

Report to the Future Melbourne (Planning) Committee

Agenda item 6.4

Planning Permit Application: TP-2019-646
24-78 Laurens Street, North Melbourne

15 September 2020

Presenter: Evan Counsel, Director Planning and Building

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a planning permit application seeking approval to partially demolish the existing buildings to the south of the flour mill complex (the Mill), and construct additions and carry out external alterations to provide vehicular access including construction of new vehicle crossovers.
2. The applicant is George Weston Foods Limited C/- Urbis Pty Ltd. The owner is George Weston Foods Limited and the architect is Watch This Space Design Pty Ltd.
3. The site is located within the Industrial 1 Zone and is affected by the Heritage Overlay (HO455), Design and Development Contributions Plan Overlay (DPO3) and the Parking Overlay (Schedule 12). A planning permit is required for the partial demolition and construction of a new building and associated works.
4. The property is occupied by several historic buildings, which collectively form part of the North and West Melbourne Biscuit Making & Flour Milling Precinct (HO455), a heritage place that is classified as 'Significant' in the *Heritage Places Inventory February 2020*. All buildings and building elements of primary and contributory significance to this precinct will be retained by the proposal.
5. The use of the land for the Mill is a historic use since the 1880's and existing use rights are established.
6. Public notice of the application was undertaken and 22 objections were received.

Key issues

7. The key issues relate to heritage, including the extent of demolition and the appropriateness of the new development having regard to Council's Heritage Policy. Other issues include the concerns raised by objectors, and the layout of vehicle crossings and associated traffic impacts.
8. Subject to conditions, the proposed development is considered to achieve an acceptable balance between the retention and preservation of the most aesthetically pleasing and historically significant buildings forming part of The Biscuit Making & Flour Milling Precinct on the subject site, while facilitating the continued historic use of the land for the Mill.
9. Existing land use compatibility issues with the neighbouring residential development do not fall within the remit of Council's assessment of the application. The Mill is a historic use, for which an existing use right has been established, and it would not be lawful to seek to impose conditions or restrictions that regulate the use of this land. Nevertheless, a Legal Agreement registered on the title of 22 Laurens Street advised adjoining apartment purchasers of the potential amenity impacts of the continuing industrial use.
10. The Mill is an industrial use operating in a manner consistent with the purpose of the land's zoning, and the proposed demolition, buildings and works serve to facilitate this continued historic use

Recommendation from management

11. That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant a Permit subject to conditions outlined in the delegate report (Attachment 4 to the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 77)
2. Locality Plan (Page 3 of 77)
3. Plans (Page 4 of 77)
4. Delegate Report (Page 29 of 77)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the *Planning and Environment Act 1987* (the Act) sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme. Section 61 of the Act sets out that the Council may decide to grant a permit, grant a permit subject to conditions or refuse to grant a permit on any ground it thinks fit.
2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which an objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic and waste management, amenity impacts and contaminated land that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. Public notice of the application was undertaken in accordance with the Act.

Relation to Council policy

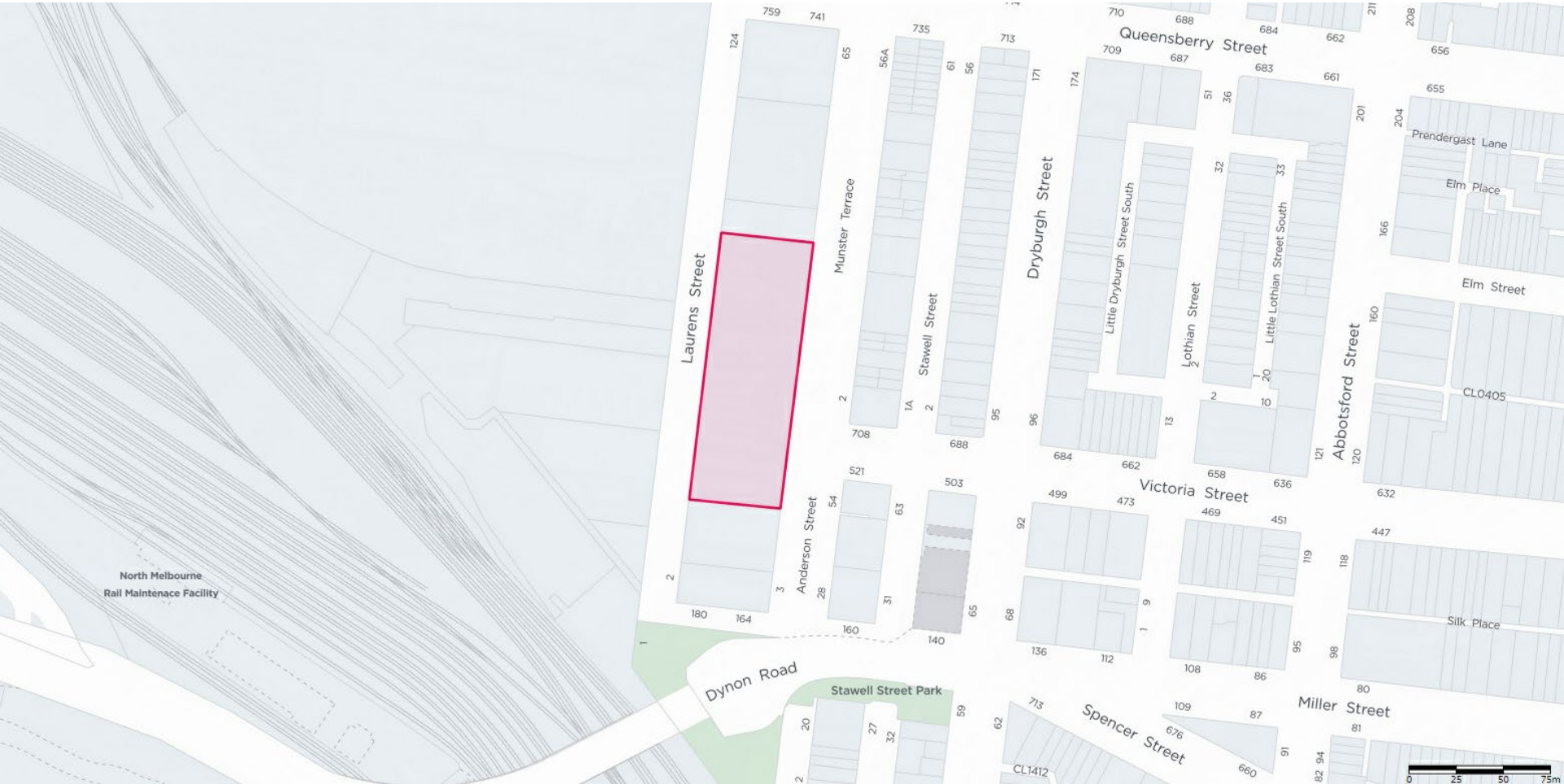
7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

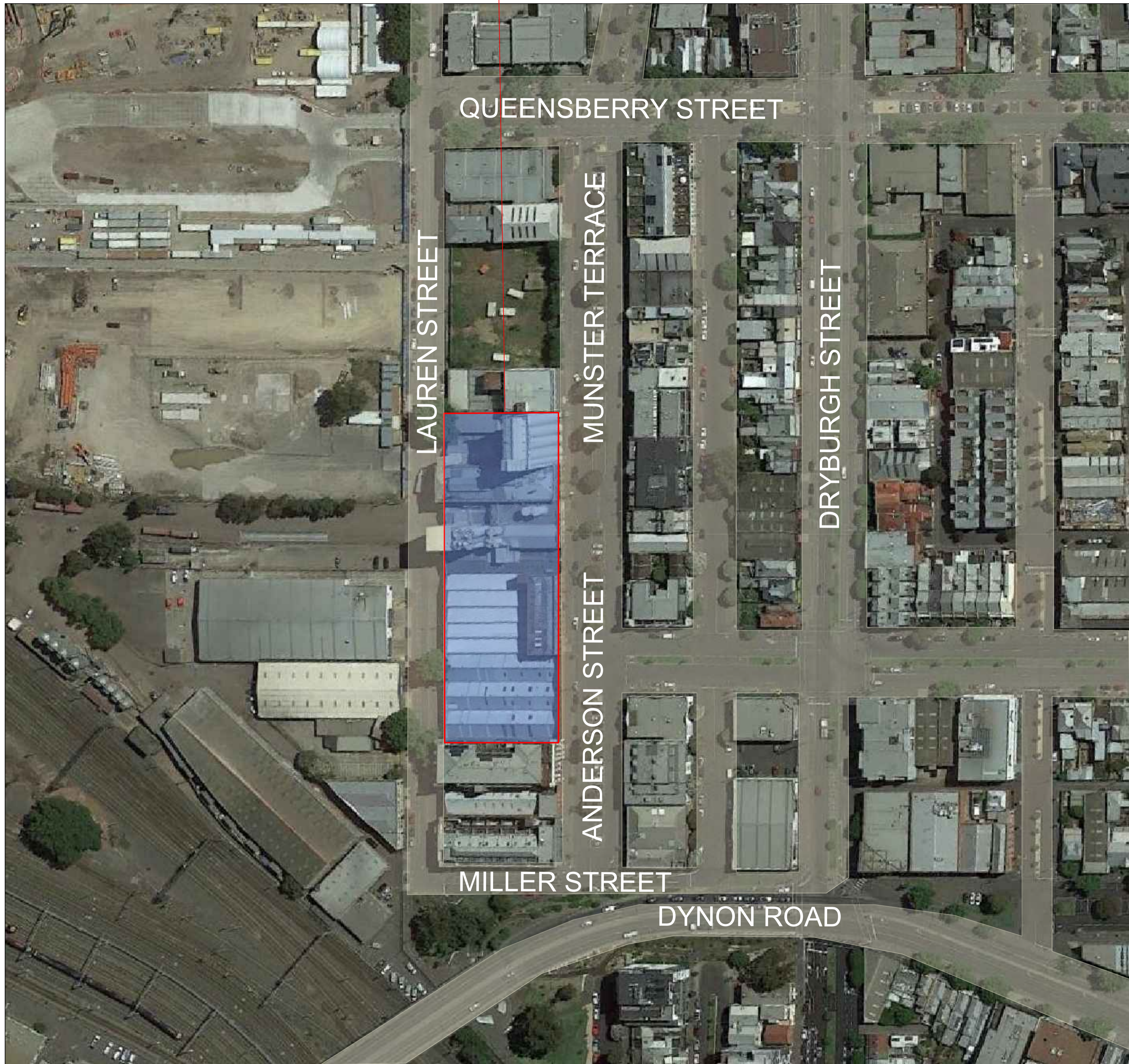
8. The Environmentally Sustainable Design (ESD) performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) do not apply to the application. Conditions have been recommended on any permit being granted to ensure the requirements of Clause 22.23 (Stormwater Management) are met.

Locality Plan

24-78 Laurens Street, North Melbourne



SUBJECT SITE:
24-78 LAURENS STREET
NORTH MELBOURNE VIC 3003



PLANNING APPLICATION

PROJECT: PROPOSED TRUCK PARKING REFURBISHMENT
 ADDRESS: 24-78 LAURENS STREET
 NORTH MELBOURNE, VIC 3003
 ZONING: INDUSTRIAL 1
 PREPARED FOR: GWF
 PREPARED BY: WATCH THIS SPACE DESIGN PTY LTD
 SUITE 66, LEVEL 6, 61
 MARLBOROUGH ST,
 SURRY HILLS 2010
 DATE: AUGUST 2019

DRAWING LIST

SHEET NO.	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
PA-00	COVER SHEET	B	13/08/2019
PA-02	SITE ANALYSIS	A	12/08/2019
PA-03	PROPOSED SITE AND GROUND FLOOR PLAN	B	12/08/2019
PA-04	PROPOSED MUNSTER TCE LEVEL PLAN	B	13/08/2019
PA-05	PROPOSED ROOF PLAN	B	13/08/2019
PA-06	PROPOSED ELEVATIONS AND FINISHES - 01	A	12/08/2019
PA-07	PROPOSED ELEVATIONS AND FINISHES - 02	B	13/08/2019
PA-08	PROPOSED SECTIONS	A	12/08/2019
PA-20	NOTIFICATION PLAN	B	12/08/2019
PA-21	SHADOW DIAGRAM	A	12/08/2019
D-01	DEMOLITION SITE AND GROUND FLOOR PLAN	B	13/08/2019
D-02	DEMOLITION MUNSTER TCE LEVEL PLAN	B	13/08/2019
D-03	DEMOLITION ROOF PLAN	B	13/08/2019
EX01	EXISTING SITE AND GROUND FLOOR PLAN	A	12/08/2019
EX02	EXISTING MUNSTER TCE LEVEL PLAN	A	12/08/2019
EX03	EXISTING ROOF PLAN	A	12/08/2019
EX04	EXISTING SECTIONS	A	12/08/2019
EX05	EXISTING ELEVATIONS - 01	A	12/08/2019
EX06	EXISTING ELEVATIONS - 02	A	12/08/2019



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Amendments
 A PLANNING APPLICATION ISSUE
 B PLANNING APPLICATION ISSUE

date
 12/08/2019
 13/08/2019

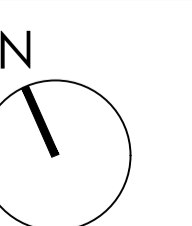


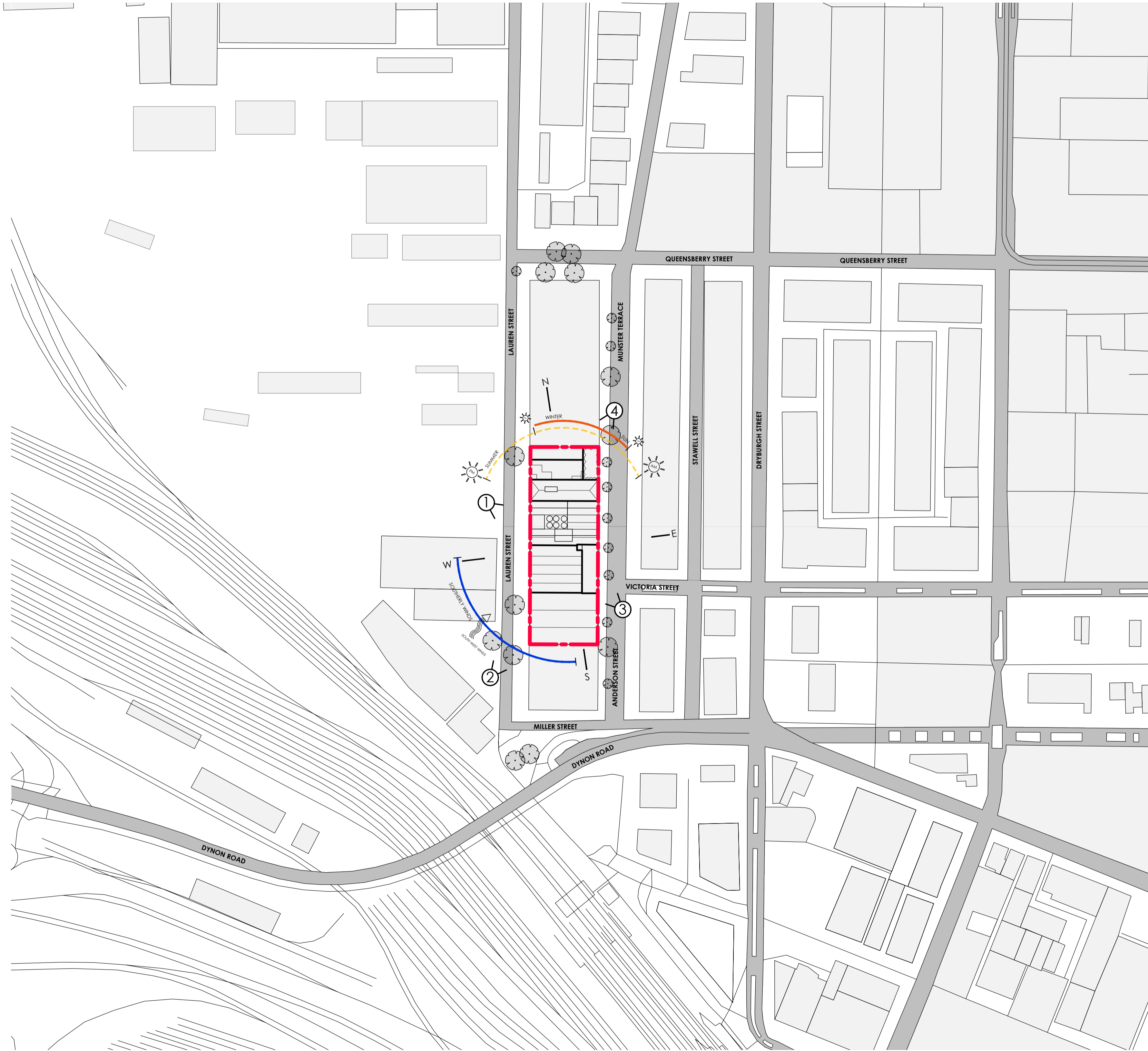
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 NORTH MELBOURNE VIC 3003**
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 Date JUL 2019
 Approved PM
 Date JUL 2019

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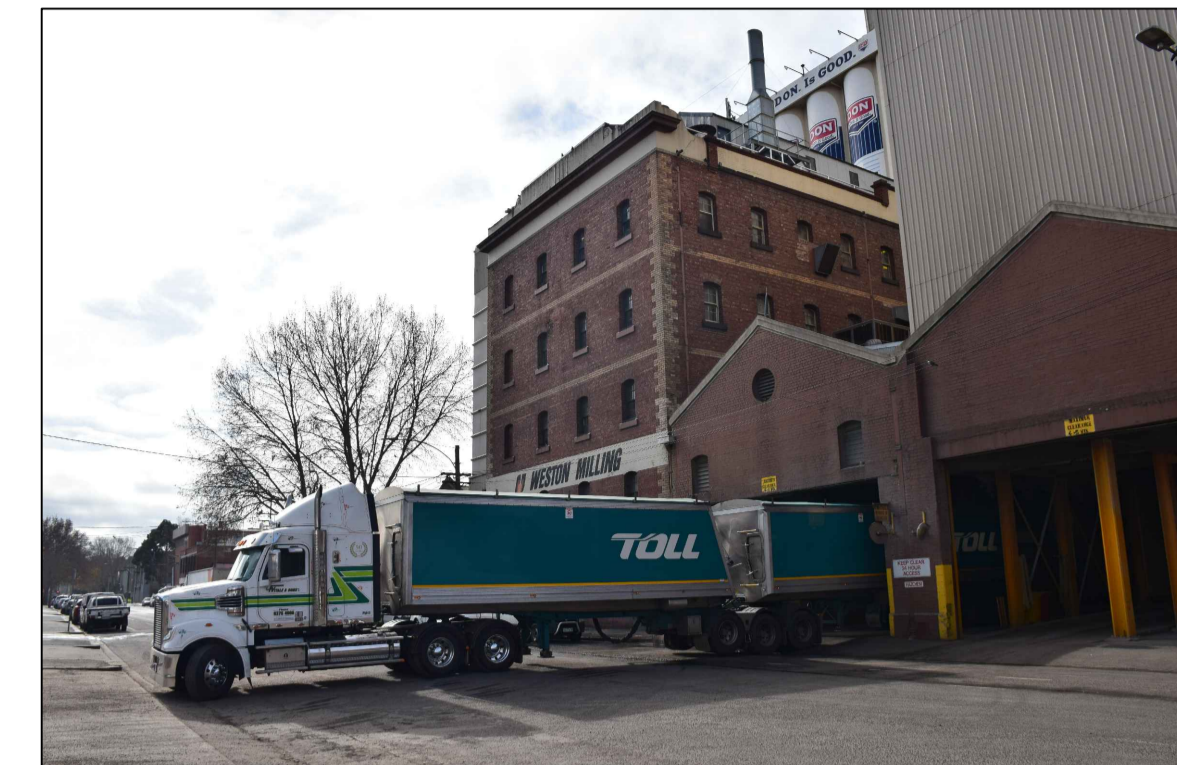
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1 SITE ANALYSIS PLAN
NTS



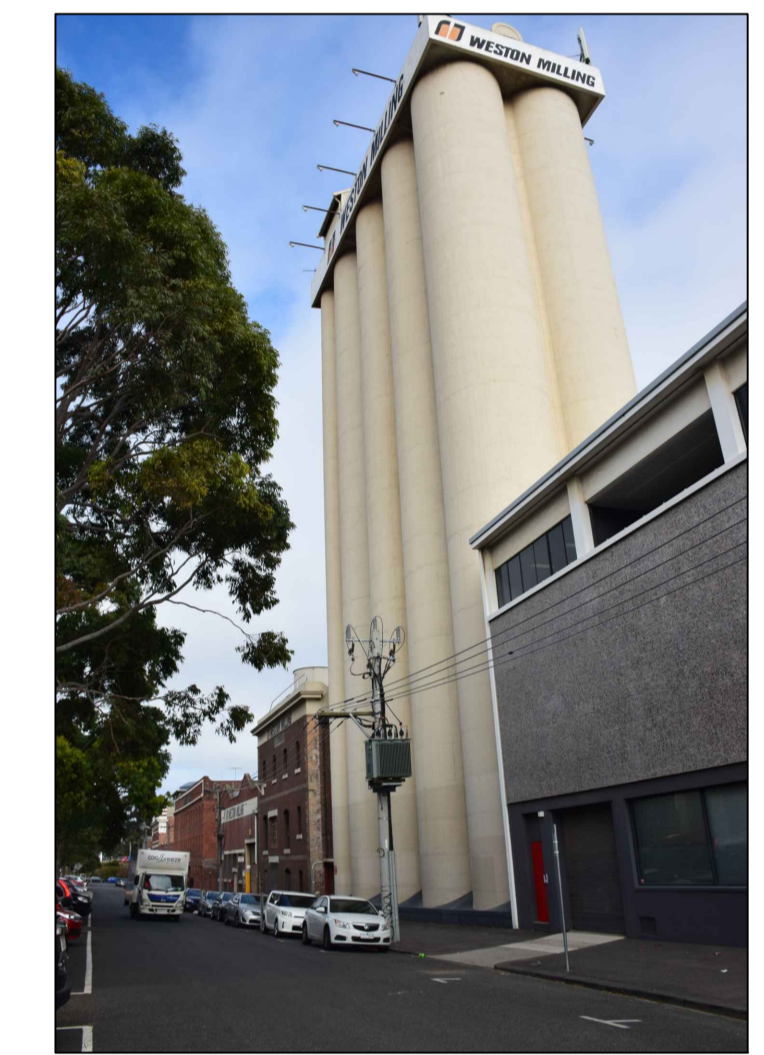
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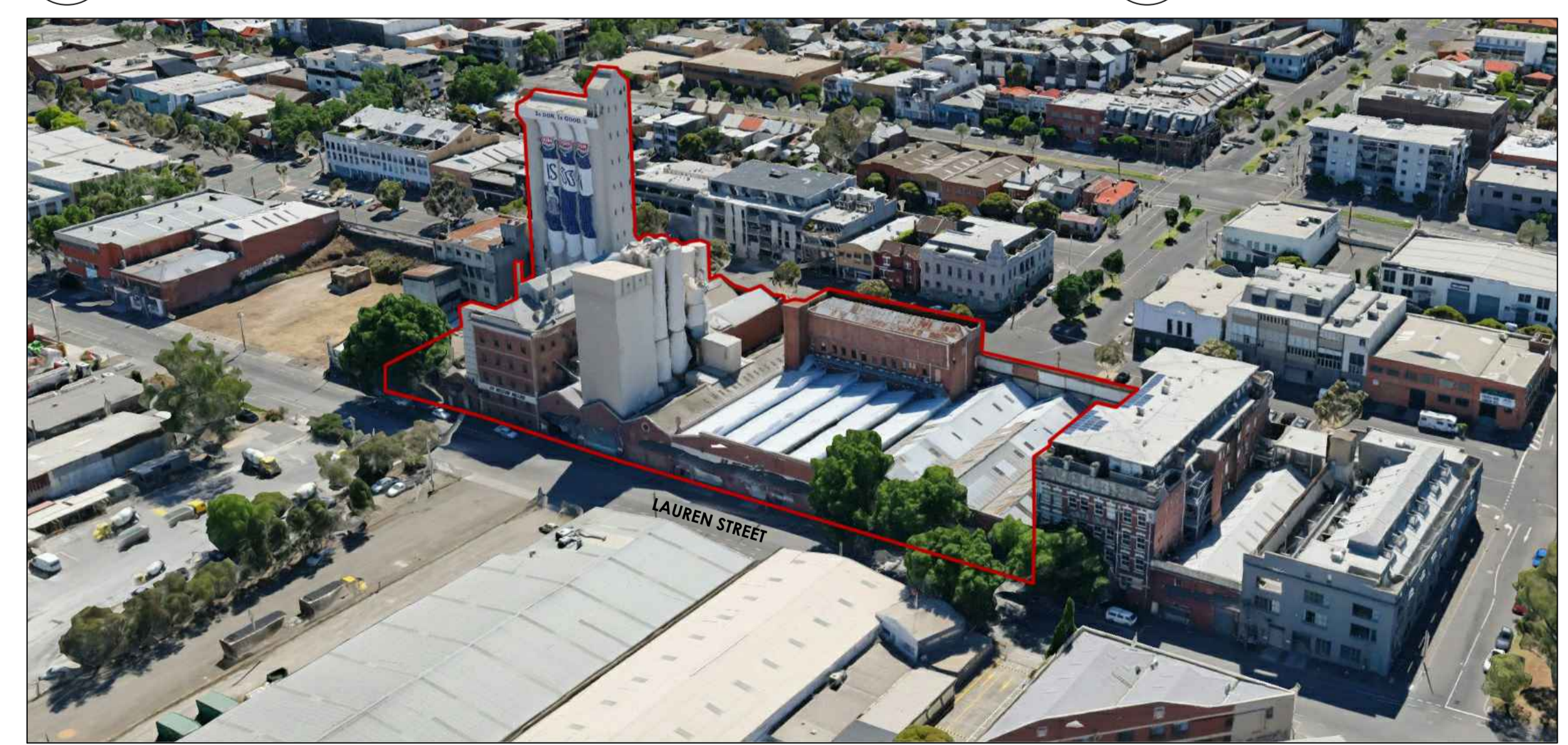
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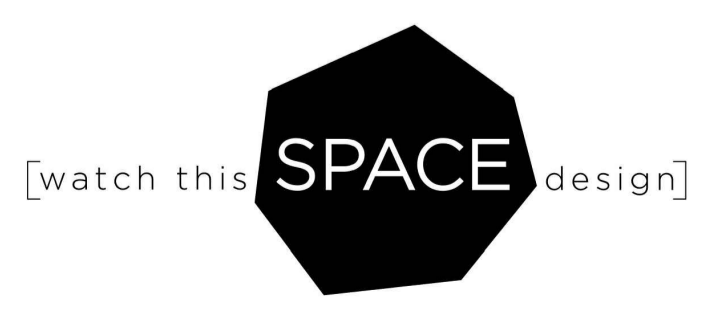
VIEW 3



VIEW 4



2 AERIAL VIEW OF SITE
NTS (source: Google Map accessed 2019)



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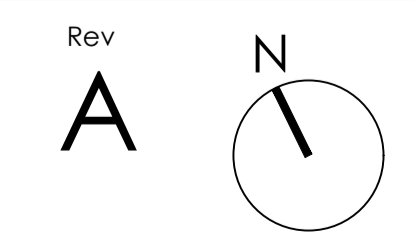
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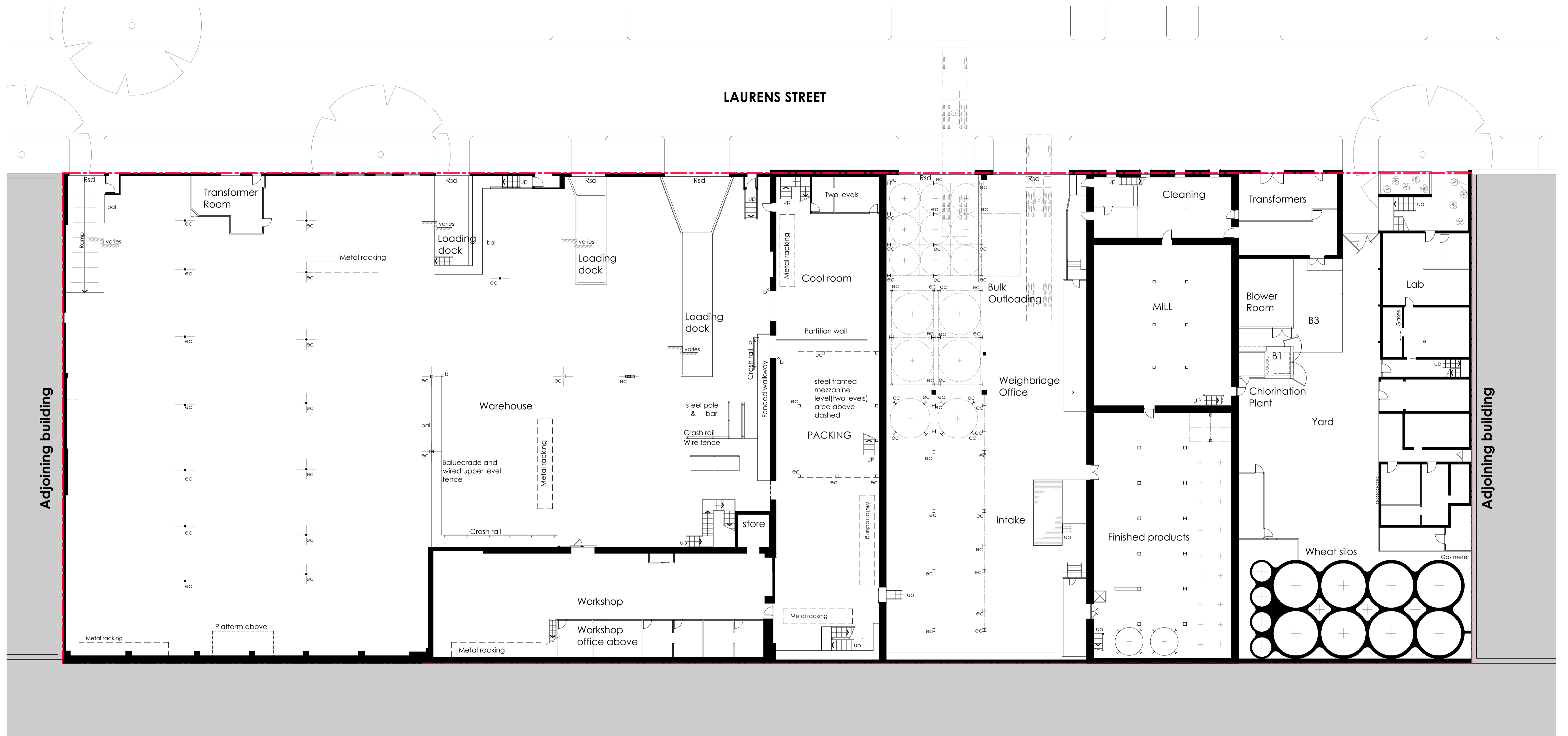


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PA - 02





1 EXISTING SITE AND GROUND FLOOR PLAN
1:200



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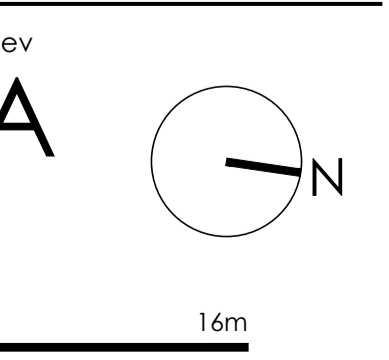
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 Date
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 Date
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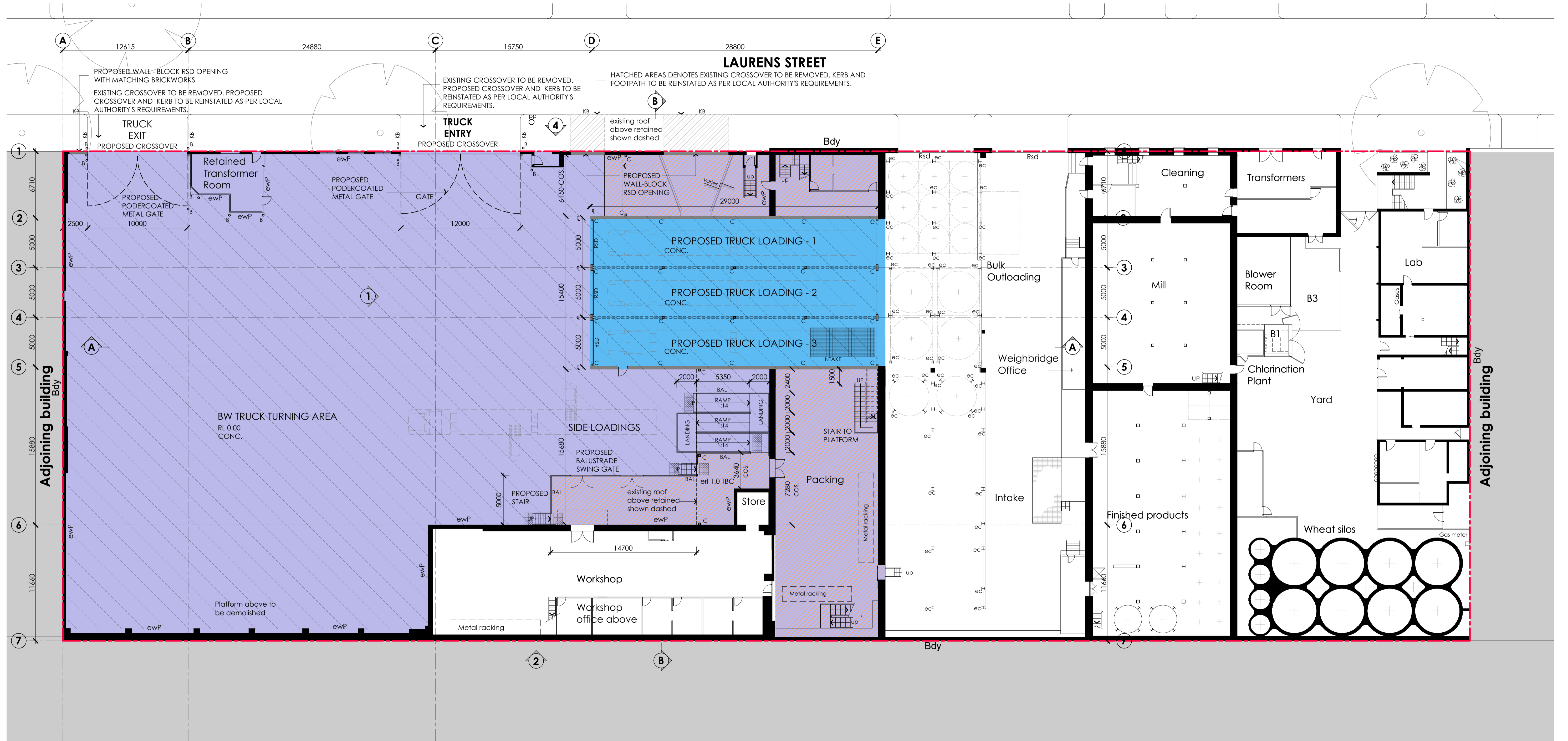
PROPOSED REFURBISHMENT AREA SCHEDULE	
SITE AREA	6,970 SQM
EXISTING BUILDING AREA	6,970 SQM
DEVELOPMENT AREA	
- HATCHED ()	3,642 SQM
PROPOSED(GROUND FLOOR ONLY)	
BUILDING AREA (GFA) TOTAL	
GROUND FLOOR	457 SQM

- SITE AREA APPROXIMATE ONLY REFER TO SURVEY.
- EXISTING STRUCTURE(INCLUDING WALLS, COLUMNS LOCATION) TO BE VERIFIED ON SITE.
- PROPOSED COLUMNS TO BE CONFIRMED WITH ENGINEER.
- VERIFY 'erf' ON SITE.

