



MEETING OF THE PORT PHILLIP CITY COUNCIL

AGENDA

22 APRIL 2026



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MEETING OF THE PORT PHILLIP CITY COUNCIL 22 APRIL 2026



Welcome

Welcome to this Meeting of the Port Phillip City Council.

Council Meetings are an important way to ensure that your democratically elected representatives are working for you in a fair and transparent way. They also allow the public to be involved in the decision-making process 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 report is written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. Council will consider the report and either accept the recommendation or make amendments to it. All decisions of Council are adopted if they receive a majority vote from the Councillors present at the meeting.

Public Question Time and Submissions

Provision is made at the beginning of the meeting for general question time from members of the public.

All contributions from the public will be heard at the start of the meeting during the agenda item 'Public Questions and Submissions.' 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 midday on the day of the meeting via Council's website:

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





MEETING OF THE PORT PHILLIP CITY COUNCIL

To Councillors

Notice is hereby given that a **Meeting of the Port Phillip City Council** will be held in **St Kilda Town Hall and Virtually via Teams** on **Wednesday, 22 April 2026 at 6:30 pm**. At their discretion, Councillors may suspend the meeting for short breaks as required.

AGENDA

- 1 **APOLOGIES**
- 2 **MINUTES OF PREVIOUS MEETINGS**
[Minutes of the Meeting of the Port Phillip City Council 18 March 2026.](#)
- 3 **DECLARATIONS OF CONFLICTS OF INTEREST**
- 4 **PUBLIC QUESTION TIME AND SUBMISSIONS**
- 5 **COUNCILLOR QUESTION TIME**
- 6 **PETITIONS, JOINT LETTERS & DEPUTATIONS**
Nil
- 7 **PRESENTATION OF CEO REPORT**
7.1 *Presentation of CEO Report – February Issue 126..... 6*
- 8 **A HEALTHY AND CONNECTED COMMUNITY**
Nil
- 9 **AN ENVIRONMENTALLY SUSTAINABLE AND RESILIENT CITY**
Nil
- 10 **A SAFE AND LIVEABLE CITY**
Nil
- 11 **A VIBRANT AND THRIVING COMMUNITY..... 46**
 - 11.1 *Proposed Port Melbourne Special Rate and Charge Declaration Report..... 47*
 - 11.2 *Proposed South Melbourne Special Rate and Charge Declaration Report ... 77*
 - 11.3 *13-21 Palmerston Crescent, South Melbourne - 916/2014/A..... 110*
- 12 **AN ENGAGED AND EMPOWERED COMMUNITY 200**
 - 12.1 *Councillor Expenses Monthly Reporting - March 2026 201*

MEETING OF THE PORT PHILLIP CITY COUNCIL 22 APRIL 2026



12.2	<i>Council Internal Resolution Procedure (Amendment)</i>	207
13	A TRUSTED AND HIGH PERFORMING ORGANISATION	218
13.1	<i>Proposed discontinuance and sale of part R1831 (adjoining 56 Park Road, Middle Park VIC 3206)</i>	219
14	NOTICES OF MOTION	230
14.1	<i>Notice of Motion - Councillor Thomann - Advocacy for Local Planning Authority and Community-Led Decision-Making</i>	230
14.2	<i>Notice of Motion - Councillor Mears - Advocacy on Safety and Regulation of e-bikes, e-scooters and e-moto bikes</i>	231
15	REPORTS BY COUNCILLOR DELEGATES	
16	URGENT BUSINESS	
17	CONFIDENTIAL MATTERS	
	<i>Nil</i>	



1. APOLOGIES

2. MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION:

That the minutes of the [Meeting of the Port Phillip City Council held on 18 March 2026](#) be confirmed.

3. DECLARATIONS OF CONFLICTS OF INTEREST

4. PUBLIC QUESTION TIME AND SUBMISSIONS

5. COUNCILLOR QUESTION TIME

6. PETITIONS, JOINT LETTERS & DEPUTATIONS

Nil

7. PRESENTATION OF CEO REPORT

7.1 *Presentation of CEO Report – February Issue 126*..... 6



7.1 PRESENTATION OF CEO REPORT – FEBRUARY ISSUE 126

EXECUTIVE MEMBER: ROBYN BORLEY, GENERAL MANAGER, GOVERNANCE AND PERFORMANCE

PREPARED BY: JEN MARTIN, SERVICE PLANNING LEAD

1. PURPOSE

1.1 To provide Council with a regular update from the Chief Executive Officer regarding Council's activities and performance.

2. EXECUTIVE SUMMARY

2.1 The CEO Report is a key mechanism for providing Council with regular updates on organisational performance and activities. It reflects our commitment to transparency, accountability, and keeping our community informed.

2.2 The attached CEO Report – February 2026 - Issue 126 – Monthly Review (Attachment 1) focuses on Council's performance for February 2026.

3. RECOMMENDATION

That Council:

3.1 Notes the CEO Report - February 2026 - Issue 126 – Monthly Review (provided as Attachment 1).

3.2 Authorises the CEO or their delegate to make minor editorial amendments that do not substantially alter the content of the report.

4. OFFICER MATERIAL OR GENERAL INTEREST

4.1 No officers involved in the preparation of this report have a material or general interest in the matter.

ATTACHMENTS 1. CEO Report - February 2026 - Issue 126  



CEO Report

Issue 126, February 2026

Wominjeka. 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.



City of Port Phillip

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Welcome to the February CEO report – an update on our progress towards the Plan for Port Phillip 2025–2035.

Contents

A healthy and connected community	4
An environmentally sustainable and resilient City	10
A safe and liveable City	14
A vibrant and thriving community	21
An engaged and empowered community	27
A trusted and high-performing organisation	30
Project portfolio report	34
Financial update	36

In February...

360,000 people celebrated music and culture at the **St Kilda Festival** over two days.



87% monthly performance indicators met targets



\$1.5million State Government grants received for 'Pick My Park' program



40,490 library visits

97% of dumped rubbish requests completed on time



90% of Community requests resolved within agreed timeframes



89% of projects on track or at risk



Strategic direction 1

A healthy and connected community

Highlights

Bay Flow at St Kilda Festival

Bay Flow brought the good vibes to St Kilda Festival this year, turning a quiet festival morning into a full-blown wellness takeover. After the foreshore traders told us they wanted to feel more included in festival programming, the Economic Development team worked with the St Kilda Sea Baths to create a morning activation that made the most of the road closures and the leisurely 12:45pm start on South Beach.

A huge turnout: 700 yogis flowing to a DJ/didgeridoo session, 300 runners tackling the 5km course, and 200 brave souls taking on the water immersion experience – plus ice baths and saunas buzzing all morning.



Yoga at South Beach

Education Service Expo

The Middle Years and Youth Services Team partnered with Glen Eira and Stonnington Councils, Caulfield Community Health Service, and the Better Health Network to deliver a regional Service Expo for Schools.

The event brought together more than 50 organisations supporting the wellbeing of children and young people, giving educators direct access to universal, targeted, and intensive service providers.

The morning opened with a keynote from Professor Susan Sawyer, academic paediatrician, highlighting emerging trends in adolescent health. Educators then freely explored service stalls, engaging at their own pace, an approach designed to accommodate busy school environments and strengthen regional collaboration.

Multicultural Storytime hits the big stage

Multicultural Storytime was excited to join St Kilda Festival's family program at the Optus Stage on Big Festival Sunday.

A bright and engaging session, storytellers shared stories, songs, and rhymes in English, Hindi, Mandarin, Arabic, and Amharic/Tigrinya, giving children and families a fun and warm introduction to different languages and cultures.

The session helped raise the profile of Multicultural Storytime, showing it works just as well outside the library as inside, and can shine at big events too. The storytellers' strong performance reflects how much the program has grown and its importance for celebrating cultural diversity and supporting early learning.

Maternal and Child Health Customer Survey

To help ensure our Maternal and Child Health (MCH) Service remains accessible, responsive, and tailored to the needs of local families, we send a short survey after each key age and stage appointment. In February, 486 surveys were sent, with 73 families responding (a 15% response rate).

Feedback was overwhelmingly positive, with 90% reporting they were "Very Satisfied" with their appointment and a further 6% "Satisfied." Only a small proportion reported neutral or dissatisfied experiences.

Responses were received across a wide range of appointment types, as well as additional consults and breastfeeding support.

We value this feedback and use it to continuously improve the care and support offered to families throughout their MCH journey.

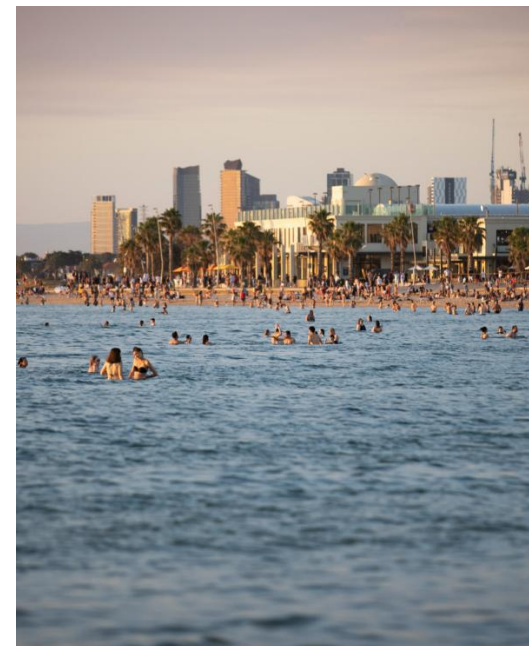
Maternal & Child Health – Introduction to Solids Community Session

In February, the Maternal and Child Health (MCH) team delivered an Introduction to Solids session at the Middle Park Community Centre, supporting local families as they navigate one of the key developmental milestones in their child's first year.

The session covered readiness cues for starting solids, safe food textures, allergy prevention guidance, and culturally inclusive feeding practices. Families were encouraged to ask questions, participate in demonstrations, and share their own experiences, creating a supportive and collaborative environment.

Feedback highlighted the value of connecting with other families and receiving clear, trusted information tailored to their child's needs. The venue was accessible and welcoming, reinforcing the importance of bringing MCH education directly into community settings.

The success of this session reflects our ongoing commitment to strengthening early childhood health literacy, reducing parental anxiety, and ensuring families feel well supported during key transitions in their child's development. Further sessions are planned throughout the year to meet growing community interest.



Swimmers at St Kilda on sunset

Major initiatives 2025/26

Council delivers multiple projects that contribute to **a healthy and connected community**. Following are the major initiatives (priority projects) we are starting, continuing or completing in 2025/26.

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Affordable Housing and Homelessness Delivery of the final year of the In Our Backyard implementation project (previous housing strategy) and a funding allocation for Council's new Homelessness and Affordable Housing Strategy.	Delivery	●	New service agreements were finalised with the Better Health Network to deliver a pre housing support model, providing enhanced health and social support to people sleeping rough. Council's homelessness service model was strengthened through regular on-site meetings with Launch Housing and Ngwala to monitor progress of the By Name List. Tenanting at Madden House also progressed, with only one vacancy remaining. In addition, Councillors received a briefing from local community housing providers operating in Port Phillip on current issues and emerging opportunities.	30 June 2035	1,600	1,600
Children's Facilities Upgrade Program Redevelop six Council and community-managed childcare centres across the municipality to improve condition and functionality.	Discovery & Concept/Delivery	●	The program continues to progress across all sites, with most projects tracking well through their respective planning and approval stages. The Eildon Road upgrade is experiencing delays due to the building permit not yet being issued and impacting construction commencement. Resolution is expected in March. The service has successfully relocated to the alternate facility in readiness for works to commence. The Avenue redevelopment is advancing ahead of schedule. The construction contract has been awarded, and the building permit assessment is underway. The Elwood upgrade is also progressing well, with the building permit application and design documentation lodged and responses prepared for all checklist items.	Nov 2031	3,525	3,014

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
			<p>At North St Kilda, the project remains on track, with a town planning application lodged and responses to the authority's request for information underway. Although some interim milestones have shifted, sufficient schedule float is in place to maintain the overall completion timeframe.</p> <p>The Clarendon Street upgrade continues to move forward on schedule and within budget with focus on building permit approvals and preparing the construction tender. At Lilian Cannam, the project remains significantly ahead of schedule. Tender documentation and construction drawings are being finalised before submission to the Building Surveyor, and undergrounding of powerlines is planned for April.</p> <p>Decanting works for North St Kilda and Bubup Nairn are complete, with handover documentation being finalised. For Barring Djinang, decanting planning is progressing with site investigations underway to refine the proposal.</p>			
Community Infrastructure Plan Develop a municipal-wide Community Infrastructure Plan.	Project Initiation		<p>The draft proposed Community Infrastructure Plan was prepared in January building on the findings from the Community Infrastructure Needs Assessment and the Phase 1 Community engagement. The draft will be presented to Councillors in February ahead of release for phase 2 community engagement (testing the draft with community and stakeholders) in March. Officers are also preparing an associated advocacy plan and inputting community infrastructure needs to the advocacy for the State Government election.</p>	Jun 2026	60	60
St Kilda Adventure Playground Upgrade A multi-year project to plan and deliver upgrade works to St Kilda Adventure Playground.	Delivery		<p>Work on the project is progressing well. The landscape tender closed at the end of January and the tender evaluation process is currently underway and due to be awarded at an Ordinary Council</p>	May 2027	1,160	1,438



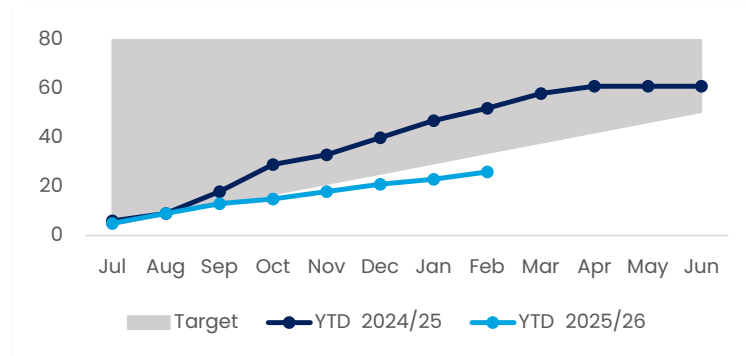
Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
			Meeting in April. The clubhouse tender is due to be released next month. New signage has been installed within the park.			

Legend ● On Track/Complete ◆ At Risk ■ Off Track



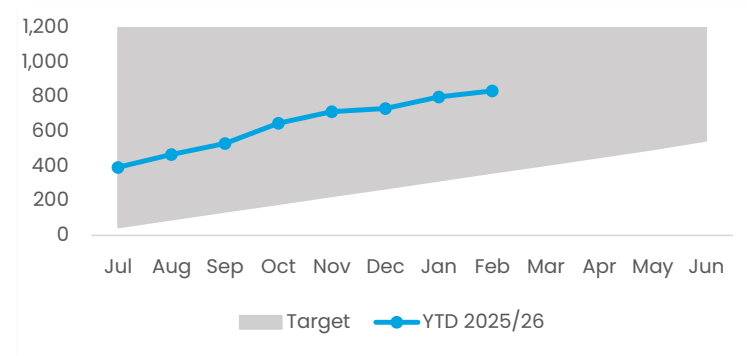
Service performance measures

Number of older persons housed



In February 2026, three vacancies were made available by the Department of Families, Fairness and Housing (DFFH) through our sponsorship properties, bringing the total number of older persons housed this financial year to 26. This outcome is below our expected performance, and we anticipate this trend will continue as DFFH is closing two towers where we currently have nominations rights to support housing of residents. We are currently assessing the implications of the tower redevelopment announcement for our sponsorship rights going forward.

Number of individuals who access a Village Model Service



This indicator measures the number of individuals who access delivered meals, social support groups or transport service. Individuals may have accessed a service more than once during the month. This does not include the Hop-on-hop-off bus service or community connector services.



Strategic direction 2

An environmentally sustainable and resilient City

Highlights

Council hosts SECCCA Executive Committee

City of Port Phillip hosted the South East Councils Climate Change Alliance (SECCCA) Executive Committee on 20 February.

Attendees included the SECCCA Chief Executive Officer and CEOs from the 7 SECCCA member Councils.

The committee oversees the strategic direction of SECCCA and ensures alignment with Council plans and priorities. New independent Chair Dr Gillian Sparkes AM, former Commissioner for Environmental Sustainability for Victoria, was welcomed to the Committee.

ESD Compliance Trial – the first 12 months

For the past year, the Environmentally Sustainable Development (ESD) Compliance Trial has been

underway to verify whether sustainability and Water Sensitive Urban Design (WSUD) measures are delivered in accordance with approved plans and permit conditions.

The trial is supported by a dedicated Planning Compliance Officer responsible for proactive audits, education and enforcement to strengthen development outcomes and reduce environmental risks.

Unfortunately, results show significant non-compliance at over 90%, particularly for WSUD measures. Compliance checks have also identified 65 additional issues beyond ESD, such as heritage, tree protection and broader permit condition breaches.

The environmental risks associated with non-compliance are substantial, with inadequate WSUD and ESD implementation leading to increased stormwater runoff, pressure on drainage infrastructure and reduced building performance. When a non-compliance is found, Planning Compliance officers work with owners

and developers to rectify the issue. Officers may issue a 'Notice to Comply' which must be addressed within 28 days.

The trial will continue for another year. Findings and next steps will be presented to Council at the end of 2026.



An apartment block in Port Phillip.

Major initiatives 2025/26

Council delivers multiple projects that contribute to **an environmentally sustainable and resilient community**. Following are the major initiatives (priority projects) we are starting, continuing or completing in 2025/26.

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Greening Port Phillip Implement the Urban Forest Strategy by delivering urban forest projects across the municipality, increasing canopy cover, greening and biodiversity while reducing the urban heat island effect. (Includes Danks Street Biolink and Urban Forest precinct plans)	Discovery & Concept/ Planning & Design/ Delivery/ project initiation	●	Major planting now completed at Fred Jackson and Sandridge Reserve. Tree species have been sourced for several upcoming planting projects, including Princes Street and Raglan Street, and planning is underway to identify 100 new Shady Paths sites. The Danks Street Biolink remains on track for delivery before the end of the financial year, supported by school engagement and finalised planning documents. The next two Urban Forest Precinct Plans are nearing community engagement, and consultants have begun work on the next six precincts. Tree planning in Gourlay Street is progressing, with removals identified and replacement design work commencing. The Community Garden Bed Project in Hewison Reserve is also advancing, and due to be delivered this financial year.	Jun 2034	1,414	1,563
Provision of Kerbside Collection Service Provision of Kerbside Collection Contract including specification, development, procurement, transition and implementation of new waste and recycling collection contract.	Discovery & Concept	●	The project remains on track following to decision to extend the existing contract. The deed of variation has been returned to Cleanaway for signing as revisions were required. The lessons learnt report has been finalised. The Risk Management Plan has been updated with all new risks uploaded into Council's project system.	March 2028	74	85
Stormwater Harvesting Conduct feasibility and concept designs of potential stormwater harvesting schemes across the	Discovery & Concept/project initiation/ Delivery	●	The Elwood Park Scheme Expansion Project continues to meet key planning and design milestones. The Cultural Heritage Management Plan is being developed and ongoing	January 2029	352	425



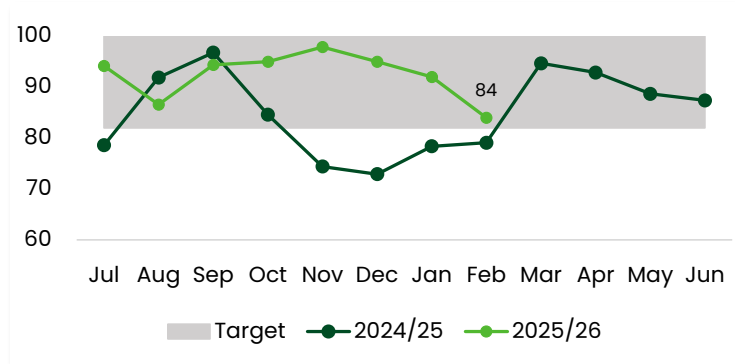
Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
municipality and make sure existing assets are maintained and renewed.			<p>coordination with key stakeholders and funding partners, remains active and constructive.</p> <p>Investigation work to upgrade the data collection and analysis systems of the Alma Park Stormwater Harvesting System is underway.</p>			

Legend ● On Track/Complete ◆ At Risk ■ Off Track



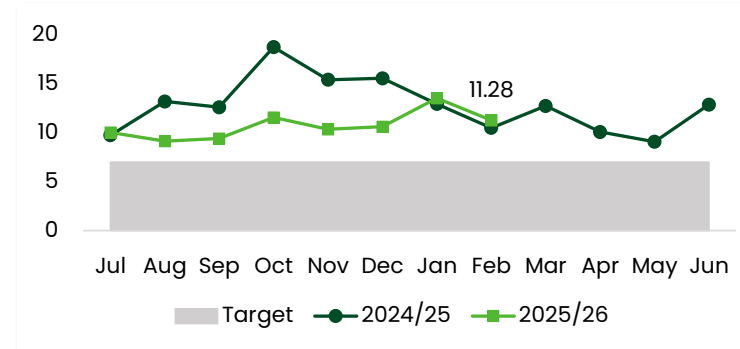
Service performance measures

Drainage and flooding requests completed on time



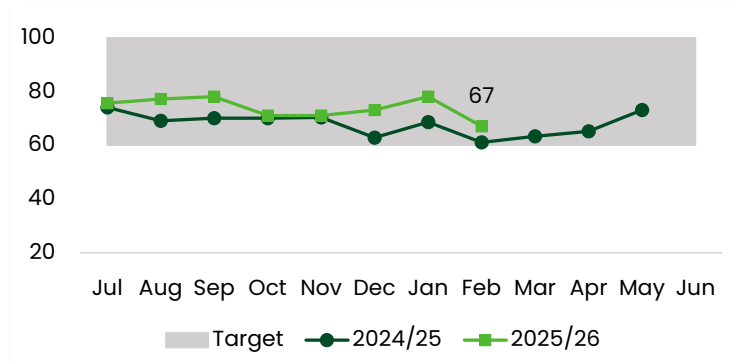
In February 2026, 84 per cent of drainage and flooding requests were resolved on time, exceeding our target of 82 per cent.

Kerbside collection bins missed per 10,000 bin lifts



11.28 bins per 10,000 bin collections were missed in February. We continue to work with our contractor to minimise the number of missed bins in our city.

Investment in fossil-free institutions as a percentage of overall investment



We continue to exceed the 60 per cent investment in fossil-free institutions target with 67 per cent of the portfolio placed with fossil free institutions in February. This has declined from the 78 per cent in January. Investment options during the month had limited options to reinvest in fossil free low risk financial institutions and were placed with major banks at low risk with higher rates of return, meeting our policy requirements. We will continue monitoring our portfolio and targets.



Strategic direction 3

A safe and liveable City

Highlights

Council receives \$2 million boost for Broadway Bridge

In February 2026, the City of Port Phillip was informed it had been successful in securing \$2 million in funding to reconstruct and strengthen the Broadway Bridge through the Australian Government's Safer Local Roads and Infrastructure Program, with Council also contributing \$2 million in a 50:50 partnership.

At around 120 years old, Broadway Bridge – which spans Elster Creek, a vital water asset within the Port Phillip Bay water system – is a crucial part of the city's transport infrastructure and a significant historical landmark.

The sub-structure of the bridge is reaching the end of its useful life and appropriate load limits have been imposed on the bridge to ensure its safety until strengthening works can be undertaken. The project will replace the bridge deck support structure whilst preserving the historical and architectural significance,

ensuring the safety and durability of the bridge for generations to come.

The works tender for this project was recently awarded by Council. Works are due to commence in April/May 2026. Relevant communications will be provided to impacted road users to advise of potential road impacts, closer to works commencement.



Aerial view of the Broadway Bridge in Elwood

More public place CCTV for Port Phillip

Mayor Alex Makin joined Josh Burns MP on 16 February to announce that City of Port Phillip is partnering with the Australian Government to improve safety and security for community and local business – investing \$1.5 million towards the Public Place CCTV Expansion Project.



This project will increase public place CCTV across the City of Port Phillip through the installation of new systems across key retail precincts in Port Melbourne, Balacalava, and South Melbourne. The new systems will complement the existing CCTV network across St Kilda which is currently being renewed by City of Port Phillip. An additional mobile CCTV camera is also being purchased through this project.



Major initiatives 2025/26

Council delivers multiple projects that contribute to **a safe and liveable City**. Following are the major initiatives (priority projects) we are starting, continuing or completing in 2025/26.

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Community Safety Plan Create and implement a new Community Safety Plan to enhance the safety and resilience of our community.	Delivery	●	Officers have developed a detailed delivery plan to action the implementation plan endorsed by Council in December 2026. A number of projects have commenced. Specifically, the Public Place CCTV Expansion Project is progressing with the public launch and commencement of the street audits of three sites. Additionally, procurement of the mobile CCTV trailer has commenced. The CCTV Public Place Renewal project is progressing with the procurement partner preparing to audit the current CCTV network. Crime Prevention Through Environmental Design (CPTED) assessments have been completed at Woodstock Street carpark. Additional community-based programs supporting community safety are also underway such as 'Coffee with a cop'.	Dec 2029	Operating Budget	
Elwood Foreshore Masterplan Develop and implement a master plan for the redevelopment of the Elwood foreshore including buildings, carparks and open spaces. The program includes working closely with Melbourne Water on the	Discovery & Concept/Planning & Design/ Delivery	■	Melbourne Water have indicated they are redesigning the drain alignment, which impacts timelines, putting the project Off Track until dates are confirmed. The design for the Head Street drain has been undertaken, and flood modelling is underway to confirm feasibility. However, due to Melbourne Water's plan to modify the pipeline route, implications of this on the Head Street design project are currently being considered.	Jun 2034	3,337	860

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
upgrade of the Elwood Main Drain.			Works to refine the masterplan continue. Procurement of a program director is underway. Until this is finalised, the project is assessed as at risk. The tender for Elwood Park Sports Grounds design services has closed and evaluation is underway. Design consultants have been engaged for the Elwood Croquet Pavilion Upgrade and design will commence once the Sports Ground tender is awarded to ensure the design consultants work concurrently.			
Fishermans bend Oversee the delivery of the Fishermans Bend Framework. Including new open space capital projects.	Discovery & Concept/ Delivery		Planning and design work has progressed for the delivery of early Development Contributions Plan (DCP) funded projects on behalf of the State Government. This includes the Smith Street Upgrades, Johnson Street Park and the Sandridge Recreation Precinct. However, some of these projects are identified as At Risk due to the complex nature of the projects and additional agreements required with the State Government and/or third parties to progress. The State Government continues to finalise the Fishermans Bend DCP and Montague Precinct Implementation Plan.	Jun 2029	1,391	1,868
Municipal Emergency Management Plan (MEMP) Review and renew the Municipal Emergency Management Plan (MEMP) for City of Port Phillip.	Complete		Project complete. The Plan was noted by Council early in 2026.	Nov 2025	Operating Budget	



Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Open Space and Tree Maintenance Contract Procurement Deliver the open space and tree maintenance procurement project to make sure the City's open spaces and urban forest are well maintained.	Delivery	◆	The transition out plan has been implemented with all outstanding works identified from the current contract being closely monitored to ensure they are completed within specifications. Specific works and their costs are being negotiated on a case-by-case basis as the contract terms are ambiguous. Financial impacts arising from Legal Service Invoices (regarding contract compilation and signing) absorbed within existing operational budgets The independent go-live assessment has been completed, along with attestations from both contractors and internal staff. Weekly monitoring as per the transition in plan is ongoing and will continue in accordance with the hyper-care plan.	Nov 2026	273	70
Shrine to Sea works Upgrade Kerferd Road median strip and foreshore, increasing greening, pathways, wayfinding signage and pedestrian amenities.	Planning & Design	◆	Design modifications are underway post community feedback. Project timelines are being realigned to incorporate this feedback, and to move into detailed design. Construction is still on track to be complete by June 2027.	Jun 2028	322	364
Sol Green Playground Upgrade Upgrade of Sol Green playground.	Awaiting Closure Report	●	The project is now complete and open to the public.	Jun 2025	880	1,044



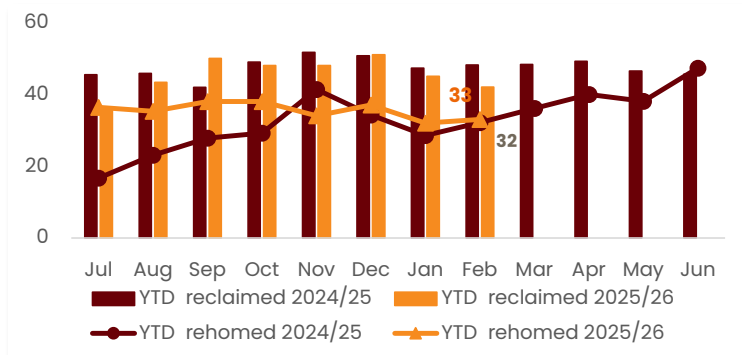
Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
St Kilda Pier Landside Works Upgrade Partner with the state government to deliver landside works for the St Kilda Pier including a feasibility study for Pier Road.	Discovery & Concept/ Delivery	■	The project remains off track due to delays in authority approvals, which have required targeted redesign works. Notwithstanding this, on-site delivery continues to gain momentum. Most works along the Bay Trail are now complete, HVM bollards are installed, and construction of the new seating area is underway. Pier extension works also continue, with tree plots installed and service conduits now being rolled out. Overall, while approvals have impacted the schedule, visible progress on site remains strong and positions the project well as remaining approvals are resolved.	May 2026	2,354	2,403
St Vincent Gardens Playgrounds Upgrade of St Vincent Gardens playground.	Closure Report complete	●	The project is now complete and open to the public.	Jun 2026	1,050	1,355

Legend ● On Track/Complete ◆ At Risk ■ Off Track



Service performance measures

Percentage of animals reclaimed and rehomed

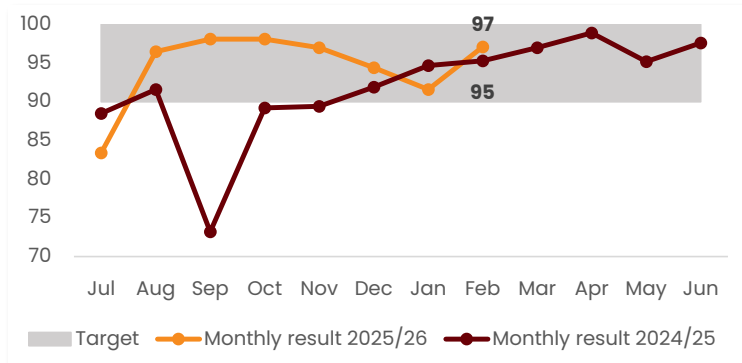


Of the 132 animals collected from 1 July 2025 to 28 February 2026, 56 animals (42%) were reclaimed by their owners. Exceeding the annual target of >40%.

Out of the remaining 76 animals, 25 animals were rehomed (33%). Falling slightly off track for meeting the annual target of >40%.

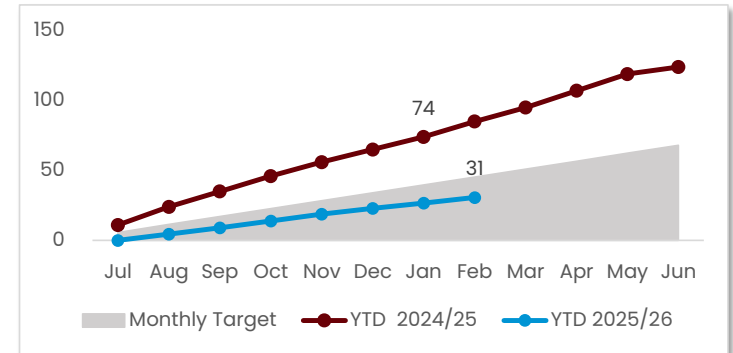
A further 23 animals out of the remaining 76 (30%) animals were being assessed at the time this report was generated.

Dumped rubbish requests completed on time



97 per cent of dumped rubbish requests were resolved on time, exceeding the 90 per cent target.

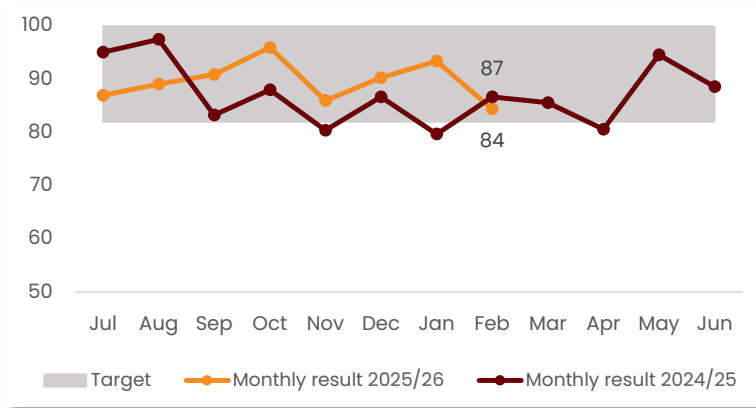
Sealed local road requests per 100 km of sealed local road



Our local road network continues to perform strongly, supported by a steady decline in customer requests. The March 2026 audit is expected to return a condition score of 2.59, confirming the network remains in consistently good shape for our community.

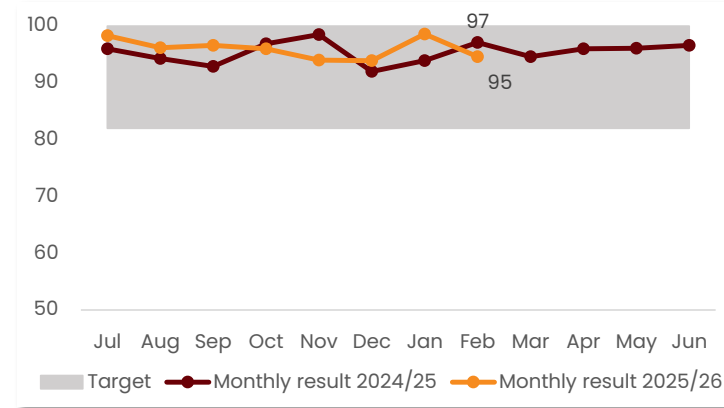


Excessive or unreasonable noise requests responded to on time



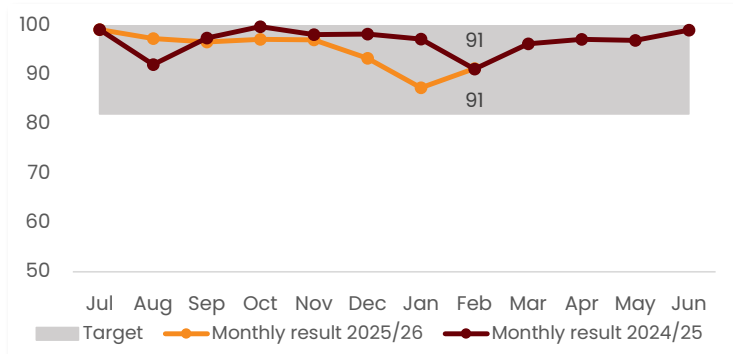
We received 90 requests and 83 of these requests were actioned on time in line with SLA.

Street and laneway cleaning requests responded to on time



Street and laneway cleaning requests continue to be addressed in a timely manner with 95 per cent being resolved on time.

Graffiti management requests completed on time



91 per cent of graffiti management requests were resolved on time, exceeding our target of 82 per cent



Strategic direction 4

A vibrant and thriving community

Highlights

St Kilda Festival celebrates record First Peoples First and strong community turnout



Jessica Mauboy at the Main Stage, Courtesy of Will Hamilton-Coates

St Kilda Festival returned on 14–15 February, drawing 30,000 to Saturday's First Peoples First (our largest on record) and 330,000 to Festival

Sunday. The program featured a diverse lineup of Australian artists across busy precincts, with positive feedback from participants, traders and audiences. Crowd behaviour was excellent with no significant incidents reported, and the Festival received national media coverage across multiple outlets.

Early data indicates strong activity across the footprint; formal surveys and economic analysis are underway and will be presented to Councillors in May.

Inward Loan Brings See Yup Temple Heritage to St Kilda Town Hall

After a behind the scenes visit to the historic See Yup Temple in South Melbourne by Council staff, an inward loan of two gilded wood carvings was arranged for the lobby display at the Carlisle Street entrance to St Kilda Town Hall. The display presents the Temple's cultural

history, including the effects of past fire damage and ongoing restoration work, while drawing attention to its upcoming exhibition and Lunar New Year celebrations. This initiative fosters cultural connection and helps broaden public awareness of one of Melbourne's earliest Chinese Australian heritage sites.



See Yup Temple display, St Kilda Town Hall, 2026

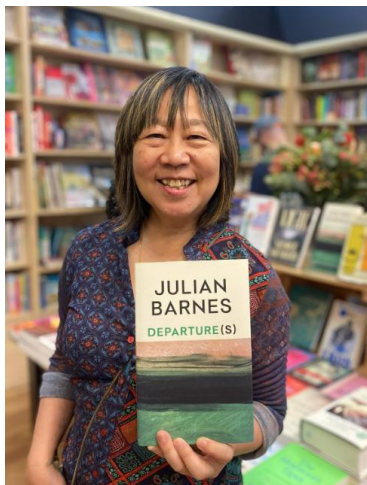
Mary Martin Bookshop Now Open at South Melbourne Market

Mary Martin Bookshop opened at South Melbourne Market on Saturday 14 February.

This bookshop is local and independent with stores located at Queen Victoria Market and Southbank, and previously a store in Port Melbourne.

Owner, Jaye Chin-Dusting, offers a wide range of new books, including new releases, cookbooks and children's books. The stall also features a second-hand book display curated by Rod Cameron, the previous Market bookstall owner (The Merchant of Fairness).

Jaye also plans to host regular book clubs, book launches and events at her new Market location.



Jaye Chin-Dusting, owner of Mary Martin Bookshops

Valentine's Day at South Melbourne Market

South Melbourne Market celebrated all things love for Valentine's Day, with dining offers and live jazz in the Cecil Street restaurant precinct, fantastic gifting ideas and fresh quality produce and recipe ideas for cooking a romantic meal at home. The three florists were incredibly busy on the big day, and visitation to the Market up 14% based on the February 2025 average.

The Market also celebrated with some of the couples who share not just their lives, but a business and a passion for what they create, including Adelia and Eduardo of Golden Dragon Asian Grocery and Serenay and Can of Akana Shoes.



Serenay and Can of Akana Shoes

Lunar New Year at South Melbourne Market

Market-goers and traders celebrated Lunar New Year at South Melbourne Market with

traditional Lion Dancers to bring in the Year of the Horse.

Hong De Lion Dance Association wowed crowds with their athletic and energetic performance, weaving their way around the Market to chase away evil spirits, welcome prosperous times to traders and usher in good luck and blessings to the community, with the Lions symbolising strength, stability and superiority.

2026-30 South Melbourne Market Strategic Plan

The South Melbourne Market 2026-30 Strategic Plan was endorsed by Council on 18 February, setting a clear direction for the Market over the next five years as it enters its 159th to 163rd years of operation.

Grounded in the Market's legacy as a much-loved public institution since 1867, the Plan reinforces its commitment to remaining a vibrant, inclusive and sustainable destination for the local community and visitors alike.

Shaped through extensive engagement with traders, the Market Committee and the broader community, the Plan builds on the 2021-25 strategy, embedding financial sustainability and operational excellence into everyday decision-making. It responds to emerging global and local trends — including changing consumer behaviours, climate pressures, demographic shifts and advances in artificial intelligence — while addressing the challenges of operating within a historic site.

The Plan is guided by four strategic priorities: a Thriving Market, a Vibrant Community Market,

an Authentic and Welcoming Market, and a Sustainable and Resilient Market.

While maintaining a strong focus on the local community, it also supports visitation from workers, families, destination shoppers and tourists, with success measured through trader and customer satisfaction, financial performance and environmental sustainability.



Soundcheck Youth Music Summit

On Sunday 8 February, nearly 200 young people came together at St Kilda Sports Club for Soundcheck 2026, a full day youth music summit powered by Port Phillip Youth Services, our CoPP Live Music Lead, the Youth Events Committee, Rock Academy Australia and Bayside City Council Youth Services. The day kicked off with three punchy, 45 minute panels featuring leading Melbourne music industry trailblazers – giving emerging artists that all important “inside the industry” knowledge. After a free BBQ lunch, the crowd mixed with industry mentors, hit the lawn bowls green, and wrapped up with a six band showcase featuring rising talent from Port Phillip and Bayside. Soundcheck continues to mirror the success of our RAWKUS all ages gig series:

safe, inclusive spaces where young musicians can learn, perform, connect – and most importantly – be heard.

Albert Park Festival of Music

Our Live Music Lead together with the Economic Development Team and Events team supported the first ever Festival of Music at Albert Park, taking over Bridport Street on Sunday 7 February. With CoPP support, eight local venues put on a variety of live musical performances.

Local resident Margie Spencer, who stepped up to run the event for the very first time was supported by our Live Music Lead to guide her through the process and support delivery on the day – a great example of local passion and Council collaboration paying off!



Outdoor dining with local music in Albert Park

A Lively February of Events and Activations

February delivered a lively and community focused program of events and activations across Port Phillip, celebrating local culture, creativity and connection. Community driven music events were a highlight, from the iconic free, all-ages St Kilda Festival to the colourful St Kilda Latin Festival and the much loved, community led Festival of Music in Albert Park Village. These were complemented by major drawcards such as the Palace Foreshore outdoor concert series, the St Kilda Blues Festival across local venues, and BeerFest in Catani Gardens.

Our foreshore and reserves were animated by inclusive sporting events that encouraged participation and spectatorship, including the Port to Park Open Swim, 2XU Triathlon Race 5, beach football and the high energy Summer Jam at Peanut Farm Reserve. Ongoing summer attractions, local markets and supported filming projects added further vitality, reinforcing Port Phillip as a welcoming, connected and vibrant community.

Several filming projects were supported, with permits issued for the ABC’s new eight-episode ‘Dog Park’ series, shot at Albert Park Beach and Kerferd Road Pier; ‘Ground Up’, starring Sam Pang and filmed at St Vincent’s Gardens; and episodes of ‘House Hunters International Melbourne’.

Collectively, these activations were well attended and strongly aligned with our Events Strategy, reinforcing Port Phillip as a vibrant place to live, work and visit.

Major initiatives 2025/26

Council delivers multiple projects that contribute to **a vibrant and thriving community**. Following are the major initiatives (priority projects) we are starting, continuing or completing in 2025/26.

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Carlisle St Carparks Strategy Execution Redevelop the Carlisle Street carparks to facilitate the creation of the Balaclava Retail Renewal Precinct.	Delivery	●	Negotiations continue with neighbouring shop owners regarding the extent of the future easement at the rear of Carlisle St, and officers await a second valuation. Progress towards finalising agreements with Coles is dependent on both of these activities.	Jul 2026	13	-
Lagoon Reserve Pavilion & Park Improve Deliver the new multi-story Lagoon Reserve pavilion project.	Awaiting Closure Report	●	The project's primary construction and delivery phases are now complete. Sports clubs have commenced use of the pavilion, and early feedback has been positive, reflecting the quality of the new amenities and the improved experience for users. An Official Opening is planned for 19 March. This event will mark the formal celebration of the project's completion and will highlight the partnership between Council, sporting clubs and the broader community. The opening will provide an opportunity to showcase the upgraded pavilion, and welcome community members to experience the new spaces firsthand.	Jan 2026	3,545	3,780
Port Melbourne Netball Infrastructure Deliver expanded netball facilities in and around Port Melbourne for the growing and inclusive sport.	Planning & Design	●	Community engagement for the proposed project relocation to JL Murphy Reserve will run through February and March 2026. The outcome of engagement will be shared in April/May.	Jun 2029	160	1,777
South Melbourne Market Connect Project Design and start delivery of the South Melbourne Market Project	Discovery & Concept	●	Project Connect is a strategic capital development initiative designed to renew and upgrade the Market's buildings and public spaces. Project Connect remains on track, with the	Jun 2031	462	533



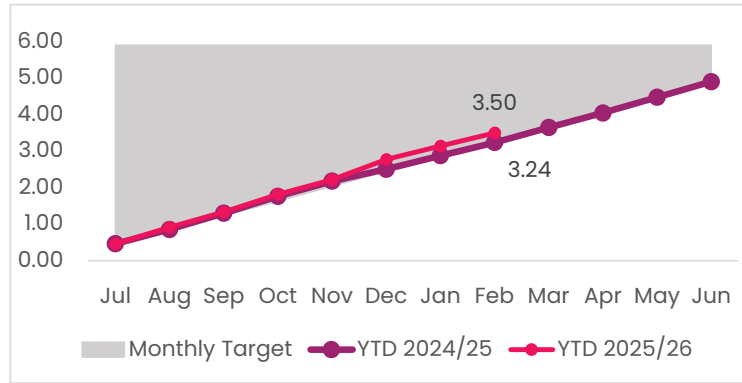
Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Connect to upgrade and renew the Market.			Principal Design Consultant (NH Architecture) and all sub-consultants progressing through the discovery phase. Early concept development has begun, with draft concepts due for completion by the end of April 2026. Fortnightly design workshops are supporting steady progress and helping refine the emerging ideas. Several key stakeholder meetings have been held, ensuring alignment and keeping the project moving in the right direction. A small number of project dependencies have been identified, with work underway throughout March to resolve them and maintain momentum.			
South Melbourne Town Hall Renew South Melbourne Town Hall and work with the Australian National Academy of Music on the reopening of the Town Hall.	Delivery	■	The project remains off track as the forecasted remaining contingency is insufficient to cover the remaining construction period despite value management efforts. A confidential report has been prepared and will be presented to Council in March 2026 seeking additional funding. As part of our ongoing efforts to manage costs, a request from ANAM for Council to consider early handover of portions of the building where Council's base build works are complete is under review by officers. The main hall structural upgrade works are now 99% complete. Preparations are underway for clock tower works, including structural seismic upgrades.	Dec 2027	13,713	8,962

Legend ● On Track/Complete ◆ At Risk ■ Off Track



Service performance measures

Library visits per head of population



In February 2026, our libraries recorded 40,490 visits, slightly below the same period last year. This brings the cumulative total to 3.49 visits per head tracking well to meet the annual target of 4.9.



Strategic direction 5

An engaged and empowered community

Highlights

Community Engagement Update

Over the month of February, we asked for feedback from the community on these projects and initiatives:

- Plan for Port Phillip, Developing the approach to Year 2
- Roadmap to Zero: Safe Travel Strategy and Action Plan
- Proposal for new netball courts at JL Murphy
- Encouraging applications to Council's Advisory Committees
- Shaping the future of St Kilda Festival
- Tidy Walks (dog waste bag trial)
- Accessibility Action Plan
- Greening St Kilda and St Kilda West (Urban Forest Precinct Plan)
- Greening Albert Park and Middle Park (Urban Forest Precinct Plan)

Pick My Park grants program

On the 15 February, Mayor Alex Makin, Cr Libby Buckingham and Cr Louise Crawford joined Minister for Development Victoria and Precincts, the Hon. Harriet Shing, and Member for Southern Metropolitan Ryan Batchelor at Clarke Reserve, Elwood, to announce the successful recipients of the State Government's *Pick My Park* program.

The City of Port Phillip was successful in six applications, securing \$1.5 million in State funding to deliver much needed upgrades to parks, playgrounds and green spaces across the municipality. Each project is supported by \$250,000 in State funding, matched or exceeded by Council contributions.

Community input was central to the applications, with residents helping identify priority locations for improvement. Funded projects include upgrades at

- Pakington Street Reserve (Balaclava),

- St Kilda Botanical Gardens,
- Clarke Reserve (Elwood),
- Burnett Gray Gardens (Ripponlea),
- Alexandra Street Green Corridor (St Kilda East),
- Fennell Reserve - a new off-leash dog park at (Port Melbourne).



L-R: Cr Louie Crawford, Minister Harriet Shing, Member for Southern Metropolitan Ryan Batchelor, Mayor Alex Makin, Cr Libby Buckingham



Major initiatives 2025/26

Council delivers multiple projects that contribute to **an engaged and empowered community**. Following are the major initiatives (priority projects) we are starting, continuing or completing in 2025/26.

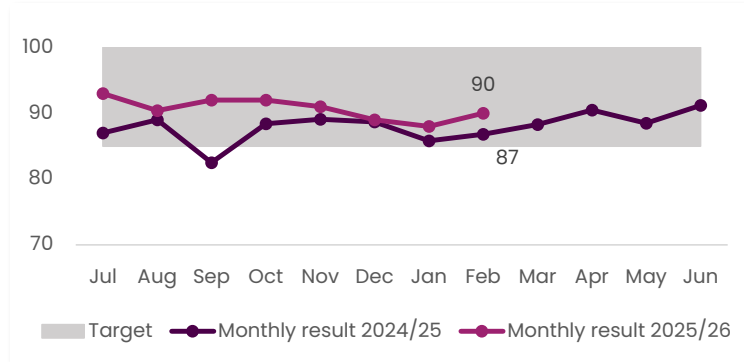
Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Governance Rules Review the Governance Rules and implement its outcomes	Complete	●	Council endorsed the updated Governance Rules in September 2025, and councillors have since completed the required training.	Oct 2025	Operating Budget	

Legend ● On Track/Complete ◆ At Risk ■ Off Track



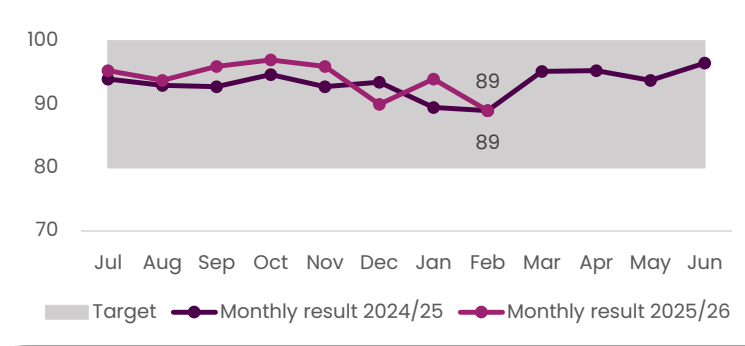
Service performance measures

Community service requests resolved within agreed timeframes



90 per cent of community service requests were resolved on time, exceeding our target of 85 per cent.

Complaints resolved within agreed timeframes (includes missed bins)



In February 2026, 89 per cent of community complaints were resolved on time, exceeding our target of 80 per cent.



Strategic direction 6

A trusted and high-performing organisation

Highlights

Bushfire recovery assistance to Murrindindi Shire

City of Port Phillip officers recently supported Murrindindi Shire's recovery efforts following the January Longwood Bushfire.

We provided expertise in arboriculture, environmental health, municipal building surveying, secondary impact assessment, data analysis, and emergency management coordination.



St Kilda Townhall

Safety and Wellbeing

Throughout February, consultation and review of Department hazard registers progressed, ensuring all relevant hazards—including psychosocial hazards—are adequately captured with appropriate risk controls identified.

Annual refresher training for leaders on Legal Safety obligations was undertaken with over 70 leaders attending. An additional specialised legal session on safety accountabilities for those with responsibilities for labour hire staff was also undertaken.

Focus on contractor safety continues with assurance activities identifying specific areas for improvements that will continue to be monitored.

Major initiatives 2025/26

Council delivers multiple projects that contribute to **a trusted and high-performing organisation**. Following are the major initiatives (priority projects) we are starting, continuing or completing in 2025/26.

Major Initiative	Stage	Status	Update	Completion Date	Forecast \$'000	Budget \$'000
Clever Port Phillip Deliver and refine annually our Clever Port Phillip Action Plan to support innovation, improved productivity, customer experience and financial efficiency.	Delivery & Awaiting Closure Reports	●	This program includes several projects, with seven currently in progress. All seven projects are on track for successful delivery.	Jun 2027	619	564
Human resource and payroll system renewal Deliver the human resource and payroll system project to support improved employee experience, productivity and recruitment (the scope of the payroll upgrade is yet to be developed).	Discovery & Concept	●	Project timelines are currently being re-baselined as the evaluation committee continue to work through the procurement and tender process. New timelines and next steps expected to be finalised in March.	July 2027	695	1,249
Portfolio Delivery Improvement Plan Enhance project portfolio management, delivery and outcomes by benchmarking our capability and developing and implementing an improvement plan.	Delivery	◆	The plan outlines a series of initiatives aimed at strengthening project portfolio delivery. Key activities, including the resource demand review, development of program structures, and establishment of contractor panels, are underway, with good progress made on delivery of updated guidelines for project signage. Staff involved in this project are key to the development of the draft budget including the portfolio build, limiting ability to progress initiatives in the improvement plan during this peak period.	June 2026	Operating Budget	

Legend

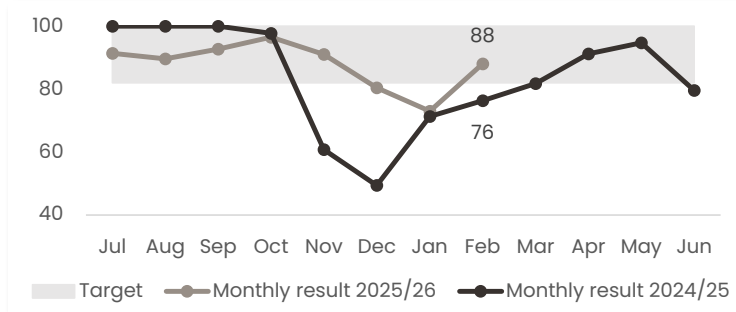
● On Track/Complete

◆ At Risk

■ Off Track

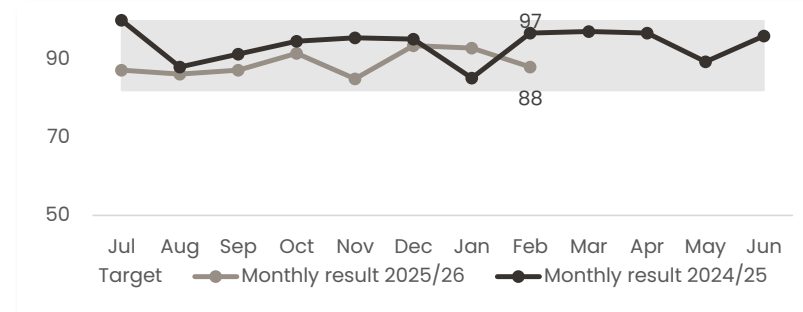
Service performance measures

Building maintenance requests completed on time



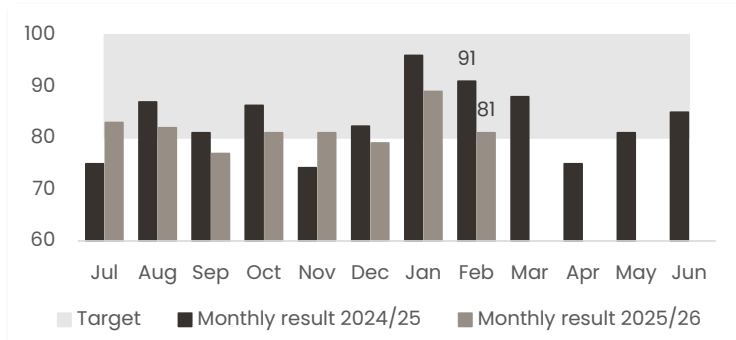
In February 2026, 88 per cent of building maintenance requests were resolved on time, exceeding our target of 82 per cent.

Rates related service requests completed on time



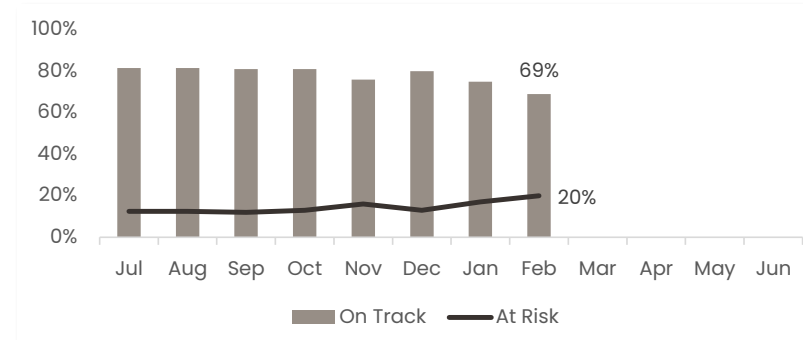
In February 2026, 88 per cent of rates requests were resolved on time, exceeding our target of 80 per cent.

Occupational health and safety incidents reported within 24 hours



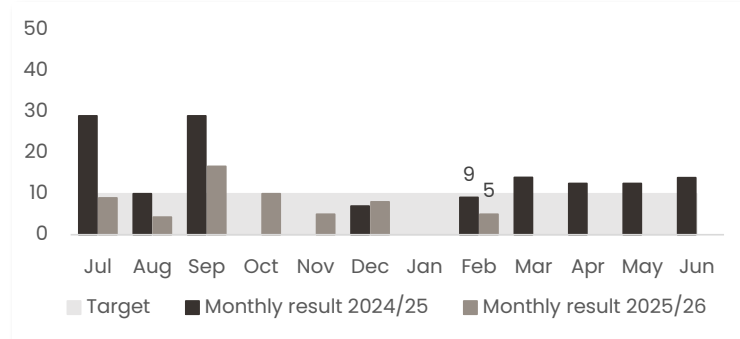
In February 2026, a total of 81 occupational health and safety issues were reported within 24 hours. This is above our target of 80 per cent.

Projects reporting on track or at risk



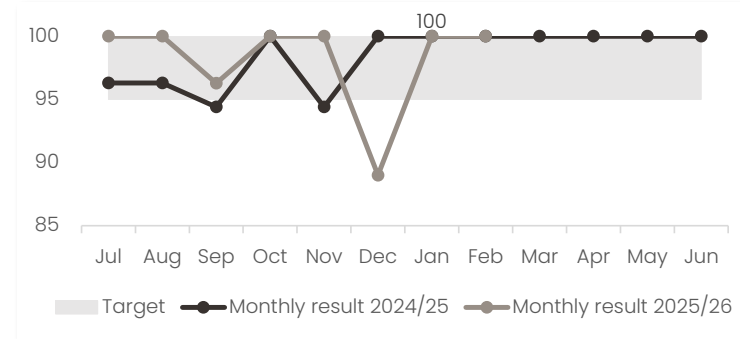
In February 2026, 69 per cent of projects reported on track and 20 per cent at risk. This equates to a combined 89 per cent on track or at risk, exceeding our target of 80 per cent.

Council decisions made at meetings closed to the public (percentage)



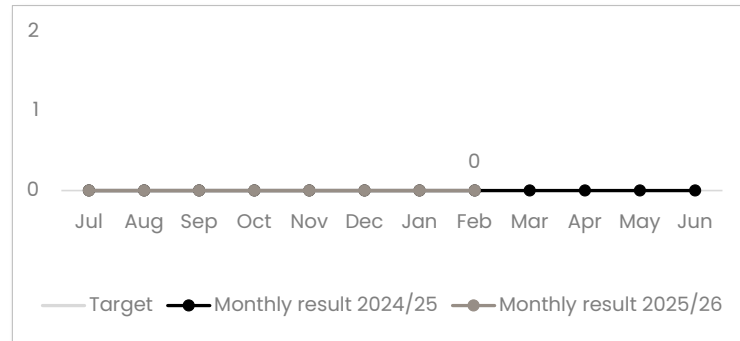
In February 2026, 5 per cent of Council decisions made at meetings closed to the public, falling within our target of 10 per cent

Councillor attendance at Council meetings



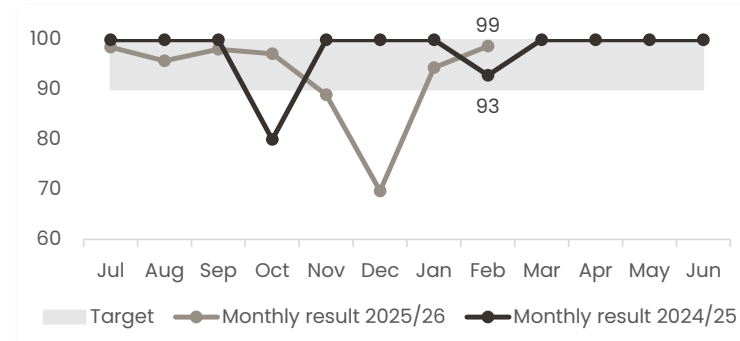
In February 2026, Councillor attendance at Council meetings was 100 per cent.

