



# **PLANNING COMMITTEE**

## **MINUTES**

**23 JULY 2025**



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# MINUTES - PLANNING COMMITTEE MEETING 23 JULY 2025



## MINUTES OF THE PLANNING COMMITTEE OF THE PORT PHILLIP CITY COUNCIL HELD 23 JULY 2025 IN ST KILDA TOWN HALL AND VIRTUAL VIA TEAMS

The meeting opened at 6:31pm.

### IN ATTENDANCE

Cr Crawford (Chairperson), Cr Buckingham, Cr Cunsolo, Cr Halliday, Cr Hardy, Cr Jay, Cr Makin, Cr Mears, Cr Thomann (online).

Paul Wood, Manager City Development, Scott Parkinson, Coordinator Statutory Planning Gateway Ward, Michael Mowbray, Coordinator Statutory Planning Lake Ward, Darren Camilleri, Planning Coordinator Canal Ward, James McInnes, Principal Planner, Matthew Schreuder, Principal Planner, Vivian Liu, Senior Urban Planner, James Gullan, Head of Governance and Advocacy, Emily Williams, Senior Council Business Advisor, Joshua Vearing, Council Business Advisor.

*The Council respectfully acknowledges the Traditional Owners and Custodians of the Kulin Nation. We acknowledge their legacy and spiritual connection to the land and waterways across the City of Port Phillip and pay our heartfelt respect to their Elders, past, present, and emerging.*

### 1. APOLOGIES

Nil.

### 2. CONFIRMATION OF MINUTES

#### Moved Crs Halliday/Mears

That the minutes of the Planning Committee of the Port Phillip City Council held on 23 April 2025 be confirmed.

**A vote was taken and the MOTION was CARRIED unanimously.**

### 3. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.



#### 4. PUBLIC QUESTION TIME AND SUBMISSIONS

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

**Planning Committee Report Submissions:**

**Item 6.1 80 Wright Street, Middle Park - PDPL/00281/2025**

- Effie Tangelakis
- Guy Boston
- Brendan O'Sullivan

**Item 6.2 145 Chapel Street, St Kilda - PDPL/00195/2024**

- John Gollings
- Amnon Rosenfeld
- Robert Buckingham
- Fiona Scanlan
- Rachel Bowden
- Jesse Rosenfeld
- Kristina Ryan
- Isobell Vescovi (Applicant)

**Item 6.3 204 Princes Street, Port Melbourne - PDPL/00535/2024**

- Gwilym Major
- Jacqueline Kelly
- Louisa Larkin
- Michael Larkin
- Effie Tangelakis (Applicant)

#### 5. COUNCILLOR QUESTION TIME

Nil.

#### 6. PRESENTATION OF REPORTS

Discussion took place in the following order:

- 1 80 Wright Street, Middle Park - PDPL/00281/2025
- 2 145 Chapel Street, St Kilda - PDPL/00195/2024
- 3 204 Princes Street, Port Melbourne - PDPL/00535/2024

# MINUTES - PLANNING COMMITTEE MEETING 23 JULY 2025



## 6.1 80 Wright Street, Middle Park - PDPL/00281/2025

### PURPOSE

- 1.1 To consider and determine planning application PDPL/00281/2025 for the demolition of an existing dwelling, and construction of a two-storey dwelling in a Heritage Overlay.

### Moved Crs Crawford/Halliday

- 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 for Application No. PDPL/00281/2025 at 80 Wright Street, Middle Park.
- 3.2 That a Notice of Decision to Grant a Permit be issued subject to the following permissions:

Planning scheme clause	Matter for which the permit has been granted
43.01-1	Demolish or remove a building
43.01-1	Construct a building or construct or carry out works

- 3.3 That the decision be issued subject to the following conditions:

### Approved and endorsed plans

1. The plans endorsed and which form part of this permit are the plans submitted with the application, identified as Sheets 3 to 11 (of 14) inclusive, revision C – dated 21 May 2025, and prepared by Roda Developments.