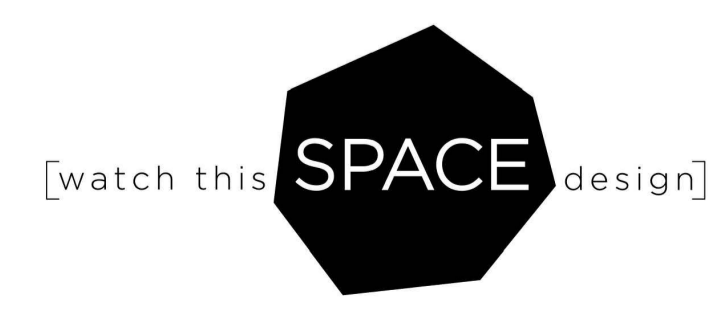
LEGEND		
Existing building - Lower case	ec Existing column to be retained	C PROPOSED COLUMN- SUBJECT TO ENGINEER.
PROPOSED BUILDING/WORKS - UPPER CASE	ewP Existing wall to be retained, and painted	DP DOWN PIPE
erf 2.14 Existing Level(Lower case)	PP Existing power pole	BAL BALUSTRADE/HANDRAIL
erf 2.73 PROPOSED LEVEL(UPPER CASE)		CONC CONCRETE SLAB/TOPPING SLAB
PROPOSED WORK AREA (INCLUDING DEMOLISHED AREA)		KB CONCRETE KERB
PROPOSED BUILDING AREA		O PROPOSED BOLLARD
FLOOR AREA TO BE RETAINED		TGSI INTEGRAL TACTILE GROUND SURFACE INDICATORS TO AS1428.4
FLOOR AREA TO BE DEMOLISHED		
Existing wall to be retained		
PROPOSED WALL		

NOTE:

- VERIFY ALL DIMENSIONS, LEVELS AND LOCATION OF BUILDING COMPONENTS ON SITE.
- REFER TO ENGINEERS SPECIFICATION FOR COLUMNS, SLABS AND STRUCTURAL COMPONENTS.
- REFER TO HYDRAULIC CONSULTANT DETAILS FOR DP, GUTTERS, OSD AND RELATED COMPONENTS.
- REFER TO LATEST SURVEY DRAWINGS FOR EXISTING SERVICES, POWER POLE, TELSTRA, WALLS ETC.
- REFER TO HERITAGE CONSULTANTS REPORT FOR FACADE PROTECTION.



1 PROPOSED SITE AND GROUND FLOOR PLAN 1:200



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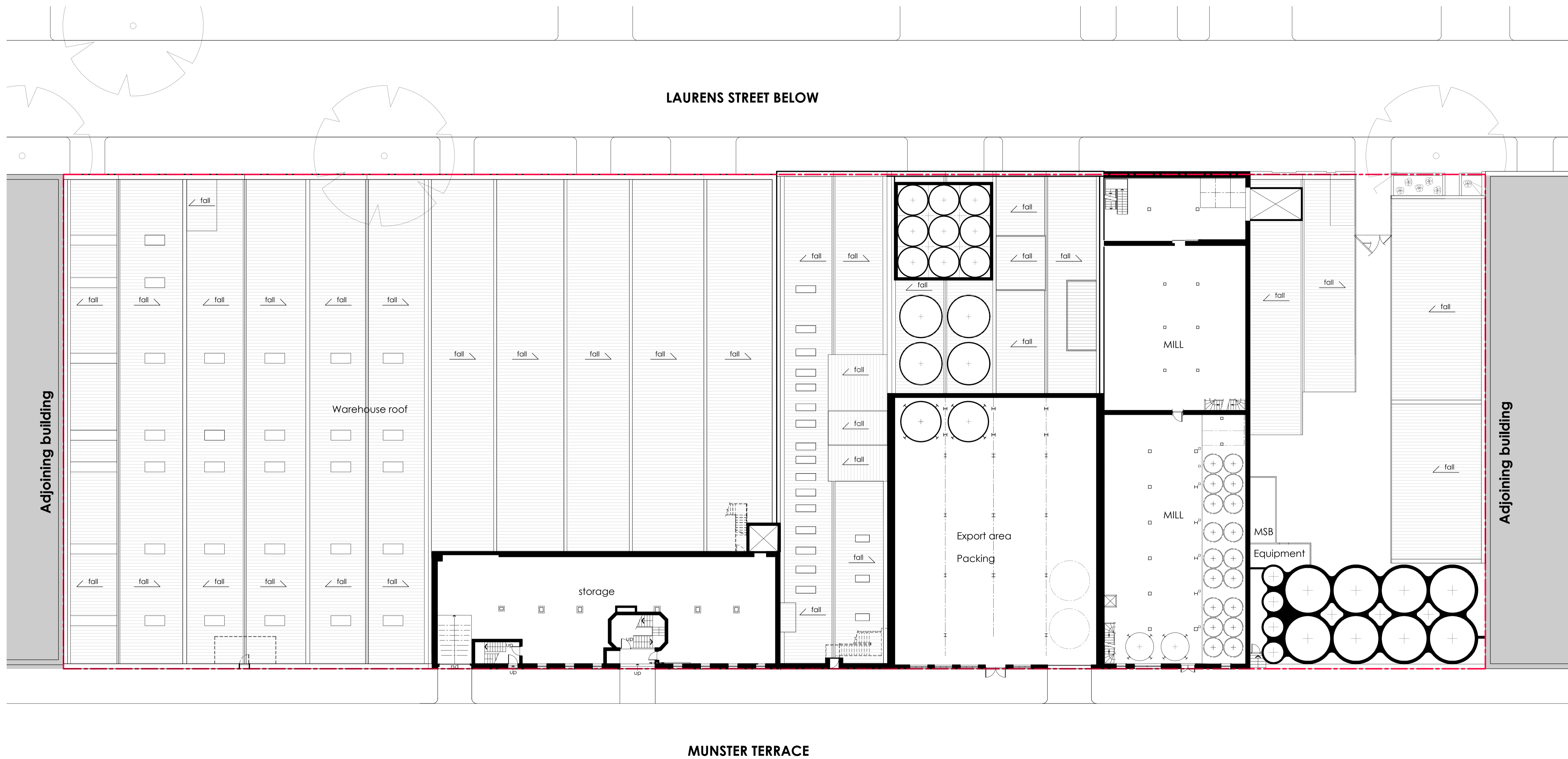


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Drawing Title
PROPOSED SITE AND GROUND FLOOR PLAN
 Project Number
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1 EXISTING MUNSTER TCE LEVEL PLAN
1:200



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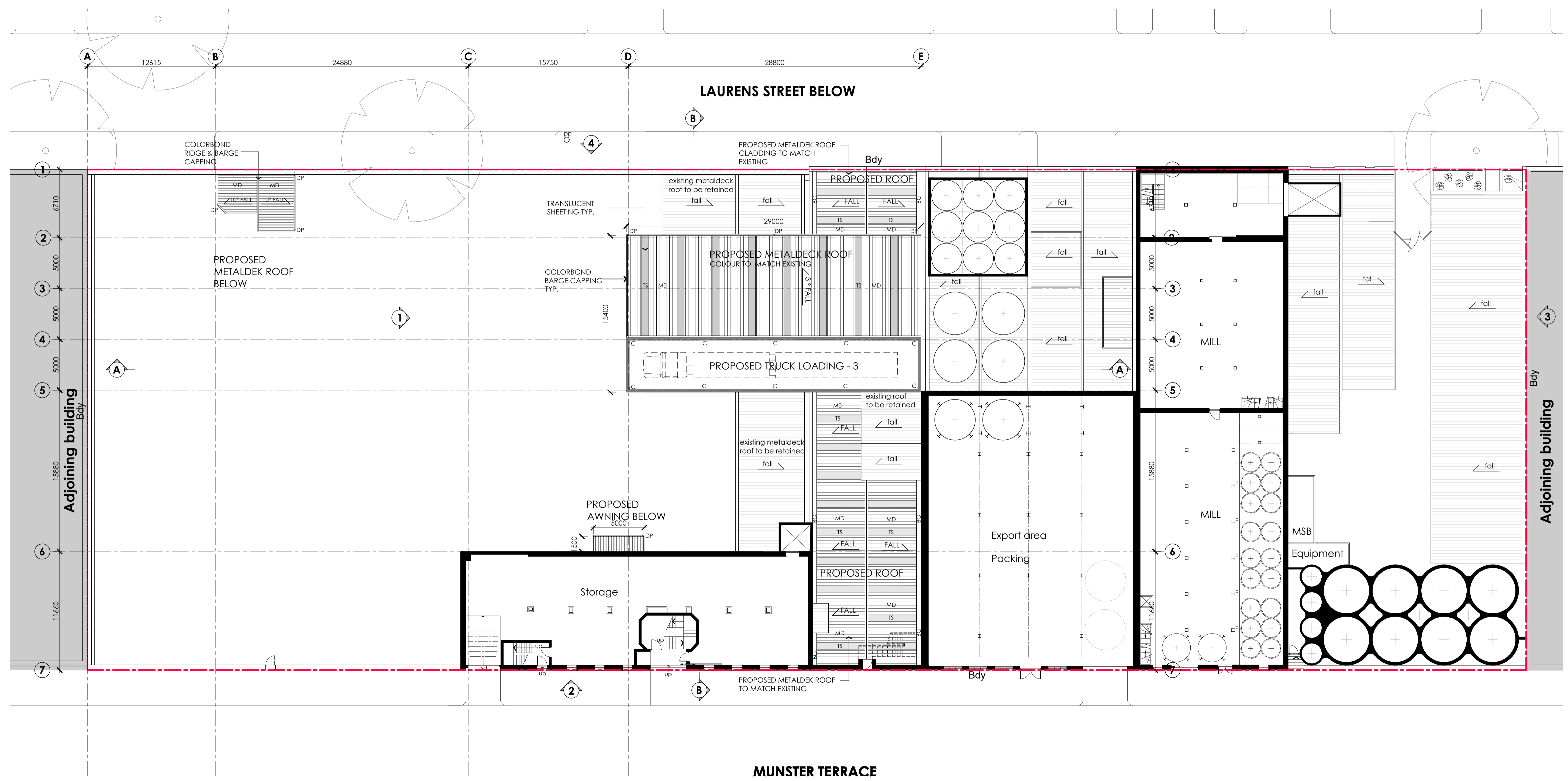
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 Date JUL 2019

Drawing Title
EXISTING MUNSTER TCE LEVEL PLAN
 Project Number
UR 24LAU
 Drawing Number
EX - 02
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LEGEND	
BG	- BOX GUTTER
TS	- TRANSLUCENT SHEETING
MD	- METAL DECK KLIP- LOK 700 HI-STRENGTH
DP	- METAL DOWNPIPE - COLORBOND



Note:
This drawing is subject to traffic, structural, hydraulic, heritage consultants and survey information and advice.
Verify all dimensions on site and refer to survey drawings for all levels.

1 PROPOSED FLOOR PLAN - MUNSTER TERRACE
1:200



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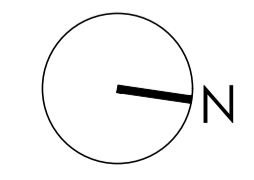


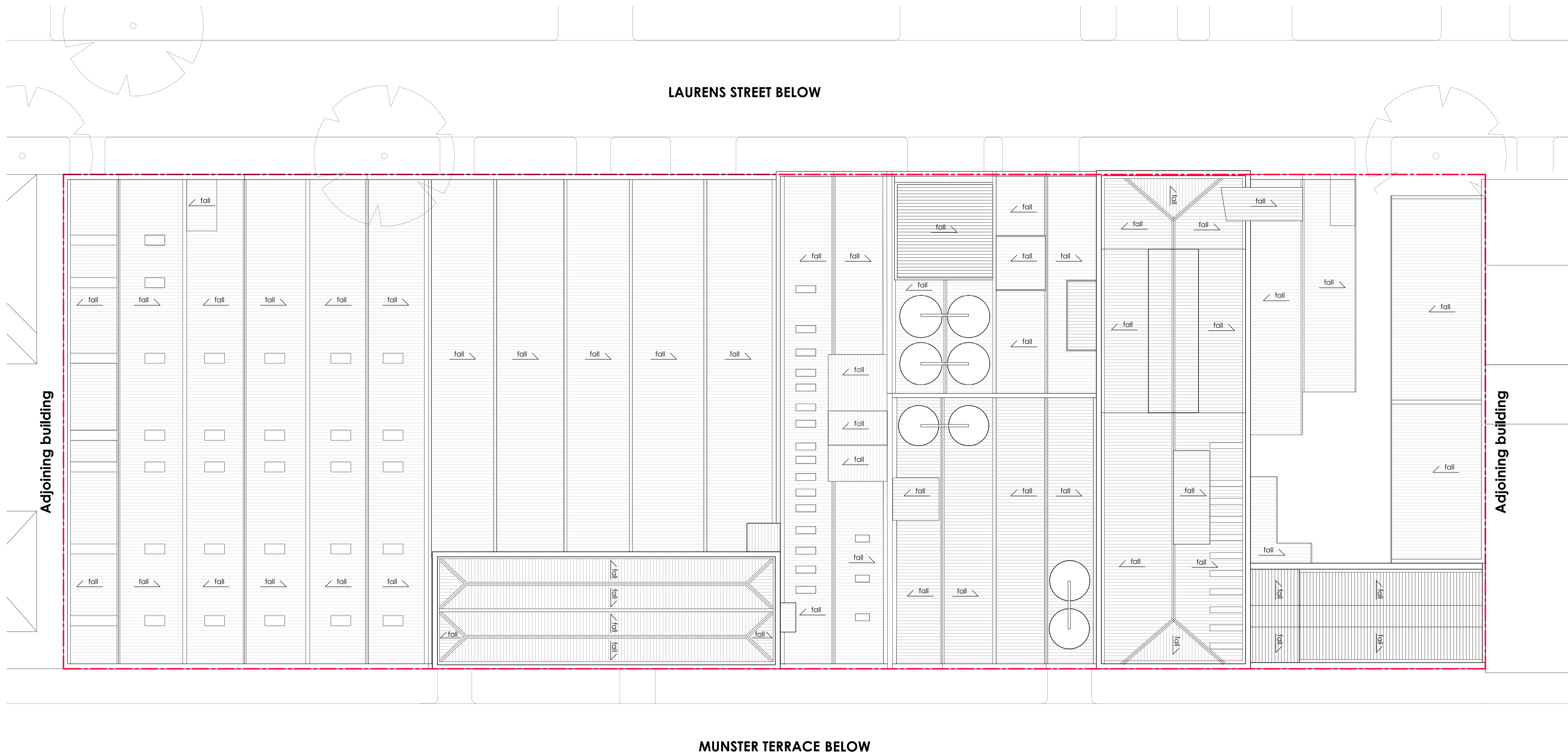
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Drawing Title
PROPOSED FLOOR PLAN-MUNSTER TERRACE
Project Number
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Drawing Number
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1 EXISTING ROOF PLAN
1:200



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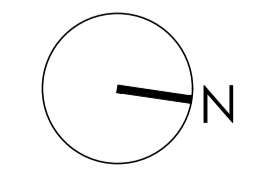
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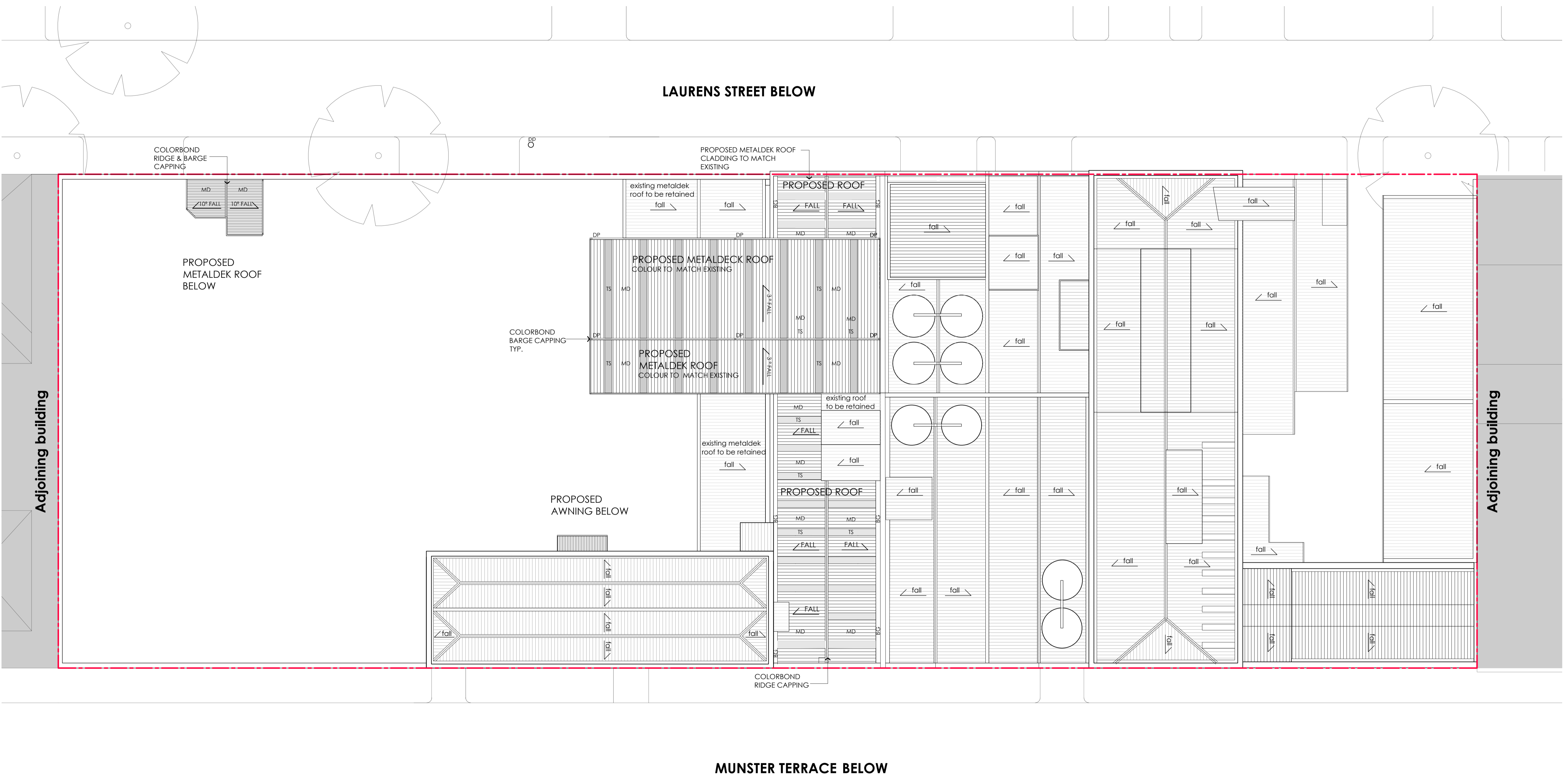
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Drawing Title
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 Project Number
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 Status
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 Drawing Number
EX - 03
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LEGEND	
BG	- BOX GUTTER
TS	- TRANSLUCENT SHEETING
MD	- METAL DECK KLIP- LOK 700 HI-STRENGTH
DP	- METAL DOWNPIPE - COLORBOND



1 PROPOSED ROOF PLAN
1:200



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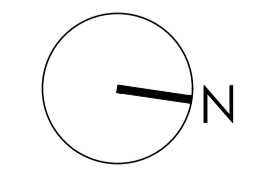
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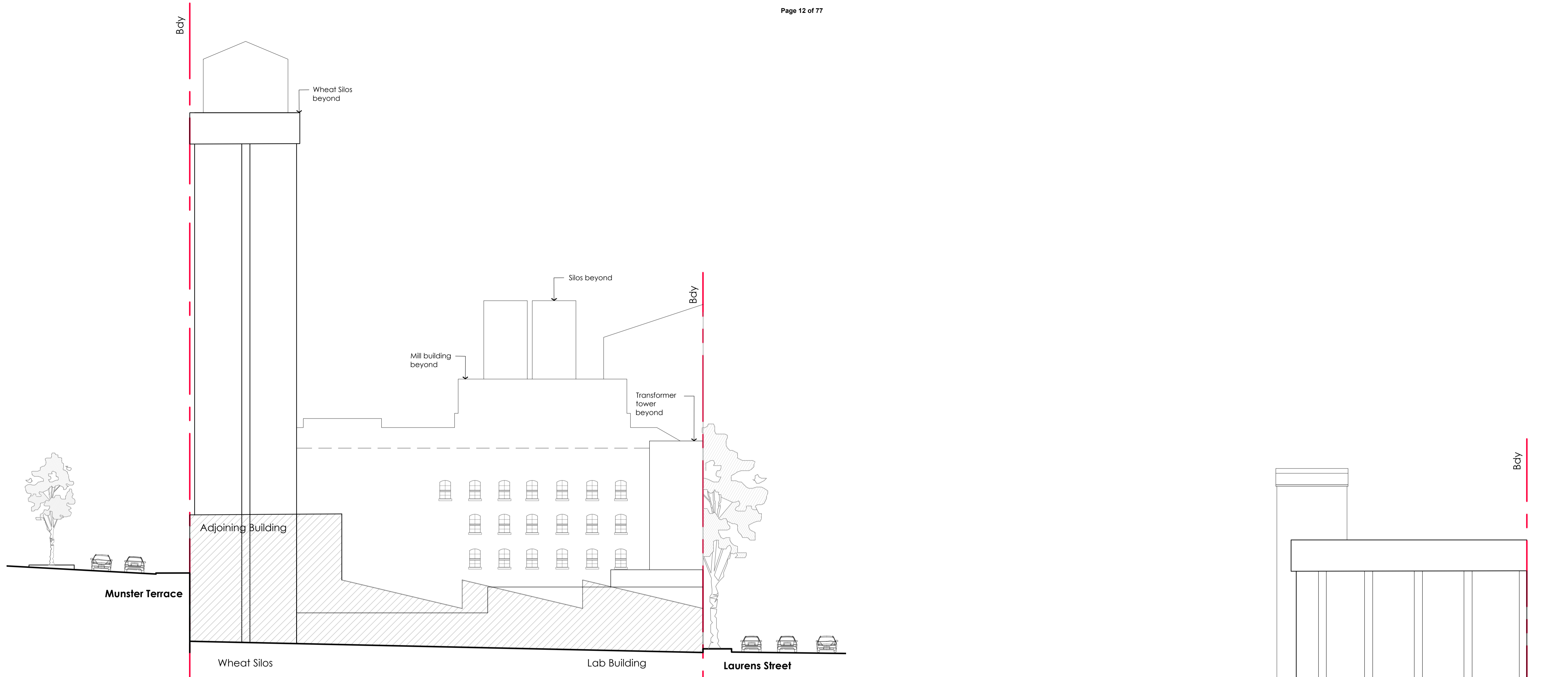


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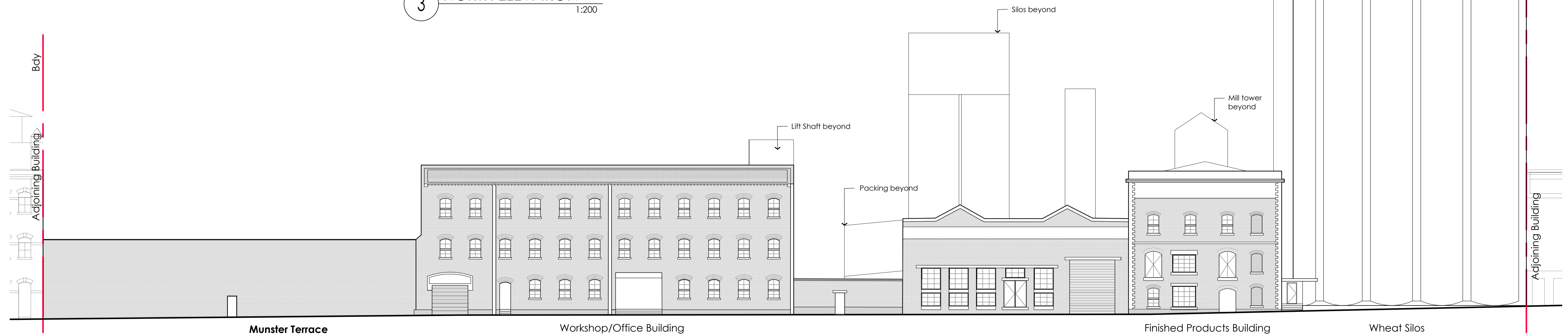
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 Drawing Number
PA - 05
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3 NORTH ELEVATION
1:200



4 EAST ELEVATION
1:200



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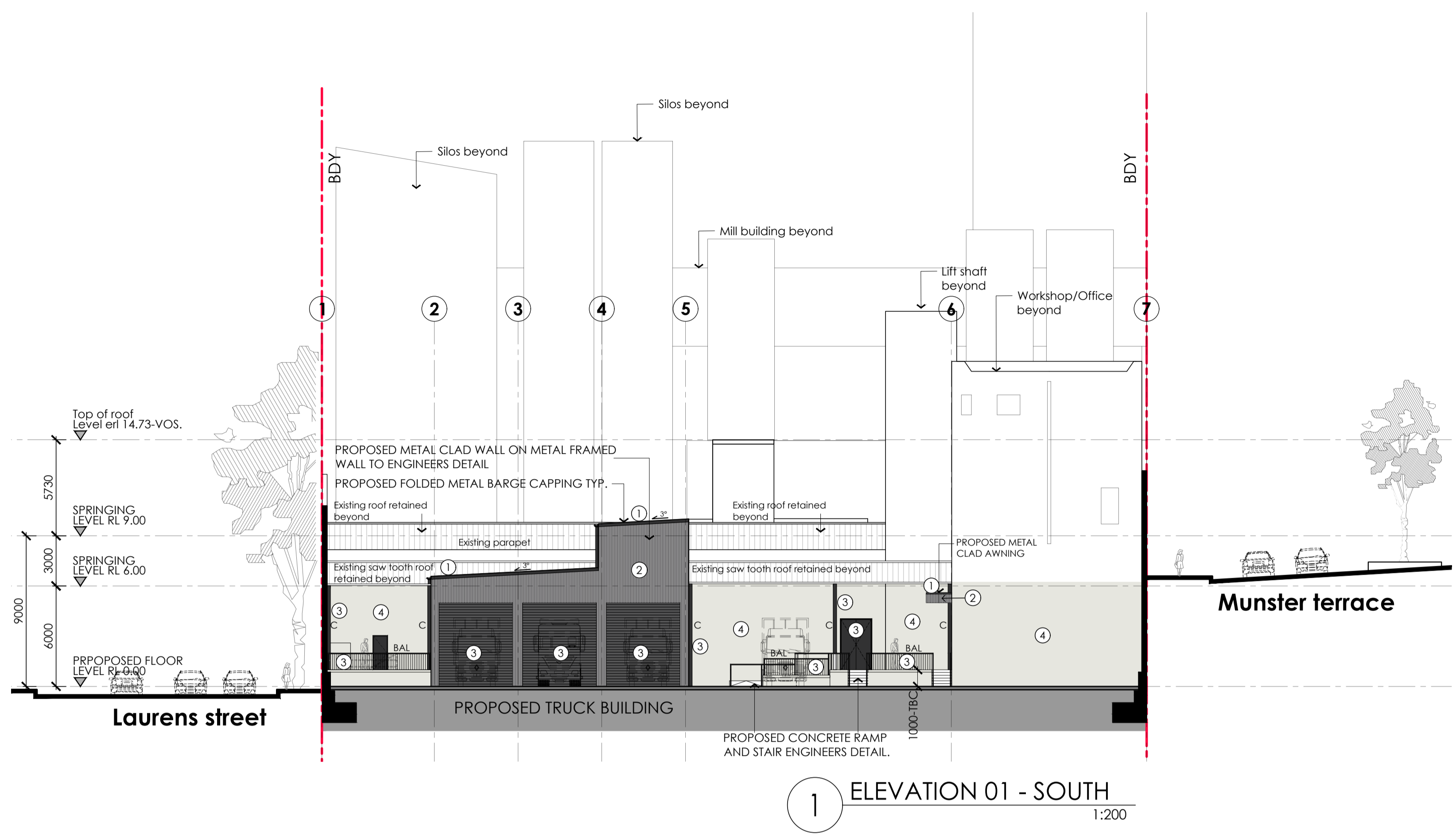
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 Date JUL 2019

