



**STATUTORY  
PLANNING  
COMMITTEE**

**MINUTES**

**29 JANUARY 2013**

**MINUTES OF THE STATUTORY PLANNING COMMITTEE OF THE  
PORT PHILLIP CITY COUNCIL HELD 29 JANUARY 2013 IN COUNCIL  
CHAMBER, ST KILDA TOWN HALL**

The meeting opened at 7:05pm.

**PRESENT**

Cr Horvath (Chairperson), Cr Bond, Cr Huxley, Cr Stevens, Cr Thomann, Cr Touzeau, Cr Voss.

**IN ATTENDANCE**

Sue Wilkinson General Manager Environment and Planning, George Borg Manager City Development, Richard Schuster Coordinator Statutory Planning - St Kilda & Albert Park, Simon Gutteridge Senior Urban Planner, and Richard Cherry Urban Planner.

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

**1. APOLOGIES**

Nil.

**2. CONFIRMATION OF MINUTES**

Nil.

**3. DECLARATIONS OF CONFLICTS OF INTEREST**

Nil.

**4. PUBLIC QUESTION TIME**

Nil.

**5. COUNCILLOR QUESTION TIME**

Nil.

## **6. PRESENTATION OF REPORTS**

Discussion took place in the following order:

- 1 Alma Park, East St Kilda
- 2 Marine Reserve Landscape Plan
- 3 16 Nelson Place, South Melbourne
- 4 Delegate Report

## **6.1 ALMA PARK, EAST ST KILDA**

### **Purpose**

Demolition of existing toilet and change room buildings, and the construction of two new buildings being a toilet and an amenity change-room building.

The following speaker made a verbal submission in relation to this item:

- Lee Pressick (applicant)

### **MOVED Crs Thomann/ Bond**

14.1 That the Responsible Authority, having caused the application to be advertised and having received no objections, issue a Planning Permit:

14.2 That a Planning Permit be issued for demolition of two existing structures and construction of two new/replacement toilet and change room pavilions at Alma Park, 150-200 Dandenong Road.

14.3 That the decision be subject to the following conditions.

**1. No Alterations**

The development and/or use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

**2. No change to external finishes**

All external materials, finishes and colours as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

**3. Piping and ducting**

All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed to the satisfaction of the Responsible Authority.

**4. No equipment or services**

No plant, equipment or domestic services (including any associated screening devices) or architectural features, other than those shown on the endorsed plan are permitted, except where they would not be visible from a street (other than a lane) or public park without the written consent of the responsible authority.

**5. Time for starting and completion**

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

a) The development is not started within two (2) years of the date of this permit.

b) The development is not completed within two (2) years of the date of commencement of works.

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

**A vote was taken and the MOTION was CARRIED.**

## **6.2 MARINE RESERVE LANDSCAPE PLAN**

### **Purpose**

It is proposed to landscape Marina Reserve with vegetation ranging from grass cover to tall trees.

The following speakers made a verbal submission in relation to this item:

- Peter Kerdel (objector)
- Lee Pressick (applicant)

### **MOVED Crs Thomann/Bond**

- 14.1 That the Responsible Authority, having caused the application to be advertised and having received and noted the objections, issue a Notice of Decision to Grant a Permit.
- 14.2 That a Notice of Decision to Grant a Permit be issued for planting of vegetation (landscaping) at Marina Reserve, 29P Marine Parade, St Kilda.
- 14.3 That the decision be issued as follows:
  1. The planting as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
  2. All plans and documentation associated with landscaping of Marina Reserve must be in accordance with the Coastal Management Act consent and Cultural Heritage Management Plan.
  3. This permit will expire if one of the following circumstances applies:
    - (a) The planting of vegetation is not started within two (2) years of the date of this permit.
    - (b) The planting of vegetation is not completed within two (2) years of the date of commencement of planting.

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

**A vote was taken and the MOTION was CARRIED.**



### **6.3 16 NELSON PLACE, SOUTH MELBOURNE**

#### **Purpose**

To amend Planning Permit 99/2011 to allow removal of the retained portion of the dwelling from the site (demolish), restore and repair as required and reinstate the restored portion on the site.

The following speakers made a verbal submission in relation to this item:

- Buzz Johnson (applicant)
- Lew Potter (supporter)

#### **MOVED Crs Touzeau/Voss**

- 14.1 That the Responsible Authority, having caused the application to be advertised and having received no objections, issue an Amended Planning Permit being 99/2011/A.

That an Amended Planning Permit be issued as follows:

Amend the preamble to read:

Partial demolition and the construction of ground and first floor alterations and additions to the rear; new front fence; the removal of the front façade and chimney from the site; and the restoration, repair and reinstatement of the restored portion of the front façade and chimney on the site.

Replace Condition 3 with a new condition to read:

Prior to any construction permitted by this permit, a fully detailed methodology and method statement, prepared by a qualified architect demonstrating significant heritage experience, must be submitted to and approved by the Responsible Authority. When approved, the statement will be endorsed and will then form part of the permit. The methodology and method statement must:

- Include a methodology statement fully describing and clearly demonstrating the methods of storing of the heritage fabric, restoration and repair and the subsequent reconstruction of the building;
- Include reference to the staging of reconstruction works on the site.

Once approved by the Responsible Authority, all buildings and works must be in accordance with the methodology and method statement.

Changes to plans

The amended plan submitted for endorsement is referred to as *Drawing No. TP-06*, date stamped 29 November 2012.

**A vote was taken and the MOTION was CARRIED.**

**6.4 NOVEMBER AND DECEMBER DELEGATE REPORT**

**Purpose**

To present Council with a summary of all Planning Permits issued under Delegation.

**MOVED Crs Thomann/Voss**

- 4.1 That the Statutory Planning Committee receive and note the reports regarding the summary of all Planning Decisions issued in accordance with the Schedule of Delegation made under Section 98 of the Local Government Act 1989 and Section 188 of the Planning & Environment Act 1987 adopted by Council on 24 July 1996 and as amended, for the Port Phillip Planning Scheme.

**A vote was taken and the MOTION was CARRIED.**

**7. URGENT BUSINESS**

Nil.

As there was no further business the meeting closed at 7:43pm.

Confirmed:                    19 February 2013

Chairperson \_\_\_\_\_