Material legislative breaches



There were no material legislative breaches in February 2026

Land information certificates submitted on time

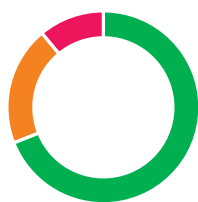


In February 2026, 99 per cent of land information certificates were submitted on time, exceeding our target of 90 per cent.

Project portfolio report

The project portfolio is the projects, including major initiatives, set out in the Plan for Port Phillip 2025–35.

Overall status



On track 69%

Latest result has achieved target. On track across all elements.

At risk 20%

Latest result experienced a minor miss in relation to target measure.

Off track 11%

A significant variation from the target measure. Off track for one or more elements.

Portfolio status trend

	12-month average	Nov 2025	Dec 2025	Jan 2026	Feb 2026
On track	76%	76%	80%	75%	69%
At risk	16%	16%	13%	17%	20%
Off track	8%	8%	7%	8%	11%

Portfolio financial performance

	Number of projects	Annual budget (\$ million)	Annual forecast (\$ million)	YTD forecast (\$ million)	YTD budget (\$ million)	YTD variance (\$ million)
Capital	200	80.9	75.2	46.1	55.8	(4.5)
Operating	108	12.6	12.8	6.0	10.5	(0.6)
Total	308	93.5	88.0	52.1	66.3	(5.1)

Project portfolio changes

Project	Change
HR Solution Project	Deferral of \$677k from FY26 to FY27 due to updated timeline for procurement evaluation and delivery phases that moves majority of vendor-led activities to FY27.
The Avenue Childcare Centre Redevelopment	Bring forward \$120k to address project progress that is ahead of original plan
Argyle Street Road Renewal	\$465k savings have been returned following the Request for Quote (RFQ) process that indicated the costs to be lower than initially budgeted. The differences were from high level assumptions that were applied to deliverables (e.g. number of trees, possible raingardens) and adjustments to contingency.

Project	Change
Fitzroy Street Road Safety Improvements	Defer project by 12 months to July 2026 due to Tram infrastructure upgrades to be undertaken by Department of Transport and Yarra Trams. These upgrades will delay the Safety improvements construction commencement to ensure there are no duplicated design or works
Peanut Farm Oval Reconstruction	Defer \$1.025m from FY28 to future years and place project on hold to prioritise the Woodruff Oval renewal project first.
RRC Contamination Rectification	Additional \$400k (\$200k in each FY27 & FY28) to support remediation works expected as a result of current investigations

Project completions

Project	Description
Elwood Reserve Change Rooms and Toilets	Successful construction of additional two change rooms and four toilets added to the Elwood Reserve facilities to support growing community usage.

Financial update

As at 28 February 2026, the full-year forecast 2025/26 cash surplus stands at \$0.22 million, \$0.32 million below the adopted budget. There have been several key movements that have influenced the cash surplus this year:

- \$1.40 million in permanent net efficiency savings achieved primarily through rationalisation of department budget without impact to services, management of insurance premiums, higher grant income, favourable tender outcomes, and net positive impact of service delivery changes to parking infringements
- \$0.47 million in non-recurrent departmental savings across a number of expense categories
- \$0.26 million in additional rental income provided back to Council for the short-term lease of the Australia Post site which was extended to December 2025
- \$0.20 million in unbudgeted State capital grants - Nightingale Street Pedestrian Crossing
- \$0.15 million net additional fees and user charges from changes in demand for Council services
- \$0.10 million in additional income from Container Deposit Scheme
- (\$0.14) million Council entered into the Early Childhood Education and Care Worker Retention Scheme to maintain safe, high-quality childcare services while responding to sector-wide workforce shortages
- (\$0.17) million due to audited financial result for 2024/25 marginally below forecast, resulting in a lower opening cash surplus carried into 2025/26
- (\$0.20) million transitions to the Positive Ageing service model including a larger Linking Neighbours program and continued ongoing Community Connector support and operations of Hop on Hop Off bus
- (\$0.30) Enterprise Agreement impact on annual and long service leave provisions, less lower leave taken than budgeted due to vacancies and higher use of agency staff
- (\$0.30) million from lower paid parking fees than forecast due to flat volumes against budgeted volume increase of 6% (cool & rainy weather between Jul- Dec)
- (\$0.30) million in additional funding provided including for the Open Space & Tree Maintenance Procurement project
- (\$0.57) million for transition costs relating to the award of the Tree Maintenance & Management and Open Space Maintenance Contracts
- (\$0.68) million net increases in project expenditure primarily due to capital works for the Elwood Foreshore Facilities development
- (\$0.70) million from Long Day Care operations including lower utilisation and higher use of agency staff to backfill permanent positions
- Several other movements were recorded this year that did not affect the cash surplus, including:
 - Amendments to AASB 13 Fair Value Measurement (applied as at 30 June 2025):
 - \$4.00 million increase in depreciation
 - \$2.84 million reclassification from operating to capital expenditure
 - \$194 million uplift in Council's asset base following asset revaluation
 - (\$0.6) million for the extension of the Kerbside Collection Waste Contract including a one-off payment for the contractor for a series of service-optimisations to improve reliability and efficiency, reduce underlying costs, and support Council's service transformation objectives. This will be funded by a drawdown on the Waste Charge Reserve

Key financial updates and indicators

- A forecast cumulative cash surplus of \$0.22 million noting ongoing risk of changing economic conditions and inflationary pressures.
- A forecast overall low risk rating using the Victorian Auditor General's Office (VAGO) financial sustainability indicators.
- Forecasted net operating result of \$20.1 million (6.8 per cent of total revenue), a funding source for capital works.
- A forecasted working capital ratio of 256 per cent.
- A forecasted cash and investment balance of \$87 million. Majority of this is held in reserves and tied to specific delivery of projects and services (e.g. open space developer contributions, project deferrals and specific grants)
- Currently ahead of target of \$1.3 million efficiency savings for Budget 2026/27 with \$1.67m of efficiency savings achieved year to date. Permanent efficiency savings achieved primarily through rationalisation of department budget without impact to services, management of insurance premiums, higher grant and user fee income, tender outcomes and net positive impact of service delivery changes to parking infringements. Noting efficiency savings are becoming increasingly hard to achieve.
- Council offers support for ratepayers who are suffering extreme financial hardship. This year, rates waivers totalling \$6,268.90 (10 waivers) have been issued. In 2024/25 rates waivers totalling \$9,283 (17 waivers) were issued.

Summarised Income Statement Converted to Cash

	Year to Date				Full Year			
	Actual	Forecast	Variance	%	Forecast	Budget	Variance	%
	\$'000	\$'000	\$'000		\$'000	\$'000	\$'000	
Total Income	188,335	184,474	3,861	2%	294,966	288,828	6,139	2%
Total Expenses	164,327	167,211	2,884	2%	274,878	273,843	(1,034)	(0%)
Operating Surplus/(Deficit)	24,008	17,263	6,745	39%	20,089	14,985	5,103	34%
Income Statement Converted to Cash:								
Capital Expenditure	(39,974)	(45,366)	5,392	(12%)	(73,621)	(74,079)	457	(1%)
Non-cash operating items	21,489	22,806	(1,317)	(6%)	35,802	31,802	4,000	13%
Financing Items	(1,064)	(1,015)	(50)	(5%)	(1,522)	(1,522)	0	0%
Net Reserves Drawdown (Replenish)	0	25	(25)	(100%)	16,326	26,033	(9,707)	(37%)
Current Year Cash Surplus/(Deficit)	4,459	(6,287)	10,746	171%	(2,926)	(2,781)	(145)	(5%)
Opening cash surplus balance	3,143	3,143	0	0%	3,143	3,317	(174)	(5%)
Cumulative Cash Surplus	7,602	(3,144)	10,746	342%	217	536	(319)	(60%)





8. A HEALTHY AND CONNECTED COMMUNITY

Nil

9. AN ENVIRONMENTALLY SUSTAINABLE AND RESILIENT CITY

Nil

10. A SAFE AND LIVEABLE CITY

Nil

11. A VIBRANT AND THRIVING COMMUNITY

11.1	<i>Proposed Port Melbourne Special Rate and Charge Declaration Report</i>	47
11.2	<i>Proposed South Melbourne Special Rate and Charge Declaration Report</i>	77
11.3	<i>13-21 Palmerston Crescent, South Melbourne - 916/2014/A</i>	110



11.1 PROPOSED PORT MELBOURNE SPECIAL RATE AND CHARGE DECLARATION REPORT

EXECUTIVE MEMBER: BRIAN TEE, GENERAL MANAGER, CITY DEVELOPMENT

PREPARED BY: SUSIE FILLETI, BUSINESS ENGAGEMENT COORDINATOR

MIKE FISHER, MANAGER CITY PLANNING AND SUSTAINABILITY

1. PURPOSE

- 1.1 To determine Council support for the declaration of the Port Melbourne Special Rate and Charge (**Special Rate**) for 2026 – 2031 period.

2. EXECUTIVE SUMMARY

- 2.1 The Port Melbourne Business Association (**Association**) have formally requested that Council renew the proposed Special Rate for a five-year period.
- 2.2 If endorsed, proposed Special Rate would commence on 1 July 2026 ending on 30 June 2031.
- 2.3 Its purpose is for marketing, promotion, business development and centre management of the specified Activity Centre.
- 2.4 In accordance with sections 163, 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, Council considered all submissions and objections from affected property owners and business operators at its ordinary meeting held on 18 March 2026. All written and verbal submissions were considered.
- 2.5 Following consideration of the submissions and objections received, Council needs to determine a final position on the proposed Special Rate.
- 2.6 After considering the submissions and objections in relation to the proposed Special Rate, Council has the following Options:
- **Option 1** - Council considers all submissions and objections received in relation to the Special Rate in accordance with the Act and information provided by Council Officers. Council decides that there are insufficient objections (less than 51 percent) to abandon the Special Rate and proceeds to declare the Special Rate commencing 1 July 2026.
 - **Option 2** - Council after considering all submissions and objections received in relation to the Special Rate in accordance with the Act, decides to abandon the proposed Special Rate and does not declare a Special Rate for Port Melbourne.
- 2.7 Council Officers recommend that Council adopt Option 1 and proceed to declare the Special Rate commencing 1 July 2026. In forming this recommendation, Officers have considered all submissions and objections in accordance with the Act. A total of 11.2 percent valid objections was received for the proposed Special Rate, which is significantly below the statutory 51 percent threshold required for Council to abandon the proposal.



3. RECOMMENDATION

That Council:

- 3.1 After considering all submissions and objections, and meeting the requirements of sections 163, 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, Council declares the Port Melbourne Special Rate and Charge under section 163(1) of the Act. The purpose of this Special Rate is to support marketing, promotion and business development activities for the Port Melbourne Business Precinct, as outlined in the draft Declaration (**Attachment 1**).
- 3.2 Authorises the Port Melbourne Business Association (**Association**) to manage the funds raised from the Special Rate and Charge, on the condition that the Association enters into a funding agreement with Council for the duration of the Special Rate and Charge.
- 3.3 Authorises the CEO, or their delegate, to prepare and finalise the funding agreement between Council and the Association. This agreement will confirm all administrative arrangements and ensure that Council maintains full legal responsibility for approving and overseeing how the Special Rate and Charge funds are spent, in accordance with its obligations under the Act.
- 3.4 Notes the feedback provided through submissions and objections, as considered at the Council Meeting on 18 March 2026 and notes that Council Officers will work with the Association to reach out to those businesses who provided submissions and objections to ensure that opportunities and concerns identified are considered and, where possible, addressed to leverage the benefits of the Special Rate and Charge.
- 3.5 Notifies all owners and occupiers of properties included in the Special Rate and Charge, and all persons who have lodged a submission and/or objection of the decision of Council, of the decision to declare and levy the Special Rate and Charge commencing on 1 July 2026, and the reasons for the decision.
 - 3.4.1 For the purposes of paragraph 3.4 of this resolution, the reasons for the decision of Council to declare the Special Rate and Charge are that:
 1. there were 11.2 percent valid objections to the Special Rate and Charge, and overall, there is considered to be broad support from affected property owners and occupiers;
 2. the Special Rate supports Council's role and responsibilities under the Act, especially relating to encouraging local business activity, retail growth and employment in the area;
 3. all persons who are liable or required to pay the Special Rate and Charge, and the properties respectively owned or occupied by them, will receive a special benefit in the form of an enhancement or maintenance in land values and /or a maintenance or enhancement in the use, occupation and enjoyment of the properties; and
 4. the basis for distributing the Special Rate and Charge among those required to pay it is considered fair and reasonable.
- 3.6 Advises the Association of the items outlined in 3.1, 3.2 and 3.3 of this resolution.



- 3.7 Notes the properties that are included in the Special Rate and Charge area will be subject to general re-valuations and supplementary valuations on the same cycle as the City of Port Phillip general rates and charges.

4. KEY POINTS/ISSUES

BACKGROUND

- 4.1 Special Rate declarations are a statutory process governed by Part 8 of the *Local Government Act 1989*. Despite the enactment of the *Local Government Act 2020*, the Special Rate and Charge provisions of the 1989 legislation are still in force. In declaring a Special Rate and Charge, Council must consider that:
- 4.1.1 the proposal relates to the performance of a function authorised under Section 163 of the Act;
 - 4.1.2 there will be a special benefit to those persons liable to pay the Special Rate and Charge levy; and
 - 4.1.3 there is a reasonable distribution of the rate amongst those persons liable to pay the Special Rate and Charge levy.
- 4.2 On 30 September 2025, Council received a letter from Port Melbourne Business Association (**PMBA**) requesting that Council begin the statutory process to renew the Port Melbourne Special Rate and Charge for five years, from 1 July 2026 to 30 June 2031.
- 4.3 In October and November 2025, PMBA contacted all open businesses in the Precinct (266 businesses) to gauge support for the Special Rate. PMBA received support from 182 out of the 266 properties which represented 68 percent.
- 4.4 The proposed new Special Rate is for a five-year period (2026 – 2031) and includes 376 properties. The proposed Boundary Map is attached (**Attachment 2**).
- 4.5 The proposed 2026 – 2031 Special Rate and Charge is modelled to raise up to \$320,000 per annum in each of the financial years from 2026-2027 to 2030-2031.
- 4.6 At its meeting on 10 December 2025, Council agreed to begin the statutory process under the Act to introduce a Special Rate for properties within the Port Melbourne Business Precinct. The proposed Special Rate is to raise up to \$320,000 each financial year from 2026–2027 to 2030–2031.
- 4.7 In accordance with Council’s statutory obligations under sections 163(1A) and 163B(3) of the Act, a Public Notice was published in *The Age* on 15 December 2025, outlining the details of the proposed declaration of Special Rate and Charge. This Public Notice commenced the statutory consultation process. The process concluded at 5pm on 30 January 2026.
- 4.8 On 11 December 2025, Council sent individual letters to all affected property owners and occupiers within the proposed Port Melbourne boundary. This advised them of the Intention to Declare the Special Rate, the commencement of the statutory process including a copy of the Public Notice and an estimation of the levy based on 2025 Net Annual Value (**NAV**) valuations that would be applied to the property.
- 4.9 During the statutory consultation period, between 15 December 2025 and 30 January 2026, Council received the following response on the proposed Special Rate:
- 7 submissions of support from 5 business and property owners



- representing 7 properties;
 - 7 submissions of feedback from 1 property owner representing 7 properties; and
 - 42 valid and 10 invalid objections from 42 property and business owners representing 51 properties.
- 4.10 The total number of valid objections received equates to 11.2 percent of the total proposed rateable properties.
- 4.11 Section 163B(6) of the Act states that Council cannot declare a Special Rate if it receives objections from a majority of the rateable properties that would be required to pay it (meaning more than 51 percent). In this case, Council did not receive a majority of objections to the proposed Special Rate.
- 4.12 Council must consider all submissions and objections received in relation to the Special Rate in accordance with the Act prior to making a decision regarding the declaration of the proposed Port Melbourne Special Rate and Charge.
- 4.13 At the Council Meeting held on 18 March 2026, in accordance with the statutory process, Council considered all submissions and objections from affected property owners and business operators. All submissions were considered at this meeting. A vote to move to determine a final decision at its Council Meeting on 22 April 2026 was taken and the Motion was carried unanimously.

KEYPOINTS

- 4.14 The City of Port Phillip currently has four Special Rate schemes in operation – Acland Street Village, Port Melbourne, Fitzroy Street and Carlisle Street. All Port Phillip schemes incorporate the collection of a levy from commercial properties within a defined geographic area, for the sole purpose of marketing, promotion and business development of the specified activity centre.
- 4.15 All funds collected are distributed to the relevant incorporated Business Association under a funding agreement with Council.
- 4.16 If redevelopments occur within the proposed Special Rate boundary any new eligible properties that have not previously been levied will be added to the Special Rate. Any property that changes from commercial, retail, leisure, tourism or light industrial to residential use will be removed from the Special Rate. Amendments to the Special Rate will occur from the date the supplementary valuation takes effect.
- 4.17 Properties exempt from paying the Special Rate levy include:
- Dedicated car parking lots;
 - telecommunication towers and power substations;
 - all residential properties; and
 - non rateable properties.
- 4.18 To distribute the Special Rate across the commercial properties within the Port Melbourne precinct boundary, the existing two benefit areas will remain – primary and secondary. Details of the benefit areas and Scheme boundary are specified in the Proposed Declaration of a Special Rate and Charge (**Attachment 1**).



4.19 Properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes that fall into the below address ranges are included proposed Scheme boundary:

- 1-476 Bay Street (odd and even inclusive);
- 1-105 Beach Street (odd and even inclusive);
- 28-40 Beaconsfield Parade (inclusive);
- 92-141 Bridge Street (odd and even inclusive);
- 1-86 Crockford Street (odd and even inclusive);
- 69 Cruickshank Street;
- 146 Evans Street;
- 97 and 214-252 Graham Street (inclusive);
- 5 Ingles Street;
- 21 Johnston Street;
- 21 and 8-30 Lalor Street (inclusive);
- 141-147 Liardet Street (inclusive);
- 1-174 Nott Street (odd and even inclusive);
- 2-4 Princes Street (inclusive);
- 2-4 and 33-107 Raglan Street (inclusive);
- 46-224 Rouse Street (odd and even inclusive);
- 100 Spring Street North;
- 192 Station Street;
- 18-42 Stokes Street (inclusive); and
- 1-13 Waterfront Place (inclusive); and
- Also, where a special benefit from the Special Rate and Charge is received.

4.20 The rates to calculate the Special Rates will be determined at the beginning of each financial year to achieve a Special Rate of up to \$320,000 per annum.

4.21 The rates to calculate each benefit area, for the purposes of assessing and levying the special rate and charge, will be determined having regard to the Net Annual Value (**NAV**) of all properties within each benefit area at the beginning of each financial year to raise a total of up to \$320,000 per annum.

4.22 As FY2026-2027 NAV valuations are not yet available at the time of this Report, the below shows rates in the dollar, based on the 2025-2026 NAV valuations, that would have been applied to collect the Special Rates totalling up to \$320,000 per annum:

- Primary benefit rate – 0.00858
- Secondary benefit rate – 0.00429



- 4.23 The actual Special Rates to be applied in 2026-2027, and in each subsequent year of the Special Rate Period, will be determined having regard to reassessed NAV figures prepared annually by Valuer-General Victoria.
- 4.24 In addition to the rate in the dollar being adjusted each financial year, maximum and minimum special charges will also apply. For the 2026-27 rating year, the following maximum and minimum special charges will apply:
- Primary benefit rate – maximum charge of \$20,664 and a minimum charge of \$708 per year.
 - Secondary benefit rate – maximum \$10,332 and a minimum charge of \$449 per year.
- 4.25 The maximum and minimum special charges will be adjusted at the beginning of each financial year during the operation of the Scheme, having regard to:
- any change to the Special Rate in each of the benefit areas (which, as noted above, will be determined based on changes in NAV to ensure that \$320,000 is collected in that year);
 - the inclusion or removal of any properties from the Scheme; and
 - any change in the number of properties that will pay a special charge (rather than a special rate), taking into account the revised special rates in each benefit area, as noted above.
- 4.26 Council will provide the Association with the collected levy every six months, on receipt of an accepted Activity Report and valid tax invoice. Prior to the Association issuing a valid tax invoice, Council will confirm the total levy collected for the six-month period, which will be no more than \$160,000 to include on the tax invoice. Should the collected levy be less than the expected levy, Council will not supplement payments to cover the balance; Council will only issue funds received.
- 4.27 The Association has developed its Business Plan for the proposed 2026 – 2031 Special Rate and Charge as well as a Budget and Action Plan for FY2026/2027 (**Attachment 3**). The Business Plan, Budget and Action Plan will form part of the new funding agreement with Council.
- 4.28 The Special Rate will be for the sole purpose of marketing, promotion, business development and centre management of the specified Activity Centre. It is considered that the value of the properties included in the Special Rate and Charge, their desirability as a letting proposition, and their general amenity could be enhanced by the activities generated from the Special Rate funds.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 On 11 December 2025 Council sent separate letters to all affected property owners and occupiers within the proposed Port Melbourne boundary. This advised them of the Intention to Declare the Port Melbourne Special Rate and Charge, the commencement of the statutory process including a copy of the Public Notice, and an estimation of the levy based on 2025 Net Annual Value (NAV) valuations that would be applied to the property.
- 5.2 A Public Notice was published in the Age and on Council's website on the 15 December 2025, outlining the details of the proposed declaration of Special Rate and



Charge. This Public Notice commenced the statutory consultation process. The process concluded at 5pm on 30 January 2026.

- 5.3 Council has acknowledged receipt of all submissions and has provided details of the Council Meeting at which those property and business owners may speak to their submission.
- 5.4 At the Council Meeting held on 18 March 2026, in accordance with statutory process, Council considered all objections and submissions from affected property owners and business operators. All objections and submissions were considered at this meeting. A vote to determine a final decision at its Council Meeting on 22 April 2026 was taken and the Motion was carried unanimously.

6. LEGAL AND RISK IMPLICATIONS

The risks associated with the proposal are limited by the following:

- 6.1 Council procured legal services from Maddocks to independently review objections submitted during the statutory consultation process.
- 6.2 The number of valid objections received for the Special Rate does not exceed 50 percent of the total properties in accordance with Section 163B(6) of the Act.
- 6.3 If the Special Rate and Charge is declared, the Association will enter into a formal funding agreement with Council for the duration of the Special Rate and Charge. This agreement outlines the specific purposes for which the funds can be spent (being the purposes for which the Special Rate and Charge is declared).
- 6.4 Under the terms of the proposed funding agreement, the Association:
 - 6.1.4 will be required to submit an Activity Report that includes financial reporting documentation every six months (profit and loss, balance sheet, general ledger, and marketing activity report). Special Rate monies will not be paid to the Association until all reporting is received and approved.
 - 6.1.5 must be an incorporated entity through the life of the Special Rate and must act in accordance with the *Associations Incorporation Reform Act 2012*.
 - 6.1.6 will be required to adopt their five-year Business Plan to guide expenditure of the funds (**Attachment 3**).
 - 6.1.7 will be required to adopt their annual Budget and Action Plan that details how the operating budget will be spent (**Attachment 3**).
 - 6.1.8 The Association will expend the monies raised by the Special Rate on behalf of Council as an administrator of the funds and at all times bound by the funding agreement with Council and under the direction of Council, and Council will reserve solely all discretions relevant to the application of the proceeds of the Special Rate. Section 164 of the Act enables Council to discontinue the Special Rate if there is any inappropriate expenditure.
 - 6.1.9 If Council does not wish to support the Special Rate, there may be an expectation from the commercial precinct that Council will fund marketing and promotion activities for the precinct.
 - 6.1.10 If Council proceeds with the declaration at its Council Meeting on 22 April 2026, the Special Rate and Charge notice will then be issued. From the date of issue, a person has 30 days to apply to VCAT for a review of Council's decision to



impose the Special Rate and Charge, on the limited grounds available under section 185 of the Act.

6.1.11 Section 185AA of the Act provides a separate right to apply to VCAT for a declaration as to the validity of Council's decision. An application for a declaration can be made at any time.

6.1.12 If an application is lodged at VCAT, Council would consider whether to proceed with:

- the implementation of any Special Rate; or
- providing any monies raised to the Association until the application has been heard and there is a VCAT decision on the matter.

7. FINANCIAL IMPACT

7.1 Council incurs administrative costs for the renewal of the Port Melbourne Special Rate and Charge. These have been included in the FY2025/2026 budget.

7.2 If the Special Rate and Charge is successful, ongoing resources will be required to monitor the Special Rate and Charge, this will be funded from the operational budget and supported via existing resourcing.

7.3 Council administers the collection of the funds of the Special Rate and Charge and would distribute the funds to PMBA in two half-yearly instalments, after they complete reporting requirements under the proposed funding agreement.

8. ENVIRONMENTAL IMPACT

8.1 A financially sustainable business association allows Council to work with businesses in the Precinct on leading practice sustainability programs that will reduce emissions, waste and energy usage amongst other outcomes.

8.2 Vibrant local activity centres provide residents with the opportunity to shop locally and sustainably by walking, cycling or taking public transport to access their centre rather than driving elsewhere.

9. COMMUNITY IMPACT

9.1 Vibrant activity centres are critical to the health and development of the local community. Centres provide employment, community meeting places, resources, leisure opportunities and essential services to the community.

10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

10.1 Special Rate and Charge schemes align with:

10.1.1 A healthy and connected community - Our Council fosters collaboration and mutual support within the community:

- Business and retail precincts play a vital role in supporting community wellbeing by offering diverse services. These precincts act as hubs of connection, where people gather, interact, and feel a sense of belonging. Through collaboration with Business Associations, Council helps ensure these precincts remain inclusive, accessible, and responsive to community needs.

10.1.2 An environmentally sustainable and resilient City - Our Council engages the community in enhancing environmental outcomes:



- Council can collaborate with Business Associations to promote and support environmentally sustainable practices across precincts.
- 10.1.3 A safe and liveable City - Our City values the distinct character and identity of local neighbourhoods:
- Successful business precincts underpin the liveability of a high-density city such as Port Phillip and are pivotal in creating a city of diverse and distinctive neighbourhoods and public spaces.
- 10.1.4 A vibrant and thriving community - Our City has a strong, resilient economy:
- Special rate funds empower the business community to actively and creatively market, promote and develop their precinct to maintain vibrancy and economic viability and to provide the community with a well-resourced business precinct that provides excellent services, gathering places and employment.
- 10.1.5 An engaged and empowered community - Our residents and businesses are well informed:
- Business Associations serve as a vital conduit between Council and the business community, helping to identify precinct needs and communicate priorities effectively.
- 10.1.6 A trusted and high-performing organisation - Port Phillip Council is financially sustainable, cost effective, and efficient:
- Special Rate funds enable cost-sharing models for marketing, events and activations of business precincts, improving financial efficiency.

11. IMPLEMENTATION STRATEGY

TIMELINE

- 11.1 If Council resolves to declare the proposed Special Rate for five years, from 1 July 2026 to 30 June 2031, then:
- 11.1.1 Council advises the Association of the Council decision on 23 April 2026 and commences drafting a formal funding agreement with PMBA for the duration of the Special Rate which outlines the specific purposes for which the funds can be spent.
- 11.1.2 Council gives ratepayers notice by the nominated postal address and the street address in the designated Special Rate area of the decision regarding the Port Melbourne Special Rate and Charge and provides the basis on which the Special Rate will be levied.
- 11.1.3 A person on whom a Special Rate is imposed then has 30 days from the date of issue of the Notice of Declaration of the Special Rate specified in 11.1.2 of this report to apply to VCAT for a review of a decision of Council to impose a Special Rate on that person, on limited grounds under section 185 of the Act.
- 11.1.4 Section 185AA of the Act provides a separate right to apply to VCAT for a declaration as to the validity of Council's decision. An application for a declaration can be made at any time.
- 11.2 If an application is lodged at VCAT, Council would consider whether to:



- proceed with the implementation of any Special Rate; and
- provide any monies raised to the Association;

until the application has been heard and there is a VCAT decision on the matter.

11.3 If no application is made to VCAT, Council will commence the Port Melbourne Special Rate and Charge on 1 July 2026:

- Affected rate payers will receive their levy notification to make payment via their Council rates notice in August 2026.

11.4 If Council resolves not to declare the proposed Special Rate at its Council Meeting on 22 April 2026:

- Council will advise the Association and all affected rate payers in writing of this decision and the proposed Special Rate will not proceed.

COMMUNICATION




11.5 Council advises the Association of Council's decision regarding the Special Rate.

11.6 Council advises, by letter, all the eligible ratepayers by their nominated postal addresses and the street addresses in the designated Special Rate Area of the decision regarding the Special Rate following the Ordinary Council Meeting on 22 April 2026.

12. OFFICER MATERIAL OR GENERAL INTEREST

12.1 No officers involved in the preparation of this report has declared a material or general interest in the matter.

ATTACHMENTS

1. **Proposed Port Melbourne Special Rate and Charge Declaration**  [↓](#)
2. **Proposed Port Melbourne Special Rate and Charge Boundary Map**  [↓](#)
3. **Port Melbourne Business Association Business Plan 2026-2031 and FY 26/27 Action Plan**  [↓](#)

DECLARATION OF A SPECIAL RATE FOR THE PORT MELBOURNE BUSINESS PRECINCT 2026 - 2031

Having considered all submissions and objections received and having complied with the requirements of sections 163, 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, Port Phillip City Council (**Council**) declares a special rate and special charge (**Special Rate**) scheme under section 163(1) of the Act for the purposes of defraying expenses to be incurred by Council in connection with the marketing, promotion, business development and centre management for the encouragement of commerce, retail, tourism, professional activity and employment in the Port Melbourne Business Precinct (**Business Precinct**). It is proposed the funds be provided to the incorporated body known and operating as the Port Melbourne Business Association (**Association**), subject to a funding agreement with Council under which all funds provided to the Association are subject to the approval, direction and control of Council, and will be used for the purpose of marketing, promotion, business development and centre management expenses as approved by Council.

The criteria which form the basis of the declaration of the Special Rate are the ownership and the Net Annual Value (**NAV**) of rateable land which is:

- used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes; and
- situated within the geographical area shown in the Port Melbourne Special Rate Area identified below and Proposed Boundary Map at figure 1 below (**Boundary Map**).

Further, the classification of properties within the Special Rate Area as receiving a 'primary' or 'secondary' special benefit is based upon the nature and characteristics of the properties and businesses included in each of the benefit areas. The benefit areas are described below.

In declaring the Special Rate scheme, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Port Phillip, in particular the encouragement of commerce, retail activity, tourism and employment opportunities within the area for which the Special Rate scheme is declared.

The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity, tourism and employment opportunities in the area for which the Special Rate scheme is declared), and the total amount of the Special Rate to be levied by Council, is \$1,600,000. This is the total amount that will be raised by way of the Special Rate scheme during the declared Special Rate Period and reflects an amount of up to \$320,000 per annum in each of the financial years from 2026-2027 to 2030-2031.

The Special Rate is declared, and will remain in force, for the period commencing on 1 July 2026 and ending on 30 June 2031 (**Special Rate Period**).

The area for which the Special Rate scheme is declared is the area of land comprising all the properties set out below, as shown on the Boundary Map. The land in relation to which the Special Rate scheme is declared is all that rateable land described in the address listing of rateable properties set out below:

Eligible Properties

The following eligible properties within the below address ranges (**Special Rate Area**) are included in the Special Rate scheme:

- 1-476 Bay Street (odd and even inclusive);
- 1-105 Beach Street (odd and even inclusive);
- 28-40 Beaconsfield Parade (inclusive);
- 92-141 Bridge Street (odd and even inclusive);
- 1-86 Crockford Street (odd and even inclusive);
- 69 Cruickshank Street;
- 146 Evans Street;
- 97 and 214-252 Graham Street (inclusive);
- 5 Ingles Street;
- 21 Johnston Street;
- 21 and 8-30 Lalor Street (inclusive);
- 141-147 Liardet Street (inclusive);
- 1-174 Nott Street (odd and even inclusive);
- 2-4 Princes Street (inclusive);
- 2-4 and 33-107 Raglan Street (inclusive);
- 46-224 Rouse Street (odd and even inclusive);
- 100 Spring Street North;
- 192 Station Street;
- 18-42 Stokes Street (inclusive); and
- 1-13 Waterfront Place (inclusive).

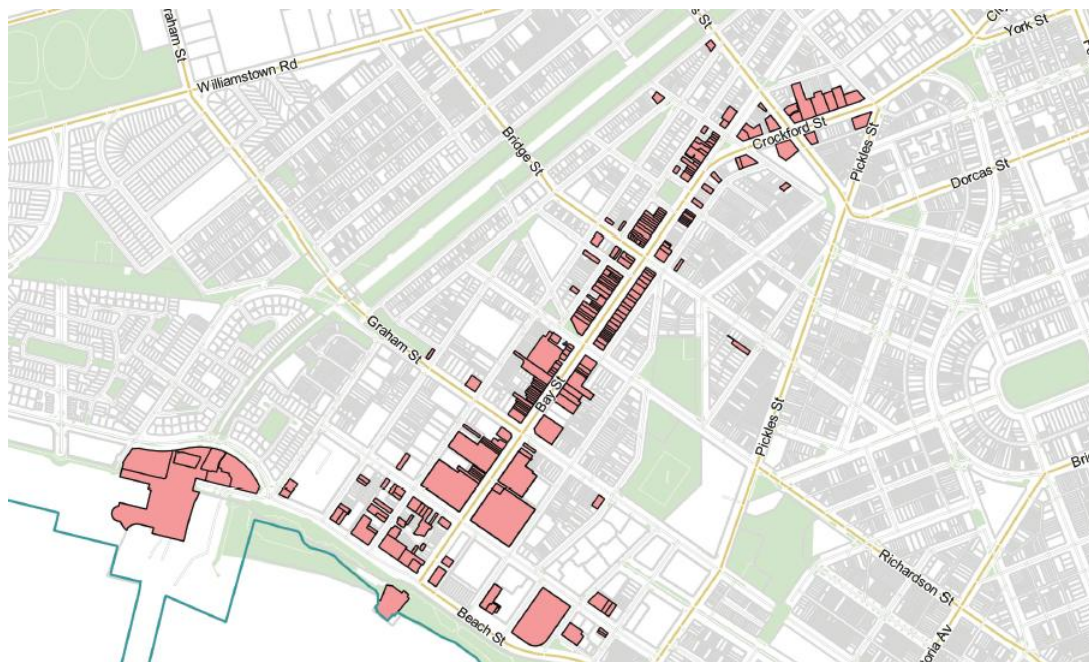


Figure 1. Boundary Map

Properties exempt from paying the Special Rate include:

- Dedicated car parking lots;
- telecommunication towers and power substations;
- all residential properties; and
- non rateable properties.

Benefit Areas

For the Special Rate Period, the benefit areas for the purposes of assessing the Special Rate are as follows:

Primary Benefit Area - the primary benefit area includes properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes and are:

- Ground level properties with street frontage on:
 - Bay Street;
 - Beach Street;
 - Liardet Street;
 - Rouse Street (between Nott Street and Dow Street); or
 - Waterfront Place.

Secondary Benefit Area - the secondary benefit area includes properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes, and are all other properties identified in Special Rate Area, which are not included in the Primary Benefit Area.

Special Rate

The rates in the dollar applicable to each benefit area for the purposes of levying the Special Rate will be determined at the beginning of each financial year, having regard to the NAV of all the properties in each benefit area at that time, to raise up to \$320,000 per annum.

It be noted that the Valuer General Victoria re-values all properties within the municipal district every year. On 1 July 2026, the new valuations will be used to calculate the rate in the dollar for all eligible properties within the Business Precinct.

By way of example, and in the absence of the NAV figures for 2026-2027, below shows the rates in the dollar, based on the 2025-2026 NAV valuations, that would have been applied to collect the special rates and charges totalling up to \$320,000 per annum:

- Primary benefit rate – 0.00851
- Secondary benefit rate – 0.00426

The actual special rates to be applied in 2026-2027, and in each subsequent year of the Special Rate Period, will be redetermined in each financial year having regard to reassessed NAV figures prepared annually by Valuer-General Victoria.

In addition to the rate in the dollar being adjusted each financial year, maximum and minimum special charges will also apply. For the 2026-27 rating year, the following maximum and minimum special charges will apply:

- Primary benefit rate – maximum charge of \$20,512 and a minimum charge of \$703 per year.
- Secondary benefit rate – maximum \$10,256 and a minimum charge of \$446 per year.

The maximum and minimum special charges will be adjusted at the beginning of each financial year during the operation of the Scheme, having regard to:

- any change to the special rate in each of the benefit areas (which, as above, will be determined having regard to the movement of NAV to ensure that \$320,000 will be collected in that year);
- the inclusion or removal of any properties from the Scheme; and
- any change in the number of properties that will pay a special charge (as opposed to a special rate), having regard to the changed special rates in each benefit area, as above.

The Special Rate (which for the avoidance of doubt, includes any special charge) will be levied by the Council sending a levy notice annually to the persons who are liable to pay the Special Rate, which will require that the Special Rate must be paid in the following manner:

- by one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of the issue of the notice; or
- by four instalments to be paid by the dates which are fixed by Council in the notice.

In accordance with section 163(4A), this declaration will expire if the Special Rate is not levied to each person liable to pay it within 12 months after the day on which this declaration is made.

Council considers that there will be a special benefit to the persons required to pay the Special Rate because:

- there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the Special Rate scheme; and
- directly and indirectly as a result of the expenditure of the Special Rate scheme, the viability of the Business Precinct as a business, commercial and retail area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the Special Rate Area, will be maintained or enhanced through increased economic activity.

Council has determined for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Special Rate scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable or required to pay the Special Rate is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of funds raised by the Special Rate scheme are marketing, promotion and advertising related and will accordingly only benefit those properties and businesses included in the Special Rate Area that are used, or reasonably capable of being used for retail, commercial, leisure, tourism, entertainment, light industrial and professional purposes.

Council authorises the Association to administer the proceeds of the Special Rate scheme on the express condition that the Association enters into a funding agreement with Council for the Special Rate Period.

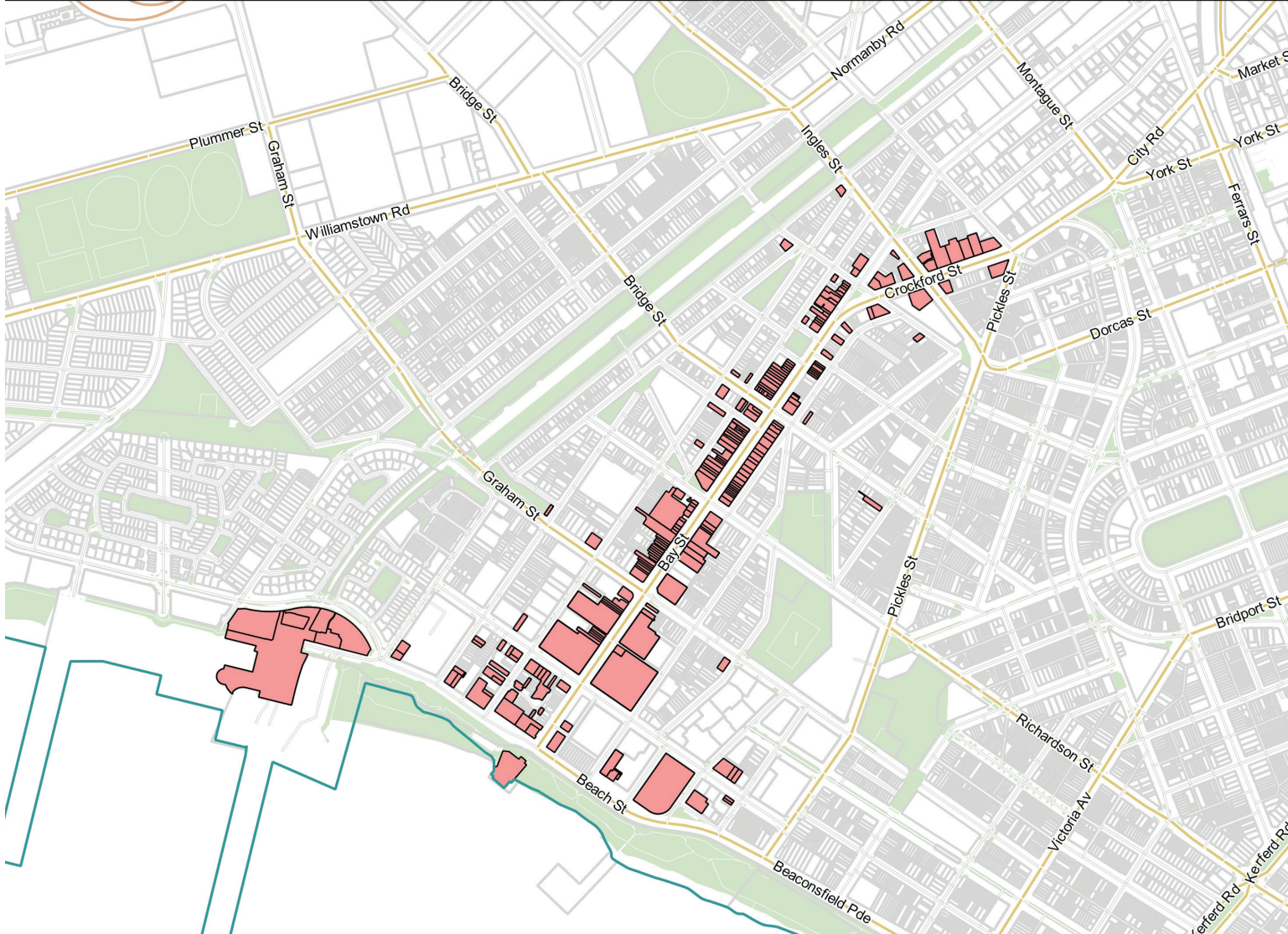
Council authorises its Chief Executive Officer or delegate to prepare the funding agreement between Council and the Association by which administrative arrangements in relation to the Special Rate scheme are confirmed. Such agreement will ensure that at all times, and as a precondition to the payment of any funds by Council to the Association, Council is, and remains, legally responsible for approving, directing and controlling the expenditure of the proceeds of the Special Rate in accordance with its legal obligations to do so.

Notice of Council's decision to declare and levy the Special Rate shall be sent to all owners and occupiers of properties included in the Special Rate scheme and all persons who have lodged a submission and/or an objection, and such notice shall also set out the reasons for Council's decision.

The reasons for Council's decision are recorded as the reasons set out below:

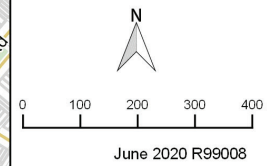
- Council considers that it is acting in accordance with the functions and powers conferred on it under the *Local Government Act 1989*, having regard to its role, purposes and objectives under the Act, particularly in relation to encouragement of commerce, retail, tourism, professional activity and employment in the Business Precinct;
- All persons who are liable or required to pay the Special Rate and the properties respectively owned or occupied by them, will receive a special benefit in the form of an enhancement or maintenance in land values and/or a maintenance or enhancement in the use, occupation and enjoyment of the properties subject to the Special Rate; and
- The basis of distribution of the Special Rate among those persons who are liable or required to pay it is considered to be fair and reasonable.

Port Melbourne Special Rate Precinct 2026 - 2031



Port Melbourne
Special Rate Propertie

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Port Melbourne 2026-27 Activation/Marketing & Business Improvement Plan and Budget

Activity	Planned Dates	Objectives	Expected results (What will it achieve? Ensure this is measurable)	Status (e.g., planned, in progress, complete, delayed, cancelled)	Budget
Various Competitions and Promotions Shop Back, Shop & Win, Scan and Win	Aug-Sept 2026	Highlight the many and varied businesses, especially in the quieter winter season Increase web and social media traffic from the competitions Gain engagement to ensure future posts are seen by more followers	Obtain 50 entries in each promotion	Being planned	\$30,000
Business spotlight videos	All Year	Profile all businesses in the Precinct through video productions	Complete 5 videos a month	Being planned	\$20,000
Influencers	All Year	Use influencers to showcase the best businesses in Port Melbourne	Complete one showcase each month	Being planned	\$10,000
Halloween	October 2026	Attract families with children to the Precinct Encourage spending in Port Melbourne businesses Bring a community celebratory feel to the Precinct	Attract 1,000 people to the event Increase revenue of Precinct businesses	Being planned	\$30,000
Christmas Decorations	Nov-Dec 2026	Enhance the streetscape appearance of the Precinct Create a distinctive celebratory feeling for businesses and customers in the Precinct	Attract 5,000 people to view the decorations Increase revenue of businesses	Being planned	\$15,000
Christmas Event	Dec 2026	Attract families to the Precinct Encourage spending in Port Melbourne businesses Create strong community engagement with the Precinct	Attract 2,000 people to the event Increase revenue of businesses	Being planned	\$30,000
Easter Get an egg from the Easter Bunny	April 2027	Attract families to the Precinct Increase awareness of Port Melbourne businesses Create a celebratory feel in the Precinct	Give away 200 eggs	Being planned	\$5,000
Mother's Day	May 2027	Attract mothers and their families to the Precinct Increase awareness of Port Melbourne businesses	Attract 500 people to the Precinct	Being planned	\$5,000
Music Crawl	June 2027	Create a strong music vibe throughout the Precinct Strengthen the Port Melbourne Precinct as a vibrant and cultural hub Increase numbers on the streets, with people visiting the different music venues	Attract 2,000 people to the event Increase revenue of businesses	Being planned	\$40,000

Port Melbourne 2026-27 Activation/Marketing & Business Improvement Plan and Budget

Activity	Planned Dates	Objectives	Expected results (What will it achieve? Ensure this is measurable)	Status (e.g., planned, in progress, complete, delayed, cancelled)	Budget
Lights, Banners, Flags and Maritime Wall Mural	All Year	Improve the visual appearance of the Precinct Create an impact through the various installations Increase visitation to the Precinct	Install new streetscape features and maintain them	Being planned	\$25,000
Merchandise Port Melbourne Gift Card - extension of the program with monthly reports Shopping bags	All Year	Expand the customer base in the Precinct Increase sales in a wider range of businesses in the Precinct	Deliver 100 new gift cards and 500 bags during the year	Being planned	\$25,000
Networking events during the year including the AGM	Every three months	Organise and deliver networking events at different venues in the Precinct Encourage commercial, health and community service businesses to attend	Attract 20 businesses to attend each event	Being planned	\$5,000
Grant Applications for further promotional events and half yearly Activity Reports	All Year	Organise and submit applications for extra grants during the year so as to provide more and better promotional events Organise half yearly Activity Reports for the City of Port Phillip	Obtain grants during the year Complete the Activity Reports	Being planned	\$10,000
Website development, email and domain hosting and maintenance	All Year	Organise and deliver improvements to the PMBA website	Upgrade of the website	Planned	\$5,000
Marketing and business development coordinators	All Year	Organise and deliver an extensive program of marketing and business improvement activities for the benefit of businesses in the Precinct	Deliver the activities outlined above Engage effectively with all businesses in the Precinct	Planned	\$80,000
TOTAL MARKETING & BUSINESS DEVELOPMENT EXPENSES					\$335,000
ADMINISTRATIVE EXPENSES	Annual Expenses				
Insurance					\$3,000
Bookkeeping and BAS services					\$2,500
Accountancy including software and auditor fees					\$3,500
Bank charges, Australia Post Box, storage					\$4,000
Communications					\$2,000
TOTAL ADMINISTRATIVE EXPENSES					\$15,000
TOTAL EXPENSES					\$350,000
TOTAL YEARLY LEVY RECEIVED					\$320,000
ANTICIPATED GRANTS AND OTHER INCOME					\$30,000
TOTAL INCOME					\$350,000
BALANCE					\$0

Port Melbourne Strategic Business Plan 2026 - 2031

Prepared by
Port Melbourne Business Association

September 2025

1. PURPOSE

The purpose of the Strategic Business Plan is to provide a guide to the strategies and action plans required by all the business interests associated with the precinct to deal effectively with the changes that are likely to occur between 2026 and 2031.

Key aims of the Plan are to develop:

- A united vision for the future development, marketing and management of the precinct
- Strategies to improve the business performance and business mix, marketing, management and communication within the precinct
- An implementation program
- Enthusiasm, commitment and ownership by all stakeholders to the Plan

2. PROFILE OF THE PORT MELBOURNE SHOPPING AND BUSINESS PRECINCT

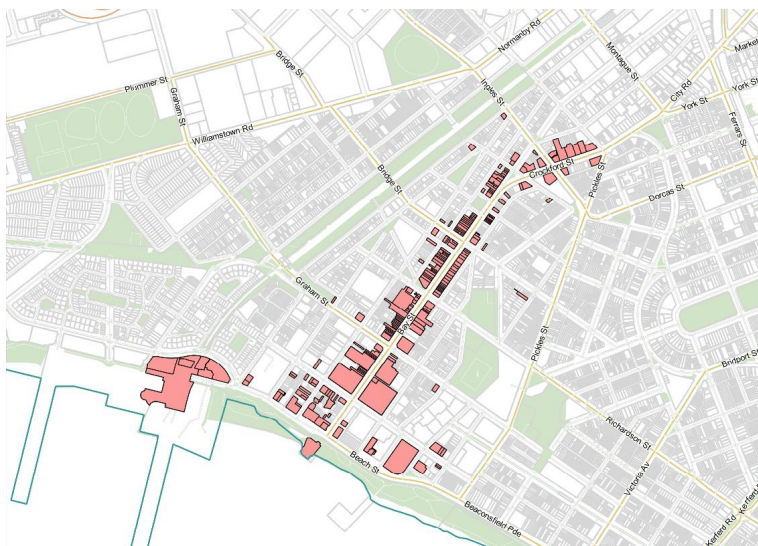
2.1 Regional Context

The Port Melbourne Shopping and Business Precinct is an important activity centre in Inner Melbourne, situated approximately five kilometres south-west of the Melbourne CBD. It has a strategic location adjacent to Port Phillip Bay, Port Melbourne Beach, and Station Pier.

The precinct services not only the immediate local neighbourhood of about 18,700 residents in Port Melbourne, but also the whole of the City of Port Phillip and a broader Inner Melbourne catchment area of over 403,000 people.

2.2 Land Use Structure

For the purposes of this Plan, the Port Melbourne Precinct covers the following area:



The precinct includes Bay Street, Beach Street, Rouse Street (between Nott Street and Dow Street), Waterfront Place and parts of nearby side streets. It has grown significantly in the last 20 years through the influx of numerous multi-storey residential apartment developments with retailing on the ground floor. These developments have extended the commercial the area. It now runs from the foreshore (Beaconsfield Parade) to Boundary Road a distance of almost one kilometre. The precinct also includes a section of Beaconsfield Parade between Bay Street and Station Pier, including restaurants at the entrance to the pier.

The traditional retail core of the centre is located along Bay Street between Graham and Bridge Streets. The major convenience retail destination activity in the centre is the Coles Supermarket on the corner of Liardet Street and Bay Street.

2.3 Activity Centre Mix

There is a diverse range of retail, commercial, entertainment, health and community services in the precinct, reflecting its inner metropolitan location.

The breakdown of land uses is as follows:

Cafes, restaurants and hotels	24%
Groceries & Everyday Services	6%
Retail	9%
Hair & Beauty	10%
Health & Fitness	17%
Professional & Commercial Services	15%

Port Melbourne Strategic Business Plan 2026-2031 **3**

Specialist Services	9%
Vacant	10%

2.4 Current Centre Roles, Image and Identity

The predominant roles of the shopping and business precinct relate to:

- Convenience and specialist retailing
- Professional and commercial services
- Lifestyle, leisure and health services

Port Melbourne is an important shopping destination for food, wine, clothing, and homewares. Dining is available at one of the many cafes, restaurants and historic pubs in the precinct. With this culture as well as the range of day spas, beauty salons and other leisure services, the Port Melbourne Precinct has a “lifestyle” niche.

The precinct performs a very important role as a professional and business services area. In conjunction with adjacent areas, it is developing into specialist business and employment hub for the City of Port Phillip connected with the Melbourne CBD, focusing on new information-based and creative endeavours including marketing, media, arts and culture, IT and general business services.

The precinct is a community focal point. It projects a friendly atmosphere with a sense of history and community.

2.5 Current Management, Marketing and Communication

The Port Melbourne Business Association (PMBA), working in conjunction with Port Phillip City Council, is responsible for managing and marketing the Port Melbourne Precinct. It is critical to the successful implementation of the five-year Business Plan.

Key roles of the PMBA include:

- Marketing the Port Melbourne Precinct to lift its profile and attract more customers and other visitors to the area
- Liaising with businesses and sharing relevant information as well as assisting with local problems
- Facilitating business networking
- Working with City of Port Phillip on issues relating to community safety, street maintenance, cleaning, planning, street parking and local laws
- Maintaining close relationships with property developers and other stakeholders as well as the State Government

Port Melbourne Strategic Business Plan 2026-2031 **4**

Its current committee consists of:

Name	Business
Mike Stevens	Platinum Cosmetics
George Tsingos	Elegant Slax
Jodee Affleck	Platinum Cosmetics
Louis Thodosiou	Eyes2Port Optometrists
Nick Latras	Landlord
Tony Hill	McCluskey's Lawyers
Bec Webb and Cath Feast	Launch – Early Learning Centre
Ben Holcroft	One Ledger

The business association in conjunction with the City of Port Phillip manages a marketing and business improvement program funded by a special rate. The scheme was initially introduced in 1995 and has operated since that time, growing in terms of the number of business properties included and the annual amount of money collected each year.

The current scheme raises \$320,000 per annum and is levied on 379 properties. To ensure accountability, the Association has a funding agreement with the Council, and provides six monthly activity reports and an annual audit of the expenditure

To organise and implement the marketing and other activities in the program, the association currently employs Marketa (Stavros and Circe Zikou) as its precinct coordinators.

3. KEY ISSUES

The key issues for the five-year Port Melbourne Strategic Business Plan are summarised in the following SWOT analysis:

3.1 Strengths Weaknesses Opportunities and Threats

Strengths

- Proximity to the Melbourne CBD
- Range and quality of its business mix with many independent owner-operated businesses
- Strong café, restaurant, and hotel culture
- Rich cultural background with a strong connection to the Port Phillip Bay maritime history
- Easy to get around – convenient and accessible by tram, foot and car
- Cosmopolitan atmosphere
- Attractive, relaxed, casual, authentic, edgy, and interesting
- Strong sense of place and community
- New branding based around Port Melbourne Shopping Precinct

Port Melbourne Strategic Business Plan 2026-2031

5

- Good relationships between the Business Association and Port Phillip City Council
- Strong music and arts tradition
- Local community-oriented businesses

Weaknesses

- Increasing competition from nearby centres
- Ongoing influx of \$2 shops and fast food outlets, changing the image and reducing the sense of Bay Street as a centre for specialist, locally owned and operated businesses
- Real estate agencies and commercial premises without active frontages occupying prime retail spaces which disconnects the retail activities
- Lack of destination activities in the precinct
- Ageing physical environment and streetscape - several poorly presented shopfronts; Poor and unwelcoming physical condition of some parts of the precinct - untidy/lack of cleanliness/shabby/graffiti
- High vacancy rate
- Long length of the Bay Street with scattering of businesses, diluting the retail offer and making the precinct too long to navigate by foot
- Lack of a central meeting space for public gatherings, markets, socialising or events
- Declining number of quality restaurants and cafes
- Difficulty in getting businesses engage or involved with the Business Association
- Apathy among some in the business community towards the Association's program – lack of involvement and interest
- Perceived car parking deficiencies and issues
- Apathy/negativity

Opportunities

- Stronger communication and engagement with businesses
- Increasing population in areas surrounding the precinct
- Stronger leisure and recreation activities in and around the precinct
- Further growth and diversification of the business services sector in the precinct
- Stronger interaction and networking between the retail and non-retail businesses in the centre
- Extension of the marketing activities to include a metropolitan focus
- Improved public relations with the business community
- More active precinct by trying something different and developing a focus that is unique
- Promotions on various streets
- Updating/painting of shopfronts and signage
- Better customer service
- Streetscape improvements
- Stronger cross-marketing of businesses in the precinct
- Achieving higher standards of presentation, merchandising, and customer service in existing businesses
- Improving the business mix

Port Melbourne Strategic Business Plan 2026-2031

6

- Building on the new branding of the precinct, getting all businesses behind the branding, and making the wider community more aware of it
- Developing a more strategic marketing program

Threats

- Increasing competition from other nearby precincts such as South Melbourne and the Melbourne CBD including Southbank
- Higher rents and subsequent loss of businesses that are important to the character of the Port Melbourne Precinct
- Lack of engagement from as well as resistance to change by some businesses

:

4. THE FUTURE

4.1 Vision

To develop the Port Melbourne Precinct as a pre-eminent shopping, business and community precinct in the City of Port Phillip and as one of the significant traditional activity centres in Melbourne

The vision envisages a place that:

- has a distinctive sense of identity
- is changing with a more intensive mixed-use character
- is diverse
- takes advantage of AI opportunities
- is friendly and relaxed to work in, shop and visit
- has an active street life with more people staying longer in the precinct
- has interesting boutique style shops
- has a strong range of professional and business services
- offers memorable lifestyle experiences
- has an active business group working for the interests of the whole precinct

4.2 Mission Statement

The mission of the Business Association is to promote and improve the precinct, and develop a stronger sense of cohesion and involvement among all of its businesses

This is to be achieved through the Business Association:

- Acting as leaders and ambassadors for the precinct
- Facilitating positive experiences in the precinct

Specific outcomes that are expected to be achieved over time from this effort are:

- An improved profile for the whole precinct
- An increasing number of activities in the centre for the benefit of retail, commercial and other businesses
- A stronger mixed use character
- More businesses talking to and working with one another and with the Business Association
- An improvement in customer spending patterns in the precinct
- An overall improvement in the trading performance of the precinct
- Improvements in the physical conditions of the precinct
- Continued good relationships with Port Phillip City Council

5. STRATEGIC DIRECTIONS

The five-year Business Plan outlines an integrated set of pro-active strategies to achieve the future vision for the Port Melbourne Precinct. The emphasis in this Plan is on realistic but ambitious strategies that are affordable and that can achieve real results. Ownership of the strategies by all the key parties is critical to the successful implementation of the Plan.

