



Minutes

Planning Decisions Committee

6.30pm, Wednesday 9 June 2021

Microsoft Teams

1. Appointment of Chair

Cr de Vietri nominated Cr Landes as chair.

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

Cr Landes 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 Herschel Landes

Cr Bridgid O’Brien

Cr Gabrielle de Vietri

Council officers

Daniel Herrmann (Co-Ordinator Statutory Planning)

Lara Fiscalini (Principal Planner)

Rhys Thomas (Senior Governance Advisor)

Cindi Johnston (Governance Officer)

4. Declarations of conflict of interest

Rhys Thomas declared that his wife is a Director of Urbis Pty Ltd, who are acting for the applicant for Item 6.1 - PLN20/0646 - 64 - 78 Trenerry Crescent Abbotsford, and stated that his role in the meeting is purely administrative and that he has played no role in preparing the reports or officer advice.

5. Confirmation of Minutes

RESOLUTION

Moved: Cr de Vietri **Seconded:** Cr Landes

1. That the minutes of the meeting of the Planning Decisions Committee held on Wednesday 26 May 2021 be confirmed.

CARRIED

6 PLANNING DECISIONS COMMITTEE

Item		Page	Res. Page
6.1	PLN20/0646 - 64 - 78 Trenerry Crescent Abbotsford - Partial demolition, buildings and works associated with alterations to an existing office building, including a double-storey extension and a reduction in the car parking requirements	4	9
6.2	PLN20/0470 - 4 - 12 Langridge Street, Collingwood CONFIDENTIAL ITEM	16	16

6.1 **PLN20/0646 - 64 - 78 Trenerry Crescent Abbotsford - Partial demolition, buildings and works associated with alterations to an existing office building, including a double-storey extension and a reduction in the car parking requirements**

Reference D21/42029
Author Jessica Sutherland - Statutory Planner
Authoriser Coordinator Statutory Planning

RECOMMENDATION

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 decision plans prepared by Fender Katsalidis and latest revision dated 5 May 2021, Plans TP000, TP001, TP048, TP049, TP00, TP051, TP052, TP055, TP056, TP058-TP066, TP098-TP102, TP198-TP201, TP250-TP253, TP300, TP301, TP400-TP403 and TP700 but modified to show:
 - (a) The existing/demolition plan to correspond with the proposed plans.
 - (b) A minimum of one (1) locker provided for each employee bicycle space.
 - (c) Any plan details as required by, or committed to in, the Green Travel Plan (Condition 5)
 - (d) Any plan details as required by, or committed to in, the Sustainable Management Plan (Condition 3)
 - (e) Any plan details as required by, or committed to in, the Landscape Plan (Condition 9)
 - (f) The bin storage area dimensioned.
 - (g) Any requirements of Melbourne Water (Conditions 13 - 17)
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.

Amended Sustainable Management Plan

3. Before the 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 Norman Disney and Young and dated 11 September 2020, but modified to include or show/clarify/confirm:
 - (a) Remove non-committal language (ie 'wherever possible' and 'it is encouraged').
 - (b) A STORM or MUSIC model demonstrating that the development achieves best practice for stormwater management and rainwater reuse in accordance with the submitted BESS.
 - (c) TA shading and ventilation strategy.
 - (d) The solar PV system increased to a minimum of 30kW.
 - (e) The provision of outdoor air to office spaces on all levels.
 - (f) The reduction of Hazardous materials and VOC's in line with the Green Building Council requirements.

- (g) Revision of all commitments against NCC 2019 and provide a Section J Report articulating improvements (including building fabric and detail the proposed building reference services to articulate building fabric improvements.
 - (h) Type of hot water systems.
 - (i) The extent of HVAC strategy and that existing spaces will be serviced by the existing VRF system, with units replaced as required.
 - (j) Details of the car parking ventilation system.
 - (k) Details of the lighting scheme.
 - (l) The extent of recycled materials (ie bricks) or materials with post-consumer content (ie insulation).
 - (m) The extent (by weight or cost) of embodied energy strategy.
 - (n) The commitment (or extent of commitment) for limiting PVC impacts.
 - (o) A statement that addresses how the development responds to the urban heat effect.
 - (p) That all energy and water management systems will be commissioned in accordance with the manufacturer's consumption.
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.