### Layout not to be altered

2. The layout of the development must not be altered from the layout on the approved and endorsed plans (unless the Port Phillip Planning Scheme specifies a permit is not required) without the written consent of the responsible authority.

### Water sensitive urban design

3. Concurrent with the endorsement of plans as required by condition 1 of this permit, the Water Sensitive Urban Design (WSUD) Report, dated February 2025, and prepared by Energy Lab, is endorsed to form part of this permit.
4. Before the development is occupied, the provisions, recommendations, and requirements of the endorsed WSUD Report must be implemented and complied with to the satisfaction of the responsible authority.

### Vehicle crossing

5. Before the development is occupied, the vehicle crossing must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the responsible authority.



### **Boundary walls**

6. Before the development is occupied, all new or extended walls on or facing the boundaries of adjoining properties or a laneway must be cleaned and finished to the satisfaction of the responsible authority.

### **Equipment or services**

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

### **Gas connection not permitted**

8. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

### **Permit expiry**

9. This permit as it relates to development (buildings and works, including demolition) will expire if one of the following circumstances applies:
  - a) The development is not started within 2 years of the issued date of this permit.
  - b) The development is not completed within 4 years of the issued date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

**A vote was taken and the MOTION was CARRIED.**

**Cr Halliday called for a DIVISION.**

**FOR: Crs Makin, Halliday, Crawford, Buckingham and Cunsolo**

**AGAINST: Crs Jay, Hardy, Mears and Thomann**

**The MOTION was CARRIED.**

## **6.2 145 Chapel Street, St Kilda - PDPL/00195/2024**

### **PURPOSE**

- 1.1 To consider and determine an application for the demolition of the existing building and construction of a mixed use, six storey building with basement car park and communal roof terrace, use of the land as dwellings and a reduction in the car parking requirements of Clause 52.06.

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## Moved Crs Buckingham/Jay

- 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 for Application No. PDPL/00195/2024 at 145 Chapel Street, St Kilda.
- 3.2 That a Notice of Decision to Grant a Permit be issued subject to the following permissions:

Planning scheme clause	Matter for which the permit has been granted
34.01-1	To use the land as dwellings (where the frontage at ground level exceeds two metres)
34.01-4	Construct a building or construct or carry out works
43.01-1	Demolish or remove a building
43.01-1	Construct a building or construct or carry out works
43.02-2	Construct a building or construct or carry out works
44.05-2	Construct a building or construct or carry out works
52.06-3	Reduce the number of car parking spaces required under Clause 52.06-5

- 3.3 That the decision be issued subject to the following conditions:

## Amended Plans Required

- 1 Before the use and 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 must be generally in accordance with the plans identified as '*Proposed development – 145 Chapel Street, TP01-TP-18*', prepared by Terry Harper Architects date stamped as received by Council on 25 March 2025 and additional revision C plans TP-03, TP-04 and TP-05 received on 22 April 2025), but modified to show:
  - a) The changes shown on the revision C plans to be incorporated on the full suite of plans for endorsement (ie. any changes to also be reflected on the elevations, etc).
  - b) Deletion of the proposed fifth floor, with a consequential reduction in height by one level.
  - c) Retention of the proposed roof terrace above proposed fourth floor.
  - d) The provision of obscure glass or similar to a height of 1.7 metres above finished floor level of the south facing bedrooms on levels 2, 3 and 4 to avoid direct views into the habitable room windows of the dwelling at level three at 147 Chapel Street.

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- e) Provision of an access door to the area containing the solar panels and air conditioning units to the south of the front communal roof terrace space.
- f) Details of the garage ventilation to be in accordance with Standard D12 of Clause 58.03-7 (Parking location objectives) and provision of an automated garage door.
- g) The dark 'Monument' colour on the upper levels modified with to be a lighter colour that remains distinguishable from the first three levels of the street wall.
- h) The fire services cupboard on the Chapel Street frontage to be designed as an integral part of the building architectural design, and where possible reduced in size to ensure a greater proportion of glazing to office.
- i) The verandah on Chapel Street frontage to extend the full length of the street frontage.
- j) Any changes as required by Condition 15 (Landscape Management Plan), Condition 18 (Waste Management Plan) and Conditions 22 to 27 (Melbourne Water Conditions).

