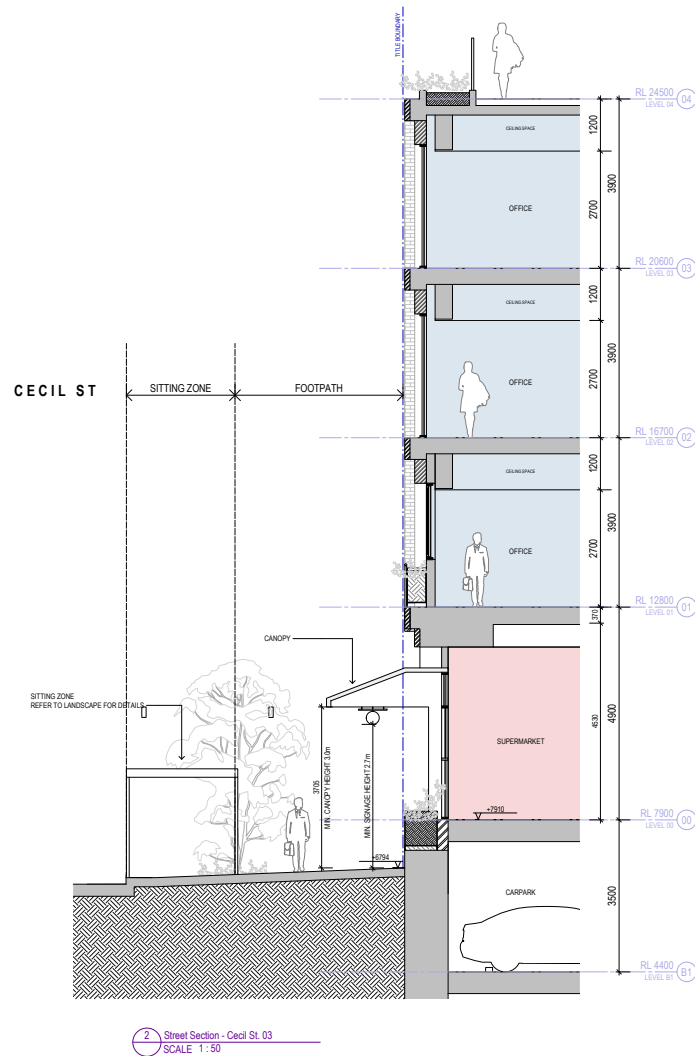
W-B
WOODS BAGOT

Project number
130986
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JD BP A1 1:50
A3 1:100

Sheet title
Detailed Enclosure Arrangement
Street Details - Sheet 02

Sheet number
A-TP4211
Status
For Town Planning

City of Port Phillip
 Advertised Plan
 Amended plan under s57A
 Planning Application No. 303/2018/A
 28 of 37



Project:
 80 Cecil St
 Client:
 GLS Management Pty Ltd

W-B
 WOODS BAGOT

Project number:
 130986
 Scale sheet:
 20mm
 Checked: JP Approved: A1 Sheet size: A1 Scale: 1:50
 A3 Scale: 1:100

Sheet title:
 Detailed Enclosure Arrangement
 Street Details - Sheet 03

Sheet number:
 A-TP4212
 Revision:
 B
 Status:
 For Town Planning

Development Summary

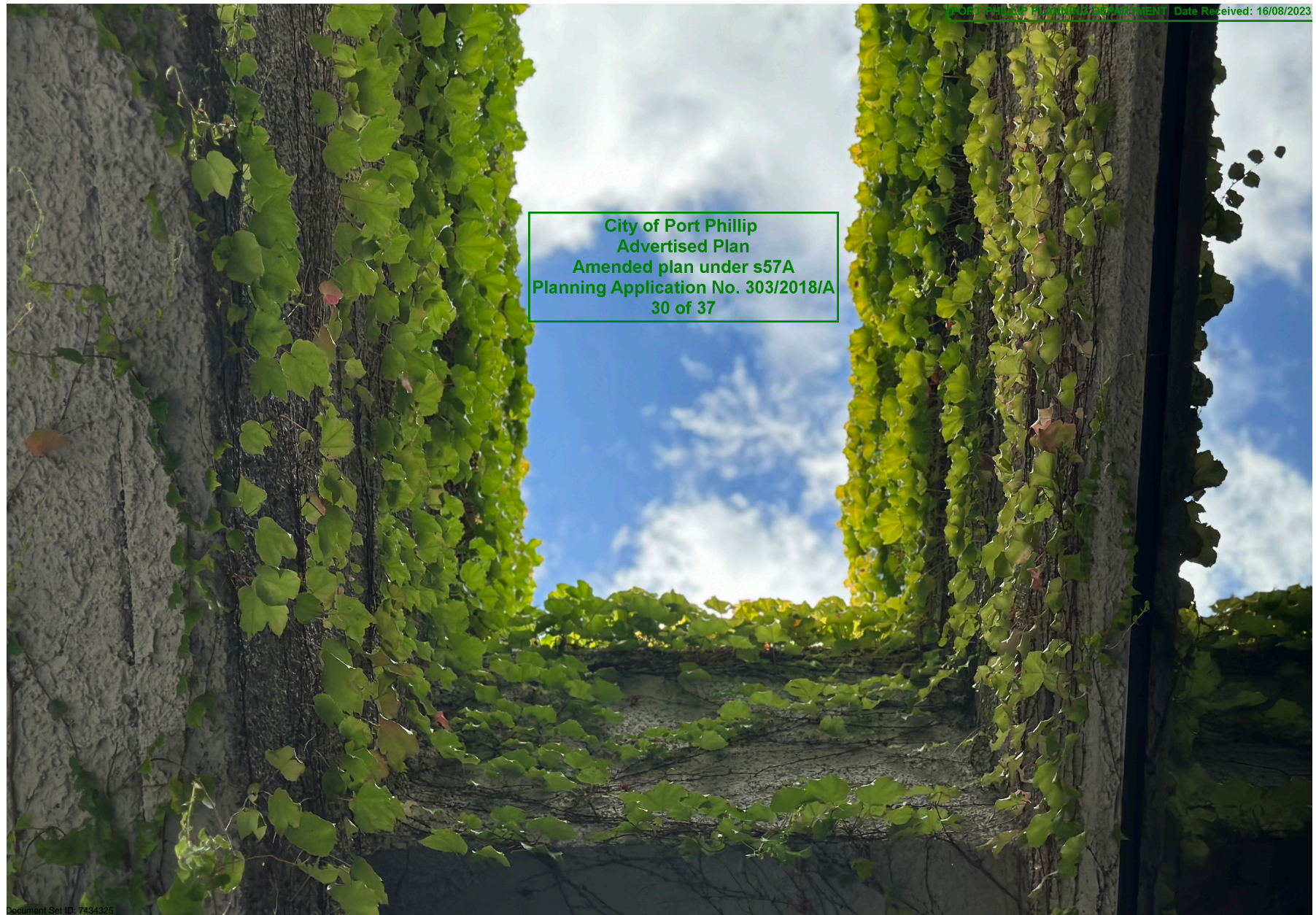
	Overall					Commercial							Other									
	Gross Building Area (#1)		Gross Floor Area (#2)		Net Lettable Area (#3)	Floorplate	Core / Amenities	Lobby	Terrace	Landscape / Laneway	End of Trip	Supermarket	BOH Office	Retail	Retail - F&B	Pub	Plant / BOH (#4)	Loading	Carpark	Storage	Supermarket Lobby	
	GBA (m²)	GBA Efficiency	GFA (m²)	GFA Efficiency	NLA(m²)	NLA (m²)	(m²)	(m²)	(m²)	(m²)	(m²)	NLA (m²)			NLA (m²)		(m²)	(m²)	(m²)		Supermarket Lobby	
Level B3	5257	0%	4839	0%	0	153	45										233		4098	310		
Level B2	5258	0%	4892	0%	0	158	45										614		3779	99	197	
Level B1	5353	4%	4455	5%	223	192	116			148	286				61	223	253	148	3005		171	
Level 00	5220	70%	4669	78%	3635	210	27				61	363									105	
Level 01	5162	77%	5133	78%	3986	3455	508															
Level 02	4977	76%	4239	90%	3799	3799	440		136	397												
Level 03	4558	76%	3863	90%	3478	3478	385		149	410												
Level 04	3964	67%	3027	88%	2662	2662	365		207	646												
Level 05	3034	77%	2681	87%	2339	2339	342		96	244						179	639					
Level 06	2687	73%	2273	86%	1966	1966	307		121	281												
Level 07	2278	67%	1843	83%	1536	1536	307		100	324												
Level 08	1848	68%	1525	82%	1257	1257	268		36	264												
Level 09	1529	0%	1101	0%	0		29															
Totals	51125	51%	44540	59%	24881	20492	3664	233	845	2775	649	3394	225	155	247	615	2887	215	10882	409	473	

Site Analysis		Carparking	
Site Area	5368	Level B3	132
GFA Above Ground	30354 m²	Level B2	114
Plot Ratio	5.654623	Level B1	75
		Total	321

Notes

- #1 GBA is measured on the total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and
- #2 GFA is measured as the sum of all enclosed areas and unenclosed covered areas at all building floor levels computed by measuring from the normal INSIDE face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from
- #3 The sum of the whole floor lettable areas as defined by the PCA Guide to Measurement
- #4 BOH located adjacent to Supermarket included in Supermarket Area Calculation

**City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
29 of 37**



City of Port Phillip Planning Department Date Received: 16/08/2023

Document Set ID: 7434325

07

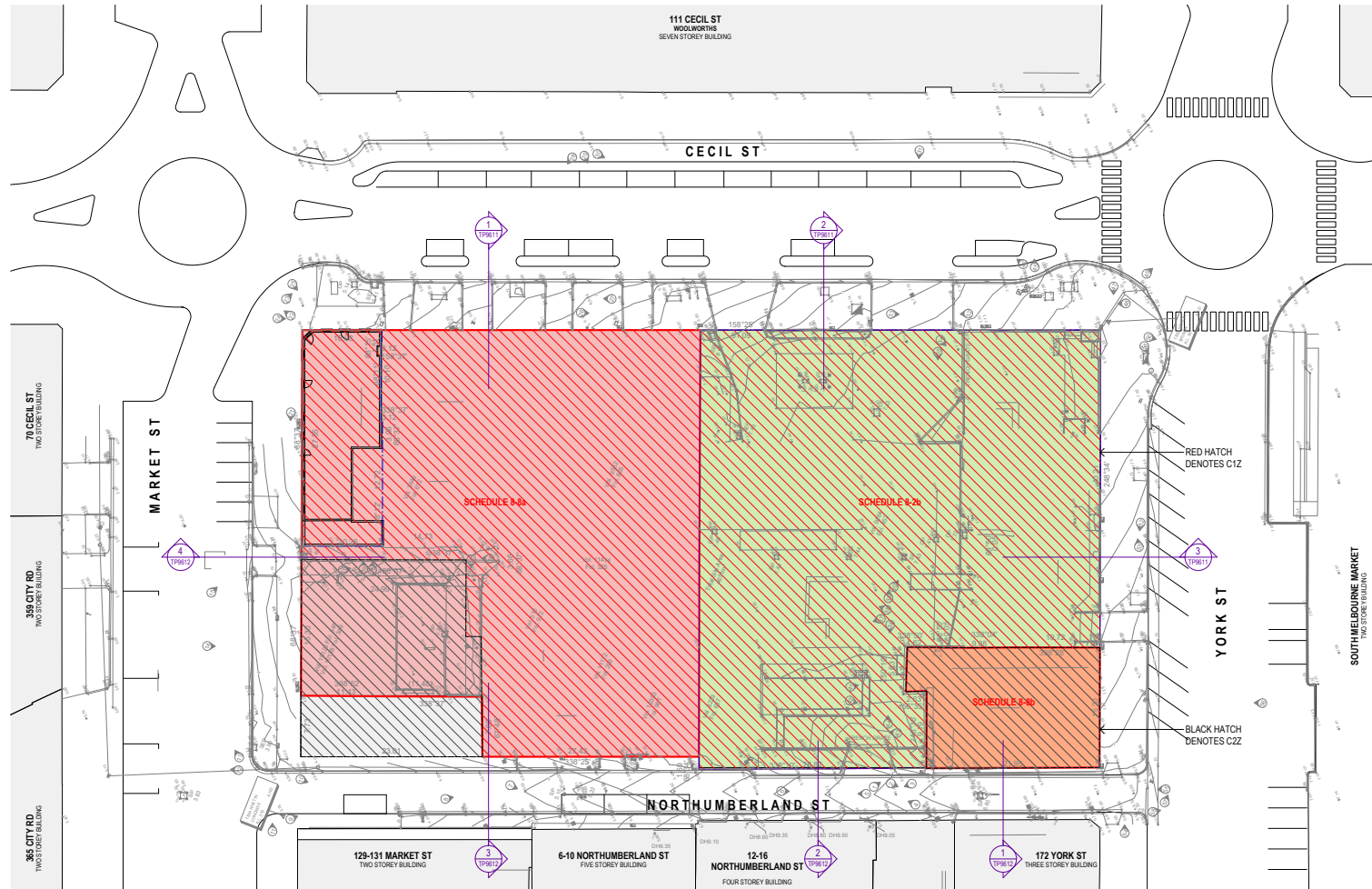
Planning Compliance

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
31 of 37

PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A	Preliminary	For Information	28/05/23
B	Preliminary	For Information	28/05/23
C	Preliminary	For Town Planning	11/08/23

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**City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
32 of 37**

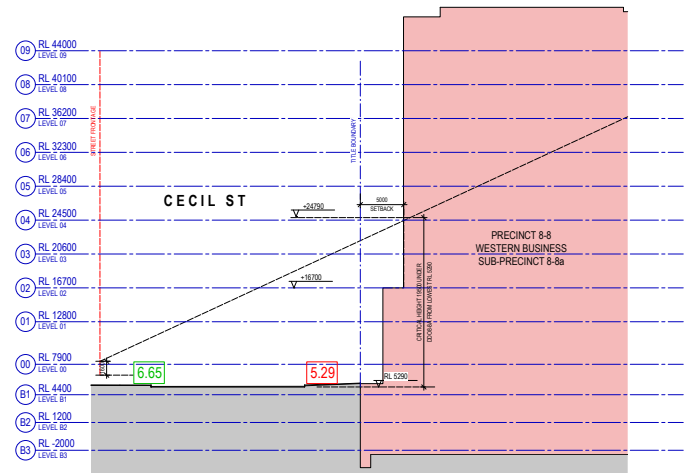
Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

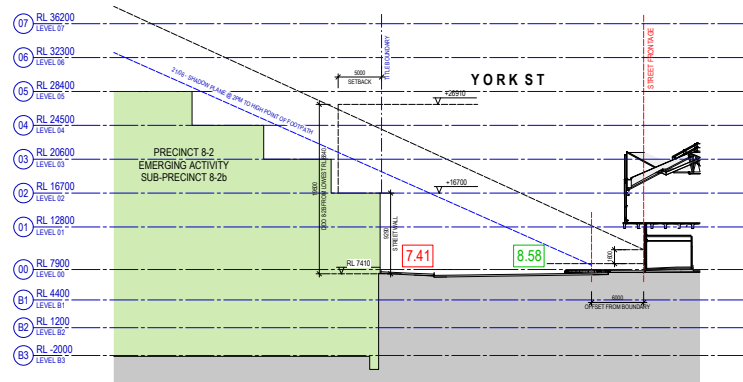
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Planning Overlay
Zoning

Sheet number
A-TP9601
Status
For Town Planning

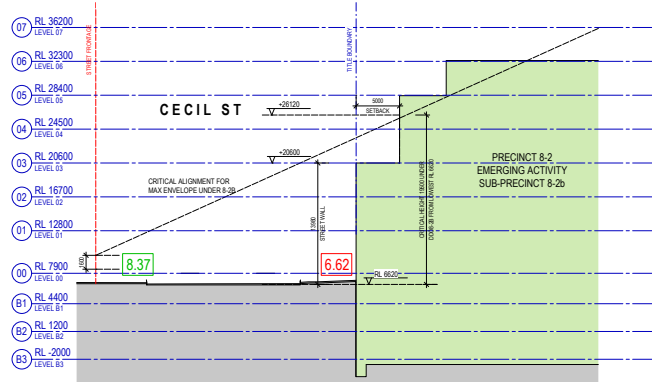


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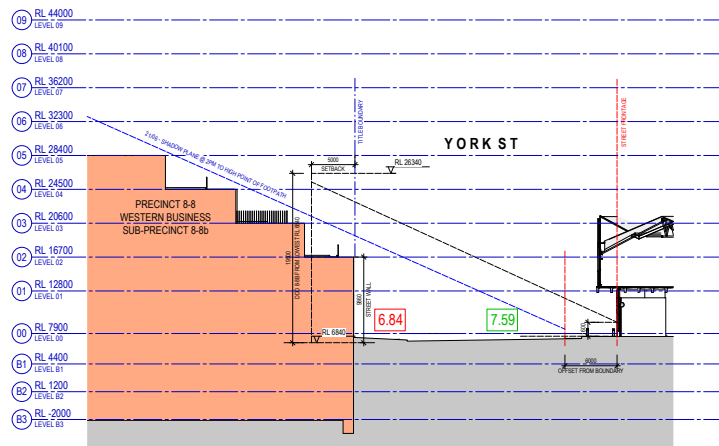


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City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
33 of 37



2 Section - Sub-Precinct 8-2b to Cecil St
SCALE 1 : 250



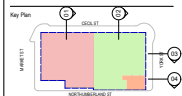
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PORT PHILLIP PLANNING DEPARTMENT Date Received: 16/08/2023

A Preliminary For Information 28/07/23
B Preliminary For Town Planning 10/08/23

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LEGEND
XX DENOTES LOWEST POINT ON STREET BOUNDARY FOR IDENTIFIED SUBPRECINCT
XX DENOTES HIGHEST POINT ON OPPOSITE STREET FOR IDENTIFYING VIEW LINE



Project
80 Cecil St
Client
GLS Management Pty Ltd

W-B
WOODS BAGOT

Project number
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Approved
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Sheet size
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Sheet title
Planning Overlay
Sectional Diagrams - Sheet 01

Sheet number
A-TP9611
Revision
B
Status
For Town Planning



#	Status	Description	Date
A	Preliminary	For Information	28/07/23
B	Preliminary	For Town Planning	11/08/23

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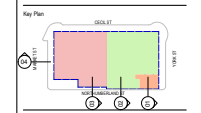
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LEGEND

XX DENOTES LOWEST POINT ON STREET BOUNDARY FOR IDENTIFIED SUBPRECINCT

XX DENOTES HIGHEST POINT ON OPPOSITE STREET FOR IDENTIFIED SUBPRECINCT, IDENTIFYING VIEW LINE



Project
80 Cecil St
Client
GLG Management Pty Ltd

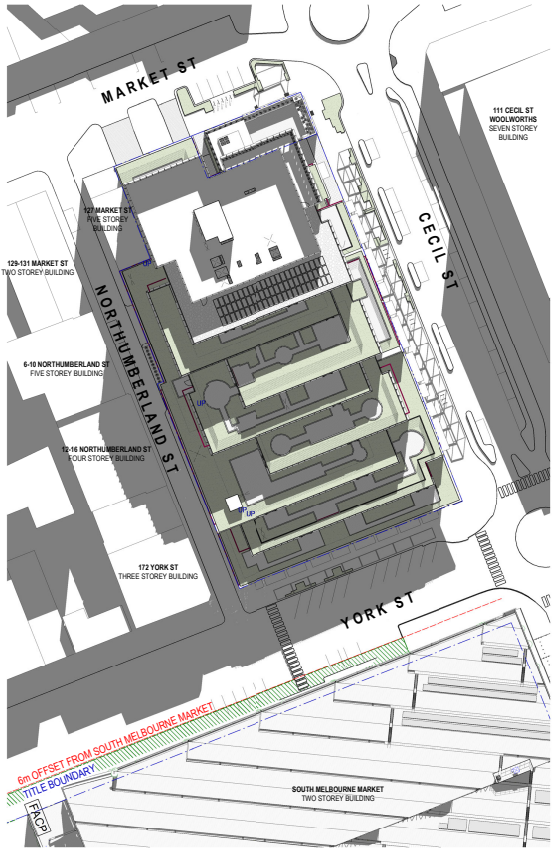
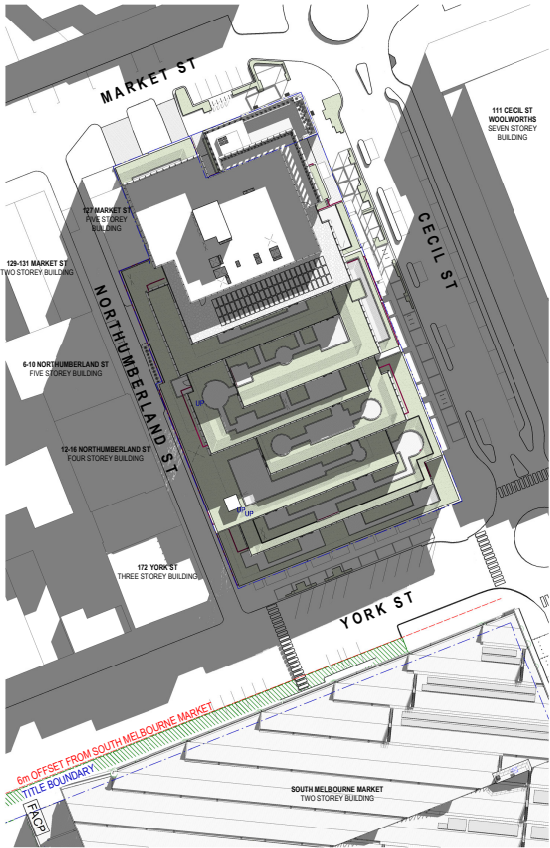
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Planning Overlay
Sectional Diagrams - Sheet 02

Sheet number **A-TP9612** Revision **B**
Status
For Town Planning



City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
35 of 37

A Preliminary For Information 28/07/23
B Preliminary For Town Planning 11/08/23

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NOTES
• EXISTING AND PROPOSED TREES / VEGETATION
HAVE BEEN OMITTED FOR CLARITY

HATCHED EXTENT INDICATES EXTENT OF
RAISED FOOTPATH REQUIRED TO
EXTEND KERBLINE MINIMUM OF 6m
OFFSET TO SOUTH MELBOURNE MARKET
NORTHERN BOUNDARY LINE