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EXISTING ELEVATIONS - 02
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Drawing Number
EX - 06

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1 ELEVATION 01 - SOUTH
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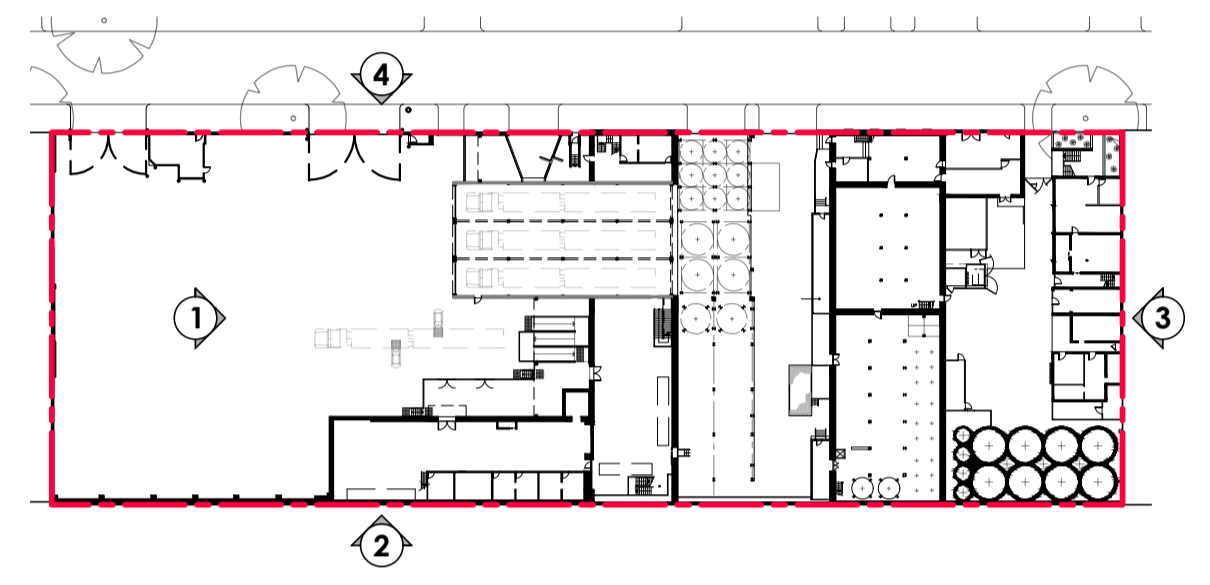
Existing building - Lower case	ec	Existing column to be retained
PROPOSED BUILDING/WORKS - UPPER CASE	ewp	Existing wall to be retained, and painted
⊕ Existing Level(Lower case)	B	PROPOSED BOLLARD
⊕ RL 2.14	C	PROPOSED COLUMN- SUBJECT TO ENGINEER.
⊕ RL 2.73	DP	DOWN PIPE
Existing wall/slab to be retained	BAL	BALUSTRADE/HANDRAIL
PROPOSED WALL/SLAB	KB	KERB
	RSD	ROLLER SHUTTER DOOR

NOTE:

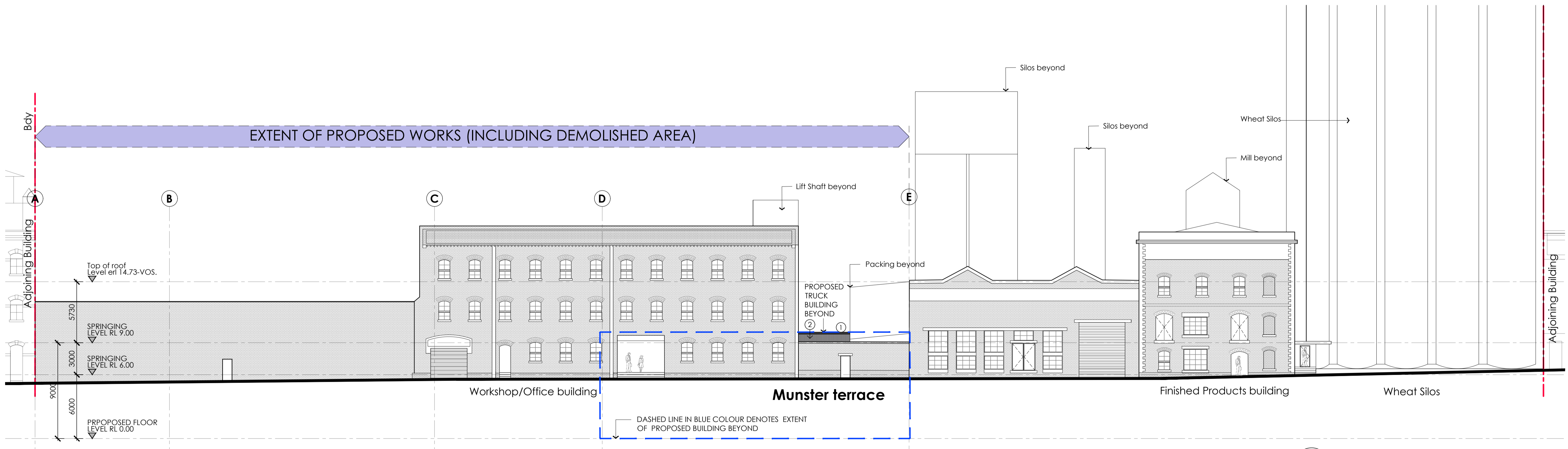
- VERIFY ALL DIMENSIONS, LEVELS AND LOCATION OF BUILDING COMPONENTS ON SITE.
- REFER TO ENGINEERS SPECIFICATION FOR COLUMNS, SLABS AND STRUCTURAL COMPONENTS.
- REFER TO HYDRAULIC CONSULTANT DETAILS FOR DP, GUTTERS, OSD AND RELATED COMPONENTS.
- REFER TO LATEST SURVEY DRAWINGS FOR EXISTING SERVICES, POWER POLE, TELSTRA, AND WALLS ETC.
- REFER TO HERITAGE CONSULTANTS REPORT FOR FACADE PROTECTION.

FINISH SCHEDULE

LOCATION	MATERIAL/FINISH	COLOUR
1. DP, FLASHING, GUTTERS, AWNING CAPPING	FOLDED METAL/COLOBOND	TO MATCH COLOR BOND COLOUR 'MONUMENT'
2. METAL CLAD WALL	METAL CALDDING/COLOBOND	TO MATCH COLOBOND COLOUR 'BASALT'
3. ROLLER SHUTTER DOOR, BAL, COLUMN, SELECTED DOOR LEAF, AND FRAME	METAL CLADDING/COLOBOND	TO MATCH COLOR BOND COLOUR 'MONUMENT'
4. SELECTED INTERNAL WALL PAINT	PAINT FINISH	DULLUX 'SNOWY MOUNTAINS' SW1E6
5. ROOF SHEETING	METALDECK ROOF	TO MATCH COLOR BOND COLOUR 'SURFMIST'
6. ROOF TRANSLUCENT SHEETING	CLADDING/COLORBOND POLICARBONATE SHEET	TRANSLUCENT



3 KEY MAP
NTS



2 ELEVATION 02 - EAST
1:200



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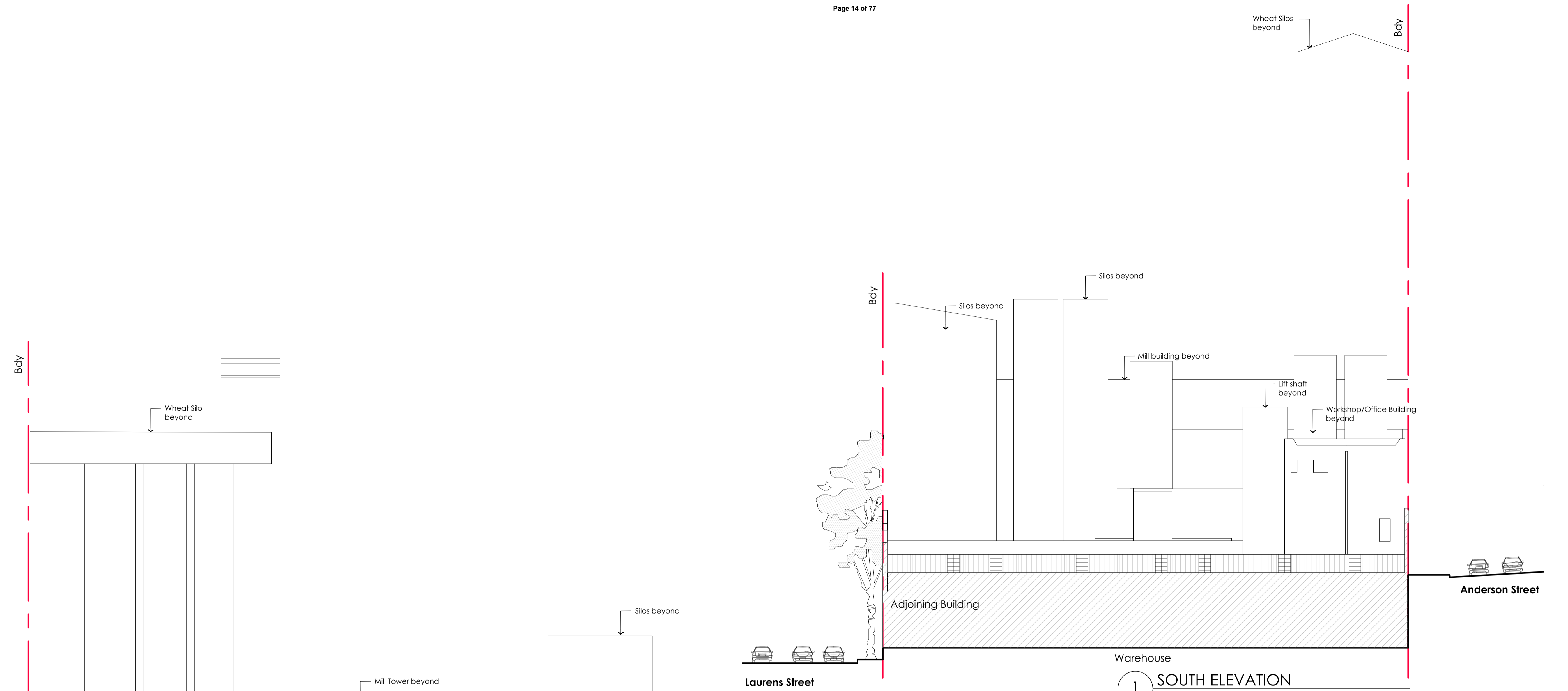
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Client
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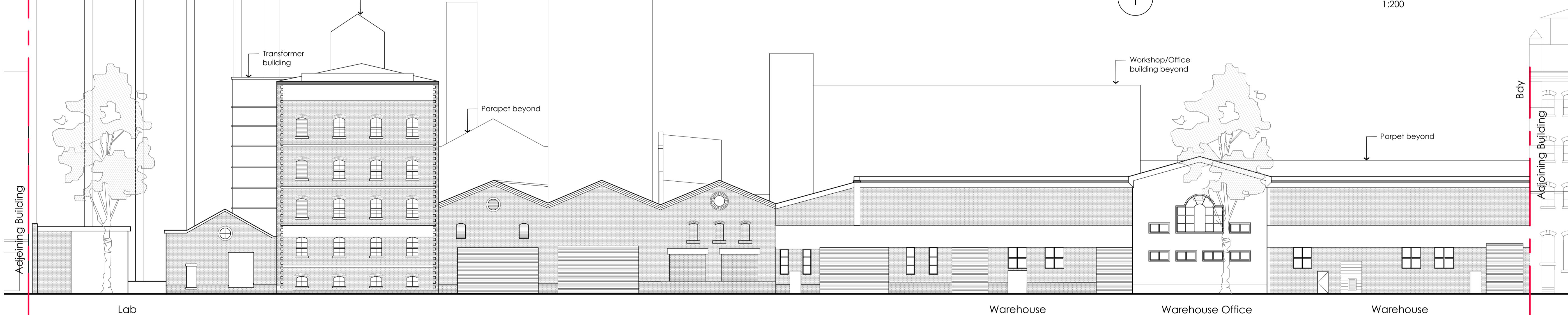
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Project Number
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Status
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1 SOUTH ELEVATION

1:200



2 WEST ELEVATION

1:200



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Amendments
A PLANNING APPLICATION ISSUE

date
 12/08/2019



Client
URBIS
 Project
**24-78 LAURENS STREET
 NORTH MELBOURNE VIC 3003**
 Drawn BC
 Scale 1:200@A1
 Checked BC
 Date JUL 2019
 Approved PM
 Date JUL 2019

Drawing Title
EXISTING ELEVATIONS
 Project Number
UR 24LAU
 Status
PA

Rev
A
 Drawing Number
EX - 05
 scale 1:200 @ A1 0 2 4 8 16m

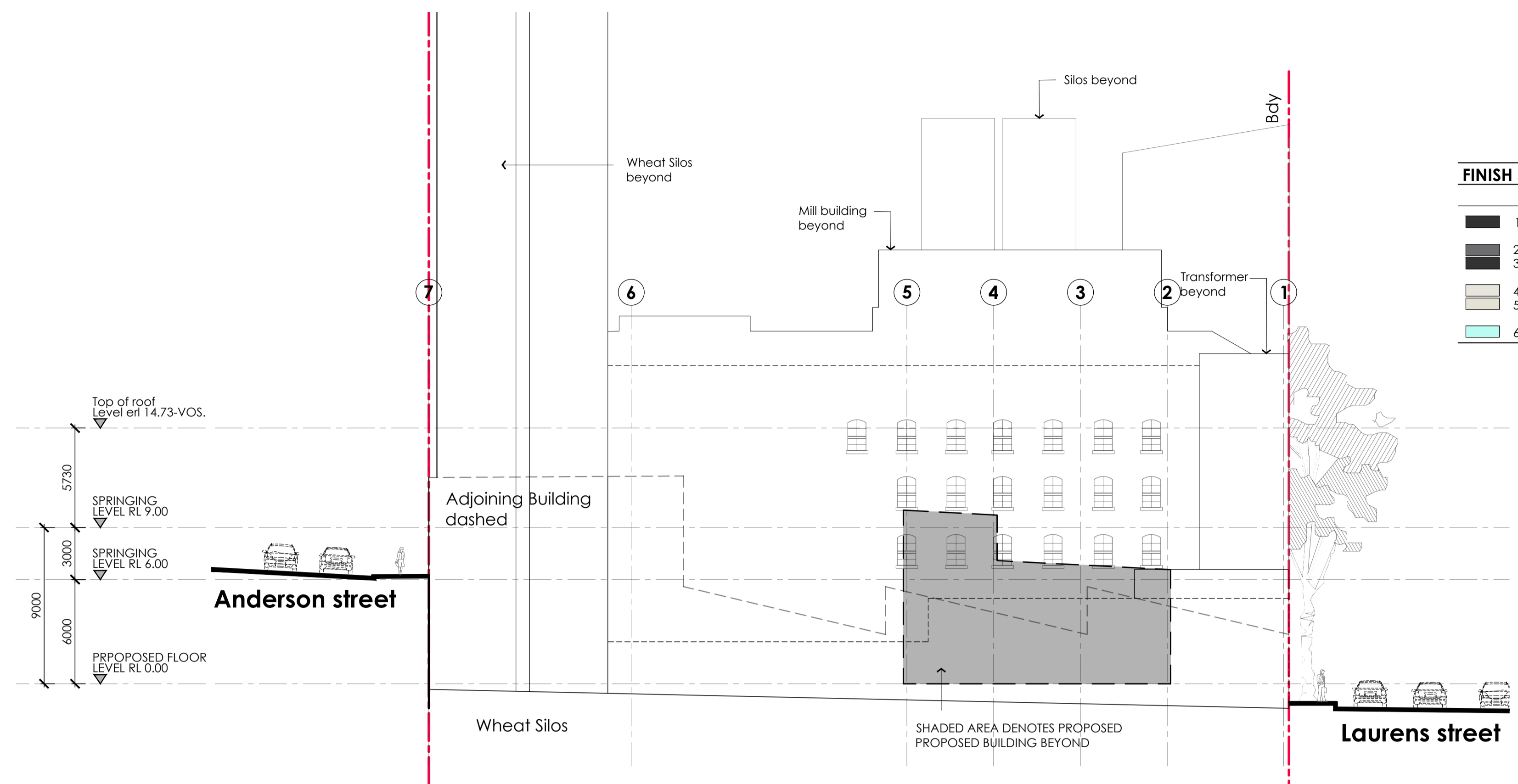
LEGEND

Existing building - Lower case	ec	Existing column to be retained
PROPOSED BUILDING/WORKS - UPPER CASE	ewp	Existing wall to be retained, and painted
⊕	B	PROPOSED BOLLARD
⊕ RL 2.14 Existing Level(Lower case)	C	PROPOSED COLUMN- SUBJECT TO ENGINEER.
⊕ RL 2.73 PROPOSED LEVEL(UPPER CASE)	DP	DOWN PIPE
▬ Existing wall/slab to be retained	BAL	BALUSTRADE/HANDRAIL
▬ PROPOSED WALL/SLAB	KB	KERB
	RSD	ROLLER SHUTTER DOOR

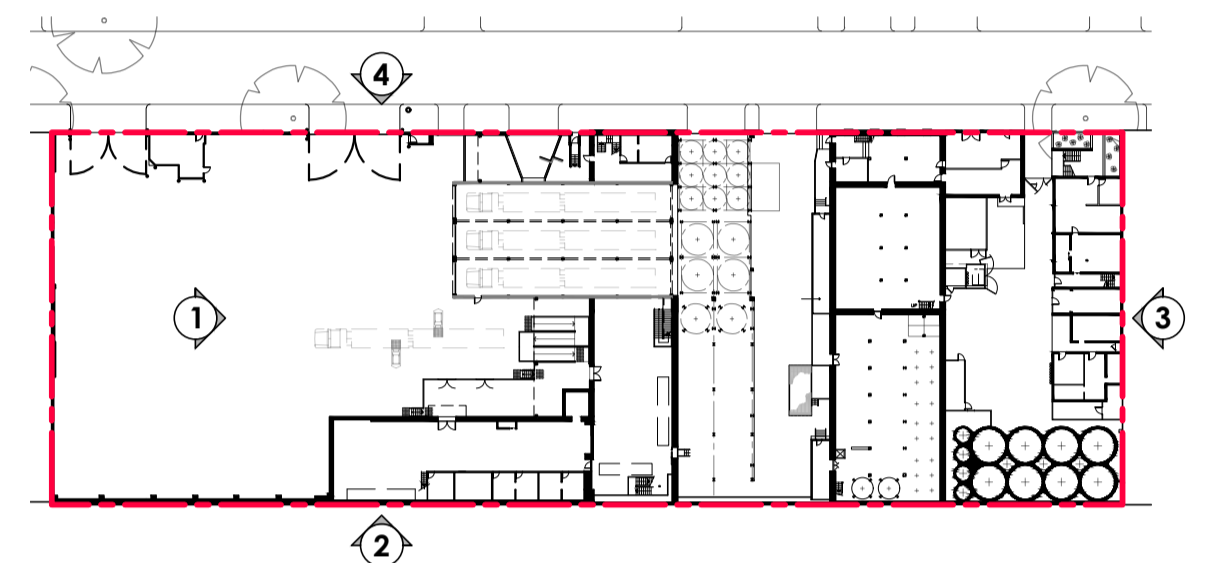
- NOTE:
- VERIFY ALL DIMENSIONS, LEVELS AND LOCATION OF BUILDING COMPONENTS ON SITE.
 - REFER TO ENGINEERS SPECIFICATION FOR COLUMNS, SLABS AND STRUCTURAL COMPONENTS.
 - REFER TO HYDRAULIC CONSULTANT DETAILS FOR DP, GUTTERS, OSD AND RELATED COMPONENTS.
 - REFER TO LATEST SURVEY DRAWINGS FOR EXISTING SERVICES, POWER POLE, TELSTRA, AND WALLS ETC.
 - REFER TO HERITAGE CONSULTANTS REPORT FOR FACADE PROTECTION.

FINISH SCHEDULE

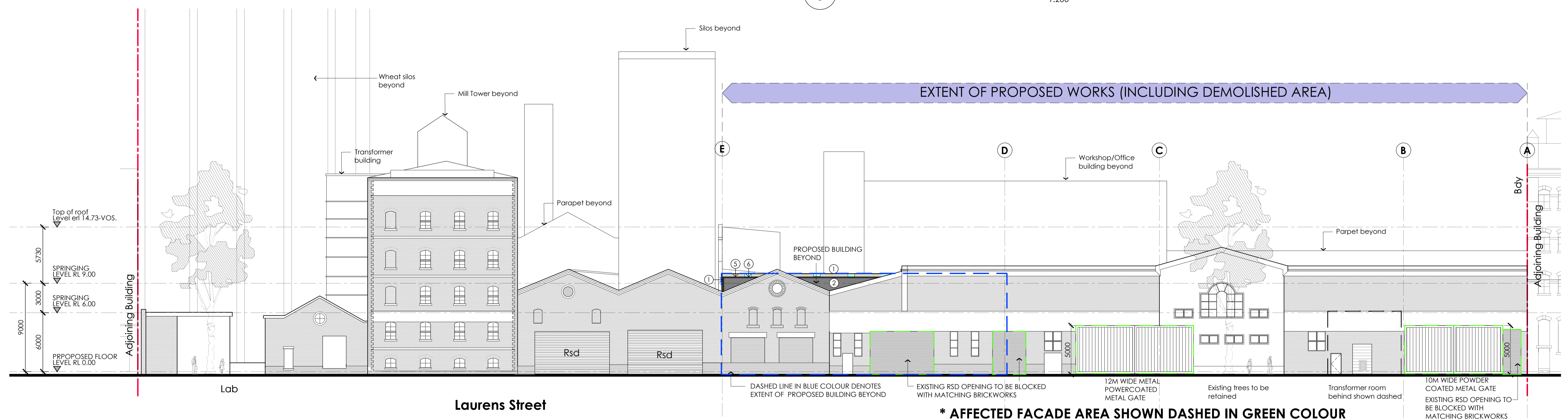
LOCATION	MATERIAL/FINISH	COLOUR
1. DP, FLASHING, GUTTERS, AWNING CAPPING	FOLDED METAL/COLOBOND	TO MATCH COLOR BOND COLOUR 'MONUMENT'
2. METAL CLAD WALL 3. ROLLER SHUTTER DOOR, BAL, COLUMN, SELECTED DOOR LEAF, AND FRAME	METAL CALDDING/COLOBOND METAL CLADDING/COLOBOND	TO MATCH COLOBOND COLOUR 'BASALT' TO MATCH COLOR BOND COLOUR 'MONUMENT'
4. SELECTED INTERNAL WALL PAINT	PAINT FINISH	DULLUX 'SNOWY MOUNTAINS' SW1E6
5. ROOF SHEETING	METALDECK ROOF CLADDING/COLORBOND	TO MATCH COLOR BOND COLOUR 'SURFMIST' TRANSLUCENT
6. ROOF TRANSLUCENT SHEETING	POLICARBONATE SHEET	



3 ELEVATION 03 - NORTH 1:200



3 KEY MAP NTS



2 ELEVATION 04 - WEST 1:200



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 12/08/2019
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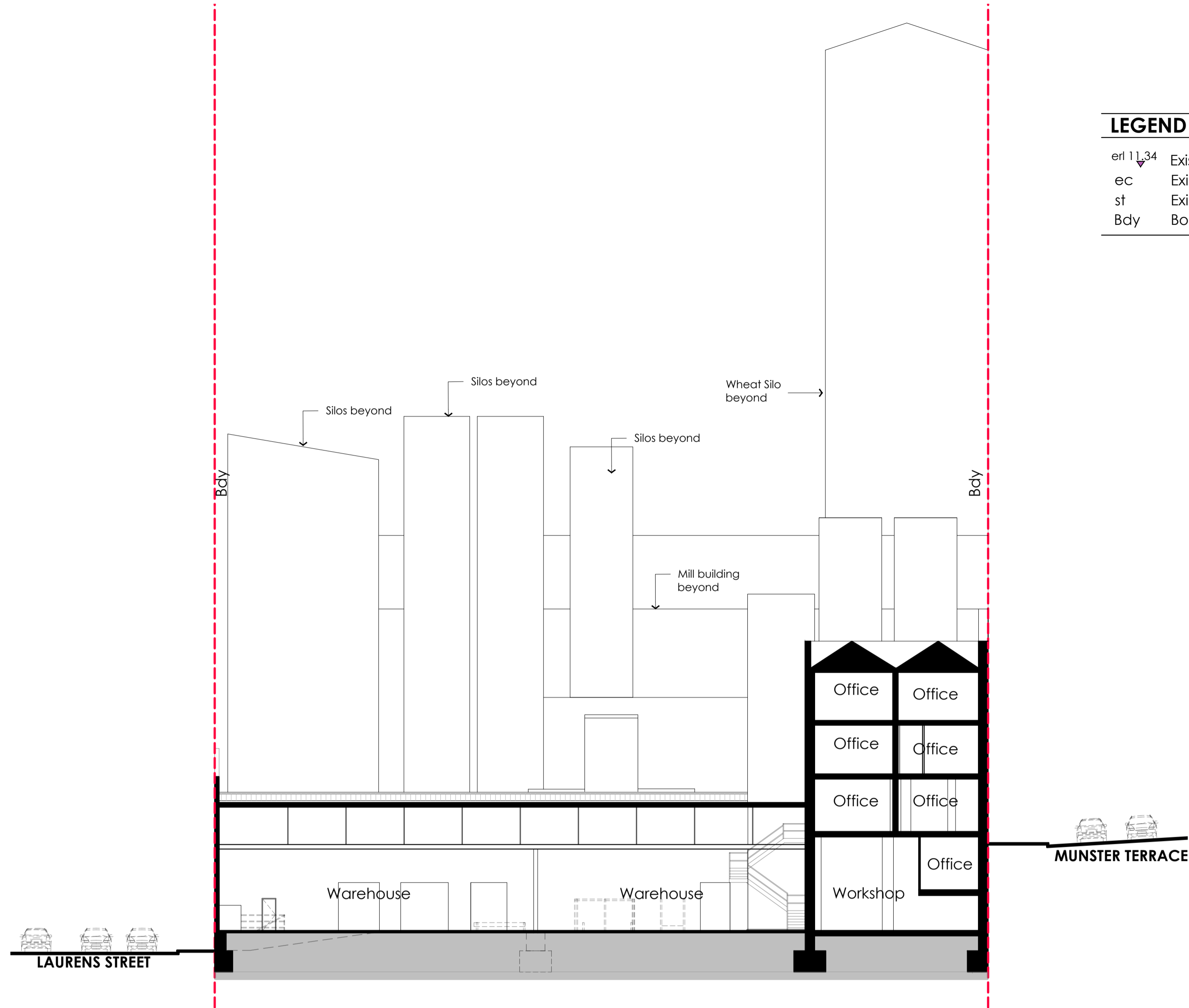


Client
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**24-78 LAURENS STREET
 NORTH MELBOURNE VIC 3003**
 Drawn BC
 Scale 1:200@A1
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 Date JUL 2019

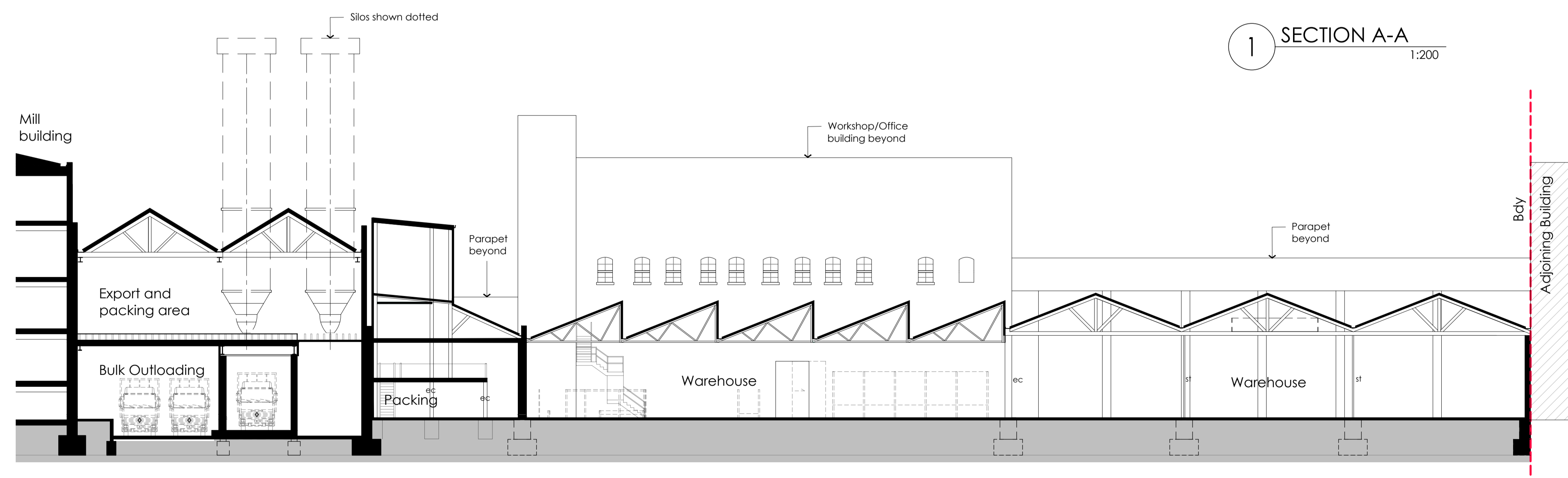
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 Project Number
UR 24LAU
 Status
PA

