



Minutes

Planning Decisions Committee

6.30pm, Wednesday 7 April 2021

MS TEAMS

1. Appointment of Chair

Cr Crossland nominated Cr Wade as chair.

There being no other nominations, Cr Wade was elected chair.

Cr Wade assumed the chair.

2. Statement of recognition of Wurundjeri Woi-wurrung Land

“Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.

We acknowledge their creator spirit Bunjil, their ancestors and their Elders.

We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.

We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.

We pay our respects to Elders from all nations here today—and to their Elders past, present and future.”

3. Attendance and apologies

Attendance

Councillors

Cr Edward Crossland

Cr Stephen Jolly

Cr Sophie Wade

Council officers

Ally Huynh (Senior Co-ordinator Statutory Planning)

John Theodosakis (Principal Planner)

Rhys Thomas (Senior Governance Advisor)

Cindi Johnston (Governance Officer)

4. Declarations of conflict of interest

No declarations were made.

5. Confirmation of Minutes

RESOLUTION

Moved: Cr Jolly **Seconded:** Cr Crossland

1. That the minutes of the meeting of the Planning Decisions Committee held on Wednesday 24 March 2021 and Tuesday 30 March 2021 be confirmed.

CARRIED

6 PLANNING DECISIONS COMMITTEE

Item		Page	Res. Page
6.1	PLN20/0566 - 1-9 Gertrude St Fitzroy - Full demolition, construction of a multi-level building (5 storeys, plus two basement levels) and a reduction in the car parking requirements with the use of the land for a food and drink premises, shops, art gallery, offices and one dwelling (permit required for dwelling use).	4	12
6.2	PLN17/1059.02 - 33 Peel Street, Collingwood - Amendment to Planning Permit PLN17/1059 to delete the basement levels/car parking, delete Conditions 17, 22, 23 & 24, modify the layout of the ground floor (including an increase in bicycle parking from 12 to 20 spaces) and a reduction in the statutory car parking requirement	14	23

6.1 **PLN20/0566 - 1-9 Gertrude St Fitzroy - Full demolition, construction of a multi-level building (5 storeys, plus two basement levels) and a reduction in the car parking requirements with the use of the land for a food and drink premises, shops, art gallery, offices and one dwelling (permit required for dwelling use).**

Reference	D21/22840
Author	Nish Goonetilleke - Senior Statutory Planner
Authoriser	Coordinator Statutory Planning

RECOMMENDATION

That having considered all submissions and relevant planning policies, the Committee resolves to advise the Victorian Civil and Administrative Tribunal that had it been in the position to, it would have issued a Notice of Decision to Grant Planning Permit PLN20/0566 for the full demolition, construction of a multi-level building (plus two basement levels) and a reduction in the car parking requirements with the use of the land for a food and drink premises, shops, art gallery and offices (no permit required uses) at 1 - 9 Gertrude Street Fitzroy VIC 3065, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans prepared by Snohetta Architects, dated 29.10.2020 (Rev B: A050), dated 07.10.2020 (Rev A: A051, A052, A053, A054), dated 29.10.2020 (Rev O: A100, A101, A102, A103, A104, A105, A106, A110), dated 07.10.2020 (Rev K: A401, A402, A403, A404, Rev C: A405, A451, A452, A453), dated 29.10.2020 (Rev L: A300, A301), dated 07.10.2020 (Rev A: A320) and dated 14.08.2020 (Rev E: A002), but modified to show the following:
 - (a) Deletion of the topmost level;
 - (b) The podium height reduced to be no higher than No. 11 Gertrude Street (abutting bluestone building to the east);
 - (c) Reduce the extent of glazing to the Gertrude Street façade at Level 1 by providing a semi-transparent brick veil (similar to that of hit-and-miss treatment);
 - (d) Proposed hit-and-miss treatment (semi-transparent brick veil) along the western façade at ground level reduced by providing more glazing;
 - (e) Provision of wall-mounted sensor lighting and property identification to the art gallery, along the western facade at ground level;
 - (f) Existing vehicle crossover on Gertrude Street and Royal Lane shown on demolition ground floor plan demonstrating that they will be removed and replaced with footpath, kerb and channel;
 - (g) Any proposed changes to on-street car-parking bays (including dimensions as per Australian Standards);
 - (h) Bluestone pitcher along the Marion Lane laneway to be retained and or/reinstated to match existing as required;
 - (i) Annotate the location of the two EV charging pods for vehicles;
 - (j) The column depths and setbacks to be dimensioned on basement plans;
 - (k) The clearance of car spaces adjacent to walls are to be dimensioned on basement plans;
 - (l) 1:20 cross-sectional vehicle access drawing showing the reduced level of the north and south edge of Marion Lane, the centreline of Marion Lane and the finished floor level of the internal slab;