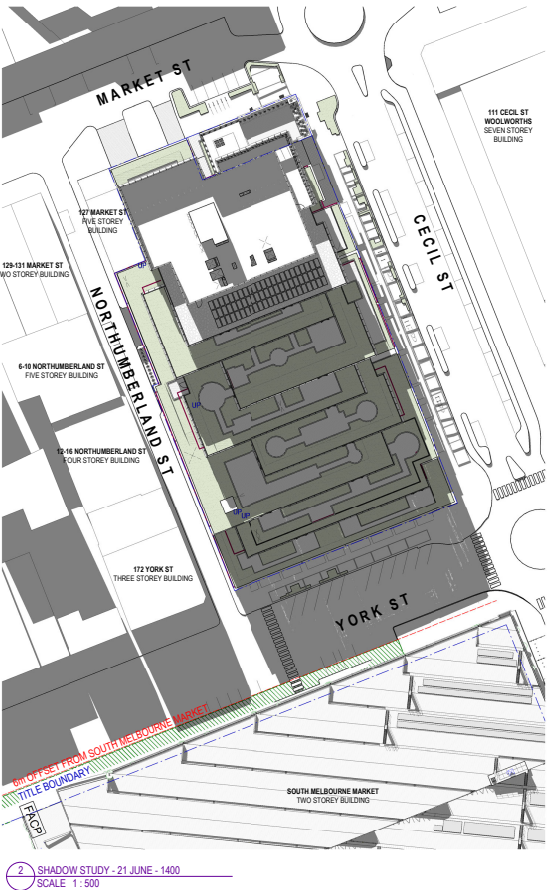
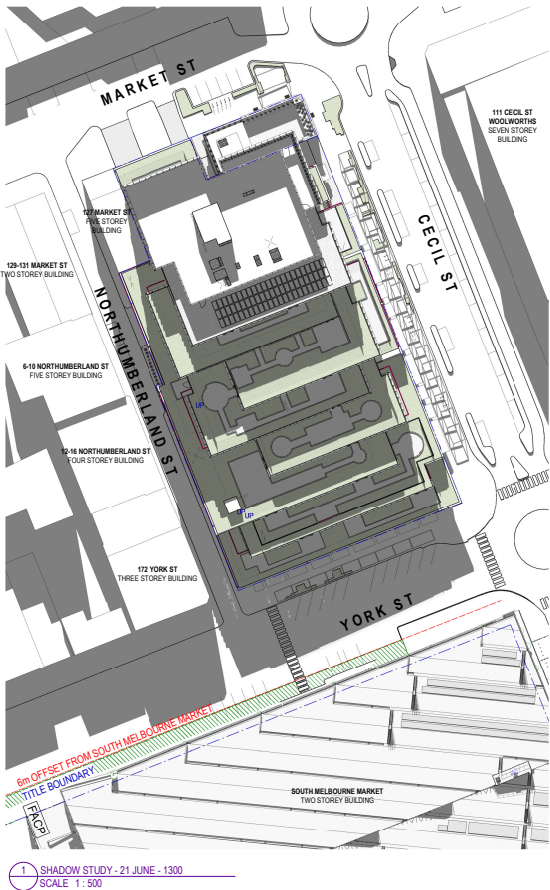
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GLS Management Pty Ltd

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Sheet title
Shadow Studies
21 June - 1100-1200

Sheet number
A-TP9701
Revision
B
Status
For Town Planning



City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
36 of 37

A Preliminary For Information 28/07/23
B Preliminary For Town Planning 19/08/23

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HATCHED EXTENT INDICATES EXTENT OF
RAISED FOOTPATH REQUIRED TO
EXTEND KERBLINE MINIMUM OF 6m
OFF-SET TO SOUTH MELBOURNE MARKET
NORTHERN BOUNDARY LINE

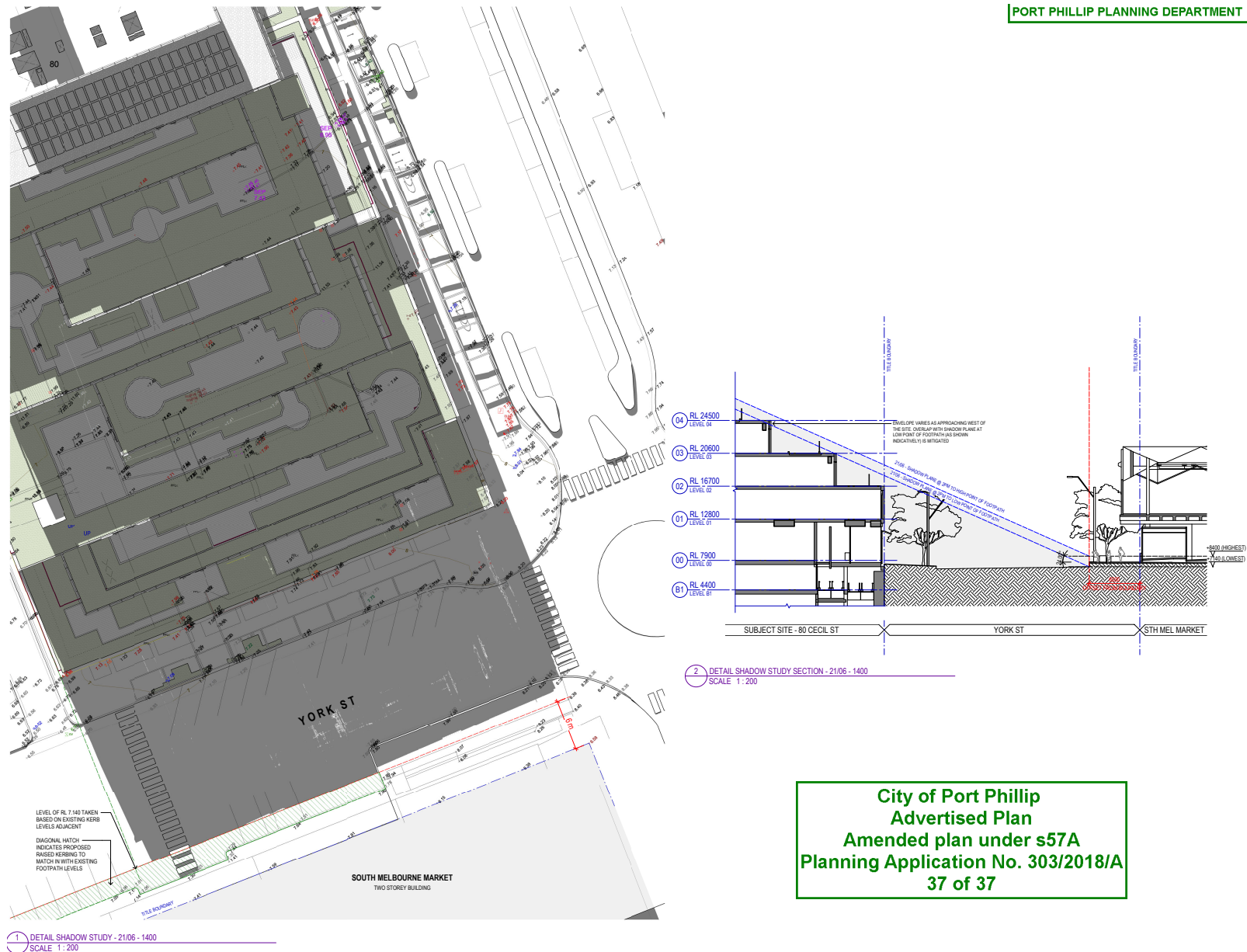
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Client
GLS Management Pty Ltd

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Sheet title
Shadow Studies
21 June - 1300-1400

Sheet number
A-TP9702
Revision
B
Status
For Town Planning



**City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 303/2018/A
37 of 37**

Date Received: 16/08/2023

#	Status	Description	Date
A	Preliminary	For Information	28/07/23
B	Preliminary	For Town Planning	11/08/23


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 HATCHED EXTENT INDICATES EXTENT OF
RAISED FOOTPATH REQUIRED TO
EXTEND KERBSIDE LINE MINIMUM OF 6m
OFFSET TO SOUTH MELBOURNE MARKET
NORTHERN BOUNDARY LINE

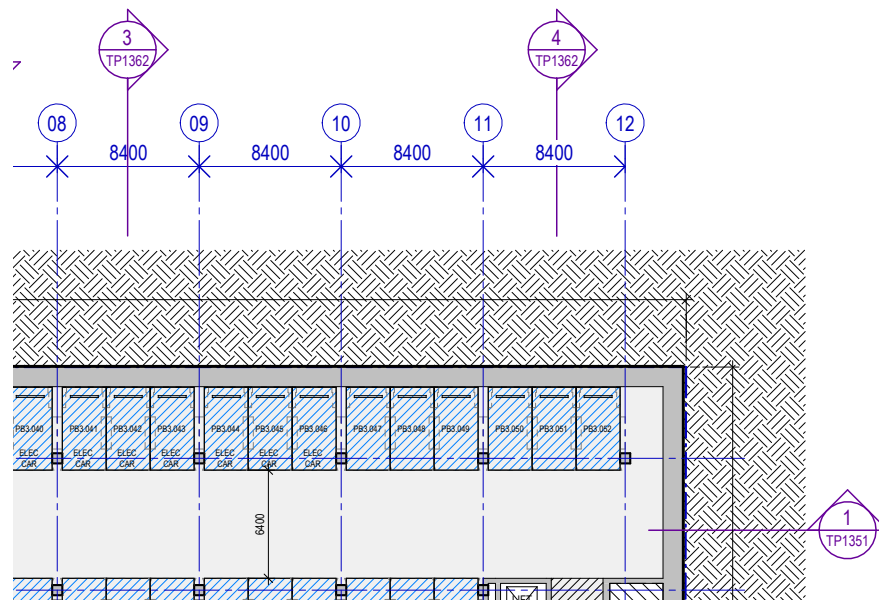
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GLG Management Pty Ltd

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Detailed Plans and Section - 21 June -
1350-1400

Sheet number **A-TP9711** Revision **B**
Status
For Town Planning



PORT PHILLIP PLANNING DEPARTMENT Date Received: 2/01/2024

Recent revision history			
#	Status	Description	Date
A	Preliminary	For Information	09/05/23
B	Preliminary	For Information	23/06/23
C	Preliminary	For Information	10/07/23
D	Preliminary	For Information	18/07/23
E	Preliminary	For Information	26/07/23
F	Preliminary	For Information	28/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23
J	Preliminary	Interim Update	13/12/23

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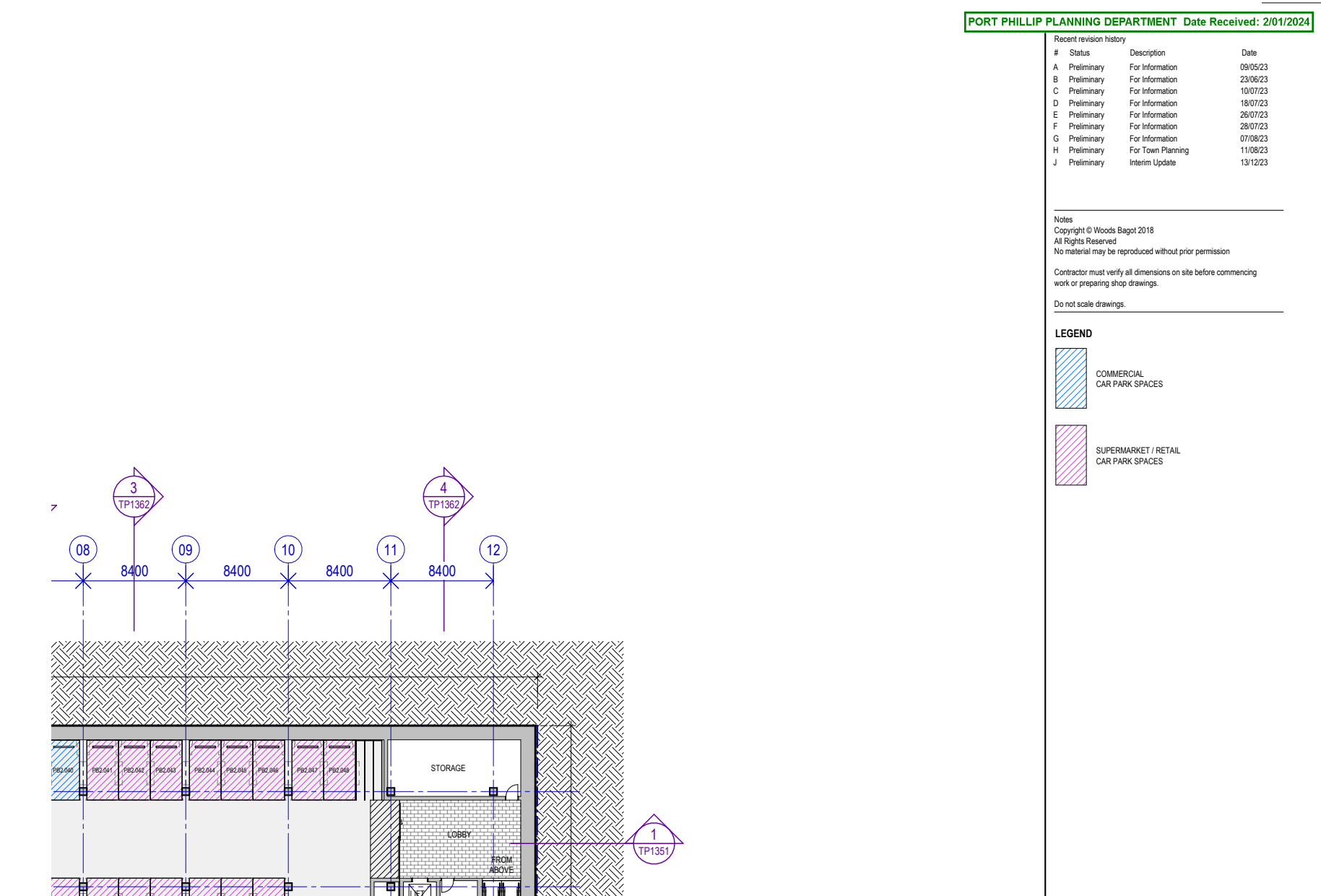
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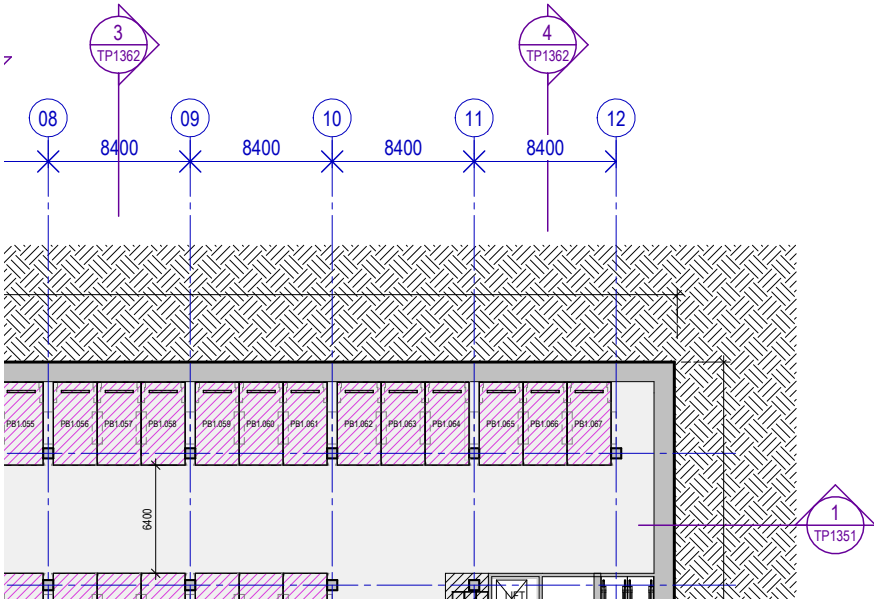


COMMERCIAL
CAR PARK SPACES



SUPERMARKET / RETAIL
CAR PARK SPACES





PORT PHILLIP PLANNING DEPARTMENT Date Received: 2/01/2024

Recent revision history			
#	Status	Description	Date
A	Preliminary	For Information	09/05/23
B	Preliminary	For Information	23/06/23
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F	Preliminary	For Information	28/07/23
G	Preliminary	For Information	07/08/23
H	Preliminary	For Town Planning	11/08/23
J	Preliminary	For Town Planning	14/11/23
K	Preliminary	Interim Update	13/12/23

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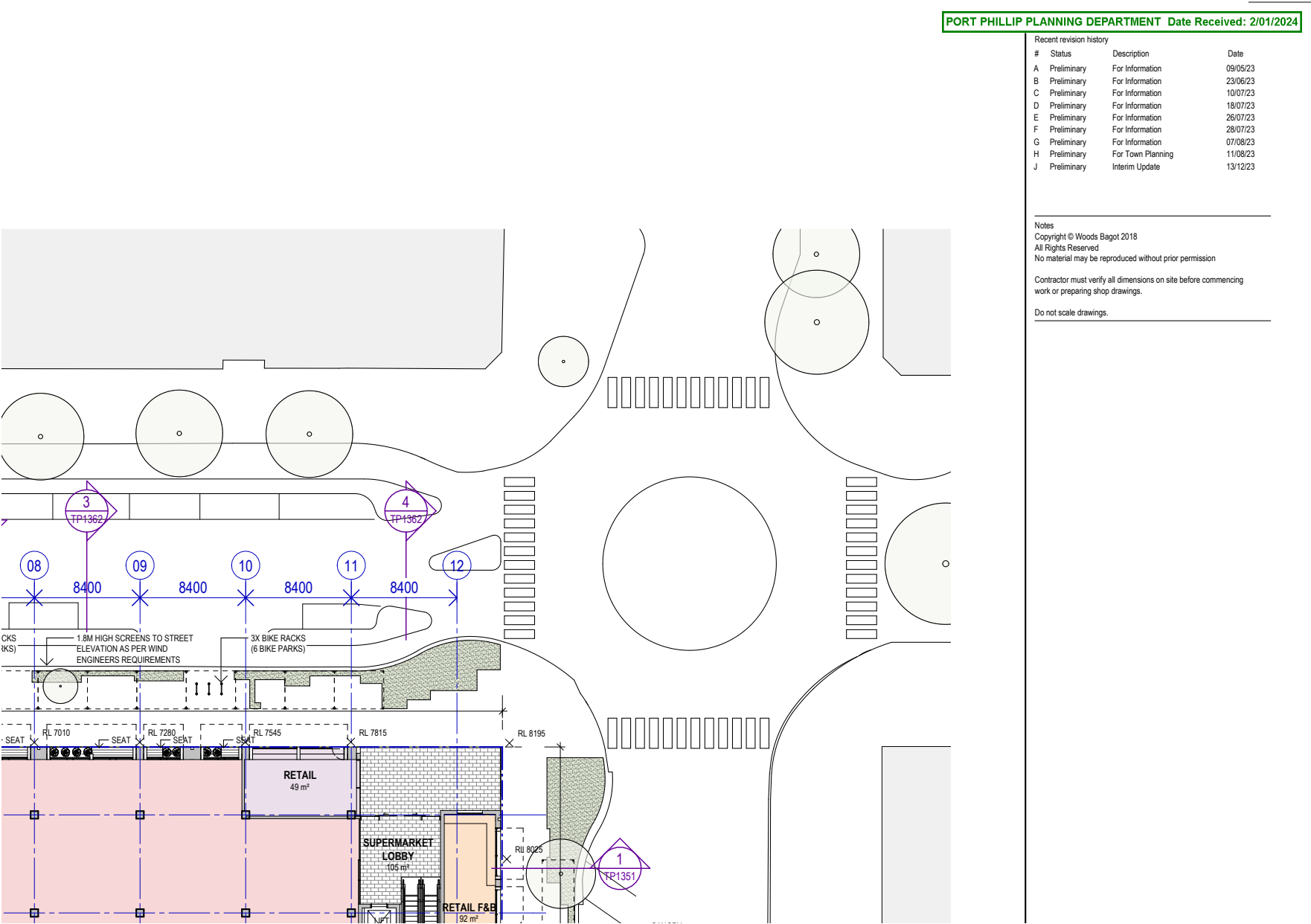
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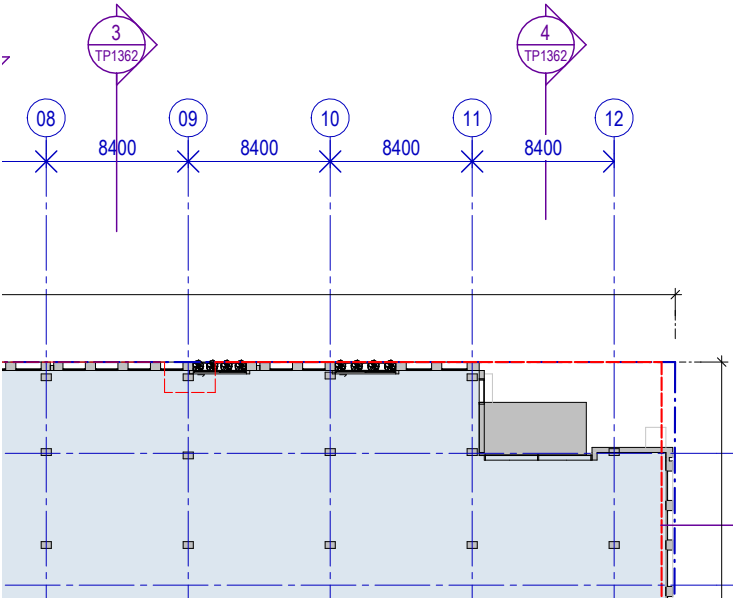
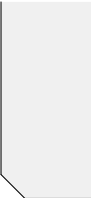
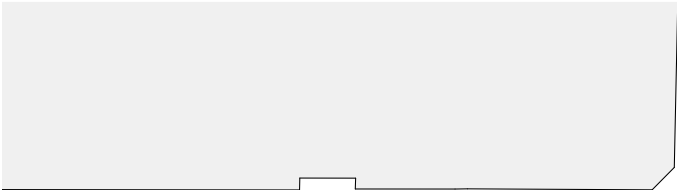
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LEGEND