The strategies are outlined below under the following headings:

- Marketing & Promotion
- Business Development & Support
- Communication & Engagement
- Precinct Development & Advocacy
- Precinct Management
- Financial Strategy

5.1 Marketing & Promotion

Precinct Branding & Identity

- Continued development of a strong, cohesive brand and identity

Website Improvements

- Ongoing enhancement in the precinct website to improve usability and mobile experience.
- Ongoing updates to the business directory on the website

Social Media Upgrades & Campaigns

- Ongoing platform upgrades and regular content tailored to highlight both the precinct and individual businesses
- Paid ad campaigns for greater reach

Promotional Events & Activations

- Street activations, events, competitions, giveaways, and live music to boost awareness of and visitation to the precinct

Seasonal Activation & Precinct Decorations

- Lighting, banners, floral, or thematic displays mark holidays or local events

5.2 Business Development & Support

Networking Events

- Social and professional events to connect businesses, share ideas, and foster collaboration

Filling of Vacant Premises

- Working with property owners and real estate agents to fill vacant premises throughout the precinct

5.3 Communication & Engagement

Email Newsletters & Precinct Updates

- Regular communication with news, Council updates, upcoming events, and funding opportunities

5.4 Precinct Development & Advocacy

Advocacy

- Representation of business interests with Council and State Government on issues related to community safety, crime prevention, parking, planning, and public space use

5.5 Precinct Management

Stronger Business Association

- Larger membership in the Association
- An ongoing active Committee representing different types of businesses in different parts of the precinct
- Regular Committee meetings to develop and implement an ambitious program
- Monthly financial statements on the expenditure of the special rate funds

Continued Employment of a Precinct Coordinator(s)

- Continued employment of professional precinct coordinator(s) to:
 - Provide ongoing information about the Port Melbourne program to all businesses in the precinct and obtain feedback
 - Provide a briefing to the monthly Committee meetings on problem issues in the precinct and recommended strategies to resolve them
 - Develop stronger relationships with community groups (schools, service clubs, sports clubs, etc) and residents so as to foster stronger connections and develop stronger loyalty from these groups towards the precinct

Port Melbourne Strategic Business Plan 2026-2031

- Visit and be seen to be working with each business in the precinct through regular contact and communication
- Develop an annual marketing plan including an extension of the branding strategy, strategic marketing (website, advertising campaign in various media) and a calendar of promotional events

5.6 Financial Strategy

The annual budget to undertake the proposed management, marketing, and business development initiatives outlined in the Business Plan is recommended to be in the order of \$320,000.

A general breakdown of this budget is as follows:

Promotional Events	\$120,000
Competitions	\$30,000
Precinct Decorations	\$60,000
Social Media/Website Promotions	\$5,000
Business Networking	\$5,000
Precinct Coordinators	\$80,000
Administration	\$20,000
Total	\$320,000

Additional funds to those outlined in this budget may be obtained by the Association through Council and Government grants.

There is a need for an ongoing coordinated long-term funding approach that enables the business association to plan strategically and cover the cost of these initiatives. To achieve this, it is recommended that a special rate of \$ 320,000 be established through City of Port Phillip effective from 1 July 2026 and levied for five years.

With 379 rateable properties in the precinct, the average business contribution into the program in 2026-27 would be \$ 844 p.a. or \$2.31 per day, less than half the cost of a cup of coffee a day.

It is important to maintain an ongoing financial accountability system. A financial report should be organised and provided to an Association Committee meeting every month to monitor expenditure against the income achieved through the special rate. This report should outline expenditure against a designated budget for each project area of the Committee's work. An audit of the Association's annual income and expenditure should be prepared at the end of the financial year and presented to the Association's AGM as well as to Council each year.

6. IMPLEMENTATION

The key priorities for implementation over the five years are:

- Engaging a centre management and marketing co-ordinator(s) on an ongoing basis
- Implementing new branding for the precinct, getting all businesses behind the branding, and making the wider community more aware of it
- Developing a more strategic marketing program including a focus on growing support from nearby areas
- Establishing business development and networking opportunities particularly to connect with the commercial businesses in the precinct and adjacent areas
- Maintaining stronger communication and accountability with all businesses in the special rate area
- Continuing to facilitate streetscape and other improvements in the precinct

7. MONITORING AND EVALUATION

The degree of achievement of the actions outlined in this Business Plan will be evaluated at the end of each financial year.

Key performance indicators to be included in the evaluation are:

- Extent of completion of projects specified in the Strategic Business Plan
- Level of business participation in activities and promotions
- Business and customer perceptions about the success of marketing and business improvement projects
- Business perceptions about changes in the overall profile and trading performance of the precinct
- Financial accountability
- Compliance with the reporting requirements to Council as indicated in the Funding Agreement with the City of Port Phillip



11.2 PROPOSED SOUTH MELBOURNE SPECIAL RATE AND CHARGE DECLARATION REPORT

EXECUTIVE MEMBER: BRIAN TEE, GENERAL MANAGER, CITY DEVELOPMENT

PREPARED BY: SUSIE FILLETI, BUSINESS ENGAGEMENT COORDINATOR

MIKE FISHER, MANAGER CITY PLANNING AND SUSTAINABILITY

1. PURPOSE

1.1 To determine Council support for the declaration of the South Melbourne Special Rate and Charge (**Special Rate**) for 2026 – 2031 period.

2. EXECUTIVE SUMMARY

2.1 The South Melbourne Business Association (**Association**) have formally requested that Council introduce the proposed Special Rate for a five-year period.

2.2 If endorsed, the proposed Special Rate would commence on 1 July 2026 ending on 30 June 2031.

2.3 Its purpose is for marketing, promotion, business development and centre management of the specified Activity Centre.

2.4 In accordance with sections 163, 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, Council considered all submissions and objections from affected property owners and business operators at its ordinary meeting held on 18 March 2026. All written and verbal submissions were considered.

2.5 After considering the submissions and objections in relation to the proposed Special Rate, Council has the following Options:

- **Option 1** - Council considers all submissions and objections received in relation to the Special Rate in accordance with the Act and information provided by Council Officers. Council decides that there are insufficient objections (less than 51 percent) to abandon the Special Rate and proceeds to declare the Special Rate commencing 1 July 2026.
- **Option 2** - Council after considering all submissions and objections received in relation to the Special Rate in accordance with the Act, decides to abandon the proposed Special Rate and does not declare a Special Rate for South Melbourne.

2.6 Council Officers recommend that Council adopt Option 1 and proceed to declare the Special Rate commencing 1 July 2026. In forming this recommendation, Officers have considered all submissions and objections in accordance with the Act. Officers also undertook a review, which resulted in the removal of two properties from the proposed Special Rate, as no clear or demonstrable special benefit could be identified for them. A total of 11.3 percent valid objections was received for the proposed Special Rate, which is significantly below the statutory 51 percent threshold required for Council to abandon the proposal.



3. RECOMMENDATION

That Council:

- 3.1 After considering all submissions and objections, and meeting the requirements of sections 163, 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, Council declares the South Melbourne Special Rate and Charge under section 163(1) of the Act. The purpose of this Special Rate is to support marketing, promotion and business development activities for the South Melbourne Business Precinct, as outlined in the draft Declaration (**Attachment 1**).
- 3.2 Authorises the South Melbourne Business Association (**Association**) to manage the funds raised from the Special Rate and Charge, on the condition that the Association enters into a funding agreement with Council for the duration of the Special Rate and Charge.
- 3.3 Authorises the CEO, or their delegate, to prepare and finalise the funding agreement between Council and the Association. This agreement will confirm all administrative arrangements and ensure that Council maintains full legal responsibility for approving and overseeing how the Special Rate and Charge funds are spent, in accordance with its obligations under the Act.
- 3.4 Notes the feedback provided through submissions and objections, as considered at the Council Meeting on 18 March 2026 and notes that Council Officers will work with the Association to reach out to those businesses who provided submissions and objections to ensure that opportunities and concerns identified are considered and, where possible, addressed to leverage the benefits of the Special Rate and Charge.
- 3.5 Notifies all owners and occupiers of properties included in the Special Rate and Charge, and all persons who have lodged a submission and/or objection of the decision of Council, of the decision to declare and levy the Special Rate and Charge commencing on 1 July 2026, and the reasons for the decision.
 - 3.4.1 For the purposes of paragraph 3.4 of this resolution, the reasons for the decision of Council to declare the Special Rate and Charge are that:
 1. there were 11.3 percent valid objections to the Special Rate and Charge, and overall, there is considered to be broad support from affected property owners and occupiers;
 2. the Special Rate supports Council's role and responsibilities under the Act, especially relating to encouraging local business activity, retail growth and employment in the area;
 3. all persons who are liable or required to pay the Special Rate and Charge, and the properties respectively owned or occupied by them, will receive a special benefit in the form of an enhancement or maintenance in land values and /or a maintenance or enhancement in the use, occupation and enjoyment of the properties; and
 4. the basis for distributing the Special Rate and Charge among those required to pay it is considered fair and reasonable.
- 3.6 Advises the Association of the items outlined in 3.1, 3.2 and 3.3 of this resolution.



- 3.7 Notes the properties that are included in the Special Rate and Charge area will be subject to general re-valuations and supplementary valuations on the same cycle as the City of Port Phillip general rates and charges.

4. KEY POINTS/ISSUES

BACKGROUND

- 4.1 Special Rate declarations are a statutory process governed by Part 8 of the *Local Government Act 1989*. Despite the enactment of the *Local Government Act 2020*, the Special Rate and Charge provisions of the 1989 legislation are still in force. In declaring a Special Rate and Charge, Council must consider that:
- 4.1.1 the proposal relates to the performance of a function authorised under Section 163 of the Act;
 - 4.1.2 there will be a special benefit to those persons liable to pay the Special Rate and Charge levy; and
 - 4.1.3 there is a reasonable distribution of the rate amongst those persons liable to pay the Special Rate and Charge levy.
- 4.2 On 30 September 2025, Council received a letter from South Melbourne Business Association (**SMBA**) requesting that Council begin the statutory process to establish a South Melbourne Special Rate and Charge for five years, from 1 July 2026 to 30 June 2031.
- 4.3 In August and September 2025, SMBA had contacted all open businesses in the Precinct (226 businesses) to gauge support for the Special Rate. SMBA received support from 129 out of the 226 properties which represented 57 percent.
- 4.4 The proposed new Special Rate is for a five-year period (2026 – 2031) and includes 316 properties. The proposed Boundary Map is attached (**Attachment 2**).
- 4.5 The proposed 2026 – 2031 Special Rate and Charge is modelled to:
- raise up to \$280,000 in the 2026–2027 financial year;
 - be indexed for each subsequent year of the Scheme using the Consumer Price Index (All Groups, Melbourne Index Number) rate provided by the Australian Bureau of Statistics for the 12-month period as at the March quarter (**CPI**); and
 - with a minimum increase of two percent and a maximum increase of four percent.
- 4.6 At its meeting on 10 December 2025, Council agreed to begin the statutory process under the Act to introduce a Special Rate for properties within the South Melbourne Business Precinct. The proposed Special Rate will raise funds as outlined above in paragraph 4.5.
- 4.7 In accordance with Council's statutory obligations under sections 163(1A) and 163B(3) of the Act, a Public Notice was published in *The Age* on 15 December 2025, outlining the details of the proposed declaration of Special Rate and Charge. This Public Notice commenced the statutory consultation process. The process concluded at 5pm on 30 January 2026.
- 4.8 On 11 December 2025, Council sent individual letters to all affected property owners and occupiers within the proposed South Melbourne boundary. This advised them of



the Intention to Declare the Special Rate, the commencement of the statutory process including a copy of the Public Notice and an estimation of the levy based on 2025 Net Annual Value (**NAV**) valuations that would be applied to the property.

- 4.9 During the statutory consultation period, between 15 December 2025 and 30 January 2026, Council received the following responses on the proposed Special Rate:
- 26 submissions of support;
 - 1 submission of feedback;
 - 4 submissions objecting, however, these were not included in the counts as the properties fall outside the proposed Boundary Map (**Attachment 2**); and
 - 36 valid and 12 invalid objections.
- 4.10 The total number of valid objections received equates to 11.3 percent of the total proposed rateable properties.
- 4.11 Section 163B(6) of the Act states that Council cannot declare a Special Rate if it receives objections from a majority of the rateable properties that would be required to pay it (meaning more than 51 percent). In this case, Council did not receive a majority of objections to the proposed Special Rate.
- 4.12 Council must consider all submissions and objections received in relation to the Special Rate in accordance with the Act prior to making a decision regarding the declaration of the proposed South Melbourne Special Rate and Charge.
- 4.13 At the Council Meeting held on 18 March 2026, in accordance with the statutory process, Council considered all submissions and objections from affected property owners and business operators. A vote to move to determine a final decision at its Council Meeting on 22 April 2026 was carried unanimously.

KEY POINTS

- 4.14 The City of Port Phillip currently has four Special Rate schemes in operation – Acland Street Village, Port Melbourne, Fitzroy Street and Carlisle Street. All Port Phillip schemes incorporate the collection of a levy from commercial properties within a defined geographic area, for the sole purpose of marketing, promotion and business development of the specified activity centre.
- 4.15 All funds collected are distributed to the relevant incorporated Business Association under a funding agreement with Council.
- 4.16 Following the Council Meeting on 18 March 2026, two properties at 8 Palmer Street and S 1/245 Clarendon Street, South Melbourne have been removed from the proposed Special Rate in response to a review of objections. The review found that there is no clear or demonstrable special benefit for these properties, consistent with the requirements of section 163 of the Act. Therefore, the proposed new Special Rate now includes 316 properties as a revised total number of properties in the Special Rate boundary.
- 4.17 The Association was notified of the removal of the two properties and that there is no change to the operating budget. In accordance with the Act, the update does not increase the proposed Special Rate for any affected properties by more than 10 percent, therefore, it does not require further public consultation.



- 4.18 If redevelopments occur within the proposed Special Rate boundary any new eligible properties that have not previously been levied will be added to the Special Rate. Any property that changes from commercial, retail, leisure, tourism or light industrial to residential use will be removed from the Special Rate. Amendments to the Special Rate will occur from the date the supplementary valuation takes effect.
- 4.19 Properties exempt from paying the Special Rate levy include:
- Dedicated car parking lots;
 - Automatic Teller Machines;
 - advertising signs;
 - telecommunication towers and power substations;
 - all residential properties; and
 - non rateable properties.
- 4.20 To distribute the Special Rate across the commercial properties within the South Melbourne precinct boundary, three benefit areas will be implemented – primary, secondary and tertiary. Details of the benefit areas and Scheme boundary are specified in the Proposed Declaration of a Special Rate and Charge (**Attachment 1**).
- 4.21 Properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes that fall into the below address ranges are included in the proposed Scheme boundary:
- 1 and 2 Alfred Place;
 - 165 – 236 Bank Street (odd and even inclusive);
 - 117 – 181 Cecil Street (odd and even inclusive);
 - 2 – 10 Charles Street (even inclusive);
 - 206 – 380 Clarendon Street (odd and even inclusive excluding S 1/245 Clarendon Street);
 - 238 – 321 Coventry Street (odd and even inclusive);
 - 228 – 254 Dorcas Street (even inclusive);
 - 69 Emerald Hill Place;
 - 1 – 5 Francis Street (odd inclusive);
 - 1 – 16 Hotham Street (odd and even inclusive);
 - 1 – 5 John Street (odd inclusive);
 - 1 – 4 Layfield Street (odd and even inclusive);
 - 225 – 294 Park Street (odd and even inclusive);
 - 4 – 23 Union Street (odd and even inclusive);
 - 1 – 7 Wynward Street (odd and even inclusive); and
 - Also, where a special benefit from the Special Rate and Charge is received.
- 4.22 The rates to calculate the Special Rates will be determined at the beginning of each financial year to achieve a Special Rate of:
- up to \$280,000 in the 2026–2027 financial year;



- be indexed for each subsequent year of the Scheme using CPI; and
 - with a minimum increase of two percent and a maximum increase of four percent.
- 4.23 The rates to calculate each benefit area, for the purposes of assessing and levying the special rate and charge, will be determined having regard to the Net Annual Value (**NAV**) of all properties within each benefit area at the beginning of each financial year.
- 4.24 As FY2026-2027 NAV valuations are not yet available at the time of this Report, the below shows rates in the dollar based on the 2025-2026 NAV valuations. These would have been applied to collect the special rates and charges totalling up to \$280,000 for the 2026-2027 financial year:
- Primary benefit rate – 0.0138
 - Secondary benefit rate – 0.0069
 - Tertiary benefit rate – 0.0035
- 4.25 The actual Special Rates to be applied in 2026-2027, and in each subsequent year of the Special Rate Period, will be determined having regard to reassessed NAV figures prepared annually by Valuer-General Victoria.
- 4.26 In addition to the rate in the dollar being adjusted each financial year, maximum and minimum special charges will also apply. For the 2026-27 rating year, the following maximum and minimum special charges will apply:
- Primary benefit rate – maximum charge of \$6,000 and a minimum charge of \$400 per year.
 - Secondary benefit rate – maximum \$3,000 and a minimum charge of \$200 per year.
 - Tertiary benefit rate – maximum charge of \$1,500 and a minimum charge of \$100 per year.
- 4.27 The maximum and minimum special charges will be adjusted at the beginning of each financial year during the operation of the Scheme, having regard to:
- any change to the Special Rate in each of the benefit areas (which, as above, will be determined having regard to the movement of NAV to ensure that:
 - \$280,000 will be collected for the 2026–2027 financial year and indexed annually using CPI; and
 - with a maximum increase of four percent and a minimum of two percent for each subsequent year of the Special Rate scheme);
 - the inclusion or removal of any properties from the Scheme; and
 - any change in the number of properties that will pay a special charge (rather than a special rate), considering the revised special rates in each benefit area, as noted above.
- 4.28 Council will provide the Association with the collected levy every six months, on receipt of an accepted Activity Report and valid tax invoice. Prior to the Association issuing a valid tax invoice, Council will confirm the total levy collected for the six-month period, which will be:
- No more than \$140,000 for the 2026–2027 financial year and indexed annually using CPI; and



- with a maximum increase of four percent and a minimum of two percent for each subsequent year of the Special Rate scheme to include on the tax invoice.

Should the collected levy be less than the expected levy, Council will not supplement payments to cover the balance; Council will only issue funds received.

- 4.29 The Association has developed its Business Plan for the proposed 2026 – 2031 Special Rate and Charge as well as a Budget and Action Plan for FY2026/2027 (**Attachment 3**). The Business Plan, Budget and Action Plan will form part of the new funding agreement with Council.
- 4.30 The Special Rate will be for the sole purpose of marketing, promotion, business development and centre management of the specified Activity Centre. It is considered that the value of the properties included in the Special Rate and Charge, their desirability as a letting proposition, and their general amenity could be enhanced by the activities generated from the Special Rate funds.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 On 11 December 2025 Council sent separate letters to all affected property owners and occupiers within the proposed South Melbourne boundary. This advised them of the Intention to Declare the South Melbourne Special Rate and Charge, the commencement of the statutory process including a copy of the Public Notice, and an estimation of the levy based on 2025 Net Annual Value (NAV) valuations that would be applied to the property.
- 5.2 A Public Notice was published in the Age and on Council's website on the 15 December 2025, outlining the details of the proposed declaration of Special Rate and Charge. This Public Notice commenced the statutory consultation process. The process concluded at 5pm on 30 January 2026.
- 5.3 Council has acknowledged receipt of all submissions and has provided details of the Council Meeting at which those property and business owners could speak to their submission.
- 5.4 At the Council Meeting held on 18 March 2026, in accordance with statutory process, Council considered all objections and submissions from affected property owners and business operators. All objections and submissions were considered at this meeting. A vote to determine a final decision was taken and the Motion was carried unanimously.

6. LEGAL AND RISK IMPLICATIONS

The risks associated with the proposal are limited by the following:

- 6.1 Council procured legal services from Maddocks to independently review objections submitted during the statutory consultation process.
- 6.2 The number of valid objections received for the Special Rate does not exceed 50 percent of the total properties in accordance with Section 163B(6) of the Act.
- 6.3 If the Special Rate and Charge is declared, the Association will enter into a formal funding agreement with Council for the duration of the Special Rate and Charge. This agreement outlines the specific purposes for which the funds can be spent (being the purposes for which the Special Rate and Charge is declared).
- 6.4 Under the terms of the proposed funding agreement, the Association:



- 6.1.4 will be required to submit an Activity Report that includes financial reporting documentation every six months (profit and loss, balance sheet, general ledger, and marketing activity report). Special Rate monies will not be paid to the Association until all reporting is received and approved.
- 6.1.5 must be an incorporated entity through the life of the Special Rate and must act in accordance with the *Associations Incorporation Reform Act 2012*.
- 6.1.6 will be required to adopt their five-year Business Plan to guide expenditure of the funds (**Attachment 3**).
- 6.1.7 will be required to adopt their annual Budget and Action Plan that details how the operating budget will be spent (**Attachment 3**).
- 6.1.8 The Association will expend the monies raised by the Special Rate on behalf of Council as an administrator of the funds and at all times bound by the funding agreement with Council and under the direction of Council, and Council will reserve solely all discretions relevant to the application of the proceeds of the Special Rate. Section 164 of the Act enables Council to discontinue the Special Rate if there is any inappropriate expenditure.
- 6.1.9 If Council does not wish to support the Special Rate, there may be an expectation from the commercial precinct that Council will fund marketing and promotion activities for the precinct.
- 6.1.10 If Council proceeds with the declaration at its Council Meeting on 22 April 2026, the Special Rate and Charge notice will be issued. From the date of issue, a person has 30 days to apply to VCAT for a review of Council's decision to impose the Special Rate and Charge, on the limited grounds available under section 185 of the Act.
- 6.1.11 Section 185AA of the Act provides a separate right to apply to VCAT for a declaration as to the validity of Council's decision. An application for a declaration can be made at any time.
- 6.1.12 If an application is lodged at VCAT, Council would consider whether to proceed with:
 - the implementation of any Special Rate; or
 - providing any monies raised to the Association until the application has been heard and there is a VCAT decision on the matter.

7. FINANCIAL IMPACT

- 7.1 Council incurs administrative costs for the renewal of the South Melbourne Special Rate and Charge. These have been included in the FY2025/2026 budget.
- 7.2 If the Special Rate and Charge is successful, ongoing resources will be required to monitor the Special Rate and Charge, this will be funded from the operational budget and supported via existing resourcing.
- 7.3 Council administers the collection of the funds of the Special Rate and Charge and would distribute the funds to SMBA in two half-yearly instalments, after they complete reporting requirements under the proposed funding agreement.



8. ENVIRONMENTAL IMPACT

- 8.1 A financially sustainable business association allows Council to work with businesses in the Precinct on leading practice sustainability programs that will reduce emissions, waste and energy usage amongst other outcomes.
- 8.2 Vibrant local activity centres provide residents with the opportunity to shop locally and sustainably by walking, cycling or taking public transport to access their centre rather than driving elsewhere.

9. COMMUNITY IMPACT

- 9.1 Vibrant activity centres are critical to the health and development of the local community. Centres provide employment, community meeting places, resources, leisure opportunities and essential services to the community.

10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

10.1 Special Rate and Charge schemes align with:

10.1.1 A healthy and connected community - Our Council fosters collaboration and mutual support within the community:

- Business and retail precincts play a vital role in supporting community wellbeing by offering diverse services. These precincts act as hubs of connection, where people gather, interact, and feel a sense of belonging. Through collaboration with Business Associations, Council helps ensure these precincts remain inclusive, accessible, and responsive to community needs.

10.1.2 An environmentally sustainable and resilient City - Our Council engages the community in enhancing environmental outcomes:

- Council can collaborate with Business Associations to promote and support environmentally sustainable practices across precincts.

10.1.3 A safe and liveable City - Our City values the distinct character and identity of local neighbourhoods:

- Successful business precincts underpin the liveability of a high-density city such as Port Phillip and are pivotal in creating a city of diverse and distinctive neighbourhoods and public spaces.

10.1.4 A vibrant and thriving community - Our City has a strong, resilient economy:

- Special rate funds empower the business community to actively and creatively market, promote and develop their precinct to maintain vibrancy and economic viability and to provide the community with a well-resourced business precinct that provides excellent services, gathering places and employment.

10.1.5 An engaged and empowered community - Our residents and businesses are well informed:

- Business Associations serve as a vital conduit between Council and the business community, helping to identify precinct needs and communicate priorities effectively.

10.1.6 A trusted and high-performing organisation - Port Phillip Council is financially sustainable, cost effective, and efficient:



- Special Rate funds enable cost-sharing models for marketing, events and activations of business precincts, improving financial efficiency.

11. IMPLEMENTATION STRATEGY

TIMELINE

11.1 If Council resolves to declare the proposed Special Rate for five years, from 1 July 2026 to 30 June 2031, then:

11.1.1 Council advises the Association of the Council decision on 23 April 2026 and commences drafting a formal funding agreement with SMBA for the duration of the Special Rate which outlines the specific purposes for which the funds can be spent.

11.1.2 Council gives ratepayers notice by the nominated postal address and the street address in the designated Special Rate area of the decision regarding the South Melbourne Special Rate and Charge and provides the basis on which the Special Rate will be levied.

11.1.3 A person on whom a Special Rate is imposed then has 30 days from the date of issue of the Notice of Declaration of the Special Rate specified in 11.1.2 of this report to apply to VCAT for a review of a decision of Council to impose a Special Rate on that person, on limited grounds under section 185 of the Act.

11.2 If no application is made to VCAT, Council will commence the South Melbourne Special Rate and Charge on 1 July 2026:

- Affected rate payers will receive their levy notification to make payment via their Council rates notice in August 2026.

11.3 If Council resolves not to declare the proposed Special Rate at its Council Meeting on 22 April 2026:

- Council will advise the Association and all affected rate payers in writing of this decision and the proposed Special Rate will not proceed.

COMMUNICATION




11.4 Council advises the Association of Council's decision regarding the Special Rate.

11.5 Council advises, by letter, all the eligible ratepayers by their nominated postal addresses and the street addresses in the designated Special Rate Area of the decision regarding the Special Rate following the Ordinary Council Meeting on 22 April 2026.

12. OFFICER MATERIAL OR GENERAL INTEREST

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

ATTACHMENTS

1. Proposed South Melbourne Special Rate and Charge Declaration  [↓](#)
2. Proposed South Melbourne Special Rate and Charge Boundary Map  [↓](#)
3. South Melbourne Business Association Business Plan 2026-2031 and FY 26/27 Action Plan  [↓](#)

DECLARATION OF A SPECIAL RATE FOR THE SOUTH MELBOURNE BUSINESS PRECINCT 2026 - 2031

Having considered all submissions and objections received and having complied with the requirements of sections 163, 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, Port Phillip City Council (**Council**) declares a special rate and special charge (**Special Rate**) scheme under section 163(1) of the Act for the purposes of defraying expenses to be incurred by Council in connection with the marketing, promotion, business development and centre management for the encouragement of commerce, retail, tourism, professional activity and employment in the South Melbourne Business Precinct (**Business Precinct**). It is proposed the funds be provided to the incorporated body known and operating as the Clarendon and Coventry Streets Business Association (**Association**), subject to a funding agreement with Council under which all funds provided to the Association are subject to the approval, direction and control of Council, and will be used for the purpose of marketing, promotion, business development and centre management expenses as approved by Council.

The criteria which form the basis of the declaration of the Special Rate are the ownership and the Net Annual Value (**NAV**) of rateable land which is:

- used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes; and
- situated within the geographical area shown in the South Melbourne Business Precinct Special Rate Area identified below and Proposed Boundary Map at figure 1 below (**Boundary Map**).

Further, the classification of properties within the Special Rate Area as receiving a 'primary', 'secondary' or 'tertiary' special benefit is based upon the nature and characteristics of the properties and businesses included in each of the benefit areas. The benefit areas are described below.

In declaring the Special Rate scheme, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Port Phillip, in particular the encouragement of commerce, retail activity, tourism and employment opportunities within the area for which the Special Rate scheme is declared.

The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity, tourism and employment opportunities in the area for which the Special Rate scheme is declared), and the total amount of the Special Rate to be levied by Council, is up to \$1,518,612.36. This represents the maximum total amount to be raised through the Special Rate scheme during the declared Special Rate Period. It reflects an amount of up to \$280,000 for the 2026–2027 financial year, which will be indexed annually using the Consumer Price Index (All Groups, Melbourne Index Number) rate provided by the Australian Bureau of Statistics for the 12-month period as at the March quarter (**CPI**), with a maximum increase of four percent and a minimum of two percent for each subsequent year of the scheme.

The Special Rate is declared, and will remain in force, for the period commencing on 1 July 2026 and ending on 30 June 2031 (**Special Rate Period**).

The area for which the Special Rate scheme is declared is the area of land comprising all the properties set out below, as shown on the Boundary Map. The land in relation to which the Special Rate scheme is declared is all that rateable land described in the address listing of rateable properties set out below:

Eligible Properties

The following eligible properties within the below address ranges (**Special Rate Area**) are included in the Special Rate scheme:

- 1 and 2 Alfred Place;
- 165 – 236 Bank Street (odd and even inclusive);
- 117 – 181 Cecil Street (odd and even inclusive);
- 2 – 10 Charles Street (even inclusive);
- 206 – 380 Clarendon Street (odd and even inclusive excluding S 1/245 Clarendon Street);
- 238 –321 Coventry Street (odd and even inclusive);
- 228 – 254 Dorcas Street (even inclusive);
- 69 Emerald Hill Place;
- 1 – 5 Francis Street (odd inclusive);
- 1 – 16 Hotham Street (odd and even inclusive);
- 1 – 5 John Street (odd inclusive);
- 1 – 4 Layfield Street (odd and even inclusive);
- 225 – 294 Park Street (odd and even inclusive);
- 4 – 23 Union Street (odd and even inclusive); and
- 1 – 7 Wynward Street (odd and even inclusive).

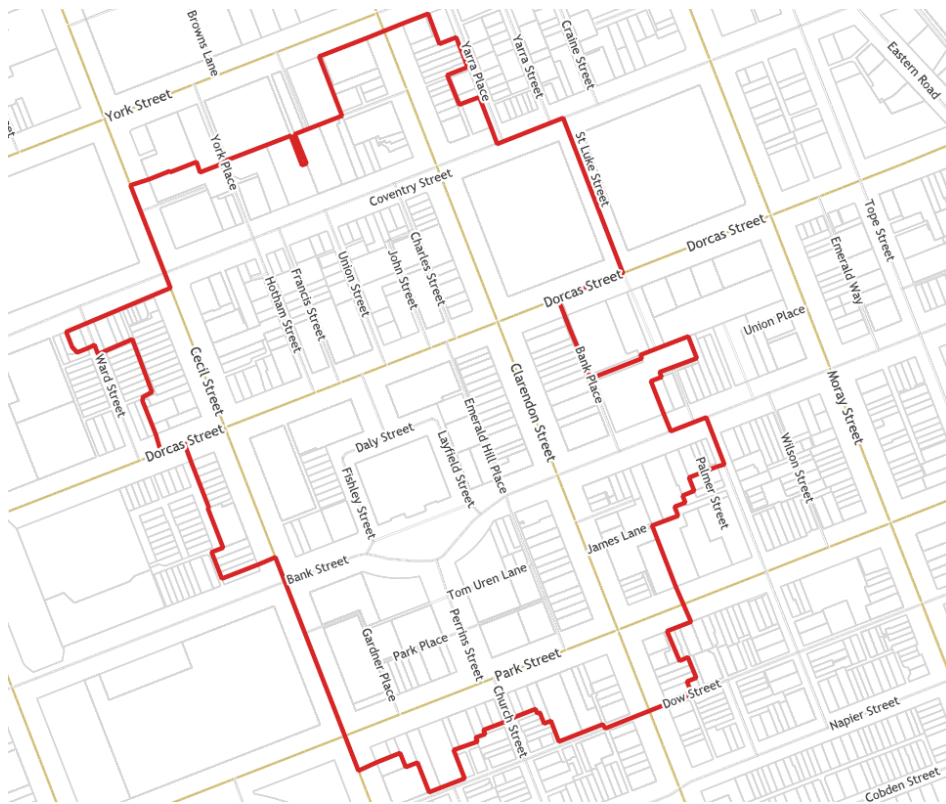


Figure 1. Boundary Map

Properties exempt from paying the Special Rate include:

- Dedicated car parking lots;
- Automatic Teller Machines;
- advertising signs;
- telecommunication towers and power substations;
- all residential properties; and
- non rateable properties.

Benefit Areas

For the Special Rate Period, the benefit areas for the purposes of assessing the Special Rate are as follows:

Primary Benefit Area - the primary benefit area includes properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes and are:

- Ground-level properties with street frontage on Clarendon Street and Coventry Street, excluding:
 - Properties classified under AVPCC Land Use Descriptions: *Shop and Dwelling (single occupancy)* and *Office and Dwelling (single occupancy)*; or
 - Properties located south of Park Street on Clarendon Street.

Secondary Benefit Area - the secondary benefit area includes properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes, and are:

- Ground-level properties on Clarendon Street and Coventry Street with AVPCC Land Use Descriptions: *Shop and Dwelling (single occupancy)* and *Office and Dwelling (single occupancy)*;
- Ground-level properties with street frontage on Clarendon Street south of Park Street; or
- Ground-level properties with street frontage on all other streets within the Special Rate Area, excluding those with AVPCC Land Use Descriptions: *Shop and Dwelling (single occupancy)* and *Office and Dwelling (single occupancy)*.

Tertiary Benefit Area - the tertiary benefit area includes properties that are used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes, and are all other properties identified in Special Rate Area, which are not included in the Primary and Secondary Benefit Areas.

Special Rate

The rates in the dollar applicable to each benefit area for the purposes of levying the Special Rate will be determined at the beginning of each financial year, having regard to the NAV of all the properties in each benefit area at that time, to raise up to \$280,000 for the 2026–2027 financial year and indexed annually using CPI, with a maximum increase of four percent and a minimum of two percent for each subsequent year of the Special Rate scheme.

It be noted that the Valuer General Victoria re-values all properties within the municipal district every year. On 1 July 2026, the new valuations will be used to calculate the rate in the dollar for all eligible properties within the Business Precinct.

By way of example, and in the absence of the NAV figures for 2026-2027, below shows the rates in the dollar, based on the 2025-2026 NAV valuations, that would have been applied to collect the special rates and charges totalling up to \$280,000 for the 2026-2027 financial year:

- Primary benefit rate – 0.0138
- Secondary benefit rate – 0.0069
- Tertiary benefit rate – 0.0035

The actual special rates to be applied in 2026-2027, and in each subsequent year of the Special Rate Period, will be redetermined in each financial year having regard to reassessed NAV figures prepared annually by Valuer-General Victoria. Also, for all subsequent years after 2026-2027 of the scheme, indexation will be applied to the annual budget with a maximum increase of four percent and a minimum of two percent.

In addition to the rate in the dollar being adjusted each financial year, maximum and minimum special charges will also apply. For the 2026-27 rating year, the following maximum and minimum special charges will apply:

- Primary benefit rate – maximum charge of \$6,000 and a minimum charge of \$400 per year.
- Secondary benefit rate – maximum \$3,000 and a minimum charge of \$200 per year.
- Tertiary benefit rate – maximum charge of \$1,500 and a minimum charge of \$100 per year.

The maximum and minimum special charges will be adjusted at the beginning of each financial year during the operation of the Scheme, having regard to:

- any change to the special rate in each of the benefit areas (which, as above, will determined having regard to the movement of NAV to ensure that \$280,000 will be collected for the 2026–2027 financial year and indexed annually using CPI, with a maximum increase of four percent and a minimum of two percent for each subsequent year of the Special Rate scheme);
- the inclusion or removal of any properties from the Scheme; and
- any change in the number of properties that will pay a special charge (as opposed to a special rate), having regard to the changed special rates in each benefit area, as above.

The Special Rate (which for the avoidance of doubt, includes any special charge) will be levied by the Council sending a levy notice annually to the persons who are liable to pay the Special Rate, which will require that the Special Rate must be paid in the following manner:

- by one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of the issue of the notice; or
- by four instalments to be paid by the dates which are fixed by Council in the notice.

In accordance with section 163(4A), this declaration will expire if the Special Rate is not levied to each person liable to pay it within 12 months after the day on which this declaration is made.

Council considers that there will be a special benefit to the persons required to pay the Special Rate because:

- there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the Special Rate scheme; and
- directly and indirectly as a result of the expenditure of the Special Rate scheme, the viability of the Business Precinct as a business, commercial and retail area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the Special Rate Area, will be maintained or enhanced through increased economic activity.

Council has determined for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Special Rate scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable or required to pay the Special Rate is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of funds raised by the Special Rate scheme are marketing, promotion and advertising related and will accordingly only benefit those properties and businesses included in the Special Rate Area that are used, or reasonably capable of being used for retail, commercial, leisure, tourism, entertainment, light industrial and professional purposes.

Council authorises the Association to administer the proceeds of the Special Rate scheme on the express condition that the Association enters into a funding agreement with Council for the Special Rate Period.

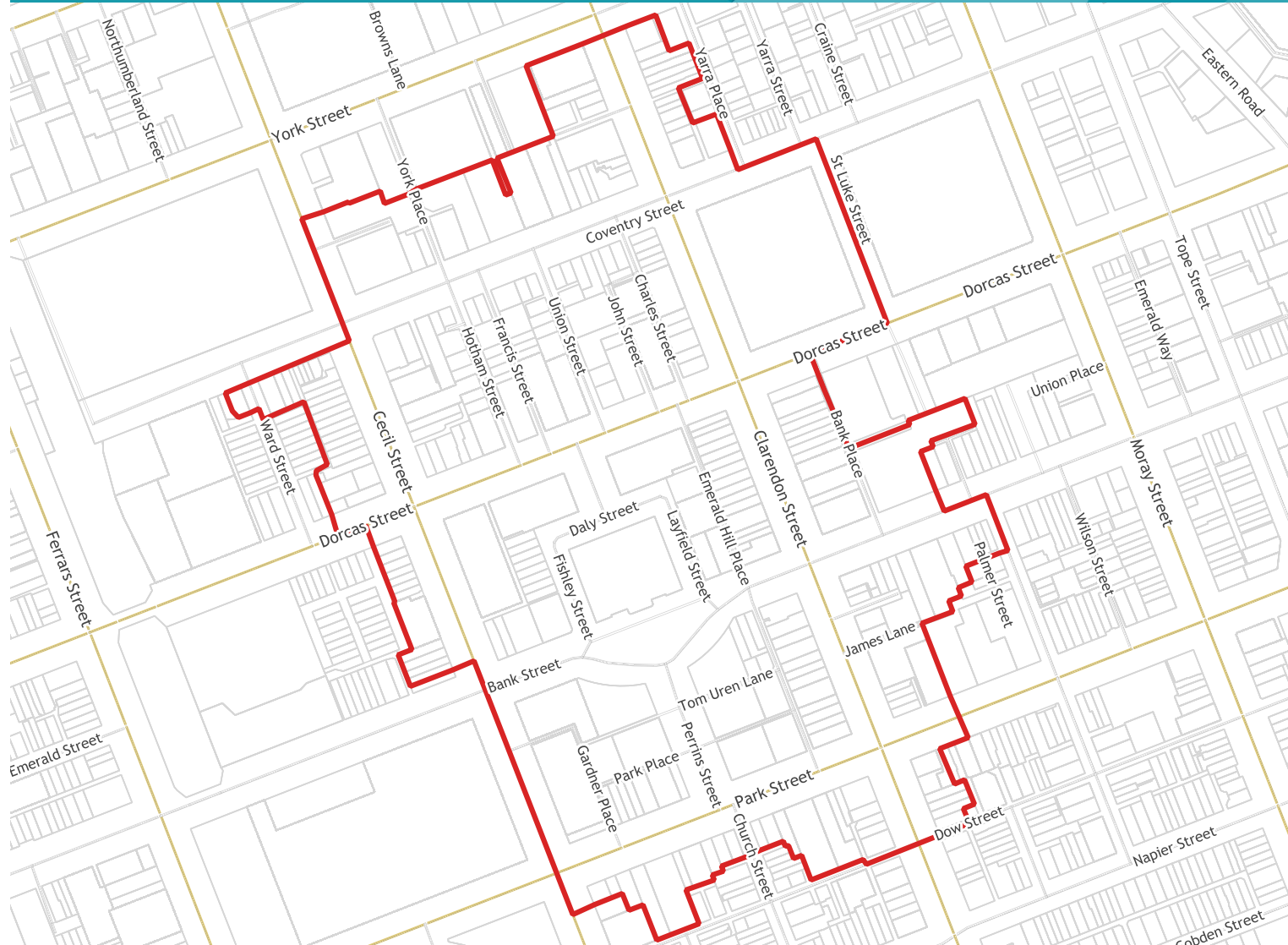
Council authorises its Chief Executive Officer or delegate to prepare the funding agreement between Council and the Association by which administrative arrangements in relation to the Special Rate scheme are confirmed. Such agreement will ensure that at all times, and as a precondition to the payment of any funds by Council to the Association, Council is, and remains, legally responsible for approving, directing and controlling the expenditure of the proceeds of the Special Rate in accordance with its legal obligations to do so.

Notice of Council's decision to declare and levy the Special Rate shall be sent to all owners and occupiers of properties included in the Special Rate scheme and all persons who have lodged a submission and/or an objection, and such notice shall also set out the reasons for Council's decision.


The reasons for Council's decision are recorded as the reasons set out below:

- Council considers that it is acting in accordance with the functions and powers conferred on it under the *Local Government Act 1989*, having regard to its role, purposes and objectives under the Act, particularly in relation to encouragement of commerce, retail, tourism, professional activity and employment in the Business Precinct;
- All persons who are liable or required to pay the Special Rate and the properties respectively owned or occupied by them, will receive a special benefit in the form of an enhancement or maintenance in land values and/or a maintenance or enhancement in the use, occupation and enjoyment of the properties subject to the Special Rate; and
- The basis of distribution of the Special Rate among those persons who are liable or required to pay it is considered to be fair and reasonable.

South Melbourne Business Precinct Special Rate Area and Proposed Boundary Map 2026 - 2031



Legend

 Proposed boundary



Disclaimer: The City of Port Phillip does not warrant the accuracy or completeness of the information on this map and shall not bear any responsibility or liability for errors or omissions in the information. Reproduction is unauthorised unless with express written permission of the City of Port Phillip.

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RITM0067426 28 October 2022



South Melbourne Business Precinct Strategic Business Plan 2026 - 2031

Clarendon & Coventry Streets Business Association Incorporated

(Incorporation No. A01147421)

October 2025



1. INTRODUCTION

1.1 Background

The Business Association was incorporated in December 2021. Since incorporating, the Association has operated with very little funding. It has relied on a volunteer committee, modest membership fees, and the occasional grant from the City of Port Phillip and the State Government.

It is time now to develop a more professional approach with a larger agenda and sustainable source of funding. The five year Strategic Business Plan is geared to achieve this.

1.2 Purpose of the Five Year Business Plan

A key purpose of the Strategic Plan is to understand the major changes that are likely to occur over the five year period of the special rate. The Plan also aims to provide a guide as to what the centre should be going to address those changes and what strategies and action plans are required over the next five years by all the interests associated with the precinct to deal effectively with those changes.

Key aims of the Plan are to develop:

- A united vision for the future development and marketing of the centre
- Enthusiasm, commitment and ownership by all stakeholders to the major thrusts of the Plan
- Strategies to improve the business performance and business mix, marketing, management and communication within the centre
- A prioritised action plan for the next five years



2. PROFILE OF THE SOUTH MELBOURNE SHOPPING AND BUSINESS PRECINCT

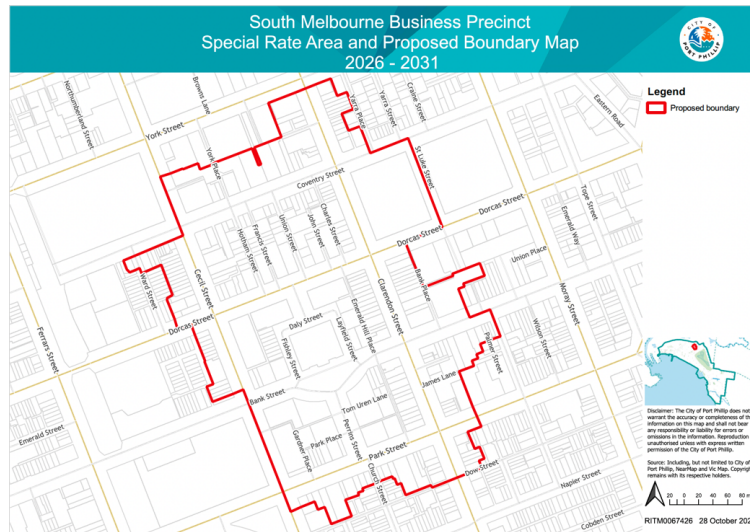
2.1 Regional Context

The South Melbourne Shopping and Business Precinct is an important ‘activity centre’ in Inner Melbourne, situated less than one kilometre south-west of the Melbourne CBD.

The Precinct services not only the immediate local neighbourhood of over 8,000 residents in South Melbourne, but also the whole of the City of Port Phillip and a broader Inner Melbourne catchment area of over 260,000 people.

2.2 Land Use Structure

For the purposes of this Plan, the South Melbourne Precinct corresponds to the area to be covered by the South Melbourne special rate. The area is illustrated below:



The precinct is bounded generally to the north by York Street; to the west by Cecil Street; to the south by Park Street and to the east midway between Clarendon and Moray Streets. There are 318 properties in the designated area.

The precinct has approximately 40,000 square metres of retail and commercial floorspace. It has a good structure that creates a sense of place and community. There are important major retail areas - Clarendon Street including the Clarendon Centre and Coventry Street - that serve as magnets. In between these magnets are smaller business premises providing a wide range of retail and commercial



services. The South Melbourne civic precinct anchored by the Town Hall, South Melbourne Library and police station is integrated with the business precinct.

2.3 Activity Centre Mix

There is a diverse range of retail, commercial, entertainment, cultural and community services in the precinct, reflecting its inner metropolitan location.

The breakdown of land uses is as follows:

Category	No. of Uses	%
Food and Liquor Retailing (including take-away)	21	6
Other goods and services retailing	85	27
Total Retail	106	33
Cafes, restaurants and hotels	35	11
Professional and Commercial Services	96	30
Health Services	12	4
Leisure and Entertainment	15	5
Community Services	6	2
Education Services	3	1
Total Non-Retail	167	53
Vacant or Inaccessible Premises	45	14
Total Sites	318	100

2.4 Current Centre Roles, Image and Identity

The predominant roles of the business precinct relate to:

- Professional and commercial services
- Convenience and specialist retailing
- Lifestyle, leisure and health services

These complement the civic and community service role provided by the South Melbourne Town Hall, South Melbourne Library and VicPolice station. The historic Town Hall houses the Australian Academy of Music.

South Melbourne is one of Melbourne’s notable spots for shopping and dining. It is considered an important destination for fine food, wine, clothing, homewares and day spas.



Clarendon Street has many fashion boutiques. This is complemented by Coventry Street, a recognised homewares precinct for great style, galleries and cutting-edge fashion. Park Street offers distinctive artistic and culinary delights.

Dining is available at one of the many alfresco cafes, restaurants and historic pubs in the precinct. Wine tasting is offered at a range of wine stores and bars. Fresh food including cakes also is available at specialist food stores, bakeries and patisseries.

With its café and restaurant culture as well as its range of day spas, beauty salons and other leisure services, the South Melbourne Precinct has a “lifestyle” niche.

The precinct performs a very important role as a professional and business services area. In conjunction with adjacent areas, it is developing into specialist business and employment hub for the City of Port Phillip connected with the Melbourne CBD, focusing on new information-based and creative endeavours including marketing, media, arts and culture, IT and general business services.

The precinct is a community focal point. It projects an easy going and friendly atmosphere with a sense of history and community. The many local independent business operators make it very authentic.

2.5 Current Management and Marketing

The Business Association, working in conjunction with Port Phillip City Council, is responsible for managing and marketing the South Melbourne Precinct. It is critical to the successful implementation of the five-year Business Plan.

Key roles of the SMBA include:

- Marketing the South Melbourne Precinct to lift its profile
- Liaising with businesses and sharing relevant information as well as assisting with localised problems
- Facilitating business networking
- Working with City of Port Phillip on issues relating to community safety, street maintenance, cleaning, planning, street parking and local laws
- Maintaining close relationships with property developers and other stakeholders as well as the State Government

Its current committee consists of:

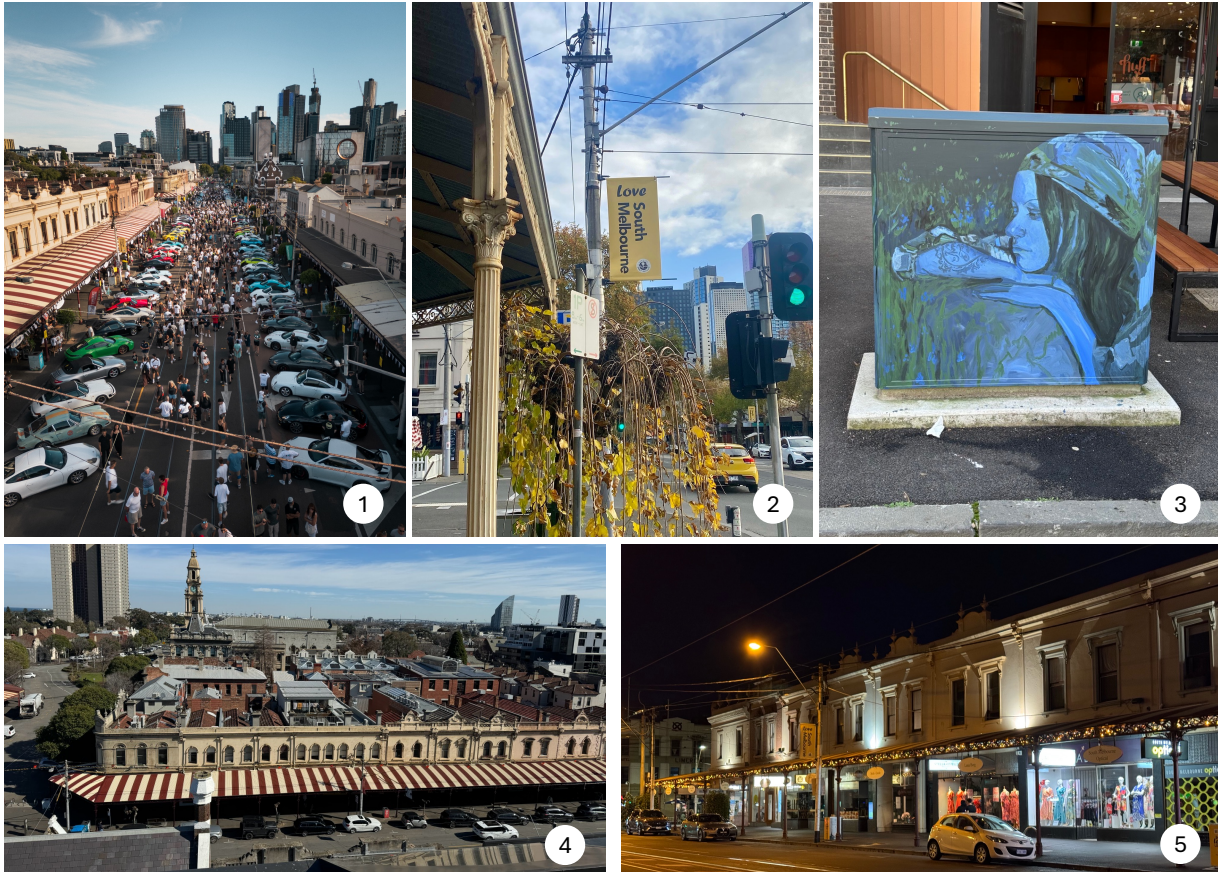
- Anne Michaels – BVIA on BANK
- Andrew Scawen - Mitchell McCabe
- Steve Schreuder – The Limerick Arms
- Vanessa Brown – The Clarendon Centre
- Darren Williams Yellow Brick Road
- Sal Cummins – Chill Sports
- Cameron Johns – The Limerick Arms

The Business Association has achieved a considerable amount since inception, adding monetary value of around **\$680,000** to the precinct and immeasurable value in-kind.



What We've Achieved So Far

Events, Streetscape & Placemaking



- 1. Signature Event: South Melbourne Porsche & Coffee Festival ~\$80k**
We are proud to have founded and delivered the South Melbourne Porsche & Coffee Festival, now in its third year. This unique event is now recognised as Victoria's premier Cars & Coffee-style Porsche gathering and showcases South Melbourne as a vibrant, welcoming destination and has become a cornerstone of our precinct identity.
- 2. Street Banner Installations ~\$25k**
Installed decorative banners to raise the profile of the precinct and strengthen its visual identity.
- 3. Public Art Projects ~\$18k**
Supported visual activation through creative signal box art and artist-led projects that bring vibrancy and local character to our public spaces.
- 4. Heritage Verandah Restoration Project ~\$331k**
Advocated for, initiated and delivered the restoration of significant shopfront verandahs, preserving South Melbourne's architectural heritage while enhancing pedestrian appeal and visual continuity.
- 5. Illumination Project ~\$75k**
Delivered lighting enhancements along Clarendon Street significantly improving evening visibility and ambience. This includes architectural uplighting on building façades and fairy lights installed beneath heritage verandahs, creating a warmer, more inviting night-time streetscape.



What We've Achieved So Far

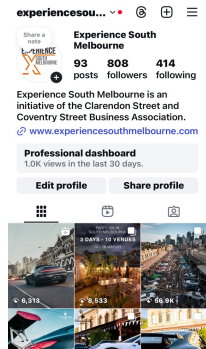
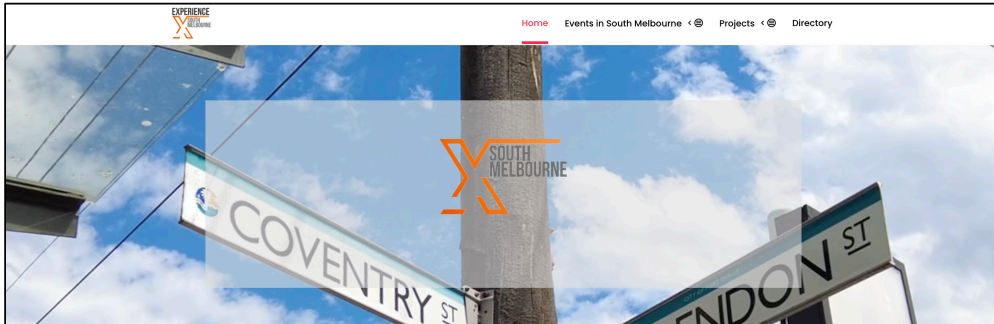
Safety & Advocacy



- **Police Engagement** Active engagement with Victoria Police, the City of Port Phillip, and State Government representatives to address local safety concerns.
- **Community Safety** Recently led community safety reporting and business engagement, providing coordinated feedback and lobbying government and Council for meaningful responses.
- **South Melbourne Structure Plan**
 - Key input into the revised South Melbourne Structure Plan and will continue to advocate for business
 - Advocated and supported ANAM and the restoration of the South Melbourne Town Hall
 - Advocating for a Piazza (square) to be situated on Emerald Hill, outside the old Town Hall
- **Ongoing advocacy on:-**
 - Precinct Beautification
 - Street cleanliness
 - Amenity improvements, such as lighting & infrastructure maintenance
 - Community Safety & Anti-social behaviour

Marketing & Promotion

- **Website** Developed and manage www.experiencesouthmelbourne.com.au as a go-to hub for precinct updates, business listings, and local promotions.
- **Socials** Building our digital reach through social media and trader communications, promoting precinct activity and connecting with new audiences.





3. KEY ISSUES

The key issues for the five year South Melbourne Strategic Business Plan are summarised in the following SWOT analysis:

3.1 Strengths Weaknesses Opportunities and Threats

Strengths

- Proximity to the Melbourne CBD, Southbank, Docklands and the St Kilda Road Business Precinct
- Proximity to major sporting and entertainment venues at Albert Park and the Victorian Arts Centre
- Range and quality of its business mix with many independent owner-operated businesses
- The Clarendon Centre and proximity to South Melbourne Market and Spotlight Centre
- Strong café, restaurant, hotel culture
- Rich cultural history with a strong connection to the South Melbourne and Emerald Hill communities
- Very good accessibility by light rail, tram, foot and car
- Attractive, relaxed, casual and cosmopolitan atmosphere
- Good physical layout and design with significant Victorian architecture and interesting character
- Strong sense of place and community
- Developing brand
- Good relationships between the Business Association and Port Phillip City Council
- Authentic, edgy, interesting
- Food and wine culture
- Local community-oriented businesses
- Easy to get around – convenient, accessible

Weaknesses

- Apathy among some in the business community towards the Association's program – lack of involvement and interest
- Sectional interests in some parts of the centre
- Lack of a co-ordinated business view about the brand, image or identity of the overall centre
- Perceived car parking deficiencies and issues
- Fair physical appearance of some premises
- Poor and unwelcoming physical condition of some parts of the precinct - untidy/lack of cleanliness/shabby/graffiti
- Apathy/negativity
- Limited promotional activity

Opportunities

- Stronger communication and engagement with businesses
- Increasing population in areas surrounding the centre
- Stronger arts, leisure and recreation activities in and around the precinct



- More destination retail facilities with an emphasis on specialty retailing creating a real point of difference with the other centres in the City of Port Phillip
- Further growth and diversification of the business services sector in the precinct
- Stronger interaction and networking between the retail and non-retail businesses in the centre
- Extension of the marketing activities to include a metropolitan focus
- Development of a more diverse range of corporate sponsors
- Improved public relations with the business community
- More active centre - try something different, develop a focus that is unique
- Promotions on various streets- e.g., Coventry Street experience
- Updating/painting of shopfronts and signage
- Better customer service
- Streetscape improvements
- Stronger cross marketing of businesses in the precinct
- Achieving higher standards of presentation, merchandising, and customer service in existing businesses
- Improving the business mix
- Implementing a new brand for the Precinct, getting all businesses behind the branding, and making the wider community more aware of it
- Developing a more strategic marketing program
- Facilitating improvements in the precinct in line with the 2024 South Melbourne Structure Plan
- Developing a stronger organisation
- Utilising a precinct management and marketing co-ordinator on an ongoing basis

Threats

- Increasing competition from other nearby precincts such as Port Melbourne; the Melbourne CBD including Southbank; Fitzroy and Acland Streets, St Kilda
- Higher rents and subsequent loss of businesses that are important to the character of the South Melbourne precinct
- Lack of engagement from as well as resistance to change by some businesses



4. THE FUTURE

4.1 Vision

To develop the South Melbourne Business Precinct as a pre-eminent shopping, business and community precinct in the City of Port Phillip and as one of the significant traditional activity centres in Melbourne

The vision envisages a place that:

- has a distinctive sense of identity
- is changing with a more intensive mixed use character
- maintains its heritage feel
- is diverse
- is safe, friendly and relaxed to work in, shop and visit
- has an active street life with more people staying longer in the precinct
- has interesting boutique style shops
- has a strong range of professional and business services
- is a hub for the arts and culture
- offers memorable lifestyle experiences
- has an active business group working for the interests of the whole precinct

4.2 Mission Statement

The mission of the Business Association is to promote and improve the precinct, and develop a stronger sense of cohesion and involvement among all of its businesses

This is to be achieved through the Business Association:

- Acting as leaders and ambassadors for the precinct
- Facilitating positive experiences in the precinct

Specific outcomes that are expected to be achieved over time from this effort are:

- An improved profile for the whole precinct
- An increasing number of activities in the centre for the benefit of retail, commercial and other businesses
- A changing land use structure with a more intensive mixed use character
- More businesses talking to and working with one another and with the Business Association
- An improvement in customer spending patterns in the precinct
- An overall improvement in the trading performance of the precinct
- Improvements in the physical conditions of the precinct
- Continued good relationships with Port Phillip City Council



5. STRATEGIC DIRECTIONS

The five year Business Plan outlines an integrated set of pro-active strategies to achieve the future vision for the South Melbourne Precinct. The emphasis in this Plan is on realistic but ambitious strategies that are affordable and that can achieve real results. Ownership of the strategies by all the key parties is critical to the successful implementation of the Plan.

The strategies are outlined below under the following headings:

- Marketing & Promotion
- Business Development & Support
- Communication & Engagement
- Precinct Development & Advocacy
- Precinct Management
- Financial Strategy

Marketing & Promotion

Precinct Branding & Identity

- Develop a strong, cohesive identity (logo, tagline, brand guide)

Revamp of Website & Business Directory

- Modernise the precinct website, improve usability and mobile experience.
- Ensure the business directory is complete, up-to-date, and searchable

Social Media Upgrades & Campaigns

- Undertake a platform revamp and regular content tailored to highlight both the precinct and individual businesses.
- Organiser paid ad campaigns for greater reach

Promotional Events & Activations

- Undertake street activations, markets, competitions, giveaways, live music etc. to boost foot traffic

Seasonal Activation & Precinct Decorations

- Organise lighting, floral, or thematic displays to improve community safety and mark holidays or local events

Banner Upgrade Programme



- Organiser new banner sets designed for seasonal themes and special events.