### **No Alterations**

- 2 The layout of the development must not be altered from the layout on the approved and endorsed plans (unless the Port Phillip Planning Scheme specifies a permit is not required) without the written consent of the responsible authority.

### **No change to external finishes**

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

### **No equipment or services**

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

### **Privacy Screening Must be installed**

- 5 Before the development is occupied, all window screening must be installed in accordance with the endorsed plans and maintained to the satisfaction of the responsible authority.

### **Walls on or Facing the Boundary**

- 6 Before the development is occupied, all new or extended walls on or facing the boundaries of adjoining properties or a laneway must be cleaned and finished to the satisfaction of the responsible authority.

### **Urban Art Plan**

- 7 Before the development is occupied, an Urban Art Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the Urban Art Plan will be endorsed and will then form part of the permit. The Urban Art Plan must have regard to Clause 15.01-2L-03 of the Port Phillip Planning Scheme and detail the provision of an urban art contribution for the development that:



- a) Offers aesthetic appeal, functionality and utility.
- b) Takes on an artistic approach that either promotes integration (for example response, memory and facilitation for 'placemaking'), and/or intervention (for example provocation, parody and challenge for 'agenda-setting').

Urban art in accordance with the approved plan must be installed to the satisfaction of the responsible authority before the building is occupied.

### **Updated Sustainability Management Plan**

- 8 Concurrent with the endorsement of plans as required by condition 1 of this permit, an updated Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The updated SMP must be generally in accordance with the SMP submitted with the application titled '145 Chapel Street, St Kilda' and dated 30 October 2024, prepared by AV – Low Impact Development Consulting, but modified to include reflect the decision plans referenced in Condition 1 of the permit and any changes required by Condition 1.

Where alternative Environmentally Sustainable Design (ESD) initiatives are proposed, the responsible authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes.

The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the responsible authority and must not be varied except with the written consent of the responsible authority.

### **As Built Report for Environmentally Sustainable Design measures.**

- 9 Before the development is occupied, an As-Built report for Environmentally Sustainable Design (ESD) measures is to be provided from a suitably qualified person or company, must be submitted to and endorsed by the responsible authority. The Report must confirm and provide supporting evidence that all ESD initiatives in the endorsed Sustainability Management Plan and Water Sensitive Urban Design (WSUD) report have been implemented in accordance with the approved plans/documents to the satisfaction of the responsible authority.

### **Car and Bicycle Parking Layout**

- 10 Before the development is occupied, the areas 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 seal coat (as appropriate).
- d) Drained.
- e) Provided with lighting that is designed, baffled and located to prevent adverse effects on adjoining land.

All to the satisfaction of the responsible authority.

At all times car spaces, access lanes and driveways must be kept available for these purposes.





Once constructed, these areas must be maintained to the satisfaction of the responsible authority.

### **Vehicle Crossings**

- 11 Before the development is occupied, the vehicle crossing must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the responsible authority.

### **Car Parking Stacker Maintenance and Provision**

- 12 Before the development is occupied, a Car Stacker System Management Plan (CSSMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The CSSMP must show:

- a) Allocation of car spaces according to vehicle size and typ.
- b) Ongoing maintenance of the car stacker system.
- c) Instructions to owners and occupiers about the operation of the car stacker system.
- d) Communicating to prospective residents about the availability of car stacker spaces and sizes.

The provisions, recommendations and requirements of the endorsed Car Stacker System Management Plan must be implemented and complied with to the satisfaction of the responsible authority and must not be varied except with the written consent of the responsible authority.

- 13 The mechanical car stackers must be maintained in a good working order and be permanently available for the parking of vehicles in accordance with their purpose, to the satisfaction of the responsible authority.

### **Legal Point of Discharge**

- 14 The development discharge to the legal point of discharge and otherwise must be drained to the satisfaction of the responsible authority.