- COMMERCIAL
CAR PARK SPACES
- SUPERMARKET / RETAIL
CAR PARK SPACES





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TP1351

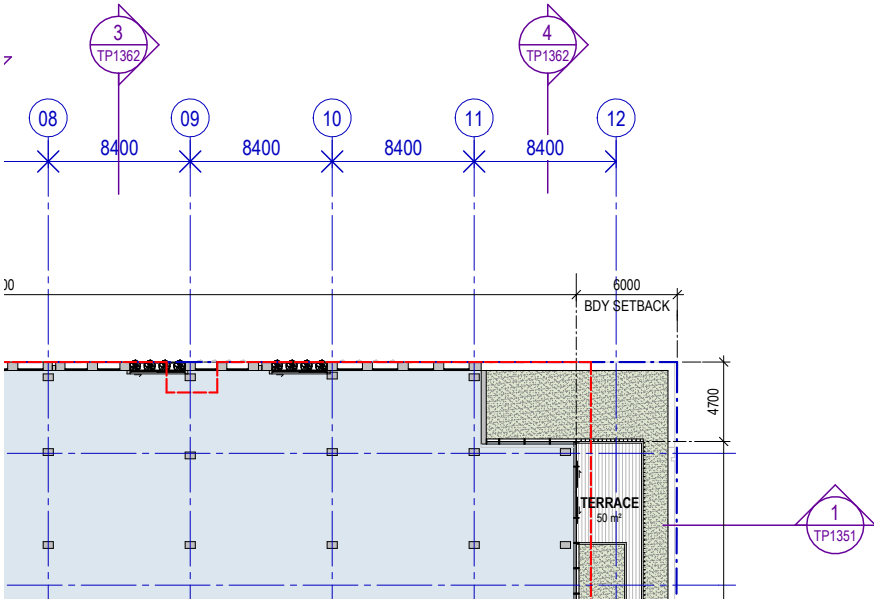
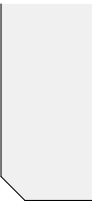
PORT PHILLIP PLANNING DEPARTMENT Date Received: 2/01/2024

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A	Preliminary	For Information	09/05/23
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H	Preliminary	For Town Planning	11/08/23
J	Preliminary	Interim Update	13/12/23

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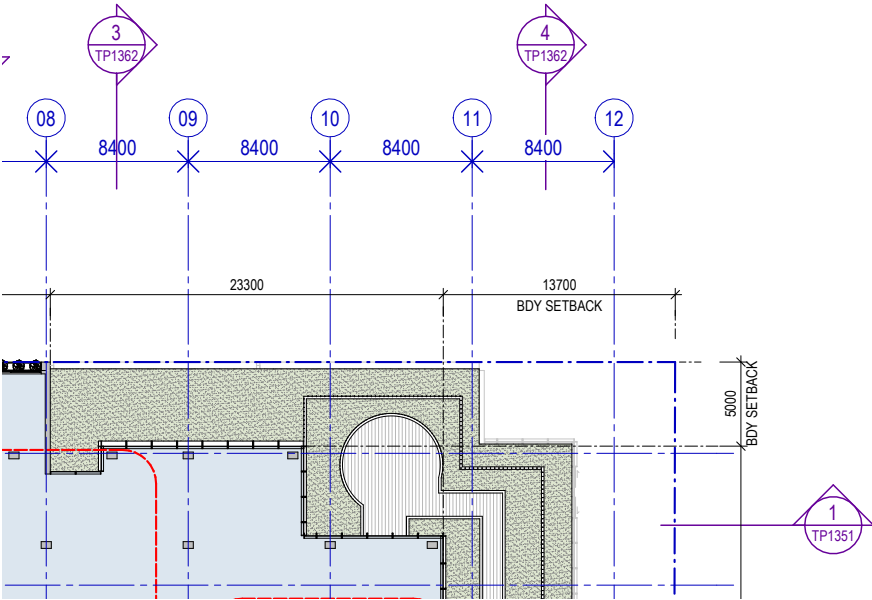
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#	Status	Description	Date
A	Preliminary	For Information	09/05/23
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C	Preliminary	For Information	10/07/23
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F	Preliminary	For Information	28/07/23
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Enquiries: Scott Parkinson
Telephone: (03) 9209 6424
Facsimile: (03) 9536 2740
Our Ref: 303/2018



1 May 2019

URBIS PTY LTD
C/- Monica Cameron
mcameron@urbis.com.au

St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182

www.portphillip.vic.gov.au

ASSIST Customer Service
☎ 9209 6777

Dear Sir/Madam,

Re: **Application for Planning Permit No. 303/2018**
Address: **80-94 Cecil Street, 3-5 Northumberland Street, & 119-125 Market Street, SOUTH MELBOURNE**

I refer to the above matter and application for review to the Victorian Civil and Administrative Tribunal (VCAT). I advise that VCAT have now directed that a permit be granted, in accordance with the consent order.

Accordingly, please find attached a copy of Planning Permit 303/2018 as per the direction of the Tribunal. You should make sure that you are familiar with these conditions before you act on this permit.

You may also need building or other approvals from the Council, so you should ensure that these matters are also attended to prior to acting on this Planning Permit.

Note: Any variation from the Planning Permit and Approved Plans will require prior written consent from the Responsible Authority, this may require you to submit a new application for a planning permit from Planning & Building Services at the City of Port Phillip. An Enforcement Notice will be issued to a building surveyor who fails to comply with the Building Regulations as they relate to Planning consent. Enforcement action under the Planning & Environment Act 1987 may also involve the owner where they have shown disregard for the conditions of this Planning Permit issued under the Port Phillip Planning Scheme.

PLEASE READ AND CONSIDER THE CONDITIONS CAREFULLY.

Yours faithfully,

Kathryn Pound per

Scott Parkinson
Urban Planner

Planning & Building Services *Located at:-*
St Kilda Office
99A Carlisle Street, St Kilda



PLANNING PERMIT

Application Number: **303/2018**
Planning Scheme: **Port Phillip**
Responsible Authority: **City of Port Phillip**

ADDRESS OF THE LAND:

**80-94 CECIL STREET, 3-5 NORTHUMBERLAND STREET, & 119-125 MARKET STREET,
SOUTH MELBOURNE**

THE PERMIT ALLOWS:

Construction of a multi storey building comprising office, shops and food and drinks premises (as of right uses), buildings and works in association with a Design and Development Overlay and reduction in car parking. generally in accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

- 1 Before the use or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application, identified as the plans drawn by Hassell dated 29 June 2018 and received by Council on 03 August 2018 but modified to show:
 - (a) The changes made in the Revised Plans prepared by Hassell Architects dated 9 October 2018 and received by Council on 10 October 2018
 - (b) The location of the fob sensor / reader point with swept path diagram demonstrating the largest vehicle accessing the site have suitable clearance from the fob reader.
 - (c) Details of the car park security gate which must be a minimum 6m from the site boundary.
 - (d) Amended ground clearance diagrams for ingress and egress demonstrating a vehicle proposed at various locations between ramp transitions. The ground clearance diagram for ingress must demonstrate that a B99 vehicle would not scrape the ground level of basement 1.
 - (e) The position and annotated size and water reuse of the rain water tanks and the fire test water tank.
 - (f) Annotations added for any Electric Vehicles (EV) charging infrastructure including bicycle spaces.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

- (g) Provide details and annotations that windows and glazed doors are to be double-glazed with details provided of the sash operation of windows.
- (h) Indicate the location of condenser units and external hot water systems on the drawings.
- (i) Annotate the provision of taps and floor waste gullies to all balconies and courtyards.
- (j) The location of all external plant equipment (including air conditioning, heating units, hotwater systems, etc.) on the relevant elevation plans with accurate dimensions.
- (k) 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.
- (l) The proposed location of Urban Art.
- (m) Any changes in accordance with the recommendations of the Sustainable Management Plan at condition 5.
- (n) Any changes in accordance with the Landscape Plan at condition 10.

Right of Way (RoW) at rear of site

- 2 Before the development starts (other than demolition or works to remediate contaminated land) the applicant must provide evidence in writing to the satisfaction of the Responsible Authority that an agreement has been reached to purchase from Council the part of the Right of Way incorporated in the development and proposed to be built over. Should the purchase not proceed, the development would need to be revised to the satisfaction of the Responsible Authority.

Northumberland Street Public Realm Upgrade

- 3 Before the development starts, or by such later date as approved in writing by the Responsible Authority, a Northumberland Street Public Realm Plan is to be prepared and approved to the satisfaction of the Responsible Authority. When approved, the Northumberland Street Public Realm Plan will be endorsed and will form part of this permit. The Public Realm works are to be designed in conjunction with Council's Planning and Open Space departments and are to be generally in accordance with the City of Port Phillip's Activating Laneway Strategy 2011, Design and Technical Standards and associated guidelines in relation to landscape design, planting species, materials and finishes and should include, but not be limited to:
- (a) Trees interspersed along the length of the street in appropriate locations.
 - (b) New footpath paving, kerb and channel on both sides of the street
 - (c) Replacement and refinishing of the road surface
 - (d) Additional lighting to improve safety and surveillance for pedestrians
 - (e) Investigation of the removal or relocation of the loading bay to facilitate improved access to the street and car park entry for the subject site
 - (f) Appropriate and safe footpath widths
 - (g) Minimal loss of on street car parking

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

- (h) Pedestrian priority treatments provided at the intersections of York and Market Streets

All works shown in the approved Northumberland Street Public Realm Plan must be completed within 6 months of the date of completion of the development.

Section 173 Agreement

- 4 Before the development starts (other than demolition or works to remediate contaminated land), the owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the owner must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land pursuant to Section 181 of the *Section 173 of the Planning and Environment Act 1987*, and must provide for the following:

- (a) Any costs associated with the Northumberland Street upgrade must be paid for by the owner
- (b) Tree species must be approved by Council's arborist and must not unreasonably interfere with the operation of Northumberland Street
- (c) Trees must be maintained by the owner for a period of 12 months. Any diseased or damaged trees must be removed and replaced at the cost of the owner to the satisfaction of the Responsible Authority.
- (d) Road surface to be asphalt to the satisfaction of the Responsible Authority.

The agreement will be registered on Title in accordance with Section 181 of the *Planning and Environment Act 1987*. A dealing number must be provided to the Responsible Authority.

No Alterations

- 5 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.

No Change to External Finishes

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

Sustainable Management Plan

- 7 Before the plans required by Condition 1 of this permit are endorsed a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The report must be generally in accordance with the SMP prepared by Arup dated 11/04/2018 submitted with the application. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. Amendments to the SMP must be incorporated into plan changes required under Condition 1.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for 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.

Walls on or Facing the Boundary

- 9 Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also 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.

Urban Art Plan

- 10 Before the development starts (other than demolition or works to remediate contaminated land), 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. The value of the urban art must be at least 0.5% of the total building cost of the development to the satisfaction of 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.

Waste Management Plan

- 11 Concurrent with the endorsement of plans, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The Waste Management Plan must be generally in accordance with the Waste Management Plan submitted with the application prepared by Arup dated 27 July 2018.

Landscape Plan

- 12 Before the development starts (other than demolition or works to remediate contaminated land), an amended 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) Details of landscaping to the communal terrace area;
 - (b) A survey plan, including botanical names, of all existing vegetation/trees to be retained;
 - (c) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

- (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.

Completion of Landscaping

- 13 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.

Landscaping Maintenance

- 14 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.

Arborist Report

- 15 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 trees along Cecil Street and York Street 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.

Ongoing Involvement of the Architect

- 16 The owner of the land must retain Hassell 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 unless with the prior written approval of the Responsible Authority.

Preliminary Environmental Assessment

- 17 Before the development commences, excluding remediation works necessary to facilitate the testing, the applicant must carry out a Preliminary Environmental Assessment (PEA) of the site to determine if it is suitable for the intended uses. This PEA must be submitted to, and be approved by the Responsible Authority prior to the commencement of the development. The PEA should include:
- (a) Details of the nature of the land uses previously occupying the site and the activities associated with these land uses, including the filling of the site. This should include details of how long the uses occupied the site.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

- (b) A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.

Should the PEA reveal that further investigative or remedial work is required to accommodate the intended uses, then prior to the commencement of the development (excluding demolition), the applicant must carry out a Comprehensive Environmental Assessment (CEA) of the site to determine if it is suitable for the intended uses. This CEA must be carried out by a suitably qualified environmental professional or a person who is acceptable to the Responsible Authority. This CEA must be submitted to, and be approved by the Responsible Authority prior to the commencement of the development.

Where a CEA is provided, all the conditions of the assessment must be complied with to the satisfaction of the Responsible Authority prior to the occupation of the building. Written confirmation of compliance must be provided by a suitably qualified environmental professional or other suitable person acceptable to the Responsible Authority. In addition, sign-off must be in accordance with any requirements in the Statement of conditions regarding verification of required works.

Piping, Ducting, Service Units

- 18 All service pipes/service units (excluding down pipes, guttering and rainwater heads) must be concealed from view from the public realm and any screening devices suitably integrated into the design of the building to the satisfaction of the Responsible Authority.

No Equipment and Services

- 19 No equipment, services and/or exhausts other than those shown on the endorsed plan must be erected on external walls or above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Car and Bicycle Parking

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

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

All to the satisfaction of the Responsible Authority.

Car Parking Allocation

- 21 The following car parking allocation for this development must not be altered without the written consent of the Responsible Authority:

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

- Not less than 1.79 car spaces per 100sqm of net leasable floor area for the offices.
- Not less than 4 car spaces for employees of the retail and food and drinks tenancies.

All of the spaces must be independently accessible and none of the spaces are permitted to be leased to anyone not working on the premises.

Parking and loading areas must be available

- 22 Car and bicycle parking and loading areas and access lanes must be kept available for those purposes at all times and must not be used for any other purpose such as storage.

Car Parking for Disabled Persons

- 23 Before the occupation of the development allowed by this permit, a minimum of 3 car space must be provided for the exclusive use of disabled persons. The car space must be provided as close as practicable to the front entrance of the building and must be clearly marked with a sign to indicate that it must only be utilised by disabled persons. The minimum dimensions of the car space must be consistent with Australian Standards to the satisfaction of the Responsible Authority.

Car Parking – Free of Charge

- 24 The areas set aside for car parking, shown on the endorsed plans, must be made available for use free of charge to employees and visitors at all times when the use is in operation and must not be used for any other purpose to the satisfaction of the Responsible Authority.

Loading and Unloading

- 25 The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land to the satisfaction of the Responsible Authority.

Green Transport Plan

- 26 Before the development starts (other than demolition or works to remediate contaminated land), a green travel plan to the satisfaction of the Responsible Authority, prepared by a suitably qualified professional, must be submitted to and approved by the Responsible Authority. The green travel plan must provide detailed advice regarding how traffic movements and staff parking will be managed and ensure an alternative, non-private vehicle transport modes will be encouraged. The plan should also identify specific opportunities for the provision of more sustainable transport options and encouragement of their use. The plan must include but not be limited to:
- (a) Tram, train and bus timetables be installed in prominent locations in lifts and public areas (on noticeboards, etc);
 - (b) Bicycle parking areas to be installed in well secured and prominent locations;
 - (c) Install signs in prominent locations advising of the location of existing and proposed share car schemes, bicycle parking facilities for residents and visitor, tram stops, taxi ranks, railway stations, bus stops and bicycle paths.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

- (d) Ensure that access to the on-site parking is restricted and controlled.
- (e) Establishment of a car-pooling database for employees of the development.
- (f) Specific targets to guide the plans ongoing implementation;
- (g) Identify persons responsible for the implementation of actions;
- (h) Estimate timescales and costs for each action;
- (i) Include a plan for monitoring and review of the Travel Plan on an annual basis for at least three years.

Vehicle Crossings

- 27 Prior to the occupation of the building approved under this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to provide pedestrian priority, to the satisfaction of the Responsible Authority. The following requirements also apply to the satisfaction of the Responsible Authority:
- (a) Standard vehicular crossings must be constructed and/or widened at right angles to the road to suit the proposed driveways incorporating bluestone pitchers or suitably shaped and coloured concrete kerb and channel to match the existing laneway or kerb and guttering (as appropriate),
 - (b) Any redundant crossing (or part thereof) must be removed and the footpath and kerb reconstructed incorporating bluestone pitchers or suitably shaped and coloured concrete kerb and channel to match existing kerb and guttering (as appropriate) to specifications to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority. Any new car space(s) created along the street frontage of the site as a result of the removal of the crossing must be line marked to the satisfaction of the responsible authority. Any surplus bluestone pitchers must be returned to Councils depot, at cost to the applicant or owner.
 - (c) Any proposed vehicular crossing must have satisfactory clearance of any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required must be in accordance with the requirements of the relevant Authority and must be at the applicant's expense.

Applicant to Pay for Reinstatement of Footpaths/Crossings

- 28 Prior to the completion of the development the Applicant/Owner must do the following things to the satisfaction of the Responsible Authority:
- (a) Pay the costs of all alterations/reinstatement (including signage and line marking) 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.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

Consolidation

29 Before the development starts (other than demolition or works to remediate contaminated land), the land referred to in the following certificate of titles:

- CP153063 (Volume 09464 Folio 452) - 146 - 164 York Street
- CP158308 (Volume 09582 Folio 865) - 84 - 92 Cecil Street
- Lot 1 TP706756 (Volume 03649 Folio 612) - 80 - 84 Cecil Street
- Lot CM PS323067 (Volume 11014 Folio 704) - 119 - 125 Market Street
- Lot 1 PS323067 (Volume 10128 Folio 348) - 1/119 Market Street
- Lot 2 PS323067 (Volume 10128 Folio 349) - 2/119 Market Street
- Lot 1 TP017767 (Volume 11474 Folio 325) - 80-94 Cecil Street
- Lot 1 TP323468 (Volume 08229 Folio 687) - Lot 1, 7 Northumberland Street
- Lot 1 TP008007 (Volume 10303 Folio 961) - 7 Northumberland Street
- Lots 1 and 2 TP801612 (Volume 11112 Folio 209) - 5 Northumberland Street
- Lots 1, 2 and 3 TP846969 (Volume 00510 Folio 972) - 3 Northumberland Street

must be consolidated under the *Subdivision Act 1988* or otherwise re-subdivided.

Construction Over Easement

30 No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.

Regulation of Deliveries and Rubbish Collection

31 Without the further written consent of the Responsible Authority deliveries to and from the site, including rubbish collection, must only take place between:

- (a) Rubbish collection from 7am to 8pm Monday to Saturday and 10am to 8pm public holidays and Sundays.
- (b) Deliveries to the site, once the use commences must occur via the Northumberland Street loading bay

SEPP N1

32 All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 to the satisfaction of the Responsible Authority.

Storage of Goods

33 Without the further written consent of the Responsible Authority no goods are permitted to be stored or left exposed outside the building so as to be visible from any public area.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

Lighting

- 34 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.

Satisfactory Continuation

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

Time for Starting and Completion

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

- (a) The development is not started within three (3) years of the date of this permit.
- (b) The development is not completed within four (4) 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.

Note: This permit has been issued in accordance with VCAT's order dated 26 April 2019 for P2348/2018.

CITY OF PORT PHILLIP
Kathryn Pound

DATE: 1 May 2019

Signature for Responsible Authority

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- * from the date specified in the permit, or
- * if no date is specified, from
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if: -
 - * the development or any stage of it does not start within the time specified in the permit, or
 - * the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act, 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - * the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the Subdivision Act, 1988.
2. A permit for the use of land expires if: -
 - * the use does not start within the time specified in the permit, or if no time is specified, within two (2) years after the issue of the permit, or
 - * the use is discontinued for a period of two (2) years
3. A permit for the development and use of land expires if: -
 - * the development or any stage of it does not start within the time in the permit; or
 - * the development or any stage of it is not completed within the time specified in the permit or if no time is specified, within two (2) years after the issue of the permit; or
 - * the use does not start within the time specified in the permit, or if not time is specified, within two (2) years after the completion of the development or
 - * the use is discontinued for a period of two (2) years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the Planning and Environment Act, 1987 or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act, 1988 unless the permit contains a difference provision -
 - * the use or development of any stage is to be taken to have started when the plan is certified; and
 - * the permit expires if the plan is not certified within two (2) years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS? – ADVICE FOR APPLICANTS

- * The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal (VCAT), in which case no right of appeal exists.
- * An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- * An appeal is lodged with the Victorian Civil and Administrative Tribunal (VCAT).
- * An appeal must be made on an Application for Review – Permit Applicant form which can be obtained from the VCAT website, <https://www.vcat.vic.gov.au/resources/document/permit-applicantspermit-holder-application-review-form>
- * An appeal must state the grounds upon which it is based.
- * An appeal must also be served on the Responsible Authority.
- * Details about appeals and the fees payable can be obtained from the VCAT website www.vcat.vic.gov.au or by telephoning VCAT on (03) 9628 9777.



PLANNING COMPLIANCE

Common planning compliance issues when developing land

Fact sheet

Planning and building permit compliance

Building permit plans must match planning permit plans for development. While building permit plans will have more technical and structural detail than planning permit plans, they must be consistent with the endorsed planning permit plans.

Council will enforce compliance with the endorsed planning permit plans, even in cases where an error in the building permit plans causes an inconsistency.

Expired planning permits

You must pay careful attention to any conditions relating to the expiration of your planning permit. Once the permit expires you may no longer be able to lawfully commence or continue any building and works allowed by the permit.

You can apply to extend your planning permit by contacting Council's Planning Department. This must be done while the permit is still valid; within six months of the permit's expiry date if the development has not commenced or within 12 months of the permit's expiry date to complete the development.

Additional reports and documents

Most planning permits require you to submit additional documentation to Council prior to commencing the development allowed by the permit. These documents must be endorsed by Council by the times specified.

Typical examples of documents still required after the issue of a planning permit include revised plans, demolition method statements, arborist reports, sustainable design statements and acoustic reports.

Please pay careful attention to the conditions of your permit, as failure to comply with the requirements of these conditions can result in enforcement action being taken with no notice to you.

Demolition within Heritage Overlay sites

Heritage Overlays are used to protect sites that have heritage significance, and are contained within Council's planning schemes.

Much of the municipality is covered by a Heritage Overlay, and as such, many planning permits deal with partial demolition of protected heritage buildings.

It is essential that you take particular care not to exceed the extent of any demolition that has been allowed by the planning permit. You should ensure that you are familiar with the Demolition Method Statement and the plans indicating the extent of demolition permitted.

Council takes illegal demolition very seriously and offenders may be referred to the Magistrates Court for prosecution.

Landscaping

Landscaping must be completed in accordance with the permit, usually before or within a set period of time after the occupation of the building.



PLANNING COMPLIANCE

Tree protection

Some planning permits require you to take special measures to protect trees located on your land or on neighbouring properties.

If your planning permit includes conditions regarding tree protection, you must ensure you comply with these conditions. This often means, installing protective fencing around trees and maintaining the fence during construction.

You may also be required to employ the services of a qualified arborist to supervise areas of construction near protected trees.