Integrated Marketing Campaigns

- Undertake cross-channel promotions including digital, print, radio or local influencers

Business Development & Support

Business Training Programs

- Organise workshops on digital marketing, customer service, HR, compliance, and the implications and opportunities of AI

Networking Events

- Utilise social and professional mixers to connect businesses, share ideas, and foster collaboration.

Mentorship or Peer-to-Peer Support Initiatives

- Pair experienced operators with newer businesses

Communication & Engagement

Email Newsletters & Precinct Updates

- Provide regular communication with news, Council updates, upcoming events, funding opportunities etc.

Business Safety Communication Program

- Provide alerts and education on local safety issues, crime prevention, and support services

Precinct Development & Advocacy

Advocacy

- Represent and advocate business interests with Council and State Government on key issues relating to community safety, parking, planning, public space use

Data Collection & Evaluation

- Organise foot traffic sensors, campaign reporting, business feedback, to guide future planning and measure impact



Precinct Management

Stronger Business Association

- Build up the membership of the Association
- Continue to have an active Committee representing different types of businesses in different parts of the precinct
- Continue to hold regular Committee meetings to develop and implement an ambitious program
- Organise monthly financial statements on the expenditure of the special rate funds
- Organise public liability insurance for events organised by the Association

Appointment of a Precinct Coordinator

- Engage a professional marketing and business improvement coordinator working an average of 24 hours a week
- The coordinator to:
 - Provide ongoing information about the South Melbourne program to all businesses in the precinct and obtain feedback
 - Provide a briefing to the monthly Committee meetings on problem issues in the Precinct and recommended strategies to resolve them
 - Organise information about business building seminars and other training programs to motivate and educate individual businesses to make improvements to their businesses
 - Identify active and interested business leaders in the Precinct who could speak at the business networking events
 - Develop stronger relationships with community groups (schools, service clubs, sports clubs, etc) and residents so as to foster stronger connections and develop stronger loyalty from these groups towards the precinct
 - Visit and be seen to be working with each business in the Precinct - regular contact (at least a short visit to each business once every month) communication
 - Develop an annual marketing plan including an extension of the branding strategy, strategic marketing (website, advertising campaign in various media) including a tourism campaign, and a calendar of promotional events
 - Implement the strategic marketing initiatives in conjunction with the media and community groups
 - Organise a few key special promotional events during a year



Financial Strategy

The South Melbourne special rate is estimated to yield at least \$ 280,000 over each of the five years from 2026-27 to 2030-31.

A general breakdown of that expenditure is as follows:

Activity	Budget
MARKETING	
New branding	\$20,000
Website development, email and domain hosting and maintenance	\$15,000
Social media	\$15,000
Streetscape improvements/decorations during festive and holiday periods	\$30,000
Community Safety, lighting & other	\$20,000
Various competitions and other programs	\$6,000
EVENTS	
A calendar of various promotional activities See details below:	
South Melbourne Porsche & Coffee Event	\$25,000
Winter Wine, Fire & Food Festival	\$25,000
South Melbourne Live	\$25,000
MANAGEMENT & COMMUNICATION	
Business networking	
Networking events during the year including the AGM	\$12,000
Marketing and business development coordinator	\$90,000
Regular communication	\$4,000
TOTAL MARKETING, EVENTS & MANAGEMENT COMMUNICATION EXPENSES	\$287,000.00
ADMINISTRATIVE EXPENSES	
Insurance	\$3,000
Bookkeeping and BAS services	\$2,500
Accountancy including software and auditor fees	\$3,500
Bank charges, Australia Post Box, storage	\$4,000
TOTAL ADMINISTRATIVE EXPENSES	\$13,000.00
TOTAL EXPENSES	\$300,000
TOTAL YEARLY LEVY RECEIVED	\$280,000
ANTICIPATED GRANTS AND OTHER INCOME	\$20,000
TOTAL INCOME	\$300,000
BALANCE	\$0



6. IMPLEMENTATION

The key priorities for implementation over the five years are:

- Engaging a centre management and marketing co-ordinator to work 24 hours a week on an ongoing basis
- Implementing new branding for the precinct, getting all businesses behind the branding, and making the wider community more aware of it
- Facilitating community safety initiatives throughout the precinct
- Developing a more strategic marketing program including a focus on growing support from nearby areas
- Establishing business development and networking opportunities particularly to connect with the commercial businesses in the precinct and adjacent areas
- Maintaining stronger communication and accountability with all businesses in the special rate area
- Continuing to facilitate streetscape and other improvements in the precinct

7. MONITORING AND EVALUATION

The degree of achievement of the actions outlined in this Business Plan will be evaluated at the end of each financial year.

Key performance indicators to be included in the evaluation are:

- Extent of completion of projects specified in the Business Plan
- Level of business participation in activities and promotions
- Business and customer perceptions about the success of marketing and business improvement projects
- Business perceptions about changes in the overall profile and trading performance of the precinct
- Financial accountability
- Compliance with the reporting requirements to Council as indicated in the Funding Agreement with Port Phillip City Council

South Melbourne 2026-27 Activation/Marketing & Business Improvement Plan and Budget

Activity	Planned Dates	Objectives	Expected results (What will it achieve? Ensure this is measurable)	Status (e.g., planned, in progress, complete, delayed, cancelled)	Budget
MARKETING					
New branding	July-Aug 2026	Together with a marketing agency, develop a strong, cohesive identity (logo, tagline, brand guide)	Produce a logo, tagline and brand guide	Being planned	\$20,000
Website development, email and domain hosting and maintenance	All Year	Organise and deliver a smart website for the Association	Deliver an engaging website	Being planned	\$15,000
Social media	All Year	Promote the precinct and the individual businesses in the precinct on an ongoing basis. Instagram and Facebook. Assess application of Tik Tok	Increase the number of followers on our socials, Instagram & Facebook by 100%	Being planned	\$15,000
Streetscape improvements/decorations during festive and holiday periods	All Year	Enhance the streetscape appearance of the Precinct to enhance visitation: - <ul style="list-style-type: none"> Thematic displays mark holidays or local events Create an impact through the various installations Create a distinctive celebratory feeling for businesses and customers in the Precinct Attract families with children to the Precinct Encourage spending in South Melbourne businesses Bring a community celebratory feel to the Precinct 	Complete one decorative feature for each of the following:- <ul style="list-style-type: none"> Christmas Easter Mother' Day Father's Day Halloween Attract 5,000 people to view the decorations and associated activities	Being planned	\$30,000
Community Safety, lighting & other	Sep 2026	<ul style="list-style-type: none"> Installation of lighting in some laneways to improve community safety Re-location of public phone box from Coventry Street 	Installation of lights Re-location of phone Box	Being planned	\$20,000
Various competitions and other programs	All Year	Organise competitions that appeal to the varied customer base Increase social media traffic from the competitions	Obtain 50 entries in each competition	Being planned	\$6,000
EVENTS					
A calendar of various promotional activities See details below:	All Year				
South Melbourne Porsche & Coffee Event	March 2027	Promote the precinct, attracting outside visitation, community visitation, including families with children. Continuing to establish & reinforce South Melbourne as a destination to the wider community	On the day of the event, target to have 300 Porsches attend and around 5,000 visitors		\$25,000
Winter Wine, Fire & Food Festival	August 2026	An event bringing together different food and wine vendors into a specified location. Promoting the precinct, attracting outside visitation and community visitation, including families. Continuing to establish & reinforce South Melbourne as a destination to the wider community	Have at least 12 different traders participate in providing food and beverage to the event. Have around 1,000 people attend.		\$25,000
South Melbourne Live	Nov 2027	South Melbourne Live is a festival held in late November 2027, celebrating local talent and culture with music and comedy. Over four days, the suburb becomes a vibrant hub, bringing energy and laughter to the community as spring begins. It transforms South Melbourne into a lively, music-filled celebration.	Over the four days and nights, over 5,000 people will enjoy live music on Clarendon St, Coventry St, Park St, and Bank St, and another 2,500 will watch stand-up comedy in local pubs.		\$25,000
MANAGEMENT & COMMUNICATION					
Business networking Networking events during the year including the AGM	Every 4 months including AGM	Organise and deliver networking events at different venues in the Precinct Encourage commercial, health and community service businesses to attend	Attract 12 businesses to attend each event	Being planned	\$12,000

South Melbourne 2026-27 Activation/Marketing & Business Improvement Plan and Budget

Activity	Planned Dates	Objectives	Expected results (What will it achieve? Ensure this is measurable)	Status (e.g., planned, in progress, complete, delayed, cancelled)	Budget
Marketing and business development coordinator	All Year	Appoint a marketing and business development coordinator to work 24 hours a week Through the coordinator, organise and deliver an extensive program of marketing and business improvement activities for the benefit of businesses in the Precinct Organise and submit applications for two-three grants during the year so as to provide more and better promotional events and other activities	Appoint the coordinator Deliver the activities outlined above Engage effectively with all businesses in the Precinct Obtain two grants during the year	Being planned	\$90,000
Regular communication	All Year	Organise regular communication with all businesses in the Precinct to keep them up to date with activities and to provide an opportunity for feedback about the program	Provide monthly e-newsletters supplemented by emails for urgent items	Being planned	\$4,000
TOTAL MARKETING, EVENTS & MANAGEMENT COMMUNICATION EXPENSES					\$287,000.00
ADMINISTRATIVE EXPENSES	Annual Expenses				
Insurance					\$3,000
Bookkeeping and BAS services					\$2,500
Accountancy including software and auditor fees					\$3,500
Bank charges, Australia Post Box, storage					\$4,000
TOTAL ADMINISTRATIVE EXPENSES					\$13,000.00
TOTAL EXPENSES					\$300,000
TOTAL YEARLY LEVY RECEIVED					\$280,000
ANTICIPATED GRANTS AND OTHER INCOME					\$20,000
TOTAL INCOME					\$300,000
BALANCE					\$0

MEETING OF THE PORT PHILLIP CITY COUNCIL

22 APRIL 2026



11.3 13-21 PALMERSTON CRESCENT, SOUTH MELBOURNE - 916/2014/A

LOCATION/ADDRESS: 13-21 PALMERSTON CRESCENT, SOUTH MELBOURNE
EXECUTIVE MEMBER: BRIAN TEE, GENERAL MANAGER, CITY DEVELOPMENT
PREPARED BY: SAMUEL LAING, PRINCIPAL PLANNER

1. PURPOSE

- 1.1 To consider and determine an application to amend a permit that allows the construction of a 19-storey mixed-use building above four basement levels in the Commercial 1 Zone and affected by a Design and Development Overlay and a Special Building Overlay, and a reduction to the car parking requirement.

2. EXECUTIVE SUMMARY

WARD:	South Melbourne
TRIGGER FOR DETERMINATION BY COMMITTEE:	More than 16 objections
APPLICATION NO:	916/2014/A
APPLICANT:	Roundbay Pty Ltd
EXISTING USE:	Gymnasium and car park
ABUTTING USES:	Residential and commercial
ZONING:	Commercial 1 Zone
OVERLAYS:	Design and Development Overlay, Schedule 26-2 Special Building Overlay, Schedule 2

- 2.1 This report considers amended permit application 916/2014/A, which affects the land at 13-21 Palmerston Crescent, South Melbourne (**Attachment 1 – Site Context Map**) and has been made under section 72 of the *Planning and Environment Act 1987 (Act)*.
- 2.2 The existing permit to be amended was issued at the direction of the Victorian Civil and Administrative Tribunal (**VCAT** or **the Tribunal**) on 31 December 2015 and allows:
- Construction of 19 storey building containing food and drink premises, retail and gymnasium at ground level, with 196 apartments at upper levels, including [four] basement levels and a reduction in car parking requirements, generally in accordance with the endorsed plans and subject to the [conditions included in the permit].*
- 2.3 The proposed amendment of the existing permit includes:
- Changes to the internal layout and use of the building shown on the endorsed plans. The most notable change is the deletion of the fourth basement level, which results in reduced provision of on-site car and bicycle parking and external storage for the remaining dwellings.
 - A change to what the permit allows (“the permit preamble”) to delete reference to the previous commercial uses that have been removed from the development.



- Amendment or deletion of permit conditions 1, 1(b) and 11 to reflect the revised land use mix and to provide greater flexibility in the allocation of car parking spaces under the build-to-rent (BtR) delivery model.
- 2.4 The application was publicly notified and attracted 24 submissions from 23 objectors. Key issues raised include car parking, amenity impacts, the use of the pedestrian arcade and adjoining laneways, the loss of the commercial uses, and errors in the application material.
- 2.5 The application was discussed at the consultation meeting held on 24 February 2026. The meeting was attended by three Councillors, two Council planning officers, the applicant's representative, and objectors.
- 2.6 Most concerns fall outside the scope of this amendment, as no changes are proposed to the approved building envelope, dwelling mix, pedestrian arcade, loading arrangements or the statutory requirements governing car parking.
- 2.7 Amendment VC277 (18 December 2025) introduced new, reduced car parking rates and transitional provisions that apply to this application. As the land is located in Category 3 on the Car Parking Requirement Maps, the minimum parking rate for dwellings is now zero spaces. Consequently:
- a permit is not required to reduce the number of car parking spaces;
 - the revised on-site parking provision (151 spaces) is outside the scope of assessment, and
 - maximum parking rates also do not apply to this application.
- 2.8 The proposal significantly exceeds the bicycle parking requirements of Clause 52.34.
- 2.9 The deletion of the fourth basement level does not compromise the functionality of the development. The associated reduction in over-bonnet storage is reasonable for a BtR model, given the flexibility this model offers in allocating amenities according to resident demand.
- 2.10 The replacement of the ground-floor commercial uses with resident-only facilities (private gymnasium and wellness/co-working lounge) will retain an active and transparent frontage, consistent with activation expectations for the Commercial 1 Zone and the St Kilda Road North Precinct. These facilities are adaptable and could be converted back to commercial use in future if required.
- 2.11 All waste; flood-mitigation and access-related requirements of the existing permit continue to be met. Minor adjustments to the bin store layout are acceptable subject to a condition ensuring the Waste Management Plan is correctly reflected on the plans.
- 2.12 It is recommended that the amended permit should issue.

3. RECOMMENDATION

- 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 an Amended Permit in Amended Permit Application 916/2014/A at 13-21 Palmerston Crescent, South Melbourne.
- 3.2 That the decision be issued as follows:



- 1 Existing Condition 1 (Amended Plans Required) be amended by deleting the words struck through and inserting the words in bold as follows:

Amended Plans Required

1. Before the development starts (other than demolition and preliminary site works), 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 ~~three copies must be provided~~ **submitted in electronic form**. The plans must be generally in accordance with the plans ~~numbered A001, A500, A501, A505, A506, A507, A508, A519, A550, A900, A901, A902, A903 and A952 all dated 22 May 2015 and plans numbered A489, A490, A950 all dated 4 December 2015 and A951 dated 9 December 2015~~ **10 September 2025** all prepared by Elenberg Fraser but modified to show:
 - a. Reconfiguration of the layout of Apartment 9 on the podium level 01-04 to orient the living area towards the east/right of way.
 - b. ~~Notation of bicycle parking spaces dedicated to the residential use and to the retail use~~ **Deleted**.
 - c. Initiatives required under conditions ~~54~~ and ~~76~~.
 - d. A coloured schedule (2 copies in a form that are able to be endorsed and held on file) of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed building.
 - e. All plant, equipment and services (including air conditioners, heating units, hot water system, etc) which are to be located externally identified on plans.
 - f. The roof of the arcade no higher than the lower sill height of the north facing habitable room windows on podium level 1.
 - g. Location of air conditioners for each dwelling with no air conditioners to be located in a winter garden which has an area of less than 8 square metres.
 - h. Screening of roof plant to the satisfaction of the Responsible Authority.
 - i. The reflectivity of all external glazing materials to the satisfaction of the Responsible Authority.
 - j. **All references to the previous commercial uses deleted.**
 - k. **All references to the previous number of basement levels corrected.**
 - l. **The number and type of bins within the ground floor bin room updated to reflect the requirement for 21 bins in Section 3.4 of the Waste Management Plan (Issue B), prepared by Traffix Group and dated 24 October 2025.**

- 2 Existing Condition 1 (No Alterations) be renumbered as a new Condition 1A.



- 3 Existing Condition 11 (Car Parking Allocation) be deleted.
- 4 The preamble of the existing permit be amended by deleting the words struck through and inserting the words in bold as follows:

To develop and use the land for the purpose of construction of 19 storey building ~~containing food and drink premises, retail and gymnasium at ground level~~, with 196 apartments at upper levels, including ~~two~~ **three** basement levels and a reduction in car parking requirements~~-,~~ generally in accordance with the endorsed plans and subject to the following conditions.

4. RELEVANT BACKGROUND

Planning Permit 916/2014

- 4.1 The permit to be amended was issued at the direction of VCAT on 31 December 2015. It allows:

Construction of 19 storey building containing food and drink premises, retail and gymnasium at ground level, with 196 apartments at upper levels, including [four]¹ basement levels and a reduction in car parking requirements, generally in accordance with the endorsed plans and subject to the [conditions included in the permit].
- 4.2 The permit and the current endorsed plans are included in **Attachment 2 - Planning Permit 916/2014** and **Attachment 3 - Planning Permit 916/2014 - Endorsed Plans (Architectural and Landscape)**, respectively.
- 4.3 The permit remains valid, having been extended on three previous occasions. The permit will now expire on 31 December 2027 if the development has not commenced.

5. PROPOSAL

- 5.1 The application seeks approval under section 72 of the Act for the following changes to the permit and endorsed plans (**Refer to Attachment 4 – Decision Plans**):
 - 5.1.1 Deleting the lowest level of basement, reducing the total number of basement levels in the development from four to three.
 - 5.1.2 Replacing the previous retail and commercial uses at ground floor level (food and drink premises, gymnasium, and shop) with resident facilities (private gymnasium and ‘wellness & co-working lounge facility’).
 - 5.1.3 Reducing the total on-site car parking provision by 53 spaces, from 204 spaces to 151.
 - 5.1.4 Reducing the total on-site bicycle parking provision by 30 spaces, from 288 spaces to 258.
 - 5.1.5 Modifying the design of the basement entry ramp and layout of the remaining basement levels.
 - 5.1.6 Modifying the layout of the bin store at ground floor level.
 - 5.1.7 Amending the permit preamble to reflect the changes made to the land use mix and number of basement levels in the development. Specifically, approval is

¹ The permit preamble incorrectly states that the development has two basement levels instead of four. Although this error could be corrected under section 71 of the Act (being an error arising from an accidental slip), this application provides an appropriate opportunity to resolve it, as it proposes changes to number of basement levels.



sought to amend the permit preamble by deleting the words struck through (~~example~~) and inserting the words in bold (**example**) as follows:

*To develop and use the land for the purpose of construction of 19 storey building ~~containing food and drink premises, retail and gymnasium at ground level,~~ with 196 apartments at upper levels, including ~~two~~ **three** basement levels and a reduction in car parking requirements. generally in accordance with the endorsed plans and subject to the following conditions.*

- 5.1.8 Amending the wording of Condition 1 to reference the development plans submitted with this application and delete sub-condition (b), which relates to the allocation of bicycle parking spaces in the development. Specifically, approval is sought to amend the wording of Condition 1 preamble by deleting the words struck through (~~example~~) and inserting the words in bold (**example**) as follows:

Amended plans required

1. *Before the development starts (other than demolition and preliminary site works), 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 three copies must be provided. The plans must be generally in accordance with the plans numbered ~~A001, A500, A505, A506, A507, A508, A519, A550, A900, A901, A902, A903 and A952~~ all dated 22 May 2015 and plans numbered ~~A489, A490, A950~~ all dated 4 December 2015 and ~~A951~~ dated 9 December 2015 **10 September 2025** all prepared by Elenberg Fraser but modified to show:
 - a. *Reconfiguration of the layout of Apartment 9 on the podium level 01-04 to orient the living area towards the east/right of way.*
 - b. ~~Notation of bicycle parking spaces dedicated to the residential use and to the retail use.~~
 - i. *The reflectivity of all external glazing materials to the satisfaction of the Responsible Authority.**

- 5.1.9 Deleting Condition 11 (reproduced in full below), which generally relates to the allocation of car parking spaces in the development.

Car parking allocation

11. *Without the further written consent of the Responsible Authority, car parking must be provided and allocated for the development at a rate that provides at least:
 - 1 car space for each dwelling;
 - 2 car spaces for each commercial tenancy;
 - 2 spaces for the gymnasiumall to the satisfaction of the Responsible Authority. A portion of onsite car parking spaces to be designated as small vehicles spaces and labelled as such in accordance with AS/NZS 2890a:2014.*

6. SUBJECT SITE AND SURROUNDS

The subject site

- 6.1 The subject site is located on the eastern side of Palmerston Crescent. It sits about mid-block between Park Street and Kings Way, which are located to the north and south respectively.



Figure 1 – Aerial image of the subject site (indicated with an orange arrow) and its immediate surrounds, dated 10 December 2025 (Source: Nearmap, 2026).

- 6.2 The subject site consists of a single, irregularly shaped lot with a frontage of approximately 31 metres to Palmerston Crescent and a total site area of approximately 1,730 square metres. The subject site is currently occupied by a multi-storey building used as a restricted recreation facility (gymnasium) and a car park.



Figure 2 – Photo of the subject site taken looking east from Palmerston Crescent on 25 February 2026 (Source: Council, 2026).

The surrounding area

6.3 The subject site has four direct interfaces, which summarise as follows:

6.3.1 To the immediate north are the properties at 9-11 Palmerston Crescent and 24-26 Albert Road. The former is occupied by a 2-storey commercial building and the latter by a 12-storey residential building. Both properties are in the Commercial 1 Zone.



Figure 3 – Photo of the adjoining property to the north at 9-11 Palmerston Crescent taken looking east from Palmerston Crescent on 25 February 2026 (Source: Council, 2026).

6.3.2 To the immediate east is the property at 28-32 Albert Road and an unnamed public laneway. The Albert Road property is currently under construction for a 25-storey mixed use building containing dwellings and a residential hotel with integrated restaurant and bar (Planning Permit 1051/2017/B). It is also in the Commercial 1 Zone. It is noted that the pedestrian link connecting to this development remains unchanged.



Figure 4 – Photo of the unnamed public laneway which abuts the subject site's eastern boundary, dated 25 February 2026 (Source: Council, 2026).

6.3.3 To the immediate south is an unnamed public laneway. On the opposite side of this laneway is the property at 23 Palmerston Crescent, which is occupied by a 2-storey commercial building. This property is in the Commercial 1 Zone.



Figure 5 – Photo of the unnamed public laneway which abuts the subject site’s southern boundary, dated 25 February 2026 (Source: Council, 2026).



Figure 6 – Photo of the neighbouring property at 23 Palmerston Crescent taken looking southeast from Palmerston Crescent on 25 February 2026 (Source: Council, 2026).



Figure 7 – Photo of the rear of the existing building at 23 Palmerston Crescent, dated 25 February 2026 (Source: Council, 2026).

6.3.4 To the immediate west is Palmerston Crescent. On the opposite side of Palmerston Crescent is the property at 8 Palmerston Crescent, which is currently under construction for an 18-storey mixed use building containing dwellings, offices, and a food and drink premise (Planning Permit 606/2017/D). The land on the western side of Palmerston Crescent is in the Mixed Use Zone.



Figure 8 – Photo of the existing building at 8 Palmerston Crescent taken looking west from Palmerston Crescent on 25 February 2026 (Source: Council, 2026).

- 6.4 The built form within the broader locality varies in age, bulk, height, scale, and architecture. In general terms, it predominantly comprises older 2- to 5-storey commercial buildings alongside newer mixed-use towers of up to 25-storeys.
- 6.5 The site, its context and relationship to other properties in the broader locality is illustrated in the figure below.

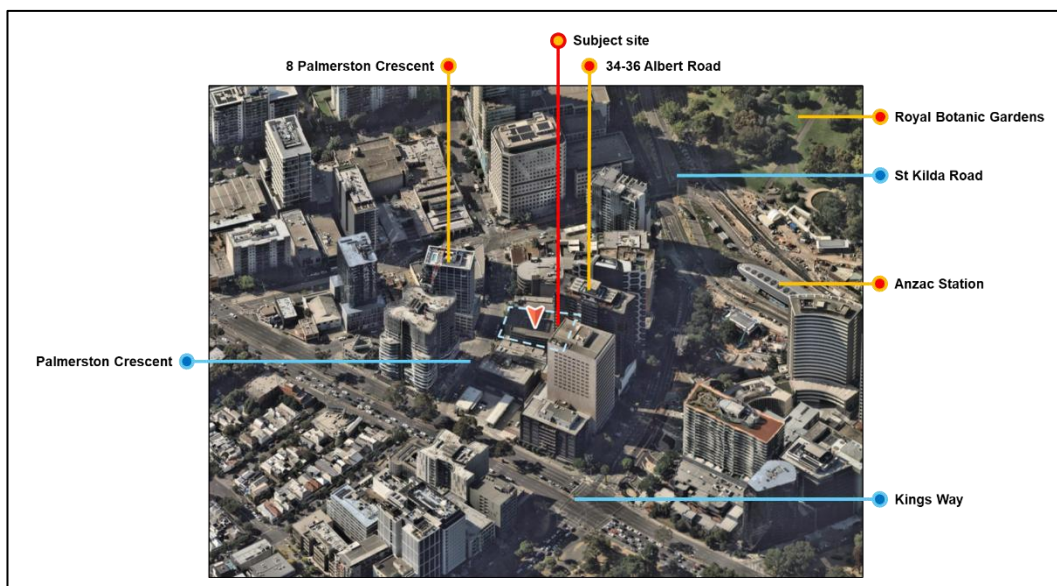


Figure 9 – Oblique aerial imagery dated 3 February 2024 showing the subject site in the context of the surrounding built form (Source: Nearmap, 2026).

- 6.6 The land on the eastern side of Palmerston Crescent is included in the Commercial 1 Zone (**C1Z**). The land on the western side is included in the Mixed Use Zone (**MUZ**).



Figure 10 – Zoning controls for the subject site (outlined in red) and its immediate surrounds (Source: VicPlan, 2026).



7. PERMIT TRIGGERS

7.1 The following zone and overlay controls and particular provisions apply to the site, with the table below outlining whether a permit is required under each control.

Zone, overlay or particular provision	Why is a permit required?
<p>Clause 34.01 – Commercial 1 Zone (C1Z)</p>	<p><u>Use</u></p> <p>The existing permit already allows the use of the land for accommodation (dwellings), as the width of its frontage at ground floor exceeds 2 metres. A permit is therefore not required under Clause 34.01-1.</p> <p><u>Buildings and works</u></p> <p>A permit is required to construct a building or construct or carry out works, pursuant to Clause 34.01-4.</p> <p>The proposed internal rearrangement of the building meets the terms of the exemption in Clause 62.02-2 and therefore does not require a permit.</p>
<p>Clause 43.02 – Design and Development Overlay (Schedule 26-2) (DDO26-2)</p>	<p>A permit is required to construct a building or construct or carry out works, pursuant to Clause 43.02-2.</p> <p>The proposed internal rearrangement of the building meets the terms of the exemption in Clause 62.02-2 and therefore does not require a permit.</p>
<p>Clause 44.05 – Special Building Overlay (Schedule 2) (SBO2)</p>	<p>A permit is required to construct a building or construct or carry out works, pursuant to Clause 44.05-2.</p> <p>The proposed internal rearrangement of the building meets the terms of the exemption in Clause 62.02-2 and therefore does not require a permit.</p>
<p>Clause 52.06 – Car parking</p>	<p>The application qualifies as a “transitional proposal” and benefits from Transitional Provision A at Clause 52.06-12, which was introduced into the Scheme in Planning Scheme Amendment VC277 on 18 December 2025. The effect of this transitional provision is that the new (reduced) car parking rates apply to the revised proposal.</p> <p>As the minimum car parking requirement for a Dwelling on land in Category 3 on the <i>Car Parking Requirement Maps</i> (Department of Transport and Planning, 2025) is zero spaces, a permit is not required to reduce the number of car parking spaces in the development, as proposed by the application. Therefore, the revised car parking provision is outside the scope of this assessment.</p> <p>The application also benefits from Transitional Provision B at Clause 52.06-12, as an application to use or develop</p>



	land that was made before the day Amendment VC277 came into operation (18 December 2025). As a result, the maximum car parking requirement in Clause 52.06-2 does not apply and a permit is not required under Clause 52.06-3 to provide more than the maximum parking provision specified in Clause 52.06-5.
Clause 52.34 – Bicycle facilities	The revised bicycle parking provision (258 spaces) remains well above the statutory requirement for a 196-dwelling development (39 resident spaces + 20 visitor spaces = 59 spaces), and no changes are proposed to the previously approved change-room and shower provision. A permit is therefore not required under Clause 52.34-2.

8. PLANNING SCHEME PROVISIONS

8.1 The following policies, controls, and provisions are relevant to assessment of this application:

Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF)

- Clause 02 – Municipal Planning Strategy
 - Clause 02.01 – Context
 - Clause 02.02 – Vision
 - Clause 02.03 – Strategic Directions
 - Clause 02.04 – Strategic Framework Plans
- Clause 11 – Settlement
 - Clause 11.03 – Planning for Places
 - Clause 11.03-1S – Activity centres and precincts
 - Clause 11.03-1R – Activity centres and precincts – Metropolitan Melbourne
 - Clause 11.03-6L-02 – St Kilda Road North Precinct
- Clause 13 – Environmental Risks and Amenity
 - Clause 13.01 – Climate Change Impacts
 - Clause 13.01-2S – Coastal inundation and erosion
 - Clause 13.03 – Floodplains
- Clause 15 – Built Environment and Heritage
 - Clause 15.01 – Built Environment
 - Clause 15.01-1S – Urban design
 - Clause 15.01-1L-02 – Urban design
 - Clause 15.01-2S – Building design
 - Clause 15.01-2L-01 – Building design
 - Clause 15.01-2L-02 – Environmentally sustainable design



- Clause 16 – Housing
 - Clause 16.01 – Residential Development
 - Clause 16.01-1S – Housing supply
 - Clause 16.01-1R – Housing supply – Metropolitan Melbourne
 - Clause 16.01-1L-01 – Housing diversity
 - Clause 16.01-1L-02 – Location of residential development
 - Clause 16.01-2S – Housing affordability
 - Clause 16.01-2L – Affordable housing
- Clause 17 – Economic Development
 - Clause 17.02 – Commercial
 - Clause 17.02-1L – Mixed use and office areas
- Clause 18 – Transport
 - Clause 18.01 – Land Use and Transport
 - Clause 18.01-1S – Land use and transport integration
 - Clause 18.01-1L-01 – Land use and transport integration
- Clause 19 – Infrastructure
 - Clause 19.03 – Development Infrastructure
 - Clause 19.03-5S – Waste and resource recovery
 - Clause 19.03-5L – Waste and resource recovery

Zone and Overlay Controls

- Clause 34.01 – Commercial 1 Zone
- Clause 43.02 – Design and Development Overlay
- Clause 44.05 – Special Building Overlay

Particular, General and Operational Provisions

- Clause 52.06 – Car parking
- Clause 52.34 – Bicycle facilities
- Clause 62.02-2 – Buildings and works not requiring a permit unless specifically required by the planning scheme
- Clause 65 – Decision guidelines
- Clause 71.02-3 – Integrated decision-making

Relevant Planning Scheme Amendment/s

- 8.2 There have been several changes to the *Port Phillip Planning Scheme (Scheme)* since the issue of the existing permit on 31 December 2015. Those changes relevant to the assessment of this application are as follows:



Planning Scheme Amendment C111	
Date of operation:	5 May 2016
Summary of amendment:	<p>This amendment updated the Special Building Overlay (SBO) by replacing the previous maps with revised maps based on updated flood modelling for the City of Port Phillip. It also replaced the previous schedule to the SBO with three new schedules that:</p> <ul style="list-style-type: none"> • Differentiate areas subject to inundation from the 'main' drainage system (Melbourne Water drains) and the 'local' drainage system (Council drains); and, • Introduce additional planning permit exemptions for areas where Melbourne Water is the nominated drainage authority.
Officer's comments:	<p>In practical terms, this amendment increased the mapped extent of the SBO affecting the site and transferred floodplain management responsibility from Melbourne Water to Council.</p> <p>Nevertheless, the flood risk is considered to be appropriately managed by the breadth of the conditions previously imposed. Specifically, the minimum floor level requirement in Condition 23 applies to the entire ground floor level, and Conditions 24 and 25 address all basement access points.</p> <p>Importantly, this amendment does not preclude changes being made to the approved development. Any such changes, including those proposed in the current amendment application, may still be considered by the responsible authority on their merits.</p>
Planning Scheme Amendment C107	
Date of operation:	2 June 2016
Summary of amendment:	<p>This amendment implemented the <i>St Kilda Road North Precinct Plan 2013</i> (Updated 2015) by updating the Local Planning Policy Framework and introducing new built form controls. Specifically, it inserted Schedule 26 to the Design and Development Overlay (DDO26) to set design objectives and requirements, including mandatory height limits, for the precinct and its sub-precincts, and removed the existing Schedules 3 and 4 to the DDO that previously applied to the area.</p>
Officer's comments:	<p>There are no transitional provisions associated with this amendment. Notwithstanding, compliance with the version of the DDO26 that had been adopted by Council was thoroughly considered by the Tribunal and addressed in detail in the</p>



	<p>interim orders for P293/2015 (see paragraphs 36-47 of <i>Roundbay Pty Ltd v Port Phillip CC</i> [2015] VCAT 1890). The Tribunal found “significant compliance” with most DDO26 controls and concluded that variations sought would not compromise the strategic intent for the relevant sub-precinct (paragraph 47).</p> <p>As these controls remain in effect and noting that no changes are proposed to the height, setbacks or architectural design of the approved development, this amendment is not considered to have any significant implications for the assessment of the current application.</p>
Planning Scheme Amendment VC136	
Date of operation:	13 April 2017
Summary of amendment:	This amendment introduced state-wide planning requirements for apartment developments into the Victorian Planning Provisions (VPP).
Officer’s comments:	<p>The existing permit benefits from the transitional provisions at Clause 34.01-4, which state that:</p> <p><i>Clause 58 does not apply to... an application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.</i></p> <p>In this instance, the original permit application (916/2014) was lodged on 22 September 2014, well before the approval date of Amendment VC136 (13 April 2017). The current amendment application is therefore not required to be assessed against Clause 58.</p>
Planning Scheme Amendment VC174	
Date of operation:	20 December 2021
Summary of amendment:	This amendment implemented the revised Better Apartment Design Standards (BADS), which deliver improved external amenity and design outcomes for apartment developments.
Officer’s comments:	Clause 58 does not apply to the current amendment application as it continues to benefit from the transitional provision at Clause 34.01-4 as the lodgement of the original permit application (916/2014) predates the approval of Amendment VC136.
Planning Scheme Amendment C203port	
Date of operation:	14 April 2023



Summary of amendment:	This amendment implemented the <i>Port Phillip Planning Scheme Review</i> and updated the local policies in the Scheme by replacing the Municipal Strategic Statement and Local Planning Policy Framework at Clauses 21 and 22, respectively, with a Municipal Planning Strategy (MPS), local policies within the Planning Policy Framework (PPF) and selected local schedules, particular provisions and operational provisions, consistent with the VPPs as a result of Amendment VC148 and the <i>Ministerial Direction – The Form and Content of Planning Schemes</i> .
Officer’s comments:	This amendment is considered to be ‘policy neutral’ and did not change the strategic intent of the policies previously applying to the subject site.
Planning Scheme Amendment VC250	
Date of operation:	1 January 2024
Summary of amendment:	This amendment supports <i>Victoria’s Gas Substitution Roadmap</i> (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
Officer’s comments:	<p>The existing permit benefits from the transitional provisions at Clause 53.03-5, which state:</p> <p><i>The requirements of this clause introduced by Amendment VC250 do not apply to:</i></p> <ul style="list-style-type: none"> • <i>An application lodged before the approval date of Amendment VC250.</i> • <i>An application for an amendment to a permit under section 72 of the Act with respect to a permit issued in accordance with the above transitional provision.</i> <p>In this instance, the second circumstance applies and, as a result, the requirements of Clause 53.03 do not apply.</p>
Planning Scheme Amendment VC277	
Date of operation:	18 December 2025
Summary of amendment:	This amendment updated car parking rates in accordance with the <i>Car Parking Requirement Maps</i> (Department of Transport and Planning, December 2025) (CPR Maps). The CPR Maps divided all land into four categories based on public transport accessibility. These changes reduced car parking rates in areas well served by public transport and lowered overall car parking requirements across Victoria.



Officer's comments:

The subject site is designated as Category 3 on the CPR Maps. The table below shows that the minimum car parking rates for dwellings were significantly reduced by this amendment.

Dwelling			
Pre-Amendment VC277		Amendment VC277	
Measure	Car parking rate (Column B)	Measure	Car parking rate (Category 3)
To each one- or two-bedroom dwelling	1 space (minimum)	To each dwelling	0 spaces (minimum) 2 spaces (maximum) No visitor parking requirement
To each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)	2 spaces (minimum)		
For visitors to every 5 dwellings for developments of 5 or more dwellings	0 spaces		

As outlined in Section 7 of this report, the existing permit benefits from Transitional Provisions A and B at Clause 52.06-12. The implications for the assessment of the current amendment application are as follows:

Transitional Provision A

- The new (reduced) car parking rates apply to the revised proposal.
- A permit is not required under Clause 52.06-3 to reduce the number of car parking spaces in the development, as proposed by the application, as the minimum car parking requirement will be met.
- There is no warrant to consider the merits of the revised (reduced) on-site car parking provision.

Transitional Provision B

- The maximum car parking requirement in Clause 52.06-2 does not apply and a permit is not required under Clause 52.06-3 to provide more than the maximum parking provision specified in Clause 52.06-5.



Officer's comments:

The subject site is designated as Category 3 on the CPR Maps. The table below shows that the minimum car parking rates for dwellings were significantly reduced by this amendment.

Dwelling			
Pre-Amendment VC277		Amendment VC277	
Measure	Car parking rate (Column B)	Measure	Car parking rate (Category 3)
To each one- or two-bedroom dwelling	1 space (minimum)	To each dwelling	0 spaces (minimum) 2 spaces (maximum) No visitor parking requirement
To each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)	2 spaces (minimum)		
For visitors to every 5 dwellings for developments of 5 or more dwellings	0 spaces		

As outlined in Section 7 of this report, the existing permit benefits from Transitional Provisions A and B at Clause 52.06-12. The implications for the assessment of the current amendment application are as follows:

Transitional Provision A

- The new (reduced) car parking rates apply to the revised proposal.
- A permit is not required under Clause 52.06-3 to reduce the number of car parking spaces in the development, as proposed by the application, as the minimum car parking requirement will be met.
- There is no warrant to consider the merits of the revised (reduced) on-site car parking provision.

Transitional Provision B

- The maximum car parking requirement in Clause 52.06-2 does not apply and a permit is not required under Clause 52.06-3 to provide more than the maximum parking provision specified in Clause 52.06-5.



9. REFERRALS

Internal referrals

9.1 The application was referred to the following areas of Council for comment. The referral responses received have been summarised in the table below.

Internal department	Referral comments
Traffic engineering	<ul style="list-style-type: none"> • At least one car parking space should be allocated to each two-bedroom dwelling, as ABS Census data indicates relatively high car ownership among occupants of two-bedroom dwellings. • It is not appropriate to allocate on-site car parking above the statutory rate for any dwelling in the development, irrespective of whether it is to be delivered under a BtR model. • The location of any door to the basement ramp is unclear and should be clarified. <p>Officer’s response</p> <p>As a starting point, the above referral comments were provided prior to the gazettal of Amendment VC277, which, as previously outlined, has significant implications for car parking provision in Victoria.</p> <p>While the comments of Council’s Traffic Engineer are acknowledged, a differing view is taken regarding the weight that ought to be given to the fact that the development will be delivered under a BtR model.</p> <p>There is a clear need for flexibility in BtR developments, recognising the role they play in improving housing diversity and affordability. In this context, it is considered reasonable for car parking to be allocated on a flexible, demand-responsive basis, such as through the rental agreement process, as it will enable the housing provider to appropriately match car parking availability (supply) with the needs of prospective occupants (demand).</p> <p>The likelihood of any dwelling being allocated more than two car parking spaces is low, as this would ultimately be cost prohibitive.</p>

9.2 The application was not required to be referred to Council’s Development Engineer as:

- The breadth of existing permit conditions (Conditions 23-25) is sufficient to manage flood risk;
- The revised proposal satisfies these conditions, and therefore referral was not warranted in accordance with Clause 44.05-6; and



- The application does not propose any changes to the southern elevation of the approved building, which interfaces with the SBO2. In addition, the proposed internal rearrangement does not require permission, as it is exempt pursuant to Clause 62.02-2.

External referrals

9.3 The application was not required to be externally referred.

10. PUBLIC NOTIFICATION AND OBJECTIONS

Public notification

10.1 Notice of the application was given in accordance with section 52 of the Act, as follows:

10.1.1 Council gave notice by ordinary mail to the owners and occupiers of the directly adjoining and nearby properties, and by electronic mail to the Shrine of Remembrance Trustees, as required by Clause 66.06 of the Scheme and section 52(1)(c) of the Act.

10.1.2 The applicant gave notice by posting one notice on the site for a 14-day period in December 2025.

Objections

10.2 The application has received 24 submissions from 23 objectors.

Consultation meeting

10.3 A consultation meeting was held on 24 February 2026, with Councillors, the applicant’s representative, submitters, and Council planning officers in attendance. The meeting did not result in any changes to the proposal.

Grounds of objection

10.4 The grounds for the objection raised in the submissions and at the consultation meeting are summarised and addressed in the table below.

Concern raised by objectors	Officer response
Extent of notice of the application	The extent of notice was carefully considered, having regard to the requirements of the Act and the potential for material detriment likely to result from the amendments sought to the existing permit.
Car parking, including the loss of the existing car park, the reduced car parking provision, and impact on the availability of on-street car parking	The proposed reduction in car parking does not require permission as a result of Amendment VC277. As previously discussed in Section 8 of this report, the implications of this amendment are significant: if the revised 196 dwelling development were assessed as a new application under the current controls, a zero-car parking provision would be as-of-right. In this context, the revised car parking provision of 151 spaces is acceptable and not reason to refuse the application.

MEETING OF THE PORT PHILLIP CITY COUNCIL

22 APRIL 2026



Concern raised by objectors	Officer response
<p>Amenity impacts, including loss of daylight, wind tunnelling, overlooking, reduced outlook, and a heightened sense of enclosure</p>	<p>The application does not propose any changes to the setbacks or height of the approved building. The amendments sought, which include an internal rearrangement of the ground floor, the replacement of the previous commercial uses at ground floor with resident facilities, and the deletion of one basement level, cannot reasonably be construed as resulting in increased overshadowing, wind tunnelling, overlooking, or any heightened sense of enclosure. As such, these matters fall outside the scope of the current assessment.</p>
<p>Use of nearby laneways for loading and unloading</p>	<p>The application does not propose any changes to the approved loading bay in the southeast corner of the building or to the number of dwellings in the development.</p>
<p>The architectural design, bulk and scale is not in keeping with the prevailing neighbourhood character</p>	<p>The application does not propose any changes to the architectural design, height, or setbacks of the approved building. These matters are therefore outside the scope of the current assessment.</p>
<p>The loss of the existing gym and car park</p>	<p>The existing permit allows the construction of a 19-storey building in this location. Any loss of existing uses may be felt by the surrounding area; however, this matter is outside the scope of the current assessment.</p>
<p>The deletion of the commercial component of the development</p>	<p>An assessment of this change is provided in Section 11 of this report.</p>
<p>Adoption of the BtR model and the lack of supporting infrastructure (e.g., parcel lockers)</p>	<p>It is unnecessary to provide such a granular level of detail in the revised proposal, particularly given that there are no formal requirements to change the tenure structure of an approved building or of dwellings delivered under a BtR model, and the existing permit already allows the use of the land for dwellings. Notwithstanding this, there is sufficient space near the entry of the building to accommodate parcel lockers or similar facilities should the housing provider consider them necessary.</p>
<p>The use of the pedestrian arcade</p>	<p>The application does not propose to change any part of the approved pedestrian arcade that is located on the northern</p>



Concern raised by objectors	Officer response
	side of the building. As such, this matter is outside the scope of the current assessment.
Construction-related impacts (e.g., noise, dust, etc.)	These impacts are to be expected with development. It is noted, however, that the existing permit includes a condition requiring the preparation, submission, and endorsement of a Construction Management Plan prior to the commencement of the development.
The Better Apartment Design Standards (BADs) should apply to the development	As outlined above, Clause 58 does not apply as the application benefits from the transitional provisions at Clause 34.01-4. As such, there is no discretion to assess the revised proposal against this benchmark.
Errors within the application material	It is acknowledged that there are errors in the application material; however, these are minor and do not materially affect the assessment. Several submissions identify the incorrect reference to the “Johnson Street Activity Centre” (which is in the City of Yarra) on page 5 of Town Planning Report. Although unfortunate, this isolated error does not hinder an understanding of the application, particularly given the multiple correct references to the site and accompanying aerial imagery. As such, this matter is ultimately not considered reason to refuse the application.
Changes to the architect’s name within existing Condition 1 (Amended Plans Required)	The applicant has advised that they are no longer pursuing a correction to the name of the architect within the wording of Condition 1 (Amended Plans Required) as part of this application and that this request was made in error. Notwithstanding, matters of copyright are not planning considerations and are to be dealt with outside of the amended planning permit process.
Access to the ground floor bicycle parking	The approved bicycle parking entry from the southern laneway remains unchanged under this application; therefore, this matter is not within the scope of the current assessment.
Lack of diversity in the dwelling types and sizes	The application does not propose to change the number of bedrooms in the approved dwellings, or the dwelling sizes more generally. As such, this matter is not within the scope of the current assessment.
Discrepancy between the presentation of the	The existing permit includes a condition preventing changes to the buildings and works shown on the endorsed plans without the responsible authority’s prior written consent,



Concern raised by objectors	Officer response
development on the advertised plans and in real estate marketing	unless exempt under the Scheme. The development must therefore accord with the endorsed plans, and any breach of conditions may be dealt with through enforcement.

11. OFFICER’S ASSESSMENT

11.1 The ambit of Council’s discretion under a section 72 application is limited to the amendments sought by the applicant. Consideration cannot be given to elements already approved and not sought to be amended. Further, any new conditions must relate to the amendments in accordance with section 73 of the Act.

11.2 In assessing this application, regard has been given to:

- 11.2.1 The objectives of planning in Victoria set out in section 4 of the Act;
- 11.2.2 The matters, as relevant, in section 60 of the Act; and
- 11.2.3 The applicable provisions and decision guidelines of Scheme, including Clause 65.

11.3 All proposed changes to the endorsed plans are discussed below:

Deleting the fourth basement level

11.4 The deletion of the fourth basement level is in itself acceptable, as it is not critical to the operation of the development.

11.5 As previously discussed, the consequential reductions in on-site car and bicycle parking are outside the scope of this assessment as a result of Amendment VC277 (in the case of car parking) and the fact that the revised bicycle parking provision meets the requirements of Clause 52.34 (in the case of bicycle parking).

11.6 This change does, however, have implications for the provision of external storage in the development, noting that most car parking spaces are provided with an over-bonnet storage cage. Specifically, the deletion of the fourth basement level is consistent with the loss of 53 over-bonnet storage cages from the approved building.

11.7 The revised external storage provision, which equates to 1 over-bonnet storage space for every 0.72 dwellings, is not considered unreasonable in the context of a multi-dwelling development delivered under a BtR model. The flexibility this model offers in the allocation of car parking and external storage can influence the affordability of dwellings. It follows that not every resident will require or seek external storage or car parking, and that the allocation of these amenities is best managed by the housing provider in consultation with prospective occupants.

11.8 In the absence of any formal assessment benchmarks, acknowledging that neither Clause 55 nor Clause 58 apply to the current amendment application, even as decision guidelines, the revised storage provision is considered to represent an acceptable planning outcome.

11.9 The outdated references to the previous number of basement levels on the assessment plans can be addressed through an amended plans permit condition.

Replacing the previous retail and commercial uses at ground floor level with resident facilities



11.10 The application seeks to replace the previous retail and commercial uses at ground floor, which included a food and drink premises, gymnasium, and shop, with resident-only facilities. These new facilities comprise a private gymnasium and a combined wellness and co-working lounge. This change is reflected in the revised ground floor layout shown in the comparison below.

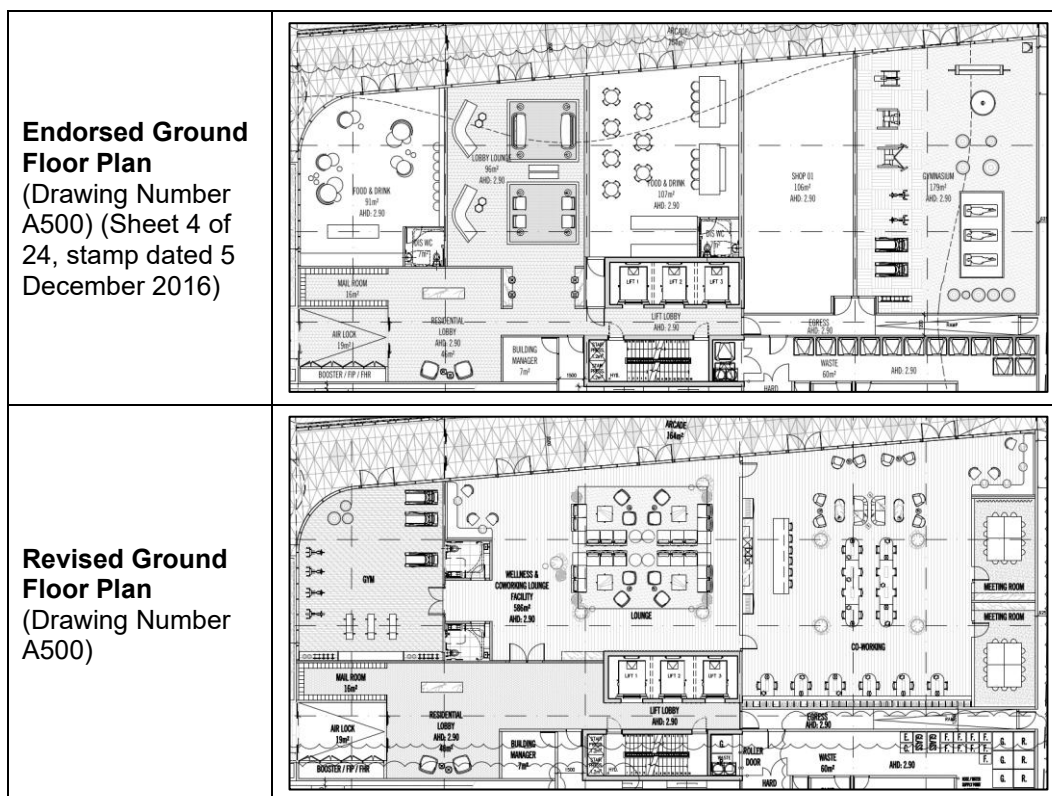


Figure 11 – Comparison of the endorsed (top) and assessed (bottom) Ground Floor Plans.

11.11 Importantly, the extent of glazing and the number and location of doors on the northern side remain unchanged.

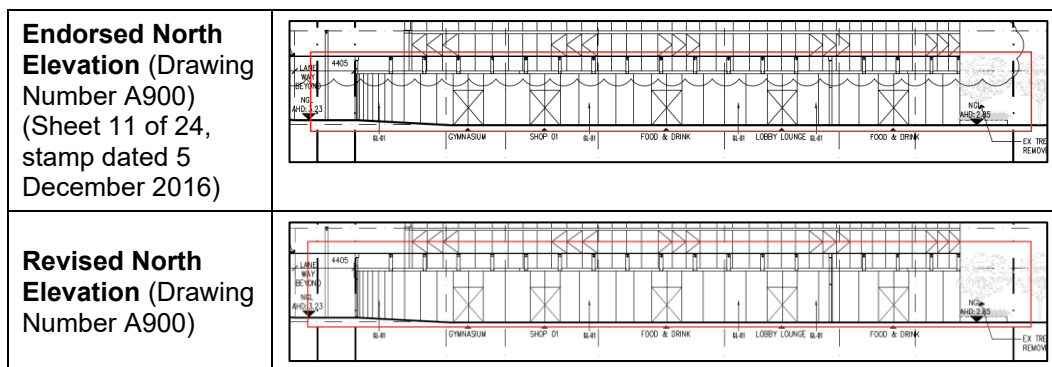


Figure 12 – Comparison of the endorsed (top) and assessed (bottom) North Elevations.

11.12 The activation provided by the proposed resident facilities is considered reasonable, as the public interface will continue to offer a similar degree of visual interest to pedestrians, consistent with the expectations set for the commercially zoned parts of St Kilda Road, South Melbourne under Clause 17.02-1L. The door openings will also

ensure an appropriate level of physical engagement with the pedestrian arcade, which will be publicly accessible.

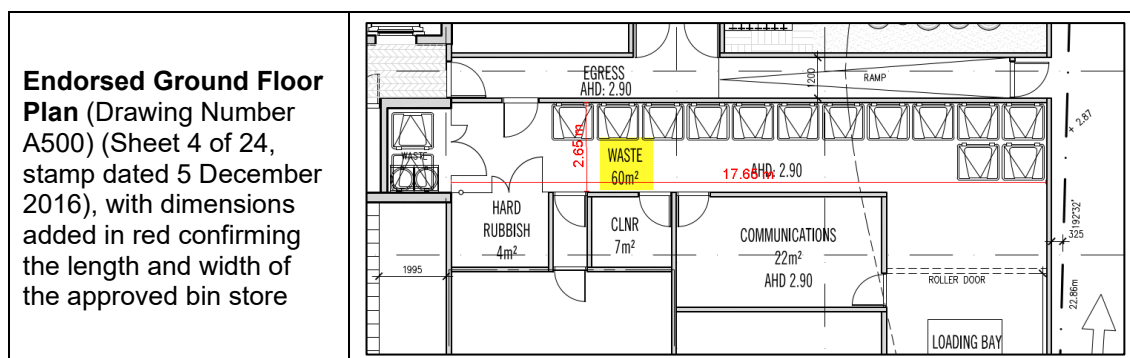
- 11.13 The co-working lounge is also responsive to the local housing diversity policy at Clause 16.01-1L-01, which explicitly supports “emerging housing models that enable adaptation as household needs change over time and support people to work from home”.
- 11.14 The purpose of the Commercial 1 Zone is to “create vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses” and “provide for residential uses at densities complementary to the role and scale of the commercial centre”. In this context, the introduction of well-designed on-site resident facilities can support activation of the Palmerston Crescent frontage by generating regular movement throughout the day. This increased activity enhances opportunities for passive surveillance of the streetscape, contributing positively to the safety and vibrancy of the surrounding area. As such, the proposed resident-only gymnasium and combined wellness and co-working lounge are considered capable of maintaining a consistent and acceptable level of ground floor activity.
- 11.15 The proposed resident facilities are designed to be adaptable and could be converted back to a commercial use in the future if required. The facilities will also support some on-site employment opportunities associated with their management.
- 11.16 On this basis, the change is considered supportable.
- 11.17 It is recommended, however, that a new amended plans permit sub condition require the removal of any references to the previous commercial uses from the plans (see, for example, the North and East Elevations).

Modifying the design of the basement entry ramp

- 11.18 The revised basement entry ramp is generally in accordance with the approved design and continues to meet the requirements of Condition 24 of the existing permit, which relates to the incorporation of a floodproof apex into its design.

Modifying the layout of the bin store at ground floor level

- 11.19 The below comparison illustrates that there have been no changes to the dimensions of the bin store; rather, the changes are limited to the number and location of bins, the replacement of the previous swing door to the westernmost room (identified in the assessed Waste Management Plan as the “chute discharge area”) with a roller door, and the introduction of bin-cleaning facilities.



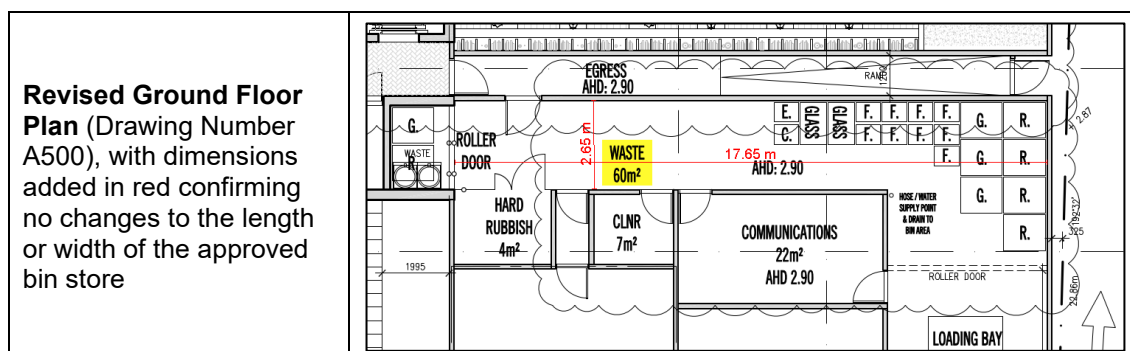


Figure 13 – Comparison of the endorsed (top) and assessed (bottom) bin stores.

11.20 With no changes to dwelling numbers or sizes, and with the deletion of commercial uses, the revised proposal is expected to generate less waste than the approved development. Waste collection frequency will therefore be similar or reduced.

11.21 A permit condition is recommended, however, to ensure that the Ground Floor Plan (Drawing Number A500) matches Section 3.4 of the assessed Waste Management Plan, which identifies a need for 21 bins rather than the 20 shown. The bin store has sufficient capacity for the additional bin.

11.22 All proposed changes to the planning permit are discussed below:

Changes to the permit preamble

11.23 The above assessment demonstrates that the changes to the number of basement levels and land use mix represent acceptable planning outcomes and are supportable.

11.24 It is therefore recommended that the permit preamble be amended to reflect these changes, as sought by the applicant, by deleting the words struck through (~~example~~) and inserting the words in bold (**example**), as follows:

*To develop and use the land for the purpose of construction of 19 storey building containing ~~food and drink premises, retail and gymnasium at ground level~~, with 196 apartments at upper levels, including ~~two~~ **three** basement levels and a reduction in car parking requirements-, generally in accordance with the endorsed plans and subject to the [conditions included in the permit].*

Changes to conditions

Condition 1

11.25 The application seeks to amend the wording of Condition 1 preamble by deleting the words struck through (~~example~~) and inserting the words in bold (**example**) as follows:

Amended plans required

1. *Before the development starts (other than demolition and preliminary site works), 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 three copies must be provided. The plans must be generally in accordance with the plans numbered A001, A500, A505, A506, A507, A508, A519, A550, A900, A901, A902, A903 and A952 all dated 22 May 2015 and plans numbered A489, A490, A950 all dated*



~~4 December 2015 and A951 dated 9 December 2015~~ **10 September 2025** all prepared by Elenberg Fraser but modified to show:

- a. *Reconfiguration of the layout of Apartment 9 on the podium level 01-04 to orient the living area towards the east/right of way.*
- b. ~~*Notation of bicycle parking spaces dedicated to the residential use and to the retail use.*~~
- c. *The reflectivity of all external glazing materials to the satisfaction of the Responsible Authority.*

11.26 The replacement of the reference to the previous plans with the assessment plans is an administrative change that is of no consequence to the existing permit. It is therefore supportable.

11.27 The deletion of subcondition (b) is supported on the basis that it is redundant in the revised, dwelling-only proposal.

Condition 11

11.28 The application seeks to delete Condition 11 (reproduced in full below), which regulates the allocation of car parking spaces for the different uses in the approved building.