Rev
B
 Drawing Number
PA - 07
 scale 1:200 @ A1

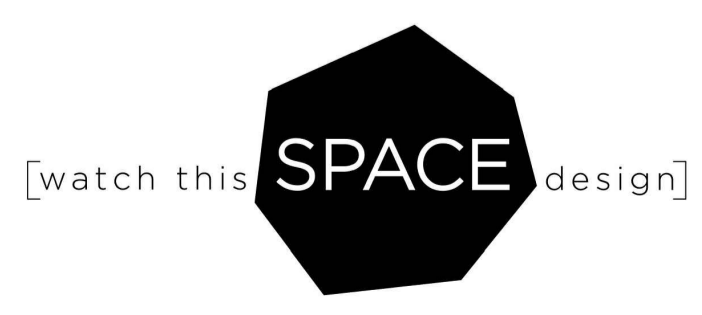
LEGEND	
erl 11.34	Existing Level (Lower case)
ec	Existing column
st	Existing steel column
Bdy	Boundary



1 SECTION A-A
1:200



2 SECTION B-B
1:200



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A PLANNING APPLICATION

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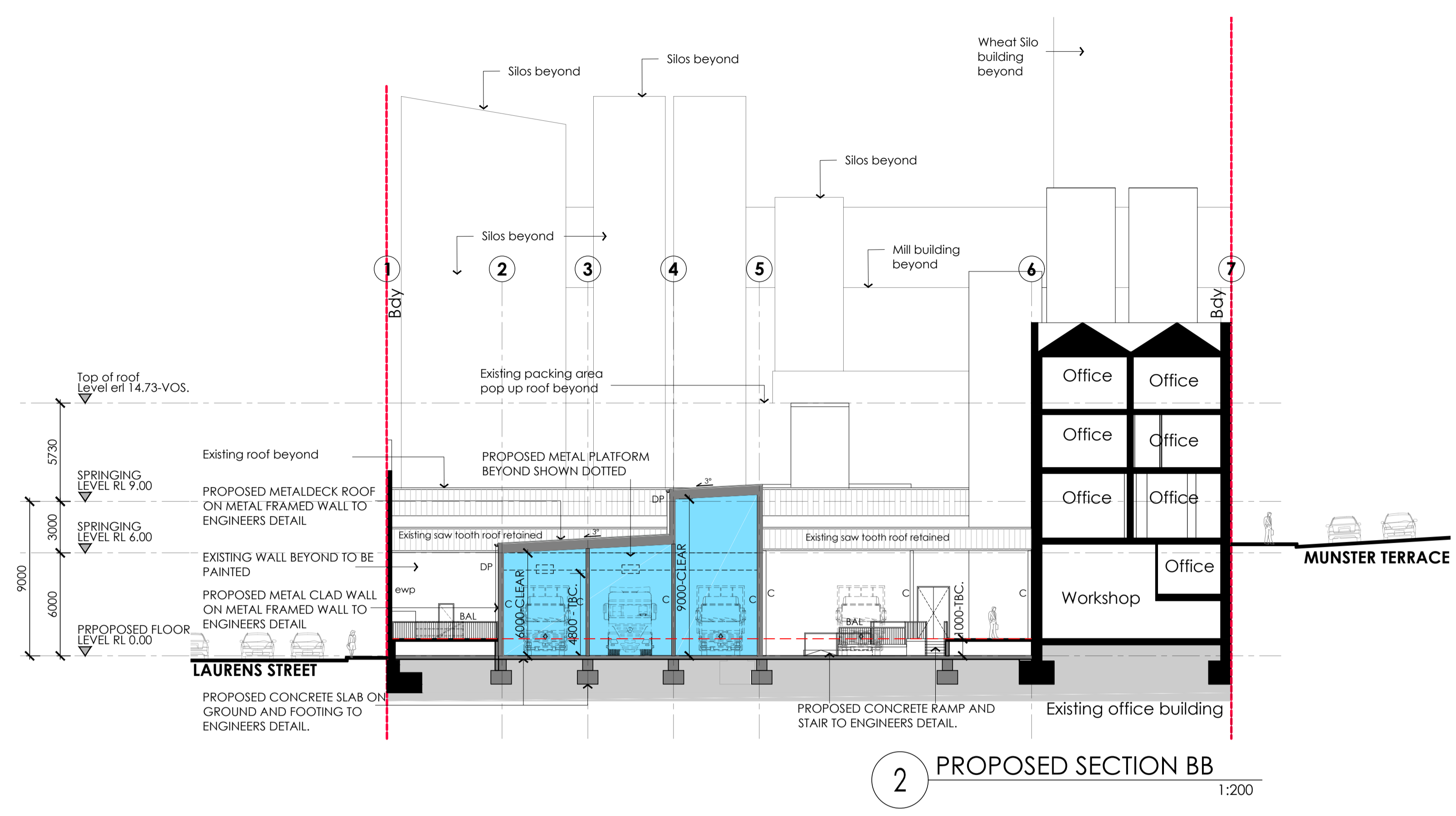
Client
URBIS
 Project
**24-78 LAURENS STREET
 NORTH MELBOURNE VIC 3003**
 Drawn BC
 Scale 1:200@A1
 Checked BC
 Date JUL 2019
 Approved PM
 Date JUL 2019

Drawing Title
EXISTING SECTIONS
 Project Number
UR 24LAU
 Status
PA

Drawing Number
EX - 04

Rev
A



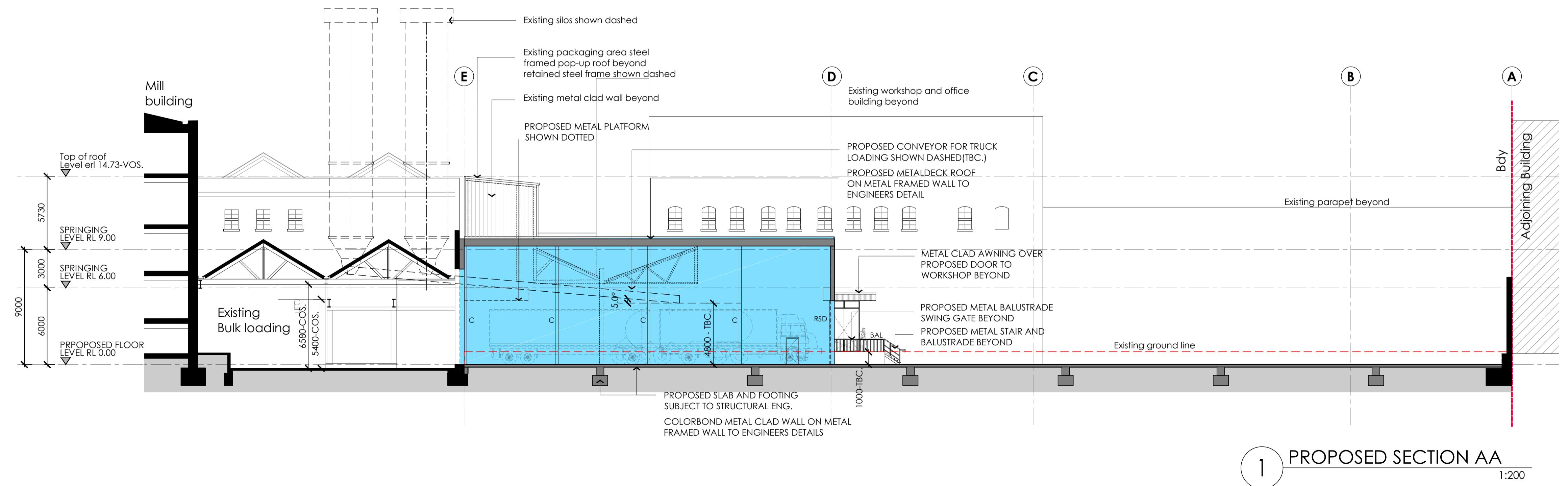
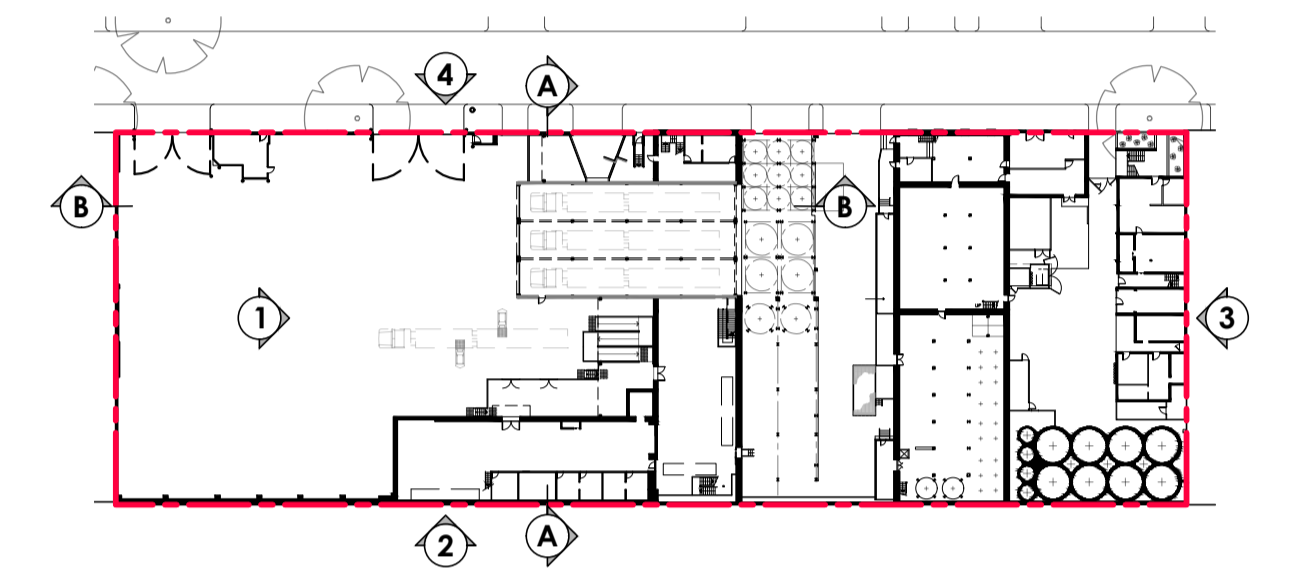


LEGEND

Existing building - Lower case	ec	Existing column to be retained
PROPOSED BUILDING/WORKS - UPPER CASE	ewp	Existing wall to be retained, and painted
RL 2.14 Existing Level(Lower case)	B	PROPOSED BOLLARD
RL 2.73 PROPOSED LEVEL(UPPER CASE)	C	PROPOSED COLUMN- SUBJECT TO ENGINEER.
PROPOSED BUILDING	DP	DOWN PIPE
Existing wall/slab to be retained	BAL	BALUSTRADE/HANDRAIL
PROPOSED WALL/SLAB	KB	KERB
Existing ground line	RSD	ROLLER SHUTTER DOOR

NOTE:

- VERIFY ALL DIMENSIONS, LEVELS AND LOCATION OF BUILDING COMPONENTS ON SITE.
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- REFER TO HYDRAULIC CONSULTANT DETAILS FOR DP, GUTTERS, OSD AND RELATED COMPONENTS.
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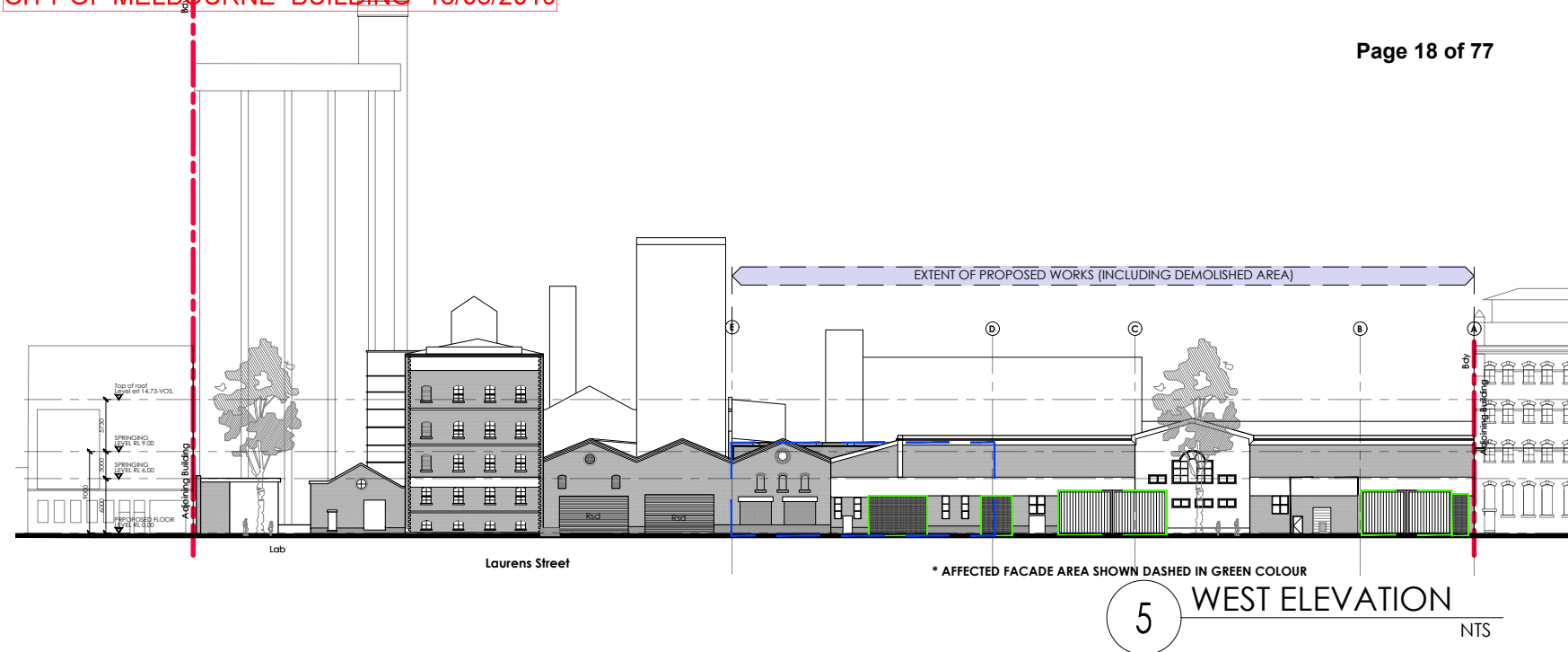
date
12/08/2019



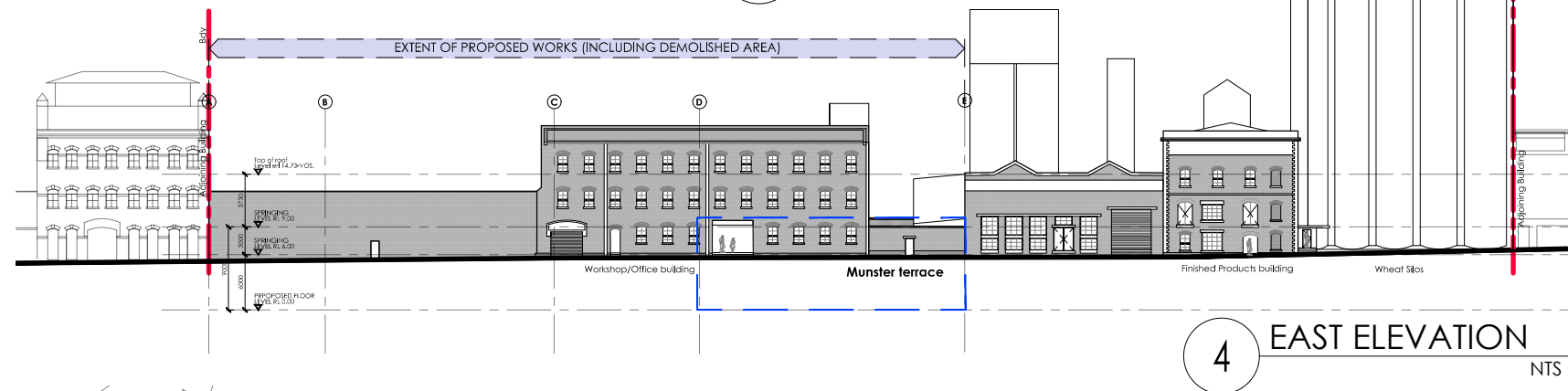
Client
URBIS
 Project
**24-78 LAURENS STREET
 NORTH MELBOURNE VIC 3003**
 Drawn BC
 Checked BC
 Date JUL 2019
 Approved PM
 Date JUL 2019

Drawing Title
PROPOSED SECTIONS
 Project Number
UR 24LAU
 Status
PA

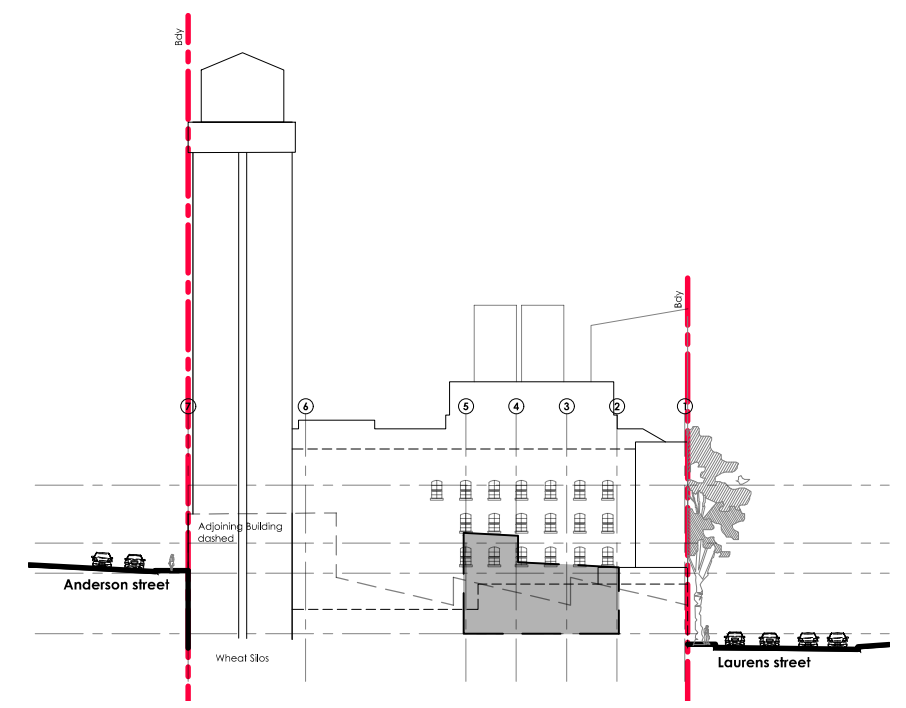
Rev
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 Drawing Number
PA - 06
 scale 1:200 @ A1



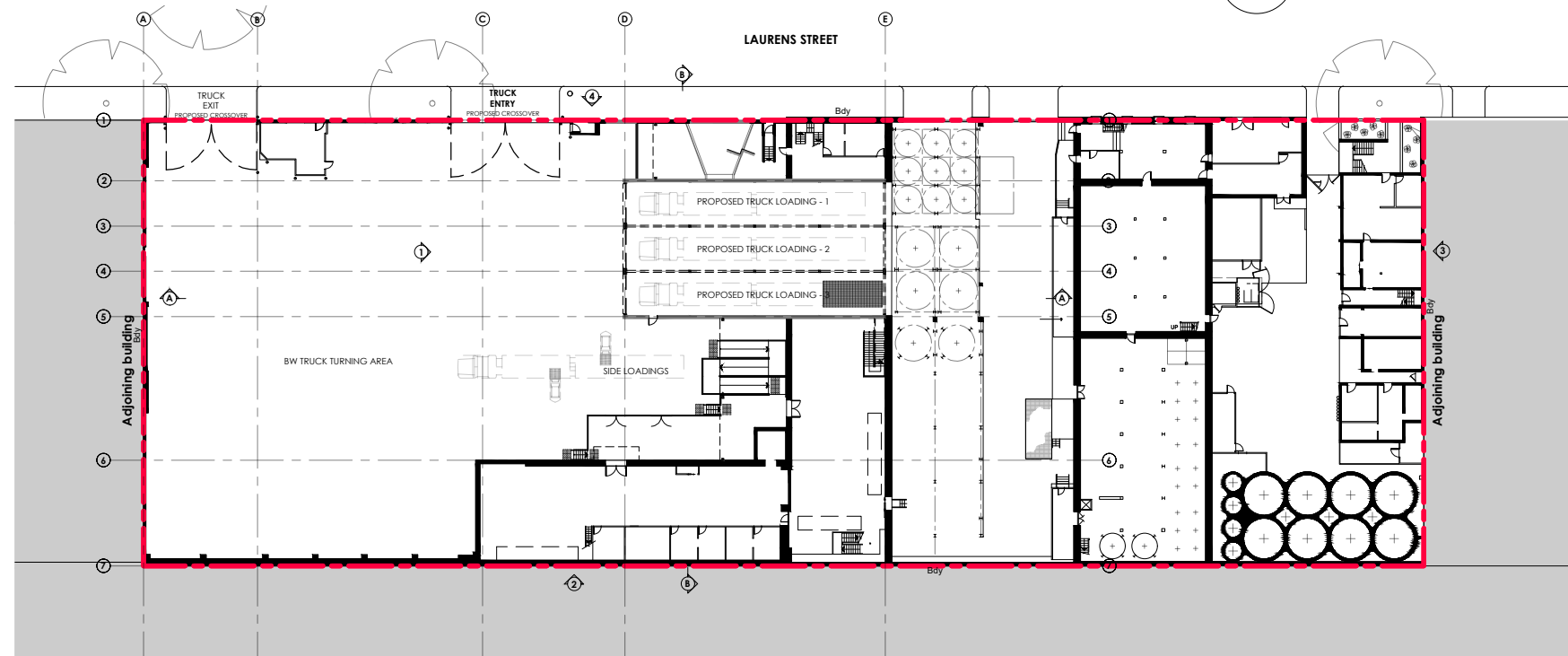
5 WEST ELEVATION
NTS



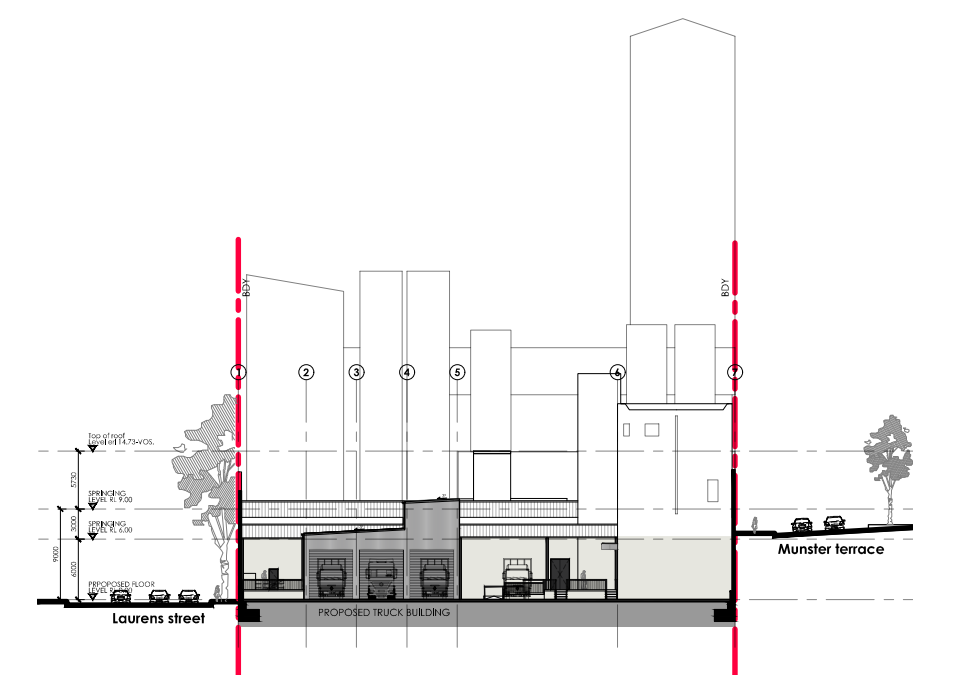
4 EAST ELEVATION
NTS



3 NORTH ELEVATION
NTS



1 PROPOSED SITE AND GROUND PLAN
NTS



2 SOUTH ELEVATION
NTS



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date
12/08/2019
13/08/2019

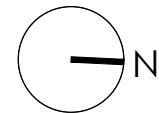


Client
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24-78 LAURENS STREET
NORTH MELBOURNE VIC 3003
Drawn BC
Scale NTS
Checked BC
Date JUL 2019
Approved PM
Date JUL 2019

Drawing Title
NOTIFICATION PLAN
Project Number
UR 24LAU
Status
PA

Drawing Number
PA-20

Rev
B

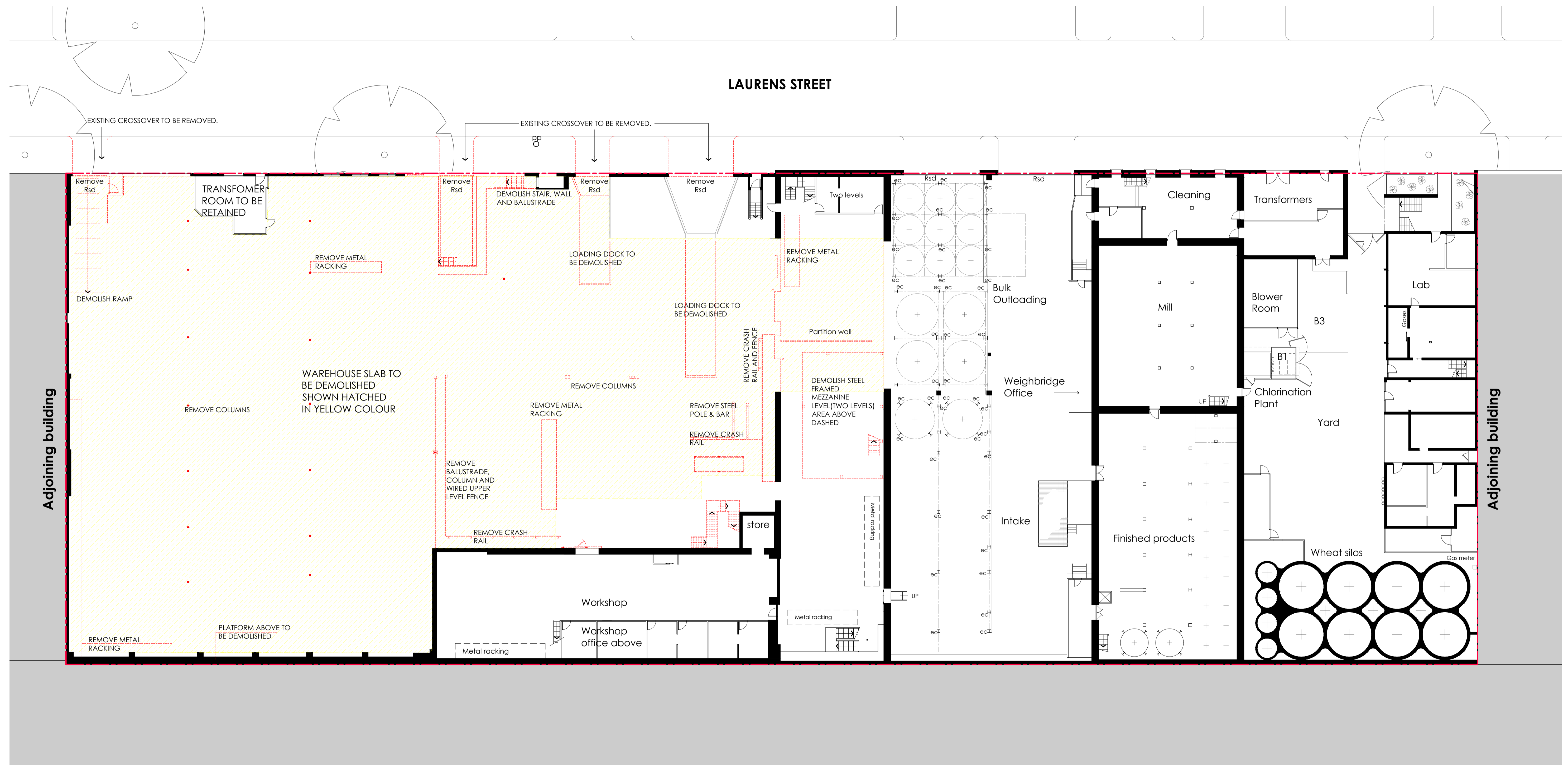


LEGEND

Existing building - Lower case		PROPOSED BUILDING/WORKS - UPPER CASE	
⊕ 8.10	Existing Level(Lower case)	pp	Existing power pole
ec	Existing column to be retained	●	EXISTING COLUMN TO BE DEMOLISHED/REMOVED
—	Existing wall to be retained	----	EXISTING WALL/BUILDING TO BE DEMOLISHED/REMOVED
⊙	Existing tree to be retained	▨	EXISTING SLAB TO BE DEMOLISHED

NOTE:

- VERIFY ALL DIMENSION AND BUILDING COMPONENT ON SITE.
- REFER TO ENGINEERS SPECIFICATION FOR COLUMNS, SLABS AND STRUCTURAL COMPONENTS.
- REFER TO HYDRAULIC CONSULTANT DETAILS FOR DP, GUTTERS, OSD AND RELATED COMPONENTS.
- REFER TO LATEST SURVEY DRAWINGS FOR EXISTING SERVICES, POWER POLE, TELSTRA, ETC.
- REFER TO HERITAGE CONSULTANTS REPORT FOR FACADE PROTECTION.



