



PLANNING COMMITTEE

MINUTES

25 MARCH 2021



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**MINUTES OF THE PLANNING COMMITTEE OF THE PORT PHILLIP
CITY COUNCIL HELD 25 MARCH 2021 IN ST KILDA TOWN HALL**

The meeting opened at 6:30pm.

PRESENT

Cr Bond (Chairperson), Cr Baxter, Cr Cunsolo, Cr Copsey, Cr Crawford, Cr Clark, Cr Pearl, Cr Martin, Cr Sirakoff

IN ATTENDANCE

Lili Rosic, General Manager Development Transport and City Amenity, George Borg Manager City Development, Simon Gutteridge, Planning Team Leader Fishermans Bend, Patricia Stewart, Fishermans Bend Urban Renewal Senior Planner, Kirsty Pearce, Head of Governance, Rebecca Purvis, Governance Officer, Emily Williams, Council Meetings Officer.

The City of Port Phillip respectfully acknowledges the Yalukut Weelam Clan of the Boon Wurrung. We pay our respect to their Elders, both past and present. We acknowledge and uphold their continuing relationship to this land.

1. APOLOGIES

Nil

2. CONFIRMATION OF MINUTES

MOVED Crs Martin/Crawford

That the minutes of the Planning Committee of the Port Phillip City Council held on 25 February 2021 be confirmed.

A vote was taken and the MOTION was CARRIED unanimously.

3. DECLARATIONS OF CONFLICTS OF INTEREST

Nil



4. PUBLIC QUESTION TIME AND SUBMISSIONS

Nil

5. COUNCILLOR QUESTION TIME

Nil

6. PRESENTATION OF REPORTS

Discussion took place in the following order:

- 6.1 Statutory Planning Delegated Decisions - February 2021
- 6.2 14/2015/MIN/A - 91-95 Montague Street, South Melbourne
- 6.3 18-22 Salmon Street, Port Melbourne
- 6.4 240-246 Normanby Road, South Melbourne

6.1 Statutory Planning Delegated Decisions - February 2021

Purpose

To present a summary of all Planning Permits issued in accordance with the Schedule of Delegation made under the Local Government Act 2020 and Section 188 of the Planning & Environment Act 1987 adopted by Council on 24 July 1996 and as amended, for the Port Phillip Planning Scheme.

MOVED Crs Pearl/Crawford

That Council:

- 2.1 Receives and notes the February 2021 report (Attachment 1) regarding the summary of all Planning Decisions issued in accordance with the Schedule of Delegation made under the Local Government Act 2020 and Section 188 of the Planning & Environment Act 1987 adopted by Council on 24 July 1996 and as amended, for the Port Phillip Planning Scheme.
- 2.2 Receives and notes the decisions made by the Manager City Development under delegation from the Chief Executive Officer during the period 1 February 2021 and 25 February 2021, as resolved by Council at its Ordinary Meeting of 16 September 2020.

A vote was taken and the MOTION was CARRIED unanimously.



6.2 14/2015/MIN/A - 91-95 Montague Street, South Melbourne

Purpose

- 1.1 To provide a Council position to the Minister for Planning C/- the Department of Environment, Land, Water and Planning to prepare, adopt and approve an Amendment to the Planning Scheme under Section 20(4) of the *Planning and Environment Act* for 91-95 Montague Street, South Melbourne.

MOVED Crs Crawford/Copsey

RECOMMENDATION – PART A

That the Planning Committee advise the Minister of Planning C/- the Department of Environment, Land, Water and Planning that Council:

- 3.1 Does not support the proposed application in its current form based on the matters set out in Sections 8 and 11 of this report including matters relating to the:
 - 3.1.1 building height departing from the preferred character and height controls.
 - 3.1.2 street wall height negatively impacting the pedestrian scale at along Montague Street.
 - 3.1.3 setbacks above the street wall resulting in an awkward junction with the adjoining Gravity Tower.
 - 3.1.4 Street activation to upper levels of the podium is limited.
 - 3.1.5 Ground floor layout and accessibility is inefficient and fails to provide for ease of access.
 - 3.1.6 Wind effects on the public realm does not demonstrate a comfortable wind environment.