Car parking allocation

11. *Without the further written consent of the Responsible Authority, car parking must be provided and allocated for the development at a rate that provides at least:*

- *1 car space for each dwelling;*
- *2 car spaces for each commercial tenancy;*
- *2 spaces for the gymnasium*

all to the satisfaction of the Responsible Authority. A portion of onsite car parking spaces to be designated as small vehicles spaces and labelled as such in accordance with AS/NZS 2890a:2014.

11.29 This change is considered acceptable and is supported for the following reasons:

11.29.1 It is necessary to reflect the changes made to the land use mix. As outlined in Section 9 of this report, there is a clear need for flexibility in BtR developments, recognising the role they play in improving housing diversity and affordability. Deleting this condition will enable car parking to be allocated on a flexible, demand-responsive basis, for example, through the rental agreement process, allowing the housing provider to match car parking supply with resident demand. This approach is considered both reasonable and appropriate, having regard to current planning policy promoting increased housing diversity and affordability (Clauses 02.03-5, 16.01-1L-01, 16.01-2S and 16.01-2L) and encouraging a shift from private vehicle use to public and active transport (Clauses 02.03-7 and 18.01-1L-01).

11.29.2 It is unlikely that any dwelling would be allocated more than two car parking spaces, as doing so would be cost prohibitive.



11.29.3 The revised bicycle parking provision remains well above the statutory requirement.

11.30 It is also noted that if the development was assessed a new application under the current controls, a zero-car parking provision would be as-of-right, and a two space per dwelling maximum would apply. In this context, the revised car parking provision of 151 spaces is acceptable and not considered reason to refuse the application.

Other necessary changes to the existing permit

11.31 There are currently two conditions with numbered '1' in the permit. The first Condition 1 appears under the heading 'Amended Plans Required', and the second appears under the heading 'No Alterations'.

11.32 While this administrative error could be corrected under section 71 of the Act, it is recommended that the second Condition 1 (No Alteration) be renumbered as a new Condition 1A to avoid confusion with previously endorsed documents². This will require a minor amendment to Condition 1(c).

11.33 The plan titled 'Basement B2-B4' (Drawing Number A489) requires amendment to reflect the changes made to the number of basement levels in the development. This matter can be addressed through with a permit condition. A further change to Condition 1 is recommended to ensure that the amended plans are submitted in electronic format, in line with current practice.

12. COVENANTS

12.1 The title documentation submitted with the application indicates that the subject land is not burdened by a registered restrictive covenant.

13. OFFICER MATERIAL OR GENERAL INTEREST

13.1 No officers involved in the preparation of this report has declared a material or general interest in the matter.

14. OPTIONS

14.1 Approve as recommended

14.2 Approve with changed or additional conditions

14.3 Refuse - on key issues

15. CONCLUSION

15.1 Clause 71.02-3 of the Scheme requires the decision-maker to integrate all relevant policies and balance the positive and negative environmental, social and economic impacts of the proposal in favour of net community benefit and sustainable development. In assessing net community benefit, principles of fair and orderly planning apply, the interests of present and future Victorians must be balanced, and the test is ultimately one of acceptability.






15.2 Having regard to the proposed changes and the applicable policy framework, a balanced assessment concludes that the revised proposal continues to deliver an acceptable planning outcome, subject to the recommended conditions. The development will maintain an appropriate level of ground floor activation, and the

² For example, the endorsed Sustainable Management Plan is stamped as being compliant with Condition 4 of Planning Permit 916/2014.



revised car parking and storage provision is acceptable in light of current policy and proposed BtR delivery model. On this basis, it is recommended that a Notice of Decision to Grant an Amended Planning Permit be issued as set out in Section 3 of this report.

- 15.3 The recommended permit preamble and conditions are outlined in **Attachment 5 – Recommended Permit Preamble and Conditions for Planning Permit Application 916/2014/A**.

- ATTACHMENTS**
1. Site Context Map  [↓](#)
 2. Planning Permit 916/2014  [↓](#)
 3. Planning Permit 916/2014 - Endorsed Plans (Architectural and Landscape)  [↓](#)
 4. Decision Plans - Planning Permit Application 916/2014/A  [↓](#)
 5. Recommended Permit Preamble and Conditions for Permit Application 916/2014/A  [↓](#)



PLANNING PERMIT

Permit Number: **916/2014**
Planning Scheme: **Port Phillip**
Responsible Authority: **City of Port Phillip**



ADDRESS OF THE LAND:

13-21 PALMERSTON CRESCENT, SOUTH MELBOURNE VIC 3205

THE PERMIT ALLOWS:

Construction of 19 storey building containing food and drink premises, retail and gymnasium at ground level, with 196 apartments at upper levels, including two basement levels and a reduction in car parking requirements. 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 development starts (other than demolition and preliminary site works), 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 three copies must be provided. The plans must be generally in accordance with the plans numbered A001, A500, A501, A505, A506, A507, A508, A519, A550, A900, A901, A902, A903 and A952 all dated 22 May 2015 and plans numbered A489, A490, A950 all dated 4 December 2015 and A951 dated 9 December 2015 all prepared by Elenberg Fraser but modified to show:
 - a Reconfiguration of the layout of Apartment 9 on the podium level 01-04 to orient the living area towards the east/right of way.
 - b Notation of bicycle parking spaces dedicated to the residential use and to the retail use.
 - c Initiatives required under conditions 5 and 7.
 - d A coloured schedule (2 copies in a form that are able to be endorsed and held on file) of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed building.
 - e All plant, equipment and services (including air conditioners, heating units, hot water system, etc) which are to be located externally identified on plans.
 - f The roof of the arcade no higher than the lower sill height of the north facing habitable room windows on podium level 1.
 - g Location of air conditioners for each dwelling with no air conditioners to be located in a winter garden which has an area of less than 8 square metres.
 - h Screening of roof plant to the satisfaction of the Responsible Authority.
 - i The reflectivity of all external glazing materials to the satisfaction of the Responsible Authority.

31 December 2015

Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 1 of 13

PLANNING PERMIT

Permit Number: **916/2014**

Planning Scheme: **Port Phillip**

Responsible Authority: **City of Port Phillip**



No Alterations

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

Satisfactory continuation

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

Design/build management

- 3 As part of the ongoing consultant team, Elenberg Fraser or an architectural firm to the satisfaction of the Responsible Authority, must be engaged to oversee the design and construction to ensure that the design quality and appearance of the approved development is realised.

Sustainable Management Plan

- 4 Before the development starts (other than demolition or works to remediate contaminated land) a Sustainable Management Plan to the satisfaction of the Responsible Authority that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. Upon approval the Plan will be endorsed as part of the planning permit and the project must incorporate the sustainable design initiatives listed. Initiates must include:
 - The key factors of the project design that would result in the predicted greenhouse gas emissions.
 - Raingardens
 - 15KL rainwater storage for toilet flushing associated with ground floor amenities.
 - 20KL rainwater storage for irrigation.
 - Approximation of the proportion of precast concrete versus in situ concrete to be used.
 - Location and size of the proposed significant green walls.

Incorporation of Sustainable Design initiatives

- 5 Prior to the occupation of the building(s) allowed by this permit, the project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan.

Water Sensitive Urban Design

- 6 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.

31 December 2015

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Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 2 of 13

PLANNING PERMIT

Permit Number: **916/2014**
Planning Scheme: **Port Phillip**
Responsible Authority: **City of Port Phillip**



Incorporation of Water Sensitive Urban Design initiatives

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

Site Management Water Sensitive Urban Design

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

Construction management plan

- 9 Prior to any works commencing on the land a "Construction Management Plan" (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The CMP when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:-
- the contact name and phone number(s) of the site manager,
 - any demolition,
 - bulk excavation,
 - management of the construction site,
 - hours of construction,
 - noise,
 - control of dust,
 - public safety,
 - traffic management,
 - construction vehicle road routes,
 - soiling and cleaning of roadways,
 - discharge of any polluted water,
 - security fencing, disposal of site waste and any potentially contaminated materials,
 - crane locations during construction,
 - location of site offices,
 - redirection of any above or underground services, and
 - site lighting including lighting on any cranes.

31 December 2015

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Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 3 of 13

PLANNING PERMIT

Permit Number: **916/2014**

Planning Scheme: **Port Phillip**

Responsible Authority: **City of Port Phillip**



Landscape plan

- 10 Prior to the commencement of the development hereby permitted, a landscape plan and schedule 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. Landscaping in accordance with such approved plan and schedule must be completed before the commencement of the occupation of the building hereby permitted.

Car parking allocation

- 11 Without the further written consent of the Responsible Authority, car parking must be provided and allocated for the development at a rate that provides at least:

- 1 car space for each dwelling;
- 2 car spaces for each commercial tenancy;
- 2 spaces for the gymnasium

all to the satisfaction of the Responsible Authority. A portion of onsite car parking spaces to be designated as small vehicles spaces and labelled as such in accordance with AS/NZS 2890a:2014.

Parking and bicycle areas must be available

- 12 Car parking and bicycle 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.

Noise Attenuation for Apartments

- 13 Before the building allowed by this permit is occupied, the applicant/owner must ensure that external noise intrusion into apartment bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with AS/NZS2107/2000 Acoustics - Recommended Design Sound levels and Reverberation Times for Building Interior shall comply with the following:

- (i) Between 10pm and 7am in bedrooms areas must not exceed LAeq (9 hour) 40dB(A);
- (ii) Between 7am and 10pm in living rooms must not exceed LAeq (15 hour) 45dB(A).

Vehicle crossings

- 14 Prior to the occupation of the building allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings and all redundant crossings must be removed and the footpath, nature strip, kerb and road reinstated as necessary at cost of the applicant/owner to the satisfaction of the responsible authority.

31 December 2015

A handwritten signature in black ink, appearing to be 'J. [unclear]', written over a horizontal line.

Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 4 of 13

PLANNING PERMIT

Permit Number: **916/2014**
Planning Scheme: **Port Phillip**
Responsible Authority: **City of Port Phillip**



Alteration/Reinstatement of Council or Public Authority Assets

- 15 Prior to the occupation of the building allowed by this permit, the Owner shall do the following things to the satisfaction of the Responsible Authority:
 - a Redundant crossovers must be reinstated to the satisfaction of the Responsible Authority and all new crossovers must be installed to Council standard design.
 - b Pay the reasonable costs of all alterations/reinstatement of Council and Public Authority assets necessary and reasonably required by such Authorities for this development.
 - c Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
 - d Comply with reasonable conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

Waste Management

- 16 Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:
 - a Private waste collection arrangements
 - b Collection hours, which are to be off-peak.
 - c The estimated garbage and recycling generation volumes for the whole development.
 - d The garbage and recycling equipment to be used and the collection service requirements, including the frequency of collection.
 - e The location of, proximity, screening of and space allocated both to the garbage and recycling storage areas and collection points.
 - f The path of access for both users and collection vehicles.
 - g How noise, odour and litter will be managed and minimised.
 - h Approved facilities for washing bins and storage areas.
 - i Who is responsible for each stage of the waste management process.
 - j How tenants and residents will be regularly informed of the waste management arrangements.

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

Public Services

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

31 December 2015

Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 5 of 13

PLANNING PERMIT

Permit Number: **916/2014**
Planning Scheme: **Port Phillip**
Responsible Authority: **City of Port Phillip**



Walls on or facing the boundary

- 18 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.

Services to be underground

- 19 All new services to the property including water, electricity, gas, sewerage, telephone and telecommunications (whether by means of a line or cable) must be installed underground and located in a position approved by the Responsible Authority. All reasonable costs associated with any such works must be borne by the applicant / owner.

Lighting baffled

- 20 All lighting of external areas must be suitably baffled so as not to cause nuisance or annoyance to nearby properties or roads.

No equipment and services

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

Number of Dwellings

- 22 Without the further written consent of the Responsible Authority, no more than 196 dwellings may be constructed on the land.

Melbourne Water conditions

- 23 The ground floor of the building must be constructed to a minimum height of 2.9 metres to Australian Height Datum.
- 24 The entry / exit driveway of the basement car park must incorporate a flood proof apex of a minimum of 300 mm above the applicable flood level.
- 25 All doors, windows, vents and openings to the basement car park must be a minimum of 300mm above the applicable flood level.

Time for Starting and Completion

- 26 This permit will expire if one of the following circumstances applies:
 - a The development is not started within four (4) years of the date of this permit.
 - b The development is not completed within three (3) years of the date of commencement of works.

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

31 December 2015

Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 6 of 13

PLANNING PERMIT

Permit Number: **916/2014**

Planning Scheme: **Port Phillip**

Responsible Authority: **City of Port Phillip**



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

THE PERMIT HAS BEEN EXTENDED AS FOLLOWS:

Date of extension	Brief description of the extension	Duration of the extension
21 November 2019	Extension of time to commence development	3 years
5 August 2022	Extension of time to commence development	3 years
15 January 2026	Extension of time to commence development	2 years

31 December 2015

Date issued

Signature for Responsible Authority

Permit No.: **916/2014**

Page 7 of 13

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit Number: **916/2014**

Planning Scheme: **Port Phillip**

Responsible Authority: **City of Port Phillip**



31 December 2015

Date issued

Permit No.: **916/2014**

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Signature for Responsible Authority

Page 8 of 13



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning and Environment Act 1987*)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning and Environment Act 1987*.

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 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 years after the issue of the permit; or
 - the use is discontinued for a period of two 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 specified 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 years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two 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 different provision –

IMPORTANT INFORMATION ABOUT THIS PERMIT



- 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 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 REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review 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 application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal of the permit.

Sch. 1 Form 4 amended by S.R. No. 107/2024 reg. 8
Planning and Environment Regulations 2015

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.

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

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 with 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.

➤ Please turn over for more information.

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 1.7 metres 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

Domestic services shown on the endorsed plans form part of your planning permit, including any proposed screening, and must not be altered without the written consent of the Responsible Authority unless otherwise permitted by the planning permit.

If the associated land being developed is covered by a heritage overlay, domestic services including air conditioners, solar panels, heaters, and hot water services require planning approval if visible from a street (front, back or side) or public park.

Please note a further 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.

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 Street, St Kilda, Victoria, 3182

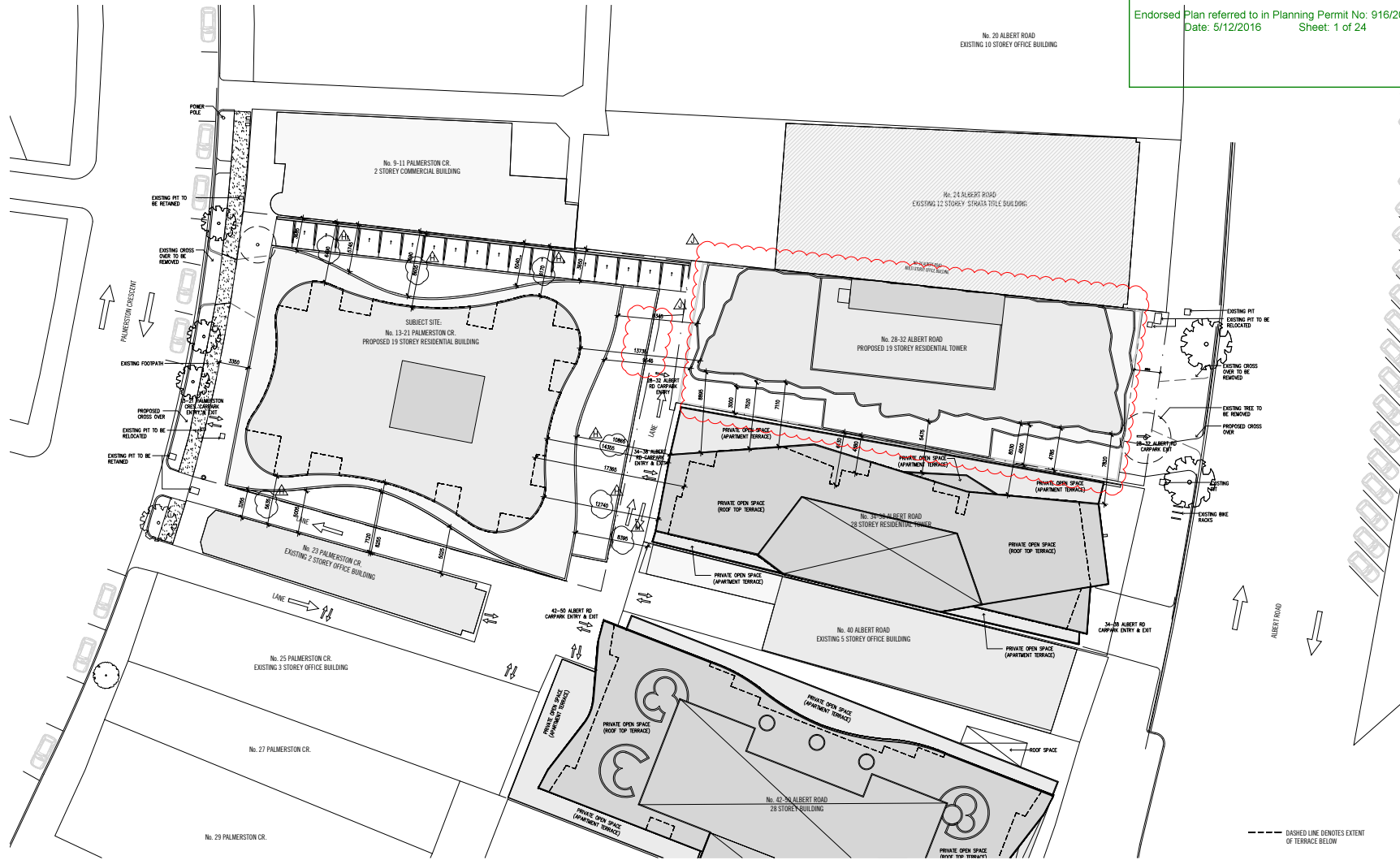
Ph: 03 9209 6293

Email: helpplanningcompliance@portphillip.vic.gov.au

Document updated May 2023

PORT PHILLIP PLANNING DEPARTMENT Date Received: 30 November 2016

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 1 of 24



REV	REVISION No.	REASON FOR CHANGE	DATE	REVISION No.	REASON FOR CHANGE	DATE
01	001	ISSUE FOR PERMIT	12/05/16			
02	002	REVISION TO CORRECT BOUNDARY	12/05/16			
03	003	REVISION TO CORRECT BOUNDARY	12/05/16			

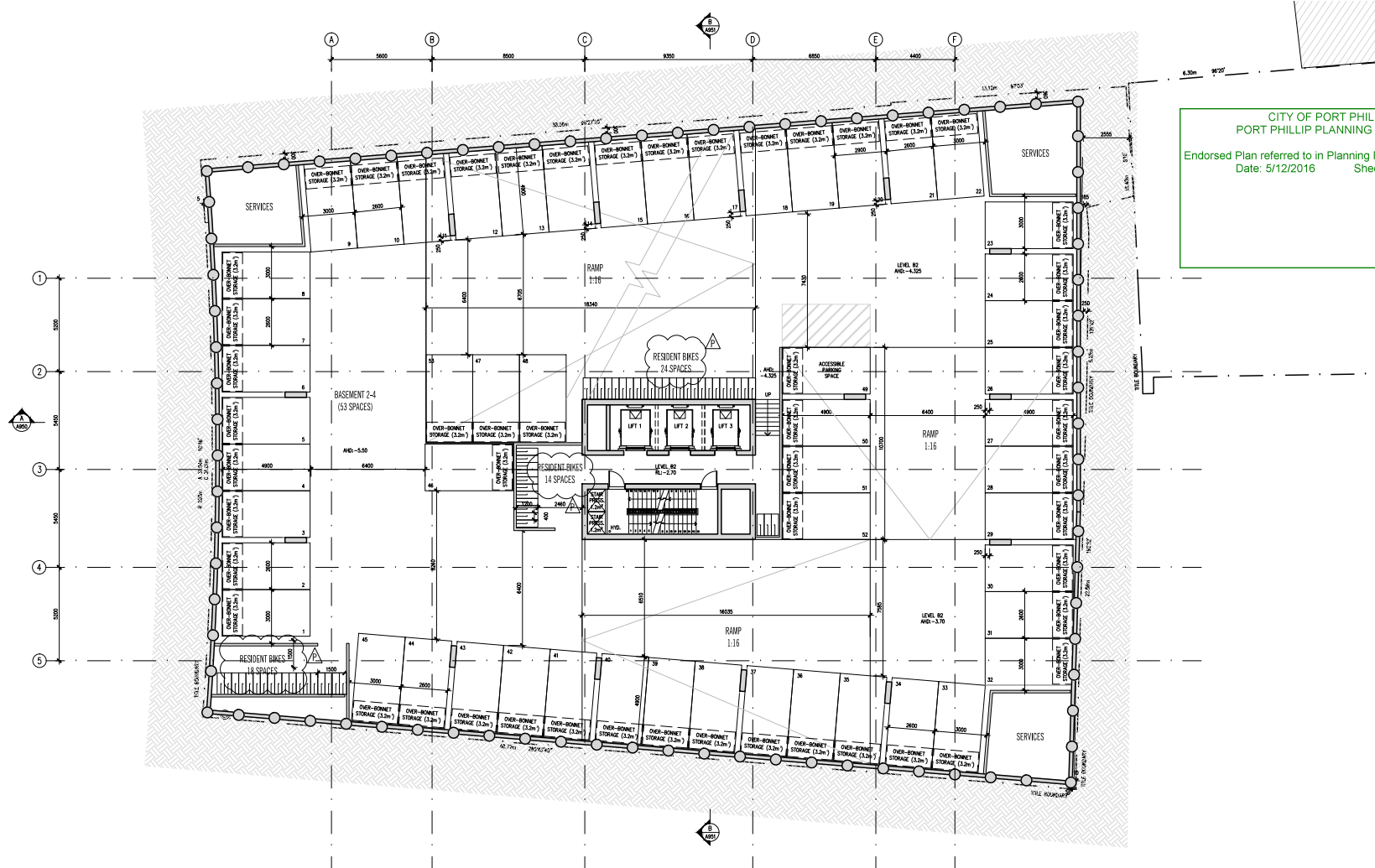
Note: This drawing and its content shall be read in conjunction with the information contained within a consent or other documents. Elenberg Fraser accepts no responsibility for alterations to permit or consent. In accepting and/or using any drawings or other plans or any form of electronic media generated and provided by Elenberg Fraser the Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than that project which is the subject of this agreement. The Client agrees to indemnify Elenberg Fraser from and against any and all claims, damages, losses and expenses, including reasonable legal costs, arising from the use of these drawings and data for any purpose other than that project which is the subject of this agreement. In addition, the Client agrees to the full extent permitted by the law, to indemnify and hold Elenberg Fraser harmless from any damages, losses, or costs, including reasonable legal costs, and costs of defence, arising from any claims made by anyone other than Elenberg Fraser or the use of the drawings and data without the written consent of Elenberg Fraser. By accepting and/or using any drawings or other plans or any form of electronic media generated and provided by Elenberg Fraser, the Client consents and agrees that all such drawings and data are representations of Elenberg Fraser, who shall be deemed the author of the drawings and data and shall be deemed to warrant the information and data therein, including copyright and intellectual property.

SCALE: 1:200 @ A1
PRELIMINARY
NOT FOR CONSTRUCTION

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AUSTRALIA

Project No: **13-21 PALMERSTON CRESCENT SOUTH MELBOURNE**
Client: **ROUNDBAY P/L**

Project No.	Sheet No.
14099	A001
TP	J



CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: 916/2014
 Date: 5/12/2016 Sheet: 2 of 24

REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
01	001	ISSUE FOR PERMIT	ELF	01/11/2016			
02	002	REVISION TO DRAWING	ELF	01/11/2016			
03	003	REVISION TO DRAWING	ELF	01/11/2016			
04	004	REVISION TO DRAWING	ELF	01/11/2016			
05	005	REVISION TO DRAWING	ELF	01/11/2016			
06	006	REVISION TO DRAWING	ELF	01/11/2016			
07	007	REVISION TO DRAWING	ELF	01/11/2016			
08	008	REVISION TO DRAWING	ELF	01/11/2016			
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10	010	REVISION TO DRAWING	ELF	01/11/2016			

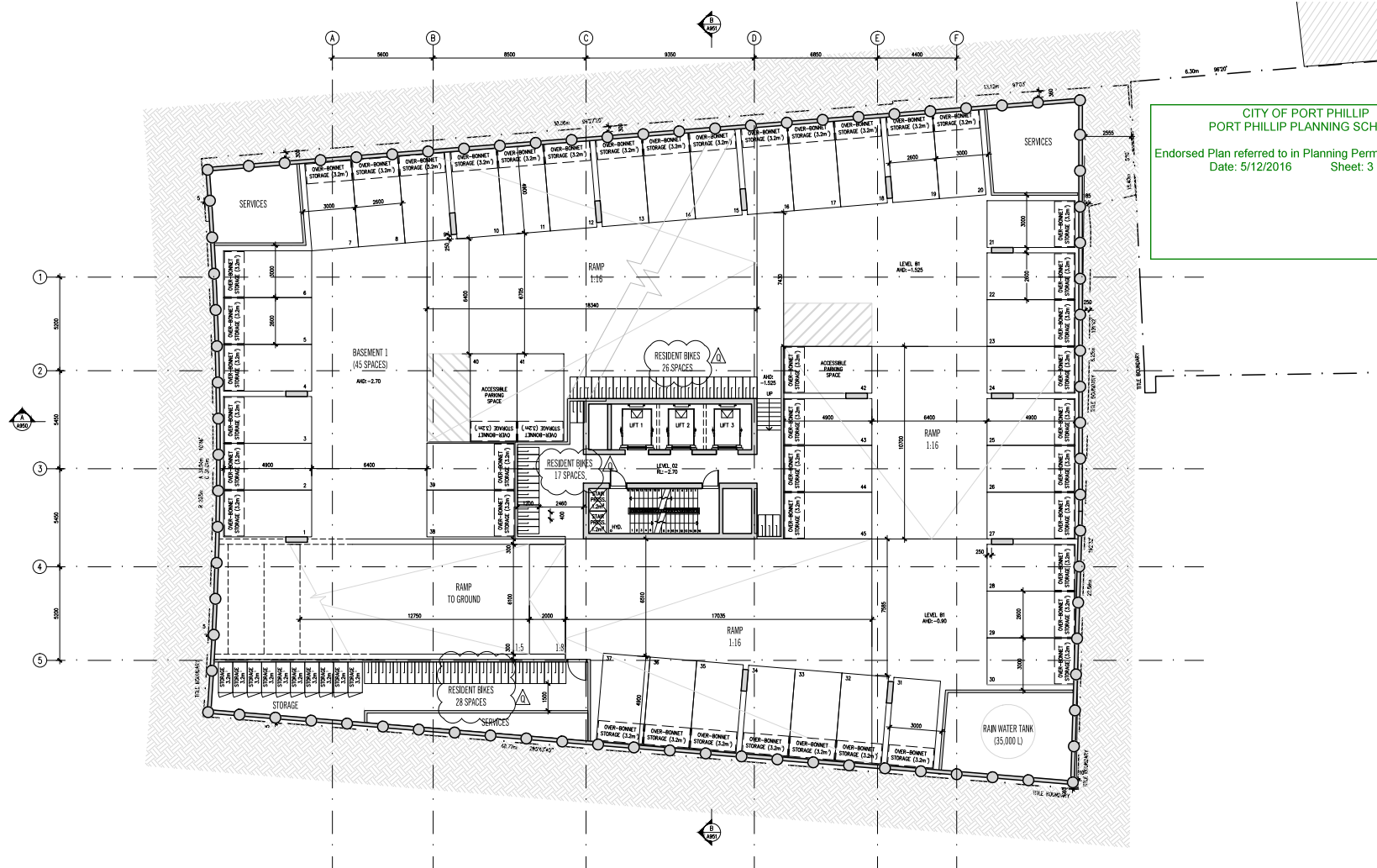
Note: This drawing set is to be read with regard to the order in which the documents have been issued and for the specific purpose of the issue. The information contained within is considered to be correct as of the date of issue.
 In accepting this drawing set, the client agrees to accept responsibility for obtaining to permit approval.
 The drawings are to be used for the construction of the works shown and are not to be used for any other purpose.
 The client agrees to hold Elenberg Frasier responsible for any errors or omissions in the drawings and data, in which it or any part of its personnel or agents have been involved in the preparation of this drawing set.
 The client agrees to hold Elenberg Frasier responsible for any errors or omissions in the drawings and data, in which it or any part of its personnel or agents have been involved in the preparation of this drawing set.
 In addition, the client agrees to the fact that permitted by the law, no liability and Elenberg Frasier is not responsible for any damage, loss, or cost, including reasonable lawyer's fees and costs of defence, arising from the use of these drawings or from the use of the drawings and data without prior written consent of Elenberg Frasier.
 By accepting and using these drawings or other data in any form of electronic media generated and provided by Elenberg Frasier, the client consents and agrees that it shall indemnify and hold the members of Elenberg Frasier, who shall be named the author of the drawings and data and shall defend all persons who indemnify the client and other rights, including copyright and intellectual property.

SCALE: 1:100 @ A1
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 Report any discrepancies to the architect for decision before proceeding with the work.

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 AEC 01 04 104 170

Project No: **13-21 PALMERSTON CRESCENT SOUTH MELBOURNE**
 Roundbay P/L

Project No	Revision No
14099	A489
TP	P



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 3 of 24

REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
01	001	ISSUE FOR CONSTRUCTION	ELF	12/11/16			
02	002	ISSUE FOR CONSTRUCTION	ELF	12/11/16			
03	003	ISSUE FOR CONSTRUCTION	ELF	12/11/16			
04	004	ISSUE FOR CONSTRUCTION	ELF	12/11/16			

Note: This drawing was prepared with regard to the site at which the development has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of issue.
 In an event of a dispute, Elenberg Fraser accepts no responsibility for alterations to the information contained within this drawing or data, in whole or in part, for any purpose or project other than that for which it was prepared and provided by Elenberg Fraser. The Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than that for which it was prepared and provided by Elenberg Fraser, the Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than that for which it was prepared and provided by Elenberg Fraser.
 The Client agrees to the fact that the information contained within this drawing and data is not to be used for any other purpose or project other than that for which it was prepared and provided by Elenberg Fraser. The Client agrees to the fact that the information contained within this drawing and data is not to be used for any other purpose or project other than that for which it was prepared and provided by Elenberg Fraser.
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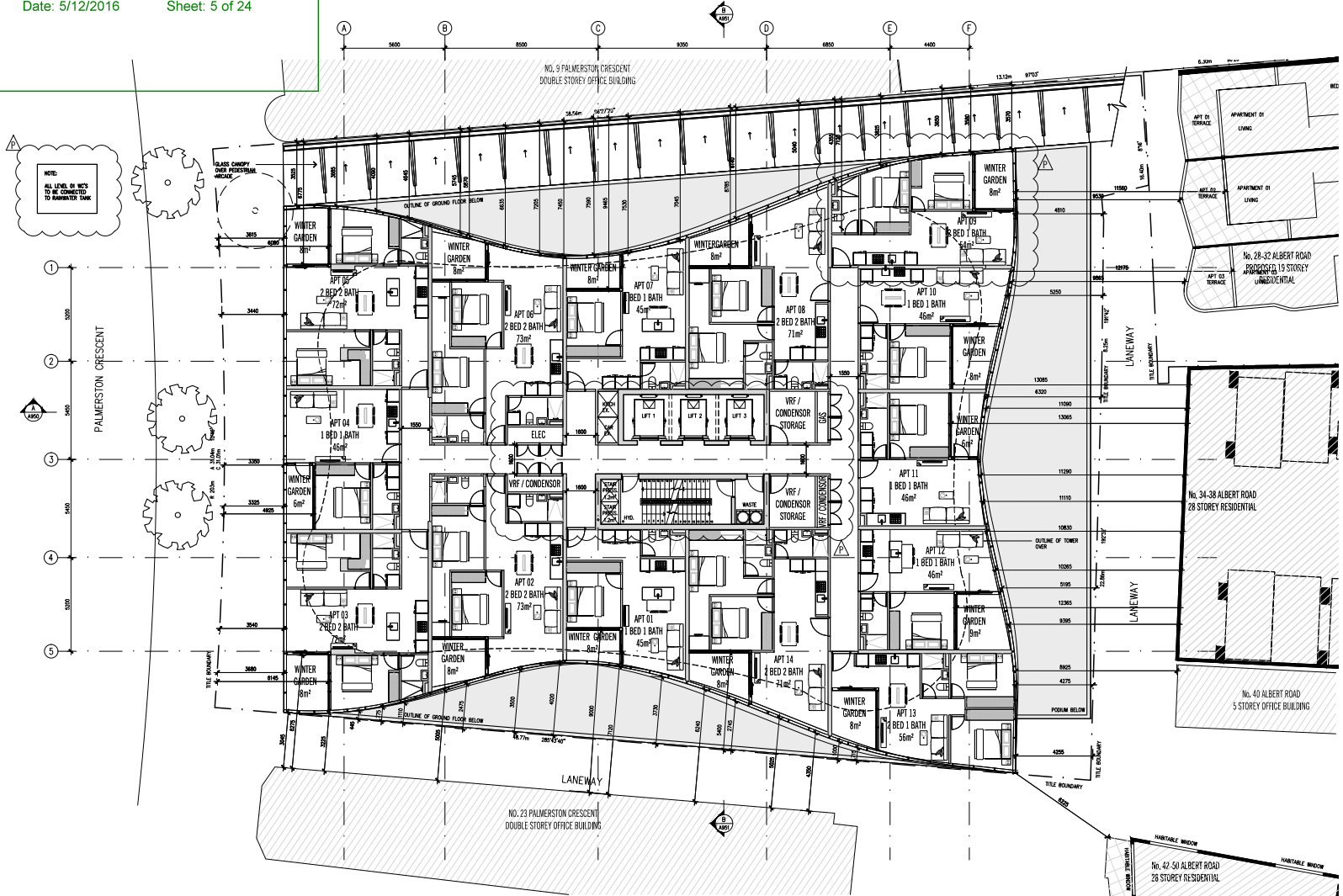
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13-21 PALMERSTON CRESCENT
 SOUTH MELBOURNE
 ROUND BAY P/L

Project No.	Sheet No.
14099	A490
TP	Q

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: 916/2014
 Date: 5/12/2016 Sheet: 5 of 24



REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
001	001	ISSUED FOR APPROVAL	ELF	12/01/2016			
002	001	ISSUED FOR APPROVAL	ELF	12/01/2016			
003	001	ISSUED FOR APPROVAL	ELF	12/01/2016			
004	001	ISSUED FOR APPROVAL	ELF	12/01/2016			
005	001	ISSUED FOR APPROVAL	ELF	12/01/2016			
006	001	ISSUED FOR APPROVAL	ELF	12/01/2016			
007	001	ISSUED FOR APPROVAL	ELF	12/01/2016			

Note: This drawing was prepared with regard to the site at which this document has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of issue.
 It is an essential document. Elenberg Fraser accepts no responsibility for alterations to plans or sections.
 The drawings are to be used for construction or other uses only as shown or otherwise approved and provided by Elenberg Fraser. The Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than that for which they were prepared.
 The Client agrees to indemnify Elenberg Fraser from and hold Elenberg Fraser harmless from any and all claims, damages, costs or expenses of any kind, including reasonable attorneys' fees and costs of defense, arising from or caused by the use of these drawings and data without any written consent of Elenberg Fraser.
 By accepting and utilizing any drawings or other data in any form of electronic media generated and provided by Elenberg Fraser, the Client consents and agrees that all such drawings and data are intended to be used by Elenberg Fraser, who shall be deemed the author of all drawings and data and shall defend and hold the Client harmless from and against, including copyright and trademark infringement.

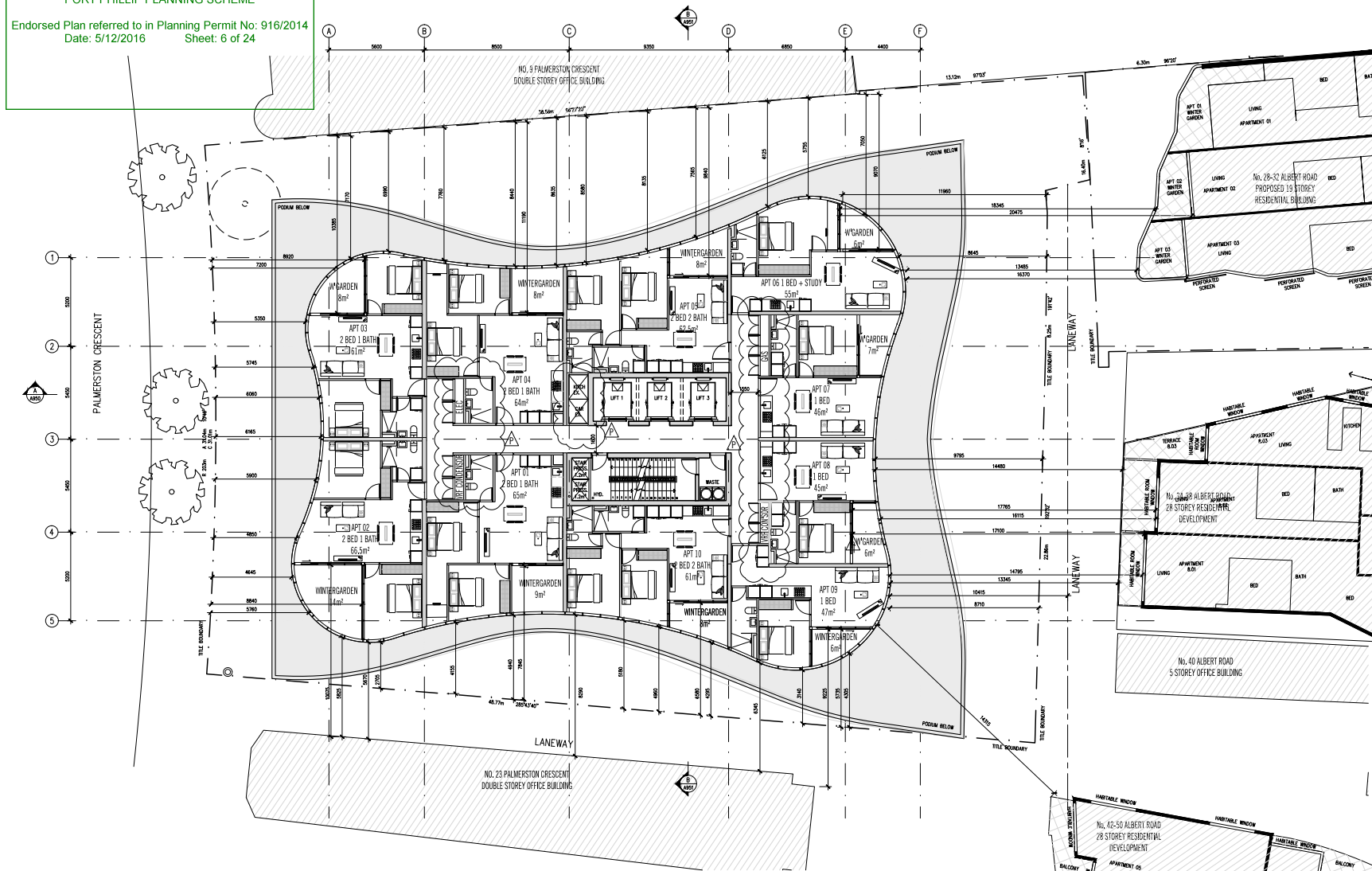
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 APT 10/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

Project No: **13-21 PALMERSTON CRESCENT SOUTH MELBOURNE**
 ROUND BAY P/L

Podium Level 01-04
GENERAL ARRANGEMENT PLAN
 Drawing Number: **14099**
 Revision: **A501**
 Date: **TP**

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 6 of 24



REV.	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR CODE	ISSUED BY
01	001	ISSUED FOR PERMIT	ELFR	14/08/14			
02	002	ISSUED FOR PERMIT	ELFR	14/08/14			
03	003	ISSUED FOR PERMIT	ELFR	14/08/14			
04	004	ISSUED FOR PERMIT	ELFR	14/08/14			
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07	007	ISSUED FOR PERMIT	ELFR	14/08/14			
08	008	ISSUED FOR PERMIT	ELFR	14/08/14			
09	009	ISSUED FOR PERMIT	ELFR	14/08/14			
10	010	ISSUED FOR PERMIT	ELFR	14/08/14			

Note: This drawing was prepared with regard to the site at which the Occupation has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of issue.

As an authorised document, Elenberg Fraser accepts no responsibility for alterations to permit conditions.

In accepting this drawing for approval or other uses or in the event of electronic media generated and provided by Elenberg Fraser the Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement.

The Client agrees to give Elenberg Fraser the right to use any or all of the drawings and data for any other project by anyone other than the Client.

In addition, the Client agrees to the fact that consent granted by the City of Port Phillip and Elenberg Fraser does not constitute a warranty, express or implied, of the accuracy or completeness of the drawings and data. The Client understands and agrees that all such drawings and data are prepared by Elenberg Fraser, who shall be deemed the author of the drawings and data and shall be liable for all errors and omissions, including copyright and trademark infringement.

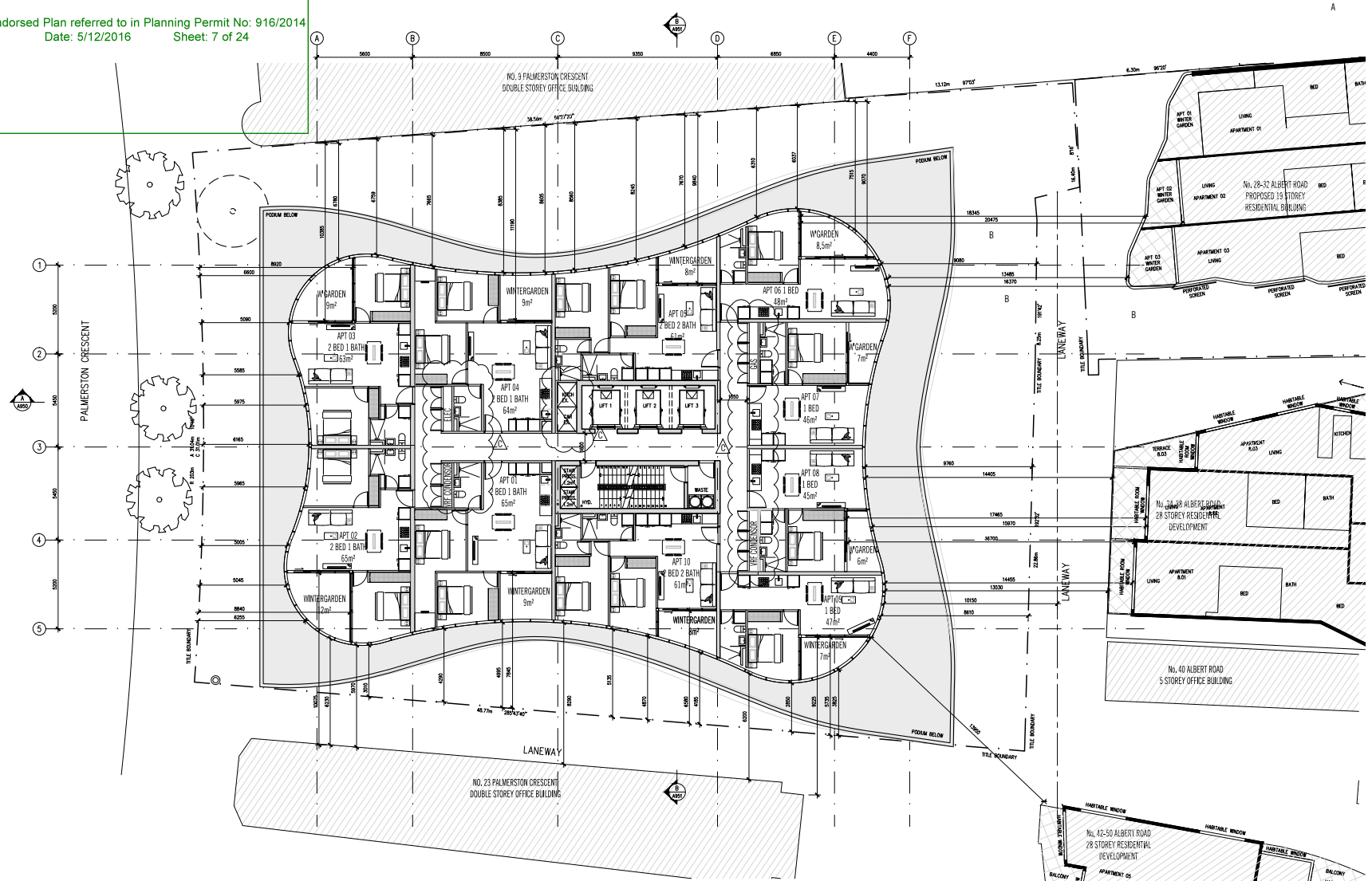
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PRELIMINARY
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ARCHITECTS AND INTERIORS

Project Name:
13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE
ROUNDWAY P/L

Drawing No:
LEVEL 5, 11 & 17 (TYPICAL TOWER - TYPE A)
GENERAL ARRANGEMENT PLAN
Drawing Scale:
14099
Drawing Code:
A505
Drawing Date:
TP
Drawing Author:
P

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 7 of 24



REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
001	001	ISSUED FOR PERMIT	LM	05/12/2016			
002	002	ISSUED FOR PERMIT	LM	05/12/2016			
003	003	ISSUED FOR PERMIT	LM	05/12/2016			
004	004	ISSUED FOR PERMIT	LM	05/12/2016			
005	005	ISSUED FOR PERMIT	LM	05/12/2016			

Note: This drawing and the related work prepared for the site at which this document has been issued and for the specific purpose of the issue. The information contained within is considered to be accurate to the best of the knowledge of the architect.

The architect does not accept responsibility for alterations to the drawings and data, in whole or in part, for any purpose or project other than that for which it was prepared.

The Client agrees to indemnify and hold the architect harmless from and against any and all claims, damages, losses and expenses, including reasonable attorneys' fees and costs of defense, arising from the use of the drawings and data for any purpose other than that for which it was prepared.

In addition, the Client agrees to the fact that the drawings and data are the property of the architect and shall remain the property of the architect. The Client agrees to indemnify and hold the architect harmless from and against any and all claims, damages, losses and expenses, including reasonable attorneys' fees and costs of defense, arising from the use of the drawings and data for any purpose other than that for which it was prepared.

By accepting and using the drawings and data for any purpose other than that for which it was prepared, the Client agrees to indemnify and hold the architect harmless from and against any and all claims, damages, losses and expenses, including reasonable attorneys' fees and costs of defense, arising from the use of the drawings and data for any purpose other than that for which it was prepared.

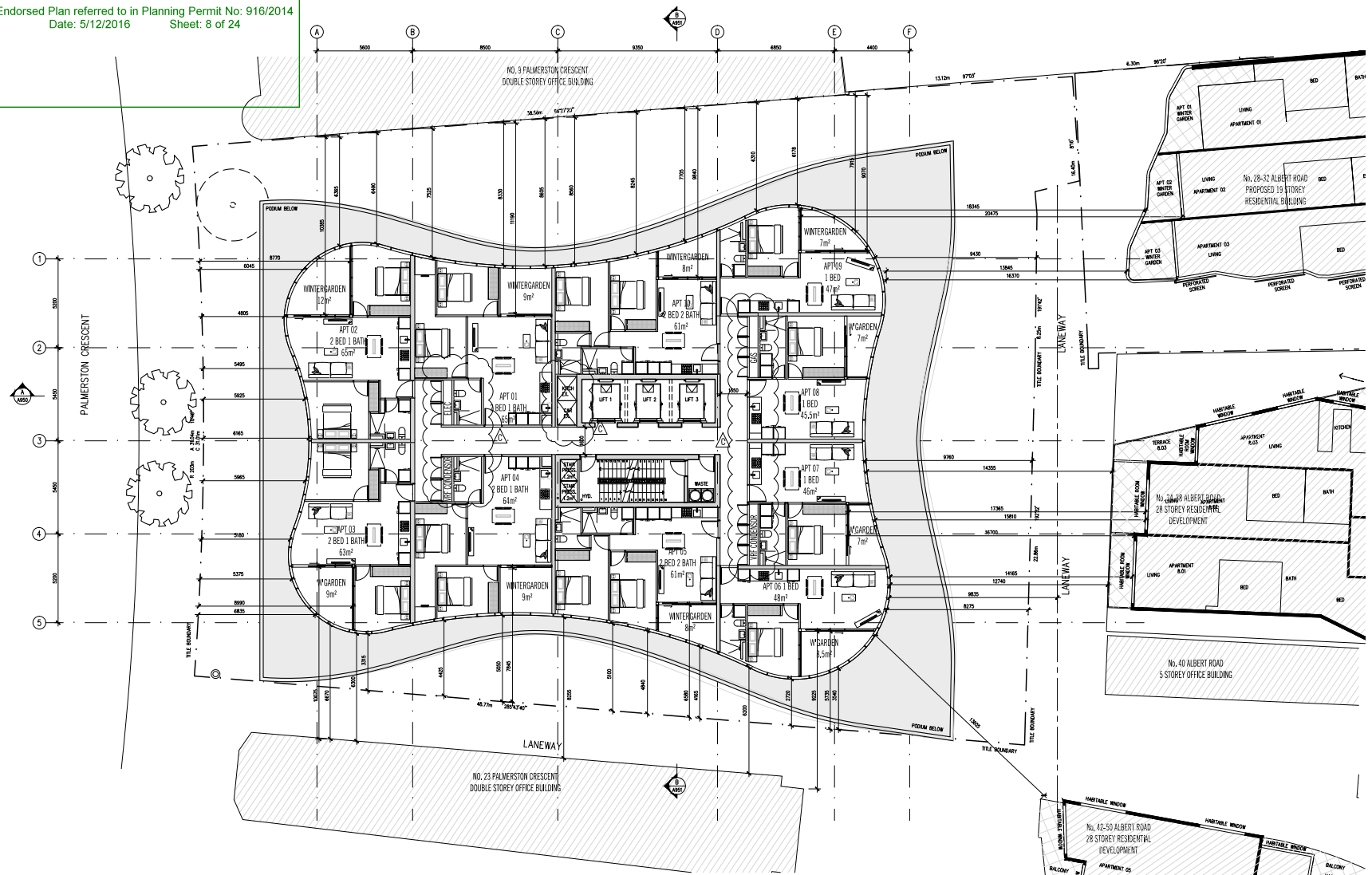
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400 000 000

Project Name:
13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE
ROUNDWAY P/L

Drawing No:
LEVEL 6, 10, 12, 16 & 18 (TYPICAL TOWER - TYPE B)
GENERAL ARRANGEMENT PLAN
Drawing Scale:
14099
Drawing Code:
A506
Drawing Title:
TP

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 8 of 24



REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
001	001	ISSUED FOR APPROVAL	LF	08/11/16			
002	002	ISSUED FOR APPROVAL	LF	08/11/16			
003	003	ISSUED FOR APPROVAL	LF	08/11/16			
004	004	ISSUED FOR APPROVAL	LF	08/11/16			
005	005	ISSUED FOR APPROVAL	LF	08/11/16			

Note: This drawing and the related work prepared for the site at which this document has been issued and for the specific purpose of the issue. The information contained within is considered to be accurate to the best of the knowledge of the drafter.

By accepting and signing any drawings or other documents in connection with this project, the Client agrees to use these drawings and data, in whole or in part, for any purpose or project other than that intended, which is the subject of this agreement.

The Client agrees to indemnify Elenberg Fraser Architects Pty Ltd for any and all claims, damages, losses, costs, expenses, and liabilities of any kind, including reasonable attorneys' fees and costs of defense, arising from or resulting from the use of these drawings and data, in whole or in part, for any purpose or project other than that intended, which is the subject of this agreement.

In addition, the Client agrees to the full extent permitted by the law, to indemnify and hold Elenberg Fraser Architects Pty Ltd harmless from any damages, losses, costs, expenses, and liabilities of any kind, including reasonable attorneys' fees and costs of defense, arising from or resulting from the use of these drawings and data, in whole or in part, for any purpose or project other than that intended, which is the subject of this agreement.

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The Client agrees to indemnify Elenberg Fraser Architects Pty Ltd for any and all claims, damages, losses, costs, expenses, and liabilities of any kind, including reasonable attorneys' fees and costs of defense, arising from or resulting from the use of these drawings and data, in whole or in part, for any purpose or project other than that intended, which is the subject of this agreement.

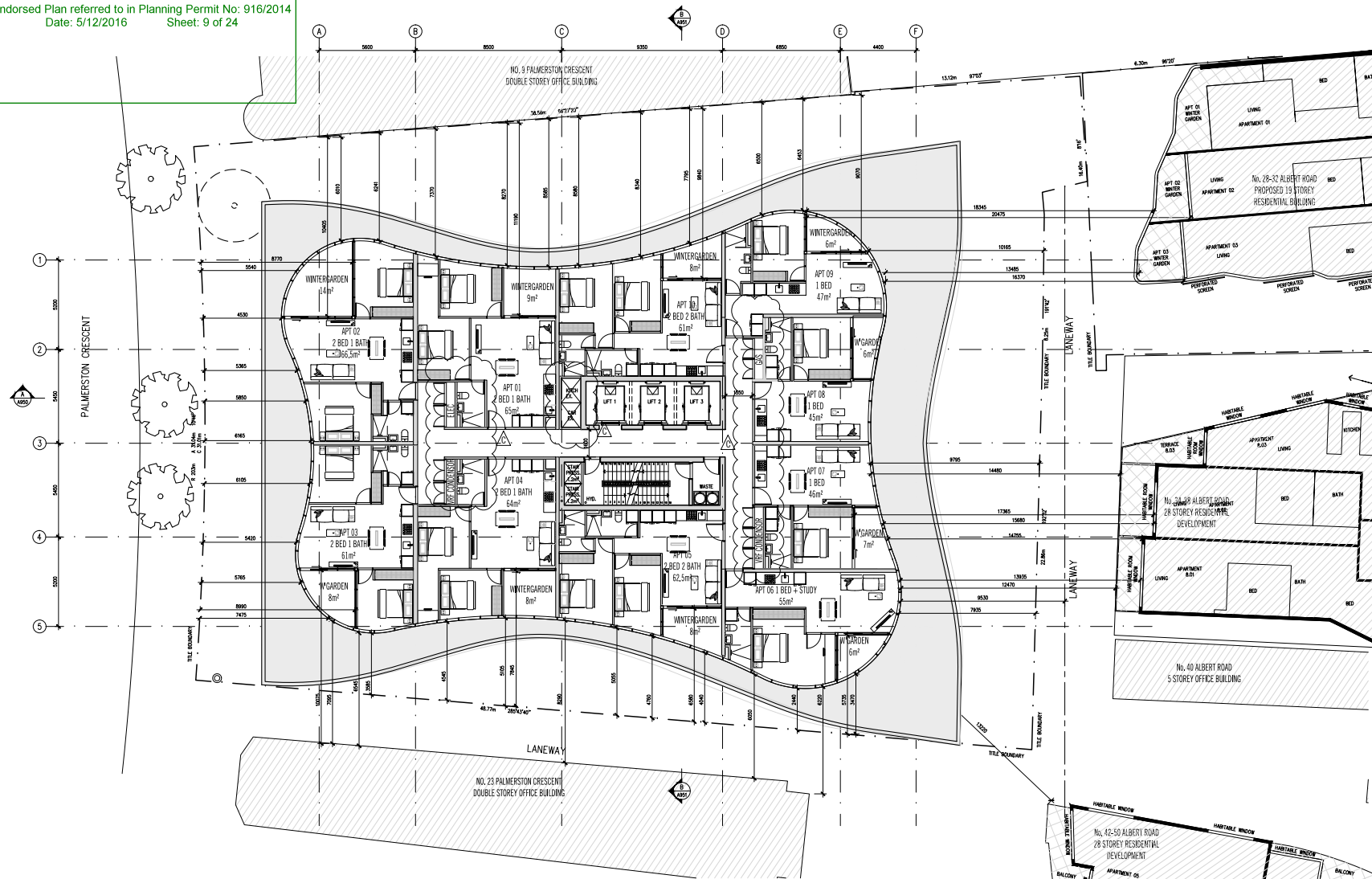
SCALE: 1:100 @ A1
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ABN 61 629 881 774

Project Name:
13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE
ROUNDWAY P/L

Drawing No:
LEVEL 7, 9, 13, & 15 (TYPICAL TOWER - TYPE C)
GENERAL ARRANGEMENT PLAN
Drawing Scale:
14099
Drawing Code:
A507
Drawing Title:
TP

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 9 of 24



REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
01	001	ISSUED FOR PERMIT	LF	05/12/2016			
02	002	ISSUED FOR PERMIT	LF	05/12/2016			
03	003	ISSUED FOR PERMIT	LF	05/12/2016			
04	004	ISSUED FOR PERMIT	LF	05/12/2016			
05	005	ISSUED FOR PERMIT	LF	05/12/2016			

Note: This drawing and the related information are provided for the specific purpose of the issue. The information contained within is considered to be correct at the time of issue.
The Client agrees to indemnify and hold Elenberg Fraser Pty Ltd harmless from any and all claims, damages, losses, costs, including reasonable lawyer's fees and costs of defence, arising from the use of this drawing and the related information by the Client or any third party, in connection with the project.
By accepting and using this drawing or other data on any form of electronic media generated and provided by Elenberg Fraser, the Client consents and agrees that all such drawings and data are intended to be used for the purposes of the project and that the Client will not be held liable for any claims, damages, losses, costs, including reasonable lawyer's fees and costs of defence, arising from the use of this drawing and the related information by the Client or any third party, in connection with the project.