1 DEMOLITION SITE AND GROUND FLOOR PLAN
1:200



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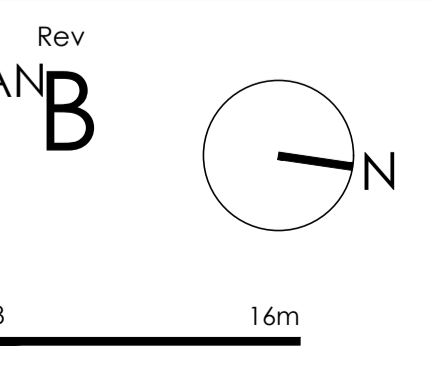
Amendments
 A PLANNING APPLICATION ISSUE
 B PLANNING APPLICATION ISSUE

date
 12/08/2019
 13/08/2019



Client
URBIS
 Project
**24-78 LAURENS STREET
 WEST MELBOURNE VIC 3003**
 Drawn BC
 Scale 1:200
 Checked BC
 Date JUL 2019
 Approved PM
 Date JUL 2019

Drawing Title
DEMOLITION SITE AND GROUND FLOOR PLAN
 Project Number
UR 24LAU
 Drawing Number
D - 01
 Status
PA



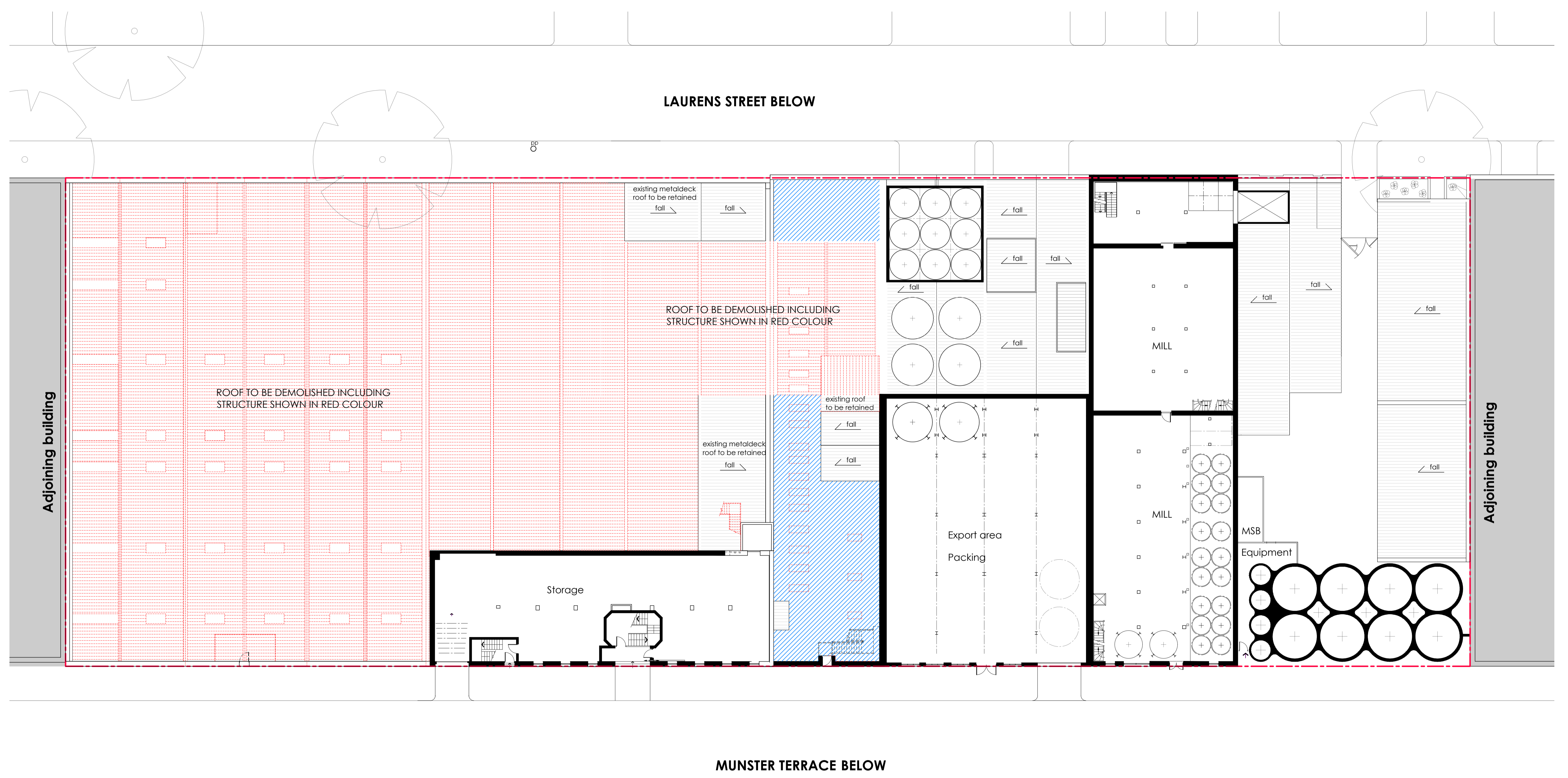
LEGEND

Existing building - Lower case
 PROPOSED BUILDING/WORKS - UPPER CASE

⊕ ^{erl 8.10}	Existing Level(Lower case)	pp	Existing power pole
ec	Existing column to be retained	⊕	EXISTING COLUMN TO BE DEMOLISHED/REMOVED
—	Existing wall/column to be retained	⋯	EXISTING WALL TO BE DEMOLISHED/REMOVED
⊙	Existing tree to be retained	▨	RETAIN ROOF STRUCTURE AND ROOF CLADDING TO BE REMOVED + RELATED COMPONENT, BOX GUTTER, DP, ETC. TO BE REMOVED IF REQUIRED

NOTE:

- VERIFY ALL DIMENSION AND BUILDING COMPONENT ON SITE.
- REFER TO ENGINEERS SPECIFICATION FOR COLUMNS, SLABS AND STRUCTURAL COMPONENTS.
- REFER TO HYDRAULIC CONSULTANT DETAILS FOR DP, GUTTERS, OSD AND RELATED COMPONENTS.
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- REFER TO HERITAGE CONSULTANTS REPORT FOR FACADE PROTECTION.



1 DEMOLITION MUNSTER TCE LEVEL PLAN
 1:200

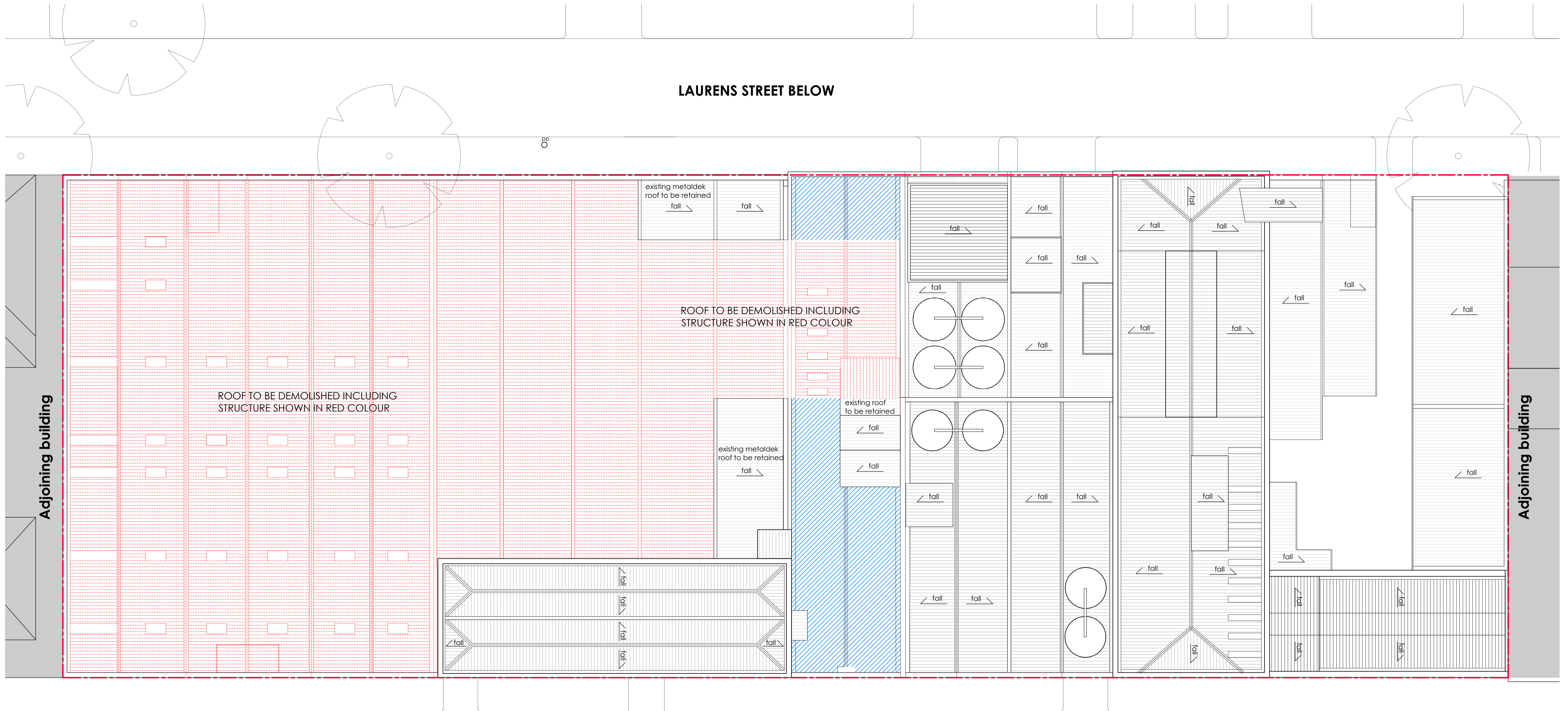
LEGEND

Existing building - Lower case
PROPOSED BUILDING/WORKS - UPPER CASE

- ⊕^{erl 8.10} Existing Level(Lower case)
- ec Existing column to be retained
- Existing wall/column to be retained
- Existing tree to be retained
- pp Existing power pole
- EXISTING COLUMN TO BE DEMOLISHED/REMOVED
- EXISTING WALL TO BE DEMOLISHED/REMOVED
- RETAIN ROOF STRUCTURE AND ROOF CLADDING TO BE REMOVED + RELATED COMPONENT, BOX GUTTER, DP, ETC. TO BE REMOVED IF REQUIRED

NOTE:

- VERIFY ALL DIMENSION AND BUILDING COMPONENT ON SITE.
- REFER TO ENGINEERS SPECIFICATION FOR COLUMNS, SLABS AND STRUCTURAL COMPONENTS.
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MUNSTER TERRACE BELOW

1 DEMOLITION ROOF PLAN
1:200



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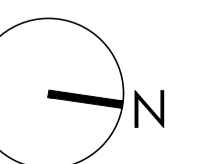
date
 12/08/2019
 13/08/2019



Client
URBIS
 Project
**24-78 LAURENS STREET
 NORTH MELBOURNE VIC 3003**
 Drawn BC
 Scale 1:200@A1
 Checked BC
 Date JUL 2019
 Approved PM
 Date JUL 2019

Drawing Title
DEMOLITION ROOF PLAN
 Project Number
UR 24LAU
 Drawing Number
D - 03
 Status
PA

Rev **B**



scale 1:200 @ A1 0 2 4 8 16m

PROVIDE CROSSOVER WITH THE PROPOSED WIDTH TO ALLOW EGRESS MOVEMENTS FOR A 26.0 METRE B DOUBLE SEMI TRAILER

PROPOSED CROSSOVER RESULTS IN LOSS OF ON-STREET PARKING

PROPOSED CROSSOVER RESULTS IN LOSS OF ON-STREET PARKING

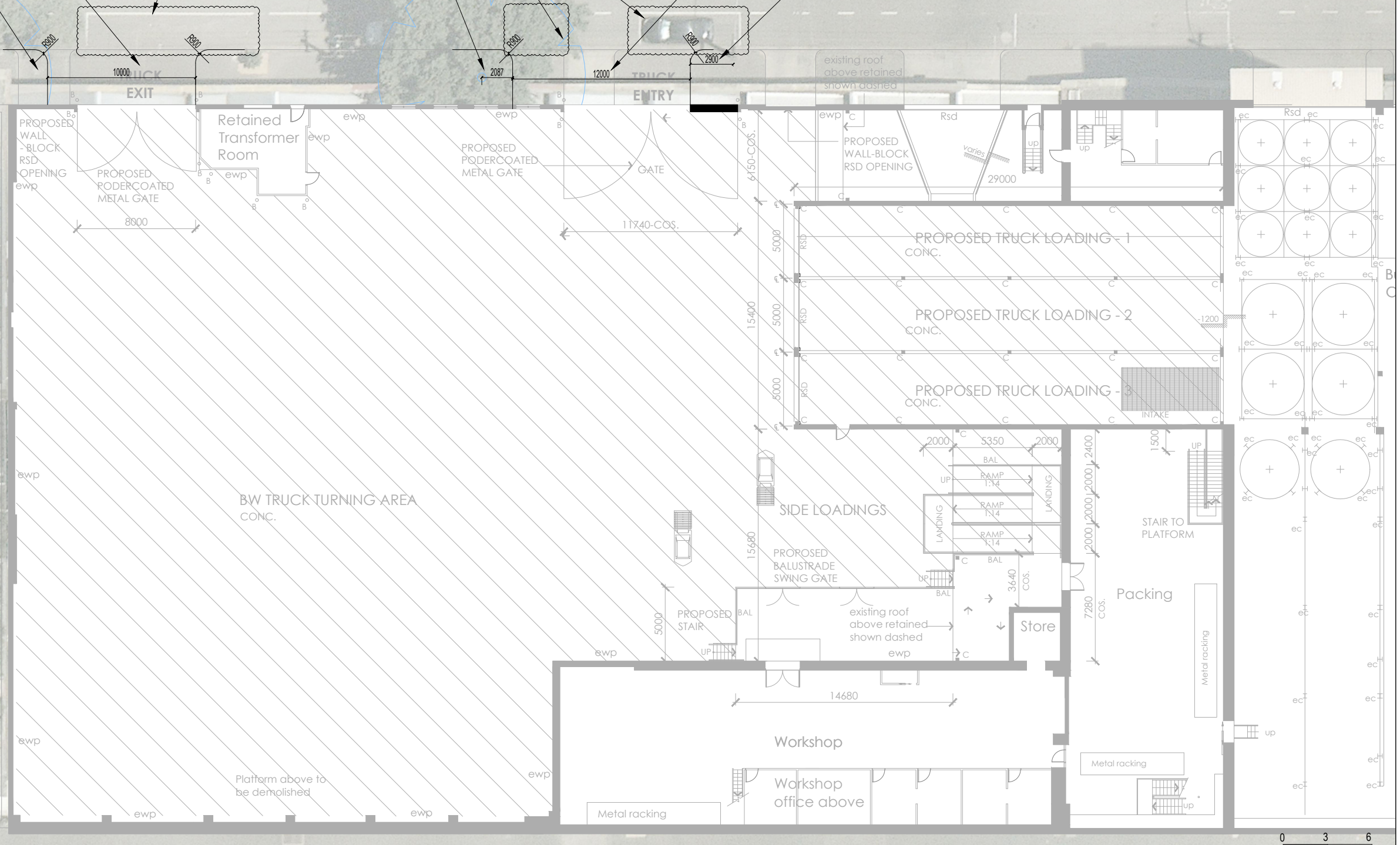
CROSSOVER OFFSET 2.0 METRES FROM TREE

PROVIDE CROSSOVER WITH THE PROPOSED WIDTH TO ALLOW INGRESS MOVEMENTS FOR A 26.0 METRE B DOUBLE SEMI TRAILER

CROSSOVER OFFSET 2.9 METRES FROM POWER POLE

EXISTING CROSSOVER TO BE REMOVED. KERB AND FOOTPATH TO BE REINSTATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

LAURENS STREET



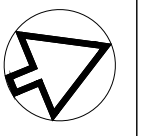
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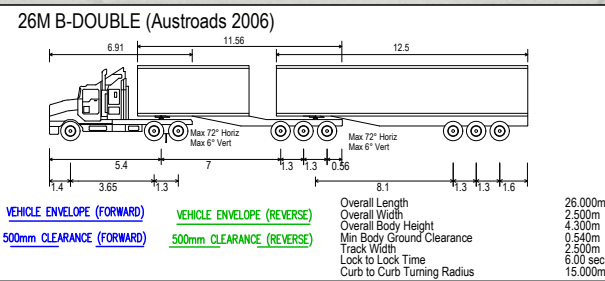
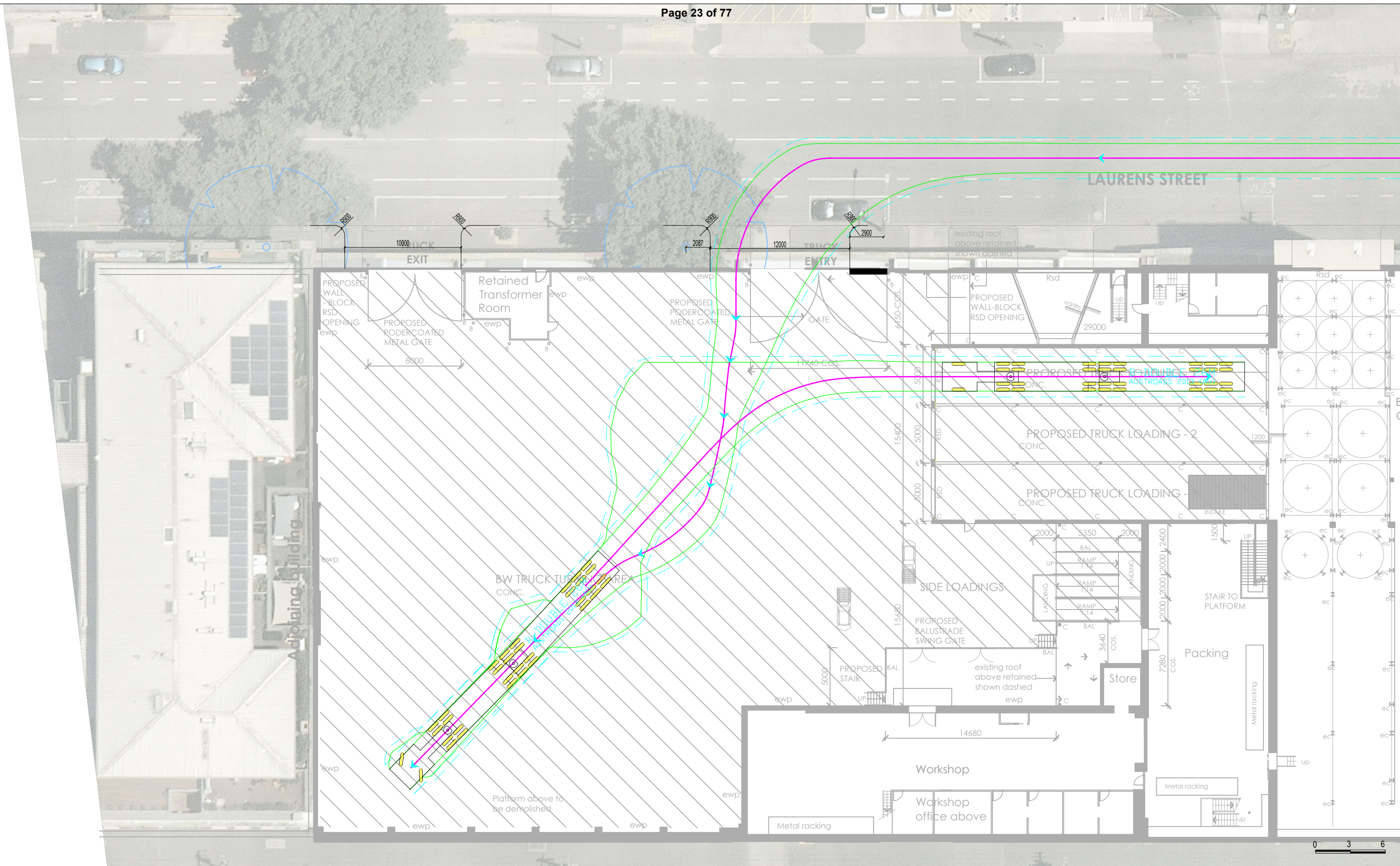
RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03) 9429 3111
FACSIMILE (03) 9429 3011

Proposed Warehouse Development 24-78 Laurens Street, North Melbourne Design Review

NOTE:
1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
2) Maximum Design Speed 10km/h

RATIO REFERENCE 16337T SK01 (2013)/DT	SHEET No. 1 of 7	SCALE 1:300@A3	DATE 13/08/2019
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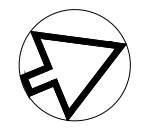


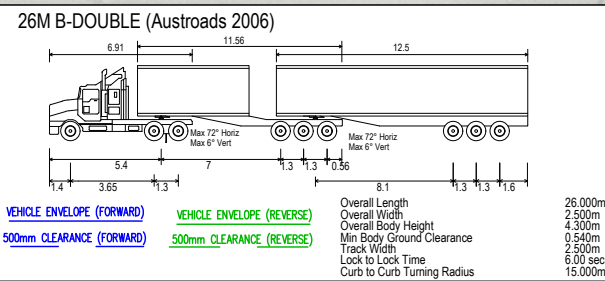
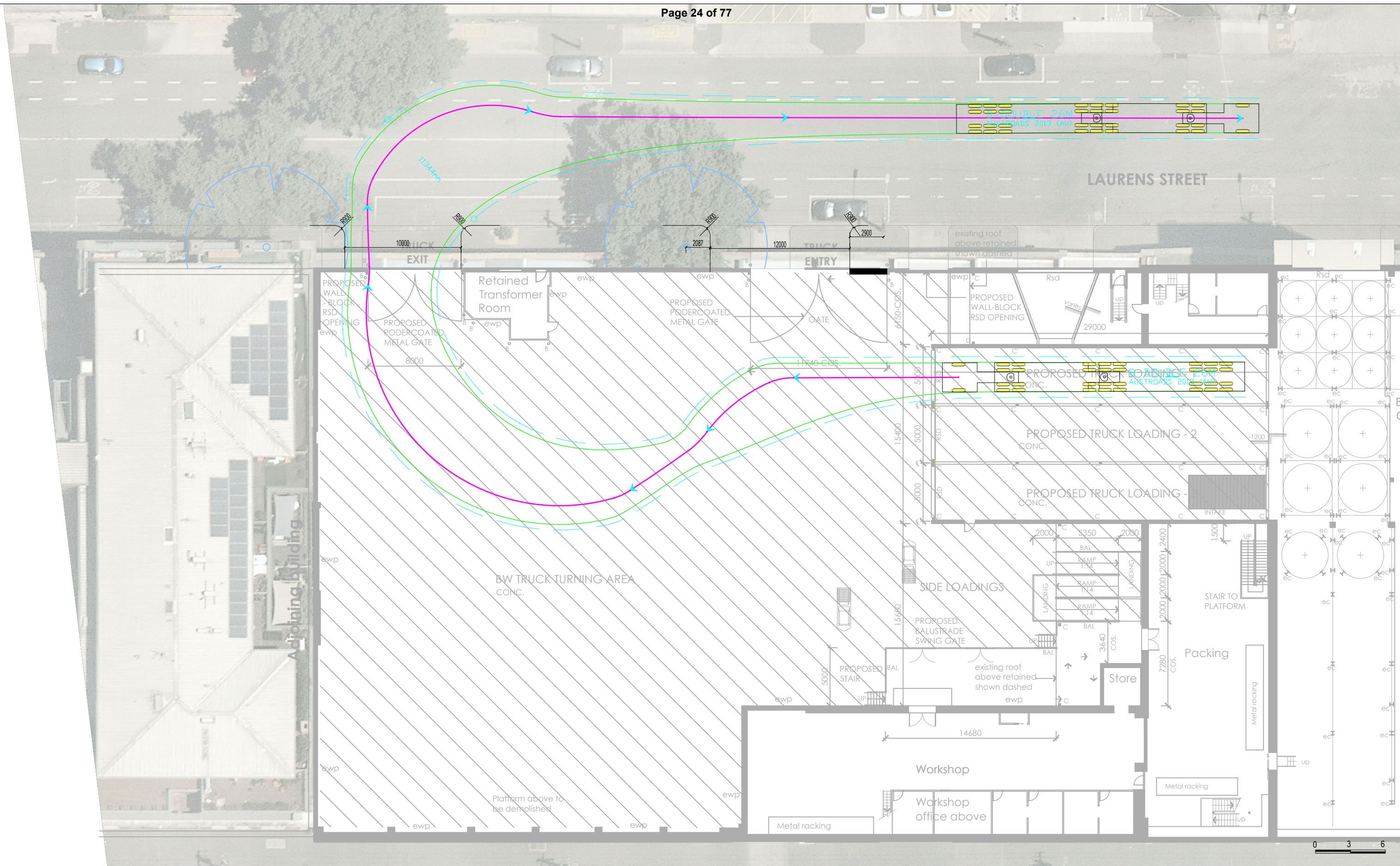


Proposed Warehouse Development
 24-78 Laurens Street, North Melbourne
 Swept Path Assessment – B-Double Ingress – Proposed Truck Loading 1

NOTE:
 1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 16337T SK01 (2013)/DT	SHEET No. 2 of 7	SCALE 1:300@A3	DATE 13/08/2019
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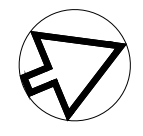


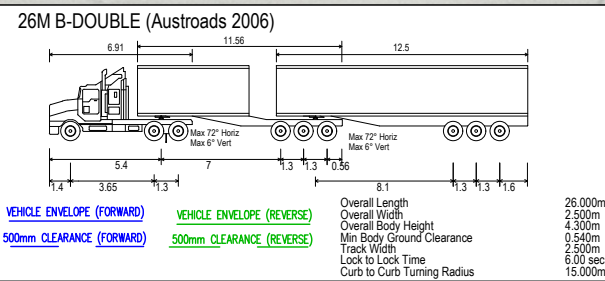
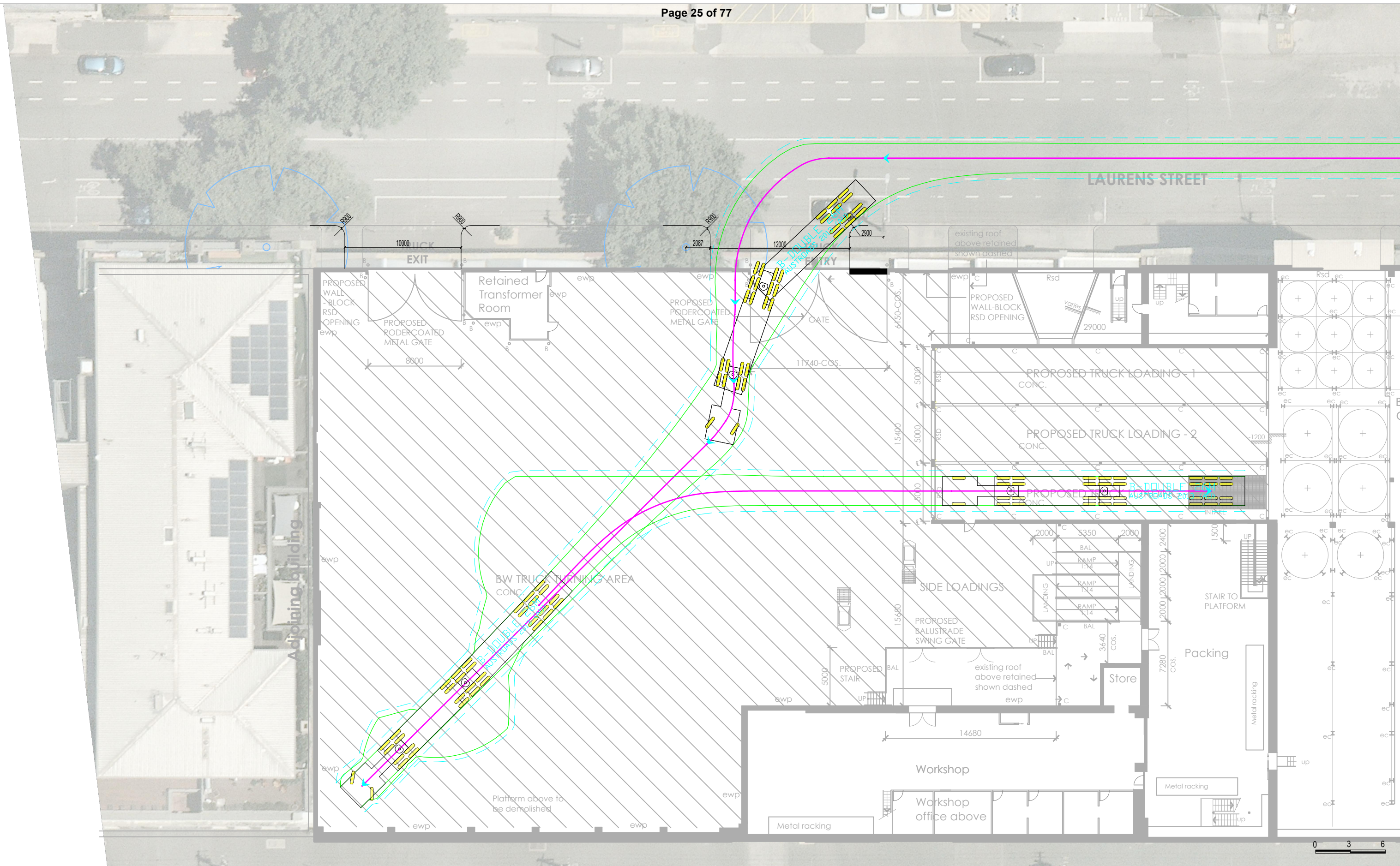


Proposed Warehouse Development
 24-78 Laurens Street, North Melbourne
 Swept Path Assessment – B-Double Egress – Proposed Truck Loading 1

NOTE:
 1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 16337T SK01 (2013)/DT	SHEET No. 3 of 7	SCALE 1:300@A3	DATE 13/08/2019
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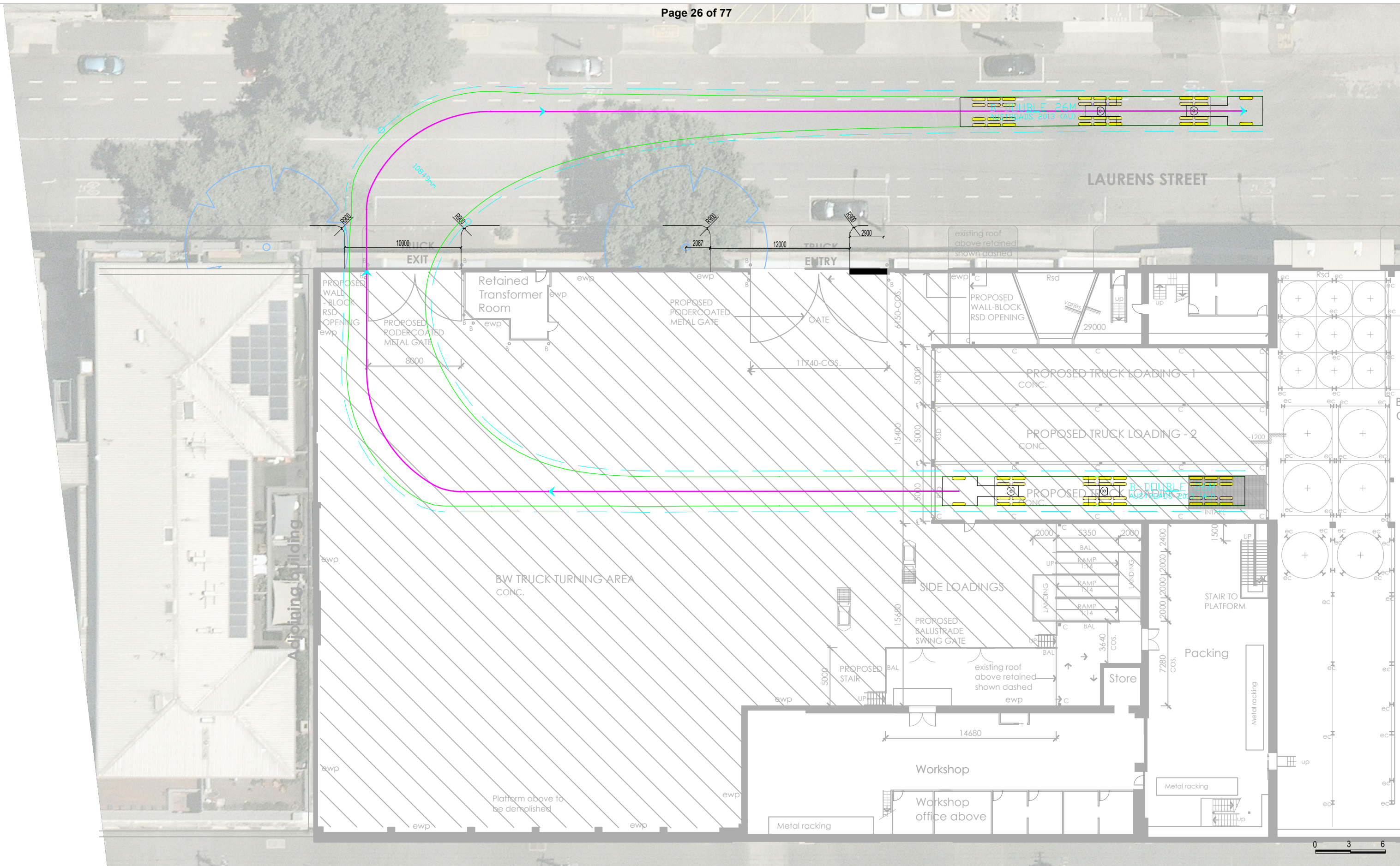