Building heights and setbacks

Floor levels and parapets must comply with the approved heights indicated on the endorsed plans. Over-height buildings are considered a serious breach and can be very expensive to rectify.

Any changes to the height of a building must be approved prior to carrying out any building works, even if these changes are required for technical reasons.

Screening – windows and decks

All privacy screening must be installed as approved prior to occupation of the building. Screening must comply with the conditions outlined in the approved permit and plans including materials, heights and design.

Generally, windows that require screening must not be able to be opened below a height of 1.7metres above floor level.

Screening materials must not be altered from those approved without first gaining further planning approval for the alternative screening proposal.

Domestic services

In heritage areas, domestic services including air conditioners, solar panels, heaters and hot water services require planning approval if visible from a street (front or side) or public park. A condition on the planning permit may also restrict domestic services except with further Council consent. Consideration should be given to any noise issues that may result for neighbours from the placing and operation of these types of units.

Any domestic services you intend to install must be shown on the endorsed plans forming part of your planning permit, including any proposed screening, prior to the unit's installation.

Finishes on boundary walls

Finishes must be completed to an acceptable standard in accordance with the conditions of the planning permit, prior to occupation.

Brick boundary walls must have any excess mortar removed and the brick face cleaned with joints tooled to a consistent finish, prior to occupation of the building.

For more information contact

Planning Compliance, St Kilda Town Hall
99A Carlisle St, St Kilda, 3182
Ph: (03) 9209 6293
Email: planningcompliance@portphillip.vic.gov.au

Appendix 4 - Assessment against character statements, design objectives and requirements for precincts 2 (Emerging Activity Precinct) and 8 (Western Business Precinct)

The subject site is a large parcel of land which covers two different sub precincts consisting of Precinct 2 - Emerging Activity Precinct and Precinct 8 - Western Business Precinct. The Specific Character and Design objectives for the two sub precincts have been copied into a table below:

<u>Precinct 2 Emerging Activity Precinct</u>	<u>Precinct 8 Western Business Precinct</u>
<p>Preferred Character</p> <p><i>A vibrant mixed-use area with York Street and Market Street emerging as attractive pedestrian spines connecting Clarendon Street to the Market.</i></p> <p><i>The <u>high quality of design</u> of buildings and spaces of York Street supports the expansion of its retail and business role to become an extension of the Clarendon Street Activity Centre.</i></p>	<p>Preferred Character</p> <p><i>Western Business Precinct will become an attractive business area while still retaining its characteristic 'hard edge' industrial feel.</i></p> <p><i>A <u>high standard of design</u> will be achieved in new and refurbished buildings and the public realm. This will complement the range of businesses, including larger scale offices and showrooms that are attracted to the area.</i></p> <p><i>The important interface of the Western Business Precinct with the Emerging Activity Precinct and the South Melbourne Market will be carefully designed, guided by the <u>sunlight access</u>, <u>activity</u>, and streetscape design objectives of these precincts.</i></p>
<p>Design Objectives</p> <p><i>To create overall visual consistency and a greater sense of streetscape enclosure with a <u>standard street wall height</u> the equivalent of two to three storeys.</i></p> <p><i>To enhance the <u>pedestrian experience</u> of this part of York Street, Market Street and Cecil Street as the principal pedestrian routes through the design of building frontages and the public realm.</i></p> <p><i>To ensure that new built form does not unreasonably diminish <u>sunlight access</u> to the footpaths of York Street and Cecil Street.</i></p>	<p>Design Objectives</p> <p><i>To foster a <u>new and distinct urban character that complements and reflects the traditional industrial nature of this precinct</u>.</i></p> <p><i>To retain the eclectic mix of building types and functions.</i></p> <p><i>To create overall visual consistency in the precinct with a <u>standard street wall height</u> the equivalent of three storeys.</i></p> <p><i>To provide the main 30 metre wide streets with a greater sense of enclosure and definition through new built form and planting, while avoiding a canyon effect and retaining the sky visibility.</i></p> <p><i>To ensure that the new development respects the scale of the heritage buildings on City Road.</i></p> <p><i>To enhance the <u>pedestrian experience and street activity</u> through the design of building frontages and the public realm. This is of</i></p>

	<p><i>particular relevance along Market and York Streets at the interface with the Emerging Activity Precinct and the South Melbourne Market, respectively.</i></p> <p><i>To ensure that new built form does not unreasonably diminish <u>sunlight access</u> to the footpaths of Market Street and <u>York Street</u>.</i></p> <p><i>To <u>encourage landscaping</u> along the Market Street, York Street and Cecil Street streetscapes to achieve a high quality pedestrian environment and public realm.</i></p>
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As detailed in the above table, the character statement and design objectives for the two precincts can be grouped into 6 key design goals, these being high quality design, sunlight access, visual consistency / sense of streetscape enclosure, pedestrian experience and activity and landscaping. An assessment of the proposal against the 6 key design goals from the character statements and objectives is provided below.

High Quality Design

The character statement for the two precincts seeks high quality design for new development with a particular emphasis on attractive built form and an emphasis on activity and the pedestrian experience. High quality design is a key consideration that is detailed throughout the provisions for all precincts within Design and Development Overlay, Schedule 8 and a key consideration that is reiterated from the overall design objectives for South Melbourne Central.

The new proposal is considered of high quality, designed by an experienced and well respected architectural firm. A detailed design response has been provided in the rationale of the design. This has included a strong emphasis to provide an active and attractive building at both the podium and tower. For the design of the podium there is a strong emphasis to provide activity and enhance the pedestrian experience. For the design of the upper form above the podium, there is a design rationale to ensure the building would provide a positive contribution to the area when viewed from longer views back towards the site.

Sunlight Access

The emerging activity precinct includes a design requirement to protect sunlight access to the southern footpath of York Street. York Street is one of the key main identified pedestrian routes in South Melbourne Central that DDO8 aims to ensure is protected. This is even more important for this particular application, given South Melbourne Market is located to the south of the site. The protection of sunlight access for the market was a key consideration in the assessment of the original application and remain crucial in this new assessment.

Both the original approval and the new design in the amendment application provide a stepped design which rises up from the south to the north. The key reason for this design is to ensure the protection of sunlight access to the South Melbourne Market. This is clearly set out in the design response submitted for the amendment application. The design response details that the starting point in the design of the new building was for it to be located within a shadow plane modelled to ensure that it would not

diminish sunlight access to the southern footpath (up to 6 metres from the property frontage) between 11am and 2pm 21 June.

The submitted architectural plans include detailed shadow plans (plan no's A-TP9701, A-TP9702, and A-TP9711) which show compliance with the overshadowing requirement for June 21 between the hours of 11am and 2pm. The submitted shadow plans include specific detail that demonstrates that the shadows cast by the building on 21 June would not diminish sunlight access to the footpath. This is shown through sectional shadow diagrams that are provided on plan no A-TP9711.

Overall Visual Consistency and Sense of Streetscape Enclosure

The design objectives for precincts 2 and 8 seek overall visually consistency to create a sense of streetscape enclosure within the two precincts. The objectives detail that this sense of enclosure should be provided through the provision of a three storey street wall.

The subject site is a large site with four different frontages, with the eastern and western frontages having a very long length of up to 91m (Cecil Street frontage). There is also a considerable fall of approximately 2 m across the site where it slopes down from the south to the north (as most noticeably seen on the Cecil Street frontage).

It is considered that the building design measures favourably with the character and design objectives which seek visual consistency and streetscape enclosure particularly in light of the challenges created by the large size and slope of the site. Most notably the building has been designed to provide a podium and tower form with a recognisable street wall to provide visual consistency and define the buildings relationship to the street.

Given the significant size of the building and the particular characteristics of the four different frontages there are differences in how the building responds on each side.

North (Market Street) and South (York Street)

On the two smaller frontages on the north (Market Street) and south (York Street) the podium and tower form would be defined by a 2 to 3 storey street wall. On the north (Market Street), the street wall would be defined by the retention of the existing South Cross Hotel on Market Street (and a matching 12.4m high street wall to the north western part of the site). On the South (York Street) a two storey street wall between 9.85 and 10.4 metres would be provided. On both Market and York Street, the upper form of the building would be setback a minimum of 5m to provide a clear separation to the upper parts of the building and define the street wall. The design of the building when viewed from the north and south clearly satisfies the design objective for the sense of streetscape enclosure with a built form proposes that would be directly in line with the three storey wall that is detailed in the DDO.

East (Cecil Street)

The building design along the two longer (east / west) frontages does not provide a consistent three storey street wall. Along the Cecil Street frontage, the street wall would be more irregular, where a two storey wall would be provided to the two northern and southern edges, but a modulated design provided across the length of the frontage. This street wall rising to a four storey (17.8m) street wall in the middle of the frontage.

While a consistent three storey street wall height would not be provided, it is considered that the street wall design along Cecil Street is an appropriate response. It would have a positive outcome for the street and still provide the sense of enclosure sought by the DDO. Given the long 90m length of Cecil Street, measures are required to break up the street wall to reduce the visual bulk of the building and enhance the pedestrian experience at street level. A design that provided one long unchanged street wall along Cecil Street would not provide a good built form outcome. The proposal for a more irregular street wall form provided by modulated sections at different height is considered to provide a much more visually interesting built form along Cecil Street.

The proposal has also incorporated the existing Southern Cross Hotel building. It is considered that the gap in the street wall that would be provided near the hotel building would be a successful response that separates the old and the new but still incorporate the heritage building into the new larger built form. The change in slope along Cecil Street also means that the more irregular street wall provides a better design response where internal floor levels can be better adjusted into the development without the awkward appearance of semi floor levels along Cecil Street.

Overall, it is considered that the street wall design along Cecil Street strikes the right balance that would provide a definitive street wall form, a suitable acknowledgement of the three storey street wall sought by the DDO but also respond to the unique features of the site. In this instance, these features being the long length of the frontage, the change in slope and an appropriate response to the existing heritage building in the north eastern corner of the site.

West (Northumberland Street)

Along the western side, Northumberland Street, the building is designed with a street wall that rises up from 2 storeys to 5 storeys. In the south western corner, near York Street, the street wall would have a height of 9.85m at the southernmost part of the street and then would increase to a four/five storey form that gradually increase in height following the slope of the site. At its highest point the street wall would have a height of 18.85m. With a street wall that rises up to 5 storeys and an 18.85m height, the street wall along Northumberland Street does not meet the design objective in the DDO for a 3 storey street wall. However, the existing conditions in Northumberland Street already have buildings that have a much higher built form to the street. The buildings at 10-12 Northumberland Street and 127 Market Street have built form directly to the street at a four and five storey scale. The photo below clearly shows the existing built form character of the street and the higher built form that is built directly to the street. Given the existing built form context of Northumberland Street it is considered that the proposal would provide a built form that would complement the street and provide an appropriate visual consistency and sense of streetscape enclosure as has already been established.



Pedestrian Experience and Activity

The design objectives for both precincts have an emphasis for new development to provide activity and promote the pedestrian experience. This is best achieved through the provision of ground floor uses that would encourage pedestrian activity and link the private and public realms.

The amended proposal has been designed to provide a ground floor layout that would have a strong emphasis on activity where a supermarket and several other retail and food and drinks premises would be provided. On the key pedestrian streets of York and Cecil Street, activity would be provided along the entire ground floor on both sides of the building. On the corner of York and Cecil streets, the main entrance to the supermarket would be provided with a range of smaller retail of food and drinks tenancies to be provided down both York and Cecil Street. The active ground floor uses that would be provided includes the proposed reinstatement of the Southern Cross Hotel as a hotel building. This is considered a positive outcome that would not only ensure the heritage building is used as what it was intended but also have an important role in encouraging activity in the northern corner of the site which is currently an inactive part of Cecil / Market Street. The Fig below, which is taken from the submitted Design Response, clearly shows the range of active ground floor uses that would be provided and the actual direct access that will be provided between the building and the street. Overall, it is considered that the proposal would provide a strong response to the design requirement to enhance activity and the pedestrian experience.



During the processing of the amendment application a key change that has occurred from what was originally submitted was to the travelator for the supermarket in the south eastern corner of the ground floor. It was originally proposed to locate the travelator directly to the street near the supermarket entrance. Concerns were raised by Council's Urban Designers and Strategic Planners that the location of the travelator limited opportunities for more active land uses to be provided at the Important York Street interface opposite the South Melbourne Market. In response to the concerns raised the new architects have provided a revised location to the travelator where it would be set behind a retail / food and drinks premises that would now be positioned to the street. This is considered a positive change that has occurred during the processing of the application that would greatly improve the pedestrian experience and activity.

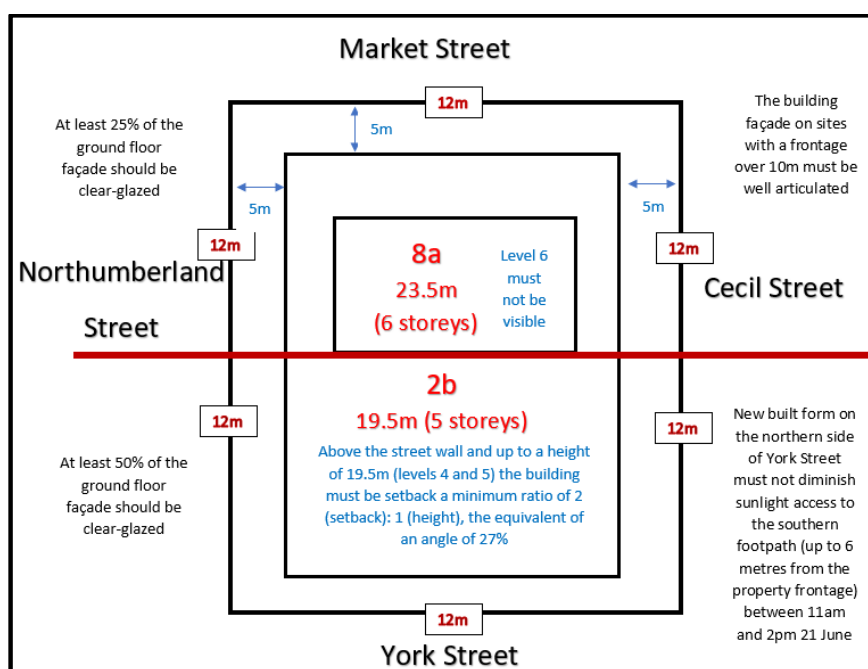
The amendment application also proposes to provide a range of public realm works which include a number of seats along the front of the building on Cecil Street and several new seating areas within the nature reserves on Cecil and York Street. The provision of the seating areas would further help enhance activity and linking the private and public realms. It is important to get the balance right for the proposed public realm works where sufficient area would still be left for public areas that are not associated with the development and safe and convenient access is still provided between the new building and the street. A detailed discuss about this and other aspects of the proposed public realm works is discussed further in this report.

Landscaping

The design objectives for precinct 8 Western Business Precinct encourages landscaping along the Market Street, York Street and Cecil Street streetscapes to achieve a high quality pedestrian environment and public realm. The amendment application measures favourably against this objective where a range of landscaping has been proposed along the three key streets. Councils Landscape Architect has indicated support for the scope of landscaping that is proposed but provided comments that the information provided lacks sufficient detail to be fully supported. It has been recommended that should a permit be approved a condition be included for the submission of a detailed landscape plan to be considered and approved as part of any approved development.

Assessment Against Specific Requirements

The DDO sets out a number of built form requirements for the two sub precincts. The subject site consolidates a number of properties that are affected by two different sub precincts 2b (York Street) and 8a (Market Street) which have different height and setback requirements. These have been summarised in the below diagram.



Emerging Activity Precinct (Precinct 2) - Precinct Wide Requirements

Precinct 2 affects the southern part of the site (York Street and southern part of Cecil Street and Northumberland Street)

Requirement	Assessment
The street wall parapet height must be a minimum of 8 metres and must not exceed 12 metres.	Not Achieved The building is designed with a street wall that has a height between 9.85 and 18.85 m.
New built form on the northern side of York Street must not diminish sunlight access to the southern footpath (up to 6 metres from the property frontage) between 11am and 2pm 21 June.	Achieved The application material includes a set of shadow diagrams which show that shadows cast by the building would not extend to the southern footpath (6m from the property frontage) of York Street.
New built form on the east side of Cecil Street must not diminish sunlight access to the east	Not Applicable

and west footpaths of Cecil Street adjacent to the South Melbourne Market.	The building is not located on the east side of Cecil Street.
The ground floor entry must be level with the footpath.	Achieved The plans show that the ground floor entry would be level with the footpath.
At least 50% of the ground floor façade should be clear glazed.	Achieved The plans show that the ground floor facade will be glazed which satisfies this requirement.
Additional crossovers on to York Street are not permitted. Vehicular access must be provided from the side or rear where possible	Achieved No crossovers are proposed on York Street. The building has been designed with vehicular access from Northumberland and Market Streets which is considered the preferred location for access to be provided. It is noted that the proposal would involve the removal of several vehicle crossings along Cecil Street.

Sub-precinct 2b - Building Heights and Setbacks

Requirement	Assessment
The maximum overall building height should not exceed 19.5 meters or 5 storeys, whichever is lesser	Not Achieved The maximum overall building height for that portion of the building that would be located in sub precinct 2b would be 32.4m (8 storeys).
Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum ratio of 2 (setback): 1 (height), the equivalent of an angle of 27°	Not Achieved The building has not been designed to comply with the setback ratio specified by the DDO.

Western Business Precinct (Precinct 8) - Precinct Wide Requirements

Precinct 8 affects the northern part of the site (Market Street and northern part of Cecil Street and Northumberland Street)

Requirement	Assessment
The ground floor level must not be more than 0.75 metres above the footpath level	Not Achieved The section plan shows that part of the site would have a floor level that sits more than 0.75 m above the footpath level.

The building façade on sites with a frontage over 10 metres must be well articulated through variations in forms, materials, openings or colours or the inclusion of vertical design elements.	<p>Achieved</p> <p>The application is for a large development on a site with four street frontages. All three street frontages are in excess of 10 metres.</p> <p>The building has been designed with a modulated form which incorporates a range of materials and treatments which would have a visually interesting appearance.</p>
New buildings on the northern side of Market and York Streets must not diminish the midwinter sunlight access to the footpaths of on the southern side of these streets. The entire width of these footpaths should have sunlight access, up to the property frontages, between 11am and 2pm on 21 June.	Not Applicable
All development at 100 Market Street must have its primary frontage to either Cecil Street or Market Street.	Not Applicable
Any residential development at 100 Market Street must be designed to provide acoustic protection for residents.	Not Applicable
At least 25% of the ground floor façade should be clear glazed.	<p>Achieved</p> <p>The plans show that the ground floor facade will be glazed which satisfies this requirement.</p>
Additional crossovers on to York Street are not permitted. All vehicular access should be provided from the side or rear.	<p>Achieved</p> <p>No crossovers are proposed on York Street.</p> <p>The building has been designed with vehicular access from Northumberland and Market Streets which is considered the preferred location for access to be provided.</p>
Landscaping should be provided along Market Street, York Street and Cecil Street streetscapes to the satisfaction of the responsible authority.	<p>Achieved</p> <p>Landscaping would be provided along the Market Street, York Street and Cecil Street streetscapes.</p>

Sub-precinct 8a - Building Heights and Setbacks

Requirement	Assessment
The street wall parapet height must be a minimum of 8 metres and must not exceed 12 metres (between 2 and 3 storeys)	<p>Not Achieved</p> <p>The building is designed with a street wall that has a height between 9.85 and 18.85 m.</p>

The maximum overall building height should not exceed 23.5 meters or 6 storeys, whichever is lesser.	Not Achieved The maximum height of the building would be 39.6 m (10 storeys)
Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage.	Not Achieved The building has not been designed to comply with the setback ratio specified by the DDO.
The level above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.	Achieved The building has not been designed to comply with the visibility requirement specified by the DDO
Where the street wall height is less than 10 metres both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.	Not Applicable

Appendix 5 – Referrals

Strategic Planning

- The development of this site, in accordance with the objectives of the zones, is supported. This is a key strategic site which has the potential to further enhance to the vitality of the South Melbourne Activity Centre
- The proposed building retains a similar stepped form as the original approved application with additional building height increased from 34.9 metres to 44.9 metres. The overall height is generally consistent with some recently approved developments and existing developments in the area (including the “Spotlight Centre”). This height is generally consistent with some the early directions from the new South Melbourne Structure Plan (currently being prepared to draft form).
- Moreover, the massing of the building towards Market Street protects the northern façade of the SM Market, and adjoining public realm, from overshadowing.
- DDO8 requires the shadow diagrams to demonstrate that new buildings on the northern side of York Street must not diminish sunlight access to the southern footpath (up to 6 metres from the property frontage) between 11am and 2pm 21 June. As previously stated, the proposal must comply with this requirement. Per previous advice, any increase in overshadowing beyond the 6m line (per DDO8) should not be supported.
- Clarification as to whether the F and B Retail tenancies include sufficient include sufficient BoH service areas/public amenities for customers to operate should be provided.
- The public realm works (subject to reconsideration of the Cecil St structures) are generally supported, in principle, and are consistent with the early directions from the new South Melbourne Structure Plan (currently being prepared to draft form). Further, improving pedestrian movement along Northumberland Street is supported, and will need to be carefully resolved in relation to the vehicles servicing the supermarket. High quality public realm treatments, delivered as part of the redevelopment of this site, are vital to ensure integration with the South Melbourne Market, and the broader MAC. Accordingly, early and ongoing discussions with Council's Urban Design Team are recommended.
- Importantly, although not noted as part of this amendment, it is reiterated that the commercialisation of the public realm is not supported – refer to Council's footpath trading guidelines.
- Urban Design Team to provide guidance on design matters associated with this application.

Urban Design

Referral Summary

From an urban design perspective, the proposed amendment is supported, with detailed recommendations included below. The following comments are brief, in recognition of the issues addressed concurrently within other referrals, including heritage, strategic planning, sustainability, and landscape architect referrals.

Proposal Overview

Overall, the amendment's proposed increase in scale and density is considered an appropriate response to this key strategic site within the South Melbourne Activity Centre. The tower massing, with articulation elements and external shade elements, is supported. The articulated and stepped street wall provides appropriate human scale and rhythm to the streets. The distribution of pedestrian entries around the perimeter of the site is supported, with the two anchor uses, office and supermarket. The travelators provide connection from the basement public car park to the ground floor corner of York and Cecil Streets, which is well located to serve both the South Melbourne Market and the supermarket.

