



Minutes

Planning Decisions Committee Meeting

6:30 pm, Tuesday 24 February 2026

Fitzroy Town Hall



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1. Acknowledgement of Country

“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.”

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors:

- Cr Stephen Jolly Mayor
- Cr Sharon Harrison Deputy Mayor
- Cr Evangeline Aston
- Cr Edward Crossland
- Cr Andrew Davies
- Cr Kenneth Gomez
- Cr Meca Ho
- Cr Sarah McKenzie

Apology

- Cr Sophie Wade

Council staff:

- Mary Osman General Manager City Sustainability and Strategy
- Narelle Jennings Manager Statutory Planning (Acting)
- Danielle Connell Senior Coordinator Statutory Planning

Governance

- Phil De Losa Manager Governance and Integrity
- Patrick O’Gorman Senior Governance Coordinator
- Mel Nikou Governance Officer

3. Declarations of Conflict of Interest

Cr Aston, Cr Crossland, Cr Davies, Cr Gomez, Cr Jolly, Cr Harrison, Cr Ho and Cr McKenzie declared that they had familiarised themselves with the matters being presented to this meeting and that they do not have a conflict of interest.

4. Confirmation of Minutes

COUNCIL RESOLUTION

Moved: Councillor Gomez

Seconded: Councillor McKenzie

That the minutes of the Planning Decisions Committee held on Tuesday 27 January 2026 be confirmed.

CALL FOR A DIVISION

For: Councillor Jolly, Councillor Harrison, Councillor Aston, Councillor Crossland, Councillor Davies, Councillor Gomez, Councillor Ho and Councillor McKenzie

Against: Nil

CARRIED UNANIMOUSLY

5. Planning Committee Reports

5.1. – PLN21/0666.01 - 25-29 Wangaratta Street Richmond

Author	Joshua Broberg – Senior Planner Statutory Planning
Authoriser	General Manager City Sustainability and Strategy-Mary Osman

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN21/0666 at 25-43 Wangaratta Street Richmond for:

Control	Clause	Matter for which the permit has been granted
Mixed Use Zone	32.04-2	To use land for an office
Mixed Use Zone	32.04-10	Buildings and works associated with a Section 2 Use
Heritage Overlay	43.01-1	Construct or carry out works
Car Parking	52.06-3	To reduce the minimum number of car parking spaces required under Clause 52.06-5

subject to the following conditions (deleted conditions are shown in ~~strikethrough~~):

1. Before the use 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 must be generally in accordance with the decision plans prepared by Olvaer, Plan no. A1-101 and dated 27.08.2021, but modified to show:
 - (a) Warehouse notation removed from the plans; and
 - (b) ~~Bicycle spaces to be shown on plans generally in accordance with the bicycle details/locations within the parking impact assessment plan, but including a minimum of 5 visitor bicycle spaces and 26 employee bicycle spaces within the building (i.e. not external); and~~
 - (c) Removal of reference to installation of bollard to Wangaratta Street adjacent water meter.
2. The use 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. Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the following hours:

- (a) 7.00am – 10.00pm Monday – Friday;
 - (b) 7.00am – 8.00pm Saturday and Sunday; and
 - (c) No deliveries on Sundays in lieu of legal advice.
4. Roller-doors fronting Botherambo Street to be utilised only during operating hours of the office use to the satisfaction of the Responsible Authority.
5. All lights except for emergency lighting and for cleaning purposes to be utilised only during operating hours of the office use to the satisfaction of the Responsible Authority.
6. Before the use commences, an amended Parking Impact Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Parking Impact Assessment will be endorsed and will form part of this permit. The amended Parking Impact Assessment must be generally in accordance with the Parking Impact Assessment prepared by Cremorne Properties Pty Ltd and dated 9 November 2021, but modified to:
- (a) Delete reference to the use of the site as a gymnasium; ~~and~~
 - (b) ~~Show 5 visitor bicycle spaces and 26 employee bicycle spaces within the building and removal of external bicycle parking space to the satisfaction of the Responsible Authority.~~
7. The provisions, recommendations and requirements of the endorsed Traffic Impact Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
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.
9. The use must comply at all times with the noise limits specified in the Environmental Protection Regulations under the EPA Act 2017 and the incorporated Noise Protocol (Publication 1826.4, EPA, May 2021).
10. 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 vermin,
- to the satisfaction of the Responsible Authority.
11. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 9pm on any day.
12. This permit will expire if:
- (a) the office use is not commenced within two years of the date of this permit; or
 - (b) The use is discontinued for a period of two years.