Proposed Warehouse Development
 24-78 Laurens Street, North Melbourne
 Swept Path Assessment - B-Double Ingress - Proposed Truck Loading 3

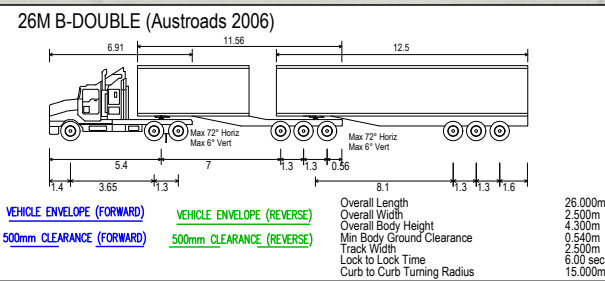
NOTE:
 1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 16337T SK01 (2013)/DT	SHEET No. 4 of 7	SCALE 1:300@A3	DATE 13/08/2019
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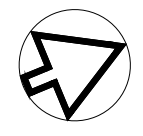
ratio:
 RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWYNNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03) 9429 3111
 FACSIMILE (03) 9429 3011

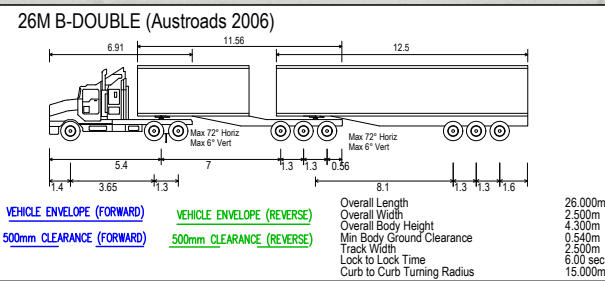
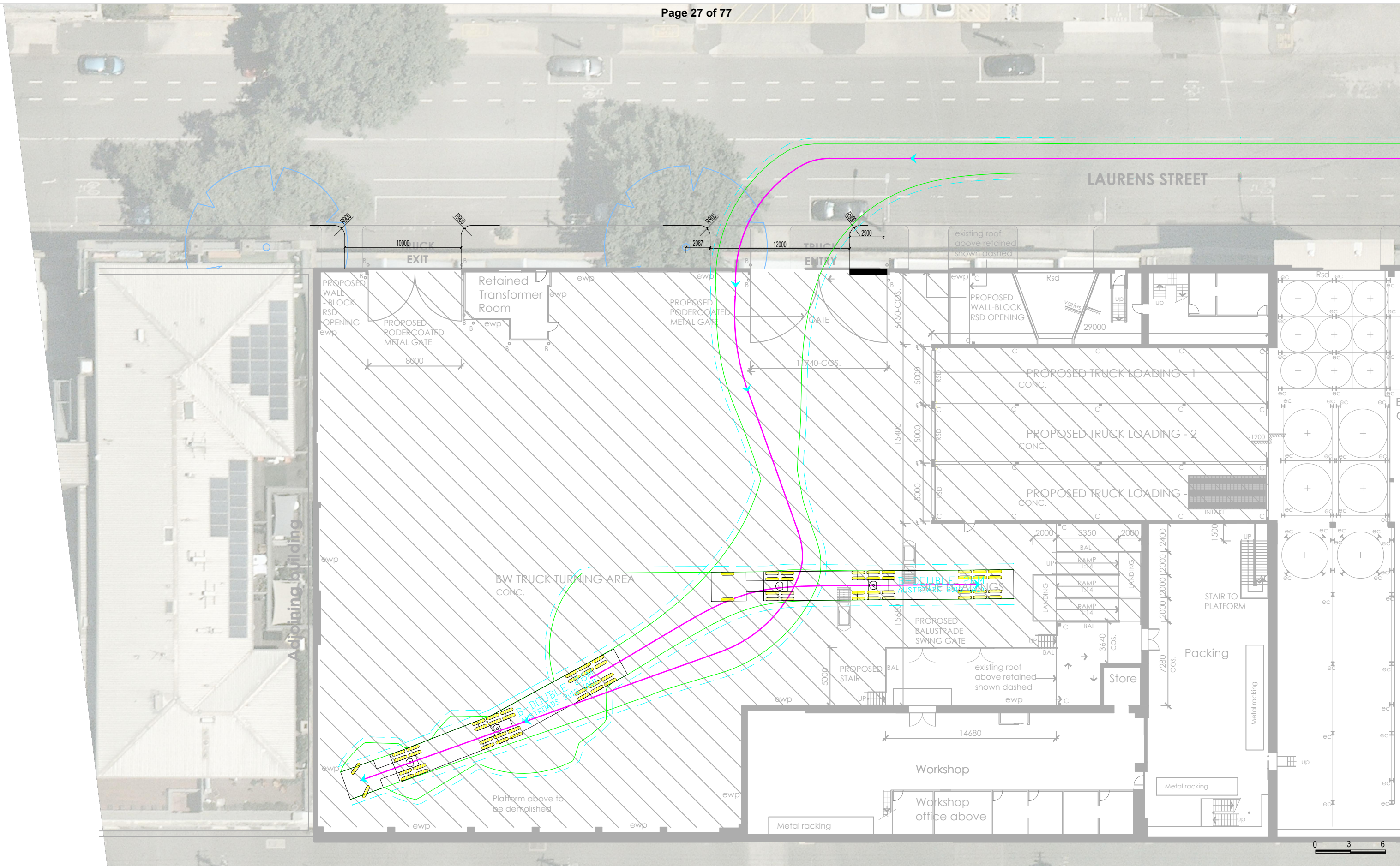


Proposed Warehouse Development
 24-78 Laureds Street, North Melbourne
 Swept Path Assessment - B-Double Egress - Proposed Truck Loading 3

NOTE:
 1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 16337T SK01 (2013)/DT	SHEET No. 5 of 7	SCALE 1:300@A3	DATE 13/08/2019
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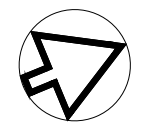


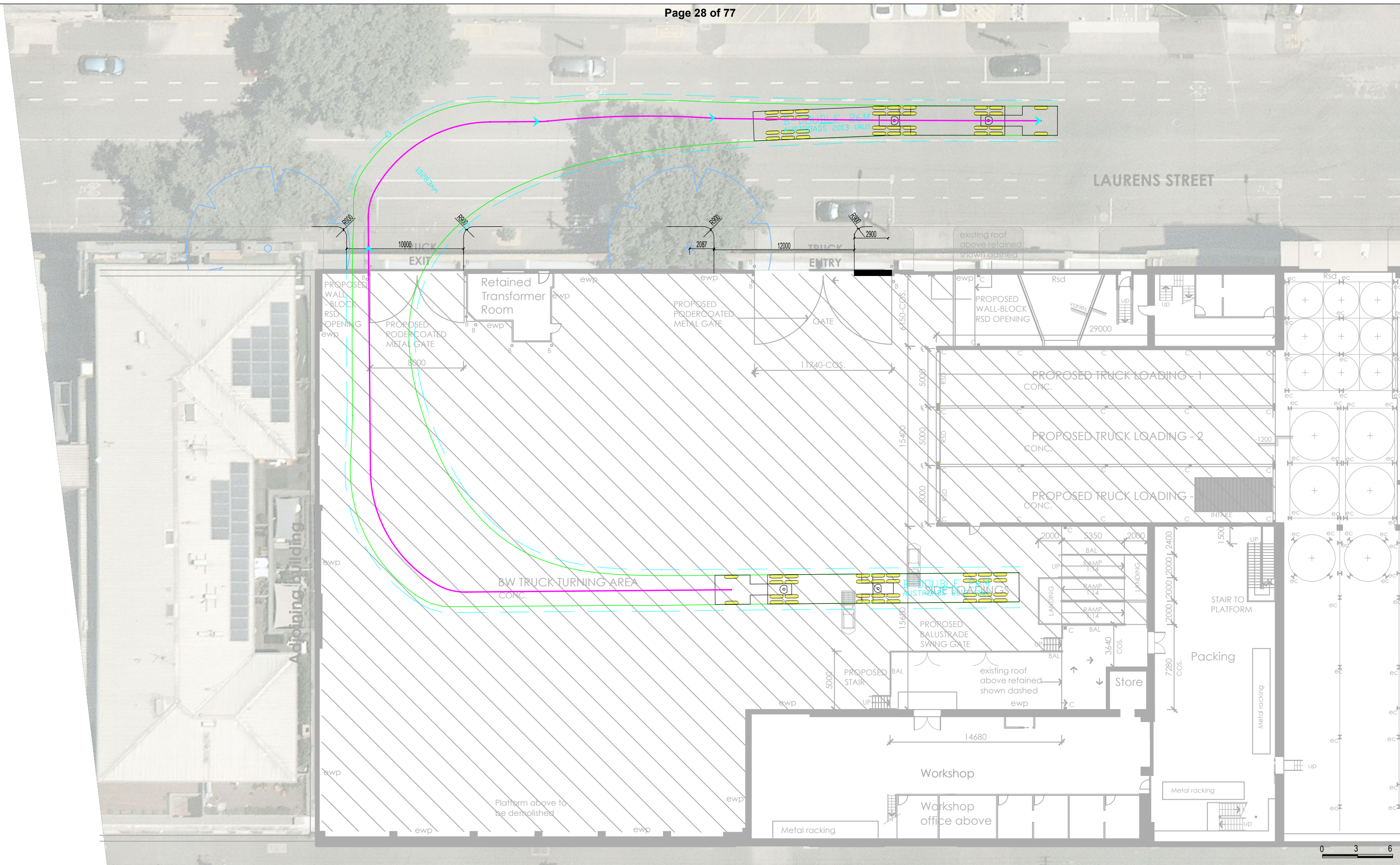


Proposed Warehouse Development
 24-78 Laurens Street, North Melbourne
 Swept Path Assessment – B-Double Ingress – Side Loading

NOTE:
 1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
 2) Maximum Design Speed 10km/h

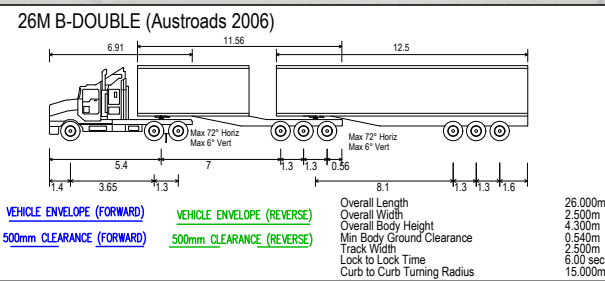
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ratio:

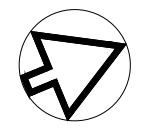
RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWYNNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03) 9429 3111
 FACSIMILE (03) 9429 3011



Proposed Warehouse Development
 24-78 Laurens Street, North Melbourne
 Swept Path Assessment - B-Double Egress - Side Loading

NOTE:
 1) Base Plan Supplied by Watch This Space Design on 05/08/2019.
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 16337T SK01 (2013)/DT	SHEET No. 7 of 7	SCALE 1:300@A3	DATE 13/08/2019
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DELEGATE REPORT

PLANNING PERMIT APPLICATION

City of Melbourne application number:	TP-2019-646
Applicant:	George Weston Foods Limited C/- Urbis Pty Ltd
Owner:	George Weston Foods Limited
Architect:	Watch This Space Design Pty Ltd
Address:	24-78 Laurens Street, North Melbourne
Proposal summary:	Partial demolition and buildings and works to carry out external alterations to provide vehicular access including construction of new vehicle crossovers
Cost of works:	\$1.5 million
Date received by City of Melbourne:	16 August 2019
City of Melbourne Status	Responsible Authority
Responsible officer:	Colin Charman, Principal Urban Planner

1 SUBJECT SITE AND SURROUNDS

1.1 Subject Site

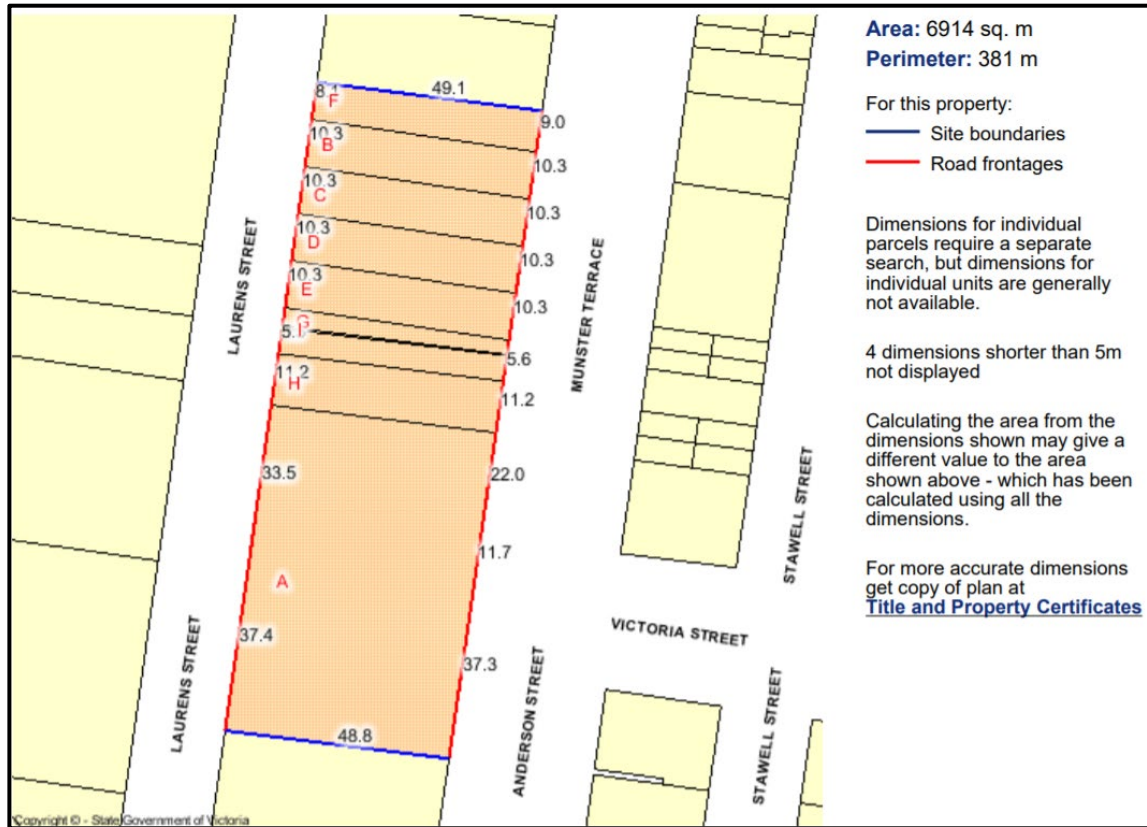
Application TP-2019-646 concerns the site known as 24-78 Laurens Street, North Melbourne, comprising 9 parcels of land set out in the below table and diagram overleaf:

Map Reference:	Lot/Plan or Crown Desc.
A	Lot 1 on Plan of Subdivision PS318834
B	Lot 1 on Title Plan TP174480
C	Lot 2 on Title Plan TP174480
D	Lot 3 on Title Plan TP174480
E	Lot 4 on Title Plan TP174480
F	Lot 5 on Title Plan TP174480
G	Lot 6 on Title Plan TP174480
H	Lot 1 on Title Plan TP410716
I	Lot 1 on Title Plan TP672200

The above parcels of land combine to form a large rectangular shaped site at 24-78 Laurens Street, North Melbourne, which is currently occupied by 'Mauri ANZ' (**the Mill**) owned by George Weston Foods Limited, a large, active, flour mill that has been in continuous operation since the 1870s.

Contributing to this complex are a series of connected brick buildings and plant, which include a warehouse and storage areas, loading bays, wheat silos and offices. Vehicle access to the facility is provided primarily via the Laurens Street frontage.

1.1.1 Site Dimensions Diagram – 24-78 Laurens Street, North Melbourne



The development proposed under Application TP-2019-646 specifically relates to:

- “Lot A” on the above diagram, being Lot 1 on Plan of Subdivision 318834B (Vol. 10251, Fol. 040), located to the south of the Mill complex, and currently occupied by a large warehouse, storage and loading building with four existing roller doors providing vehicle access to Laurens Street. A three-storey brick workshop and elongated featureless brick wall provide the Munster Terrace interface for this building.
- “Lot H” on the above diagram, being Lot 1 on Title Plan TP410716F (Vol. 06322, Fol. 315), immediately adjoining “Lot A” to the north, and occupied by a bricked-up gabled building occupied by a cool room and packing room for the Mill complex. The gabled building occupying “Lot H” is entirely concealed behind a brick fence constructed to Munster Terrace, by virtue of a significant level drop between Laurens Street and Munster Terrace.

Table: Subject Site Details / Dimensions	
Street Frontage:	<ul style="list-style-type: none"> • 141 metres to Laurens Street (west), a 20 metre-wide single-carriageway street with parallel parking adjacent to the kerb and line-marked bicycle lanes. Two street trees occupy the road reserve adjacent to “Lot A” and “Lot H” to this frontage, including a mature (ID1014030) and juvenile (ID1731699) London Plane Tree. The mature London Plane Tree may need to be removed to facilitate the development. • 141 metres to Munster Terrace (east), a 30 metre-wide dual-carriageway street with parallel parking adjacent to the kerb and central right angle car parking bays and street tree plots. Three juvenile Pin Oak’s occupy planters within the road reserve between parallel car parking spaces, adjacent to “Lot A” and “Lot H” to this frontage (from north to south, ID1511977, ID1511976, ID1511975). None of these trees will need to be removed to facilitate the development.
Site Depth:	48.9m
Site Area:	6,970m ²

Topography:	There is a significant fall (approximately 7 metres) from east to west between Munster Terrace and Laurens Street, where the road surface level on Munster Terrace adjacent to “Lot A” and “Lot H” is between AHD 9.5 to AHD 10, and the road surface level on Laurens Street is between AHD 2.3 to AHD 2.8.
Immediate context	<p>The immediate context for the subject site can be summarised as follows:</p> <ul style="list-style-type: none"> • North: 80 Laurens Street, North Melbourne, a single-storey factory built to all boundaries, with a five-storey commercial office located to the rear fronting Munster Terrace. • South: 11 Anderson Street, North Melbourne, a converted factory now occupied by a number of residential apartments, this is a sensitive interface for the subject site. • West: Industrial buildings and rail yards, including vacant land owned by VicTrack which has been identified for redevelopment as part of the future Arden North Melbourne Station and surrounding area. • East: Mid-rise (2-4 storeys) commercial and residential buildings.
Heritage Status:	<p>The site is included in Schedule HO455 to the Heritage Overlay, which provides the following heritage place description:</p> <p><i>North and West Melbourne Biscuit Making & Flour Milling Precinct 3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne.</i></p> <p>24-78 Laurens Street is classified as a ‘Significant’ heritage place in the <i>Heritage Places Inventory February 2020</i>.</p> <p>The Biscuit Making & Flour Milling Precinct is made-up of a patchwork of buildings of historical significance, including¹:</p> <ul style="list-style-type: none"> • <i>Former Smith & Sons, later Brockhoff factory, an altered 1870s two-storeyed stucco building at the Miller Street corner (Building 9);</i> • <i>T.B. Guest’s 1896-9 red brick factories, four-storey parapeted red brick and stucco building facing Laurens Street and three-storey, similarly elevated building facing Munster Terrace, along with a plainer 3 storey red brick building to the north, with parapeted sawtooth profile roofline and early painted wall sign to side upper level (Buildings 1,2,3,8);</i> • <i>Brunton’s three-storey parapeted red and cream brick and stucco façade to Munster Terrace and the five storey, similarly elevated one to Laurens Street (Building 4);</i> • <i>More recent concrete silos, although of a common form, are unusual for the study area and possess strong landmark qualities (Building 5); and</i> • <i>Multi-gabled dichrome brick former Brunton’s stores and showrooms extending along Laurens Street north and south of this latter building to the Guest factory: four of the former five gabled stores survive facades Laurens St Building 3 stores, chimney and roof of the southern gabled store (Buildings 3 & 7); also</i> • <i>Painted walls signs relating the historic occupations and the brick chimney.</i> • <i>In addition to the above elements there are red brick, largely pre-World War Two parapeted infill street facades that contribute to the historic character of the place as a continuing development for the core flour milling use of the complex and in an aesthetically related manner.</i>

¹Incorporated Document, ‘Arden Macaulay Heritage Review 2012 Statements of Significance’, June 2016 (p.6-13)

The buildings primarily engaged by Application TP-2019-646 form part of the historical T.B. Guest's complex, numbered **1** and **8** on the Key plan in the Statement of Significance for HO455 (**SOS**). Partial demolition and external works not visible from the public realm are also sought to be carried out to a gabled building forming part of the Brunton Mill, numbered **3** on the Key Plan in the SOS.

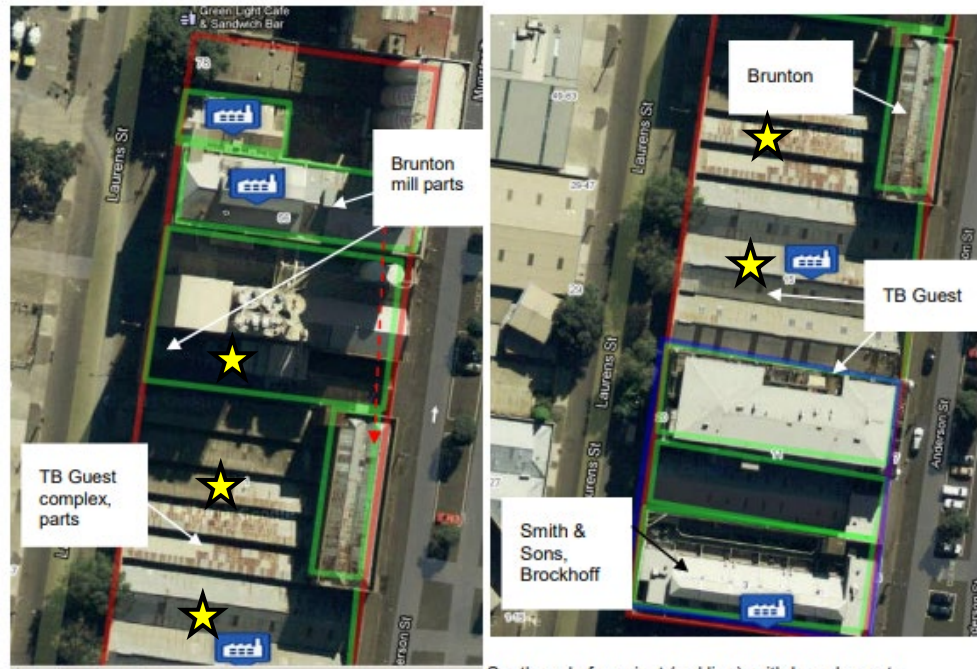
Notably, no part of the buildings sought to be altered by Application TP-2019-646 is identified as featuring 'key elements' (outlined in green) in the diagrams forming part of the SOS. As noted in the SOS, this is due to the externally visible facades of Buildings **1** and **8** being comprised of interwar to post WWII redbrick infill.

Furthermore, it is evident that parts of the façade of Building No. **1** and **8**, representing the only visible parts of these buildings within the public domain that are sought to be altered by Application TP-2019-646, have been heavily altered.

Key Plan



Diagram: Incorporated Document, 'Arden Macaulay Heritage Review 2012 Statements of Significance', June 2016, T.B. Guest complex and of part Brunton Mills proposed to be altered marked a star



North end of precinct (red line), with key elements in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory at south end .

South end of precinct (red line), with key elements outlined in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory centre while at south end is part TB Guest and former Brockhoff biscuit factories included



Diagram: Incorporated Document, 'Arden Macaulay Heritage Review 2012 Statements of Significance', June 2016 T.B. Guest complex proposed to be altered marked with a star

Photo: North and West Melbourne Conservation Study, 1983, infill interwar to WWII façade of T.B. Guest complex, since altered with faux historic mouldings, proposed to be altered outlined in red-dashed line

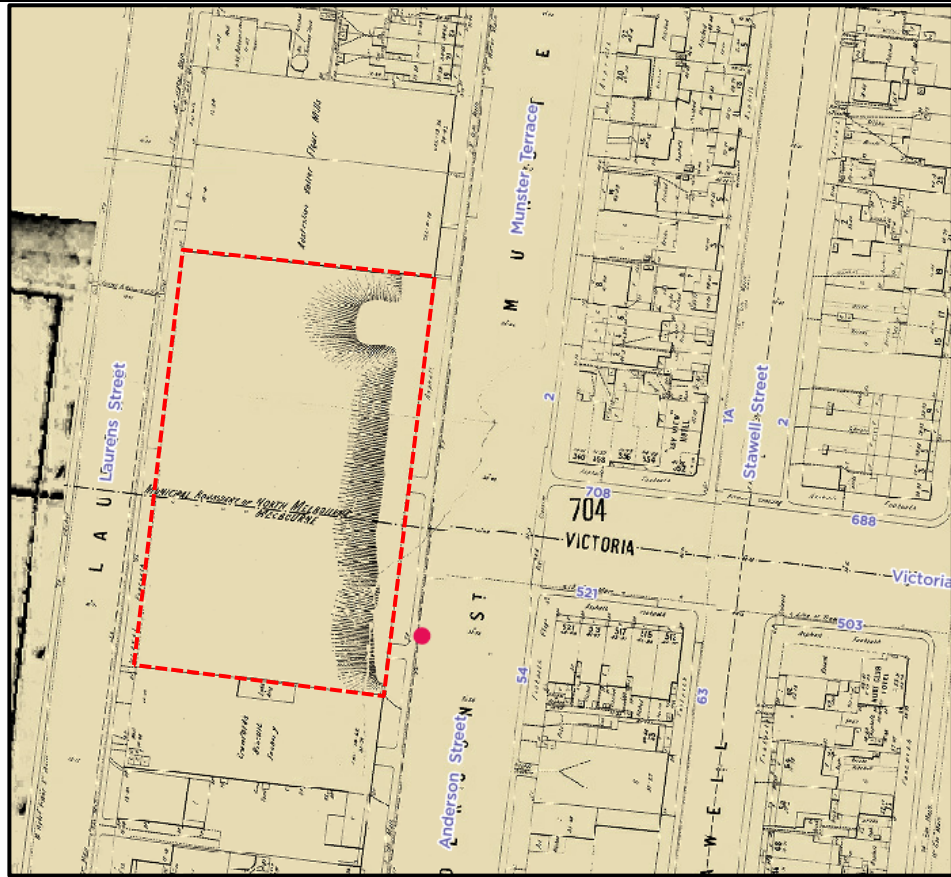


Diagram: Excerpt from Melbourne Metropolitan Board of Works (MMWB) survey 1895, the location of the future interwar – WWII T.B. Guest Complex sought to be altered by Application TP-2019-646 is outlined in red-dashed line.

1.1.2 *Munster Terrace frontage of "Lot A" and "Lot H" of subject site (no external fabric visible from the public realm to be altered)*

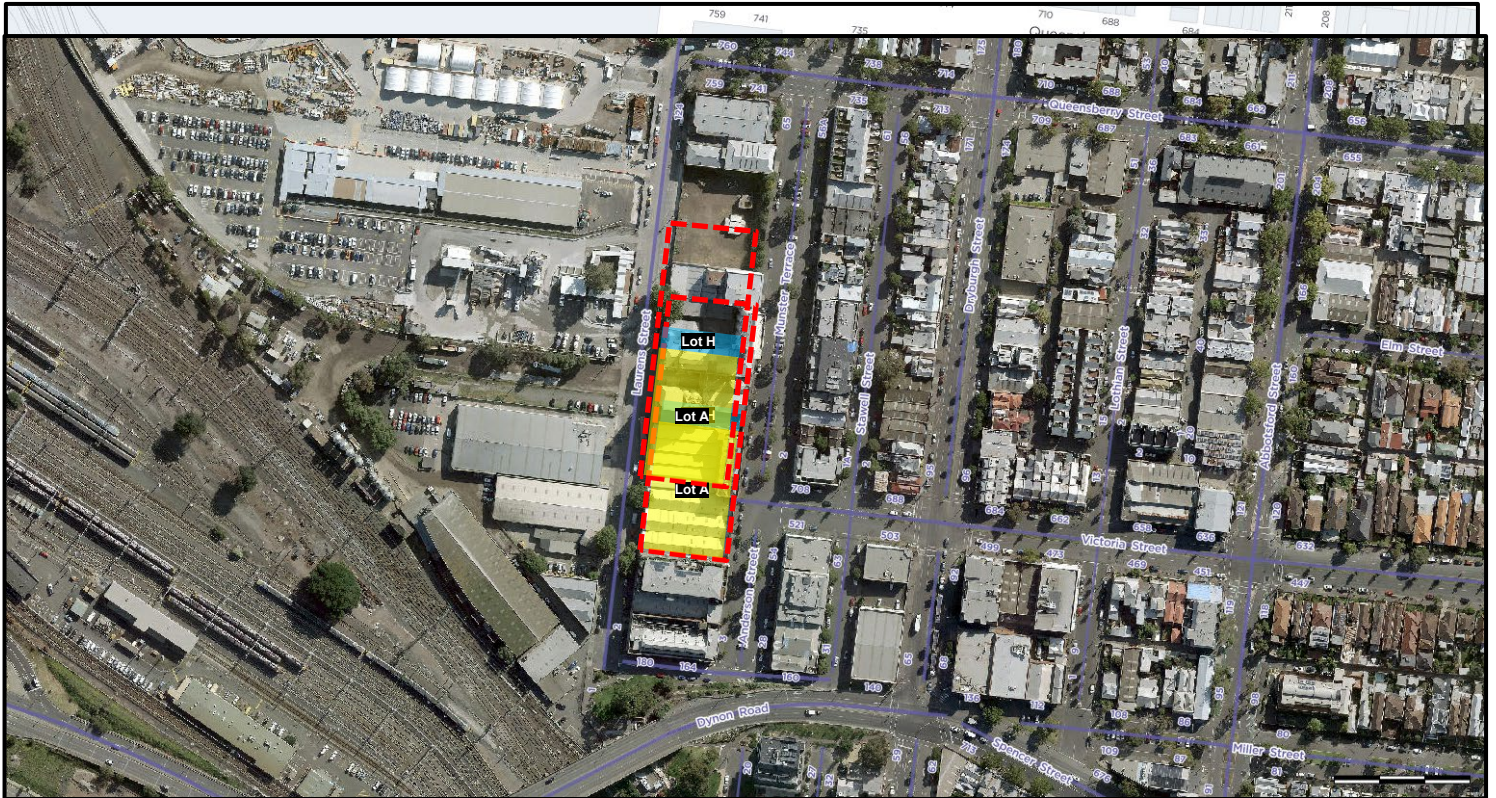


1.1.3 *Laurens Street frontage of "Lot A" and "Lot H" of subject site (facing north-east)*

1.1.4 Laurens Street frontage of "Lot A" and "Lot H" of subject site (facing south-east)



1.1.5 CoMPASS base plan of surrounding cadastre



1.1.6 CoMPASS aerial photograph (captured: April 2020)

1.2 Strategic location within Arden-Macaulay

Clause 21.14-2 Arden Macaulay of the Municipal Strategic Statement provides the following high-level summary of the strategic direction of the Arden-Macaulay local area:

Arden-Macaulay is an area in transition. Since the 1880's, Arden-Macaulay has been primarily an industrial area supporting the city's economy through manufacturing and production. The profile of business activity in the area has been changing with some degree of land under utilisation given its potential in relation to its proximity to the central City.