Public Realm

While the amendment proposes a substantial increase in site density, it has also significantly increased the extent of public realm improvements. Overall, the proposed works are supported as offering benefit to the occupants and public. To be successfully implemented, the works will require further detail and coordination with Council. Detailed comments and recommendations for the public realm design are included in the separate landscape architect referral.

Pedestrian awnings

Cecil and York Streets are high foot traffic areas, with the location of proposed footpath awnings being supported as providing appropriate weather protection for pedestrian amenity. However, some renders show the awnings as perforated metal, which will offer a lower level of shelter from the elements. Also, given on-going local flooding issues, the awnings should include gutters to harvest rain water. Refer to recommendation below.

Heritage Design Response

As noted in the heritage referral, the proposed retention and integration of the historic pub into the design is supported but is contingent on the architectural and structural design being coordinated and delivered with a high level of architectural design integrity. Refer to recommendation below.

Sustainability

The sustainability initiatives, including Greenstar rating, are supported as an integral part of the proposal to increase density and be an exemplar development. The overall design will benefit from many of these initiatives, including generous End of Trip facilities, planted roof terraces, use of structural CLT timber, and external facade shading.

Overshadowing

The proposed site massing, with taller elements to the north, is an appropriate response to overshadowing requirements. The latest design iteration has successfully reduced the amount of visible stepping of intermediate levels. The documentation demonstrates compliance with the mandatory DD08 sunlight controls to the southern side of York St footpath and it is important that this compliance is not eroded through any subsequent changes to the proposal.

Building Signage

Given the site's prominent multiple frontages and the multiple building tenancies, an integrated signage strategy should coordinate location and design of all building signage. Refer to recommendation below.

Street Activation

The proposed retail tenancies along York and Cecil Street are supported, while noting that their extent and small size offer the minimum level of activation required for these high traffic pedestrian streets. To ensure the viability of these small tenancies, clarify that provision of adequate back of house service areas and customer toilet amenities are provided to each retail tenancy. Refer to recommendation below.

The supermarket windows provide a visual connection between the street and interior and so should be maintained free of advertising stickers and other obstructions. Refer to recommendation below. As Northumberland Street was identified in recent strategic planning work as an important active travel connection, it is important that the street is safe and attractive public space. Sufficient activation is provided through the corner retail tenancy and office pedestrian entry at the southern end. While the locations of the service and loading functions are supported, it is important that their visual and amenity impacts are minimised through detailed integration into architectural design and with public realm design. Refer to recommendation below.

Architectural design integrity

Maintaining architectural design integrity is important for this significant and complex proposal, which is included in the recommendations below.

Urban Design Recommendations

- The following urban design recommendations are made for conditions of approval:
- For public realm design recommendations, refer to the landscape architect referral.
- To maintain architectural integrity for this significant project, architects Woods Bagot should be retained for design development and construction stages.
- Detailed architectural drawings should be submitted for:
 - Facade details: including external sun shading, street wall articulation, integrated planters and seat details, architectural integration of service enclosures and loading bays, and footpath awnings.
 - Integrated lighting for facade and footpath awnings, as may be required as part of public realm lighting review.
 - Detailed drawings of the office tower cantilever over heritage pub: including structural elements and soffit treatment and new walls to the rear of the pub.
- The footpath awnings design should include a higher level of pedestrian weather protection and capturing rainwater.
- Demonstrate that the small ground floor tenancies have adequate back of house service areas and customer amenities.
- Supermarket windows should remain clear and unobstructed by advertising and other coverings
- Integrated building signage plan to be submitted.

Landscape Architect

Referral Overview

From a landscape architectural perspective, the initial intent of the proposed landscaping scheme is generally supported but not enough detailed information has been submitted at this stage to offer full support.

The application has not provided landscape plans, with the architectural plans by Woods Bagot describing the overall design intent. This is sufficient for the following preliminary feedback to assist the landscape plans once submitted.

Refer recommendations below on preliminary issues to be addressed in the private and public realm. Please note a further landscape referral is required once a complete landscape package has been submitted.

Proposal Summary

Proposed landscape works in the public realm which include pergola structures, garden beds, bike parking, introducing a pedestrian crossing on York Street, transforming Northumberland Street into a shared zone, and providing planting and seating against the built form on York Street. Proposed landscaping within the property boundary (private realm) includes building entry forecourts and pedestrian spaces on the ground floor and a variety of terraced areas on the upper floor.

Private Realm

- Planter on ground floor from Market Street – what the depths and widths of this? What plant species.
- Roof top deck over pub requires resolution and details: soil depths, planter detail, species, widths. Please note earlier Heritage advice that new planting and structures over the pub should not dominate or detract from the heritage building.
- Upper-level planters require details: species, soil depths & widths, integration of planting with balustrading.
- Many of the upper terrace areas do not seem resolved. The terrace areas are quite narrow and don't function well for activation. It is positive to see a large amount of landscape areas, though not enough detail – needs to provide more detail to assess the design.
- What is the width of the path on upper levels when there is planting adjacent building edge – seems impractical and not a functional space – opportunity to remove the planters adjacent the built edge to provide more space for functional space.
- No sheltered outdoor areas are proposed, which will reduce opportunities to utilise outdoor spaces in all weather
- Upper levels need to have a minimum of 1000mm for tree planting and 550mm for planting. As per the screenshot above, the terraces do not have required depth for planting and trees.
- Accessing the terraces seems limited – one entrance only (Level 04, 08 – South terrace) – and requires further review and design resolution.
- Integration with WSUD initiatives

Public Realm

- Integrated wall seating adjacent the public footpath on Cecil Street is supported but needs to be designed and coordinated to ensure unimpeded pedestrian circulation, including for people with disabilities. Similarly, window shopfront serveries can block public circulation with queuing and need coordination with pedestrian circulation zones and outdoor dining areas.

- Proposed undergrounding of powerlines along the four adjoining streets, including York, Cecil, Market, and Northumberland Street (including to the side of the neighbouring 127 Market Street) is supported as a significant streetscape amenity improvement.
- Public lighting: new and upgraded lighting should be integrated into public realm design, including as part of new pedestrian crossing, under footpath awnings, pergola structures and as part of Northumberland shared zone.
- Proposed removal of driveway crossovers on Cecil is an opportunity to increase pedestrian amenity, planting, rain gardens and/or on-street parking. There is also an opportunity to infill the missing buffers to cycle path.
- There is an opportunity to incorporate urban art into the public realm landscaping.
- Fragmented planting in the public realm is not supported. Excessive 90-degree edge changes can be rationalised to make the edge more functional for pedestrians and planting opportunities.
- The extent of pergola structures along York Street and Cecil Street verges are not supported as they reduce public pedestrian movement and displace opportunities for infill planting etc. There may be opportunities for parklets on York St that could be integrated with public realm plan. Smaller structures, such as the one facing Market St, may be acceptable if:
 - Their extent and locations do not reduce pedestrian circulation, street tree planting and other public amenities.
 - The locations relate directly to food and beverage business and be managed through Footpath Trading permit process. Structures are expected to be owned and maintained by the proponent.
- There is an opportunity to provide sheltered seating at the forecourt entrance to the supermarket lobby. This would allow for elderly and other users to wait safely out of the way of public circulation and weather conditions.
- Pedestrian crossing point on York Street (mid-block) is supported and the implementation should be coordinated with South Melbourne Market Project Connect project. Additionally, the pedestrian crossing should look to include kerb outstands with planting and canopy cover trees
- Northumberland Street – proposal to be a shared space is supported. Requires further details and coordination, including paving, lighting, tree planting, coordination with loading bay details and vehicle manoeuvring. Explore the necessity of using strata cell or similar to support the future growth of the street trees.
- Provide visitor bike and micro-mobility parking at convenient locations around the perimeter, coordinated with building entries and circulation requirements. Reduce conflict points with bike parking and pedestrian movement areas. For example, pedestrian access to car parks on Market Street is blocked by bank of bike racks.

Recommendation

To gain support from a landscape perspective, the following detailed recommendations are made:

- A condition should be applied to the permit of this application requiring a set of landscape plans, reflecting the architectural design and the following recommendations included but not limited to;
 - Material and Surface Finishes – Layout of surface finishes and materials on a plan
 - Planting Schedule – include mature size (h and w), common name, botanical name, installation size. Species should be indigenous and respond to site conditions.
 - Deep Soil Plans – should show soil depths for in ground and upper levels include soil depths for all planters 1000mm min for planters with trees and 550mm for planters with plants only
 - Details – showing construction of planters and all other finishes – including drainage
 - Irrigation plan

- Sections – showing key sections of ground floor and upper levels including footpaths on Market, Cecil, York, and Northumberland Street
 - Material Palette – palette of proposed material and finishes
 - Fixtures and furnishes – location of seating, benches, furniture, and amenities to understand space program and function
 - Maintenance management plan – how will the landscape spaces be maintained, accessed, and cared for, especially with respects to the public realm.
- The application should also provide
 - Arborist Assessment
 - Tree Impact Assessment
 - Public Realm plan and how this integrates with the South Melbourne Market and surrounding context. Details to consider proposed footpath trading arrangements to facilitate future application process.

Private Realm Recommendations

- Depths, widths, and species for all private realm planters are required – refer to the first recommendation above.
- Further design resolution is required on all upper terraces to improve function, amenity, and integration with building.
- Demonstration integration with WSUD initiatives
- Integrated wall seating and window serveries adjacent the public footpath need to be designed and coordinated to ensure unimpeded pedestrian circulation, including for people with disabilities.

Public Realm Recommendations

- More infill tree planting, planting areas and rain gardens are recommended, across frontages.
- Garden bed detailed design should be simplified and consolidated.
- Underground existing powerlines along the four adjoining streets, including York, Cecil, Market, and Northumberland Street.
- Reduce extent of pergola structures along York Street and Cecil Street frontages.
- The York St pedestrian crossing is supported, and detailed design should include kerb outstand and greenery is recommended. Coordination with South Melbourne Market is also recommended.
- Northumberland Street – proposed shared zone is supported, with further details and coordination required, including paving, lighting, tree planting, coordination with loading bay details and vehicle manoeuvring.
- Provide new/upgraded public lighting as required to support public realm design
- Provide visitor bike and micro mobility parking around the site perimeter at convenient locations, coordinated with building entries and circulation requirements.

Heritage

As I have provided detailed comments in previous referrals, I will keep this brief. Overall, the proposed development, on balance, is an acceptable outcome in relation to heritage. A key difference with the current scheme is the hotel retains its historic use and a relatively separate identity rather than being awkwardly integrated into the broader development. This is a positive outcome.

Specifically:

- While the extent of demolition is significant, it is now proposed to retain the 1920s addition to the hotel, as well as the short return on the south side including the chimney. This will ensure the hotel building maintains a three-dimensional quality.
- The materiality and massing of the podium forms along Cecil Street provide an appropriate street-level context, which is respectful and sympathetic to the hotel
- I have always been concerned about the extent of the basement underneath the hotel, but now it seems the basement layout has been tweaked to avoid excavating directly under the retained walls. This is how it appears by comparing separate plans and in some of the sections – it would be helpful if this could be confirmed by overlaying retained sections of walls of the hotel to the basement plans.
- Nonetheless, a detailed demolition method statement is required, which clearly sets out how the retained façade will be protected and supported during demolition and construction.
- Ideally, as an insurance policy against the worst-case scenario (that is, façade becoming unstable and collapsing), a fully measured drawing of the retained sections of façades at a suitable scale showing the details, proportions and dimensions should be provided. But I'll leave this up to your discretion – it may be that we can rely on DMS, and for this reason it may be worthwhile having the DMS peer-reviewed.
- As discussed in my previous advice the proposed slight cantilever of the tower form over the hotel is acceptable, as it occupies less than 25% of the airspace, and there is a 6.5m vertical separation. This will ensure the hotel is not visually overwhelmed.
- Another good move of this scheme is the open foyer along the south side of the hotel, which assists with the transition between new and old. The rebuilding of this wall in masonry with circular openings will also assist in maintaining a sense of the original form of the hotel building. The proposed structural columns in a Y profile placed along this wall are a reasonably elegant solution, and we must ensure that this important detail is not 'dumbed down', as it is critical to minimise impacts upon the hotel

Finally, the plans and the HIS (p.22 and p.24) refer to reinstating the original colour scheme and also conservation works to the hotel. These should be required as a condition of permit. Wording could be:

Before the development including demolition commenced the following information, prepared by a suitably qualified consultant must be submitted to the satisfaction of the responsible authority:

- *An authentic colour scheme for the Southern Cross Hotel based on historic and/or physical evidence.*
- *A schedule of conservation works for the Southern Cross Hotel facades.*

Sustainable Design

The items listed below were noted as needing to be addressed in the previous Sustainable Design Referral Response, dated 10/05/2023:

- Remove reference to Green Star benchmarking – **Resolved.**
- Provide façade shading details for review – **Resolved.**
- Provide additional detail regarding proposed renewable energy provision/ source – **Resolved.**
- Provide details of full stormwater treatment trains including all proposed treatment devices
 - High level detail referred to in SMP dated 11/08/2023, v05. Provide MUSIC model and treatment train detail to demonstrate compliance with Clause 19.03-3L and Clause 53.18 of the Planning Scheme.
- Demonstrate location of stormwater treatment devices on floor plans – **Details still to be provided.**
- Increase commitment to EV charging provision – Not increased. However, there is a clear commitment to EV charging infrastructure provision which is supported.
- Provide daylight modelling for level 1 and level 2 office floor space including details of proposed glazing specification in relation to tint/ VLT – **Resolved.**
- Provide a landscape plan to assess in relation to urban ecology commitments in SMP. – Further urban ecology detail provided in SMP v05 and on amended plans submission.

Summary

The amended plans and SMP show that the proposal can achieve a good outcome for environmentally sustainable design.

To be resolved prior to decision

However, at the application stage, details of the stormwater treatment strategy must be provided including a MUSIC model, with the location of the proposed stormwater treatment devices clearly shown on the plans. **Please request this detail from the applicant to be referred to Sustainable Design.**

Recommended conditions

Once the Stormwater Management information has been provided and assessed, the following conditions are recommended if a permit is issued:

ESD3 Implementation Report for Environmentally Sustainable Design

WSUD2 Stormwater Treatment Maintenance Plan

WSUD3 Implementation of Water Sensitive Urban Design Initiatives

WSUD4 Construction Management Water Sensitive Urban Design.

Traffic and Parking

I have reviewed the updated traffic report from Stantec dated January 2024 for the proposed development at 80 Cecil Street, South Melbourne. Below comments are based on the changes made in the updated traffic report and should be read in conjunction with my previous referral comments for any old information.

Overview of changes

- No changes to uses since last referral

Accessways

- A two-way main access ramp is proposed from Market Street, with a 3m wide single lane for each direction.
- Design has been amended to include compliant sight triangles. This is acceptable.
- Entry control point has been extended further into the site to ensure the 98%ile queue can be catered for onsite. This is acceptable.
- The traffic report states that minimum headroom clearances for commercial vehicle access will be provided at the various loading areas in accordance with the relevant Australian Standard. The headroom clearance for the Market St loading bay is noted on the architectural plans. Annotation is missing for the two loading bays on Northumberland Street and should be included in the updated plans.

Parking Provision

- No change in statutory parking provision (total of 785 spaces).
- It is proposed to provide 327 onsite parking spaces comprising of: o 137 public car spaces across Basement 1 and 2 for the proposed retail uses. o 189 private spaces across Basement 2 and 3 for the proposed office use (+5 spaces from previous report).
- In response to Permit Condition 24, we would prefer that visitors to the development have 30-min free parking initially and no minimum spend as part of the docking system. However, this is just a suggestion for Planning to consider and the exact details of this can be reviewed / approved upon submission of the car park management plan.

Traffic Generation

- Traffic generation for the proposed office and retail use largely remains the same.
- The previous report sought guidance on traffic generation rates for supermarkets from traffic surveys of existing supermarkets within metropolitan Melbourne. Having regard to the specific conditions for the subject site, a traffic generation rate of 10 movements per 100sqm was adopted for the weekday peak periods and a higher rate of 14 movements per 100sqm for the weekend peak period.
- The updated traffic report has since obtained further case study data of similar supermarkets within metropolitan Melbourne.
- The average traffic generation rates across the surveyed supermarkets were:
 - o 2.04 movements / 100sqm in the AM peak
 - o 5.89 movements / 100sqm in the PM peak o 6.66 movements / 100sqm on the weekend.
- Application of the above rates for the proposed development equates to 183 vehicle movements during the weekday AM peak, 292 vehicle movements during the weekday PM peak, and 232 vehicle movements during the weekend peak hour.

- While the above rates differ significantly from the previous report, the new rates adopted are considered reasonable based on the case study sites observed.

Traffic Impact

- Sidra analysis of existing conditions indicate that Market St/Cecil St roundabout operates under 'excellent' level of service for all weekday and weekend peak periods. Post construction, the intersection will continue to operate under 'excellent' level of service which is considered acceptable
- Sidra analysis of existing conditions indicate that Market St/City Rd and Ferrars St/City Rd operate under 'acceptable' level of service with priority for City Rd and minor streets experiencing longer delays between 39-65 seconds. The critical PM peak hour for Market St south approach has a DOS of 0.74.
- Post development analysis of Market Street/City Road and Ferrars Street/City Road intersections can be expected to operate within the practical limit following full development of the site. The longest delay identified at Market St/City Rd is Market Street south approach which has a PM peak delay of 69 seconds and queue length of 41m. This equates to an extra 4 seconds of delay and 26m of queue along Market Street.
- As this proposal will impact DTP roads and their signals, this report and analysis must be referred to DTP for support as the relevant authority.
- I note that this was not picked up as part of the previous referral, however as discussed during our meeting in December 2023 with the developers, we acknowledged the intersection of York St / Cecil St is tight and presents challenges on market days with the community raising complaints around traffic jams. Given the long-standing complaints and that the PM analysis seems to be the most impactful to the area, can a PM analysis be conducted to ensure that if Cecil St / York St is nearing capacity, the additional traffic generated by the development approaching from Cecil Street (south) will not push this intersection over the limit. I note that the traffic approaching from Cecil St (south) is not significant from traffic engineering terms and there are other ways to access the site if delays and queues south of Cecil is unreasonable, however we want to ensure that from community's perspective, we have undertaken a thorough assessment.

Loading and Waste Collection

- The proposal includes the following Loading facilities for the proposed development.
- Supermarket - a loading/waste area is proposed to be provided on the ground level along the site's western boundary to Northumberland Street. This area has been designed to accommodate vehicles of a size up to and including 12.5m long heavy rigid vehicles (HRVs)
 - It is anticipated that a maximum of 9 deliveries per day can be expected which includes 6 deliveries from the Distribution Centre and 3 deliveries associated with other delivery vehicles.
 - Additionally, waste collections associated with the supermarket is expected to be 4 collections per week. o A peak loading demand of up to 11 loading activities can be expected for the supermarket.
 - The loading dock has been designed to accommodate a front-in/front-out access due to concerns previously raised.
- Office & Retail Uses - a loading/waste area is proposed to be provided at the site's northern boundary to Market Street. This area has been designed to accommodate vehicles of a size up to and including 8.8m long medium rigid vehicles (MRVs).
 - Loading activities associated with the proposed office use will be limited to milk deliveries and the occasional loading for tenants moving in / out. o It is anticipated that up to 3 deliveries a day can be expected. o Waste collection for this loading dock is anticipated

to occur three times a week for each waste stream (waste, recycling and food organics).
o Access to this loading dock is still proposed to be reverse-in which is against our initial comments to the proposal. In response to this, the applicant will prepare a Loading Management Plan which will detail: - distinct footpath pavement material to clearly identify pedestrians as priority - provision of a pedestrian refuge along the site's frontage to Market Street - loading activities or waste collection restricted to occur outside of peak times and on non-market days - provision of pedestrian warning lights and cautionary signages - a spotter to be onsite to guide trucks reversing into the loading bay. o This is considered reasonable and we will review the appropriateness of the measures proposed in the loading management plan once received.

- **Retail Uses** - a loading/waste area is proposed to be provided on the ground level along the site's western boundary to Northumberland Street. This area has been designed to accommodate vehicles of a size up to and including 6.4m long small rigid vehicles (SRVs)
 - o Loading activities associated with the loading area at Northumberland Street will be limited to waste collections occurring onsite and any deliveries utilising smaller delivery vans. o Waste collection for this loading dock is anticipated to occur once a week for each waste stream (waste, recycling and food organics). o It is unclear what the level of deliveries will be.
- Loading management plan to be prepared for all three loading areas to the satisfaction of the RA.

Swept Path analysis

- Swept paths that are provided are acceptable. It is noted that one of the wheels for the HRV goes over the vehicle crossing for the loading dock exit. As such, it is recommended the vehicle crossing be widened slightly to prevent damage to the vehicle crossing.
- Swept paths to site from the wider area and a swept path assessment at the intersection of York Street/Northumberland has not been provided. It is noted that the report anticipates the majority of heavy vehicle access to the site will occur via Cecil Street and York Street. The report mentions they will provide a swept path assessment of a HRV travelling through the roundabouts at Cecil/Market, Cecil/York and York/Northumberland in January.
- I would like to reiterate my previous comments on parking loss to allow truck access into Northumberland Street and into the loading docks as I cannot recall what engagement has been done in the past for surrounding properties. It is unclear if adjacent properties impacted by parking loss are aware of this impact or have had an opportunity to comment on the proposal or formally object to the planning submission. If they haven't, *it is unclear how they will have an opportunity to comment or object to parking loss as they will be impacted. Parking removal is separate to a Planning Permit. It is highly recommended that the applicant prepares a public works plan and notifies the community before a planning permit is issued as the community needs to be aware of changes that directly impact them.*

City Permits / Footpath Trading

Based on the proposed design, our initial comments are as follows: -

1. Bench style seating against the business line: patron legs tend to hang into the pedestrian zone creating obstacles for visually impaired pedestrians. The result is that they are not able to navigate a straight path of travel and is contrary to council's interpretation of DDA which requires building lines to remain clear as much as possible.
2. Servery windows: any servery window where customers are required to wait outside of the business for their order to be prepared, should have a designated queueing/waiting area within the trading zone. This may result in a reduction in any outdoor seating, to allow for the queueing zone.
3. Glass screens: must not exceed 1500mm in height.
4. Seating style: all tables should be wheelchair friendly (ie: a customer should be able to wheel their chair under the table so that they are able to sit flush against the table).
5. Pergola structures: concerns regarding large pergolas on council land (ie: privatising large amounts of council land for commercial gain). Council supports weather protection via the use of removable umbrella. Any fixed pergola type structure needs to be considered via a detailed assessment. Ongoing maintenance is required to ensure plantings, festoon lights etc are maintained and safe.
6. Pedestrian zone and kerb zone: must remain clear at all times in accordance with our Footpath Trading Guidelines.
7. Bike hoops: require clearance of 1.0 metres before any outdoor trading can be considered.