- (m) Design changes to implement recommendations of the Sustainable Management Plan Condition No. 5 of this permit;
 - (n) Design changes to implement recommendations of the Acoustic Report Condition No. 9 of this permit; and
 - (o) Design changes to implement recommendations of the Landscape Plan Condition No. 11 of this permit.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.
 4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:
 - (a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities, including detailed design of all elevations; and
 - (b) a sample board and coloured drawings outlining colours, materials and finishes.

Sustainable Management Plan

5. Before the plans are endorsed, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Sustainable Management Plan will be endorsed and will form part of this permit. The Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Ark Resources and dated 30 October 2020, but modified to include the following:
 - (a) All design changes required under Condition 1 of this permit;
 - (b) Any changes required under Condition 16 (Green Travel Plan) of this permit;
 - (c) Provision of external shading along the northern façade to further increase the thermal performance of the building;
 - (d) Provide daylight assessment (hand drawn or modelled) to articulate access;
 - (e) Provide JV3 modelling to support claim above NCC;
 - (f) Provide thermal performance details within JV3 modelling;
 - (g) Provide GHG reduction details within JV3 modelling;
 - (h) Clarify system and consider using a heat pump to further reduce energy consumption;
 - (i) Provide peak demand details within JV3 modelling;
 - (j) Confirm use of HVAC and 3 pipe VRF;
 - (k) Confirm ventilation strategy for the two basement car park levels;
 - (l) Confirm reduction in IPD against NCC;
 - (m) Confirm water metering for individual tenancies;
 - (n) Confirm the use of materials that contain post-consumer recycled content (i.e. insulation), or procure recycled materials (i.e. bricks);
 - (o) Confirm extent of sustainable timber strategy (by weight or cost);
 - (p) Confirm extent of PVC strategy (by weight or cost);
 - (q) Include car share availability within (requested) Green Travel Plan; and
 - (r) Identify location of EV charge points on plans (A100 / A101).

6. The provisions, recommendation and requirements of the plans and endorsed Sustainable Development Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

7. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Ratio Consultants and dated 30 October 2020, but modified to include:
 - (a) All design changes required under Condition 1 of this permit;
8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

Acoustic Report

9. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Acoustic Logic and dated 29 October 2020, but modified to include;
 - (a) All design changes required under Condition 1 of this permit;
 - (b) An updated report include SEPP N-1 limits. If it is still not possible to obtain typical background noise levels, then Zoning Levels can be used as the noise limits;
 - (c) A statement added to the report requiring the mechanical plant (including carpark gate, car lift and substation), once designed, be reviewed by a suitably qualified acoustic consultant to ensure SEPP N-1 compliance; and
 - (d) The limits on garbage collection hours be written as an absolute requirement (i.e. remove the word “generally”), with the hours reflecting the EPA 1254 Guidelines; 7 am to 8 pm Monday to Saturday and 9 am to 8 pm Sundays and public holidays, if there are two or more collections per week.
10. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

11. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Snohetta Architects and dated 29 September 2020, but modified to include (or show):
 - (a) All design changes required under Condition 1 of this permit;
 - (b) Planting beds to be 450mm deep and not 300mm (to allow greater success for the proposed planters);
 - (c) Any mulch used on the higher levels to consist of a wind-proof material;
 - (d) A detailed planting plan including a plant scheduled that includes botanical and common names, size at maturity (height and width), pot size and number of trees. Trees and plants should be shown at mature size on the plan;
 - (e) None of the plants specified are listed on the DELWP advisory list of weeds; and

- (f) Information around ongoing maintenance procedures;
12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,
- to the satisfaction of the Responsible Authority.