The Melbourne Metro station project to be located between Citylink and Laurens Street will lead to major change east of the Moonee Ponds Creek.

The Arden-Macaulay Structure Plan 2012 has been prepared and adopted by the City of Melbourne and will be implemented into the planning scheme via a planning scheme amendment. The directions of this plan for this local area are still to be inserted into the planning scheme.

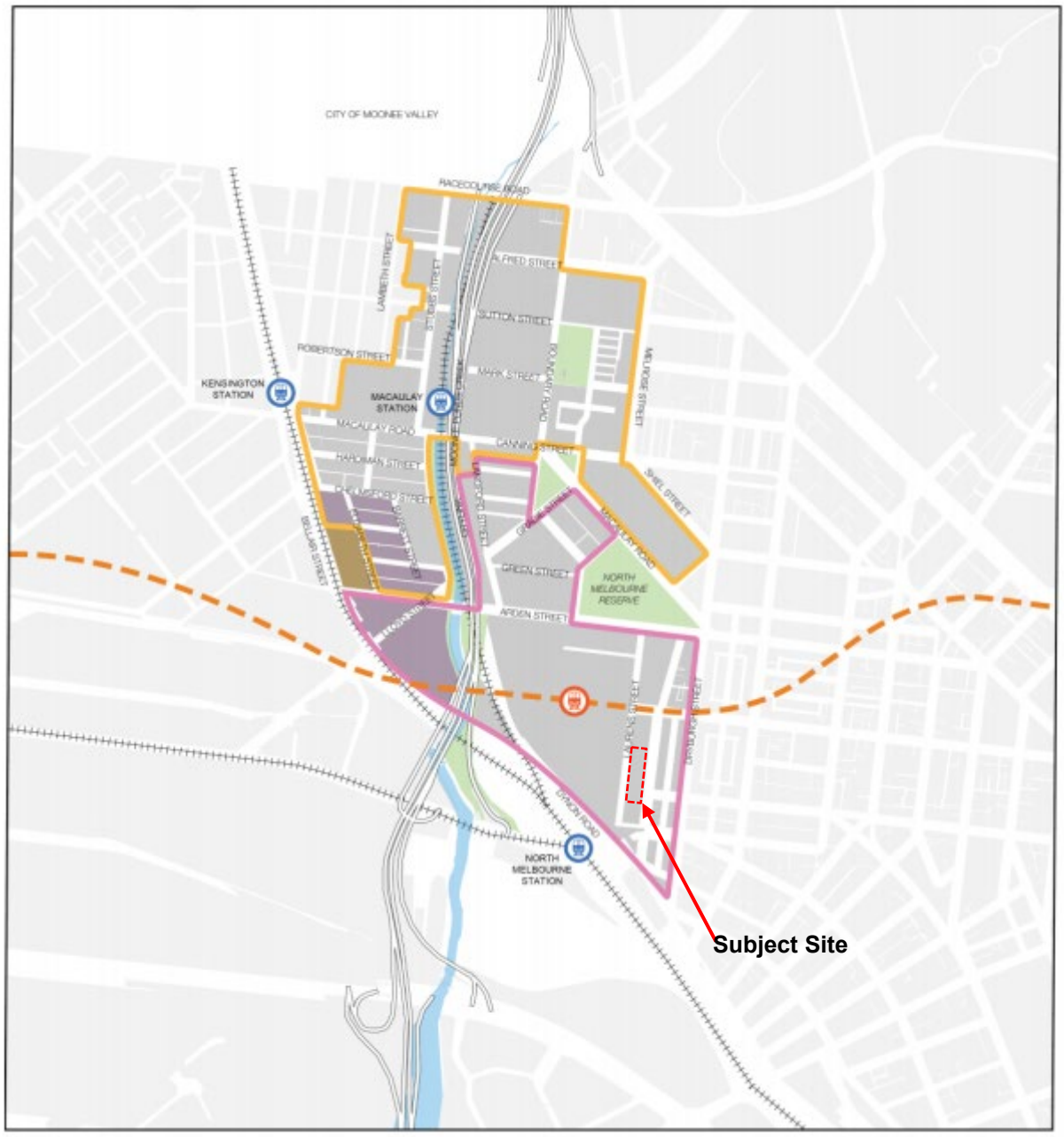
Planning controls will address the interface between on-going industrial and residential areas, and the interface between new development and existing residential areas and large manufacturing industry will be protected from sensitive uses by a land use buffer of non-residential development and/ or non-sensitive land uses (depicted within Figure 10 as "Commercial and Industrial Buffer"). The new planning controls will be introduced in two stages.

The location of the subject site within the Arden Macaulay local area is identified in red-dashed line overleaf.

Notably, the subject site falls within the scope of the Draft Arden Structure Plan June 2020, which is currently undergoing public consultation. It is noted that while the draft Structure Plan contemplates land use transition, and the need for future planning to consider land use compatibility challenges, this document has yet to be prepared and/or adopted by the Minister for Planning or Melbourne City Council.

It would therefore be premature to give any weight to the strategic intent and objectives of this document in the assessment of Application TP-2019-646.

1.2.1 Figure 11 from Clause 21.14-2 Arden Macaulay



- Local Area Boundary
- Rail Station
- Rail Network
- Proposed Melbourne Metro Rail Station
- Proposed Melbourne Metro Rail Alignment
- Freeway
- Public Open Space
- Waterways
- Stage 1 of Land Use Transition
- Stage 2 of Land Use Transition
- Large Manufacturing Industry subject to Melbourne Metro Project proceeding
- Commercial and Industrial Buffer



1.3 Restrictions / Easements

The register search statement for the Certificates of Title listed below identify that the subject site is not burdened by any restrictive covenant or Section 173 Agreement, and is not encumbered by any easements, with the exception of a party-wall easement that is not shared with an adjoining property not forming part of Application TP-2019-646:

- “Lot A” - Lot 1 on Plan of Subdivision 318834B (Vol. 10251, Fol. 040)
- “Lot H” - Lot 1 on Title Plan TP410716F (Vol. 06322, Fol. 315)

1.4 Archaeology and Heritage Inventory

The subject site is not included in the [Victorian Heritage Inventory](#).

1.5 Aboriginal Cultural Heritage

The subject site is not included in an area of legislated cultural heritage sensitivity.

2 BACKGROUND AND HISTORY

2.1 Planning Application History

2.1.1 *Pre-Application Meetings*

A pre-application meeting was held on 7 June 2016.

The scope of demolition required to facilitate the Mill operations within the site, including the degree to which buildings across the complex contributed to the historical significance of The Biscuit Making & Flour Milling Precinct were discussed at this meeting.

In the intervening period between the date of this pre-application meeting and the lodgement of Application TP-2019-646, the applicant has made changes to the scope of works, which has contributed to restricting the alteration of externally visible fabric to the later interwar to post WWII infill façade facing Laurens Street, leaving the exterior of the original Brunton buildings largely intact.

While ideally the scope of works would have been further confined to the recent blank brick wall facing Munster Terrace (identified as being ‘non-contributory’ in the SOS), due to significant level changes across the site it is understood that this was not possible.

The interwar to post WWII infill façade to Laurens Street is considered to represent an acceptable secondary candidate for these works, which are necessary to facilitate the continued flour mill operations, further discussed in the assessment section of this report.

2.2 Planning Scheme Amendments

In the intervening period between when Application TP-2019-646 was first received by City of Melbourne, and the date of this report, Planning Scheme Amendments C258 has been adopted by Melbourne City Council and gazetted to form part of the Planning Scheme. A summary of this Amendment and how it applies to Application TP-2019-646 is set out below.

It is noted that that the subject site does not fall within the scope of Planning Scheme Amendment C308 (Urban Design in the Central City and Southbank) and Planning Scheme Amendment C309 (West Melbourne Structure Plan), which are both considered to have attained the status of being 'seriously entertained'.

2.2.1 Amendment C258: West Melbourne Heritage Review and Heritage Policies Review

Melbourne Planning Scheme Amendment C258 was prepared by Melbourne City Council and applies to all land within the municipality affected by a Heritage Overlay, including land within the West Melbourne Structure Plan area (representing land within the scope of the West Melbourne Heritage Review 2016).

Broadly, Amendment C258 seeks to implement:

- The Heritage Policies Review, which includes a review of the existing heritage policies in the Melbourne Planning Scheme (Clause 22.04/Clause 22.05), preparation of statements of significance for large precincts (e.g. Carlton and South Yarra) and conversion of the current A-D letter grading system to the contemporary Significant, Contributory and Non-Contributory classification system for heritage assets; and
- The West Melbourne Heritage Review 2016, which made recommendations regarding the heritage significance, and appropriate degree of protection, of heritage places within the West Melbourne Structure Plan area.

The independent Panel appointed to consider Amendment C258 issued its report on 21 May 2019. A summary of the recommendations of the independent Panel, and version of Amendment C258 incorporating changes in response to the Panel's recommendations, were presented at Council's Future Melbourne Committee on 18 February 2020, and Amendment C258 was formally adopted by Council on 25 February 2020.

Amendment C258 was gazetted on 10 July 2020, and Application TP-2019-646 has therefore been assessed against the form of *Clause 22.05 Heritage Places outside the Capital City Zone* introduced by this amendment.

3 PROPOSAL

3.1 Plans / Reports Considered in Assessment

Table: Plans / Reports considered in assessment		
Plan / Report Title	Plan/Report Author	Plan/Report Date
Planning Report	Urbis Pty Ltd	18 August 2019
Response to Heritage Advice	Urbis Pty Ltd	13 May 2020
Response to objections	Urbis Pty Ltd	26 August 2020
Architectural Drawings	Watch This Space Design Pty Ltd	July 2019
Heritage Impact Assessment	Bryce Raworth	19 September 2019
Traffic Assessment & Swept-path Diagrams	Ratio Consultants Pty Ltd	24 September 2019

3.2 Summary of Proposed Development & Plan Excerpts

3.2.1 Summary of proposed development

Application TP-2019-646 seeks permission to carry out part demolition, external alterations and additions and internal rearrangements to Building No.'s 1, 3 & 8, shown on the 'Key plan' (right).

The broad purpose of the development sought by Application TP-2019-646 is to enable the Mill to conduct vehicle movements associated with its operations within the site. It is understood the Mill currently utilises a loading dock accessed by reversing directly from Laurens Street and relies on land outside of the site for the storage and manoeuvring of vehicles, and that this land will not be available for this use in the near future.

More specifically, the development proposed under Application TP-2019-646 includes:

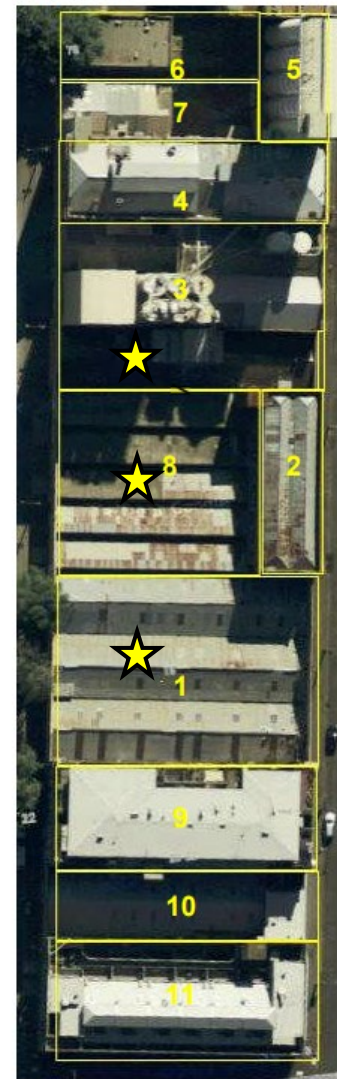
- Partial demolition of the Laurens Street facades of Building No. 1 & 8 associated with the creation of two new vehicle entry points with associated crossovers.
- Partial demolition of the roofing over Building No.'s 1, 3 & 8 to provide a turning area for vehicles that will be open-to the sky.
- External alteration of the Laurens Street facades of Building No. 1 & 8 associated with creation of two new openings, in addition to the infilling of a third vehicle opening that will no longer be in use.
- Construction of a metal roofed structure to cover three proposed loading bays, replacing part of the roofing over Building No. 8 and 3.

The application accordingly seeks planning permission for the following:

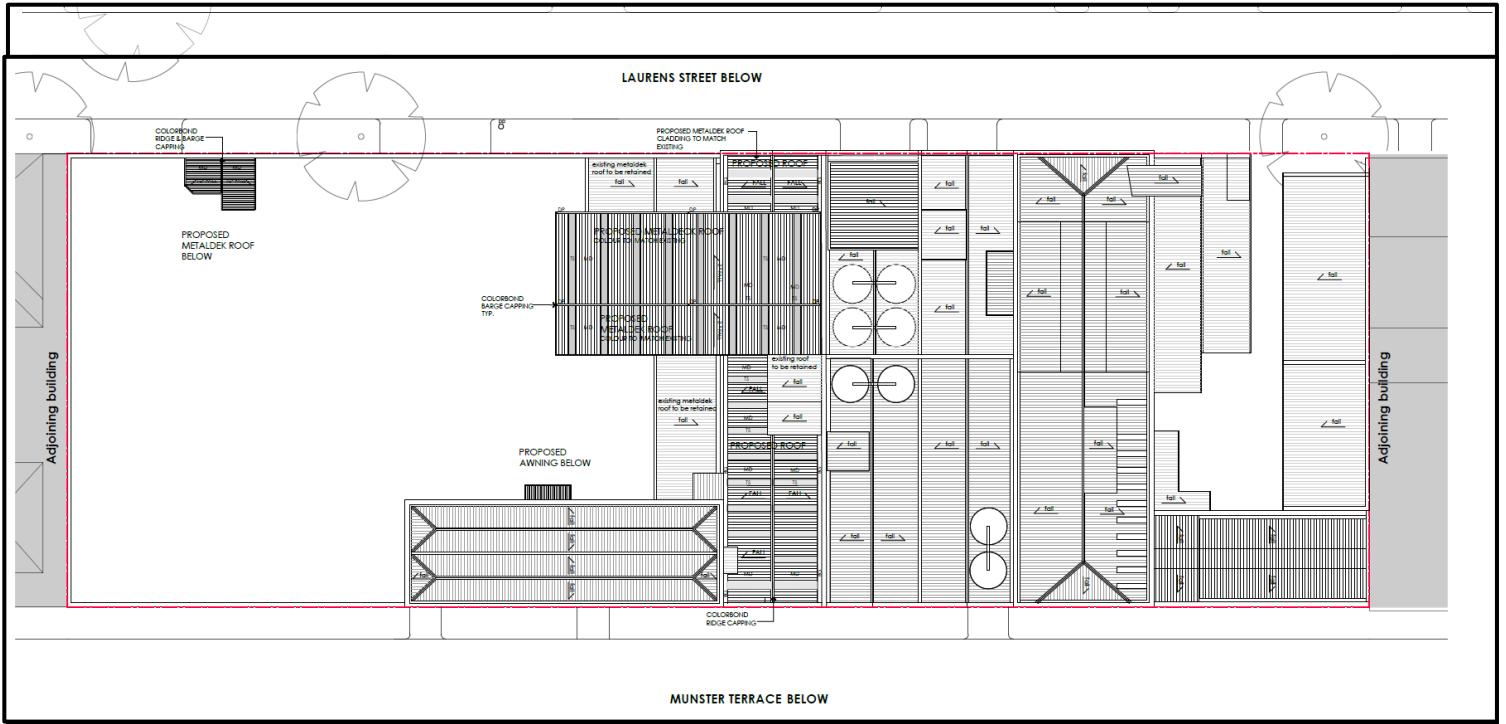
- Buildings and works in the Industrial 1 Zone.
- Demolition, buildings and works in the Heritage Overlay (HO455).

Important note: The use of the land for a Mill has existing use rights, the proposed buildings, works and change in operations are consistent with the purpose of this existing use. Consideration of the use, its hours of operation and potential amenity impacts on adjoining and surrounding land are therefore not open to the Council to consider in its assessment of Application TP-2019-646.

Key Plan

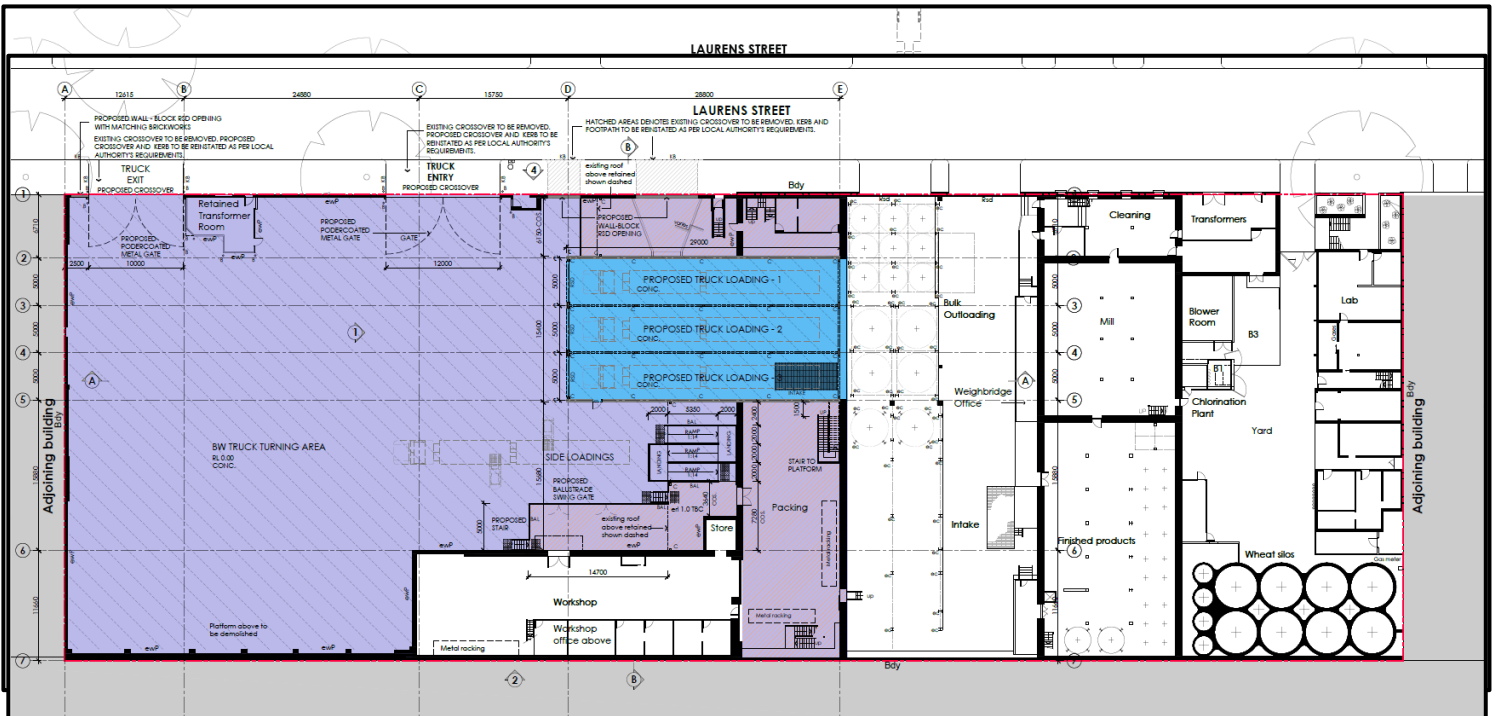


3.2.2 Excerpt from Demolition Roof Plan (red: demolished, blue: replaced with new cladding)



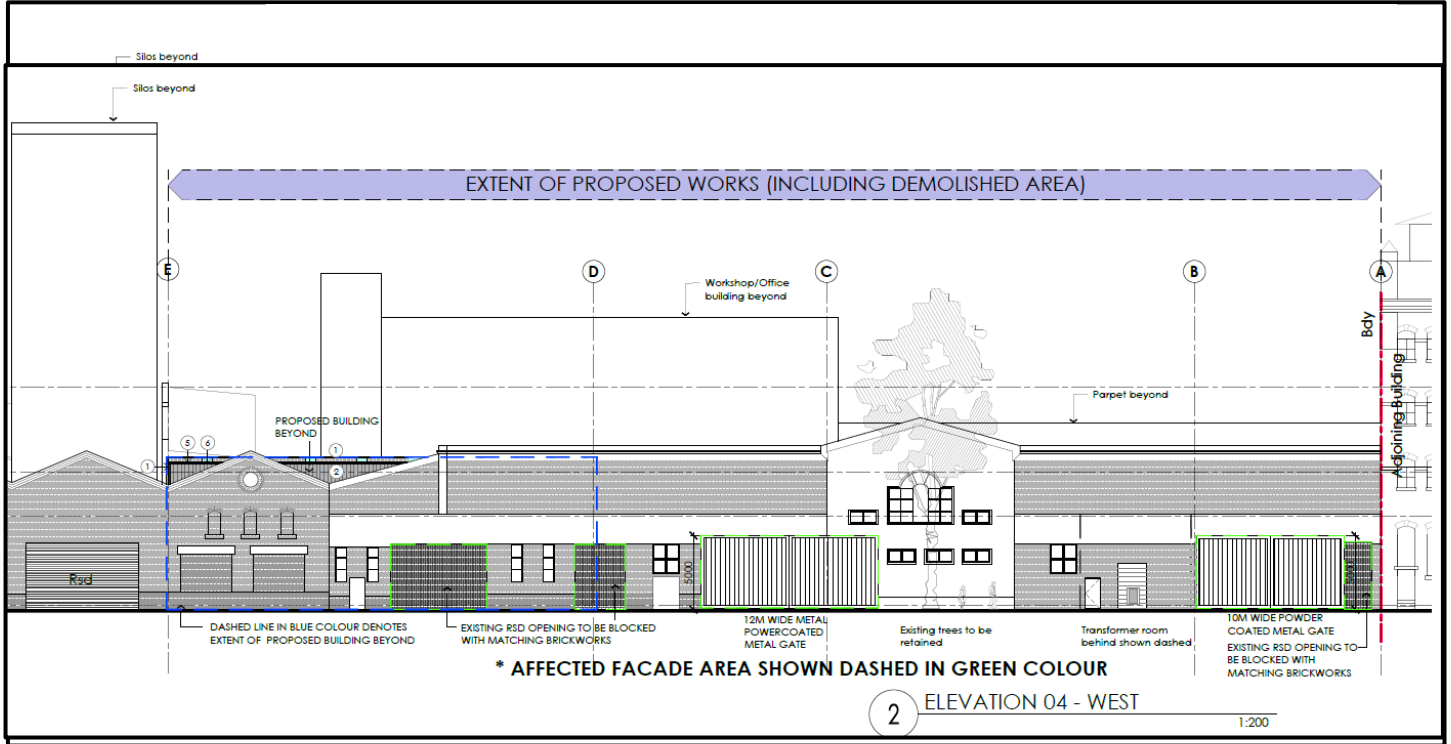
3.2.3 Excerpt from Proposed Roof Plan

3.2.4 Excerpt from Existing Ground Floor Plan



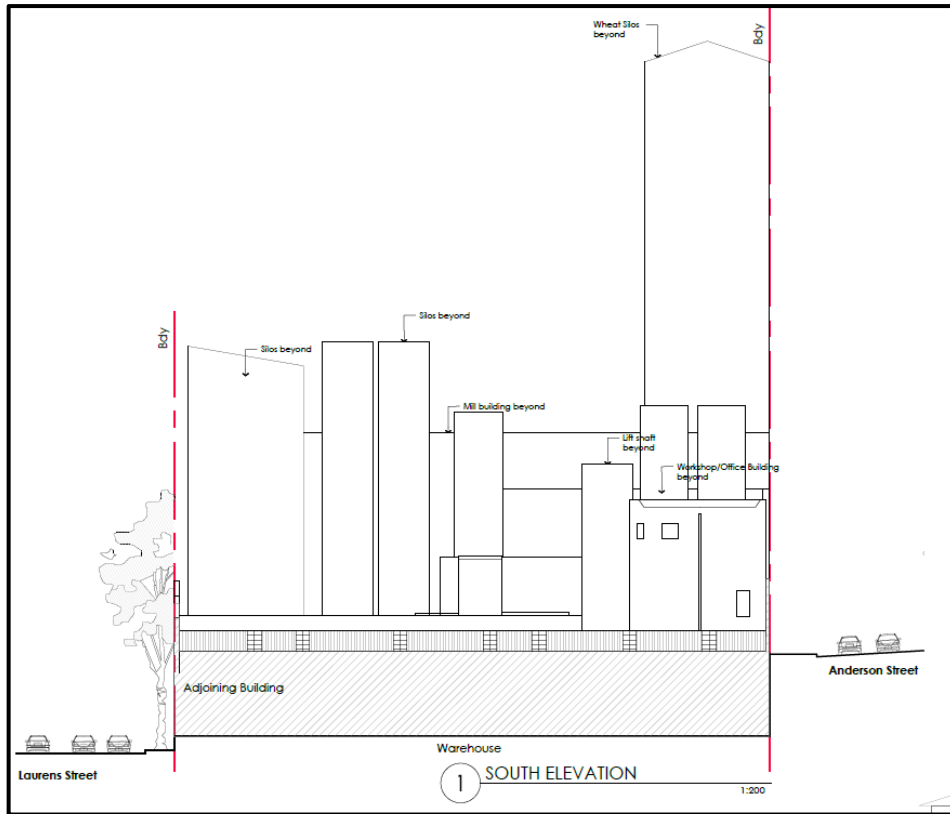
3.2.5 Excerpt from Proposed Ground Floor and Site Plan

3.2.6 Excerpt from Existing West (Laurens Street) Elevation

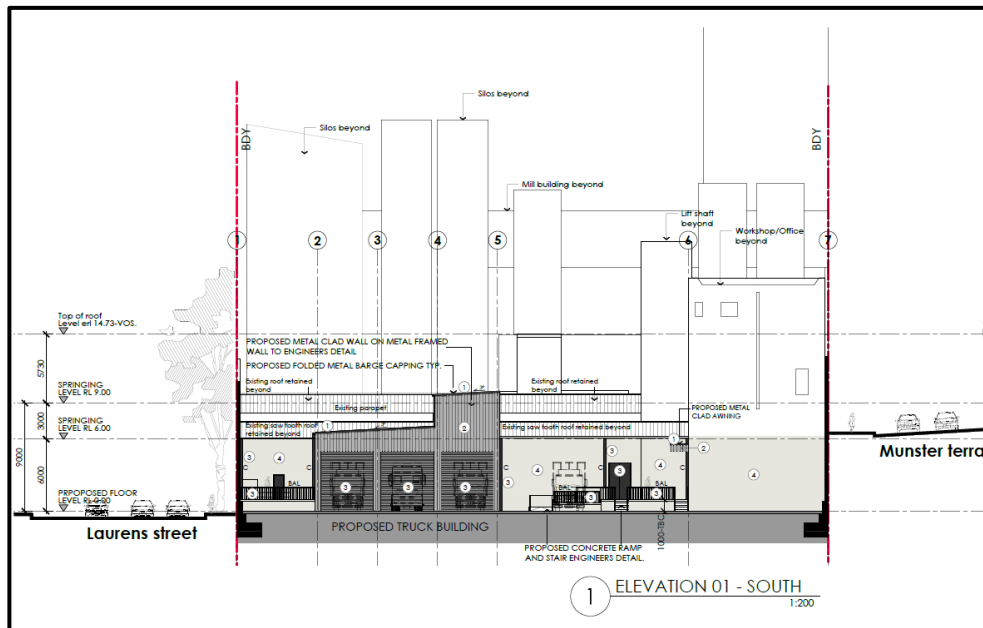


3.2.7 Excerpt from Proposed West (Laurens Street) Elevation

3.2.8 Excerpt from Existing South (Internal) Elevation



3.2.9 Excerpt from Proposed South (Internal) Elevation



4 STATUTORY CONTROLS

4.1 Zone and Overlays

Zone	
Clause 33.01 Industrial 1 Zone	<p>Land Use – no permit required</p> <p>The existing use of the land for the purpose of a flour mill (inclusive of associated offices and logistics) benefits from existing use rights.</p> <p>A planning permit is therefore not required to use the land for the proposed alterations to the existing use of the land for Industry (flour mill) under Clause 33.01-2 of the Industrial 1 Zone.</p> <p>Buildings and Works – permit required</p> <p>Under Clause 33.01-4 of the Industrial 1 Zone, a permit is required to construct a building or construct or carry out works unless certain exemptions apply. The proposed development under Application TP-2019-646 does not qualify under any of the exemptions listed in this provision.</p> <p>A planning permit is therefore required for the buildings and works proposed under Application TP-2019-646, including the construction and alteration of all external fabric.</p>
Overlays	
Clause 43.01 Heritage Overlay Schedule HO455	<p>Demolition, Buildings and Works – permit required</p> <p>Under Clause 43.01-1 of the Heritage Overlay, a permit is required to demolish or remove a building and construct a building or construct or carry out works.</p> <p>A planning permit is therefore required for the demolition, buildings and works proposed under Application TP-2019-646, including the construction and alteration of all external fabric.</p> <p>Relevant to Application TP-2019-646, it is noted that Schedule HO455 to the Heritage Overlay specifies that:</p> <ul style="list-style-type: none"> • External paint controls do apply. • Internal alteration controls do not apply.
Clause 45.05 Development Contributions Plan Overlay Schedule 3: Arden Urban Renewal Area Development Contributions Plan	<p>Development Contributions Requirement – no requirement applies</p> <p>Under Clause 45.06-1 of the Development Contributions Plan Overlay, a permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.</p> <p>A Schedule to the Development Contributions Plan Overlay may specify exemptions from this requirement. The proposed development under Application TP-2019-646 qualifies under the following exemption from this requirement listed in Schedule 3 to the Development Contributions Plan Overlay:</p> <ul style="list-style-type: none"> • <i>Development associated with an existing use provided the gross floor area of the development is not increased by more than 1000 square metres.</i>
Clause 45.09 Parking Overlay Schedule 12: Residential Development in Specific Inner City Areas	<p>Car Parking – not applicable</p> <p>Schedule 12 to the Parking Overlay applies where a residential development application seeks to provide in excess of the specified car parking rate for each dwelling.</p> <p>As Application TP-2019-646 does not relate to a residential development application, the requirements of the Parking Overlay are not applicable to the proposed development.</p>

4.2 Particular Provisions

The following notes are made with respect to the following particular provisions:

- **Clause 52.05 Signs**

The Industrial 1 Zone falls into Category 2 (Office and Industrial) of the sign requirements at *Clause 52.05 Signs*.

Application TP-2019-646 has not sought permission to construct or put up for display any advertising signage.

Permission can be sought separately for advertising signage under a future planning permit application if the landowner seeks to alter their advertising signage to suit the revised façade design.

- **Clause 52.06 Car Parking**

Application TP-2019-646 does not seek to introduce a new use, nor does it seek to increase the floor area of the existing use of the land for Industry (flour mill).

The requirements of *Clause 52.06 Car Parking* therefore do not apply to Application TP-2019-646.

- **Clause 52.10 Uses with Adverse Amenity Potential**

Application TP-2019-646 does not seek to introduce a new use, nor does it seek to increase the floor area of the existing use of the land for Industry (flour mill).

The requirements of *Clause 52.10 Uses with Adverse Amenity Potential* therefore do not apply to Application TP-2019-646².