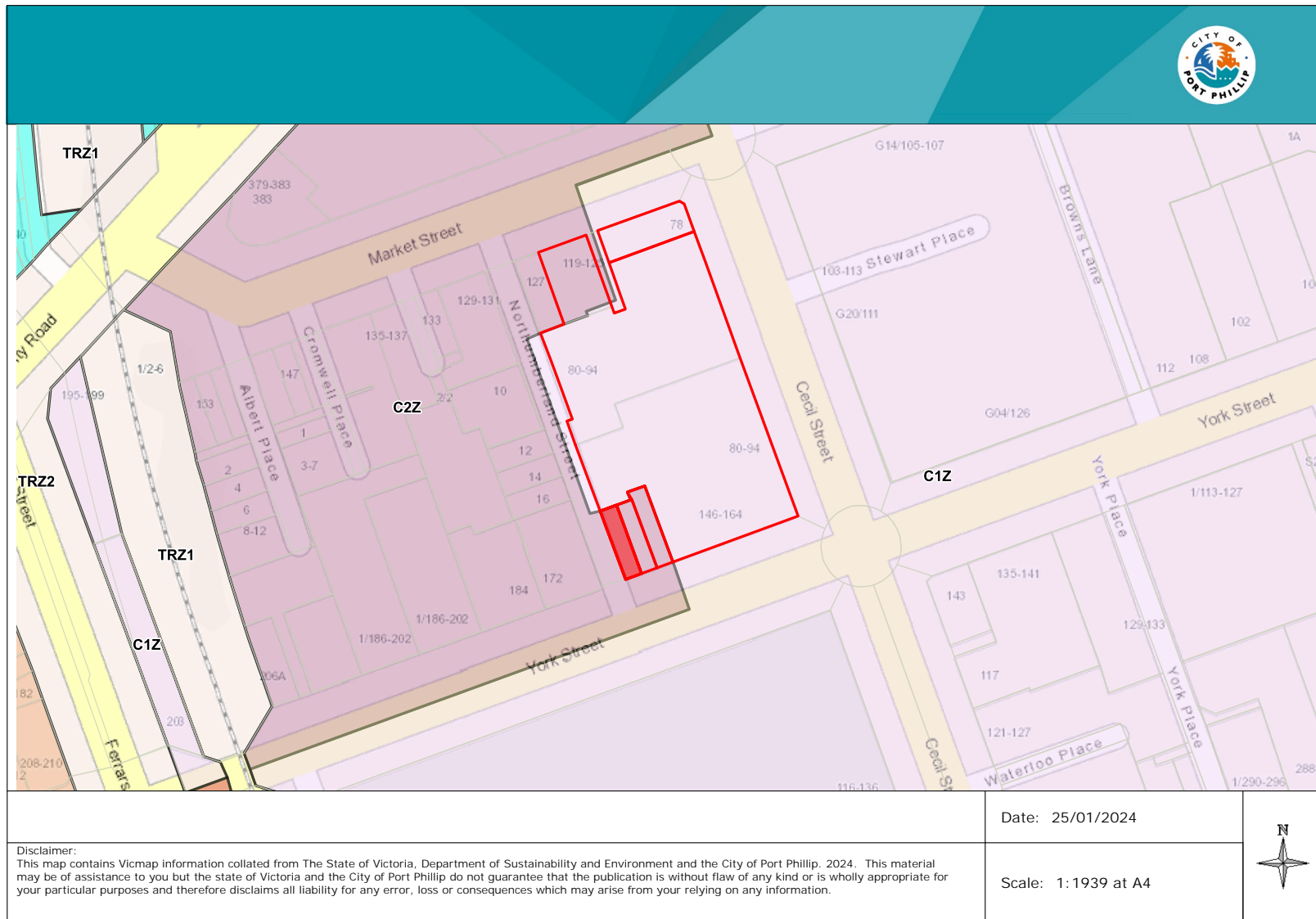
We would encourage the architect to meet with the footpath trading team for further pre app advice before any applications are made in regard to the footpath trading area.

Waste Management

I've reviewed the WMP and have following comments:

- 660L bin for Organic waste can be extremely heavy so might want to consider max 240L bins instead.
- Also, for development of this size and type might hugely benefit from having a commercial dehydrator or similar equipment for organic waste.
- Please nominate responsible party/role for the management of waste rooms and equipment including the cleaning and removal of any hard waste/E-waste material from the development.
- Please note the collection times in the WMP.

Rest all looks good.



6.2 **STATUTORY PLANNING DELEGATED DECISIONS REPORT
14 DECEMBER 2023 TO JANUARY 2024 (INCLUSIVE)**

EXECUTIVE MEMBER: **BRIAN TEE, GENERAL MANAGER, CITY GROWTH AND
DEVELOPMENT**

PREPARED BY: **LARRY PARSONS, MANAGER CITY DEVELOPMENT**

1. PURPOSE

- 1.1 To present a summary of all Planning Permits issued in accordance with the Schedule of Delegation made under the Local Government Act 2020 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.

2. EXECUTIVE SUMMARY

- 2.1 This report presents a summary of all Planning Permits issued in accordance with the Schedule of Delegation made under the Local Government Act 2020 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.

3. RECOMMENDATION

That Council:

- 3.1 Receives and notes the December 2023 and January 2024 (attachment 1) regarding the summary of all Planning Decisions issued in accordance with the Schedule of Delegation made under Section 98 of the Local Government Act 2020 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.
- 3.2 Notes that no decisions were made by the Manager City Development under delegation from the Chief Executive Officer during the period 15 December 2023 to 29 February 2024, as resolved by Council at its Planning Committee Meeting of 14 December 2023.

4. KEY POINTS/ISSUES

- 4.1 The attached lists (Attachment 1) of delegated decisions is for the period December 2023 and January 2024.
- 4.2 There were no delegated decisions in accordance with the report titled 'Change to Planning Delegations (15 December 2023 until the first sitting of the Planning Committee in 2024)' reported to the Planning Committee meeting of 14 December 2023 and its recommendations resolved by Council provided the Chief Executive Officer (including the power to on delegate), the power effective for that precise period.

5. OFFICER DIRECT OR INDIRECT INTEREST

- 5.1 No officers involved in the preparation of this report have any material or general interest in the matter.

ATTACHMENTS **1. Delegated Decisions December 2023 and January 2024**  

Attachment 1: Delegated Decisions December 2023 and January 2024

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDPL/00450/2023	02-08-2023	Sandra Stewart	Stage 1 of a staged subdivision of the site and removal of sewerage easements E-1 AND E-2 CREATED ON VOL.11259 FOL.174;;SPEAR S216809V	1-13 COBDEN STREET SOUTH MELBOURNE VIC 3205	GATEWAY	01-12-2023	Approved	Subdivision of land	
435/2021/A	06-09-2023	Sandra Stewart	Permit allows;;- Construct or extend a dwelling on a lot less than 500sqm in a Heritage Overlay;;Amended to;;Partial demolition, alterations and extension of a dwelling in a Heritage Overlay;;- Additional demolition to include the existing first floor;;- Construction of a new first floor, including new and altered windows;; - Changes to ground floor glazing;;	7 ROBE STREET ST KILDA VIC 3182	LAKE	01-12-2023	Approved	Demolition Single dwelling	
777/2020/B	15-09-2023	Kate Wooller	Partial demolition and construction of buildings and works to an existing dwelling.	82 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	GATEWAY	01-12-2023	Approved		
PDPL/00652/2023	27-10-2023	Patricia Stewart	Planning Permit (Development Only (Comm/Ind/Mixed Use))	61 BERTIE STREET PORT MELBOURNE VIC 3207	GATEWAY	01-12-2023	Approved	Demolition	
PDPL/00537/2023	05-09-2023	Mark Friedrichsen	Buildings and works comprising reconstruction of theatre Back of House facilities and display of business identification signage	3/14 ACLAND STREET ST KILDA VIC 3182	LAKE	04-12-2023	Notice of Decision Issued	Demolition Extension to existing building or structure (other than dwelling)	
PDPL/00541/2023	06-09-2023	Max England	Partial demolition and construction of a single storey extension on a lot less than 300sqm in the Neighbourhood Residential Zone and Heritage Overlay	111 HAROLD STREET MIDDLE PARK VIC 3206	LAKE	04-12-2023	Approved		
PDPL/00823/2022	29-11-2022	Darren Camilleri	Construction of sixty one (61) dwellings on a lot and construction of works for a Section 2 use of the land as a 'food and drink premises' in the General Residential Zone and the construction of works in a Special Building Overlay, and a reduction in the number of car parking spaces required by Clause 52.06.;;Section 57A amendment -;; - Increased southern setbacks;;- Reconfiguration of townhouses;; - Amalgamation of Townhouse 11 and 12 (reduction of one dwelling);;- Revised basement layout;;- Screening added to reduce overlooking from Townhouses 7-11 southern elevation;; - Updated site area calculations;; - Corrected shadow diagrams;;	97 ALMA ROAD ST KILDA EAST VIC 3183	CANAL	05-12-2023	Approved		
PDPL/00890/2022	21-12-2022	Scott Parkinson	Construct a multi storey mixed use building (comprising 2 shops, 355 dwellings - 87 x Studio,136 x one bedroom, 117 x two bedroom and 15 x three bedroom) with car parking (141 car spaces and 392 resident bicycle spaces, 1 staff, 36 visitor bicycle spaces and 355 resident spaces at ground floor level) accessed via Little Bank Street, on land in the Mixed Use Zone and Design and Development Overlay and Special Building Overlay and associated reduction of car parking;;	15-29, 31-33 & 35-37 BANK STREET SOUTH MELBOURNE VIC 3205	GATEWAY	05-12-2023	Notice of Decision Issued	Alterations to a building structure or dwelling Multidwelling	
PDPL/00357/2023	19-06-2023	Mark Friedrichsen	Sale and consumption of liquor (On-premises licence) in association with a bar/restaurant	4-6 BOWEN CRESCENT MELBOURNE VIC 3004	GATEWAY	05-12-2023	Notice of Decision Issued	Liquor Licence	
PDPL/00457/2023	05-08-2023	Martin Cooksley	Construct and display business identification signage in a General Residential Zone; one externally lit sign within garden area, one sign fixed to the fence and one wall sign	338 DANDENONG ROAD ST KILDA EAST VIC 3183	CANAL	05-12-2023	Approved		
PDPL/00595/2023	02-10-2023	Ragnhild Damhaug	Partial demolition and alterations to existing dwelling within Heritage Overlay	30 MOUBRAY STREET ALBERT PARK VIC 3206	LAKE	05-12-2023	Approved	Alterations to a building structure or dwelling Demolition Single dwelling	
PDVP/00219/2023	03-11-2023	Nellie Sheedy-Reinhard	Construction of a verandah subject to a Heritage and Special Building Overlay.	141 MITFORD STREET ELWOOD VIC 3184 (ELWOOD PRIMARY SCHOOL)	CANAL	05-12-2023	Approved	Alterations to a building structure or dwelling	
PDVP/00230/2023	17-11-2023	Ragnhild Damhaug	Installation of an electric vehicle charging station within the Heritage Overlay	ALL OF STREET LONGMORE STREET ST KILDA WEST VIC 3182 (Outside No. 33)	LAKE	05-12-2023	Approved	Other	
PDPL/00719/2023	24-11-2023	NA - Not Assigned	Two (2) lot subdivision of land;;PS922549F;;SPEAR REF: S222353S	5 GLEN EIRA ROAD RIPPONLEA VIC 3185	CANAL	05-12-2023	Approved	Subdivision buildings Subdivision of land	
PDVP/00240/2023	28-11-2023	Nellie Sheedy-Reinhard	Construction of an open-sided pergola in the rear courtyard subject to a Heritage Overlay	11 HAMMERDALE AVENUE ST KILDA EAST VIC 3183	CANAL	05-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/00286/2023	23-05-2023	Grace Brooks	Demolition of the existing building and construction of a new two storey dwelling on a lot less than 300sqm within Heritage Overlay Schedule 404 and Special Building Overlay Schedule 1 and reduction in the car parking requirement	16 MOORE STREET ELWOOD VIC 3184	CANAL	06-12-2023	Notice of Decision Issued		
231/2015/A	20-09-2023	Richard Little	Amend Permit 231/2015 to;;- Amend Condition 2 to increase operating hours to 5am to 7pm Monday to Friday, 6am to 12pm Saturday, 7am to 12pm Sunday;;- Amend Condition 3 to increase patron capacity to 19 (from 15);;- Amend plans to increase size of restricted recreation facility and include four new bicycle parking spaces;;- Amend permit to allow two new business identification signage;;	35 CROCKFORD STREET PORT MELBOURNE VIC 3207	GATEWAY	06-12-2023	Notice of Decision Issued	Change or extension of use	

Attachment 1: Delegated Decisions December 2023 and January 2024

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
877/2016/C	09-10-2023	Richard Little	Permit Allows;;Construction of a multi-storey building and a reduction in car parking requirements ;;;To Be Amended By;;;Remove the Queens Road crossover and ;;Reinstate the paved turnaround area with landscaping. ;;-A change to the permit preamble to add new permit trigger for alteration of an access to a Transport Zone.	31 QUEENS ROAD MELBOURNE VIC 3004	GATEWAY	06-12-2023	Approved	Alterations to a building structure or dwelling	
776/2018/B	20-10-2023	Richard Little	Permit allows;;Partial demolition and buildings and works to construct alterations and additions to the existing buildings, including a seven (7) storey rear addition with basement, for offices and food and drink premises; and, a reduction of the standard car parking requirement;;;To be amended by;;;Minor amendments to the southern facade, ;; 3 x new signs (Business Identification and Promotion signage)	305 & 307-309 CLARENDON STREET SOUTH MELBOURNE VIC 3205	GATEWAY	06-12-2023	Approved	Alterations to a building structure or dwelling Signage	
PDVP/00235/2023	22-11-2023	Ragnhild Damhaug	External alteration to the rear of existing dwelling within the Commercial 1 Zone and Heritage Overlay.	1/396 CLARENDON STREET SOUTH MELBOURNE VIC 3205	GATEWAY	06-12-2023	Approved	Alterations to a building structure or dwelling	
PDPL/00824/2022	29-11-2022	Max England	Demolition of a shed, construction of a two-storey outbuilding to the rear of a dwelling on land subject to the Heritage Overlay.	341 ORRONG ROAD ST KILDA EAST VIC 3183	CANAL	07-12-2023	Notice of Decision Issued	Demolition Single dwelling	
553/2015/A	09-06-2023	Martin Cooksley	Permit 553/2015 allows;;Construction of a three storey building comprising of two dwellings above a basement carpark;;;Amended to allow;;; install a plunge pool, deck, balustrade and stair enclosure to the roof.	15 BLESSINGTON STREET ST KILDA VIC 3182	LAKE	07-12-2023	Approved		
PDPL/00568/2023	15-09-2023	Max England	Partial demolition, construction of a first-floor extension to a dwelling on a lot less than 300 square meters in the Neighbourhood Residential Zone and the Heritage Overlay	101 WRIGHT STREET MIDDLE PARK VIC 3206	LAKE	07-12-2023	Approved		
PDVP/00227/2023	15-11-2023	Ragnhild Damhaug	Carry out works at existing single dwelling affected by the Heritage Overlay	69 NAPIER STREET SOUTH MELBOURNE VIC 3205	GATEWAY	07-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00234/2023	17-11-2023	Ragnhild Damhaug	Installation of solar energy system within Heritage Overlay	31 WITHERS STREET ALBERT PARK VIC 3206	LAKE	07-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/00645/2022	15-09-2022	Vivian Liu	Partial demolition and buildings and works associated with a Section 2 use on a lot in the General Residential Zone and affected by the Heritage Overlay and Special Building Overlay	23 NELSON STREET BALACLAVA VIC 3183	CANAL	08-12-2023	Approved	Alterations to a building structure or dwelling Demolition	
PDPL/00058/2023	07-02-2023	Sandra Stewart	Six (6) lot subdivision;;Planning # PS914541T ;;SPEAR REF S207764P	51 LANSDOWNE ROAD ST KILDA EAST VIC 3183	CANAL	08-12-2023	Approved	Subdivision buildings	
PDPL/00445/2022/A	24-08-2023	Nellie Sheedy-Reinhard	Partial demolition of existing dwelling and proposed replacement and extension of lift shaft;;;Amended endorsed plans as follows;;;Addition of a fixed window to rear facing wall of new lift shaft and screened to a height of 1.7m above FFL, with frosted glazing.	275 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	LAKE	08-12-2023	Approved		
PDPL/00686/2023	14-11-2023	Max England	construction and display of signage	412 ST KILDA ROAD MELBOURNE VIC 3004	GATEWAY	11-12-2023	Approved	Signage	
PDVP/00245/2023	29-11-2023	Jordan Bouman-Winter	Construction of a pergola in a Heritage Overlay (Schedule 392)	23 ORANGE GROVE BALACLAVA VIC 3183	CANAL	11-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00249/2023	01-12-2023	Jordan Bouman-Winter	Construct and display signage	4 ACLAND STREET ST KILDA VIC 3182	LAKE	11-12-2023	Approved	Signage	
603/2014/A	22-02-2023	Nellie Sheedy-Reinhard	Planning Permit Amendment (Section 72);;Current permit allows;;;To develop and use the land for the purpose of alterations and additions to the existing two storey dwelling, including demolition of the existing carport, construction of a new carport with roof terrace, construction of two dormer windows and a swimming pool;;Proposed to be amended as follows;;- Condition 1 amended to refer to updated plans;;- Increased size of roof deck above garage;;- Change in type of screening to vertical timber battens along north and western boundaries	141 CANTERBURY ROAD MIDDLE PARK VIC 3206	LAKE	12-12-2023	Notice of Decision Issued	Single dwelling	
670/2015/C	20-03-2023	Richard Little	Permit allows;;Use and development of the land for the purpose of a residential hotel, restaurant, function centre and shop including a reduction in parking requirements;;Amended by;;;Increase and refine facade articulation, introduction of facade indents, internal reconfigurations at ground floor to include the removal of the restaurant, function centre, hotel amenities and hotel suites, additional outdoor terrace space, additional bicycle parking, a reduction in the number (4) of car parking, reconfigured hotel suites and introduction of office floor space at Level 5 and 6 as an alternative to hotel suites. ;;;;	183.185.187-197 MORAY STREET SOUTH MELBOURNE VIC 3205	GATEWAY	12-12-2023	Approved	Extension to existing building or structure (other than dwelling) Multidwelling	
PDPL/00886/2022/A	21-08-2023	Cindy Wilson	1. Basement level removed from scope of works;;2. Ground floor footprint increase & changes to layout ;;3. First floor footprint reduction & change from flat roof to pitched roofline;;4. Increase rainwater tank capacity to achieve 100% STORM rating	339 RICHARDSON STREET MIDDLE PARK VIC 3206	LAKE	12-12-2023	Approved		