Tree Management Plan

13. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for the protection and preservation of the trees on the Gertrude Street footpath in accordance with AS4970, as well as a robust TPZ fencing with appropriate signage, including:
- (a) pre-construction;
 - (b) during construction; and
 - (c) post construction;
 - (d) the provision of any barriers;
 - (e) any pruning necessary; and
 - (f) watering and maintenance regimes,
- to the satisfaction of the Responsible Authority.
14. Before the development commences, or by such later date as approved in writing by the Responsible Authority, the permit holder must provide a bond to the Responsible Authority for the existing trees on the Gertrude Street footpath, in proximity of the site. The bond:
- (a) is to be to the total value of the \$15,000 for all trees;
 - (b) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
 - (c) may be held by the Responsible Authority until the buildings and works are completed to the satisfaction of the Responsible Authority; and
 - (d) may be applied by the Responsible Authority to allow for a large replacement planting(s) and costs associated with establishment and maintenance.

Once the buildings and works are completed to the satisfaction of the Responsible Authority, any portion of the bond which has not been applied by the Responsible Authority will be refunded to the permit holder.

15. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

Green Travel Plan

16. Before the development commences, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When

approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:

- (a) All design changes required under Condition 1 of this permit;
- (b) Performance targets and monitoring and reporting components;
- (c) Description of the location in the context of alternative modes of transport;
- (d) Employee welcome packs (e.g. provision of Myki/transport ticketing);
- (e) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- (f) Designated 'manager' or 'champion' responsible for co-ordination and implementation;
- (g) Details of bicycle parking and bicycle routes
- (h) Details of Green Travel funding and management responsibilities;
- (i) Types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
- (j) Security arrangements to access the employee bicycle storage spaces;
- (k) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
- (l) Provisions for the GTP to be updated not less than every five years.

17. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

General

18. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
19. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
20. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
21. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
22. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
23. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all external lighting capable of illuminating access to the pedestrian entries and car parking area must be provided. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity.

to the satisfaction of the Responsible Authority.

24. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan must:

- (a) be designed, provided and completed to the satisfaction of the Responsible Authority;
- (b) thereafter be maintained to the satisfaction of the Responsible Authority;
- (c) be made available for such use at all times and not used for any other purpose;
- (d) be properly formed to such levels that it can be used in accordance with the endorsed plan; and
- (e) be drained and sealed with an all-weather seal coat;

all to the satisfaction of the Responsible Authority.

- 25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car lift must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car lift must be maintained thereafter to the satisfaction of the Responsible Authority.
- 26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossings on Gertrude Street and Royal Lane must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority
- 27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Gertrude Street frontage must be stripped and re-sheeted with a cross-fall of 1:40 or unless otherwise specified by Council;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the half width road pavement of Gertrude Street (in between the south kerb to the centre of the road) must be profiled (grinded). Any isolated areas of pavement failure must be reinstated with full-depth asphalt. All road markings are to be reinstated following the completion of the re-sheet works;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 29. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, street line markings, car parking sensors, service structures, fire hydrants or service pits necessary to facilitate the development must be undertaken:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated (including the full re-sheeting of the footpath at the front of the property if required by Council):
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 31. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, bike racks must be installed:
 - (a) at the permit holder's cost; and
 - (b) in a location and manner,

to the satisfaction of the Responsible Authority.

32. Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
33. The amenity of the area must not be detrimentally affected by the development, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.

to the satisfaction of the Responsible Authority.

Construction Management Plan

34. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;

If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

35. During the construction:

- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (c) vehicle borne material must not accumulate on the roads abutting the land;
- (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

36. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

37. The development, once commenced, must be completed to the satisfaction of the Responsible Authority.

38. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
- (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm;
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

39. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit;
- (b) the development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the Permit Holder's expense after seeking approval from the relevant authority.

The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices.

All future employees working within the development approved under this permit will not be permitted to obtain employee car parking permits.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

The applicant must liaise with Council's open space unit for the protection of the street trees in the vicinity of the site.