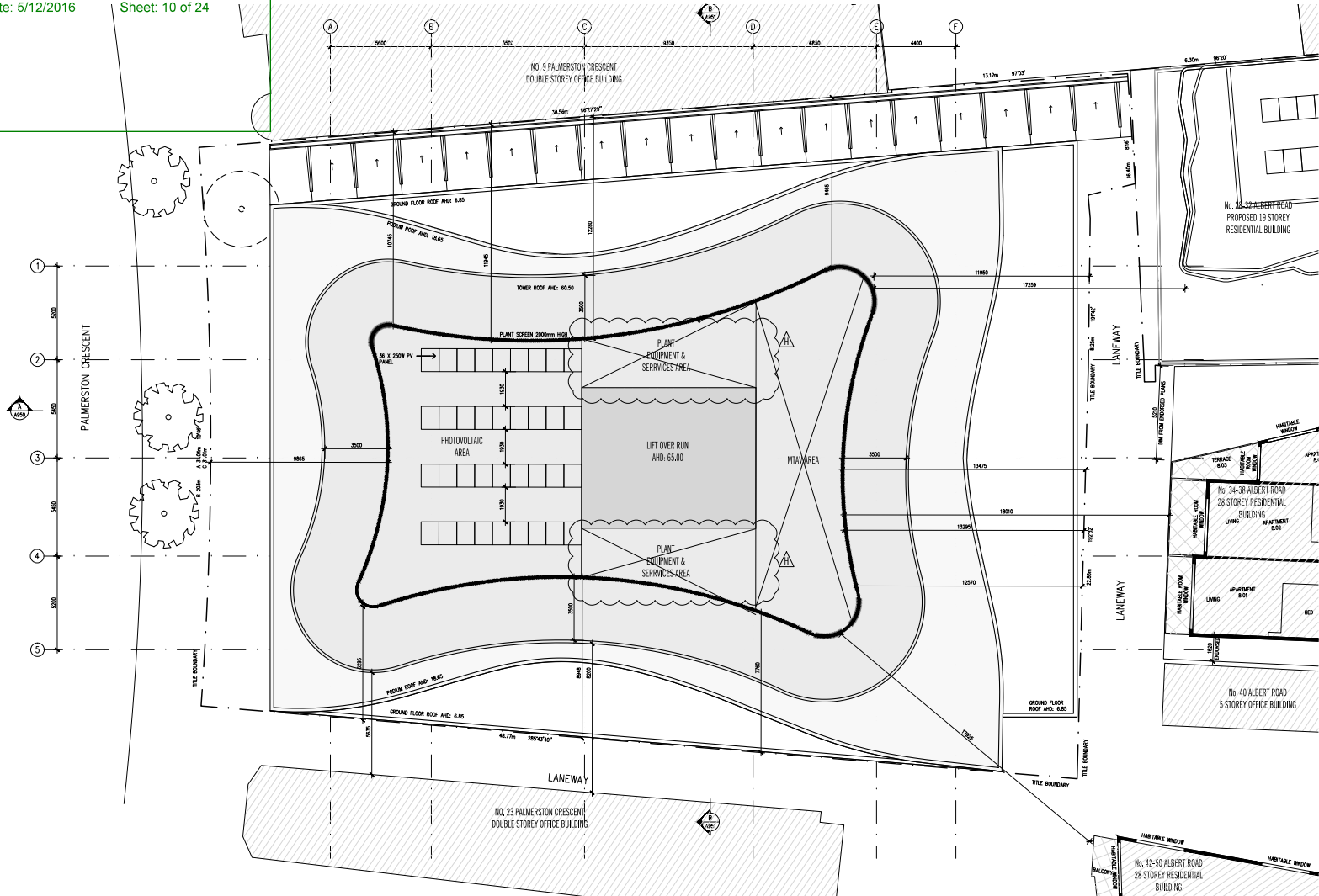
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APP: 02 955 1111

Project Name:
13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
ROUND BAY P/L

Project Name:
LEVEL 8 & 14 (TYPICAL TOWER - TYPE D) GENERAL ARRANGEMENT PLAN
Drawing No:
14099
Revision:
A508
Drawing Code:
TP

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 10 of 24



REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
01	001	ISSUED FOR PERMIT	LF	05/12/2016			
02	002	ISSUED FOR PERMIT	LF	05/12/2016			
03	003	ISSUED FOR PERMIT	LF	05/12/2016			
04	004	ISSUED FOR PERMIT	LF	05/12/2016			
05	005	ISSUED FOR PERMIT	LF	05/12/2016			
06	006	ISSUED FOR PERMIT	LF	05/12/2016			

Note: This drawing and the related work is prepared for the sole purpose of the project and is not to be used for any other purpose. The information contained within is considered to be correct at the time of preparation.
 In an event of a dispute, Elenberg Fraser accepts no responsibility for alterations to the original design.
 The Client agrees to indemnify Elenberg Fraser from and against all claims, damages, losses and costs, including reasonable lawyer's fees and costs of defence, arising from any changes made to the original design or from any use of the drawings and data without prior written consent of Elenberg Fraser.
 In accepting and using any drawings or other data on any site of electronic media generated and provided by Elenberg Fraser, the Client consents and agrees that all such drawings and data are intended to be used for the project and that the Client will be responsible for any changes or updates to the drawings and data and will indemnify Elenberg Fraser from and against all claims, damages, losses and costs, including reasonable lawyer's fees and costs of defence, arising from any changes made to the original design or from any use of the drawings and data without prior written consent of Elenberg Fraser.

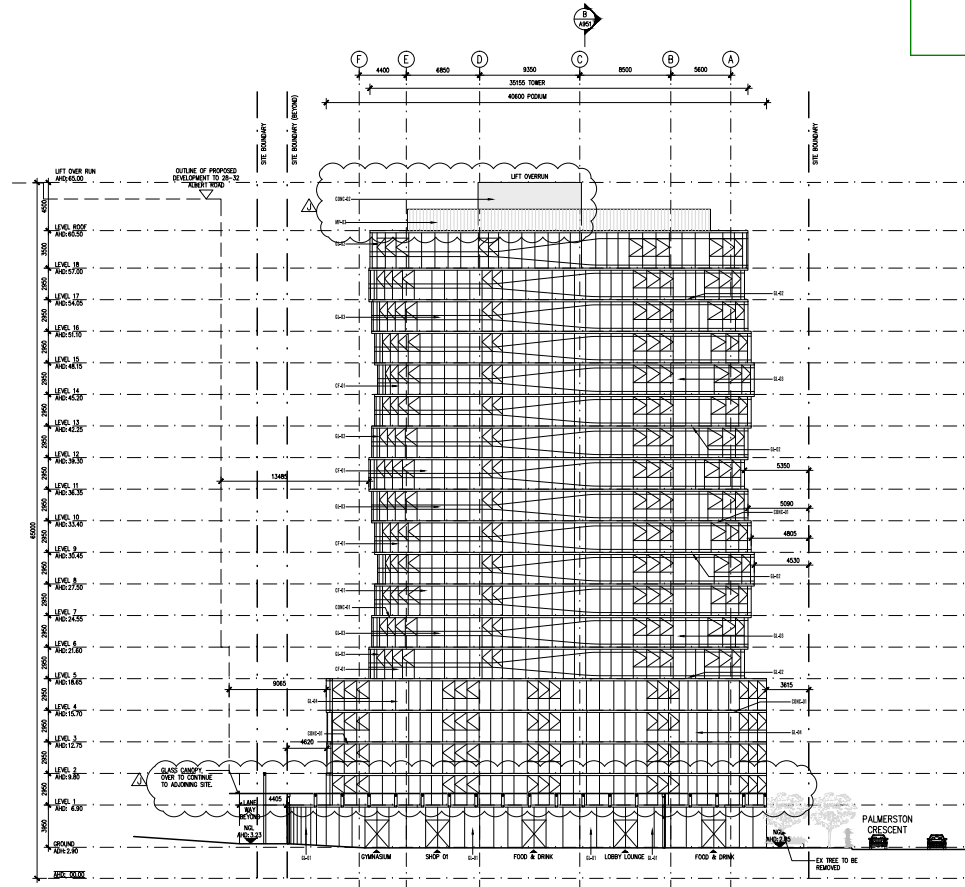
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PRELIMINARY
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 Report any discrepancies to the Architect by the date of issue of this drawing.

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Project No: **13-21 PALMERSTON CRESCENT SOUTH MELBOURNE**
 Roundbay P/L

Project Name: **ROOF PLAN GENERAL ARRANGEMENT PLAN**
 Project No: **14099**
 Drawing No: **A519**
 Revision: **TP**
 Date: **H**

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 11 of 24



LEGEND - EXTERNAL FINISHES

CODE	DESCRIPTION
CON1	PRECAST/PRECAST CONCRETE, BLACK COLOUR
CON2	CONCRETE, PAINTED BLACK (TEXTURE FINISH)
GL01	CLEAR GLASS
GL02	LIGHT BRONZE GLAZING
GL03	PANORAMA GOLD GLAZING
GL04	DARK BRONZE GLAZING
WP01	BLACK METAL COMPOSITE PANEL
WP02	BLACK POLYMERIZED METAL PANEL
WP03	BLACK METAL LOUVER
CP01	CERAMIC TILE, BLACK COLOURED

REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR CODE	ISSUED BY
01	001	ISSUED FOR PERMIT	ELF	12/05/16			
02	002	ISSUED FOR PERMIT	ELF	12/05/16			
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04	004	ISSUED FOR PERMIT	ELF	12/05/16			
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50	050	ISSUED FOR PERMIT	ELF	12/05/16			
51	051	ISSUED FOR PERMIT	ELF	12/05/16			
52	052	ISSUED FOR PERMIT	ELF	12/05/16			
53	053	ISSUED FOR PERMIT	ELF	12/05/16			
54	054	ISSUED FOR PERMIT	ELF	12/05/16			
55	055	ISSUED FOR PERMIT	ELF	12/05/16			
56	056	ISSUED FOR PERMIT	ELF	12/05/16			
57	057	ISSUED FOR PERMIT	ELF	12/05/16			
58	058	ISSUED FOR PERMIT	ELF	12/05/16			
59	059	ISSUED FOR PERMIT	ELF	12/05/16			
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61	061	ISSUED FOR PERMIT	ELF	12/05/16			
62	062	ISSUED FOR PERMIT	ELF	12/05/16			
63	063	ISSUED FOR PERMIT	ELF	12/05/16			
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100	100	ISSUED FOR PERMIT	ELF	12/05/16			

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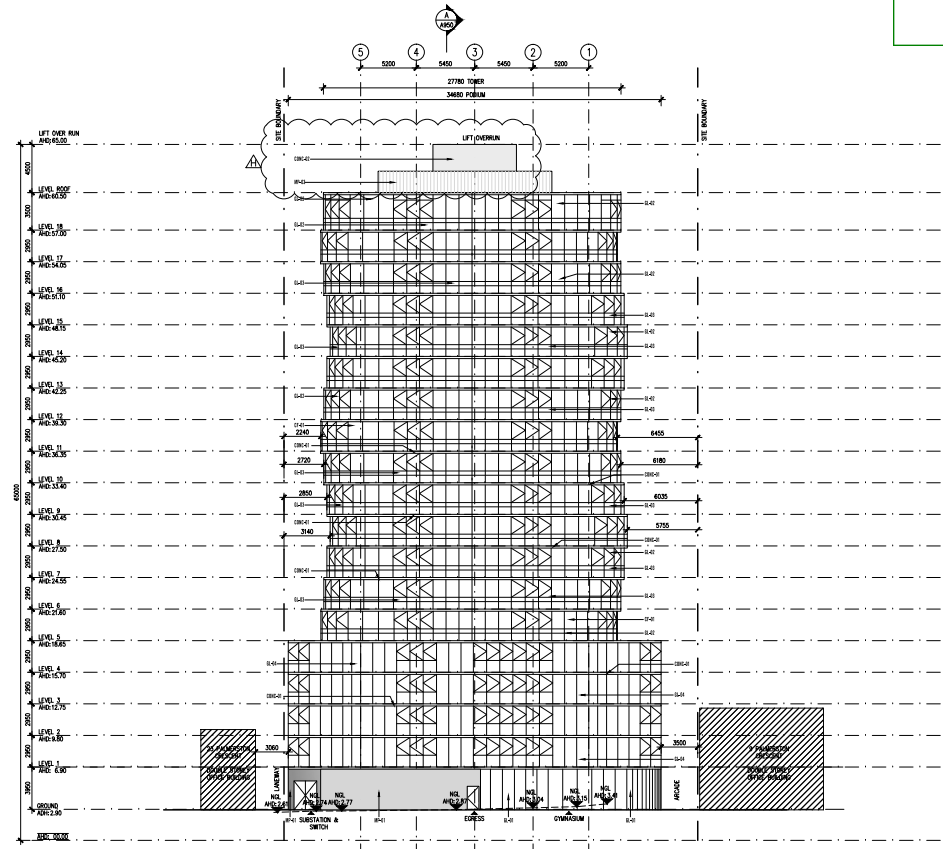
SCALE: 1:200 @ A1
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400 00 00 000

Project No: 13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
ROUND BAY P/L

Project No:	Project Name:
14099	A300
TP	J

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: 916/2014
 Date: 5/12/2016 Sheet: 12 of 24



LEGEND - EXTERNAL FINISHES

CODE	DESCRIPTION
CON1	PREPARED PRECAST CONCRETE, BLACK COLOUR
CON2	CONCRETE, PAINTED BLACK (TEXTURE FINISH)
GL01	CLEAR GLASS
GL02	LIGHT BRONZE GLAZING
GL03	PANORAMA GOLD GLAZING
GL04	DARK BRONZE GLAZING
WP01	BLACK METAL COMPOSITE PANEL
WP02	BLACK POLYMERIZED METAL PANEL
WP03	BLACK METAL LOUVER
CP01	CERAMIC TILE, BLACK COLOURED

REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR CODE	ISSUED BY
01	001	ISSUED FOR PERMIT	001	01/12/2016			
02	002	ISSUED FOR PERMIT	001	01/12/2016			
03	003	ISSUED FOR PERMIT	001	01/12/2016			
04	004	ISSUED FOR PERMIT	001	01/12/2016			
05	005	ISSUED FOR PERMIT	001	01/12/2016			

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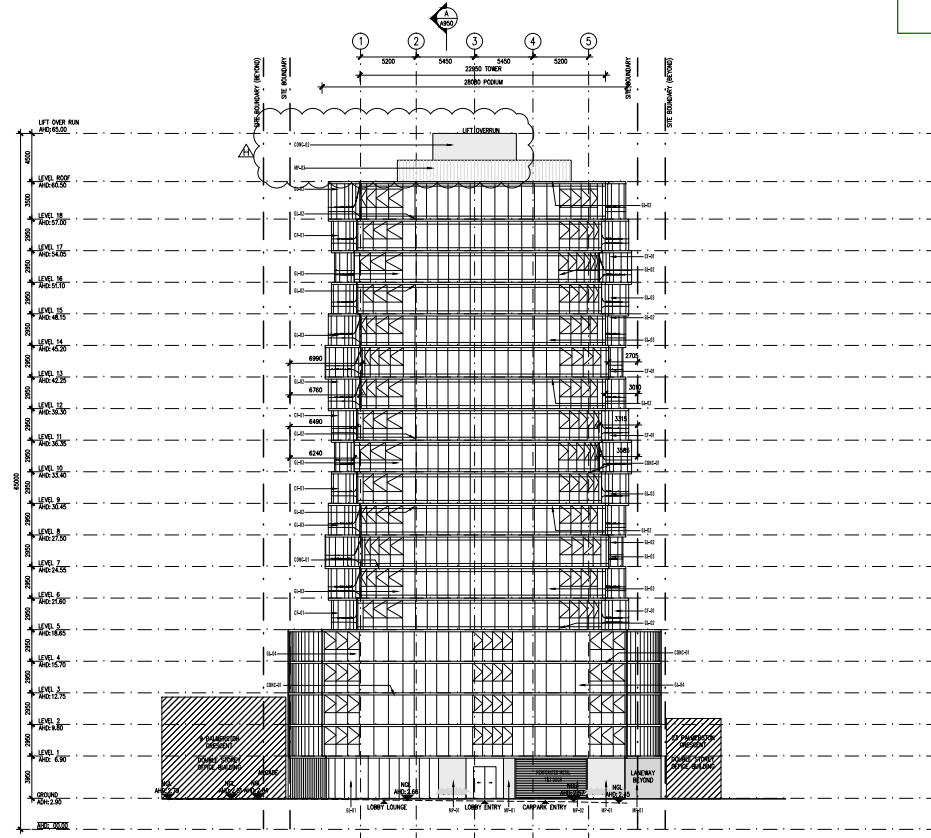
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PRELIMINARY
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Project No: **13-21 PALMERSTON CRESCENT SOUTH MELBOURNE**
 Drawing Title: **EAST ELEVATION**
 Drawing No: **14099**
 Revision: **TP**

Client: **ROUNDBAY P/L**
 Drawing No: **A901**
 Revision: **H**

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 14 of 24



LEGEND - EXTERNAL FINISHES

CODE	DESCRIPTION
CON1	PREPARED PRECAST CONCRETE, BLACK COLOUR
CON2	CONCRETE, PAINTED BLACK (TEXTURE FINISH)
GL01	CLEAR GLASS
GL02	LIGHT BRONZE GLAZING
GL03	PANISH GOLD GLAZING
GL04	DARK BRONZE GLAZING
WP01	BLACK METAL COMPOSITE PANEL
WP02	BLACK POLYMERIZED METAL PANEL
WP03	BLACK METAL LOUVRE
CP01	COSMATIC FINIT, BLACK COLOURED

REV	REVISION No.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION No.	REASON FOR ISSUE	ISSUED BY
01	001	ISSUED FOR PERMIT	ELF	12/01/2016			
02	002	ISSUED FOR PERMIT	ELF	12/01/2016			
03	003	ISSUED FOR PERMIT	ELF	12/01/2016			
04	004	ISSUED FOR PERMIT	ELF	12/01/2016			

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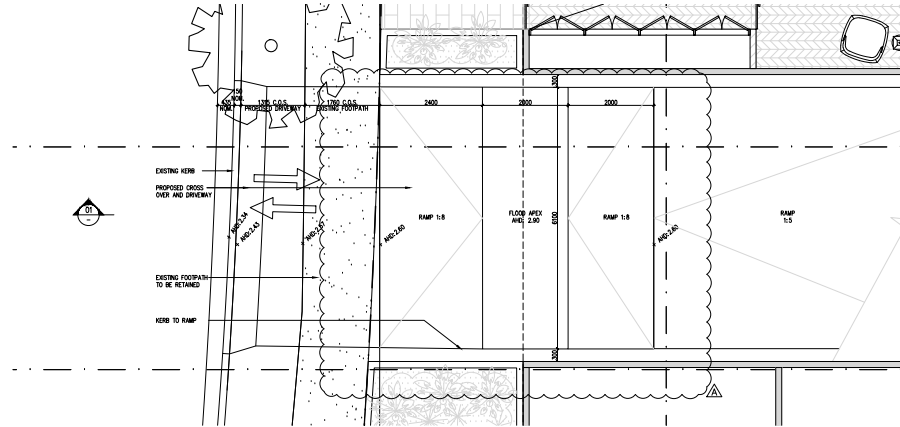
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PRELIMINARY
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 Report any discrepancies to the Architect for decision before proceeding with the work.

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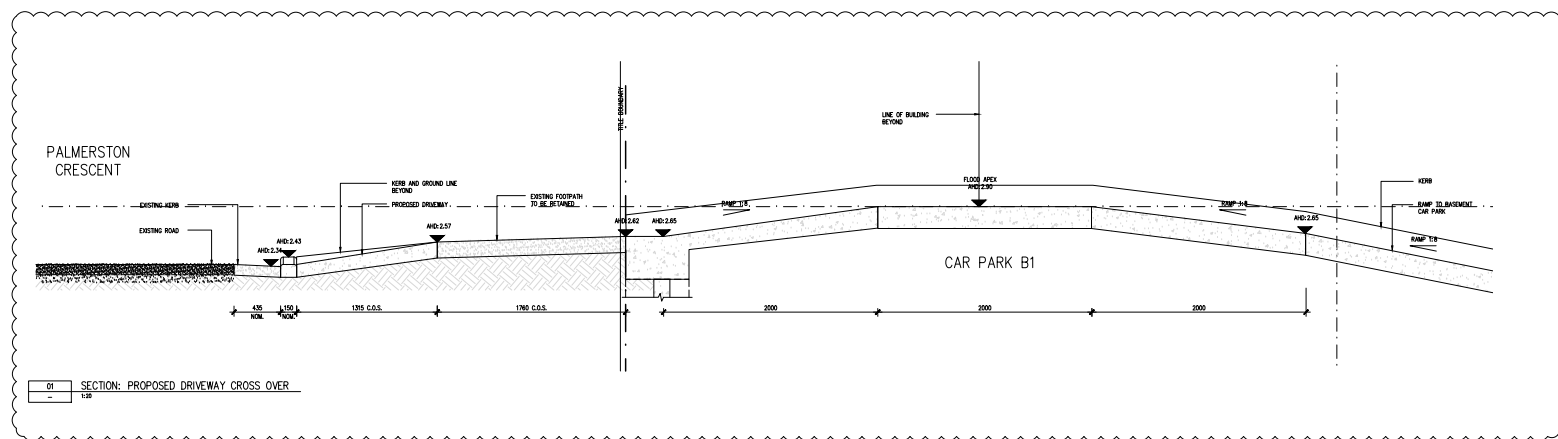
Project No: 13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
 Roundbay P/L

Drawing Title	Drawing Number
WEST ELEVATION	A903
Project Number	14099
Revision	TP

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: 916/2014
 Date: 5/12/2016 Sheet: 17 of 24



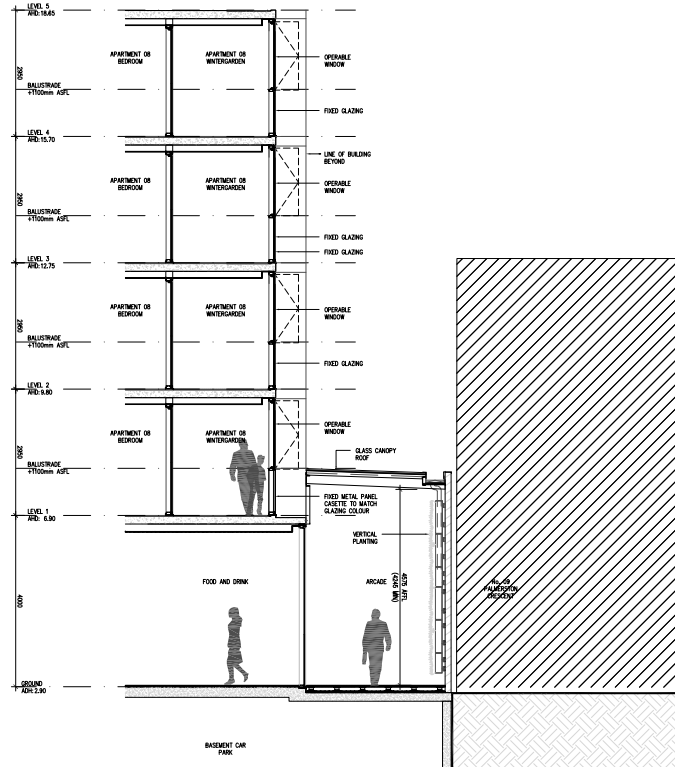
00 PLAN: PROPOSED DRIVEWAY CROSS OVER
 1:50



01 SECTION: PROPOSED DRIVEWAY CROSS OVER
 1:50

<p>DATE: 12/08/16 DRAWN BY: A952</p>	<p>REVISION FOR CODE: A952 REVISION FOR CODE: A952</p>	<p>DATE: 12/08/16 DRAWN BY: A952</p>	<p>REVISION FOR CODE: A952 REVISION FOR CODE: A952</p>	<p>REVISION FOR CODE: A952 REVISION FOR CODE: A952</p>	<p>Note: This drawing and its contents are provided for the specific purpose of the issue. The information contained within is considered to be accurate and reliable for the purposes stated. It is not to be used for any other purpose without the written consent of Elenberg Fraser. Elenberg Fraser accepts no responsibility for alterations to plans or drawings. It is the responsibility of the client to ensure that the drawings and data are correct and that they are used for the purposes intended. Elenberg Fraser reserves the right to amend or delete any part of this drawing without notice. By accepting and using this drawing, the client agrees to indemnify and hold Elenberg Fraser harmless from any damage, loss, or cost, including reasonable lawyer's fees and costs of defence, arising from any claims made by anyone other than Elenberg Fraser or its staff in connection with the drawings and data without any written consent of Elenberg Fraser. Elenberg Fraser reserves the right to amend or delete any part of this drawing without notice. By accepting and using this drawing, the client agrees to indemnify and hold Elenberg Fraser harmless from any damage, loss, or cost, including reasonable lawyer's fees and costs of defence, arising from any claims made by anyone other than Elenberg Fraser or its staff in connection with the drawings and data without any written consent of Elenberg Fraser.</p>	<p>SCALE: 1:200 @ A1 PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>ELENBERG FRASER LEVEL 3, 140 QUEEN STREET, MELBOURNE, VICTORIA 3000 AUSTRALIA TEL: +61 3 9439 2200 FAX: +61 3 9439 2206 WWW.ELENBERGFRASER.COM.au A952 17/11/16</p>	<p>Project No: 13-21 PALMERSTON CRESCENT SOUTH MELBOURNE Roundbay P/L</p>	<p>Section Name: SECTION DETAIL PROPOSED DRIVEWAY CROSSOVER Drawing Number: 14099 Revision: A952 Author: TP</p>
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CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 18 of 24



01 SECTION: PROPOSED CANOPY
1/20

DATE	REVISION NO.	REASON FOR ISSUE	DESIGNED BY	CHECKED BY	APPROVED BY	REASON FOR ISSUE	DESIGNED BY
12/1/15	01	ISSUE FOR PERMIT					

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SCALE: 1:50 @ A1
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SOUTH MELBOURNE
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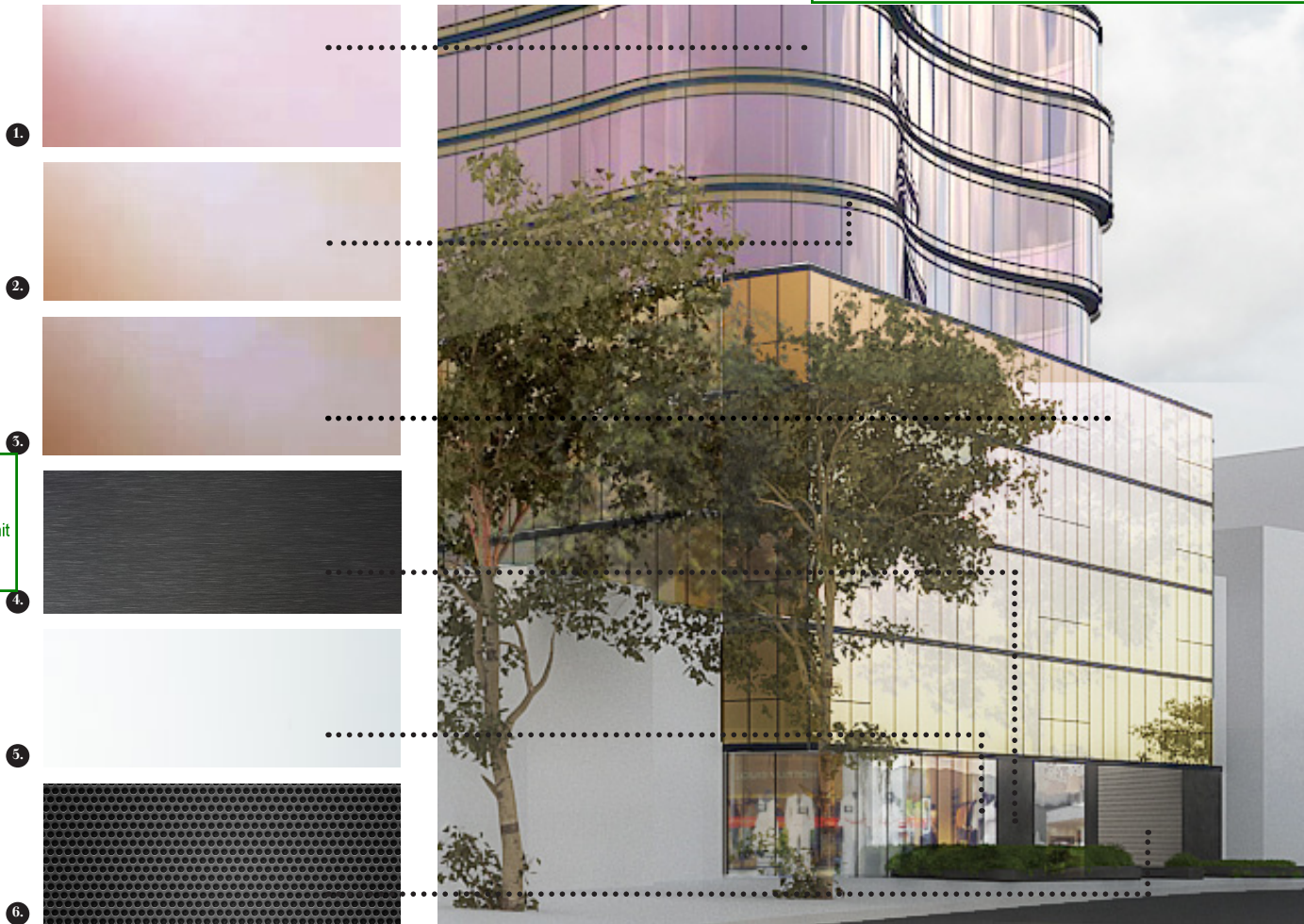
PROJECT NO:
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
CLIENT:
ROUND BAY P/L

SECTION NO.	SECTION TITLE (SECTION B-B DETAIL CALL-OUT)
14099	PROPOSED PEDESTRIAN LINK CANOPY
TP	A953

- 1. Pinkish Gold Glazing (GL05)
- 2. Light Bronze Glazing (GL02)
- 3. Bronze Glazing (GL04)
- 4. Black Metal (MP01)
- 5. Clear Glazing (GL01)
- 6. Black Perforated Metal Tilt Door (MP02)

Note:
The reflectivity (out) of all external glazing to be maximum 19%.

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit
No: 916/2014
Date: 5/12/2016 Sheet: 19 of 24



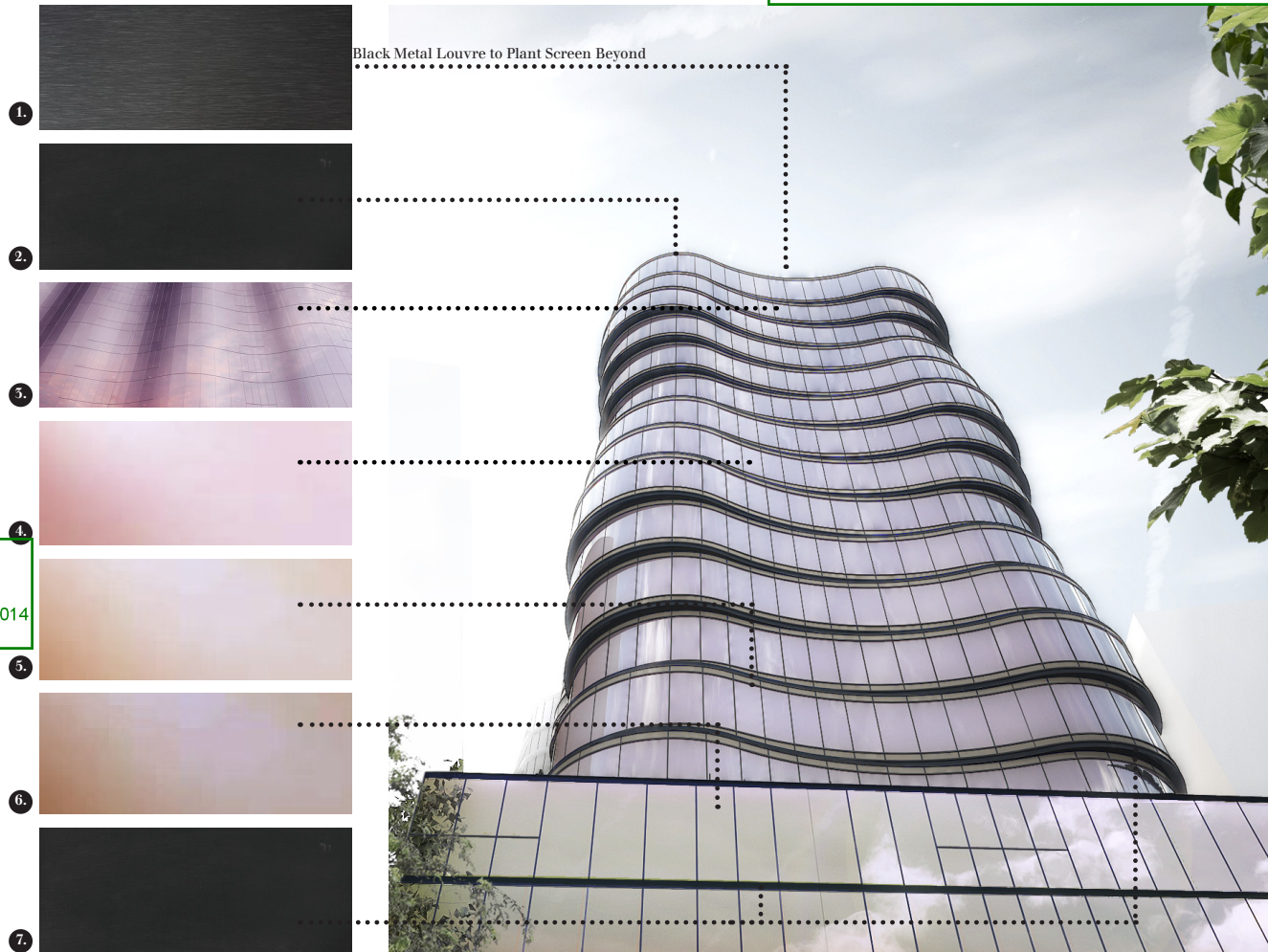
DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
13/12/16	REV	ISSUED FOR CONSTRUCTION					

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- 1. Black Metal Louvre (MP03)
- 2. Concrete, Painted Black (CONC1)
- 3. Faceted Glazing (GL01)
- 4. Light Bronze Glazing (GL02)
- 5. Pinkish Gold Glazing (GL05)
- 6. Bronze Glazing (GL04)

Note:
The reflectivity (out) of all external glazing to be maximum 19%.

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 20 of 24



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
13/12/16	REV	ISSUED FOR CONSTRUCTION					

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- 1. Pinkish Gold Glazing (GL05)
- 2. Light Bronze Glazing (GL02)
- 3. Ceramic Frit, Black (CF01)
- 4. Concrete, Painted Black (CONC1)
- 5. Bronze Glazing (GL04)
- 6. Black Metal (MP01)

Note:
The reflectivity (out) of all external glazing to be maximum 19%.



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME

Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 21 of 24

DATE: 13/12/16 REVISION No: 001 REASON FOR ISSUE: ISSUED FOR CONSTRUCTION	DRAWN BY: [Blank] DATE: [Blank] REVISION No: [Blank] REASON FOR ISSUE: [Blank]	DRAWN BY: [Blank]	Note: This drawing is to be viewed with regard to the scale at which the document has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of development. It is intended for construction. Elenberg Frasier accepts no responsibility for alterations to previous issues issued. By accepting and using any drawings or other data in any form of electronic media generated and provided by Elenberg Frasier the Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project stated in the subject of this agreement. The Client agrees to advise Elenberg Frasier in writing of any substantial changes or reuse of the drawings and data for any other project by anyone other than Elenberg Frasier. In addition, the Client agrees to the Client's consent generated by the use to indemnify and hold Elenberg Frasier harmless from any damage, liability, or cost, including reasonable lawyer's fees and costs of defense, arising from any change made to anyone other than Elenberg Frasier or from the reuse of the drawings and data without prior written consent of Elenberg Frasier. By accepting and using any drawings or other data in any form of electronic media generated and provided by Elenberg Frasier, the Client understands and agrees that all such drawings and data are instruments of service of Elenberg Frasier, who shall be deemed the author of the drawings and data and shall retain all electronic data, copyright law and other rights, including copyright and intellectual property.	SCALE: NOT TO SCALE PRELIMINARY NOT FOR CONSTRUCTION <small>Elenberg Frasier does not warrant or make any representation or give any assurance in writing. Report any discrepancies to the Architect for decision before proceeding with the work.</small>	ELENBERG FRASIER <small>LEVEL 9, 100 QUEEN STREET, MELBOURNE VICTORIA 3000 AUSTRALIA TEL: +61 (0)3 9290 2200 FAX: +61 (0)3 9290 2206 WWW.ELENBERGFRASIER.COM.AU</small>	Project No: 14099 Project Name: 13-21 PALMERSTON CRESCENT SOUTH MELBOURNE Client: ROUNDBAY P/L	Drawing Title: MATERIALS SCHEDULE Drawing No: SCH-001_C Revision: - Date: 14/12/2016
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13-21 PALMERSTON CRESCENT, SOUTH MELBOURNE

LANDSCAPE - TOWN PLANNING

PRELIMINARY

DRAWING REGISTER

Scale	Drawing Title	Size	Scale
General			
L.P-TPR-000	Cover Page	A1	N/A
Plans			
L.P-TPR-100	Landscape Plan	A1	1:100
Sections and Elevations			
L.P-TPR-500	Green Wall Section + Elevation	A1	A/S
L.P-TPR-601	Street Scapce Section + Elevation	A1	A/S
Planting Palette			
L.P-TPR-900	Planting Schedule + Palette	A1	N/A



GENERAL NOTES

- * FOR TP ONLY NOT FOR CONSTRUCTION
- * Do not scale from drawings.
- * All work to be carried out in accordance with the Landscape Technical Specification.
- * All discrepancies or conflict to be brought to the attention of the Project Landscape Architect prior to construction or installation.
- * Larger scale drawings and written dimensions take preference.
- * All dimensions in mm unless stated otherwise.
- * All tree dimensions and RILs in metres.
- * Use figured dimensions only.
- * Verify all dimensions on site before the commencement of any works.
- * Contractors shall locate and protect all services prior to construction.
- * All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.
- * Structural Details shall be subject to Engineer's Specifications.
- * Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
- * All work shall be carried out in a professional manner by Qualified Tradesperson according to the Landscape Drawings & Technical Specification and Engineer's Specifications.
- * Protect all adjoining property building, walls and paving. Damaged elements are to be replaced at no cost to the client.
- * No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified and general specifications without permission from the Project Engineer or Landscape Architect.
- * Service location on plans are indicative only. 360 Degrees Landscape Architects Pty Ltd accepts no responsibility for the accuracy of service locations. It is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client.
- * This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.

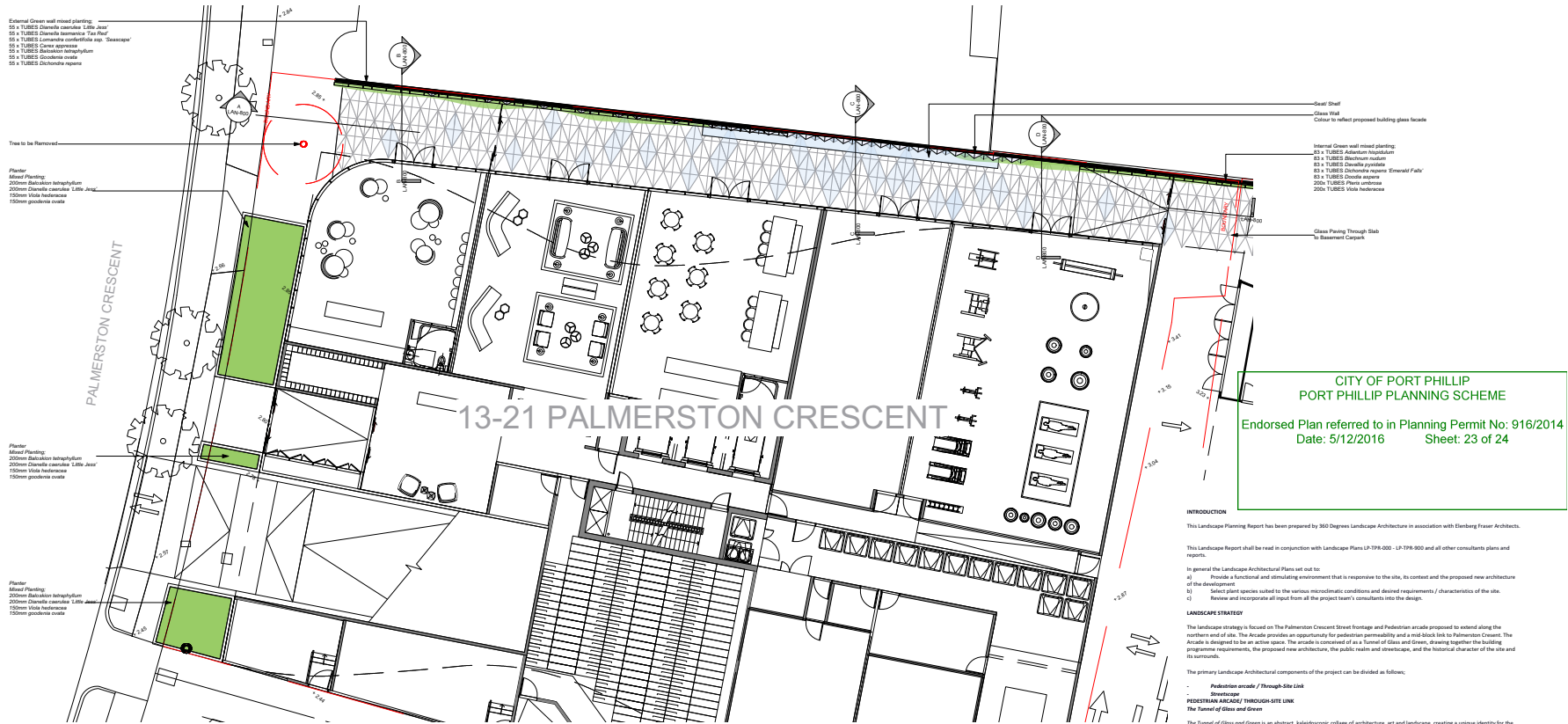
IRRIGATION NOTES

- * Irrigation by specialist O&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.
- * Irrigation is to comply with Council Conditions of Consent and Water Authorities.
- * All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.
- * Irrigation must be spaced at min. 300 centres and adjusted according to plant setout to provide adequate irrigation to all plants.
- * Drip irrigation is to be fully concealed by 75mm minimum of mulch.

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: 916/2014
 Date: 5/12/2016 Sheet: 22 of 24

REV	Iss.	Amendment	Date	By	DESCRIPTION	CLIENT	DESIGNER	CHECKED	DWG. TITLE
	A	TP	22/09/14	BP		360	DE		COVER PAGE
	B	TP	10/05/14	BP		360	DE		PROJECT
	C	TP	13/05/14	BP		360	DE		13-21 Palmerston Crescent, South Melbourne
	D	TP	12/09/16	BP		360	DE		

360
 360 DEGREES LANDSCAPE ARCHITECTS PTY LTD
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 MELBOURNE VIC 3000
 TEL: (03) 9595 1111
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 WWW.360DEGREESLANDSCAPE.COM.AU



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 23 of 24

INTRODUCTION
This Landscape Planning Report has been prepared by 360 Degrees Landscape Architecture in association with Eisenberg Fraser Architects.

This Landscape Report shall be read in conjunction with Landscape Plans LP-TPR-000 - LP-TPR-900 and all other consultants plans and reports.
In general the Landscape Architectural Plans set out to:
a) Provide a functional and stimulating environment that is responsive to the site, its context and the proposed new architecture of the development
b) Select plant species suited to the various microclimatic conditions and desired requirements/characteristics of the site.
c) Review and incorporate all input from all the project team's consultants into the design.

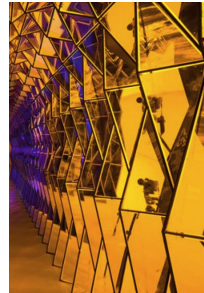
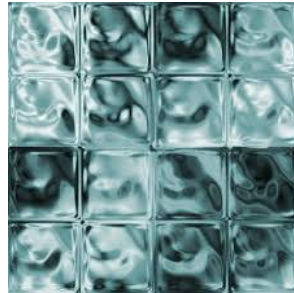
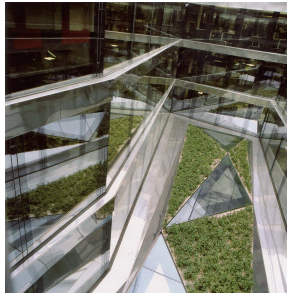
LANDSCAPE STRATEGY
The landscape strategy is focused on the Palmerston Crescent Street Frontage and Pedestrian arcade proposed to extend along the northern end of site. The Arcade provides an opportunity for pedestrian permeability and a real block link to Palmerston Crescent. The Arcade is designed to be an active space. The arcade is conceived of as a Tunnel of Glass and Green, drawing together the building programme requirements, the proposed new architecture, the public realm and streetscape, and the historical character of the site and its surrounds.

The primary Landscape Architectural components of the project can be divided as follows:
- Pedestrian arcade / Through-Site Link
- Streetscape
PEDESTRIAN ARCADE / THROUGH-SITE LINK
The Tunnel of Glass and Green
The Tunnel of Glass and Green is an abstract, kaleidoscopic collage of architecture, art and landscape, creating a unique identity for the site and the project. The Tunnel is both a connector and a destination, and provides amenity for both using integrated public art, high quality materials, seating, lighting and verdant 'native' green walls.

The Tunnel comprises four elements: a protective glass awning, a glass artwork to the external northern wall, a paved groundplane with glass 'highlights' to the basements and Greenwalls.
The Greenwalls are used as cues to the arcade entry and as a site narrative. On Palmerston Street, the greenwall species palette showcases native plants that reflect the site's specific pre-European history as a swampland. The greenwall then integrates with the glass artwork before reemerging to the rear of the property at the intersection with the existing rear laneway. The Greenwall showcases a more shade tolerant native species palette, reflecting the microclimate.

The proposed artwork comprises a glass wall and integrated glass skylight panels into the groundplane. Conceived as a playful abstraction of the use of glass in the built environment, the artwork is also a device for creating amenity. The interaction of light, colour and reflection references the site architecture and, overlaid with the Green wall, will provide a stimulating environment for pedestrians, retail users and residents.

- Indicative species External Greenwall include edge and marginal aquatic species:**
Drosera spicata 'Lily Jess'
Drosera lanuginosa 'The Fairy'
Lomandra confertifolia ssp. 'Seascaper'
Carex appressa
Banksia tetraphyllum
Gonolobus ovata
Dichondra repens
- Indicative species Internal Greenwall include:**
Adiantum hypoleucum
Baccharis nodosa
Dorvillea psyllata
Dichondra repens 'Fernwell Falls'
Drosera spicata
Pilea luteolens
Viola hederaea



KEY	No.	Amendment	Date	By
A	1	Town Planning	02/09/14	BP
B	2	Town Planning	10/05/14	BP
C	1	Town Planning	18/03/14	BP
D	1	Town Planning	12/03/16	BP



ESSENTIAL NOTES
1. All works shall be in accordance with the Australian Standards and other relevant standards.
2. All works shall be in accordance with the Council's Engineering and Construction Specifications.
3. All works shall be in accordance with the Council's Engineering and Construction Specifications.
4. All works shall be in accordance with the Council's Engineering and Construction Specifications.
5. All works shall be in accordance with the Council's Engineering and Construction Specifications.

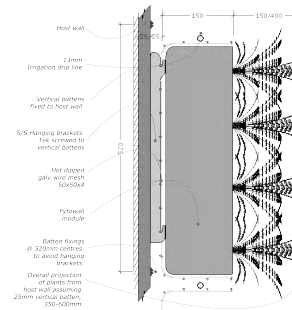
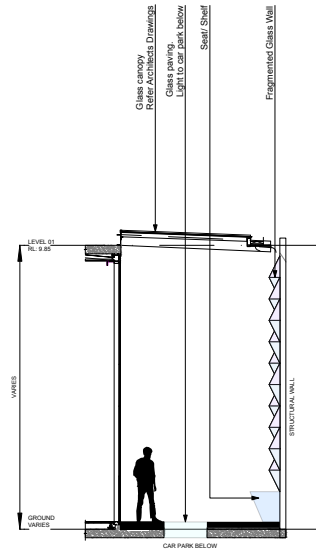
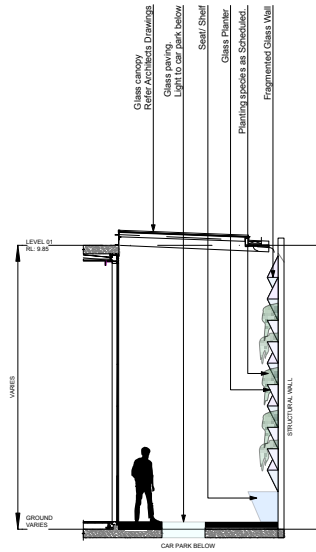
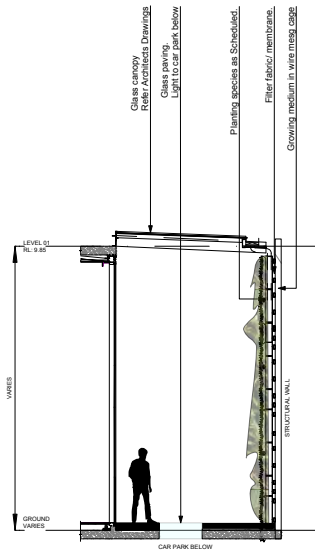
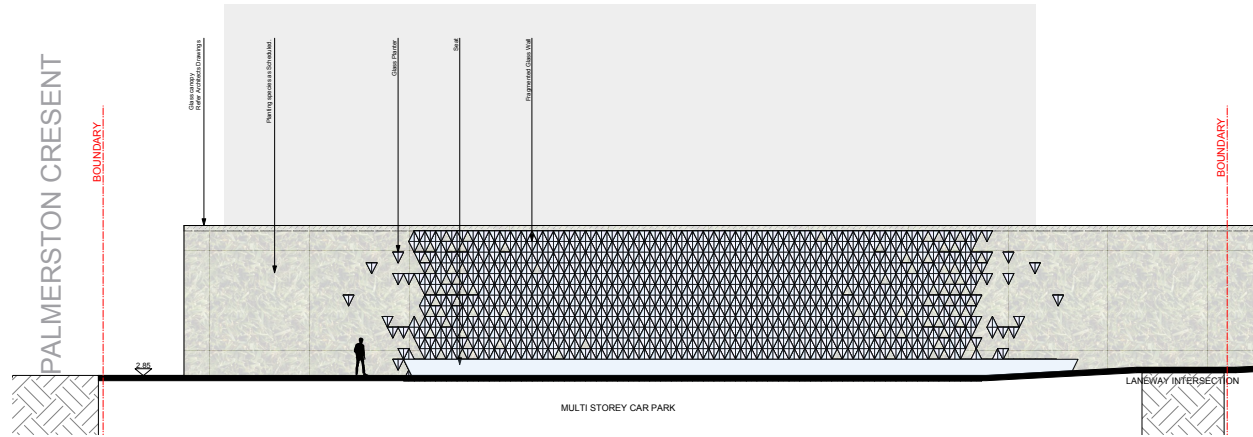
CLIENT: Eisenberg Fraser
PROJECT: 13-21 Palmerston Crescent, South Melbourne
SCALE: 1:100 @ A1
DATE: 08/03/16
DRAWN: DB
CHECKED: TP

DWG. TITLE: LANDSCAPE PLAN
PROJECT: 13-21 Palmerston Crescent, South Melbourne

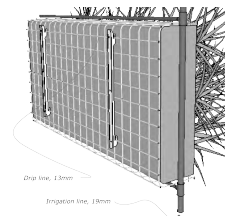
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360 Degrees Landscape Architecture
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Melbourne VIC 3000
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www.360la.com.au
ABA 501 146 051 030

LP-TPR-100

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: 916/2014
Date: 5/12/2016 Sheet: 24 of 24



NOT TO SCALE
Typical Detail Above supplied by Fytgreen



Note: Suggested vertical battens, typically 90 x 25 x 1.6 Duragal R115. Battens and fixings must be able to support up to 88 kg/m². Suggested M10 fixings @ 520mm centres to 3-rod fixing brackets.

NOT TO SCALE
Typical Detail Above supplied by Fytgreen

KEY	No.	Amendment	Date	By	REVISION NOTES	CLIENT	DRAWN	CHECKED	DWG. TITLE	360
	A	Town Planning	02/09/14	BP		Elmerg Fraser	DB	DB	LANDSCAPE SECTION + ELEVATION	360 03400 01 01010000 Bury Hill NSW 00110 P 4410 8008 0011 W www.360.com.au AUSA 501 545 051 050
	B	Town Planning	10/09/14	BP						
	C	Town Planning	18/09/14	BP						
	D	Town Planning	12/09/16	BP						
						PROJECT	13-21	Palmerston Crescent, South Melbourne		LP-TPS-800

14099_13-21 Palmerston Crescent, South Melbourne

DATE 10.09.2025
STAGE TP
REV N

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Planning Application No. 916/2014/A
No. of Pages: 1 of 19

Notes and Disclaimer:

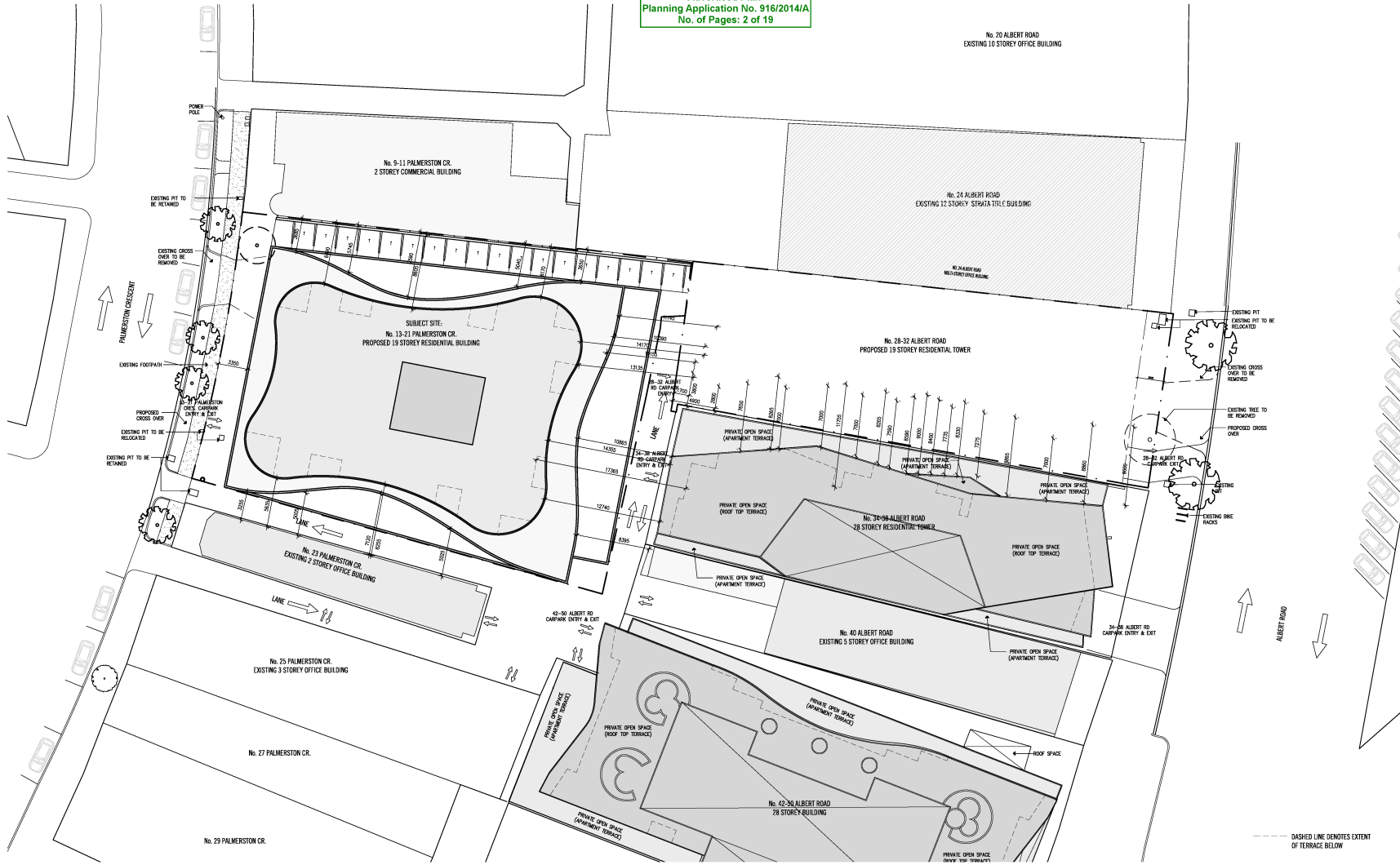
1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence Elenberg Fraser presents this information as a possible solution only, subject to council approval.
2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.
3. The layouts contained herein were prepared without structural or services advice hence no allowance has been made at this stage.
4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.
5. Apartment areas have been measured to the centreline of party and/or bounding walls. Areas do not allow for services, risers, or structure.