Attachment 1: Delegated Decisions December 2023 and January 2024

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDPL01246/2021/A	12-10-2023	Sandra Stewart	Section 72 Planning Permit Amendment to the existing Planning Permit. ;;;The Current permit allows;;;Partial demolition, alterations and construction of a new ground and first floor addition to the existing dwelling plus partial demolition and alterations to the existing garage at the rear of the site.;;Amendmen to endorsed plans as follows;;;1. Deletion of the proposed double storey addition to the rear of the dwelling. ;2. Retention of the existing double storey rear 'lean-to'. ;3. Construction of a single storey addition to the rear, generally within the footprint of the existing dwelling. ;4. Removal of the double storey boundary wall. ;5. Changes to roof layout to the ground floor. ;6. Removal of existing first floor south facing window.;;	92 DANKS STREET ALBERT PARK VIC 3206	LAKE	12-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
256/2021/A	13-10-2023	Richard Little	Permit Allows;;;Construction of buildings and works including a two storey dwelling, two storey garage/studio to the rear and a reduction in the car parking requirements;;;To be amended by;;;Roof pitch over Living area changed, decreased in overall height. ;Roof Terrace proposed. ;Glazed doors from Living area to the outdoor Private Open -Space, changed from swing doors to sliding doors. ;Window added to the Ensuite.;;Cladding changes to the east and west elevations.	151 DOW STREET PORT MELBOURNE VIC 3207	GATEWAY	12-12-2023	Approved	Single dwelling	
PDVP/00236/2023	22-11-2023	Ragnhild Damhaug	Construction of a rear verandah attached to existing dwelling within Heritage Overlay.	140 CANTERBURY ROAD MIDDLE PARK VIC 3206	LAKE	12-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00242/2023	29-11-2023	Jordan Bouman-Winter	Construction of a front fence in a Design and Development Overlay (Schedule 6)	6 & 7 MARINE PARADE ST KILDA VIC 3182	LAKE	12-12-2023	Approved	Alterations to a building structure or dwelling	
PDVP/00247/2023	30-11-2023	Jordan Bouman-Winter	Construct and carry out works, demolition and construction of a Verandah	50 GLEN EIRA ROAD RIPPONLEA VIC 3185	CANAL	12-12-2023	Approved	Alterations to a building structure or dwelling	
PDPL/00002/2022	04-01-2022	Mark Friedrichsen	Construction of buildings and works including a shed and roofed pergola	45 FERRARS PLACE SOUTH MELBOURNE VIC 3205	GATEWAY	13-12-2023	Approved	Alterations to a building structure or dwelling	
PDPL/00597/2022	26-08-2022	Martin Cooksley	Partial demolition, alterations and additions; the construction of ground and first floor additions, and the demolition and construction of a front fence	58 SPRING STREET EAST PORT MELBOURNE VIC 3207	GATEWAY	13-12-2023	Approved	Alterations to a building structure or dwelling Demolition	
772/2018/B	04-04-2023	Matthew Schreuder	Partial demolition of two buildings; External alteration of two buildings; Construction of 12 dwellings; Construction of buildings and works; Construction of a front fence within three metres of a street exceeding a height of 1.5 metres.;;;	1-5 TIUNA GROVE ELWOOD VIC 3184	CANAL	13-12-2023	Approved	Demolition Extension to existing building or structure (other than dwelling)	
PDPL/00311/2023	02-06-2023	Martin Cooksley	Partial demolition, alterations and additions to an existing dwelling consisting of the construction of ground and first floor additions.	74 DUNSTAN PARADE PORT MELBOURNE VIC 3207	GATEWAY	13-12-2023	Approved	Alterations to a building structure or dwelling	
PDPL/00353/2023	19-06-2023	Martin Cooksley	partial demolition, alterations and additions to existing dwelling (in accordance with expired planning permit 592/2012)	10 EMERALD STREET SOUTH MELBOURNE VIC 3205	GATEWAY	13-12-2023	Approved		
PDPL/00424/2023	18-07-2023	Martin Cooksley	Full demolition of the existing ungraded building and construction of a two storey dwelling with basement and three car garage to the rear on a lot of less than 500 square metres in a Neighbourhood Residential Zone, Heritage Overlay and Special Building Overlay.	41 HAMBLETON STREET ALBERT PARK VIC 3206	LAKE	13-12-2023	Approved		
PDPL/00477/2023	11-08-2023	Nellie Sheedy-Reinhard	Construction of buildings and works to an existing dwelling (including a verandah and walkway) on a lot less than 300sqm	44 DALGETY STREET ST KILDA VIC 3182	LAKE	13-12-2023	Approved		
PDPL/01298/2021	17-11-2021	Martin Cooksley	Demolition of the existing dwelling, the construction of a two storey dwelling, a two storey garage/studio, basement and roof terrace.;;Amendment to re-advertised (S57A) application;;;Increase building height by 300mm, and change finished floor levels, in order to address Melbourne Water requirements.;;Previous amendment to re-advertised (S57A) application;;;Change to southern boundary wall (a 600mm setback at Master Bedroom to the first floor).;;Balcony to Master Bedroom deleted.;;Screening device added to Master Bedroom window.;;Increased setback to wall of Bedroom 5 on west elevation (facing rear yard) at the first floor.;;Planter added to north elevation of proposed roof terrace	58 CRUIKSHANK STREET PORT MELBOURNE VIC 3207	GATEWAY	14-12-2023	Approved	Single dwelling	
PDPL/00166/2023	23-03-2023	Kate Wooller	Part demolition of the existing dwelling and alterations and additions in a Heritage Overlay and buildings and works, including a domestic swimming pool in a Special Building Overlay	31 THE BEND PORT MELBOURNE VIC 3207	GATEWAY	14-12-2023	Approved		
PDPL/00196/2023	13-04-2023	Max England	partial demolition, construction of a first-floor extension and roof deck to a dwelling on a lot less than 300 square metres in the Neighbourhood Residential Zone and Heritage Overlay.	18 DOW STREET SOUTH MELBOURNE VIC 3205	GATEWAY	14-12-2023	Notice of Decision Issued		
851/2013/A	17-04-2023	Vivian Liu	To develop and use the land for the purpose of a restricted recreation facility	1/27 WILLIAM STREET BALACLAVA VIC 3183	CANAL	14-12-2023	Notice of Decision Issued	Change or extension of use	
660/1998/J	12-07-2023	Sandra Stewart	Amendment of the permit preamble and condition number 3 of Planning Permit 660/1998/J reducing the number of serviced apartments and allowing Units 13 (Lot 103), 16 (Lot 106), 17 (Lot 107), 22 (Lot 202), 29 (Lot 209), 36 (Lot 306), 37 (Lot 307) and 49 (Lot 409) to be used as a dwelling.	604 ST KILDA ROAD MELBOURNE VIC 3004	LAKE	14-12-2023	Notice of Decision Issued	Change or extension of use Multidwelling	
PDVP/00218/2023	02-11-2023	Ragnhild Damhaug	The construction of a fence associated with a single dwelling within the Special Building Overlay	76 BROADWAY ELWOOD VIC 3184	CANAL	14-12-2023	Approved	Alterations to a building structure or dwelling	

Page 3 of 7

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A person, body or agency to whom personal information is disclosed under Principle 2 of the Data Protection Act 2014 and or the Health Records Act 2001 shall not use or disclose the information for a purpose other than the purpose for which the City of Port Phillip provided the information to the person, body or agency.DTS

Report Name: Permits - Planning - Delegated Decision

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDPL/00679/2023	09-11-2023	Vivian Liu	Demolition of roof tiles and replace with new tiles and carry out works to the roof in a Heritage Overlay (HO7).	17A MILTON STREET ELWOOD VIC 3184	CANAL	14-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00232/2023	17-11-2023	Jordan Bouman-Winter	Partial demolition, ground floor extension and renovation, addition of a 1st floor, addition of a swimming pool in a Special Building Overlay (Schedule 2)	6 DALEY STREET ELWOOD VIC 3184	CANAL	14-12-2023	Approved	Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
511/2021/A	08-12-2023	Mark Friedrichsen	Demolition of a building within the Heritage Overlay; construction of a four-storey building; construction of works and reduction to parking provision pursuant to Clause 52.06	130 CARLISLE STREET ST KILDA VIC 3182	CANAL	14-12-2023	Approved	Alterations to a building structure or dwelling Multidwelling	
PDPL/00081/2023	21-02-2023	Kate Wooller	Partial demolition, and construction of buildings and works in a Heritage Overlay and Commercial 1 zone	81 RAGLAN STREET PORT MELBOURNE VIC 3207	GATEWAY	15-12-2023	Approved		
PDPL/00352/2023	16-06-2023	Matthew Schreuder	Construction of three triple storey dwellings on a lot in the General Residential Zone	4 MITFORD STREET ST KILDA VIC 3182	LAKE	15-12-2023	Approved		
PDPL/00365/2023	21-06-2023	Nellie Sheedy-Reinhard	Partial demolition, buildings and works (external alteration, external painting, and fence replacement) and construction of an addition comprising of a roof deck to the existing dwelling on a lot less than 300sqm and affected by the Heritage Overlay.	18 WITHERS STREET ALBERT PARK VIC 3206	LAKE	15-12-2023	Notice of Decision Issued		
PDPL/00402/2023	10-07-2023	Kate Wooller	Partial demolition and construct buildings and works; use of the land for a dwelling and an associated reduction in car parking	211 PARK STREET SOUTH MELBOURNE VIC 3205	GATEWAY	15-12-2023	Notice of Decision Issued	Extension to an existing dwelling or structure associated with a dwelling	
PDPL/00435/2023	25-07-2023	Max England	Partial demolition and construction of a rear double storey garage/studio on a lot less than 300sqm in the Neighbourhood Residential Zone and subject to the Special Building Overlay and Heritage Overlay	427 DORCAS STREET SOUTH MELBOURNE VIC 3205	GATEWAY	15-12-2023	Approved		
PDPL/00548/2023	11-09-2023	Jordan Bouman-Winter	Partial demolition, alterations and additions to a dwelling on a lot less than 300sqm in the Neighbourhood Residential Zone (Schedule 1) and Heritage Overlay (Schedule 439)	43 ROSAMOND STREET BALACLAVA VIC 3183	CANAL	15-12-2023	Approved		
PDPL/00584/2023	21-09-2023	Vivian Liu	Construction of a double storey rear extension in a Special Building Overlay.	26 SPRAY STREET ELWOOD VIC 3184	CANAL	15-12-2023	Approved		
PDVP/00223/2023	08-11-2023	Jordan Bouman-Winter	Replacement of the existing roofing material and construction of verandah to the rear of the existing building on land affected by the Heritage Overlay (Schedule 7).	54 GLEN EIRA ROAD RIPPONLEA VIC 3185	CANAL	15-12-2023	Approved		
PDVP/00213/2023/A	24-11-2023	Nellie Sheedy-Reinhard	Partial demolition, alterations and buildings and works within a Heritage Overlay, specifically relating to the garage, gazebo and solar panels.	261 BRIDGE STREET PORT MELBOURNE VIC 3207	GATEWAY	15-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00255/2023	08-12-2023	Jordan Bouman-Winter	External alterations to the rear of an existing dwelling in the Commercial 1 Zone and Heritage Overlay (Schedule 440)	1/396 CLARENDON STREET SOUTH MELBOURNE VIC 3205	GATEWAY	15-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00260/2023	12-12-2023	Jordan Bouman-Winter	Alterations and Additions, Construction of a ground floor extension and swimming pool in a Special Building Overlay (Schedule 1);	63 RUSKIN STREET ELWOOD VIC 3184	CANAL	15-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/01407/2021	20-12-2021	Martin Cooksley	The construction of a six-storey mixed use development with rooftop deck and basement car stacker, containing 7 dwellings and an indoor recreation facility at ground floor; a reduction in the car parking requirements; and the removal of restrictive covenant on title,;	223 ROUSE STREET PORT MELBOURNE VIC 3207	GATEWAY	18-12-2023	Notice of Decision Issued	Change or extension of use Multidwelling One or more new buildings	
PDPL/00124/2022	08-03-2022	Martin Cooksley	partial demolition, alterations, and additions; the construction of a two storey addition to the dwelling with a roof terrace; and the construction of a second, three storey dwelling on the lot with a frontage to Dow Street, and associated car parking reduction	4 NAPIER PLACE SOUTH MELBOURNE VIC 3205	GATEWAY	18-12-2023	Approved	Multidwelling	
PDPL/00294/2023	25-05-2023	Kate Wooller	Construction of buildings and works to a dwelling in a Design and Development Overlay Schedule 20	1 FIRST POINT PORT MELBOURNE VIC 3207	GATEWAY	18-12-2023	Notice of Decision Issued	Alterations to a building structure or dwelling Single dwelling	
PDPL/00299/2023	26-05-2023	Matthew Schreuder	Use of the land for a Rooming house in the General Residential zone and associated buildings and works within a Heritage Overlay.	40 ALMA ROAD ST KILDA VIC 3182	LAKE	18-12-2023	Refused	Change or extension of use	
PDPL/00313/2023	02-06-2023	Kate Wooller	Partial demolition and construct buildings and works comprising ground and first floor alterations and additions to the dwelling including a garage with studio above on a lot less than 300sqm in a Heritage Overlay and Special Building Overlay	261 ROSS STREET PORT MELBOURNE VIC 3207	GATEWAY	18-12-2023	Approved	Alterations to a building structure or dwelling Extension to an existing dwelling or structure associated with a dwelling	
PDPL/00504/2023	23-08-2023	Richard Little	Demolition of a building within a heritage overlay	6-9 QUEENS ROAD MELBOURNE VIC 3004	GATEWAY	18-12-2023	Approved		

Page 4 of 7

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Report Name: Permits - Planning - Delegated Decision

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDVP/00215/2023	02-11-2023	Nellie Sheedy-Reinhard	Buildings and works including the construction of two outbuildings (a shed and sauna with a room for associated equipment) subject to a heritage overlay and special building overlay.	47 BEACON ROAD PORT MELBOURNE VIC 3207	GATEWAY	18-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/00732/2023	01-12-2023	Max England	Partial demolition, construct or carry out works and construction and display of internally illuminated signage	G0 7/261 CLARENDON STREET SOUTH MELBOURNE VIC 3205	GATEWAY	18-12-2023	Approved	Demolition Signage	
PDPL/00745/2023	07-12-2023	Max England	Partial demolition, construct or carry out works, construction and display of internally illuminated signage	154 BAY STREET PORT MELBOURNE VIC 3207	GATEWAY	18-12-2023	Approved	Signage	
PDVP/00256/2023	11-12-2023	Jordan Bouman-Winter	Construction of a flue, air conditioning unit and ventilation fan in the Design and Development Overlay (Schedule 26)	6/1 BANK STREET SOUTH MELBOURNE VIC 3205	GATEWAY	18-12-2023	Approved	Alterations to a building structure or dwelling	
PDPL/00767/2022	08-11-2022	Brad Foletta	demolition of existing buildings and construction of a 5-storey development (for use as dwellings and retail space and reduction in car parking requirements (for retail use only)	61-73 Fitzroy Street ST KILDA VIC 3182	LAKE	19-12-2023	Approved	Change or extension of use Demolition One or more new buildings	
PDPL/00204/2023	20-04-2023	Peter Grose	Partial Demolition, building and works on a lot of under 300 sqm in a Heritage Overlay.	63 ASHWORTH STREET ALBERT PARK VIC 3206	LAKE	19-12-2023	Notice of Decision Issued		
763/2002/F	07-06-2023	Martin Cooksley	Permit 763/2002 allows: The partial demolition and restoration of the existing heritage building, the construction of 10 dwellings (including one serviced apartment) within a 7 storey building, a reduction of the parking numbers required by the Planning Scheme, the development and use of the ground floor of the existing building as a restaurant and the use of the land to sell and consume liquor; S72 Amendment to allow: Conversion of serviced apartment into a one bedroom dwelling (Unit 3, located on first floor to the south elevation); Further reduction of the car parking requirements associated with the conversion of the serviced apartment to a dwelling; Amend permit preamble to remove 'including one serviced apartment'; Delete condition 11.	71 BEACH STREET PORT MELBOURNE VIC 3207	GATEWAY	19-12-2023	Notice of Decision Issued	Change or extension of use Demolition	
PDPL/00572/2023	18-09-2023	Sandra Stewart	Partial demolition, alteration and additions to the rear of an existing dwelling on a lot less than 300sqm in the Neighbourhood Residential Zone and Heritage Overlay.	56 WRIGHT STREET MIDDLE PARK VIC 3206	LAKE	19-12-2023	Approved		
PDPL/00689/2023	14-11-2023	Max England	We are proposing to construct a Verandah on the balcony of this;apartment.	605/108 BAY STREET PORT MELBOURNE VIC 3207	GATEWAY	19-12-2023	Withdrawn	Alterations to a building structure or dwelling Single dwelling	
PDPL/00266/2023	17-05-2023	Nellie Sheedy-Reinhard	Additional Rooftop Deck to an Existing Residential Garage.	88 PARK STREET ST KILDA WEST VIC 3182	LAKE	20-12-2023	Approved	Extension to an existing dwelling or structure associated with a dwelling	
PDPL/00322/2023	06-06-2023	Jeremy Newland	Buildings and works including a double storey extension to a dwelling on a lot under 300sqm	463 ST KILDA STREET ELWOOD VIC 3184	CANAL	20-12-2023	Approved		
PDPL/00410/2023	12-07-2023	Rosanne Massey	Planning Permit (Residential Development Single Dwelling)	112 GLADSTONE STREET SOUTHBANK VIC 3006	GATEWAY	20-12-2023	Approved	Alterations to a building structure or dwelling	
PDPL/00442/2023	31-07-2023	Mark Friedrichsen	Partial demolition and construction of an outbuilding	145 VICTORIA AVENUE ALBERT PARK VIC 3206	LAKE	20-12-2023	Approved		
PDPL/00479/2023	14-08-2023	Cindy Wilson	Partial demolition and extension of an existing dwelling within the heritage overlay.	17 FRASER STREET MIDDLE PARK VIC 3206	LAKE	20-12-2023	Approved		
PDPL/01148/2021/A	23-11-2023	Sandra Stewart	Permit allows: Partial demolition and the construction of buildings and carrying out of works in a Heritage Overlay; Alterations and additions to an existing dwelling including construction of an outbuilding on a lot less than 500sqm in a Neighbourhood Residential Zone - Schedule 1;Amended as follows: Additional demolition, including full demolition of south-east boundary wall;- additional service area to south-east side;- changes to external stair, window and screening;- planter on roof terrace narrowed;.	34 CANTERBURY ROAD MIDDLE PARK VIC 3206	LAKE	20-12-2023	Approved	Alterations to a building structure or dwelling Signage	
PDPL/00369/2023	23-06-2023	Grace Brooks	Partial demolition, alterations and additions (single storey side addition) to a dwelling on a lot less than 300sqm and in a Heritage Overlay	3 MILLS STREET ALBERT PARK VIC 3206	LAKE	21-12-2023	Approved		
PDPL/00462/2023	08-08-2023	Peter Grose	Partial demolition and alterations and additions to an existing single dwelling on a lot less than 300sqm and affected by a Heritage Overlay.	70 MILLS STREET ALBERT PARK VIC 3206	LAKE	21-12-2023	Approved		
PDPL/00623/2023	13-10-2023	Matthew Schreuder	Construction of a rear pergola and minor external alterations to rear and front courtyard at existing dwelling within Heritage Overlay.	20 MOUBRAY STREET ALBERT PARK VIC 3206	LAKE	21-12-2023	Approved		
PDVP/00246/2023	29-11-2023	Jeremy Newland	Construction of a side and rear boundary fence to a dwelling on a lot less than 300sqm in a Heritage Overlay.	9 CECIL PLACE SOUTH MELBOURNE VIC 3205	GATEWAY	21-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00248/2023	01-12-2023	Jordan Bouman-Winter	Construction of a front fence on land affected by the Heritage Overlay (Schedule 6).	8 CINTRA AVENUE ST KILDA VIC 3182	LAKE	21-12-2023	Approved	Alterations to a building structure or dwelling	

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDVP/00248/2023	01-12-2023	Jordan Bouman-Winter	Construction of a front fence on land affected by the Heritage Overlay (Schedule 6).	8 CINTRA AVENUE ST KILDA VIC 3182	LAKE	21-12-2023	Approved	Single dwelling	
358/2019/B	12-12-2023	Brad Foletta	Delete the operable external shading to the north, east and west facing glazing to the upper levels and the operable screens to the first and second floors. ;;;Fixed external shading has been proved to the north elevation habitable room windows to levels on level. 4,5,6, & 7. ;;;Please refer to the revised ESD report and detailed statement of changes.	46-52 ST KILDA ROAD ST KILDA VIC 3182	LAKE	21-12-2023	Approved	Alterations to a building structure or dwelling Multidwelling	
PDVP/00262/2023	14-12-2023	Jordan Bouman-Winter	Partial demolition, external alterations and additions in a Heritage Overlay (Schedule 444)	81 HAROLD STREET MIDDLE PARK VIC 3206	LAKE	21-12-2023	Approved	Alterations to a building structure or dwelling Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
PDVP/00263/2023	15-12-2023	Jordan Bouman-Winter	Demolition and construction of a fence in a Heritage Overlay (schedule 1)	334 ROSS STREET PORT MELBOURNE VIC 3207	NA	21-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00264/2023	18-12-2023	Jordan Bouman-Winter	External painting of a building in a Heritage Overlay (HO5)	119 BARKLY STREET ST KILDA VIC 3182	LAKE	21-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00265/2023	18-12-2023	Jordan Bouman-Winter	Construction of a single storey extension on a lot less than 300sqm	39 LANSDOWNE ROAD ST KILDA EAST VIC 3183	CANAL	21-12-2023	Approved	Alterations to a building structure or dwelling Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
PDPL/00889/2022	21-12-2022	Matthew Schreuder	Construction of four three storey dwellings with basement and front fence in the Residential Growth Zone and Design and Development Overlay	52 ORMOND ROAD ELWOOD VIC 3184	CANAL	22-12-2023	Notice of Decision Issued	Demolition One or more new buildings	
4/2021/A	05-09-2023	Jeremy Newland	Demolition of an existing dwelling and construction of a double storey dwelling on a lot over 300sqm in a Heritage Overlay ;;;Amended to ;;;- substitution of the single garage with a double garage;- change from timber battens on east garage wall to brick;- deletion of conditions relating to car stacker	35 MEREDITH STREET ELWOOD VIC 3184	CANAL	22-12-2023	Approved	Demolition Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
PDPL/00567/2023	15-09-2023	Lok Chan	Partial demolition and buildings and works comprising the construction of a single storey extension to an existing dwelling on land affected by the Heritage Overlay, as shown on the plans accompanying the application.	12 HEATON AVENUE ELWOOD VIC 3184	CANAL	22-12-2023	Approved	Demolition Extension to an existing dwelling or structure associated with a dwelling	
PDPL/00576/2023	19-09-2023	Peter Grose	Partial demolition and buildings works to the existing 2 dwellings on a lot in a heritage overlay (HO5) and a Design and Development overlay (DDO6-5), consolidate building into a single dwelling (no permit required for consolidation).	28 ACLAND STREET ST KILDA VIC 3182	LAKE	22-12-2023	Approved		
PDVP/00243/2023	29-11-2023	Nellie Sheedy-Reinhard	Installation of a transparent security gate to the front entry of a commercial property and subject to a Heritage Overlay.	378-380 CLARENDON STREET SOUTH MELBOURNE VIC 3205	GATEWAY	22-12-2023	Approved	Alterations to a building structure or dwelling	
PDVP/00251/2023	05-12-2023	Jordan Bouman-Winter	Construction of a double storey dwelling on a lot less than 300 sqm	17 LINTON STREET BALACLAVA VIC 3183	CANAL	22-12-2023	Approved	Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
PDVP/00261/2023	12-12-2023	Jordan Bouman-Winter	Replacement of windows and doors in a Design and Development Overlay (DDO20)	1/105 BEACH STREET PORT MELBOURNE VIC 3207	GATEWAY	22-12-2023	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00267/2023	18-12-2023	Jordan Bouman-Winter	Construction of a ground floor extension in a Special Building Overlay (Schedule 2)	307 ORRONG ROAD ST KILDA EAST VIC 3183	CANAL	22-12-2023	Approved	Alterations to a building structure or dwelling Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
PDVP/00268/2023	19-12-2023	Jordan Bouman-Winter	Demolition and alterations in a Heritage Overlay (Schedule 444)	92 CANTERBURY ROAD MIDDLE PARK VIC 3206	LAKE	22-12-2023	Approved	Alterations to a building structure or dwelling Demolition	

DELEGATED DECISIONS - December 2023									APPLICATION COUNT - 109
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDVP/00268/2023	19-12-2023	Jordan Bouman-Winter	Demolition and alterations in a Heritage Overlay (Schedule 444)	92 CANTERBURY ROAD MIDDLE PARK VIC 3206	LAKE	22-12-2023	Approved	Single dwelling	
PDPL/00436/2023	27-07-2023	Max England	Partial demolition and extension of a dwelling on a lot less than 300sqm in the Neighbourhood Residential Zone, Heritage Overlay and Special Building Overlay	161 STATION STREET PORT MELBOURNE VIC 3207	GATEWAY	27-12-2023	Approved	Alterations to a building structure or dwelling	
461/2020/A	08-08-2023	Kate Wooller	Existing Permit allows: Partial demolition; alterations and additions and a double storey extension to the existing dwelling;;Proposed Amendments:;;Amended plans comprising:;;An increase in the boundary wall heights to the rear section of the ground floor addition from 3.2m above NGL to 3.5m above NGL	269 MONTAGUE STREET SOUTH MELBOURNE VIC 3205	LAKE	27-12-2023	Approved		
PDPL/00580/2022/A	29-08-2023	Kate Wooller	Partial demolition and construction of alterations and additions (ground and first floor) to existing dwelling, including new garage and crossover at rear.;;	138 NELSON ROAD SOUTH MELBOURNE VIC 3205	GATEWAY	29-12-2023	Approved	Demolition Single dwelling	