RECOMMENDATION – PART B

- 3.2. That the Planning Committee advise the Minister of Planning C/- the Department of Environment, Land, Water and Planning, that in the event that the application for a Planning Scheme Amendment is supported, the Incorporated Document for the amendment incorporate the following amendments:
 - 3.2.1 Building height - The proposal should have a maximum roof height of 87.03m AHD (approx. 22 levels) and a maximum plant height of 88.91m AHD;
 - 3.2.3 Street wall height – The street wall should start to splay back to the tower at Level 4, rising to Level 6.
 - 3.2.4 Setbacks above the street wall to Montague Street and Gladstone Lane be no less than the setbacks to Gravity Tower.
 - 3.2.5 Street activation to upper levels of the podium improved to provide for greater passive surveillance.
 - 3.2.6 Ground floor layout and accessibility improved by providing a finished floor level of 2.2 AHD for retail tenancies (approx. 600mm higher than footpath) as informally discussed with Melbourne Water, provide DDA access via



internal ramps to the main public entry foyer from Montague Street and Gladstone Place.

- 3.2.7 Wind amelioration treatments to provide a comfortable pedestrian environment within the public realm and any treatment being appropriately resolved within the building architecture.

RECOMMENDATION – PART C

- 3.3 That Council authorise the Manager City Development to instruct Council’s Statutory Planners and/or solicitors on any future VCAT application for reviews and/or any independent advisory committee appointed by the Minister for Planning to consider the application(s).

A vote was taken and the MOTION was CARRIED unanimously.

6.3 18-22 Salmon Street, Port Melbourne

Purpose

- 1.1 To provide a Council position for the Fishermans Bend Standing Advisory Committee on an application to the Minister for Planning to prepare, adopt and approve an Amendment to the Planning Scheme under Section 20(4) of the Planning and Environment Act for 18-22 Salmon Street, South Melbourne.

MOVED Crs Sirakoff/Crawford

RECOMMENDATION – PART A

- 3.1 That the Statutory Planning Committee advise the Minister C/- the Department of Environment, Land, Water and Planning that Council:

- 3.1.1 Does not support the proposed development in its current form based on the matters set out in Section 12 and the Appendices of this report including:

1. The east (rear) and Tower 2 podium setbacks, the massing of the three towers and the height and setbacks of Tower 2
2. The design of the south side lane and footpath.
3. External and internal pedestrian access.
4. Street activation.
5. The design of new public open space and streetscape works on Salmon Street.
6. The number of car parking and car share spaces.
7. Wind impacts.

- 3.1.2 That in the event that the application for a Planning Scheme Amendment is supported, the Incorporated Document for the amendment incorporate conditions to address Council’s concerns. including for:



1. The east (rear) podium setback.
2. The Tower 2 podium setbacks and tower height and setbacks.
3. The street setback of Tower 3.
4. The building separation between Towers 1 and 3
5. Footpath and carriageway design for the south side lane including no encroachment of the footpath by turning vehicles.
6. External and internal pedestrian access.
7. Active street frontages.
8. The design of new public open space and streetscape works on Salmon Street.
9. The number of car parking spaces exceeding Parking Overlay rates.
10. Car share spaces.
11. Bicycle end-of-trip facilities.
12. Loading and Waste collection.
13. Updated reports for Sustainable design, Tree protection and Wind mitigation.

RECOMMENDATION – PART B

- 3.2 That the Statutory Planning Committee authorise the Manager City Development to instruct Council's Statutory Planners and/or solicitors on any future VCAT application for reviews and/or any independent advisory committee appointed by the Minister for Planning the consider the application(s).

A vote was taken and the MOTION was CARRIED unanimously.

6.4 240-246 Normanby Road, South Melbourne

Purpose

- 1.1 To provide a Council position for the Minister for Planning on an application to the Minister to prepare, adopt and approve an Amendment to the Port Phillip Planning Scheme under Section 20(4) of the Planning and Environment Act for 240-246 Normanby Road, South Melbourne.

MOVED Crs Copsey/Crawford

RECOMMENDATION – PART A

- 3.1 That the Planning Committee advise the Minister for Planning, C/- the Department of Environment, Land, Water and Planning that Council:
- 3.1.1 Does not support the application in its current form based on the matters set out in Section 11 and the Appendices of this report including:



1. The height above the preferred heights and the reduced setbacks of the tower.
 2. The number of car parking spaces for the Residential hotel (serviced apartments).
 3. The number and width of vehicle crossings off Munro Street and proposed alterations to Normanby Road.
- 3.1.2 That in the event that the application for a Planning Scheme Amendment is supported, the Incorporated Document for the amendment incorporate conditions to address Council's concerns.

RECOMMENDATION – PART B

- 3.2 That Council authorise the Manager City Development to instruct Council's Statutory Planners and/or solicitors on any future VCAT application for reviews and/or any independent advisory committee appointed by the Minister for Planning the consider the application(s).

A vote was taken and the MOTION was CARRIED unanimously.

7. URGENT BUSINESS

Nil.

8. CONFIDENTIAL BUSINESS

Nil.

As there was no further business the meeting closed at 6.38pm.

Confirmed: 29 April 2021

Chairperson _____