Submissions made online during the meeting

Joseph Indomenico, Tract Consultants (for the applicant)
Daniel Besen
Rowan Opat
Fiona Bell, Protectors of Public Lands Victoria Inc.
Margaret Lee
Sally Romanes
Anna Wolf
Greg Chenhall, Fitzroy Residents Association
Andrew Hollo
Margaret O'Brien
Felicity Watson, National Trust of Australia (Victoria)
Judith Smart, Royal Historical Society of Victoria
Charles Sowerwine, Royal Historical Society of Victoria
Anthony Murphy, Quest Royal Gardens
Simon Ryan
Mike Francis

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Crossland

That having considered all submissions and relevant planning policies, the Committee resolves to advise the Victorian Civil and Administrative Tribunal that had it been in the position to, it would have issued a Notice of Decision to Refuse to Grant Planning Permit PLN20/0566 for the full

demolition, construction of a multi-level building (plus two basement levels) and a reduction in the car parking requirements with the use of the land for a food and drink premises, shops, art gallery and offices (no permit required uses) at 1 - 9 Gertrude Street Fitzroy VIC 3065, on the following grounds:

1. The height and scale of the proposed development does not respond to the site context and fails to comply with the provisions at Clauses 15 (Built Environment and Heritage) and 43.02 (Design Development Overlay - Schedule 8) of the Yarra Planning Scheme.
2. The proposed development does not respect the heritage precinct and fails to comply with the provisions at Clauses 15.03 (Heritage), 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay), 22.14 (Development Guidelines for Heritage Places in the World Heritage Environs Area) and 43.01 (Heritage Overlay) of the Yarra Planning Scheme.
3. The proposed development fails to provide universal access for the Art Gallery in accordance with policy at Clauses 18.02-1S (Sustainable Personal Transport) and 22.07 (Development Abutting Laneways) of the Yarra Planning Scheme.
4. The podium front set back to Gertrude Street inappropriately responds to and dominates the heritage building at no. 11 Gertrude Street, Fitzroy.
5. The proposed rear ground floor setback fails to provide a feeling of safety in accordance with the objectives of Clause 22.07 (Development Abutting Laneways) of the Yarra Planning Scheme.
6. The proposed development results in unreasonable offsite amenity impacts, including visual bulk and overshadowing impacts to the adjoining property at no.11 Gertrude Street.

CARRIED UNANIMOUSLY

6.2 PLN17/1059.02 - 33 Peel Street, Collingwood - Amendment to Planning Permit PLN17/1059 to delete the basement levels/car parking, delete Conditions 17, 22, 23 & 24, modify the layout of the ground floor (including an increase in bicycle parking from 12 to 20 spaces) and a reduction in the statutory car parking requirement

Reference	D21/19074
Author	Lara Fiscalini - Principal Planner
Authoriser	Senior Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Planning Decisions Committee resolves to issue a Notice of Decision to Amend a Planning Permit PLN17/1059 for the construction of a multi-storey building, use of the land as an office and a reduction in car parking requirement at 33 Peel St Collingwood, generally in accordance with the plans and reports noted previously as the "decision plans" with no change to the permit preamble and the following changes to the permit conditions **(changes in bold and underlined)**:

Amended Condition 1 from:

Before the development commences, 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 this 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 prepared by Matt Goodman Architecture, drawing nos. TP0.06, TP0.07, TP1.00 – TP1.08 (inclusive), TP2.01 – 2.04 (inclusive), TP3.01 & TP3.02, dated 18 December 2019, but modified to show;