### **Landscape Plan**

- 15 Before the development starts, a Landscape Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved the plan will be endorsed and will then form part of the permit. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design and must be drawn to scale with dimensions. All species selected must be to the satisfaction of the responsible authority. The Landscape Plan must show:

- a) 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.
- b) Landscaping and planting within all open space areas of the site.
- c) Water sensitive urban design.
- d) All dimensions of planters, including size depth and soil volumes.



- e) Seating and other communal facilities such as a BBQ to the roof terraces.
- f) Ongoing maintenance of landscaping including replacing any dead, diseased, dying or damaged plants.

### **Completion of Landscaping**

- 16 Before the development is occupied, the landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the responsible authority, or at such later date as is approved by the responsible authority.

### **Construction Management Water Sensitive Design Measures**

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

### **Waste Management Plan**

- 18 Concurrent with the endorsement of plans as required by condition 1 of this permit, an updated Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The WMP must be generally in accordance with the WMP prepared by Waste Space Solutions, titled '145 Chapel Street, St Kilda' and dated 17 October 2024, but modified to address the following:
- a) Noise mitigation measures for the movement and collection of bins from within the site.
  - b) Collections vehicles to not block Duke Street while the operator bin tugs the bins to street level.
  - c) Bins presented to the Duke Street kerbside, or an alternative truck parking and bin collection area must be specified.
  - d) A generic residential apartment and commercial tenancy floor plan showing waste, recycling and food waste disposal points.
  - e) Accessibility specifications of the waste chutes.
  - f) Scaled drawings of the bin room size and clearance.
  - g) Disability access to the screened bin areas for Glass and FOGO.
  - h) The hard waste area identified on the plans.
  - i) Scaled waste management drawings to include:



- i. How bins in the waste storerooms will be collected.
- ii. Collection area location.
- iii. Movement diagrams of each material from disposal, storage, and collection points including any gradient/slope/lift.
- iv. Swept path diagrams illustrating sufficient access to collection points for all vehicles required to collect from the development.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the responsible authority and must not be varied except with the written consent of the responsible authority.

### **No Reticulated Gas**

- 19 Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

### **Environmental Assessment**

- 20 Before the development starts (other than for necessary demolition and investigation works forming part of the environmental site assessment process), a Preliminary Risk Screen Assessment Statement to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Preliminary Risk Screen Assessment Statement must be prepared by a suitably qualified environmental professional in accordance with the *Potentially Contaminated Land General Practice Note* (Department of Environment, Land, Water and Planning, July 2021). The report must include recommendations as to whether the condition of the land requires an Environmental Audit to be conducted taking into account the proposed uses. The permit holder must comply with the findings of the Preliminary Risk Screen Assessment Statement to the satisfaction of the Responsible Authority, including if required the preparation of an Environmental Audit.

If an Environmental Audit is required, then before the development starts (other than for necessary excavation, demolition and investigation works) an Environmental Audit must be undertaken pursuant to section 208 of the *Environment Protection Act 2017* and an Environmental Audit Statement prepared and provided to the Responsible Authority.

- 21 Where an Environmental Audit Statement is issued for the land in accordance with Condition 21:
- a) The buildings and works and the use(s) of the land that are the subject of this permit must comply with all directions and conditions contained within the Statement to the satisfaction of the Responsible Authority;
  - b) Before the use or development starts (other than for necessary excavation, demolition and excavation works) and before the issue of an Occupancy Permit under the *Building Act 1993*, a letter prepared by an Environmental Auditor appointed under Division 1 of Part 8.3 of the *Environment Protection Act 2017* must be submitted to the Responsible Authority to verify the directions and conditions contained in the Environmental Audit Statement are satisfied; and



- c) Where any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the Owner must enter into an Agreement with Council under section 173 of the *Planning and Environment Act 1987*. Where a section 173 Agreement is required, the Agreement must be executed before the development starts (other than for necessary excavation, demolition and excavation works). All expenses involved in the drafting, negotiating, reviewing, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, must be met by the Owner.