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

Notes

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

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

Public Submissions

The following people addressed the Committee:

Tom Lawless, Contour Consultants Australia Pty Ltd (Applicant);

Michael Phillipson; and

Carol Pelham-Thorman.

The Mayor adjourned the meeting at 6.57pm.

The meeting resumed at 7.01pm.

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Councillor Harrison

Seconded: Councillor Crossland

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN21/0666 at 25-43 Wangaratta Street Richmond for:

Control	Clause	Matter for which the permit has been granted
Mixed Use Zone	32.04-2	To use land for an office
Mixed Use Zone	32.04-10	Buildings and works associated with a Section 2 Use
Heritage Overlay	43.01-1	Construct or carry out works
Car Parking	52.06-3	To reduce the minimum number of car parking spaces required under Clause 52.06-5

Subject to the following conditions (changes shown in underline and deletions shown in ~~strikethrough~~):

1. ~~Before the use commences~~ Within 30 days of the issue of the amended permit (PLN21/0666.01), 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 must be generally in accordance with the decision plans prepared by Olvaer, Plan no. A1-101 and dated ~~27.08.2021~~ 27.03.24 and the bicycle parking plan prepared by Impact Traffic Engineering dated 2025-07-09, but modified to show:
 - (a) ~~Warehouse notation removed from the plans;~~
 - (b) Bicycle spaces to be shown on plans generally in accordance with the bicycle details/locations within the parking impact assessment plan, ~~but including~~ and modified to show:
 - (i) A minimum of 5 visitor bicycle spaces and 26 employee bicycle spaces, within the subject land or within two months of the amended permit, the permit must provide a financial contribution of \$10,000 to Council for the installation of 2 public bike hoops within the vicinity of the subject site;
 - (ii) All visitor bicycle parking spaces and a minimum 50% of employee bicycle parking spaces to be at level (i.e. horizontal with 2 wheels on the ground); and
 - (iii) Provision of bicycle spaces for parking cargo bicycles with trailers, within the building (i.e. not external); and
 - (c) ~~Removal of reference to installation of bollard to Wangaratta Street adjacent water meter.~~

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.
 3. Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the following hours
 - (a) 7.00am – 10.00pm Monday – Friday;
 - (b) 7.00am – 8.00pm Saturday and Sunday; and
 - (c) No deliveries on Sundays in lieu of legal advice.
 4. Roller-doors fronting Botherambo Street to be utilised only during operating hours of the office use to the satisfaction of the Responsible Authority.
 5. All lights except for emergency lighting and for cleaning purposes to be utilised only during operating hours of the office use to the satisfaction of the Responsible Authority.
 6. Within 30 days of the issue of the amended permit (PLN21/0666.01) ~~Before the use commences~~, an amended Parking Impact Assessment to the satisfaction of the Responsible Authority must be submitted to ~~and approved by~~ the Responsible Authority. When approved, the amended Parking Impact Assessment will be endorsed and will form part of this permit. The amended Parking Impact Assessment must be generally in accordance with the Parking Impact Assessment prepared by Cremorne Properties Pty Ltd and dated 9 ~~November 2021~~ July 2025, but modified to:
 - ~~(a) Delete reference to the use of the site as a gymnasium; and~~
 - (b) Show 5 visitor bicycle spaces and 26 employee bicycle spaces ~~within the building and removal of external bicycle parking space~~ within the subject land and the bicycle parking arrangements as set out in condition 1(b) (ii) and (iii) of this permit to the satisfaction of the Responsible Authority.
 7. The provisions, recommendations and requirements of the endorsed Traffic Impact Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
 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.
 9. The use must comply at all times with the noise limits specified in the Environmental Protection Regulations under the EPA Act 2017 and the incorporated Noise Protocol (Publication 1826.4, EPA, May 2021).
 10. 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 vermin.to the satisfaction of the Responsible Authority.
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11. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 9pm on any day.
12. This permit will expire if:
 - (a) the office use is not commenced within two years of the date of this permit; or
 - (b) The use is discontinued for a period of two years.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement.
13. The bicycle parking as shown on the plans endorsed as part of the amendment to this permit (PLN21/0666.01) must be installed to Council's satisfaction within 60 days of the approval of the plans.

Notes

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

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

CALL FOR A DIVISION

For: Councillor Jolly, Councillor Harrison, Councillor Aston, Councillor Crossland, Councillor Gomez, Councillor Ho and Councillor McKenzie

Against: Councillor Davies

CARRIED

6. DTP Applications

Nil.

7. Confidential Planning Decisions Committee Reports

Nil.

8. Close of Business

Conclusion

The meeting concluded at 7.09pm.

Confirmed at the meeting held on Tuesday 24 March 2026.

Mayor