DEVELOPMENT SUMMARY

13-21 PALMERSTON CRESCENT PROPOSED 19 STOREY DEVELOPMENT (65m)

No.	LEVELS	APARTMENTS /FLOOR	APARTMENTS TOTAL	GFA FLOOR	TOTAL GFA	NLA WELLNESS	NSA COMMUNAL	NSA RESIDENTIAL /FLOOR	TOTAL NSA	EFFICIENCY /FLOOR	GFA CARPARK /FLOOR	TOTAL GFA CARPARK	CAR SPACES /FLOOR	CAR SPACES TOTAL	STORAGE CAGES (VOL. 3.2M3)	BIKE SPACES	1-BED [45 - 53 SQM]	2-BED [58 SQM +]
2	B2-B3	-	-	1653	3306	-	-	-	-	-	1696	3392	53	106	49	52	-	-
1	B1	-	-	1653	1653	-	-	-	-	-	1696	1696	45	45	53	67	-	-
1	G	-	-	1277	1277	586	62	46	-	-	-	-	-	-	-	87	-	-
4	L1-4	14	56	1001	4004	-	-	816	3264	82%	-	-	-	-	-	-	6	8
3	L5, L11, L17	10	30	700	2100	-	-	573	1719	82%	-	-	-	-	-	-	4	6
5	L6, L10, L12, L16, L18	10	50	697	3485	-	-	565	2825	81%	-	-	-	-	-	-	4	6
4	L7, L9, L13, L15	10	40	696	2784	-	-	565.5	2262	81%	-	-	-	-	-	-	4	6
2	L8, L14	10	20	700	1400	-	-	573	1146	82%	-	-	-	-	-	-	4	6
TOTALS			196		20009	586	62		11216			5088			151	151	80	116
														77%	736m3	132%	41%	59%
														TOTAL VOL STORAGE		UNITS W. BIKE PARK		
														UNITS W. CARPARK				

City of Port Phillip
 Advised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 2 of 19



REVISION NO.	REASON FOR USE	DATE	REVISION NO.	REASON FOR USE	DATE
01	ISSUE FOR PERMIT	10/10/2014			
02	REVISION TO PERMIT	10/10/2014			
03	REVISION TO PERMIT	10/10/2014			
04	REVISION TO PERMIT	10/10/2014			

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SCALE: 1:200 @ A1
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 AEC 01 24 00 001

Project Title:
13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE
 Client:
ROUNDBAY P/L

Drawing Title:
SITE PLAN

Project Number:
14099

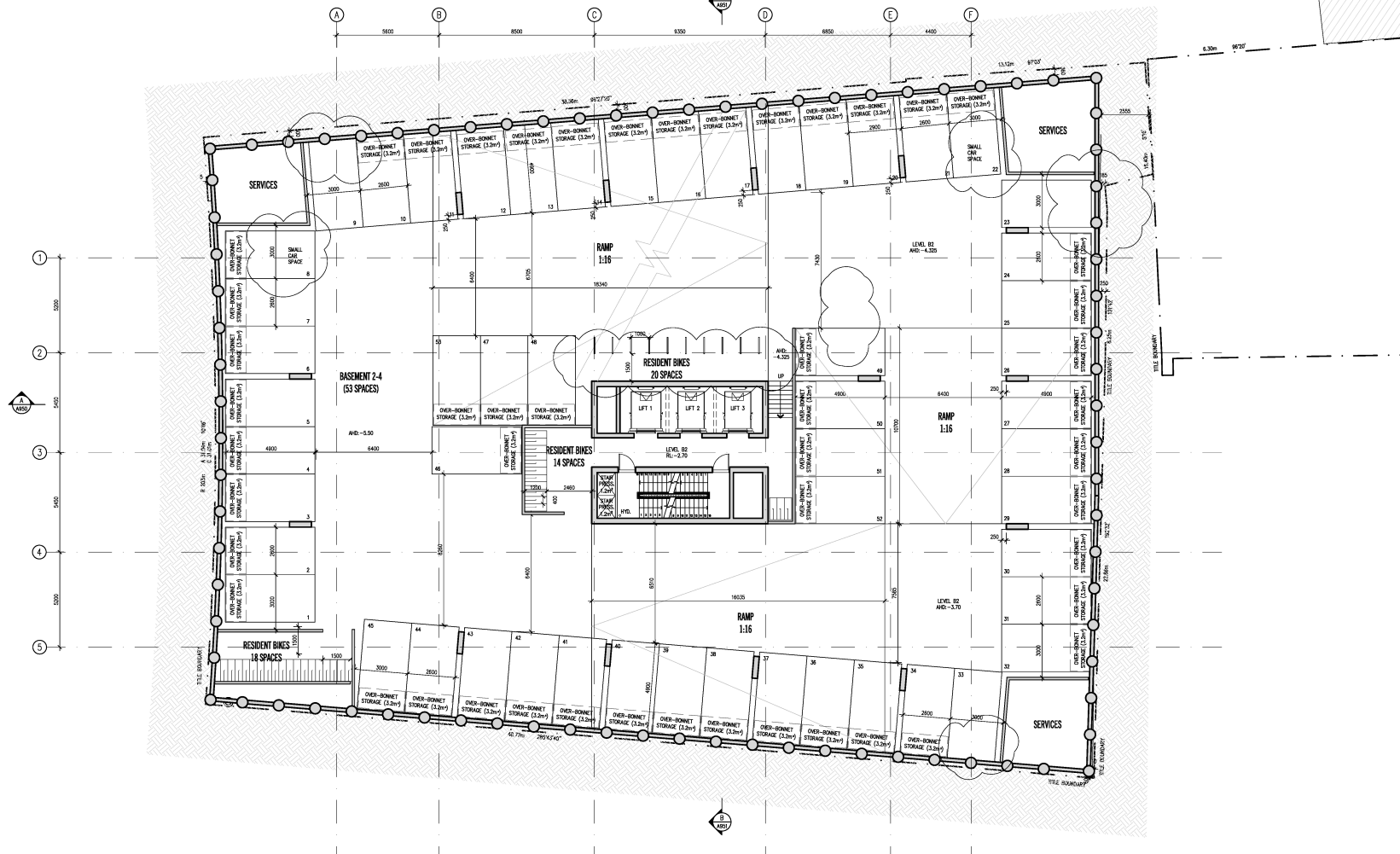
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Drawing Date:
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Client Name:
K

City of Port Phillip
Advertised Plan
Planning Application No. 916/2014/A
No. of Pages: 3 of 19

PORT PHILLIP PLANNING DEPARTMENT Date Received: 27/10/2015



REV.	REVISION NO.	REASON FOR ISSUE	DRAWN BY	DATE	PERSON NO.	REASON FOR ISSUE	SHOWN BY
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02	02	ISSUED FOR PERMIT					
03	03	ISSUED FOR PERMIT					
04	04	ISSUED FOR PERMIT					
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06	06	ISSUED FOR PERMIT					
07	07	ISSUED FOR PERMIT					
08	08	ISSUED FOR PERMIT					
09	09	ISSUED FOR PERMIT					
10	10	ISSUED FOR PERMIT					

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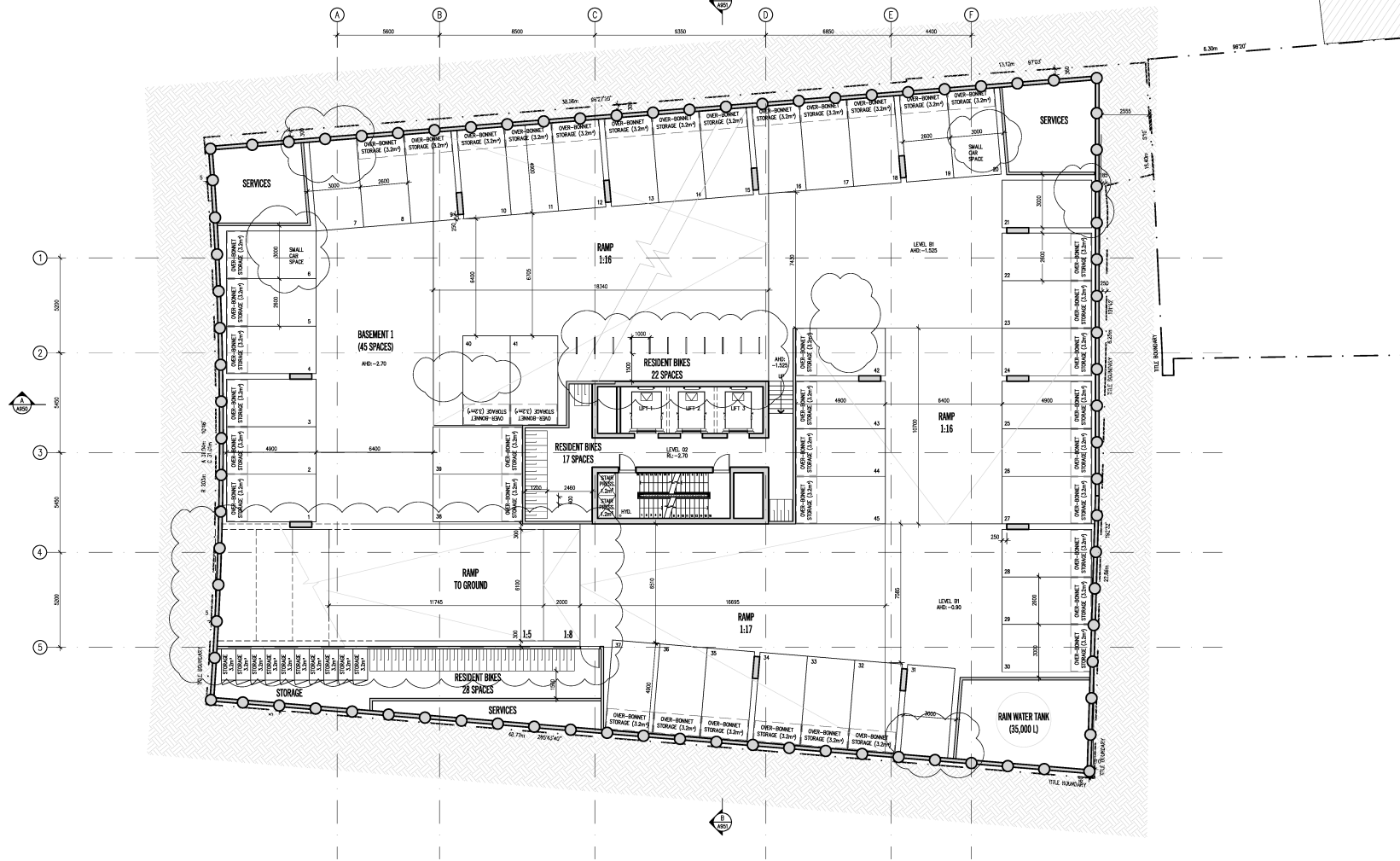
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Project Title
13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
Client
ROUNDBAY P/L

Drawing Title
BASEMENT B2-B3
Project Number
14099
Drawing Status
TP
Drawing Number
A488
Revision
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Advertised Plan
Planning Application No. 916/2014/A
No. of Pages: 4 of 19

PORT PHILLIP PLANNING DEPARTMENT Date Received: 27/10/2015



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0.007	007	REVISIONS TO PERMIT				
0.008	008	REVISIONS TO PERMIT				
0.009	009	REVISIONS TO PERMIT				
0.010	010	REVISIONS TO PERMIT				

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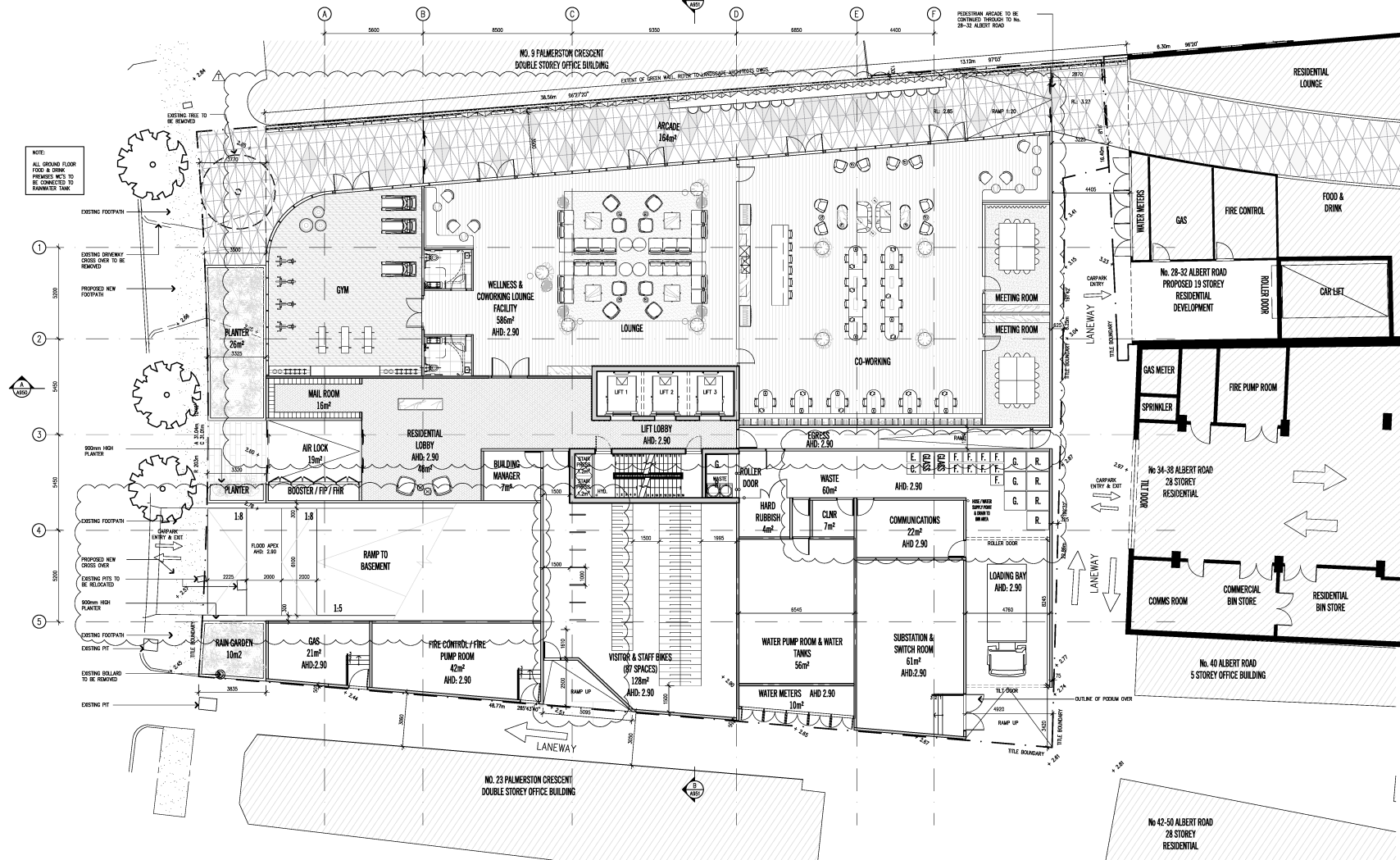
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Project Title:
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
Client:
ROUNDBAY P/L

Drawing Title:
BASEMENT B1
Project Number:
14099
Drawing Date:
TP
Drawing Number:
A490
Revision:
R

City of Port Phillip
Advertised Plan
Planning Application No. 916/2014/A
No. of Pages: 5 of 19

PORT PHILLIP PLANNING DEPARTMENT Date Received: 27/10/2015



NOTE:
ALL GROUND FLOOR
TPOD & DRINK
FRONTS MUST TO
BE CONNECTED TO
RAINWATER TANK

- 1 EXISTING DRIVEWAY CROSS OVER TO BE REMOVED
- 2 PROPOSED NEW FOOTPATH
- 3 900MM HIGH PLANTER
- 4 EXISTING FOOTPATH
- 5 PROPOSED NEW CROSS OVER

REVISION NO.	REASON FOR ISSUE	DATE	PERSON NO.	REASON FOR ISSUE	DATE
01	ISSUED FOR PERMIT				
02	ISSUED FOR PERMIT				
03	ISSUED FOR PERMIT				
04	ISSUED FOR PERMIT				
05	ISSUED FOR PERMIT				

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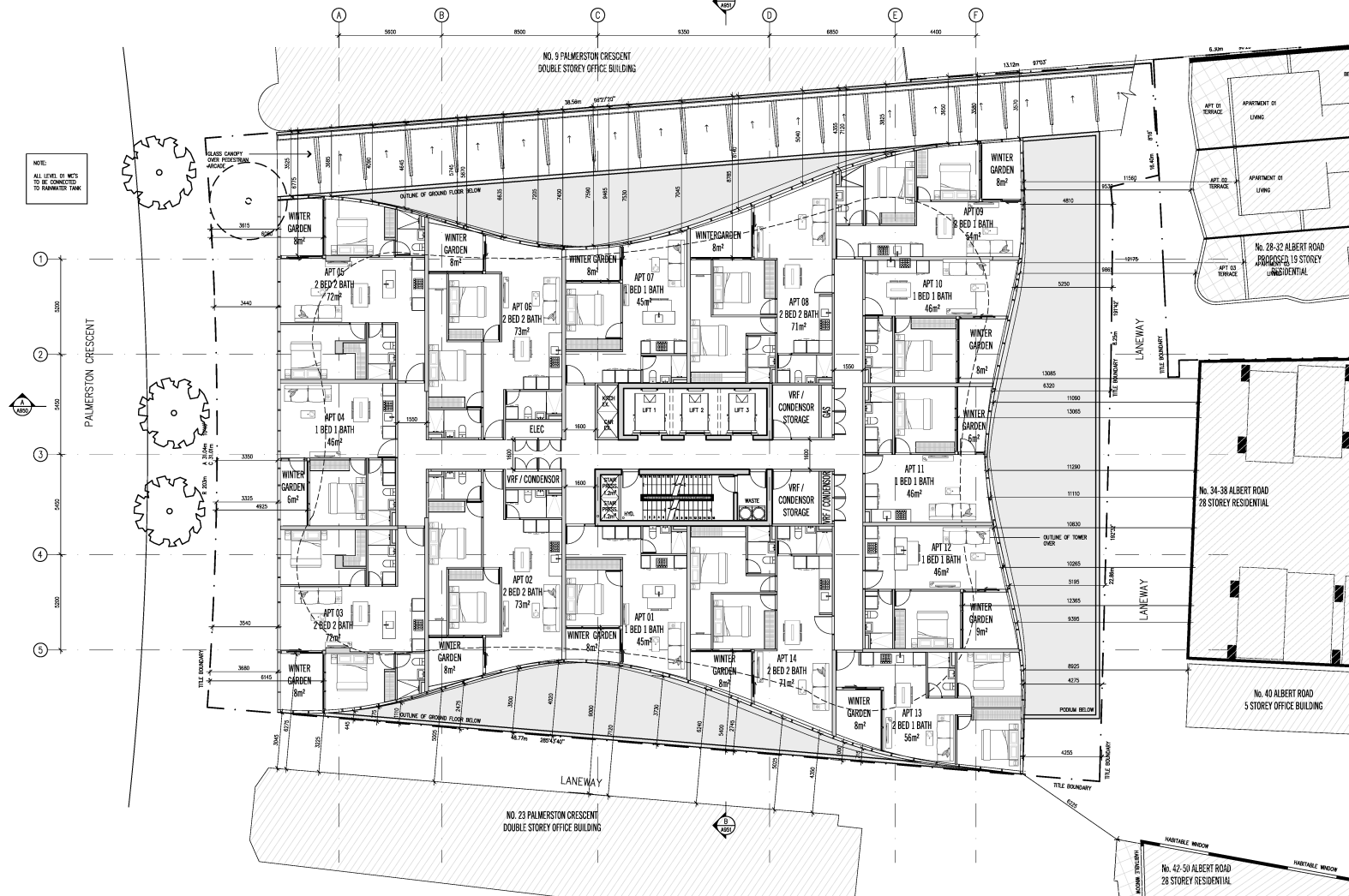
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Project Title:
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
Client:
ROUNDBAY P/L

Drawing Title:
**GROUND LEVEL
GENERAL ARRANGEMENT PLAN**
Project Number:
14099
Drawing Title:
AS100
Revision:
T

City of Port Phillip
Advised Plan
Planning Application No. 916/2014/A
No. of Pages: 6 of 19



NOTE:
ALL LEVELS OF WTS
TO BE CONNECTED
TO RAINWATER TANK

REVISION NO.	REASON FOR ISSUE
01.001	ISSUE FOR PERMIT
01.002	ISSUE FOR PERMIT
01.003	ISSUE FOR PERMIT
01.004	ISSUE FOR PERMIT
01.005	ISSUE FOR PERMIT
01.006	ISSUE FOR PERMIT
01.007	ISSUE FOR PERMIT
01.008	ISSUE FOR PERMIT
01.009	ISSUE FOR PERMIT
01.010	ISSUE FOR PERMIT

DATE	REVISION NO.	REASON FOR ISSUE

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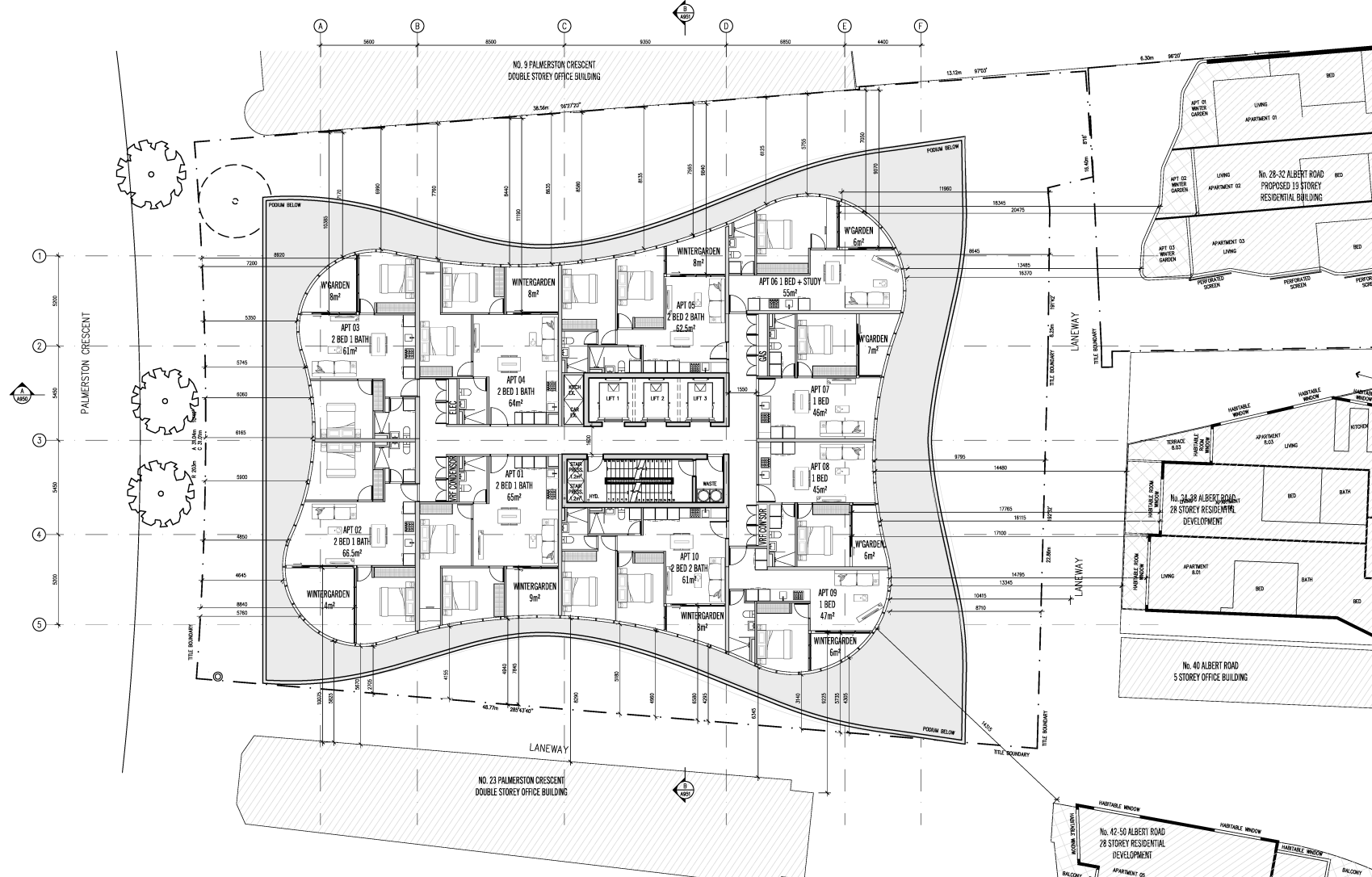
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MAY 2014 01/101

Project Title:
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
Client:
ROUNDBAY P/L

Drawing Title:
**PODIUM LEVEL 01-04
GENERAL ARRANGEMENT PLAN**
Project Number:
14099
Drawing Status:
TP
Drawing Number:
A501
Revision:
0

City of Port Phillip
Advised Plan
Planning Application No. 916/2014/A
No. of Pages: 7 of 19

PORT PHILLIP PLANNING DEPARTMENT Date Received: 27/10/2015



REV.	REVISION NO.	REVISION FOR ISSUE
01	001	ISSUE FOR PERMIT
02	002	ISSUE FOR PERMIT
03	003	ISSUE FOR PERMIT
04	004	ISSUE FOR PERMIT
05	005	ISSUE FOR PERMIT

DATE	REVISION NO.	REASON FOR ISSUE

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SCALE: 1:100 @ A1
**PRELIMINARY
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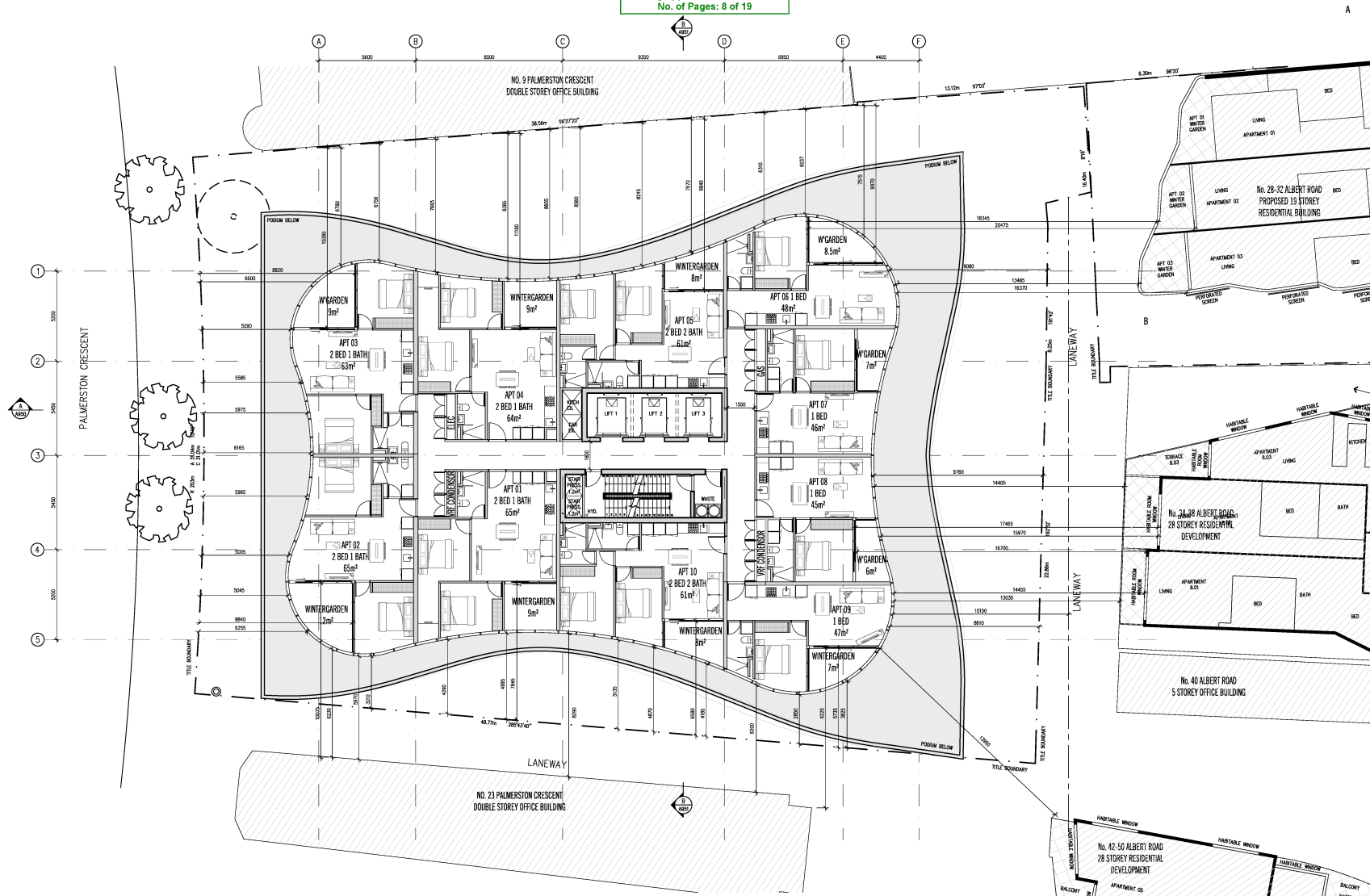
ELENBERG FRASER
LEVEL 3, 100 QUEEN STREET MELBOURNE VICTORIA 3000
AUSTRALIA
TEL: +61 3 9092 2202 FAX: +61 3 9092 2206
WWW.ELENBERGFRASER.COM.AU
ABN 52 124 100 101

Project Title:
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
Client:
ROUNDBAY P/L

Drawing Title:
**LEVEL 5, 11 & 17 (TYPICAL TOWER - TYPE A)
GENERAL ARRANGEMENT PLAN**
Project Number:
14099
Drawing Number:
A505
Drawing Status:
TP
Drawing Scale:
Q

City of Port Phillip
Advised Plan
Planning Application No. 916/2014/A
No. of Pages: 8 of 19

PORT PHILLIP PLANNING DEPARTMENT Date Received: 27/10/2015



REV	REVISION NO.	REASON FOR ISSUE
1	001	ISSUE FOR APPROVAL
2	002	ISSUE FOR APPROVAL
3	003	ISSUE FOR APPROVAL
4	004	ISSUE FOR APPROVAL
5	005	ISSUE FOR APPROVAL

DRAWN BY	DATE	REVISION NO.	REASON FOR ISSUE	SCALE

All drawings are to be viewed with regard to the scale at which the document has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of documentation.
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No warranty or liability is given for any errors or omissions in the drawings and data, in whole or in part, for any purpose or project other than that for which they were prepared.
The Client agrees to indemnify Elenberg Frasier against all claims, damages, losses or expenses of any kind arising from or in connection with the drawings and data for any other project by anyone other than Elenberg Frasier.
The Client agrees, to the fullest extent permitted by the law, to indemnify and hold Elenberg Frasier harmless from any damage, liability, or cost, including reasonable lawyer's fees and costs of defence, arising from the drawings and data for any other project by anyone other than Elenberg Frasier.
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SCALE: 1:100 @ A1
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WWW.ELENBERGFRASER.COM.AU
ABN 52 124 100 100

Project Title:
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
Client:
ROUNDBAY P/L

Drawing Title:
**LEVEL 6, 10, 12, 16 & 18 (TYPICAL TOWER - TYPE B)
GENERAL ARRANGEMENT PLAN**
Project Number:
14099
Drawing Status:
TP
Client Number:
A506
Revision:
D

City of Port Phillip
Advised Plan
Planning Application No. 916/2014/A
No. of Pages: 11 of 19



REVISION NO.	REASON FOR ISSUE
01	ISSUED FOR PERMIT
02	ISSUED FOR PERMIT
03	ISSUED FOR PERMIT
04	ISSUED FOR PERMIT
05	ISSUED FOR PERMIT
06	ISSUED FOR PERMIT
07	ISSUED FOR PERMIT
08	ISSUED FOR PERMIT
09	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

DATE	REVISION NO.	REASON FOR ISSUE

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No warranty and liability for any drawings or other data or any form of electronic media generated and provided by Elenberg Fraser. The Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement.
The Client agrees to warrant of correct content Elenberg Fraser receives for use only for the unincorporated changes or issues of these drawings and data for any other project by anyone other than Elenberg Fraser.
The Client agrees, to the fullest extent permitted by the law, to indemnify and hold Elenberg Fraser harmless from any damage, liability, or cost, including reasonable lawyer's fees, in connection with, arising from, or in consequence of, the use of these drawings and data without prior written consent of Elenberg Fraser.
By accepting and affixing any stamp or other data on any form of electronic media generated and provided by Elenberg Fraser, the Client warrants and agrees that all such drawings and data are the property of Elenberg Fraser, who shall be deemed the author of the drawings and data and shall retain all copyright, literary and other rights, including copyright and intellectual property.

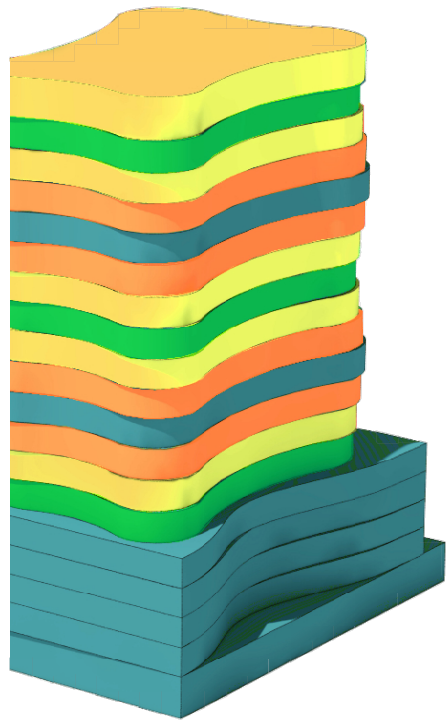
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**PRELIMINARY
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WWW.ELENBERGFRASER.COM.AU
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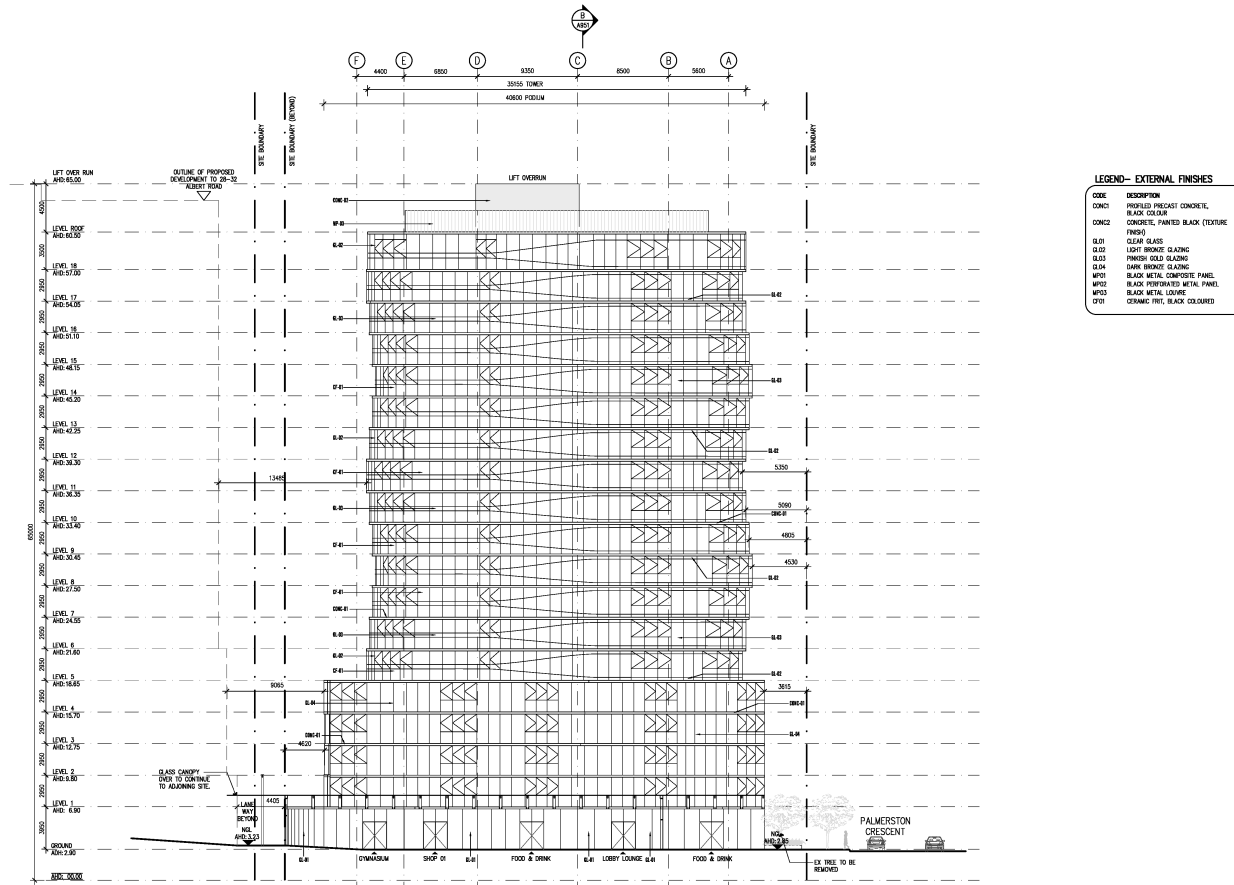
Project Title
**13-21 PALMERSTON CRESCENT
SOUTH MELBOURNE**
Client
ROUNDBAY P/L

Drawing Title
**ROOF PLAN
GENERAL ARRANGEMENT PLAN**
Drawing Number
14099
Drawing Date
TP
Client Number
A519
Revision
J

City of Port Phillip
Advised Plan
Planning Application No. 916/2014/A
No. of Pages: 12 of 19



City of Port Phillip
 Advertised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 13 of 19



REV.	REVISION NO.	REVISION FOR ISSUE	DATE	REVISION NO.	REASON FOR ISSUE
01	001	ISSUE FOR PERMIT	12/04/14	001	
02	002	REVISION FOR COMMENTS BY THE SHARON	12/04/14	002	
03	003	REVISION FOR COMMENTS BY THE SHARON	12/04/14	003	
04	004	REVISION FOR COMMENTS BY THE SHARON	12/04/14	004	
05	005	REVISION FOR COMMENTS BY THE SHARON	12/04/14	005	
06	006	REVISION FOR COMMENTS BY THE SHARON	12/04/14	006	
07	007	REVISION FOR COMMENTS BY THE SHARON	12/04/14	007	
08	008	REVISION FOR COMMENTS BY THE SHARON	12/04/14	008	
09	009	REVISION FOR COMMENTS BY THE SHARON	12/04/14	009	
10	010	REVISION FOR COMMENTS BY THE SHARON	12/04/14	010	

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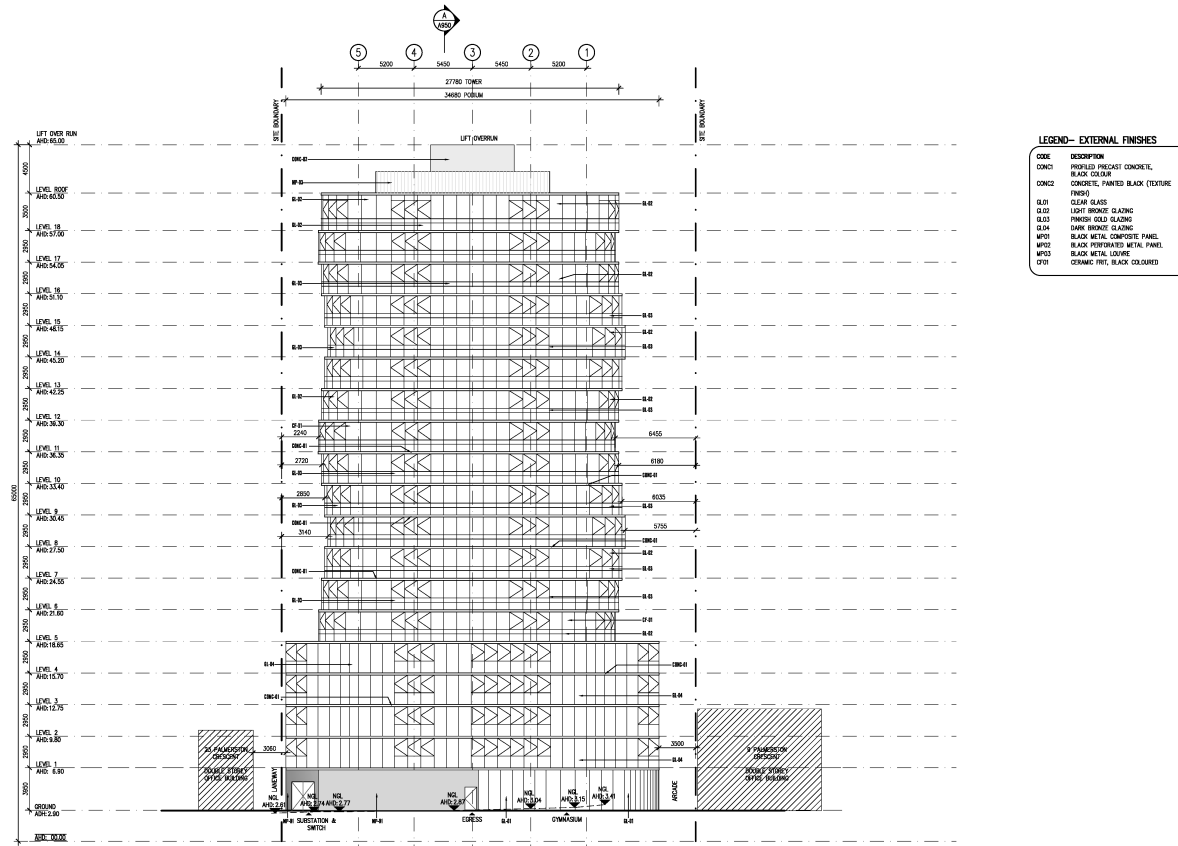
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PRELIMINARY
NOT FOR CONSTRUCTION

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 WWW.ELENBERGFRASER.COM.AU
 ABB 12 04 08 001

Project Title:
13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
 Client:
ROUNDBAY P/L

Drawing Title:
NORTH ELEVATION
 Project Number:
14099
 Drawing Status:
TP
 Drawing Number:
A500
 Revision:
K

City of Port Phillip
 Advertised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 14 of 19



LEGEND - EXTERNAL FINISHES

CODE	DESCRIPTION
CONC1	PROVIDED PRECAST CONCRETE, BLACK COLOUR
CONC2	CONCRETE, PAINTED BLACK (TEXTURE FINISH)
GL01	CLEAR GLASS
GL02	LIGHT BROWN GLAZING
GL03	PINKISH GOLD GLAZING
GL04	DARK BROWN GLAZING
WP01	BLACK METAL COMPOSITE PANEL
WP02	BLACK PERFORATED METAL PANEL
WP03	BLACK METAL LOUVER
CT01	CERAMIC TILES, BLACK COLOURED

NO.	REVISION NO.	REVISION FOR ISSUE	DATE	REVISION BY	REASON FOR ISSUE	SCALE
1	01	ISSUE FOR PERMIT	27/10/2025	AS01	ISSUE FOR PERMIT	1:200 @ A1
2	02	REVISION FOR PERMIT	27/10/2025	AS01	REVISION FOR PERMIT	1:200 @ A1
3	03	REVISION FOR PERMIT	27/10/2025	AS01	REVISION FOR PERMIT	1:200 @ A1
4	04	REVISION FOR PERMIT	27/10/2025	AS01	REVISION FOR PERMIT	1:200 @ A1
5	05	REVISION FOR PERMIT	27/10/2025	AS01	REVISION FOR PERMIT	1:200 @ A1

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The Client agrees to indemnify Elenberg Fraser against all claims, damages, losses, costs, including reasonable lawyer's fees, in relation to the drawings, data or other data generated and provided by Elenberg Fraser, the Client consents and agrees that all such coverage and indemnity shall be subject to the terms and conditions of Elenberg Fraser's standard terms and conditions of service, which shall be deemed to be incorporated into these drawings and data and shall remain in full force and effect, including any amendments and subsequent property.

**PRELIMINARY
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SCALE: 1:200 @ A1

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 WWW.ELENBERGFRASER.COM.AU
 ABN 57 041 861 001

Project Title:
**13-21 PALMERSTON CRESCENT
 SOUTH MELBOURNE**

Client:
ROUNDBAY P/L

Drawing Title:
EAST ELEVATION

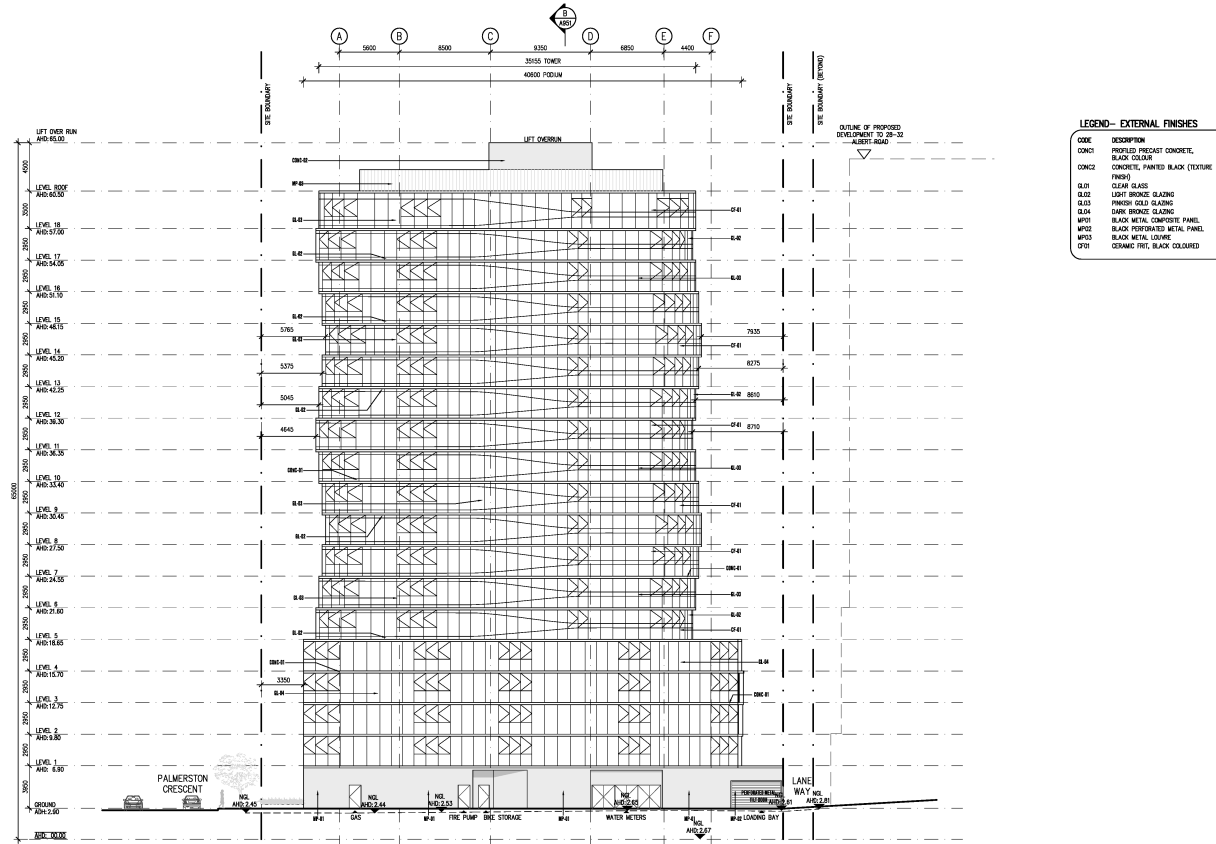
Project Number:
14099

Drawing Date:
TP

Author:
AS01

Checker:
J

City of Port Phillip
 Advertised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 15 of 19



LEGEND - EXTERNAL FINISHES

CODE	DESCRIPTION
CON1	PROPOSED PRECAST CONCRETE, BLACK COLOUR
CON2	CONCRETE, PAINTED BLACK (TEXTURE FINISH)
GL01	CLEAR GLASS
GL02	LIGHT BRONZE GLAZING
GL03	FINISH GOLD GLAZING
GL04	DARK BRONZE GLAZING
MP01	BLACK METAL COMPOSITE PANEL
MP02	BLACK PERFORATED METAL PANEL
MP03	BLACK METAL LOUVER
DT01	CERAMIC TILE, BLACK COLOURED

REV	REVISION NO.	REVISION FOR USE	DATE	REVISION BY	REASON FOR USE
01	001	ISSUED FOR PERMIT	27/10/2015	ELF	ISSUED FOR PERMIT
02	002	REVISED CONCRETE AND METAL FINISHES	27/10/2015	ELF	REVISED CONCRETE AND METAL FINISHES
03	003	REVISED CONCRETE AND METAL FINISHES	27/10/2015	ELF	REVISED CONCRETE AND METAL FINISHES
04	004	REVISED CONCRETE AND METAL FINISHES	27/10/2015	ELF	REVISED CONCRETE AND METAL FINISHES
05	005	REVISED CONCRETE AND METAL FINISHES	27/10/2015	ELF	REVISED CONCRETE AND METAL FINISHES

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By accepting and affixing any drawings, specifications or any other documents, the client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement.

The Client agrees to indemnify Elenberg Fraser against all claims, damages, losses or costs, including reasonable lawyer's fees and costs of defence, arising from the drawings made for or on behalf of the Client, from or through the use of the drawings and data whether or not the drawings and data were prepared by Elenberg Fraser.

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 ABR 12 04 00 001

Project Title:
13-21 PALMERSTON CRESCENT SOUTH MELBOURNE

Client:
ROUNDBAY P/L

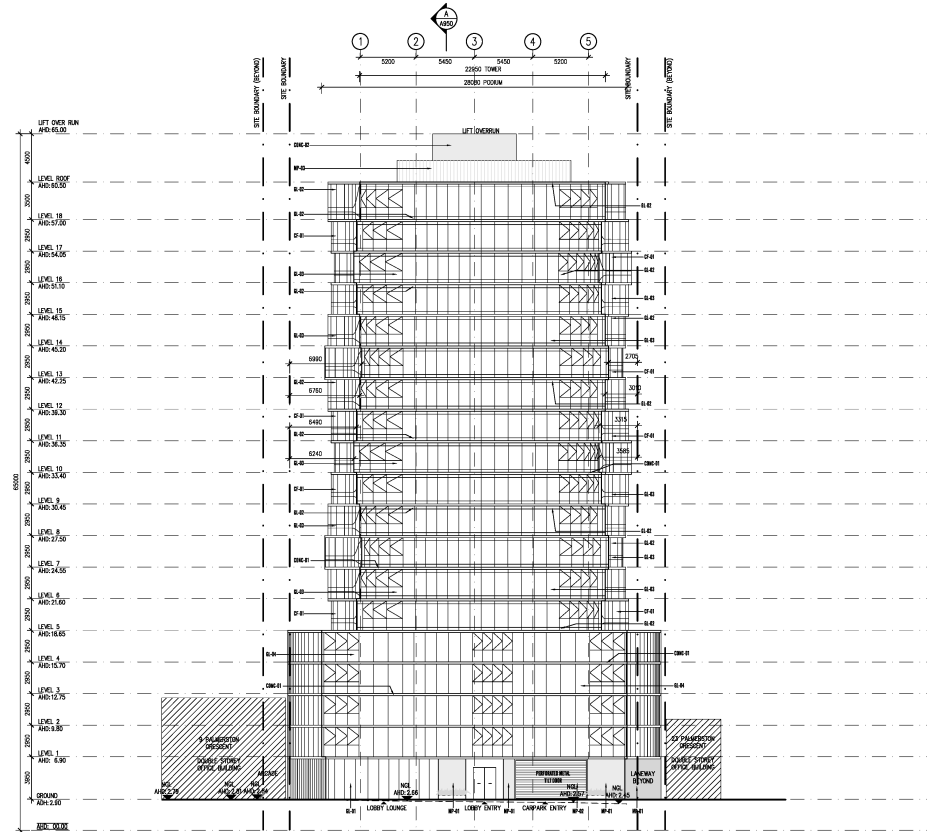
Drawing No.
SOUTH ELEVATION

Project Number:
14099

Drawing Title:
AS02

Client Name:
TP

City of Port Phillip
 Advertised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 16 of 19



LEGEND - EXTERNAL FINISHES

CODE	DESCRIPTION
CONC1	PROVIDED PRECAST CONCRETE, BLACK COLOUR
CONC2	CONCRETE, PAINTED BLACK (TEXTURE FINISH)
GL01	CLEAR GLASS
GL02	LIGHT MIRROR GLAZING
GL03	PINKISH GOLD GLAZING
GL04	DARK MIRROR GLAZING
WP01	BLACK METAL COMPOSITE PANEL
WP02	BLACK PERFORATED METAL PANEL
WP03	BLACK METAL LOUVER
CT01	CERAMIC TILES, BLACK COLOURED

REVISION NO.	REASON FOR ISSUE	ISSUED BY	DATE	REVISION NO.	REASON FOR ISSUE	ISSUED BY
01	ISSUED FOR PERMIT	ASG	27/10/2015			
02	ISSUED FOR PERMIT	ASG	27/10/2015			
03	ISSUED FOR PERMIT	ASG	27/10/2015			
04	ISSUED FOR PERMIT	ASG	27/10/2015			

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 Elenberg Fraser, its directors, officers, employees, agents, consultants, subcontractors, licensors, licensees, franchisees, agents, and other personnel, shall not be held liable for any loss or damage, including reasonable lawyer's fees, arising from the use of the drawings and details, or from any other use of the drawings and details, or from any other use of the drawings and details, or from any other use of the drawings and details, or from any other use of the drawings and details.

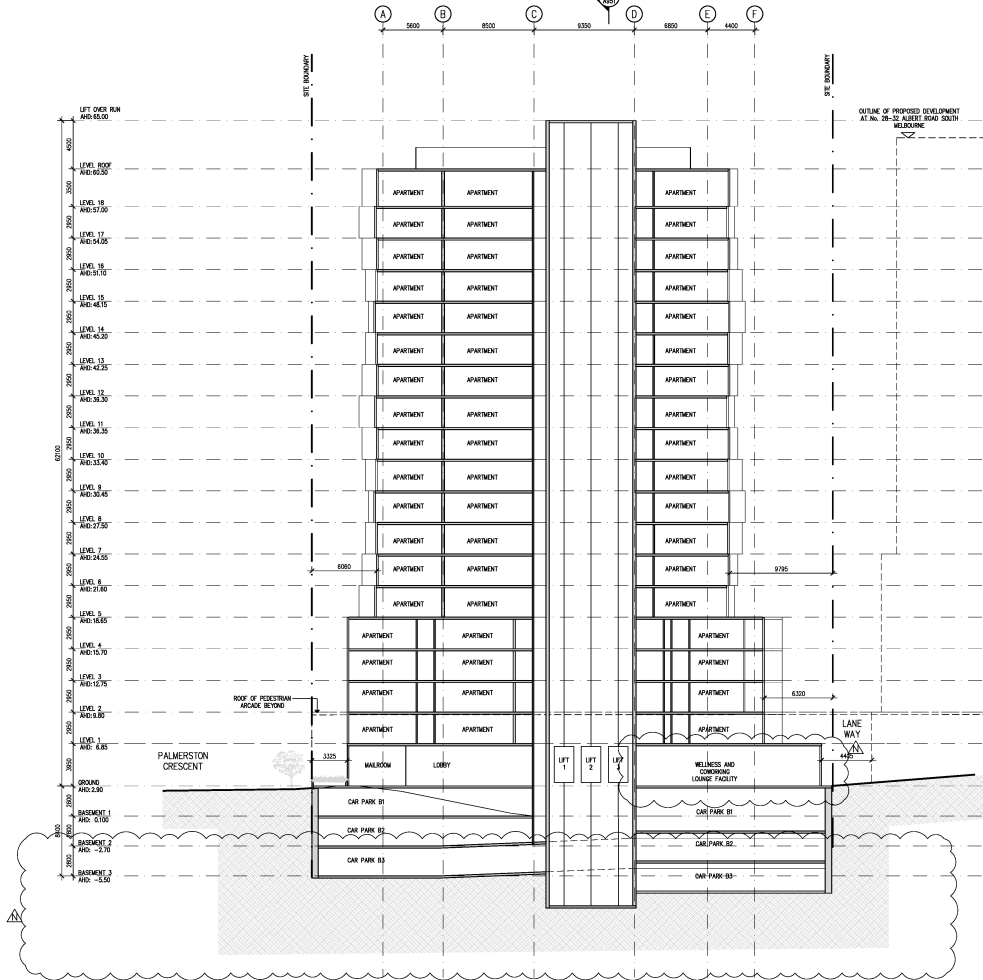
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 Elenberg Fraser
 Level 3, 100 Queen Street, Melbourne, Victoria 3000
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 Tel: +61 3 9093 2262 Fax: +61 3 9093 2265
 Web: www.elenbergfraser.com.au
 ABN 57 04 08 101

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 Level 3, 100 Queen Street, Melbourne, Victoria 3000
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 ABN 57 04 08 101

Project Title:
**13-21 PALMERSTON CRESCENT
 SOUTH MELBOURNE**
 Client:
ROUNDBAY P/L

Drawing Title:
WEST ELEVATION
 Drawing Number:
14099
 Project Number:
AS03
 Drawing Date:
TP
 Drawing Status:
J

City of Port Phillip
 Advertised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 17 of 19



REVISION NO.	REVISION FOR USE	DATE	REVISION NO.	REVISION FOR USE
01	ISSUE	02/11/15		
02	REVISED FOR SUBMITTAL	02/11/15		
03	REVISED FOR SUBMITTAL	02/11/15		
04	REVISED FOR SUBMITTAL	02/11/15		
05	REVISED FOR SUBMITTAL	02/11/15		
06	REVISED FOR SUBMITTAL	02/11/15		

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 The Client agrees to indemnify Elenberg Fraser against any claims or losses arising from the use of these drawings and data for any other project by anyone other than Elenberg Fraser.
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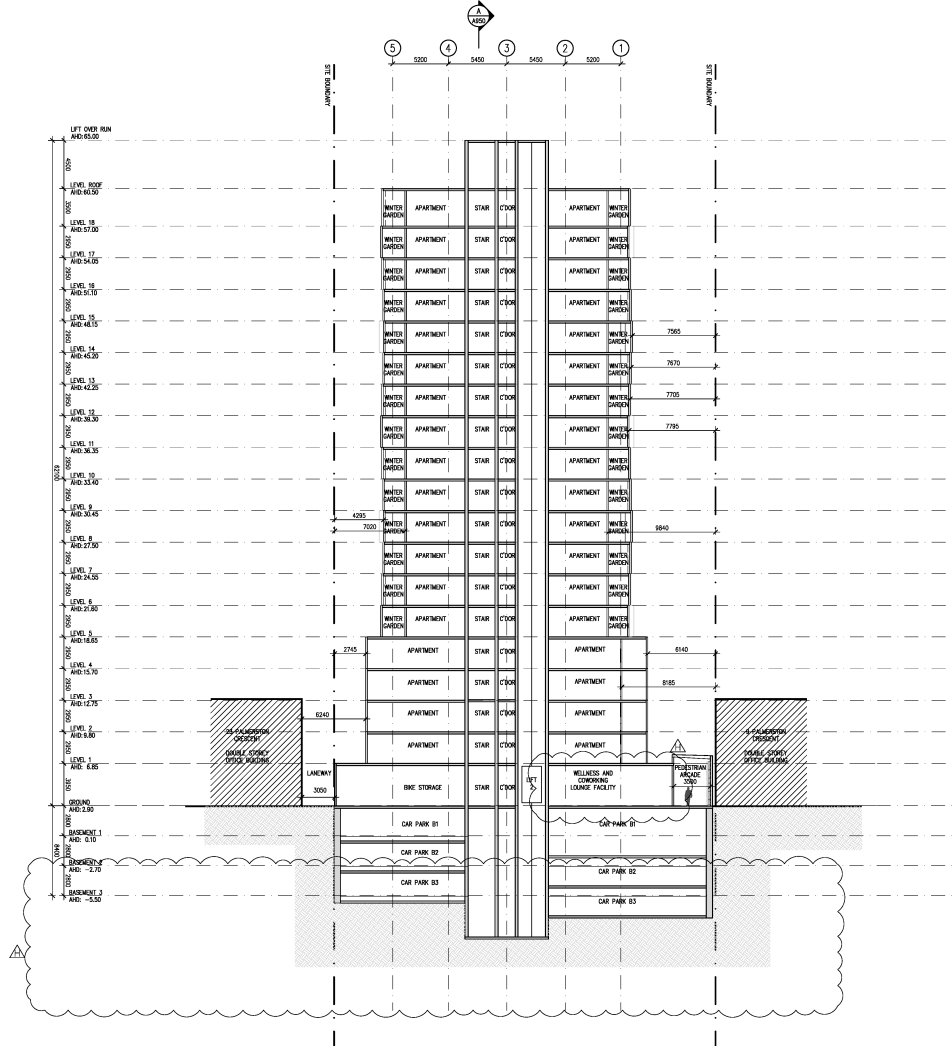
SCALE: 1:200 @ A1
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 WWW.ELENBERGFRASER.COM.AU
 GBN 124 381 001

Project Title
13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
 Client
ROUNDBAY P/L

Drawing Title
SECTION A-A
 Drawing Number
14099
 Drawing Date
TP
 Drawing Scale
A950
 Revision
N

City of Port Phillip
Advised Plan
Planning Application No. 916/2014/A
No. of Pages: 18 of 19



REVISION NO.	REASON FOR ISSUE
01	ISSUED FOR PERMIT
02	ISSUED FOR PERMIT
03	ISSUED FOR PERMIT
04	ISSUED FOR PERMIT
05	ISSUED FOR PERMIT

DATE	REVISION NO.	REASON FOR ISSUE

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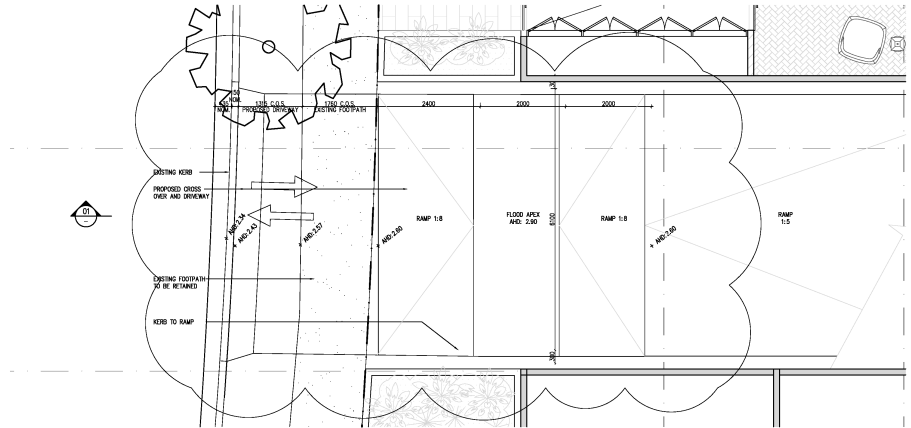
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PRELIMINARY
NOT FOR CONSTRUCTION

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ABN 51 04 38 301

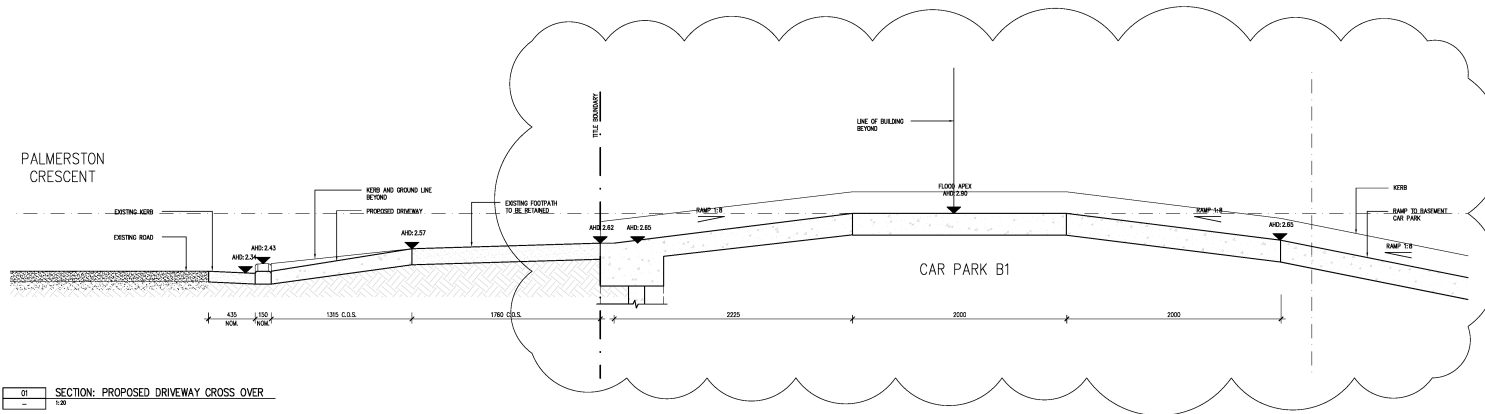
Project Title:
13-21 PALMERSTON CRESCENT SOUTH MELBOURNE
Client:
ROUNDBAY P/L

Drawing Title	Page Number	Drawing Number
SECTION B-B	14099	A951
		H

City of Port Phillip
 Advised Plan
 Planning Application No. 916/2014/A
 No. of Pages: 19 of 19



00 PLAN: PROPOSED DRIVEWAY CROSS OVER
 1:50



01 SECTION: PROPOSED DRIVEWAY CROSS OVER
 1:50

<p>REVISION NO. 01 DATE 10/11/2025 DRAWN BY [Signature]</p>	<p>REVISION NO. 01 DATE 10/11/2025 CHECKED BY [Signature]</p>	<p>DATE 10/11/2025</p>	<p>REVISION NO. 01</p>	<p>REVISION NO. 01</p>	<p>REVISION NO. 01</p>	<p>Notes: The drawings were to be viewed with regard to the scale at which the document has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of preparation. As an authorised document, Elenberg Fraser accepts no responsibility for alterations to projects after issue. All drawings and related documents are the property of Elenberg Fraser and shall remain confidential and proprietary to Elenberg Fraser. The Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than that for which they were prepared. The Client agrees to indemnify Elenberg Fraser against all claims, damages, losses, and expenses arising from the use of these drawings and data for any other project by anyone other than Elenberg Fraser. The Client agrees, to the fullest extent permitted by law, to indemnify and hold Elenberg Fraser harmless from any damages, liability, or costs, including reasonable lawyer's fees, in connection with any claims, damages, losses, and expenses arising from the use of these drawings and data for any other project by anyone other than Elenberg Fraser. By accepting and utilizing any drawings or other data on any form of electronic media generated and provided to Elenberg Fraser, the Client consents and agrees that all such drawings and data are the property of Elenberg Fraser, who shall be deemed the author of the drawings and data and shall retain all copyright, proprietary and other rights, including copyright, in such drawings and data.</p>	<p>SCALE: 1:200 @ A1 PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>ELENBERG FRASER LEVEL 3, 404 QUEEN STREET MELBOURNE VICTORIA 3000 AUSTRALIA TEL: +61 3 9093 2700 FAX: +61 3 9093 2706 WWW.ELENBERGFRASER.COM.AU A/NZ 91 00 00 000</p>	<p>Project Title 13-21 PALMERSTON CRESCENT SOUTH MELBOURNE</p> <p>Client ROUNDBAY P/L</p>	<p>Drawing Title SECTION DETAIL PROPOSED DRIVEWAY CROSSOVER</p> <p>Project Number 14099</p> <p>Drawing Date TP</p> <p>Client Number A952</p> <p>Revision B</p>
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**Recommended Permit Preamble and Conditions for Planning Permit Application
916/2014/A**

Permit preamble:

To develop and use the land for the purpose of construction of 19 storey building, with 196 apartments at upper levels, including three basement levels and a reduction in car parking requirements, generally in accordance with the endorsed plans and subject to the following conditions.