- (a) Amended plans/elevations to reflect the following changes to the ground floor layout;
 - (i) The internal layout altered to ensure that access to the office lift is separate from the café;
 - (ii) The entrance door in the north-east corner to be set back from the northern wall to ensure no encroachment of the door onto the adjacent footpath;
 - (iii) The waste storage room increased in size to be a minimum of double the proposed scale;
 - (iv) The café patron amenities to be replaced with end-of-trip facilities for bicycle riders (including a minimum of one shower and one change room), with café patron amenities to be relocated within the floor space of the café;
 - (v) The layout of the bicycle storage room amended to demonstrate that 20% of bicycle spaces are provided as horizontal ground level spaces;
 - (vi) Notations indicating the dimensions of bicycle storage spaces and relevant access ways, to demonstrate compliance with Australian Standard AS2890.3 or be otherwise to the satisfaction of the Responsible Authority;
 - (vii) The location of the visitor bicycle hoops on the Cambridge Street footpath;
 - (viii) The location of all adjacent street trees;
 - (ix) The proposed canopy set back a minimum of 750mm from the kerb;
- (b) Relevant plans updated to include external and internal RL levels to determine whether the café entrance door in the southern wall is DDA accessible. If steps and associated infrastructure such as tactiles and handrails are required, these must be setback within the title boundaries;
- (c) Any service cabinet door opening onto a public highway must swing 180-degrees and be latched to the building when opened;

- (d) Amended elevations/sections to demonstrate a minimum height clearance of 2.7m of the proposed canopy above all footpaths;
- (e) Amended annotations on all elevations to match the Materials Schedule, with the material/colour of the proposed canopy included;
- (f) Amended basement plan to include the provision of 'EV ready' car parking charging points;
- (g) An amended Materials Schedule to specify the perforation size of the aluminium screening;
- (h) Glazing materials used on all external walls must be of a type that does not reflect more than 20% of visible light, when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority;
- (i) Any changes required by the amended Sustainable Management Plan at Condition 3;
- (j) Any changes required by the amended Waste Management Plan at Condition 5;
- (k) Any changes required by the Green Travel Plan at Condition 8.

To;

Before the development commences, 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 this 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 prepared by Matt Goodman Architecture, **drawing nos. TP1.00 – TP1.08 (inclusive), TP2.01 – 2.04 (inclusive), TP3.01 & TP3.02, dated 8 December 2020, but modified to show**

- (a) **Amended plans/elevations to reflect the following changes to the ground floor layout:**
 - (I) **The increased area of glazing within the northern and western façades at ground level, as demonstrated in the Sketch Plans (dated 11 March 2021);**
 - (II) **The amended layout of the bicycle storage room to reflect the changes shown in the Sketch Plans (dated 11 March 2021);**
 - (III) **The following notations to be included:**
 - (i) **The bicycle end-of-trip facilities to be used by office employees only and not by café patrons;**
 - (ii) **The doors to the fire booster cabinet doors on the western façade can be opened 180 degrees and latched to the building when opened;**
 - (iii) **Confirmation that a shower will be provided in the ground floor end-of-trip facilities;**
 - (iv) **A half-height wall/screen will be provided between the café and office entrance;**
 - (v) **The rainwater tank will be connected to ground and Level 1 bathrooms;**
 - (IV) **The notation regarding the previous bicycle parking spaces to be removed;**
- (b) **Drawing TP4.07 updated to reflect the changes approved in this amendment.**
- (c) **Any changes required by the updated Green Travel Plan at Condition 8.**

No changes to Conditions 2-4

Amended Conditions 5 & 6 from;

Before the use and development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 2 December 2019, but modified to include:

- (a) the provision of an organic waste stream system;
- (b) the enlargement of the proposed waste room to be at least double the size proposed;
- (c) All details of path of access and hard waste areas.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

To a new Condition 5:

The provisions, recommendations and requirements of the endorsed Waste Management Plan (prepared by Leigh Design and dated 3 November 2020) must be implemented and complied with to the satisfaction of the Responsible Authority.

Renumber Condition 7 to Condition 6

Renumber Condition 8 to Condition 7 and amend from:

Before the use and development commences, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:

- (a) A description of the location of alternative modes of transport;
- (b) Employee welcome packs (e.g. provision of Myki/transport ticketing);
- (c) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- (d) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
- (e) Details of bicycle parking and bicycle routes;
- (f) Details of GTP funding and management responsibilities;
- (g) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
- (h) Security arrangements to access the employee bicycle storage spaces;
- (i) Wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
- (j) The provisions for the GTP to be updated not less than every five years.

To;

Before the use and development commences, an **amended** Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the **amended** Green Travel plan will be endorsed and will form part of this permit. The **amended** Green Travel Plan must be generally in accordance with the current endorsed Green Travel Plan (prepared by Traffix Group and dated February 2021), but updated to include the following;

- (a) Details of the amended bicycle storage layout and provision;
- (b) Removal of all references to on-site car parking provision;
- (c) Amended plan layouts.