Attachment 1: Delegated Decisions December 2023 and January 2024

DELEGATED DECISIONS - January 2024										APPLICATION COUNT - 61
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY		
PDPL/00671/2023	03-11-2023	Mark Friedrichsen	Sale and consumption of liquor (Restaurant and Cafe licence) in association with existing food and drink premises	312 CARLISLE STREET BALACLAVA VIC 3183	CANAL	02-01-2024	Approved	Liquor Licence		
PDPL/00537/2023	05-09-2023	Mark Friedrichsen	Buildings and works comprising reconstruction of theatre Back of House facilities and display of business identification signage	3/14 ACLAND STREET ST KILDA VIC 3182	LAKE	03-01-2024	Approved	Demolition	Extension to existing building or structure (other than dwelling)	
PDPL/00549/2023	11-09-2023	Mark Friedrichsen	Partial demolition and construction of buildings and works, display of internally illuminated business identification signage and reduction to car parking requirements	101-105 DUNDAS PLACE ALBERT PARK VIC 3206	LAKE	05-01-2024	Approved			
409/2021/A	12-09-2023	Vivian Liu	External Blinds to be removed from Unit 1 & 2 master bedrooms and replace with obscure glazing.;Unit 1 & 2 FF bathrooms, and Bedroom(s) 4 windows to be reeded (obscured) glass. Front Fence removed.;Letterboxes combined into 1 structure.	206 TENNYSON STREET ELWOOD VIC 3184	CANAL	05-01-2024	Approved			
PDPL/00685/2023	13-11-2023	Sandra Stewart	Thirty-three (33) lot subdivision.;PS918614V.;SPEAR REF: S219229C	157 EASTERN ROAD SOUTH MELBOURNE VIC 3205	GATEWAY	05-01-2024	Approved	Subdivision of land		
PDPL/00699/2023	17-11-2023	Sandra Stewart	Two (2) lot subdivision of existing buildings.;PS919602X.;SPEAR REF: S221860P	131 GRAHAM STREET & 121 DOW STREET PORT MELBOURNE VIC 3207	GATEWAY	05-01-2024	Approved	Subdivision buildings		
PDVP/00237/2023	22-11-2023	Nellie Sheedy-Reinhard	Installation and display of internally lit business identification signage.	6 ACLAND STREET ST KILDA VIC 3182	LAKE	05-01-2024	Approved	Alterations to a building structure or dwelling	Signage	
PDPL/00890/2022	21-12-2022	Scott Parkinson	Construct a multi storey mixed use building (comprising 2 shops, 355 dwellings – 87 x Studio,136 x one bedroom, 117 x two bedroom and 15 x three bedroom) with car parking (141 car spaces and 392 resident bicycle spaces, 1 staff, 36 visitor bicycle spaces and 355 resident spaces at ground floor level) accessed via Little Bank Street, on land in the Mixed Use Zone and Design and Development Overlay and Special Building Overlay and associated reduction of car parking.;	15-29, 31-33 & 35-37 BANK STREET SOUTH MELBOURNE VIC 3205	GATEWAY	08-01-2024	Approved	Alterations to a building structure or dwelling	Multidwelling	
PDPL/00286/2023	23-05-2023	Grace Brooks	Demolition of the existing building and construction of a new two storey dwelling on a lot less than 300sqm within Heritage Overlay Schedule 404 and Special Building Overlay Schedule 1 and reduction in the car parking requirement	16 MOORE STREET ELWOOD VIC 3184	CANAL	08-01-2024	Approved			
PDPL/00647/2023	25-10-2023	Patricia Stewart	Planning Permit (Change of Use only)	30-38 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205	GATEWAY	08-01-2024	Approved	Change or extension of use		
PDPL/00357/2023	19-06-2023	Mark Friedrichsen	Sale and consumption of liquor (On-premises licence) in association with a bar/restaurant	4-6 BOWEN CRESCENT MELBOURNE VIC 3004	GATEWAY	09-01-2024	Approved	Liquor Licence		
PDVP/00169/2023	07-09-2023	Nellie Sheedy-Reinhard	External painting to front façade of dwelling subject to a Heritage Overlay (Schedule 442)	391 PARK STREET SOUTH MELBOURNE VIC 3205	LAKE	09-01-2024	Refused	Alterations to a building structure or dwelling		
231/2015/A	20-09-2023	Richard Little	Amend Permit 231/2015 to:;; Amend Condition 2 to increase operating hours to 5am to 7pm Monday to Friday, 6am to 12pm Saturday, 7am to 12pm Sunday;; Amend Condition 3 to increase patron capacity to 19 (from 15);; Amend plans to increase size of restricted recreation facility and include four new bicycle parking spaces;; Amend permit to allow two new business identification signage.;	35 CROCKFORD STREET PORT MELBOURNE VIC 3207	GATEWAY	09-01-2024	Approved	Change or extension of use		
PDPL/00659/2023	30-10-2023	Mark Friedrichsen	Construction and display of temporary signage	260-262 & 264-270 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	GATEWAY	09-01-2024	Approved	Signage		
988/2018/B	16-11-2023	Sandra Stewart	Current permit allows;;The partial demolition and construction of a two car garage and pergola to the rear of the site.;Plans amended to;; increase the size, height and location of the pergola;; decrease paving;; changes to internal access to garage; and;; new wing wall to screen garage	20 PARK STREET ST KILDA WEST VIC 3182	LAKE	10-01-2024	Approved	Alterations to a building structure or dwelling	Single dwelling	
PDVP/00252/2023	05-12-2023	Jordan Bouman-Winter	Demolition and Construction of a front fence on land affected by a Heritage Overlay (Schedule 5)	1 CHARLES STREET ST KILDA VIC 3182	LAKE	11-01-2024	Approved	Alterations to a building structure or dwelling	Single dwelling	
776/2018/C	08-12-2023	Richard Little	Permit allows;;Partial demolition and buildings and works to construct alterations and additions to the existing buildings, including a seven (7) storey rear addition with basement, for offices and food and drink premises; and, a reduction of the standard car parking requirement;;To be amended by;;Reconstruction of wing-wall with new bricks to match original wall;; Accessible ramp plinth constructed from concrete and tiled with bluestone. The existing iron railing to be re-attached to the plinth. ;;Amend Condition 1n and 5	305, 307-309 CLARENDON STREET SOUTH MELBOURNE VIC 3205	GATEWAY	12-01-2024	Approved	Alterations to a building structure or dwelling	Change or extension of use	
PDVP/00273/2023	29-12-2023	Lok Chan	Installation of a solar energy system to an existing dwelling on land affected by the Heritage Overlay, in accordance with the endorsed plans.	15 NEVILLE STREET ALBERT PARK VIC 3206	LAKE	12-01-2024	Approved	Alterations to a building structure or dwelling	Single dwelling	

DELEGATED DECISIONS - January 2024									APPLICATION COUNT - 61
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
603/2014/A	22-02-2023	Nellie Sheedy-Reinhard	Planning Permit Amendment (Section 72);:Current permit allows;:To develop and use the land for the purpose of alterations and additions to the existing two storey dwelling, including demolition of the existing carport, construction of a new carport with roof terrace, construction of two dormer windows and a swimming pool;:Proposed to be amended as follows;: Condition 1 amended to refer to updated plans;: Increased size of roof deck above garage;: Change in type of screening to vertical timber battens along north and western boundaries	141 CANTERBURY ROAD MIDDLE PARK VIC 3206	LAKE	15-01-2024	Approved	Single dwelling	
PDPL/00196/2023	13-04-2023	Max England	partial demolition, construction of a first-floor extension and roof deck to a dwelling on a lot less than 300 square metres in the Neighbourhood Residential Zone and Heritage Overlay.	18 DOW STREET SOUTH MELBOURNE VIC 3205	GATEWAY	15-01-2024	Approved		
7/2021/A	05-07-2023	Peter Grose	The current permit allows;:Demolition of the existing building, construction of a five storey building with a roof terrace, use of the land for the purpose of accommodation, sale and consumption of liquor in the bar land use, reduction of the required car parking to zero for the residential, office and bar land uses, and alteration to access to a road in Transport Zone 2 ;:Section 72 amendment to allow;: Amendment to preamble to increase parking;: Changes to plans to include parking for 4 car spaces;: reconfiguration and reduction of dwelling nos.;: addition of services lift;: Reconfiguration of communal terrace at Level 03;: changes to rooftop services;:	99 - 107 FITZROY STREET ST KILDA VIC 3182	LAKE	15-01-2024	Notice of Decision Issued	Liquor Licence Multidwelling One or more new buildings Other	
PDPL/00535/2023	04-09-2023	Max England	Partial demolition, construction of a single storey extension to the existing dwelling on a lot less than 300sqm in the Neighbourhood Residential Zone and subject to the Heritage Overlay.	175 NELSON ROAD SOUTH MELBOURNE VIC 3205	LAKE	15-01-2024	Approved		
PDPL/01262/2021/A	22-09-2023	Kate Wooller	Use of the land for the sale and consumption of liquor (Restaurant and Cafe licence);:AMENDMENTS INCLUDE;: Condition 4 - retain patron numbers to "no more than 130 prior to 10pm Sunday to Friday and 11pm Saturdays, and no more than 44 at any other time";: Condition 5 - extend trading hours as follows;:Mon & Tue 7am-10pm, Wed to Fri 7am-midnight, Sat 7am-1am, Sun 7am-11pm	67-69 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	GATEWAY	15-01-2024	Notice of Decision Issued		
PDVP/00211/2023	25-10-2023	Nicholas Bervanakis	external painting in the heritage overlay	66 MONTAGUE STREET SOUTH MELBOURNE VIC 3205	GATEWAY	15-01-2024	Approved	Alterations to a building structure or dwelling	
PDPL/00440/2023/A	14-11-2023	Martin Cooksley	Demolition of front fence and use and development of the land for the purpose of a single dwelling (three storeys), and a reduction of the car parking requirement	94A HEATH STREET PORT MELBOURNE VIC 3207	GATEWAY	15-01-2024	Approved		
851/2013/A	17-04-2023	Vivian Liu	To develop and use the land for the purpose of a restricted recreation facility	1/27 WILLIAM STREET BALACLAVA VIC 3183	CANAL	16-01-2024	Approved	Change or extension of use	
660/1998/J	12-07-2023	Sandra Stewart	Amendment of the permit preamble and condition number 3 of Planning Permit 660/1998/I reducing the number of serviced apartments and allowing Units 13 (Lot 103), 16 (Lot 106), 17 (Lot 107), 22 (Lot 202), 29 (Lot 209), 36 (Lot 306), 37 (Lot 307) and 49 (Lot 409) to be used as a dwelling.	604 ST KILDA ROAD MELBOURNE VIC 3004	LAKE	16-01-2024	Approved	Change or extension of use Multidwelling	
PDPL/00605/2023	06-10-2023	Martin Cooksley	Alterations and additions to existing two storey dwelling in a Neighbourhood Character Overlay and the construction of a first floor addition above the garage	36 PARK SQUARE PORT MELBOURNE VIC 3207	GATEWAY	16-01-2024	Approved		
PDVP/00269/2023	20-12-2023	Nellie Sheedy-Reinhard	Demolition and construction of a front fence subject to a Heritage and Special Building Overlay.	279 ROSS STREET PORT MELBOURNE VIC 3207	GATEWAY	16-01-2024	Approved	Alterations to a building structure or dwelling Single dwelling	
PDVP/00001/2024	03-01-2024	Jordan Bouman-Winter	Construction of an electric vehicle charger in the heritage overlay (Schedule 444)	Harold St to Wright St HAMBLETON STREET MIDDLE PARK VIC 3206	NA	16-01-2024	Approved	Other	
PDPL/00448/2023	01-08-2023	Max England	partial demolition, construction of a ground and first floor extensions to a dwelling in the Neighbourhood Character Overlay.	18 HOBSONS BAY PARADE PORT MELBOURNE VIC 3207	GATEWAY	17-01-2024	Notice of Decision Issued		
PDPL/00468/2023	09-08-2023	Max England	Construction of a single storey extension to a dwelling on a lot less than 300sqm in the General Residential Zone	84 STOKES STREET PORT MELBOURNE VIC 3207	GATEWAY	17-01-2024	Approved		
663/2020/A	25-10-2023	Peter Grose	Proposal for a new crossover.	36 ST VINCENT PLACE NORTH ALBERT PARK VIC 3206	LAKE	17-01-2024	Approved	Single dwelling	
PDPL/00675/2023	05-11-2023	Lok Chan	We are planning to serve alcohol alongside a sandwich concept which will be located at this address. We have a food truck which will serve as the kitchen and bar, and the seating will be in an enclosed garden area. We own the business next door to number 2 Inkerman Street (Northern Soul) and this is going to be an extension of our current offering.	2 INKERMANS STREET ST KILDA VIC 3182	LAKE	17-01-2024	Lapsed	Liquor Licence	
PDVP/00253/2023	07-12-2023	Jordan Bouman-Winter	Demolition and construction of a fence in a Heritage Overlay (Schedule 2)	25 CRICHTON AVENUE PORT MELBOURNE VIC 3207	GATEWAY	17-01-2024	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/00402/2023	10-07-2023	Kate Wooller	Partial demolition and construct buildings and works; use of the land for a dwelling and an associated reduction in car parking	211 PARK STREET SOUTH MELBOURNE VIC 3205	GATEWAY	18-01-2024	Approved	Extension to an existing dwelling or structure associated with a dwelling	
PDPL/01003/2021/B	01-11-2023	Vivian Liu	- Demolition of the North-Western Chimney;:Alternative cladding to the first-floor addition due to constructive approval ;: Revised metal infill material to rear gate (changed from metal mesh to metal flat sections, no change to colour);:Replacement of the front fence;: Revised STORM Plan	42 HAROLD STREET MIDDLE PARK VIC 3206	LAKE	18-01-2024	Notice of Decision Issued		

Attachment 1: Delegated Decisions December 2023 and January 2024

DELEGATED DECISIONS - January 2024									APPLICATION COUNT - 61
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDVP/00272/2023	23-12-2023	Nellie Sheedy-Reinhard	Demolition of rear timber gate and construction of a roller door.	15 MERTON STREET ALBERT PARK VIC 3206	NA	18-01-2024	Approved	Alterations to a building structure or dwelling	
PDPL/00003/2024	08-01-2024	Nicholas Bervanakis	Carry out works involving the replacement of the roof in the Design and Development Overlay	189 ORMOND ROAD ELWOOD VIC 3184	CANAL	18-01-2024	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/01407/2021	20-12-2021	Martin Cooksley	The construction of a six-storey mixed use development with rooftop deck and basement car stacker, containing 7 dwellings and an indoor recreation facility at ground floor; a reduction in the car parking requirements; and the removal of restrictive covenant on title.;	223 ROUSE STREET PORT MELBOURNE VIC 3207	GATEWAY	19-01-2024	Approved	Change or extension of use Multidwelling One or more new buildings	
PDPL/00456/2023	04-08-2023	Grace Brooks	Alterations and additions to an existing dwelling on a lot less than 300sqm in a General Residential Zone consisting of a first-floor addition with roof terrace above.	11 WORDSWORTH STREET ST KILDA VIC 3182	LAKE	19-01-2024	Approved		
PDPL/00294/2023	25-05-2023	Kate Wooller	Construction of buildings and works to a dwelling in a Design and Development Overlay Schedule 20	1 FIRST POINT PORT MELBOURNE VIC 3207	GATEWAY	22-01-2024	Approved	Alterations to a building structure or dwelling Single dwelling	
763/2002/F	07-06-2023	Martin Cooksley	Permit 763/2002 allows;;The partial demolition and restoration of the existing heritage building, the construction of 10 dwellings (including one serviced apartment) within a 7 storey building, a reduction of the parking numbers required by the Planning Scheme, the development and use of the ground floor of the existing building as a restaurant and the use of the land to sell and consume liquor;;;S72 Amendment to allow;;- Conversion of serviced apartment into a one bedroom dwelling (Unit 3, located on first floor to the south elevation); - Further reduction of the car parking requirements associated with the conversion of the serviced apartment to a dwelling;;- Amend permit preamble to remove 'including one serviced apartment';- Delete condition 11.	71 BEACH STREET PORT MELBOURNE VIC 3207	GATEWAY	22-01-2024	Approved	Change or extension of use Demolition	
PDPL/00477/2022	14-07-2022	Jeremy Newland	Buildings and works including construction of an additional two levels with roof terrace above the existing two storey building, use of the land for warehouse (second and third floors), and dwelling at first floor and a reduction in car parking	32 WILLIAM STREET BALACLAVA VIC 3183	CANAL	23-01-2024	Approved	Alterations to a building structure or dwelling	
PDPL/00856/2022	09-12-2022	Jeremy Newland	Partial demolition and construction of a single storey extension to a dwelling on a lot less than 300sqm in a Heritage Overlay	57 PAGE STREET ALBERT PARK VIC 3206	LAKE	23-01-2024	Approved		
PDPL/00600/2023	04-10-2023	Max England	Extension to a dwelling (rooftop deck) on a lot less than 300 square metres in the General Residential Zone	6/46 WELLINGTON STREET ST KILDA VIC 3182	LAKE	23-01-2024	Approved		
PDPL/00629/2023	17-10-2023	Max England	partial demolition, construction of a first-floor extension to a dwelling on a lot less than 300sqm in the Neighbourhood Residential Zone and Heritage Overlay.	204 CLARK STREET PORT MELBOURNE VIC 3207	GATEWAY	23-01-2024	Approved		
PDVP/00257/2023	11-12-2023	Jordan Bouman-Winter	Construct a front fence in a Special Building Overlay (Schedule 2)	10 MITFORD STREET ST KILDA VIC 3182	LAKE	24-01-2024	Approved	Alterations to a building structure or dwelling	
PDVP/00271/2023	22-12-2023	Jordan Bouman-Winter	Demolition and Construction of a fence in a heritage overlay (Schedule 442)	244 BRIDPORT STREET WEST ALBERT PARK VIC 3206	NA	24-01-2024	Approved	Alterations to a building structure or dwelling	
PDVP/00007/2024	18-01-2024	Nicholas Bervanakis	Construction of an electric vehicle charging station in the Heritage Overlay	Philipson St to Bleakhouse La ASHWORTH STREET ALBERT PARK VIC 3206	NA	24-01-2024	Approved		
PDPL/00316/2023	05-06-2023	Matthew Schreuder	Construction of a two storey dwelling on a lot less than 300 square metres in the Neighbourhood Residential Zone Schedule 1 and in the Heritage Overlay.	13 ALMA PLACE ST KILDA VIC 3182	CANAL	25-01-2024	Notice of Decision Issued	One or more new buildings	
PDVP/00254/2023	07-12-2023	Jordan Bouman-Winter	Construction of a deck and Pergola in a Heritage Overlay (Schedule 442) and a Design and Development Overlay (Schedule 5).	68-69 BEACONSFIELD PARADE ALBERT PARK VIC 3206	LAKE	25-01-2024	Approved	Extension to an existing dwelling or structure associated with a dwelling Single dwelling	
PDVP/00004/2024	17-01-2024	Jordan Bouman-Winter	Construction of a double storey dwelling in a Special Building Overlay (Schedule 2)	2 JOYCE STREET ELWOOD VIC 3184	NA	25-01-2024	Approved		
PDPL/00631/2023	18-10-2023	Max England	Construction and display of a non-illuminated sign and an internally illuminated sign	1 CROCKFORD STREET PORT MELBOURNE VIC 3207	GATEWAY	29-01-2024	Approved	Signage	
PDPL/00655/2023	30-10-2023	Grace Brooks	Use of existing two-bedroom apartment as a rooming house	27/185 BARKLY STREET ST KILDA VIC 3182	LAKE	29-01-2024	Lapsed	Other	
PDVP/00002/2024	09-01-2024	Jordan Bouman-Winter	Construction of a deck in a Design and Development Overlay (schedule 19) and Neighbourhood Character Overlay (schedule 2)	7 THE CRESCENT PORT MELBOURNE VIC 3207	GATEWAY	29-01-2024	Approved	Alterations to a building structure or dwelling Single dwelling	
PDPL/00411/2023	13-07-2023	Patricia Stewart	Use of the land to accommodate the storage, packing and distribution of liquor under a Remote Seller's Licence	138 SALMON STREET PORT MELBOURNE VIC 3207	GATEWAY	30-01-2024	Approved	Extension to existing building or structure (other than dwelling)	
PDPL/00449/2023	02-08-2023	Sandra Stewart	5 lot subdivision of existing dwellings;;SPEAR S216651S	5 Southey Street and 38A MITFORD STREET ELWOOD VIC 3184	CANAL	31-01-2024	Approved	Subdivision Change to easement and/or restrictions	

DELEGATED DECISIONS - January 2024									APPLICATION COUNT - 61
APPNO	RECEIVED	OFFICER	DESCRIPTION OF USE	LOCATION	WARD	DECISION DATE	DECISION	CATEGORY	
PDPL/00449/2023	02-08-2023	Sandra Stewart	5 lot subdivision of existing dwellings;;SPEAR S216651S	5 Southey Street and 38A MITFORD STREET ELWOOD VIC 3184	CANAL	31-01-2024	Approved	Subdivision buildings	
PDPL/00493/2023	21-08-2023	Max England	Partial demolition, construction of a first floor extension to a dwelling on a lot less than 300 square metres in the Neighbourhood Residential Zone and Heritage Overlay	167 LIARDET STREET PORT MELBOURNE VIC 3207	GATEWAY	31-01-2024	Notice of Decision Issued		
PDPL/00496/2023	22-08-2023	Martin Cooksley	Partial demolition of the dwelling and construction of buildings and works including a single and double storey addition to the side and rear of the dwelling on a site within a Neighbourhood Residential Zone and Heritage Overlay.	4 NIXON PLACE SOUTH MELBOURNE VIC 3205	GATEWAY	31-01-2024	Approved		
PDPL/00611/2023	09-10-2023	Martin Cooksley	Partial demolition of the dwelling and construction of a two storey addition to the rear of the site on a lot less than 300 sqm in a Neighbourhood Residential Zone and within a Heritage Overlay.	159 CRUIKSHANK STREET PORT MELBOURNE VIC 3207	GATEWAY	31-01-2024	Approved		



7. URGENT BUSINESS

8. CONFIDENTIAL MATTERS

Nil