**Melbourne Water conditions**

- 22 The Finished Floor Levels (FFLs) of all ground floor areas, including all lift and stair lobbies, must be set no lower than 6.03 metres to Australian Height Datum (AHD) (with the exception of service and transitional areas containing landings, steps or ramps to the satisfaction of Melbourne Water).
- 23 Any/all basement entry and exits points, including lift entries, stairwells, windows, openings and vents, that could allow entry of floodwaters to the basement level, must be set no lower than 6.03 metres to Australian Height Datum (AHD).
- 24 The ramp to proposed car stacker/ carparking system must incorporate a flood proof apex set no lower than 5.82 metres to Australian Height Datum (AHD) to prevent floodwaters entering the basement levels during a flood event.
- 25 Flood resistant materials must be used for the construction of floor levels and walls below the Nominal Flood Protection Level 6.03m AHD.
- 26 Any electrical installations within areas subject to flooding must meet the applicable standards of the relevant authority.
- 27 The layout of buildings and works at ground level as shown on the plans must not be altered without prior written consent from Melbourne Water.

**Permit expiry**

- 28 This permit will expire if one of the following circumstances applies:
- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 years of the issued date of this permit.
- c) The use does not start within 2 years of completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

**A vote was taken and the MOTION was CARRIED.**

**Cr Halliday called for a DIVISION.**

**FOR: Crs Jay, Hardy, Mears, Thomann and Buckingham**

**AGAINST: Crs Makin, Halliday, Crawford and Cunsolo**

**The MOTION was CARRIED.**

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## 6.3 204 Princes Street, Port Melbourne - PDPL/00535/2024

### PURPOSE

- 1.1 To consider and determine Planning Application PDPL/00535/2024 for the construction of two three-storey dwellings in a General Residential Zone and the reduction of car parking requirements of Clause 52.06.

### Moved Crs Makin/Halliday

- 3.1 That the Responsible Authority, having caused the application to be advertised and having received and noted the objections, issue a Notice of Decision to Grant a Permit
- 3.2 That a Notice of Decision to Grant a Permit be issued subject to the following permissions:

Planning Scheme Clause No:	Description of what is allowed
Clause 32.08-7	Construct two or more dwellings on a lot in a General Residential Zone
Clause 52.06-3	Reduce the number of car parking spaces required under Clause 52.06-5
In accordance with the endorsed plans.	

- 3.3 That the decision be issued as follows:

### Amended Plans Required

- 1 Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application (identified as TP00 – TP23 Revision C, job number eA2415, received by Council on 13/05/2025, prepared by Elevation7) but modified to show:
- a) External lighting of the areas set aside for car parking and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land
  - b) A minimum 2m x 2.5m corner splay provided at the south-west corner. Any structures or vegetation within the splay must not exceed 0.9m in height
  - c) Dwelling 1's first floor dining room windows as obscure glazed
  - d) Details of the 1.7m high timber screening on the second floor terrace to demonstrate compliance with Clause 55.04-4 Standard B4-4 Overlooking



- e) A section diagram demonstrating Dwelling 2's terrace is in compliance with Clause 55.04-4 Standard B4-4 Overlooking as it relates to overlooking to the northeast
- f) The driveway gradients to the garages in compliance with Clause 52.06 Design Standard 3: Gradients
- g) Water Efficient Landscaping – An updated landscape plan is required with appropriate plantings in support of this
- h) 'Retractable paraline' on terrace floor plan to include the word 'clothesline' for clarity
- i) External Lighting – Motion detector controlled
- j) Internal Lighting - illumination density of 4W/sqm or less
- k) Double Glazing marked on plans for Unit 2, and triple-glazed for Unit 1
- l) External Shading to north, east and west elevations
- m) FOGO bins on plans (with volume as per any accompanying and approved waste report)
- n) Tap and waste on each dwelling's courtyard/terrace
- o) The upper most level to be a light colour
- p) Both kitchen windows of Dwelling 2 to be openable in to demonstrate compliance with Clause 55.03-10 Standard B3-10 Natural Ventilation
- q) The external material colour of the second floor addition as a lighter colour such as cream or similar.
- r) The provision of 1 canopy tree in the front yard of Dwelling 2 (minimum 6m in height at maturity) with subsequent changes to the setbacks of the ground and first floor levels

### **No Alterations**

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

### **Satisfactory Continuation and Completion**

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

### **Privacy Screening Must Be Installed**

- 4 Prior to the issue of any Certificate of Occupancy or Certificate of Final Inspection for the development approved by this permit the installation of privacy screens must be undertaken in accordance with the endorsed plans. The privacy screens must be maintained thereafter to the satisfaction of the Responsible Authority.