Conditions 9-16 renumbered to Conditions 8-15

Delete Conditions 17, 22, 23 & 24 and renumber all remaining Conditions accordingly

Add the Development Contributions Plan Condition and Note.

THE AMENDED PLANNING PERMIT WILL APPEAR AS FOLLOWS;

1. * Before the development commences, 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 this 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 prepared by Matt Goodman Architecture, drawing nos. TP1.00 – TP1.08 (inclusive), TP2.01 – 2.04 (inclusive), TP3.01 & TP3.02, dated 8 December 2020, but modified to show:
 - (a) Amended plans/elevations to reflect the following changes to the ground floor layout;
 - (i) The increased area of glazing within the northern and western façades at ground level, as demonstrated in the Sketch Plans (dated 11 March 2021);
 - (ii) The amended layout of the bicycle storage room to reflect the changes shown in the Sketch Plans (dated 11 March 2021);
 - (iii) The following notations to be included;
 - (i) The bicycle end-of-trip facilities to be used by office employees only and not by café patrons;
 - (ii) The doors to the fire booster cabinet doors on the western façade can be opened 180 degrees and latched to the building when opened;
 - (iii) Confirmation that a shower will be provided in the ground floor end-of-trip facilities;
 - (iv) A half-height wall/screen will be provided between the café and office entrance;
 - (v) The rainwater tank will be connected to ground and Level 1 bathrooms;
 - (iv) The notation regarding the previous bicycle parking spaces to be removed;
 - (b) Drawing TP4.07 updated to reflect the changes approved in this amendment.
 - (c) Any changes required by the updated Green Travel Plan at Condition 8.

Layout not altered

2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Sustainable Management Plan

3. Before the use and development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by JBA and dated 2 December 2019, but modified to include or show:
 - (a) A degree of operability provided to all windows to enable natural ventilation to all office areas with mixed mode HVAC;
 - (b) A PV solar array be included on any usable roof area;
 - (c) An organic waste stream system;
 - (d) 6 WELS Star urinals;
 - (e) Either all ambiguous wording/commitments outlined in the SMP to be fully committed to within the document, or reference to these products removed from the SMP;

- (f) A minimum of 20% improvement above the NCC energy efficiency standard
- 4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

- 5. * The provisions, recommendations and requirements of the endorsed Waste Management Plan (prepared by Leigh Design and dated 3 November 2020) must be implemented and complied with to the satisfaction of the Responsible Authority.
- 6. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Green Travel Plan

- 7. * Before the use and development commences, an **amended** Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the **amended** Green Travel plan will be endorsed and will form part of this permit. The **amended** Green Travel Plan must be generally in accordance with the current endorsed Green Travel Plan (prepared by Traffix Group and dated February 2021), but updated to include the following;
 - (a) Details of the amended bicycle storage layout and provision;
 - (b) Removal of all references to on-site car parking provision;
 - (c) Amended plan layouts.
- 8. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Street and Park Trees

- 9. Before the development starts, a street tree and park tree management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the street tree and park tree management plan will be endorsed and will form part of this permit. The street tree and park tree management plan must provide for reasonable protection of the two street trees on Peel Street and closest adjacent Lemon-Scented Gum (*Corymbia citriodora*) in the Cambridge Street Reserve between the dates of the starting and completion of the development.

Tree Management Plan

- 10. Before the development (including demolition of buildings) starts, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must provide the following measures for tree protection for all trees within 10m of the development site before construction starts and during construction:
 - (a) the provision of any barriers;
 - (b) any pruning necessary; and
 - (c) watering and maintenance regimes,

to the satisfaction of the Responsible Authority.

11. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

Cambridge Reserve improvements

12. Before the development commences, or by such later date as approved in writing by the Responsible Authority, an amended Cambridge Reserve Park Concept & Landscaping Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plan will be endorsed and will form part of this permit.
The amended Plan must be generally in accordance with the Concept Plan sketch plan prepared by CHT Architects Pty Ltd, drawing no. TP4.03 revision P04 dated 3 December 2018, but modified to include (or show, or address):
 - (a) The location of the BBQ to be central between the two picnic settings.
 - (b) The two picnic settings in a location that will receive no less solar access than under the existing conditions.
 - (c) Paving, stool, and footing details.
 - (d) The type, location and quantities of planting proposed.
 - (e) A plant schedule indicating botanical and common names, quantities, pot size, mature height and spread of all proposed plants.
 - (f) A specification of works to be undertaken prior to planting.
 - (g) Details of plant/planting maintenance schedules and requirements.
13. All works associated with the Cambridge Reserve Park Concept & Landscaping Plan as shown on the endorsed plans must be carried out by or on behalf of the owner of the subject land to the satisfaction of the Responsible Authority
14. Before the building is occupied, all works in the Cambridge Reserve as shown on the endorsed plans must be fully constructed and completed by the owner to the satisfaction of the Responsible Authority

Road Infrastructure

15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, four bicycle hoops (eight bike spaces) must be installed on the Cambridge Street frontage, within the roadway between the existing street tree and car parking bays:
 - (a) with the existing hoop within the footpath removed to create footpath space, and provide easier access to the spaces within the roadway;
 - (b) the existing parking restriction sign relocated to align with the marked parking bays;
 - (c) the hoops offset from the curb by 600 mm to allow for effective gutter maintenance and cleaning;
 - (d) the hoops spaced 500mm from the tree cut-out, 1 metre apart and at least 1 metre from the nearest parking bay;
 - (e) at the cost of the owner of the subject land; and
 - (f) in a location and mannerto the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed:
 - (a) at the cost of the owner of the subject land; and
 - (b) to the satisfaction of the Responsible Authority.

17. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, full-width footpath and kerb and channel immediately outside the property's Peel Street road frontage must be re-constructed:
 - (a) at the cost of the owner of the subject land; and
 - (b) to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, full-width footpath immediately outside the property's Cambridge Street road frontage must be stripped and re-sheeted:
 - (a) at the cost of the owner of the subject land; and
 - (b) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the cost of the owner of the subject land; and
 - (b) to the satisfaction of the Responsible Authority

Lighting

20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.

General

21. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
22. The amenity of the area must not be detrimentally affected by the use, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of verminto the satisfaction of the Responsible Authority.
23. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
24. The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
26. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
27. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

28. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7.00 am or after 6.00 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00 am or after 3.00 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Development Contributions Plan

29. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Construction Management

30. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for (as appropriate):
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to contaminated soil; materials and waste; dust; stormwater contamination from run-off and wash-waters; sediment from the land on roads; washing of concrete trucks and other vehicles and machinery; and spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority.

In preparing the Noise and Vibration Management Plan, consideration must be given to using lower noise work practice and equipment; the suitability of the land for the use of an electric crane; silencing all mechanical plant by the best practical means using current technology; fitting pneumatic tools with an effective silencer; and other relevant considerations; and

- (q) any site-specific requirements.

31. During the construction:

- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (c) vehicle borne material must not accumulate on the roads abutting the land;
- (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly

Expiry

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

- (a) The development is not started within two years of the issue date of this permit.
- (b) The development is not completed within four years of the issue date of this permit.
- (c) The office use is not commenced within five years of the issue date of this permit.

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

Notes:

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

All future employees within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority. Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the Building Regulations 2006 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Contaminated groundwater from below the water table must be discharged to the sewer system through a trade waste agreement from the relevant sewer authority.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

The developer must prepare and submit detailed design drawings of all road infrastructure works and drainage works associated with this development for assessment and approval.

The Permit Holder/developer is responsible for the management and protection of their building from groundwater.

It is also the Permit Holder's onus and responsibility to ensure that rainfall run-off does not enter the property in the event of a heavy storm. Adequate measures should be in place to prevent backwash from entering the property.

Submissions made online during the meeting

Gintaras Simkus, Direct Planning (for the applicant)
Travis Reid, Blueprint Australia (for the applicant)

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Crossland

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The meeting closed at 8.16pm.

Confirmed at the meeting held on Wednesday 28 April 2021

Chair