Green Travel Plan

5. 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) Description of the location in the context of alternative modes of transport, including car share programs.
 - (b) Employee welcome packs (eg 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 Green Travel funding and management responsibilities.
 - (g) The types of bicycle storage devices proposed to be used for employee and visitor spaces (ie hanging or floor mounted spaces).
 - (h) Security arrangements to access the employee bicycle storage spaces.
 - (i) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3.
 - (j) Provisions for the GTP to be updated not less than every 5 years.
6. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended 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 Impact and dated 18 November 2020, but modified to include:
 - (a) The area of the bin storage dimensioned in sqm.
8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended Landscaping Plan

9. 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 Hassell and latest revision dated 5 May 2021, but modified to include (or show):
 - (a) The type, location, quantity, height at maturity and botanical names of all proposed plants.
 - (b) Details of the raised planters and terrace/rooftop planting (including planter box materials and dimensions, mulch layer suitable in weight and content for rooftop gardens, filter media, irrigation method, drainage system, roof barrier / waterproof layer.
 - (c) Details of the proposed method for irrigation and drainage.
 - (d) Detail the maintenance of works to be undertaken prior to planting.
 - (e) Detail plant/planting maintenance schedules and requirements.
 - (f) The planting palette/scheme to include only local, indigenous species, except for where the same intended function cannot be met by an indigenous species (ie Japanese Maple which sheds in winter to allow sunlight to courtyard).
 - (g) Remove *Hedera helix* from the planting schedule.
 - (h) The species *Carex apressa*, *Ficinia nodosa* and *Chrysocephalum* included in the planting scheme provided that the genetic origin is sourced than 10km from Abbotsford and within the Victorian Plains Bioregion.
10. Before the buildings are 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.

Construction Management Required

11. 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.

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

Melbourne Water Conditions (13 – 17)

13. Finished floor levels of the building extensions must be constructed 600mm above the applicable flood levels.
14. All open space within the property must be set at existing natural surface level so as not to obstruct the passage of overland flows.
15. No imported fill outside of the proposed building footprint.

16. The entry/exit driveway of the basement car park must incorporate a flood proof apex of a minimum of 600mm above the applicable floor level.
17. Prior to commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

Development Contributions Plan

18. 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.
19. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to 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; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
20. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway and central courtyards must be provided within the property boundary. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
21. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
22. Within 2 months of the completion of the development, 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 permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Time expiry

23. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (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

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

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.

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

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 5555 to confirm.

All future business (*whether as owners, lessees/tenants, occupiers*) within the development approved under this permit, will not be permitted to obtain business parking permits.

Use of Security Cameras must comply with Section 8(1) of the Surveillance Devices Act (2007) which outlines a permit holder's responsibility in relation to surveillance devices. Please ensure compliance with the relevant legislation at all times the security cameras are in use.

The flood level for the property grades from 12.53 metres to Australian Height Datum (AHD) at the north west corner down to 12.43 metres to Australian Height Datum at the north east corner. These levels are based upon a flood which has 1% Annual Exceedance Probability, that is, a probability of being equalled or exceeded in any one year.

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.

Submissions

Charlotte Phillips, Urbis (for the applicant)
Erin Skurrie, Urbis (for the applicant)

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Cr de Vietri

Seconded: Cr Landes

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- (f) The bin storage area dimensioned
- (g) Any requirements of Melbourne Water (Conditions 13 - 17)
- (h) An additional 6 (six) visitor bicycle parking spaces.

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 - (m) The extent (by weight or cost) of embodied energy strategy.
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 - (c) Details of the proposed method for irrigation and drainage.
 - (d) Detail the maintenance of works to be undertaken prior to planting.
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 - (f) The planting palette/scheme to include only local, indigenous species, except for where the same intended function cannot be met by an indigenous species (ie Japanese Maple which sheds in winter to allow sunlight to courtyard).
 - (g) Remove *Hedera helix* from the planting schedule.
 - (h) The species *Carex apressa*, *Ficinia nodosa* and *Chrysocephalum* included in the planting scheme provided that the genetic origin is sourced than 10km from Abbotsford and within the Victorian Plains Bioregion.
10. Before the buildings are 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:
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 - (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.

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

Melbourne Water Conditions (13 – 17)

13. Finished floor levels of the building extensions must be constructed 600mm above the applicable flood levels.
14. All open space within the property must be set at existing natural surface level so as not to obstruct the passage of overland flows.
15. No imported fill outside of the proposed building footprint.
16. The entry/exit driveway of the basement car park must incorporate a flood proof apex of a minimum of 600mm above the applicable floor level.
17. Prior to commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

Development Contributions Plan

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 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
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20. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway and central courtyards must be provided within the property boundary. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
21. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
22. Within 2 months of the completion of the development, 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 permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Time expiry

23. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (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

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

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.

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

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 5555 to confirm.

All future business (*whether as owners, lessees/tenants, occupiers*) within the development approved under this permit, will not be permitted to obtain business parking permits.

Use of Security Cameras must comply with Section 8(1) of the Surveillance Devices Act (2007) which outlines a permit holder's responsibility in relation to surveillance devices. Please ensure compliance with the relevant legislation at all times the security cameras are in use.

The flood level for the property grades from 12.53 metres to Australian Height Datum (AHD) at the north west corner down to 12.43 metres to Australian Height Datum at the north east corner.

These levels are based upon a flood which has 1% Annual Exceedance Probability, that is, a probability of being equalled or exceeded in any one year.

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.

CARRIED

The meeting closed at 7.24pm.

Confirmed at the meeting held on Wednesday 30 June 2021

Chair