### **Walls on or Facing the Boundary**

- 5 Prior to the issue of any Certificate of Occupancy or Certificate of Final Inspection for the development approved 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.

### **No Equipment or Services**

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

### **Driveway to be Kept Clear**

- 7 Once the development has been completed, the driveways must be kept clear of any obstruction to always maintain free vehicular passage to both dwellings.

### **Vehicle Crossing**

- 8 Prior to the issue of any Certificate of Occupancy or Certificate of Final Inspection for the development approved by this permit, vehicle all crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

### **Water Sensitive Urban Design**

- 9 Prior to the endorsement of plans under Condition 1 of this permit, a Water Sensitive Urban Design (Stormwater Management) Report must be submitted to the Responsible Authority in electronic format. When approved, the Water Sensitive Urban Design Report will be endorsed and will then form part of this permit. The report must:
  - a) Demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater – Best Practice Environmental Management Guidelines (CSIRO, 1999) or its updated equivalent. This must include:
    - i. An updated and accurate STORM report including all impervious areas, treated and untreated.
    - ii. The Site Layout Plan updated to include access hatches shown to both RWT's, along with connection details for stormwater re-use.

### **Updated Sustainable Design Assessment**

- 10 Prior to plans being endorsed under condition 1 of this permit, an updated Sustainable Design Assessment (SDA) must be submitted to and approved by the Responsible Authority. The updated SDA must be generally in accordance with the SDA submitted with the application titled Sustainable Design Assessment, dated 25 November 2024, authored by Elevation7, but modified to address the following;
  - a) The BESS updated to include solar P/V as per the roof plan shows.
  - b) The BESS improved in the category of Water to an acceptable score.



- c) Statements made in the SDA that include recycling of construction wastes, use of recycled materials with FSC/PEFC accreditation, sustainably sourced timber where possible and cement to be supplemented with Supplementary Cementing Materials (SCM) concretes, to be formalised by being noted on the plans. Upon addressing/finalising matters raised below, the report to be 'published' to formalise.

Where alternative ESD initiatives are proposed to those specified in this condition, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes.

When approved, the updated SDA will be endorsed and will then form part of this permit. The ESD initiatives in the endorsed SDA must be fully implemented and must be maintained throughout the operational life of the development to the satisfaction of the Responsible Authority.

### **Incorporation of Water Sensitive Urban Design Measures**

- 11 Prior to the issue of any Certificate of Occupancy or Certificate of Final Inspection for the development approved by this permit, the provisions, recommendations and requirements of the endorsed Water Sensitive Urban Design Report must be implemented and complied with to the satisfaction of the Responsible Authority.

### **Construction Management Water Sensitive Urban Design**

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

### **No Reticulated Gas**

- 13 Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Port Phillip Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

### **Time for Starting and Completion**

- 14 This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of the permit.
  - b) The development is not completed within four years of the date of the permit.



# MINUTES - PLANNING COMMITTEE MEETING 23 JULY 2025



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 development allowed by this 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.

**A vote was taken and the MOTION was CARRIED.**

**Cr Halliday called for a DIVISION.**

**FOR:** Crs Makin, Mears, Halliday, Thomann, Buckingham and Cunsolo

**AGAINST:** Crs Jay, Hardy and Crawford

**The MOTION was CARRIED.**

## **7. URGENT BUSINESS**

Nil.

## **8. CONFIDENTIAL BUSINESS**

Nil.

As there was no further business the meeting closed at 8:24pm.

Confirmed: 27 August 2025

Chairperson \_\_\_\_\_