Conditions:

Amended Plans Required

1. Before the development starts (other than demolition and preliminary site works), 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 submitted in electronic form. The plans must be generally in accordance with the plans dated 10 September 2025 all prepared by Elenberg Fraser but modified to show:
 - (a) Reconfiguration of the layout of Apartment 9 on the podium level 01-04 to orient the living area towards the east/right of way.
 - (b) Deleted.
 - (c) Initiatives required under conditions 4 and 6.
 - (d) A coloured schedule (2 copies in a form that are able to be endorsed and held on file) of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed building.
 - (e) All plant, equipment and services (including air conditioners, heating units, hot water system, etc) which are to be located externally identified on plans.
 - (f) The roof of the arcade no higher than the lower sill height of the north facing habitable room windows on podium level 1.
 - (g) Location of air conditioners for each dwelling with no air conditioners to be located in a winter garden which has an area of less than 8 square metres.
 - (h) Screening of roof plant to the satisfaction of the Responsible Authority.
 - (i) The reflectivity of all external glazing materials to the satisfaction of the Responsible Authority.
 - (j) All references to the previous commercial uses deleted.
 - (k) All references to the previous number of basement levels corrected.
 - (l) The number and type of bins within the ground floor bin room updated to reflect the requirement for 21 bins in Section 3.4 of the Waste Management Plan (Issue B), prepared by Traffix Group and dated 24 October 2025.

No Alterations

- 1A. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior

written consent of the Responsible Authority, unless the *Port Phillip Planning Scheme* exempts the need for a permit.

Satisfactory continuation

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

Design/build management

3. As part of the ongoing consultant team, Elenberg Fraser or an architectural firm to the satisfaction of the Responsible Authority, must be engaged to oversee the design and construction to ensure that the design quality and appearance of the approved development is realised.

Sustainable Management Plan

4. Before the development starts (other than demolition or works to remediate contaminated land) a Sustainable Management Plan to the satisfaction of the Responsible Authority that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. Upon approval the Plan will be endorsed as part of the planning permit and the project must incorporate the sustainable design initiatives listed. Initiates must include:
 - The key factors of the project design that would result in the predicted greenhouse gas emissions.
 - Raingardens
 - 15KL rainwater storage for toilet flushing associated with ground floor amenities.
 - 20KL rainwater storage for irrigation.
 - Approximation of the proportion of precast concrete versus in situ concrete to be used.
 - Location and size of the proposed significant green walls.

Incorporation of Sustainable Design initiatives

5. Prior to the occupation of the building(s) allowed by this permit, the project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan.

Water Sensitive Urban Design

6. 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.

Incorporation of Water Sensitive Urban Design initiatives

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

Site Management Water Sensitive Urban Design

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

Construction management plan

9. Prior to any works commencing on the land a "Construction Management Plan" (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The CMP when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:-
- the contact name and phone number(s) of the site manager,
 - any demolition,
 - bulk excavation,
 - management of the construction site,
 - hours of construction,
 - noise,
 - control of dust,
 - public safety,
 - traffic management,
 - construction vehicle road routes,
 - soiling and cleaning of roadways,
 - discharge of any polluted water,
 - security fencing, disposal of site waste and any potentially contaminated materials,
 - crane locations during construction,
 - location of site offices,
 - redirection of any above or underground services, and

- site lighting including lighting on any cranes.

Landscape plan

10. Prior to the commencement of the development hereby permitted, a landscape plan and schedule 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. Landscaping in accordance with such approved plan and schedule must be completed before the commencement of the occupation of the building hereby permitted.

Car parking allocation

11. Deleted.

Parking and bicycle areas must be available

12. Car parking and bicycle 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.

Noise Attenuation for Apartments

13. Before the building allowed by this permit is occupied, the applicant/owner must ensure that external noise intrusion into apartment bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with *AS/NZS2107/2000 Acoustics - Recommended Design Sound levels and Reverberation Times for Building Interior* shall comply with the following:
 - (i) Between 10pm and 7am in bedrooms areas must not exceed LAeq (9 hour) 40dB(A);
 - (ii) Between 7am and 10pm in living rooms must not exceed LAeq (15 hour) 45dB(A).

Vehicle crossings

14. Prior to the occupation of the building allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings and all redundant crossings must be removed and the footpath, nature strip, kerb and road reinstated as necessary at cost of the applicant/owner to the satisfaction of the responsible authority.

Alteration/Reinstatement of Council or Public Authority Assets

15. Prior to the occupation of the building allowed by this permit, the Owner shall do the following things to the satisfaction of the Responsible Authority:
 - (a) Redundant crossovers must be reinstated to the satisfaction of the Responsible Authority and all new crossovers must be installed to Council standard design.
 - (b) Pay the reasonable costs of all alterations/reinstatement of Council and Public Authority assets necessary and reasonably required by such Authorities for this development.
 - (c) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.

- (d) Comply with reasonable conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

Waste Management

- 16. Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:
 - (a) Private waste collection arrangements
 - (b) Collection hours, which are to be off-peak.
 - (c) The estimated garbage and recycling generation volumes for the whole development.
 - (d) The garbage and recycling equipment to be used and the collection service requirements, including the frequency of collection.
 - (e) The location of, proximity, screening of and space allocated both to the garbage and recycling storage areas and collection points.
 - (f) The path of access for both users and collection vehicles.
 - (g) How noise, odour and litter will be managed and minimised.
 - (h) Approved facilities for washing bins and storage areas.
 - (i) Who is responsible for each stage of the waste management process.
 - (j) How tenants and residents will be regularly informed of the waste management arrangements.

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

Public Services

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

Walls on or facing the boundary

- 18. 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.

Services to be underground

- 19. All new services to the property including water, electricity, gas, sewerage, telephone and telecommunications (whether by means of a line or cable) must be installed

underground and located in a position approved by the Responsible Authority. All reasonable costs associated with any such works must be borne by the applicant / owner.

Lighting baffled

20. All lighting of external areas must be suitably baffled so as not to cause nuisance or annoyance to nearby properties or roads.

No equipment and services

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

Number of Dwellings

22. Without the further written consent of the Responsible Authority, no more than 196 dwellings may be constructed on the land.

Melbourne Water conditions

23. The ground floor of the building must be constructed to a minimum height of 2.9 metres to Australian Height Datum.
24. The entry / exit driveway of the basement car park must incorporate a flood proof apex of a minimum of 300 mm above the applicable flood level.
25. All doors, windows, vents and openings to the basement car park must be a minimum of 300mm above the applicable flood level.

Time for Starting and Completion

26. This permit will expire if one of the following circumstances applies:
- (a) The development is not started within four (4) years of the date of this permit.
 - (b) The development is not completed within three (3) years of the date of commencement of works.

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

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



12. AN ENGAGED AND EMPOWERED COMMUNITY

12.1 *Councillor Expenses Monthly Reporting - March 2026*.....201
12.2 *Council Internal Resolution Procedure (Amendment)*207



12.1 COUNCILLOR EXPENSES MONTHLY REPORTING - MARCH 2026

EXECUTIVE MEMBER: ROBYN BORLEY, GENERAL MANAGER, GOVERNANCE AND PERFORMANCE

PREPARED BY: MITCHELL GILLETT, COORDINATOR COUNCILLOR AND EXECUTIVE SUPPORT

1. PURPOSE

1.1 To report on the expenses incurred by Councillors during March 2026 in accordance with the Councillor Expenses and Support Policy.

2. EXECUTIVE SUMMARY

2.1 The *Local Government Act 2020* requires Council to maintain a policy in relation to the reimbursement of out-of-pocket expenses for Councillors and members of delegated committees. Council endorsed its Councillor Expenses and Support Policy at the Council Meeting held on 19 June 2024.

2.2 The policy requires a monthly report on Councillor allowances and expenses to be tabled at a Council meeting in addition to publishing the monthly report on Council's website.

2.3 The report outlines the total amount of expenses and support provided to Councillors and is detailed by category of support. Any reimbursements made by Councillors are also included in this report.

3. RECOMMENDATION

That Council:

3.1 Notes the monthly Councillor expenses report for March 2026 (**Attachment 1**) and that this will be made available on Council's website.

4. KEY POINTS/ISSUES

4.1 The *Local Government Act 2020* (the Act) provides that councillors and members of delegated committees are entitled to be reimbursed for bona fide out-of-pocket expenses that have been reasonably incurred while performing their role, and that are reasonably necessary to perform their role.

4.2 The management of expenses is governed by the updated Councillor Expenses and Support Policy (the Policy), developed in accordance with the requirements of the Act and adopted by Council on 19 June 2024.

4.3 The Policy sets out the process for submitting requests for support and/or reimbursement. All requests are required to be assessed by officers prior to processing.

4.4 All requests for reimbursement must be lodged with officers for processing no later than 30 days from the end of the calendar month, except for the month of June where claims must be submitted within 7 days. Claims for reimbursement lodged outside this timeline will not be processed unless resolved by Council.

4.5 To accurately capture expenses, monthly reports are prepared no earlier than 30 days following the end of the month and generally reported at the next available



Council meeting cycle. This means that reports are generally presented in a 2-3 month rolling cycle.

- 4.6 Notes the variations in *Information and Communication Technology* charges are due to the number of devices requested by those Councillors, such as the use of an iPad as well as a mobile phone and additional data packages.
- 4.7 Notes the higher *Information and Communication Technology* charges attributed to Cr Serge Thomann in March 2026 is for International Roaming being enabled on the councillor's council issued device to allow him to participate in official Council business while overseas.
- 4.8 Notes the refund in the period for *Conferences and Training* against Cr Beti Jay, for an expense occurred in October 2025. This refund was for the *Australian Institute of Company Directors (AICD) Fundamentals Course* which was not required as Cr Jay completed the full AICD course before the fundamentals course was scheduled to be delivered.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 No community consultation is required for the purposes of this report.
- 5.2 A copy of Councillor expense reports will be provided to the Audit and Risk Committee.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 The provision of expenses and support to Councillors is governed by the *Local Government Act 2020*, and Council's adopted policy.

7. FINANCIAL IMPACT

- 7.1 Provision of support and expenses for Councillors is managed within Council's approved operational budgets.

8. ENVIRONMENTAL IMPACT

- 8.1 There are no direct environmental impacts as a result of this report.

9. COMMUNITY IMPACT

- 9.1 This report provides to the community transparency and accountability by publicly disclosing expenses and support accessed by Councillors.

10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY


- 10.1 Reporting on Councillor expenses delivers on Strategic Direction 5 – An Engaged and Empowered Community.

11. IMPLEMENTATION STRATEGY

- 11.1 Council reports to the community monthly on the expenses and reimbursements provided to Councillors.
- 11.2 Officers will publish monthly expense reports to Council's website once adopted.

12. OFFICER MATERIAL OR GENERAL INTEREST

- 12.1 No officers involved in the preparation of this report has declared a material or general interest in the matter

ATTACHMENTS 1. Declaration of Councillor Expenses - March 2026 

Declaration of Councillor Expenses – March 2026

Councillor Allowances and Expenses

The following pages set out the expenses incurred by each Councillor in the following categories:

Councillor Allowance includes statutory allowances for the Mayor and Councillors, inclusive of a provision paid in recognition of the fact that Councillors do not receive superannuation.

Conference and Training includes any registration fees, accommodation and meal costs associated with attendance or participation in conferences, training or professional development programs.

Travel includes cabcharge / taxi fares, Mayoral vehicle at standard charge out rate, public transport / myki costs, airfares, rail and bicycle reimbursements associated with Council business related travel.

Car Mileage includes reimbursement to Councillors for kilometres travelled in their private vehicles associated with Council business related travel.

Child and Family Care include payments for necessary childcare arrangements incurred to attend: Council and Special Council Meetings, Council Briefings, ceremonial functions, events and occasions agreed by the Chief Executive Officer or resolution of Council.

Information and Communication Technology includes the monthly fees and usage costs associated with mobile telephones, tablets and internet charges.

Councillor Attendances

In addition to regular Council Meetings and Councillor briefings, Councillors attend meetings as Councillor appointed representatives of delegated, advisory and external boards and committees.

Details of Councillor Representative appointments is available [here](#).

Note: All expenses are exclusive of Goods and Services Tax (GST) where applicable.

Cr Libby Buckingham

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$40.00
TOTAL	\$3,270.16

Cr Louise Crawford

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$30.00
TOTAL	\$3,260.16

Cr Heather Cunsolo

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$40.00
TOTAL	\$3,270.16

Cr Justin Halliday

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$30.00
TOTAL	\$3,260.16

Cr Rod Hardy

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$40.00
TOTAL	\$3,270.16

Cr Beti Jay

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	\$93.64
Conferences and Training Refund	(\$3,750)
Travel	\$71.43
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$30.00
TOTAL	\$3,425.23

Cr Alex Makin (Mayor)

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$11,255.30
Conferences and Training	\$93.64
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$40.00
TOTAL	\$11,388.94

Cr Bryan Mears (Deputy Mayor)

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$5,627.62
Conferences and Training	
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$40.00
TOTAL	\$5,667.62

Cr Serge Thomann

incurred the following expenses during the month March:

Expense	Value
Councillor Allowance	\$3,230.16
Conferences and Training	\$93.64
Travel	
Car Mileage	
Child and Family Care	
Information and Communication Technology	\$210.00
TOTAL	\$3,533.80



12.2 COUNCIL INTERNAL RESOLUTION PROCEDURE
(AMENDMENT)

EXECUTIVE MEMBER: ROBYN BORLEY, GENERAL MANAGER, GOVERNANCE AND PERFORMANCE

PREPARED BY: MITCHELL GILLETT, COORDINATOR COUNCILLOR AND EXECUTIVE SUPPORT

1. PURPOSE

- 1.1 To facilitate the adoption of a revised Council Internal Resolution Procedure (CIRP) which will be observed when dealing with alleged breaches of the Model Councillor Code of Conduct.

2. EXECUTIVE SUMMARY

- 2.1 Section 140 of the Local Government Act (2020) provides that a Council must implement and adopt an internal resolution procedure in relation to dealing with alleged breaches of the Model Code of Conduct.
- 2.2 The first version of the CIRP was adopted by Council on 19 March 2025.
- 2.3 The first version, based on a template supplied Maddocks law firm, did not include a step in the procedure between the informal process (conciliation between two parties and the Mayor) and the formal process (arbitration).
- 2.4 The revised version, reviewed by Maddocks, now includes an additional step in the informal process, which involves engaging an external mediator.
- 2.5 This new step allows for an additional informal pathway to dispute resolution between two councillors before escalation to the formal arbitration process.
- 2.6 This step was added to align with best practices regarding councillor conflict management, in this case, the changes align with the recommendations found in the *Whittlesea City Council Monitors Terms of Reference*.

3. RECOMMENDATION

That Council:

- 3.1 Adopts the revised Council Internal Resolution Procedure. **(Attachment 1)**.
- 3.2 Authorises the Chief Executive Officer, or their delegate, to make minor changes that do not materially alter the Council Internal Resolution Procedure.

4. KEY POINTS/ISSUES

- 4.1 Under changes to the Local Government Act 2020 (the Act), effective from 26 October 2024, all Councillors in Victoria were required to observe the Model Code of Conduct.
- 4.2 The Model Code of Conduct replaced the previous statutory requirement for each Council to develop its own Councillor Code of Conduct.
- 4.3 The Model Code of Conduct establishes clear standards for the behaviour and responsibilities of Councillors.



- 4.4 The councillor conduct framework was also established under Part 6 of the Act and provides a hierarchy for the management of councillor conduct complaints to address different levels of misconduct.
- 4.5 In addition to the formal mechanisms described in the Act to manage Councillor conduct complaints, such as arbitration, Section 140 of the Act states that a council must implement and adopt an internal resolution procedure in relation to dealing with alleged breaches of the Model Code of Conduct.
- 4.6 The internal resolution procedure of Council is complementary to the formal Councillor Conduct Framework process and are a matter for each Council and the Councillors involved.
- 4.7 The City of Port Phillip adopted version one of its internal resolution procedure on 19 March 2025, modelled off a template developed by Maddocks law firm.
- 4.8 Where a complaint has been made or dispute has arisen concerning an alleged breach of the Model Code of Conduct, the Councillors involved in the matter should, in accordance with the Council's internal resolution procedure, use their best endeavours to resolve the matter internally in the first instance with the Mayor to act as conciliator.
- 4.9 In version one, where a matter concerning an alleged breach of the Model Code of Conduct could not be resolved internally, the parties privy to the complaint could apply for an independent arbiter to be appointed to conduct a formal arbitration process under section 141 of the Act.
- 4.10 Version two of the internal resolution procedure, updated by Maddock law firm, now includes an additional step in the informal process, which includes the option of engaging an external mediator.
- 4.11 This new step allows for an additional informal pathway to dispute resolution between two councillors before escalation to the formal arbitration process.
- 4.12 This step was added to align with best practices regarding councillor conflict management, in this case, the changes align with the recommendations found in the *Whittlesea City Council Monitors Terms of Reference*.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 Councillors were briefed on the version 1 draft document and invited to provide feedback.
- 5.2 As the document relates to disputes between councillors, no community or broader staff consultation was undertaken, noting
 - 5.2.1 Alleged breaches of the Model Code of Conduct from a member of the public are not handled internally and are not subject to the Council Internal Resolution Procedure.
 - 5.2.2 Alleged breaches of the Model Code of Conduct from a Council staff member should be brought to the CEO in the first instance.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 Section 140 of the Act provides that a council must implement and adopt an internal resolution procedure in relation to dealing with alleged breaches of the Model Code of Conduct.



6.2 Failure by Council to implement and adopt an internal resolution procedure may result in penalties being handed down by the Local Government Inspectorate.

7. FINANCIAL IMPACT

7.1 There is no financial impact as a result of this report.

8. ENVIRONMENTAL IMPACT

8.1 There is no environmental impact as a result of this report.

9. COMMUNITY IMPACT

9.1 The Council Internal Resolution Procedure is for dealing with alleged breaches of the Model Code of Conduct for internal purposes only.

9.2 There is no community impact as a result of this report.

10. GENDER IMPACT ASSESSMENT

10.1 A Gender Impact Assessment is not required as a result of this report.

11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

11.1 An engaged and empowered community.

11.2 This updated internal resolution procedure aligns with sector best practice and will be used by Councillors to manage alleged breaches of the Model Code of Conduct.

12. IMPLEMENTATION STRATEGY

12.1 TIMELINE

12.1.1 The Council Internal Resolution Procedure will be in effect from the date of adoption.

12.1.2 Appropriate training and support will be provided to support the conciliator, should the internal dispute resolution document be enacted.

12.2 COMMUNICATION

12.2.1 Councillors will be able to access the Council Internal Resolution Procedure from the Councillor Hub.

13. OFFICER MATERIAL OR GENERAL INTEREST

13.1 No officers involved in the preparation of this report has declared a material or general interest in the matter.

ATTACHMENTS 1. Internal Resolution Procedure  

Council Internal Resolution Procedure (CIRP)



1. Purpose

This Internal Resolution Procedure (**Procedure**) is adopted under and in accordance with section 140 of the *Local Government Act 2020 (Act)* and regulation 12A of the *Local Government (Governance and Integrity) Regulations 2020*.

This Procedure will be observed when dealing with alleged breaches of the [Model Councillor Code of Conduct](#).

2. Internal Resolution Procedure

Disputes between Councillors may arise in a variety of circumstances. This Procedure is to apply to those disputes in which one Councillor (**the Complainant**) alleges that another Councillor (**the Respondent**) has breached the Model Councillor Code of Conduct.

This Procedure provides both parties to a dispute with support and encouragement to resolve the dispute in a manner that enables the Councillors to move forward and maintain effective working relationships.

This Procedure is designed to minimise cost and disruption of disputes to Council and individual Councillors and, where possible, avoid disputes escalating and becoming the subject of an internal arbitration.

It is acknowledged that this Procedure will not be suitable for resolution of all disputes between Councillors.

Throughout this Procedure various functions are conferred on the Mayor. When reference is made to the Mayor it includes:

- a) the Deputy Mayor, when the Mayor is a party to the dispute or unavailable to perform the function; and
- b) a Councillor jointly chosen for the purpose by the parties, if both the Mayor and Deputy Mayor are parties to the dispute or both are unavailable to perform the function.

An overview of the Procedure is annexed, in the form of a flowchart.

3. First Stage of Internal Resolution Procedure – Discussion

A Complainant is encouraged to raise their issue directly with the Respondent in a respectful and courteous manner, either in person or in writing, where they feel comfortable to do so.

Councillors are encouraged to recognise that:

- c) certain behaviours and communications may be perceived by others to be causing issues or offence that may not have been intended;
- d) it can provide useful insight to reflect on their own behaviour or motivation and possible contribution to the dispute, whether intended or not; and
- e) dealing with the dispute early is more likely to avoid the issue escalating and resolve it before it threatens the effective operation of Council.

It is useful to frame any issue from the Councillor's perspective (eg "I felt disrespected when you said / did ..."), rather than accusing another person of holding a particular position or taking a negative action

Council Internal Resolution Procedure (CIRP)



deliberately. A Councillor should let the other Councillor know how they feel and ask for an explanation, rather than making accusations or assumptions.

4. Second Stage of Internal Resolution Procedure – Conciliation

Where a direct conversation between Councillors has not been successful in resolving the dispute, or a Councillor does not feel comfortable communicating directly with another Councillor, the second stage of this Procedure is conciliation.

4.1. Initiating conciliation

A Complainant initiating conciliation must notify the Mayor and the Respondent of the dispute by completing a **Conciliation Application Form**. That form (see Attachment 1 to this Procedure) must:

- a) specify the names of the Complainant and Respondent;
- b) specify the provision (or provisions) of the Model Councillor Code of Conduct alleged to have been breached;
- c) detail what was said or done by the Respondent to constitute a breach of the Model Councillor Code of Conduct;
- d) attach any supporting information to provide examples of the behaviour complained of (eg screenshots or emails); and
- e) be dated and signed by the Complainant.

4.2. Participating in conciliation

Councillors are not obliged to engage in conciliation but should only decline to participate if they honestly and reasonably believe that their participation would adversely affect their health or wellbeing or would otherwise be unsafe.

A Respondent declining to participate in the conciliation must advise the Complainant and the Mayor of their unwillingness to participate, and the reasons for it. That advice must be provided no more than one week after receiving the Conciliation Application Form.

4.3. Conduct of conciliation

Conciliation is to be conducted by the Mayor.

4.4. Roles and responsibilities

The role of the Mayor is to provide guidance to the parties to the dispute about the Standards of Conduct in the Model Councillor Code of Conduct, and actively explore whether the dispute can be resolved by agreement between them.

The role of the Complainant and Respondent is to explain their respective positions and, in a show of goodwill, actively explore the possibility of resolving the dispute by agreement.

All Councillors are responsible for conducting themselves in a courteous and respectful manner at all times during the conciliation.

Council Internal Resolution Procedure (CIRP)



The role of the Councillor Conduct Officer is to provide the Mayor with the administrative support necessary to arrange and conduct the conciliation.

4.5. Support from Council

Council, through the Councillor Conduct Officer, will provide administrative assistance to the Mayor when arranging a time and place for conciliation, including any technical assistance that may be required. Council will make a venue available to the Councillors within Council's offices that is private and suited to the conciliation process.

Council will not provide any substantive guidance or advice about the subject matter of the dispute, or pay the costs of legal advice or representation for any Councillor in connection with this Procedure. Parties to a dispute may seek their own legal or other advice at their own cost, if they choose to do so.

4.6. End or termination of conciliation

Conciliation will end or be terminated if any of the following occurs:

- a) the parties cannot jointly choose a Councillor to conduct the conciliation within one week of being asked to do so;
- b) the Respondent notifies the Mayor that they do not wish to participate in conciliation, and the reasons for it, within one week of receiving the Conciliation Application Form;
- c) the Respondent does not respond to the Conciliation Application Form at all within two weeks of receiving it;
- d) conciliation has not occurred within four weeks of the Complainant submitting the Conciliation Application Form;
- e) conciliation has occurred and the parties have been unable to resolve the dispute; or
- f) the dispute has been resolved.

The time for conciliation may be extended by agreement between the parties to the dispute, whether or not the matter has been escalated to one of the formal dispute resolution procedures outlined in the Act.

4.7. Confidentiality

Parties and other participants are expected to maintain confidentiality concerning the dispute and the operation of this Procedure.

4.8. Record of outcome

The Mayor must document any agreement that is reached between the Complainant and Respondent. The agreement must be signed by the Complainant, Respondent and Mayor. Copies must be provided to the Complainant and Respondent, and the original must be retained by the Mayor. Again, parties and the Mayor are expected to maintain the confidentiality of the agreement reached.



5. Third stage of Internal Resolution Procedure – External Mediation

Where a conciliation process has been undertaken but not been successful in resolving the dispute, or the parties in dispute and the Mayor agree in writing that the conciliation process should be bypassed, the next stage of this Procedure involves engaging an external mediator.

5.1 Initiating an external mediation

A request for external mediation may be made by the Complainant, whether following completion of the conciliation process or upon the parties in dispute and the Mayor reaching written agreement that the conciliation process be bypassed. This can be done by completing a Mediation Application Form. The form must:

- a) specify the names of the Complainant and Respondent, being the parties to the dispute;
- b) specify the provision (or provisions) of the Model Councillor Code of Conduct alleged to have been breached;
- c) detail what was said or done by the Respondent to constitute a breach of the Model Councillor Code of Conduct;
- d) detail dispute resolution processes attempted and the reasons why an external mediator is requested;
- e) attach any supporting information to provide examples of the behaviour complained of (e.g. screenshots or emails); and
- f) be dated and signed by the Complainant, and by the Mayor (where the Mayor's agreement is required).

Forms will be received by the Councillor Conduct Officer who will, in confidence, confirm receipt of the request to the parties to the dispute, copying in the Mayor. The Councillor Conduct Officer will advise the Chief Executive Officer of the application.

5.2 Participating in an external mediation

The Councillor Conduct Officer must seek confirmation in writing that the parties to the dispute are willing to attend an external mediation.

Where a party confirms willingness to participate in external mediation, they must cooperate in good faith to schedule and attend the mediation within the timeframes set out in this Procedure. Failure to do so will be treated as withdrawal from mediation and the mediation will be taken to have terminated.

If the Respondent declines to participate, they must give written reasons for doing so to the Councillor Conduct Officer who will, in turn, provide a copy of the reasons to the Complainant and the Mayor (see further Section 5.7 of this Procedure). Once received, the Councillor Conduct Officer is not required to take any further action.

5.3 Engaging an external mediator

If the parties confirm their willingness to participate in an external mediation, the Councillor Conduct Officer will recommend an external mediator to the parties, and advise the Mayor of their recommendation. The parties and/or Mayor may also suggest a suitable mediator for consideration.

Engagement of an external mediator must comply with Council's Procurement Policy.

Council Internal Resolution Procedure (CIRP)



Council will cover the cost of the external mediator.

5.4 Roles and responsibilities

The role of the external mediator is to actively explore whether the dispute can be resolved by agreement between the parties and to keep the Mayor informed of the progress of the external mediation.

The role of the Complainant and Respondent is to explain their respective positions and, in a show of goodwill, actively explore the possibility of resolving the dispute by agreement. Councillors are responsible for always conducting themselves in a courteous and respectful manner during the mediation.

The role of the Councillor Conduct Officer is to provide the external mediator with the administrative support necessary to arrange and conduct the external mediation.

5.5 Terms of engagement

Throughout the external mediation process, the parties and the Mayor are required to maintain confidentiality, act with goodwill and integrity and uphold the standards outlined in the Model Councillor Code of Conduct.

5.6 Support from Council

Council, through the Councillor Conduct Officer, will provide administrative support to the external mediator when arranging a time and place for mediation, including any technical assistance that may be required. Council will make a venue available to the Councillors (whether within Council's offices or elsewhere) that is private and suited to the mediation process.

Council will not provide any substantive guidance or advice about the subject matter of the dispute or pay the costs of legal advice or representation for any Councillor in connection with the mediation. The parties to a dispute may seek their own legal or other advice at their own cost if they choose to do so.

5.7 End or termination of mediation

Mediation will end or be terminated if any of the following occurs:

- a) the parties cannot jointly agree on an external mediator to conduct the mediation process within one week of being asked by the Councillor Conduct Officer to do so;
- b) either party notifies the Councillor Conduct Officer that they do not wish to participate in external mediation and the reasons for it (which reasons must be based on adverse health or wellbeing or safety concerns) within one week of receiving the Mediation Application Form;
- c) one party does not confirm their willingness to participate in an external mediation within two weeks of receiving the Mediation Application Form;
- d) mediation has not occurred within four weeks of the Mediation Application Form having been sent to the parties to the dispute;
- e) mediation has occurred and the parties have been unable to resolve their dispute; or
- f) the dispute has been resolved.

Council Internal Resolution Procedure (CIRP)



The time for mediation may be extended by agreement between the parties to the dispute, whether or not the matter has been escalated to one of the formal dispute resolution procedures outlined in the Act.

5.8 Record of outcome

The external mediator must document any agreement that is reached between the Complainant and Respondent as a result of the mediation process. The agreement must be signed by the Complainant, Respondent and external mediator. Copies must be provided to the Complainant and Respondent, the Mayor, the Councillor Conduct Officer and Chief Executive Officer, and the original must be retained by the external mediator.

All such persons must maintain the confidentiality of the documented agreement and not disclose its existence or contents to any person whose position or role is not referred to in this paragraph.

6. Internal Resolution Procedure does not apply in these circumstances

The following disputes are not covered by this Procedure:

- a) differences between Councillors in relation to policy or decision making, which are appropriately resolved through discussion and voting in Council meetings;
- b) complaints made against a Councillor or Councillors by a member or members of Council staff, or by any other external person;
- c) allegations of sexual harassment;
- d) disclosures made about a Councillor under the *Public Interest Disclosures Act 2012*, which can only be made to the Independent Broad-based Anti-corruption Commission; and
- e) allegations of criminal misconduct, which should be immediately referred to Victoria Police or the relevant integrity authority.

7. Formal Dispute Resolution Procedure

This Procedure operates alongside, and does not replace, the formal dispute resolution procedures outlined in the Act.

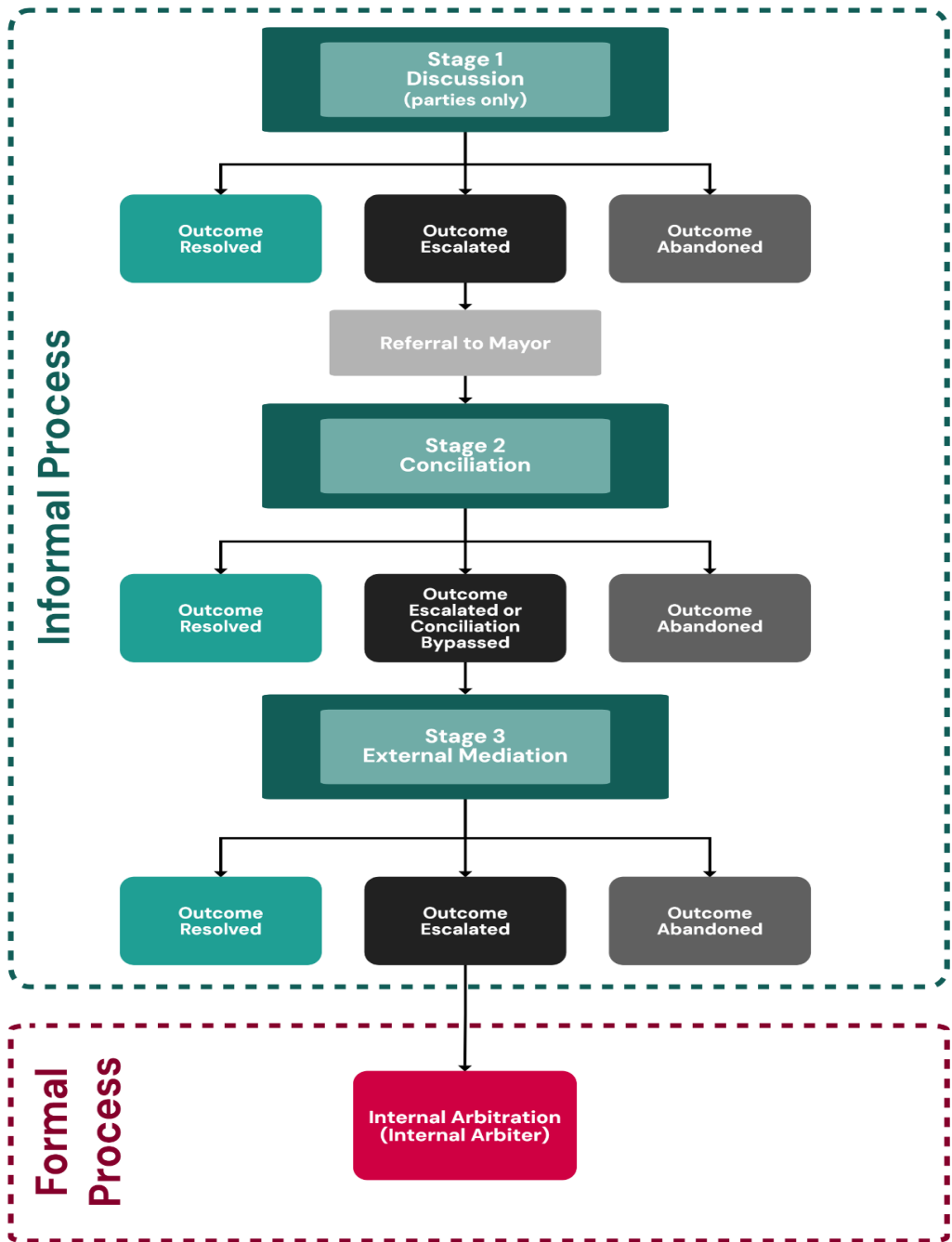
The formal dispute resolution procedure applies to misconduct, serious misconduct and gross misconduct.

Section 141 of the Act provides for an internal arbitration process concerning a breach of the Standards of Conduct set out in the Model Councillor Code of Conduct.



Attachment 1 – Conciliation Application Form

Complainant:	
Respondent:	
Provisions of Model Councillor Code of Conduct breached:	
Action constituting breach: (Include dates, times and detailed descriptions of the action complained of. Attach further documents as necessary.)	
Signed by:	
Date:	





13. A TRUSTED AND HIGH PERFORMING ORGANISATION

13.1 *Proposed discontinuance and sale of part R1831 (adjoining 56 Park Road, Middle Park VIC 3206).....219*

13.1 PROPOSED DISCONTINUANCE AND SALE OF PART R1831
(ADJOINING 56 PARK ROAD, MIDDLE PARK VIC 3206)

EXECUTIVE MEMBER: PAUL WOOD, ACTING GENERAL MANAGER, CITY
INFRASTRUCTURE

PREPARED BY: VICKI TUCHTAN, MANAGER PROPERTY AND ASSETS
LEIGH STEWART, HEAD OF PROPERTY OPERATIONS &
FACILITIES
MICHAEL MAJOR, TEAM LEADER PROPERTY OPERATIONS

1. PURPOSE

1.1 For Council to consider whether part of R1831 (Road) adjoining 56 Park Road, Middle Park, being part of the Land contained within Certificate of Title Volume 11330 Folio 501 (described as Road R1 on Plan of Subdivision PS641059P) shown outlined below in red on the Plan of Subdivision extract (“the Road”), should be discontinued pursuant to the *Local Government Act 1989* (Vic) (“the Act”) and sold to an adjoining property owner (“the Applicant”).

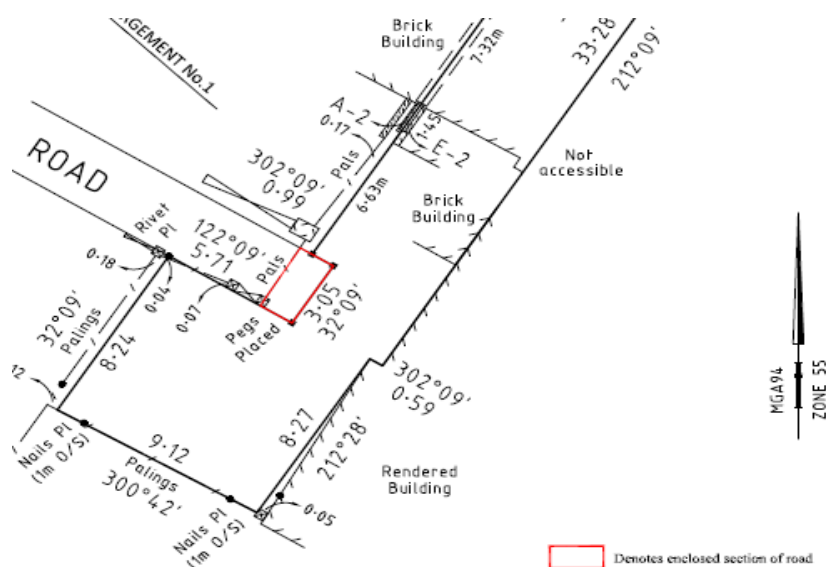


Image 1: Extract from Plan of Subdivision PS641059P

2. EXECUTIVE SUMMARY

- 2.1 The portion of Road in question is 3.7 square metres (approx.) in total land area.
- 2.2 The Road is listed on Council’s Register of Public Roads, more particularly described as R1831.



Image 2 & 3: Images illustrating the Road portion to be discontinued.

- 2.3 The subject parcel is fenced within an adjoining property, namely 56 Park Road, Middle Park (refer to Image 1 above).
- 2.4 This section of the Road is no longer reasonably required for general public use, as it is not used for vehicular or pedestrian access by the public to access adjoining properties and is entirely fenced within the Applicant's residential allotment.
- 2.5 Council has no current or identified future municipal use of the road, thus providing the land to have a more compatible use with the adjoining property.
- 2.6 The Applicant (owner of 56 Park Road, Middle Park) has requested that Council discontinues and sells part of the Road to them ("the Proposal").
- 2.7 At an Ordinary meeting of Council held on Wednesday 4 February 2026, Council resolved to:
 - Remove the part of the Road in question from the Public Road Register; and
 - Commence the statutory procedures and give notice pursuant to sections 207A and 223 of the Act of its intention to discontinue and sell the Road to the adjoining owner for market value.
- 2.8 On Wednesday 25 February 2026, Council gave public notice of the proposal by publication in 'The Age' newspaper and on Council's website.
- 2.9 Council did not receive any submissions in response to the public notice by the closing date, namely, Friday 27 March 2026.
- 2.10 Council is now able to consider whether to discontinue and sell the Road to the Applicant.



3. RECOMMENDATION

That Council:

Having considered that there were no submissions received in response to the public notice regarding Council's proposal to discontinue part of the Road, more particularly known as R1831:

- 3.1 Resolves to discontinue the Road as it considers that the Road is no longer reasonably required for public use for the following reasons:
 - 3.1.1 This section of the Road is not used for vehicular or pedestrian access by the public to access any adjoining properties, and
 - 3.1.2 This section of the Road is entirely fenced within the Applicant's residential allotment.
- 3.2 Resolves to sell the portion of the discontinued Road for market value plus disbursement of Council's costs to facilitate this transaction to the adjoining owner, 56 Park Road, Middle Park ("the Applicant").
- 3.3 Notes that proceeds from the sale will go into Council's Strategic Property Reserve used to support the acquisition and development of Council's property portfolio.
- 3.4 Authorises the Chief Executive Officer or their delegate to negotiate, approve, and enter into such documentation to complete the discontinuance, sale, and transfer of the Road as described.
- 3.5 Directs that the Chief Executive Officer or their delegate signs an authorisation allowing Council's solicitors to execute transfer documents and any other documents required to be signed on Council's behalf in connection with the transfer of the discontinued Road to the Applicant.
- 3.6 Directs that any easements, rights or interests required to be created or saved over the Road by any public authority be done so and not be affected by the discontinuance and sale of the Road.
- 3.7 Directs that the Applicant consolidates the title to the discontinued Road with the title to the Applicant's land (or such part of it approved by Council) within 12 months of the date of the transfer of the discontinued Road.

4. KEY POINTS/ISSUES

- 4.1 The Road is described as part R1 on Plan of Subdivision PS 641059P. A copy of the Plan of Subdivision is attached hereto, in Attachment 1.
- 4.2 The Road is approximately 3.7 square metres in total land area and is entirely fenced in with the Applicant's residential allotment at 56 Park Road, Middle Park (refer Attachment 2).
- 4.3 There are no adjoining properties to the parcel of land in question.
- 4.4 The Applicant proposes that Council discontinues and sells this fenced-in portion of the Road to them.
- 4.5 The Applicant has agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Road, together with the market value for its transfer of the portion of the discontinued road.



- 4.6 The indicated land value of \$31,500 (equates to \$8,513 per square metre) is based on a valuation undertaken by Westlink Consulting dated 24 October 2025. A revised valuation will be required to comply with Council's statutory obligations under the Act.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 The following statutory authorities have been advised of the proposed discontinuance of the Road and were requested to respond to the question of whether they have any existing assets in the Road, which should be saved under section 207C of the Act:
- 5.1.1 CitiPower Pty Ltd.
 - 5.1.2 City Of Port Phillip.
 - 5.1.3 Melbourne Water.
 - 5.1.4 Multinet Gas.
 - 5.1.5 NBN Co. Vic Tas.
 - 5.1.6 South East Water Corporation.
 - 5.1.7 Telstra VICTAS.
 - 5.1.8 Wag Pipeline Pty Ltd.
- 5.2 Council's Asset Management Department has advised that Council has no direct assets in or above the Road and have no objection to the Proposal.
- 5.3 A *Before You Dig* application was undertaken on 9 December 2025 with email replies received from all stated service authorities. The information received indicated that the subject Road is not affected by any adverse encumbrances.
- 5.4 Council is proceeding on the basis that the respective providers do not have any right, power, or interest which it wishes to be saved under section 207C of the Act.
- 5.5 The Applicant has written to the property owners at 33 Landridge Street, and 42, 44, 46, 48, 50, 52, and 54 Park Road, Middle Park, advising owners of their intention to purchase the section of Road. At the time of writing this report, neither Council nor the Applicant had received any objection in relation to the proposal.
- 5.1 Council notified the community of the Proposal through a public notice published in 'The Age' newspaper and on Council's website on Wednesday 25 February 2026 inviting submissions in accordance with section 223 of the Act.
- 5.2 The deadline for submissions closed on Friday 27 March 2026.
- 5.3 No submissions were received by Council in response to the public notice.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 Under clause 3 of Schedule 10 of the Act, a Council has the power to discontinue roads located within its municipality and sell the land from that road or retain the land for itself. Council must first give notice in accordance with sections 207A and 223 of that Act.
- 6.2 Under section 114 of the *Local Government Act 2020* (Vic) (the 2020 Act), a Council must comply with that section if it sells or exchanges land. Section 114 requires that (unless section 116 applies) before selling or exchanging land, a Council must at least



four (4) weeks prior to the sale or exchange, publish notice of its intention to do so on Council's website and in any other prescribed manner, undertake a community engagement process in accordance with its *Community Engagement Policy* (December 2025), and obtain a valuation from a person qualified under section 13DA(2) of the *Valuation of Land Act 1960 (Vic)* made not less than 6 months prior to the sale or exchange.

- 6.3 Council has a *Road Discontinuance and Sale of Roads Policy* that enables roads that are no longer required for public access to be discontinued and sold to adjoining property owners.

7. FINANCIAL IMPACT

- 7.1 The Applicant has agreed to purchase the Land for its market value (plus GST). If Council proposes to transfer the Road, it will require a current valuation of the Road in accordance with the 2020 Act. This aligns with Council's *Road Discontinuance and Sale of Roads Policy*.
- 7.2 The Applicant has agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Road.
- 7.3 An independent valuation of the land dated 24 October 2025 determined the market value at \$31,500 excluding GST. In accordance with Council's *Road Discontinuance and Sale of Roads Policy*, the value attributed to the land in the Road is based on the following assumptions:
- 7.3.1 The Road is valued on a "direct comparison on land value rate", taking into consideration restrictions due to the shape and location of the site, and the limited width of the site restricts potential redevelopment of the site in isolation without consolidation with adjoining property; and
- 7.3.2 No discount is applicable to the full land value due to the limited purchasing market for the Road.

8. ENVIRONMENTAL IMPACT

- 8.1 The Proposal is not considered to have or contribute to any detrimental environmental implications.

9. COMMUNITY IMPACT

- 9.1 Council will facilitate the discontinuance and sale of roads where appropriate consultation has occurred, legislative requirements have been met, and it is considered that road discontinuance and sale is in the best interest of the wider community.
- 9.2 The proposed discontinuance and sale of the Road will enable the land in the Road to be re-purposed.
- 9.3 If Council resolves to discontinue and sell the Road, proceeds from the sale will go into Council's Strategic Property Reserves used to support the acquisition and development of Council's property portfolio.

10. GENDER IMPACT ASSESSMENT

- 10.1 The proposal is not considered to have any detrimental gender implications.



11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 11.1 The proposal aligns with the Strategic Direction 6 in the Plan for Port Phillip 2025-35: A trusted and high-performing organisation, where our community and our organisation are in a better place as a result of our collective efforts.
- 11.2 Further, this recommendation aligns with Council's *Road Discontinuance and Sale of Roads Policy* and *Community Engagement Policy*.

12. IMPLEMENTATION STRATEGY

12.1 TIMELINE

12.1.1 If the proposal is supported:

- A notice will be published in the Victorian Government gazette to formally discontinue the Road; and
- A contract of sale and transfer of the discontinued Road pursuant to section 207D of the Act will be prepared by Council's appointed solicitor.

12.2 COMMUNICATION

12.2.1 The public notification process has provided the community with the opportunity to make submissions in respect of the Proposal. Having considered that no submissions were received by the closing date, Council may now determine to discontinue and sell the Road.

12.2.2 The Applicant will be advised of the final Council decision and the reasons for it within five (5) business days of the Council meeting.

13. OFFICER MATERIAL OR GENERAL INTEREST

- 13.1 No officers involved in the preparation of this report has declared a material or general interest in the matter.

ATTACHMENTS

1. Plan of Subdivision PS641059P - 56 Park Road, Middle Park 



2. Survey - 56 Park Road, Middle Park  



Imaged Document Cover Sheet

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Document Type	Plan
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Number of Pages (excluding this cover sheet)	3
Document Assembled	05/03/2025 15:50

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PLAN OF SUBDIVISION	Stage No.	LRS use only	Plan Number
	EDITION 1		PS 641059P
Location of Land Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH Township: _____ Section: 64A Crown Allotment: 10 (PART) & 11 (PART) Crown Portion: Title Reference: VOL.6441 FOL.101, VOL.7804 FOL.113 VOL. 8155 FOL. 379 Last Plan Reference: TP417067E, TP402783K TP242189M Postal Address: 56 & 58 PARK ROAD & (at time of subdivision) 1/31 LANGRIDGE STREET, MIDDLE PARK, 3206 MGA Co-ordinates E 321102 Zone: 55 (of approx. centre of land in plan) N 5808409		Council Certification and Endorsement Council Name: CITY OF PORT PHILLIP Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /	
Vesting of Roads and/or Reserves Identifier Council/Body/Person R1 ROAD CITY OF PORT PHILLIP		Notations	
		Staging This is is not a staged subdivision Planning Permit No.	
		Depth Limitation DOES NOT APPLY Other Purpose of Plan: TO REMOVE CARRIAGEWAY EASEMENTS OVER THE LAND COLOURED BLUE AND GREEN SHOWN ON TP242189M Grounds For Removal of Easement: CITY OF PORT PHILLIP PLANNING PERMIT No: P1223/2010	

Survey This plan is ~~is~~ based on survey
 This survey has been connected to permanent marks no(s) _____
 In Proclaimed Survey Area No. _____

THIS IS A SPEAR PLAN

Easement Information					LRS use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> DATE: 23/12/2011
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/in Favour Of	
E-1	PARTYWALL	0.12	INST. No. 1210060	SEE INST. No. 1210060	
A-1	PARTYWALL	0.12	INST. No. 1210060	SEE INST. No. 1210060	
E-2	PARTYWALL	0.06	INST. No. 1210060	SEE INST. No. 1210060	
A-2	PARTYWALL	0.06	INST. No. 1210060	SEE INST. No. 1210060	
E-3	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER LIMITED	
A-3	CARRIAGEWAY	SEE PLAN	INST. No. 2433274	VOL. 7804 FOL. 113	

LRS use only
 PLAN REGISTERED
 TIME: 5:43 PM
 DATE: 03/02/2012

Assistant Registrar of Titles

Sheet 1 of 2 sheets

Bosco Jonson Pty Ltd
 A.B.N. 95 262 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel (03) 9699 1400 Fax (03) 9699 5992

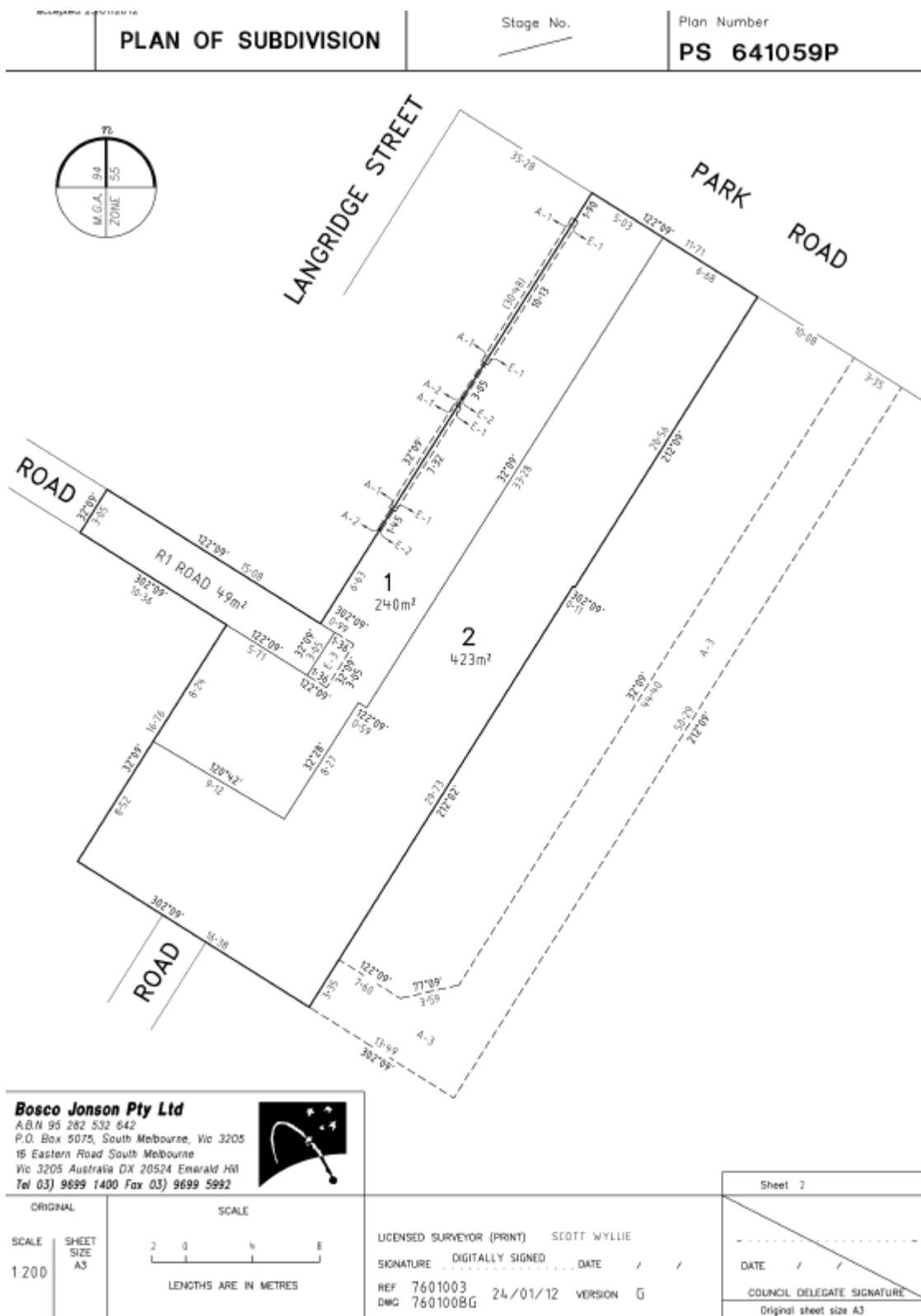


LICENSED SURVEYOR (PRINT) SCOTT WYLLIE
 SIGNATURE DIGITALLY SIGNED DATE / /
 REF 7601003
 DWG 760100BG 24/01/12 VERSION G

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3





Plan of Subdivision PS641059P
Certifying a New Version of an Existing Plan with Statement of Compliance (Form 22)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S010632B
Plan Number: PS641059P
Council Name: Port Phillip City Council
Council Reference Number 1: P1223/2010
Council Reference Number 2: S116/2010
Surveyor's Plan Version: G

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 08/06/2011
Date of previous recertifications under Section 11(7): 27/06/2011

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: [REDACTED]
Organisation: Port Phillip City Council
Date: 14/07/2011





14. NOTICES OF MOTION

- 14.1 *Notice of Motion - Councillor Thomann - Advocacy for Local Planning Authority and Community-Led Decision-Making* 230
- 14.2 *Notice of Motion - Councillor Mears - Advocacy on Safety and Regulation of e-bikes, e-scooters and e-moto bikes* 231



14.1

NOTICE OF MOTION - COUNCILLOR THOMANN -
ADVOCACY FOR LOCAL PLANNING AUTHORITY AND
COMMUNITY-LED DECISION-MAKING

I, Councillor Serge Thomann, give notice that I intend to move the Motion outlined below at the Meeting of Council on 22 April 2026:

RECOMMENDATION

That Council:

1. Expresses its strong concern regarding recent State Government planning reforms and interventions that remove or reduce Council's role as the responsible authority for certain categories of development, centralising decision-making and diminishing the capacity of locally elected representatives and the local community to assess proposals against neighbourhood character, infrastructure capacity, heritage values and community expectation.
2. Affirms Council's commitment to a planning system that is locally informed, evidence-based and publicly accountable, including meaningful community consultation and clear pathways for residents to understand and participate in decisions that shape their neighbourhoods.
3. Requests the Mayor write to the Minister for Planning conveying Council's concerns about the impacts of these reforms on local democracy and planning integrity and advocating for planning processes that maintain robust local involvement, transparency and accountability.

Supporting Information

The State Government planning reforms changes represent a significant shift away from established planning processes in Victoria, where councils have traditionally played a primary role in assessing development applications, including through transparent and public decision-making processes by reducing opportunities for councillors to apply rigorous, publicly tested criteria to development proposals.

The centralisation of planning decision-making risks undermining community confidence in the planning system by limiting transparency, local input, and accountability.



14.2

NOTICE OF MOTION - COUNCILLOR MEARS - ADVOCACY
ON SAFETY AND REGULATION OF E-BIKES, E-SCOOTERS
AND E-MOTO BIKES

I, Councillor Bryan Mears, give notice that I intend to move the Motion outlined below at the Meeting of Council on 22 April 2026:

That Council:-

1. Acknowledges community concern about:
 - a) non-compliant and modified private e-bikes, e-scooters and e-moto bikes,
 - b) unsafe battery charging and storage (especially in higher-density housing), and
 - c) unsafe riding behaviour and the need for effective deterrence and enforcement.
2. Requests the CEO, or their delegate, advocates to the Victorian Government, through the Department of Transport and Planning (DTP), Energy Safe Victoria (ESV), Transport Accident Commission (TAC) and Victoria Police, for coordinated action to address:
 - a) device safety standards, point-of-sale compliance (including online sales) and post-sale modifications
 - b) battery/charger safety standards, labelling and safer charging guidance, and
 - c) enforcement and education on existing road rules including helmet use, footpath riding, speeding and impairment offences.
3. Requests the Mayor write to the Victorian Minister for Public and Active Transport, seeking coordinated action across DTP, ESV, Transport Accident Commission (TAC) and Victoria Police on these matters and the Australian Minister for Infrastructure, Transport, Regional Development and Local Government to highlight concerns.



15. REPORTS BY COUNCILLOR DELEGATES

16. URGENT BUSINESS

17. CONFIDENTIAL MATTERS

Nil