- **Clause 52.34 Bicycle Facilities**

Application TP-2019-646 does not seek to introduce a new use, nor does it seek to increase the floor area of the existing use of the land for Industry (flour mill).

The requirements of *Clause 52.34 Bicycle Facilities* therefore do not apply to Application TP-2019-646.

- **Clause 53.18 Stormwater Management in Urban Development**

Clause 53.18 Stormwater Management in Urban Development applies to Application TP-2019-646.

Council's Principal Engineer Infrastructure has recommended permit conditions that will ensure appropriate stormwater and drainage connections will be constructed for the proposed development.

² It is noted had the Mill not existed on the land, and were Application TP-2019-646 seeking to permission to use the land for Industry (flour mill) with production exceeding 200 tonnes per year, the application would be subject to a minimum threshold distance of 250 metres, being the shortest distance from any part of the land to:

- land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or
- land used for a hospital, an education centre or a corrective institution; or
- land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

In this instance, the subject site directly abuts land included in the Mixed Use Zone (a residential zone), and does not satisfy the minimum threshold distance requirement.

Where a minimum threshold distance specified under Clause 52.10 Uses with Adverse Amenity Potential is not met, an application must be referred to the Environment Protection Authority under S.55 of the Planning and Environment Act 1987. However, as Application TP-2019-646 relates to the existing use of the land for Industry (flour mill), which has established existing use rights, the use of this land (including the alterations proposed under Application TP-2019-646) fall outside the remit of Council's assessment.

4.3 General Provisions

- **Clause 63 Existing Uses**

The Mill represents one of the oldest continuing land uses within the City of Melbourne municipal district.

Existing use rights apply.

- **Clause 65 Decision Guidelines**

Before deciding on an application or approval of a plan, the responsible authority must consider the matters set out in *Clause 65 Decision Guidelines*, as appropriate.

5 STRATEGIC FRAMEWORK

A list of the relevant policies in the Planning Policy Framework (PPF), Municipal Strategic Statement (MSS) and Local Planning Policy Framework have been set out in Appendix 1 to this report.

Regard has been given to key policies relevant to the proposed development under Application TP-2019-646 in Section 9 Assessment of this report.

6 PUBLIC NOTIFICATION

The following planning permissions required by Application TP-2019-646 under the Melbourne Planning Scheme are **not** exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987*:

- Buildings and works in the Industrial 1 Zone.
- Demolition, buildings and works in the Heritage Overlay (HO455).

As the Responsible Authority could not be satisfied that no material detriment would result from the proposed development, notice of Application TP-2019-646 was carried out in accordance with the requirements of the *Planning and Environment Act 1987* in the following manner:

- By giving notice by mail to the owners and occupiers of adjoining and surrounding land on 25 February 2020.
- By requiring the applicant to display four public notice signs on the frontages of the subject site, including:
 - Two public notice signs to the Laurens Street frontage.
 - Two public notice signs to the Munster Terrace frontage.

The applicant returned a statutory declaration on 13 March 2020 confirming that the public notice signs were displayed in the required locations on 27 February 2020 and maintained in good order and condition for a period of 14 days from that date.

7 OBJECTIONS & CONSULTATION

7.1.1 Summary of concerns raised in objections and applicant's response

A total of twenty-two (22) objections have been received to-date.

The concerns raised in the objections have been summarised and paraphrased below.

On 26 August 2020 the applicant provided a response addressing the concerns raised in objections, which have been quoted below.

The concerns raised in objections have been considered in Section 9 Assessment of this report.

- **Traffic impacts**

Objector concern:

Increased safety risks for pedestrians and increased congestion for residents, associated with trucks entering and exiting the site via Laurens Street.

Applicant's response:

This application is being triggered by Council's desire to see the Arden Precinct renewed. Part of this work requires two of the vehicle crossovers to close.

This proposal seeks an alternative loading and access solution within the subject site, where Bdouble vehicles can enter and exit the site in a forward direction. This will create a safer loading environment, where vehicles will no longer need to reverse into the site from Laurens Street.

The safety conditions for vehicles and pedestrians in this area will be improved, reducing congestion in the street, and creating greater visibility of pedestrians.

Please refer to the Traffic Assessment prepared by Ratio (dated 24 September 2019) for further details.

- **Noise, dust and pollution**

Objector concern:

Noise, dust and pollution created by truck movements, with further concerns that this will be intensified as a result of the removal of the roof over the area intended to be used by trucks movements, and will pose amenity impacts to the neighbouring residential apartments in the converted factory at 11 Anderson Street (aka 22 Laurens Street), North Melbourne, which shares a boundary wall with the subject site.

Applicant's response:

Whilst the proposal seeks to locate the truck exit point closer to this interface, the loading areas are strategically located on the other side of the warehouse, away from this interface in a similar location to the existing loading bays.

As the site has operated as a mill for over 100 years. The apartment building was approved in this location notwithstanding the operation of the mill. It is therefore reasonable to note that the level of amenity afforded to these residents is different from the levels of amenity afforded in solely residential areas.

The Section 173 Agreement which exists on the certificate of title of the apartment building 11 Anderson Street, explicitly states that the operation of George Weston Food Limited at 1 Munster Terrace, North Melbourne is a 24 hour industrial facility and the operation of that facility and other industrial facilities at Laurens Street and Munster Terrace generate, amongst other things, noise, dust, smell and truck vehicle movements.

The proposal does not result in an intensification of the existing use or frequency of deliveries and it is not anticipated that any additional pollution or dust will result from the proposed works.

The site is zoned for industrial purposes which facilitate a lower level of amenity at the site, as specified by the Section 173 Agreement applying to 11 Anderson Street. The use of the site as the Mill has long been established at the site.

- **Removal of on-street car parking**

Objector concern:

The removal of on-street car parking in Laurens Street associated with the creation of two new crossovers will contribute to a reduction in the number of on-street car parking spaces, impacting parking availability for local residents.

Applicant's response:

Given the extent of the two new crossovers (to accommodate the onsite loading access arrangements of trucks) four of the existing street parking spaces will be lost.

This will be offset by the removal of two of the existing crossovers, providing four new street parking spaces.

- **Heritage**

Objector concern:

The increased noise, dust and pollution associated with the alterations to the Mill will negate the restoration of the façade of 11 Anderson Street (aka 22 Laurens Street), North Melbourne and negatively affect the heritage values of the surrounding precinct.

Applicant's response:

The ongoing traditional use of the building is considered a benefit and priority for the site. The proposal does not intensify the use or frequency of trucks visiting the site, and therefore no additional dust or pollution will impact the façade of 11 Anderson Street. Furthermore, the proposed alterations to the Mill are to areas of contributory, rather than primary heritage significance.

- **Overlooking**

Objector concern:

The residential apartments at the converted factory at 11 Anderson Street (aka 22 Laurens Street), North Melbourne, include balconies and windows that have been configured to face out onto the Weston Milling complex. The removal of the roofing for the southern part of this site will contribute to a loss in privacy associated with these balconies and windows.

Applicant's response:

The demolition of part of the roof is required to facilitate truck turning circles to be fully accommodated within the site.

As discussed above the level of amenity afforded to these residents is different from the levels of amenity afforded in solely residential areas. This specified via the Section 173 Agreement on the Title of 11 Anderson Street. Council must balance the level of amenity and the importance of ensuring long establish industrial land uses can operate on site.

- **Visual bulk**

Objector concern:

The increased height associated with the new roofing to the loading bay structure will present as visually obtrusive toward the north-facing balconies and windows at 11 Anderson Street (aka 22 Laurens Street), North Melbourne.

Applicant's response:

The new metal deck roof above the new loading bays 1 and 2, and the associated packing areas will increase the height of the part of the warehouse to 9 metres. This is in line with heights of the other parts of the warehouse and does not increase the overall maximum heights at the site.

7.1.2 Consultation

Given the nature of the concerns raised by the objections, which primarily relate to matters outside of Council's remit in its assessment of Application TP-2019-646, consultation was not undertaken during the processing of the application.

8 REFERRALS

8.1 External Referrals

The application was not referred to any external statutory authorities, as no referral requirements under *Clause 66 Referral and Notice Provisions* apply.

8.2 Internal Referrals

8.2.1 Heritage

Council's Heritage Advisor provided the following comments on the application on 25 March 2020:

Heritage Assessment Weston Milling, Laurens Street, West Melbourne TP-2019-646

Heritage Context

Included in Amendment C207 as HO455. Site grading B2. See Key Plan and list of "Contributory elements", pages 8 and 9 of Arden Macaulay Heritage Review 2012 Statements of Significance, March 2014.

Background

Land within the VicTrack land opposite Building 3 has used as queueing and backing space for large trucks including B doubles. This land is leased and the lease arrangement will cease. Also proximate to the site is a proposed park to the south at Railway Place which will affect truck movements.

Proposal

- > Building 3. Demolition of the central portion of the roof commencing approximately 3 metres east of the existing chimney of the southern gabled bay.*
- > Building 1. Demolition of the whole of the gabled roof forms.*
- > Building 8. Demolition of the majority of the saw tooth roof forms.*
- > West elevation (Laurens Street) for Buildings 3, 8 and 10. Redbrick infill to existing vehicle openings; new 12 metre and 10 metre wide vehicle openings which would be taller than the head height of existing proximate windows. The proposed vehicle openings would straddle the elevations of Buildings 8 and 1.*

Inconsistencies in the depiction of the existing conditions

Building 3. The chimney and southern south parapet to the southern bay are not shown on the various roof plans and Elevation 01.

Background

Figure 1 shows the northern part of the site in 1894 including parts of Buildings 3 and 4. For Building 3, the two northern gabled forms are evident. Figure 2 shows the third (southern) gable of Building 3 and provides an oblique view of the whole site comprising Buildings 1, 8, 3 and 4, and the Guest's building in the foreground (Building 9) which is no longer part of the Weston Milling site. Building 1 adjoins Building 9.

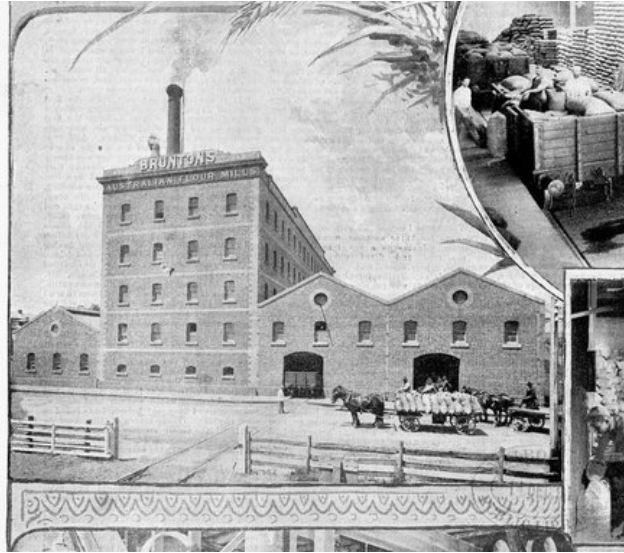


Figure 1. 1894 <http://handle.slv.vic.gov.au/10381/91516> *The Illustrated Australian News*, 1 December, 1894



Figure 2. *North and West Melbourne Conservation Study*, 1983. BIF sheet Graeme Butler, <https://www.flickr.com/photos/7849945@N02/15045162830>

Assessment

The proposed works are required to enable Weston Milling to continue processing wheat into flour at the West Melbourne site. Adaptation to facilitate the continued use of the site for flour milling will enable use related aspects of significance to be retained. However, the extent of demolition is extensive and the elevational form generated by the large openings is of concern.

a. *Proposed elevational form in Laurens Street*

The proposed alterations to the Laurens Street elevation would affect Buildings 1 and 8. While it is acknowledged that the 1983 form of the Laurens Street façade to Building 1 has in part, been amended between 1983 and 1994 (Figure 2), the form resulting from the proposed alterations would further intrude upon the streetscape and an understanding of the stages of development at the mill. The proposed openings would straddle two separate buildings. The Raworth assessment (19 September 2019) notes - "It unfortunate that the 12m gate to the north intervenes in fabric which presents architecturally as two separate (although joined) buildings". And, that this aspect presents a "resulting awkward visual presentation".

The negative aspects of the location of the proposed very wide openings are exacerbated by a proposed height which would be taller than the head height of existing windows openings within the contributory buildings. For Building 8, a return to the original contributory form by removal of the accretions and alterations post 1983 is not included in the proposed works.

An understanding of the development of milling at the site is in part expressed in the architectural form of the various buildings. Expression via a small setback or similar to the proposed matching brickwork would allow the continuation of the interpretation of significance where the existing vehicle openings are proposed to be closed.

b. *Demolition of the whole of the roof to Building 1 and the majority of the roof to Building 8.*

Building 1 is noted as an element of "contributory significance" in the HO455 Statement of Significance, and listed as "part TB Guest stores". The date of construction for Building 1 does not appear to be contained in the C207 document. Local policy for a contributory building is to retain one structural bay in depth from the front facade for the roof form.

c. *Extent of demolition to the roof of Building 3.*

The retention depth should relate to the existing structural roof elements and be located no less than 3 metres east of the existing chimney. In situ retention is not shown in relation to the existing chimney. Retention of the chimney is not clearly shown and annotated.

Recommendations

The proposal could be supported with the following amendments to the proposal:

1. *Building 3 roof form. Annotate the drawings to show the existing chimney on the south parapet. Annotate the chimney as - to be retained. Show the retention depth from the Laurens Street elevation, aligned with a structural roof element (truss or similar) at least 3 metres east of the existing chimney. Provide a design for this in situ roof retention prepared by a suitably qualified and experienced structural engineer.*
2. *Buildings 8 and 1. Along Laurens Street, retain a depth of one structural bay of the roof. Provide a design for this in situ retention prepared by a suitably qualified and experienced structural engineer.*
3. *Building 1 and 8. Reduce the height of the proposed vehicle (gate) openings to be no taller than the head of the existing windows.*

4. Buildings 1, and 8. Reconfigure the 12 metre opening to avoid straddling across the separate buildings. The Raworth report advises – “a less intrusive impact would result from shifting the opening further north”.
5. Buildings 1, 8 and 3. Express the existing vehicle openings to be infilled by use of a shadow line to the perimeter, or similar.
6. Provide further information on the form of the “powdercoated metal gates”, including the extent to which the gates are visually open, colour and form.

The applicant provided the following responses (some paraphrased) to Council's Heritage Advisor's key recommendations on 26 August 2020:

Recommendation:

1. Building 3 roof form. Annotate the drawings to show the existing chimney on the south parapet. Annotate the chimney as - to be retained. Show the retention depth from the Laurens Street elevation, aligned with a structural roof element (truss or similar) at least 3 metres east of the existing chimney. Provide a design for this insitu roof retention prepared by a suitably qualified and experienced structural engineer.

Applicant's Response:

It is proposed to demolish the chimney as part of the proposed new roof. Our client is accepting of a condition of permit requiring the demolition plan being updated to show demolition of the chimney as specified in Section 1, above.

The current roof is a fragile asbestos roof that needs to be replaced which makes the chimney difficult to retain. In the context of the heritage of the site, the proposed chimney is not a significant chimney stack that is visible more broadly from the public realm. As a result, the heritage value of this domestic scale chimney on a large industrial site is low.

Recommendation:

2. Buildings 8 and 1. Along Laurens Street, retain a depth of one structural bay of the roof. Provide a design for this insitu retention prepared by a suitably qualified and experienced structural engineer.

Applicant's Response:

The applicant has advised that they would be accepting of a condition facilitating the retention of the roof form for Buildings 8 and 1 to a depth of one structural bay from the Laurens Street façade.

Recommendation:

3. Building 1 and 8. Reduce the height of the proposed vehicle (gate) openings to be no taller than the head of the existing windows.

Applicant's Response:

This unfortunately cannot be achieved.

To reduce the height of the gate to the rear of existing windows will mean that trucks cannot access the site. The entire purpose of the application is to ensure future loading and unloading internal to the site.

Recommendation:

4. Buildings 1, and 8. Reconfigure the 12 metre opening to avoid straddling across the separate buildings. The Raworth report advises – “a less intrusive impact would result from shifting the opening further north”.

Applicant's Response:

Whilst we acknowledge that is not ideal from a heritage perspective, this must be balanced against the spatial requirements to manoeuvre BDouble trucks within the site.

Relocation of the access will impact the loading bays internally and requires relocation of an

existing power pole.

The Mill has operated on site for over 100 years and this application is being triggered by Council's desire to see the Arden Precinct renewed. This however cannot be at the expense of existing industry who seek to remain on site for the foreseeable future. Council must balance the heritage objectives for the site and the importance of ensuring long establish industrial land uses can operate on site.

Recommendation:

5. Buildings 1, 8 and 3. Express the existing vehicle openings to be infilled by use of a shadow line to the perimeter, or similar.

Applicant's Response:

The applicant has advised that they would be accepting of a condition delineating the perimeter of all existing vehicle openings to be infilled by the use of a shadow line or alternative suitable architectural gesture.

Recommendation:

6. Provide further information on the form of the "powder coated metal gates", including the extent to which the gates are visually open, colour and form.

Applicant's Response:

The applicant has advised that they would be accepting of a condition providing further details regarding the extent to which the gates will be visually open, requiring delineating the perimeter of all existing vehicle openings to be infilled by the use of a shadow line or alternative suitable architectural gesture.

8.2.2 Traffic Engineering

Council's Traffic Engineer provided the following comments on the application on 5 February 2020:

It is understood that the existing warehouse at 24-78 Lauren Street, North Melbourne is being modified as part of the Arden Urban Renewal Precinct Project, as the existing vehicle access opposite the loading bays is to be closed as part of the development. It is proposed to reconfigure the internal layout and vehicle access arrangements of the subject site.

Our comments are as follows:

- *All loading arrangements from Laurens Street will be removed (reversing/loading/unloading)³*
- *Two new crossovers will be required with forward entry and exit from the site.*
- *The existing 4 vehicle crossings along the sites Lauren Street frontage will be removed and kerb and channel reinstated.*
- *The proposed vehicle crossings need to be constructed to CoM standards.*

The transport team has no other comments.

Conditions will be included on any permit being granted to give force and effect to Council's Traffic Engineer's recommendations.

8.2.3 Civil Engineering

Council's Principal Engineer – Infrastructure provided the following comments on the application on 12 February 2020:

³ This comment is in reference to loading occurring within Laurens Street itself (i.e. by propping vehicles within the street while they are loaded and unloaded) and does not relate to the creation of openings associated with the proposed development under Application TP-2019-646 onto Laurens Street.

The maximum permissible width of a vehicle crossover without a pedestrian refuge is 7.6 metres. The crossings wider than 7.6 metres should include the provision of a minimum of 2.0 metres long pedestrian refuge islands at 7.6m spacing. In this instance infrastructure development supports traffic / transport team recommendation to have no pedestrian refuge.

In addition to the above comments, Council's Principal Engineer – Infrastructure recommended the inclusion of a number of standard condition to ensure Council's road based assets are appropriately protected and reconstructed (if required), and to ensure a suitable stormwater connection is provided within the completed development. These recommended conditions will be included on any permit being granted.

8.2.4 Waste Engineering

Council's Waste Engineer provided the following comments on the application on 10 February 2020:

Waste comments are not required for this development considering that there won't be a change to the use of the space. Whilst loading arrangements have changed, Traffic are satisfied with the proposal, and therefore the changes won't impede a waste collection vehicle's access to the site.

As Council's Waste Engineer has not identified any specific issues relating to the proposal, a standard condition will be included on any permit being granted requiring garbage and waste materials generated by the development to be returned to the garbage storage area as soon as practical after garbage collection.

9 ASSESSMENT

9.1 Key Issues

The key issues for consideration in the assessment of Application TP-2019-646 include:

- Whether the proposed development is acceptable, having regard to the purpose and relevant decision guidelines of the Industrial 1 Zone.
- Whether the proposed development is acceptable, having regard to the requirements of Council's Heritage Policy, *Clause 22.05 Heritage Places outside the Capital City Zone*.

Other relevant matters that have been considered below include sustainability and the concerns of objectors.

9.2 Industrial 1 Zone

9.2.1 Purpose

The purpose of the Industrial 1 Zone is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

9.2.2 Decision Guidelines

Clause 33.01-4 of the Industrial 1 Zone provides the following decision guidelines, which are considered relevant to the proposed development:

- *Any natural or cultural values on or near the land.*
- *Streetscape character.*
- *Built form.*
- *Interface with non-industrial areas.*

- *Parking and site access.*
- *Loading and service areas.*
- *Oights. outdoor storage.*
- *Lighting.*
- *Stormwater discharge.*

9.2.3 Assessment

The proposed development under Application TP-2019-646 is considered to respond to the purpose of the Industrial 1 Zone, and the decision guidelines of Clause 33.01-4, noting the following:

- The proposed development will directly facilitate the continued use of the land for Industry (flour mill), in a manner that is considered to represent an improvement over existing conditions for the broader safety and amenity of the local community, noting that all vehicle movements associated with the storage and distribution of goods will now occur within the site. This will reduce the potential for traffic conflicts in Laurens Street arising from the current need for vehicles to exit the site and cross Laurens Street for loading and storage activities.
- Section 9.3 of this report includes an assessment of Application TP-2019-646 against *Clause 22.05 Heritage Places outside the Capital City Zone*, which confirms that the proposed development represents an appropriate response to Council's heritage policy, and will support the longer term conservation of retained heritage fabric on-site.
- The proposed development is sympathetic to the prevailing streetscape character and built form of the surrounding area. Notably, while the height of the eastern-most loading bay shed will project slightly above parts of the gabled facade (see below dimensioned excerpts from the proposed Laurens Street elevation), it will be setback approximately 16.4 metres from the retained Laurens Street façade. This will ensure that the proposed new loading bay structure will achieve functional concealment behind the façade & retained roof form.

It is noted that there are some clerical mistakes on the sectional diagrams that appear to mis-reference the sections on the Key plan. A condition will be included on any permit being granted to correct these errors.

- As discussed in Section 9.6 of this report, the Mill interfaces with a non-industrial sensitive use to the immediate south at 11 Anderson Street, North Melbourne. It is not considered that the proposed buildings and works meaningfully alter the interface between the site and the neighbouring residential development, noting that existing configuration between the two properties is a party-wall arrangement. The change in activities on the land associated with the proposed development are considered to be a function of the existing use, for which no planning permission is required.
- As identified in Section 8.2.2 of this report, Council's Traffic Engineer has reviewed the Traffic Assessment & Swept-path Diagrams prepared by Ratio Consultants Pty Ltd and has no concerns in relation to the proposed development under Application TP-2019-646 subject to a number of requirements being met. These requirements will broadly be satisfied if Council's Principal Engineer – Infrastructure's recommended conditions are included any permit being granted.
- Outdoor storage will occur entirely within the site and will be concealed behind the retained Laurens Street façade and brick fence to Munster Terrace, and will therefore not be visible from any vantage point in the public realm.
- Details of outdoor lighting within the vehicle movement area have not been provided with Application TP-2019-646, and a condition will be included on any permit being granted

requiring this material to be provided to ensure relevant Australian and NZ Standards are met, and measures implemented to limit potential amenity impacts of this lighting on adjoining land.

- Conditions will be included on any permit being granted to satisfy the requirements of Council's Drainage Engineer, which will include the delivery of a stormwater drainage system connected to Council's infrastructure.

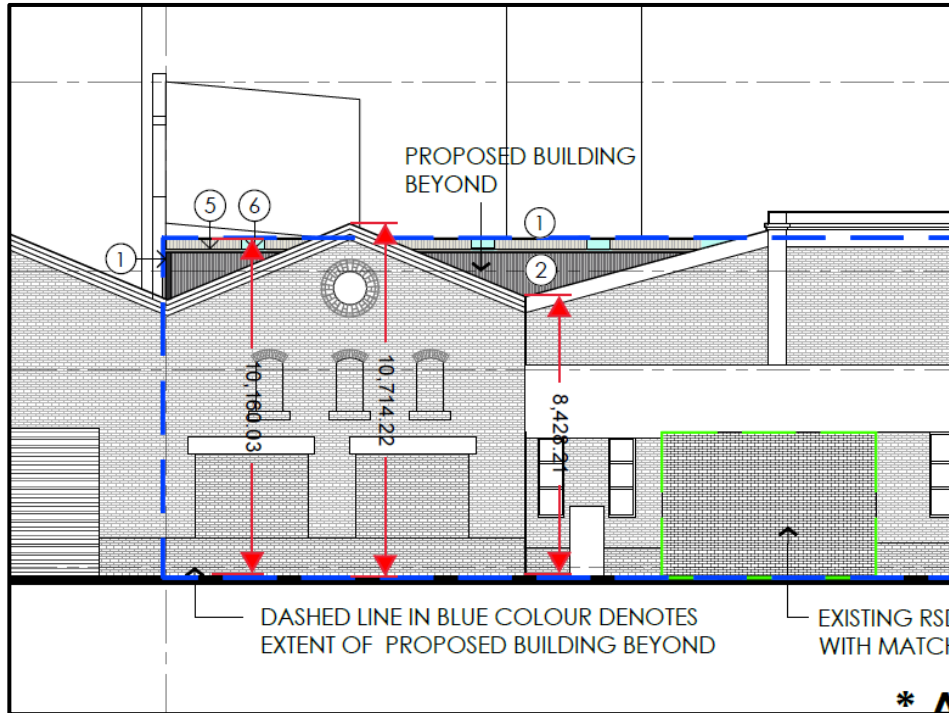


Diagram: Annotated excerpt from proposed Laurens Street elevation showing proposed easternmost loading bay behind Building No. 3 façade.

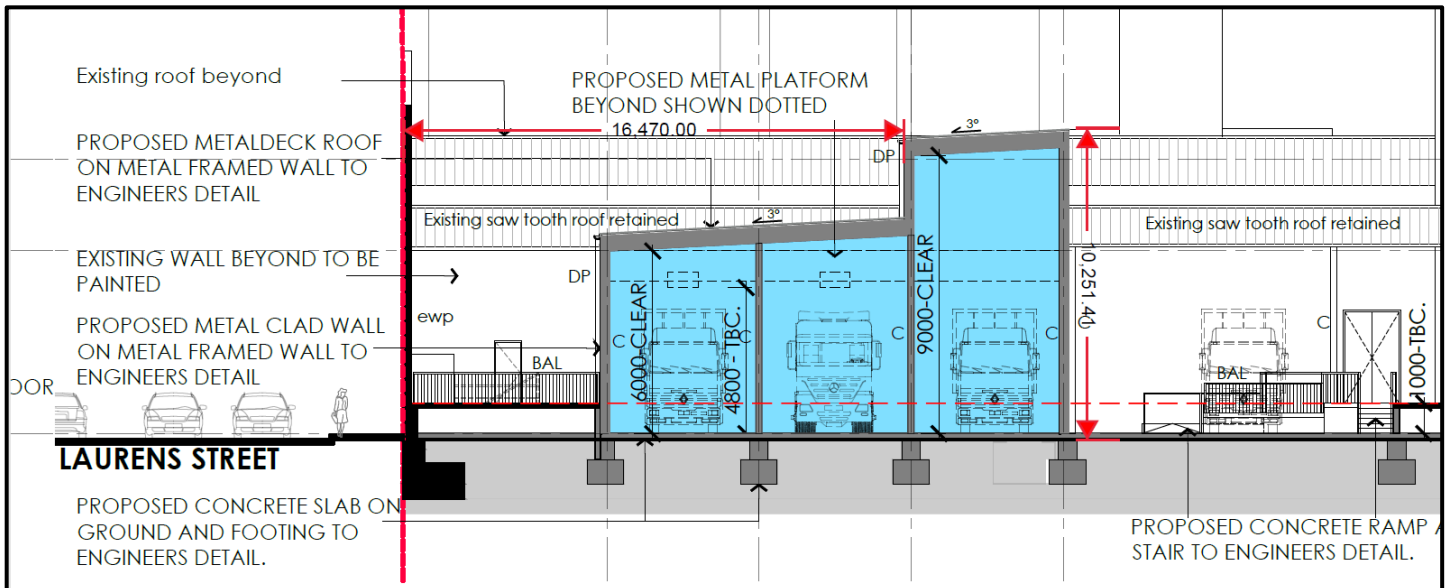


Diagram: Annotated excerpt from proposed internal section showing proposed easternmost loading bay and 16.4 metre setback from Building No. 3 façade.

9.3 Heritage

Application TP-2019-646 seeks planning permission to partially demolish and construct additions to the existing development under the Heritage Overlay Schedule HO455.

While the entire address of the land at 24-78 Laurens Street, North Melbourne, is listed as 'Significant' in the *Heritage Places Inventory February 2020*, the Statement of Significance (**SOS**) for the heritage place provided by the Incorporated Document, 'Arden Macaulay Heritage Review 2012 Statements of Significance', June 2016, provides specific detail regarding the contributory elements for the precinct:

Elements of contributory and primary significance consist of:

- Whole Building 2 (part TB Guest complex);
- Whole Building 4 (Brunton's flour mill 1894);
- Building 3, parts - Laurens St Façade of two northern gabled bays of Building 3, Laurens St facade and extent of roof to include 3m beyond the chimney of the southern gabled bay and the Munster Street Victorian-era brick wall;
- Laurens St Façade of Building 7 (Brunton's Australian Roller Flour Mills gabled store)
- Whole of Buildings 9, 10, 11 (TB Guest, Smith & Sons, Brockhoff, 1874- , corner Miller St)

Elements of contributory significance consist of:

- Building 1 (part TB Guest stores and later, recent wall to Anderson Street not contributory);
- Munster Terrace part Building 3 (excluding Munster St wall and Laurens St façade, which are of primary significance);
- Building 5;
- Building 6;
- Munster Terrace part Building 7 (excluding Laurens St façade, which is of primary significance);
- Building 8.

Relevantly, the scope of development proposed under Application TP-2019-646 includes:

- Partial demolition of the roof form (including removal of the chimney) to the rear of Building 3 identified as being of primary significance to a depth of 3 metres beyond the chimney.
- Alterations to the façade, identified as being contributory, and demolition of the roof form (Part TB Guest stores), identified as being not contributory of Building 1.
- Alterations to the façade and demolition of the roof form of Building 8, identified as being of contributory significance.

Key Plan



Council's Local Heritage Planning Policy *Clause 22.05 Heritage Places outside the Capital City Zone* provides the following policy objectives, that are considered relevant to Application TP-2019-646:

- *To conserve and enhance Melbourne's heritage places.*
- *To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.*
- *To recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or council documentation.*
- *To ensure new development is respectful of the assessed significance of heritage places.*
- *To ensure new development is respectful of the character and appearance of heritage places.*
- *To encourage high quality contextual design for new development, which avoids replication of historic forms and details.*
- *To encourage retention of the three dimensional fabric and form of a building.*
- *To discourage facadism.*
- *To encourage the adaptive reuse of heritage places.*
- *To ensure new development is consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.*
- *To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.*
- *To protect significant views and vistas to heritage places.*

Fundamentally, it must be acknowledged that Application TP-2019-646 seeks to carry out partial demolition and external alterations to facilitate the ongoing use of the land for the Mill, which is a historic land use and one of Melbourne's oldest industries.

The assessment of Application TP-2019-646 acknowledges this context, and has weighed the relative heritage value of facilitating the ongoing use of the land for a recognised historic land use, against the scope of the proposed works and level of intervention into the existing heritage buildings required to facilitate this use.

9.3.1 Demolition

Policies and decision guidelines

Clause 22.05 Heritage Places outside the Capital City Zone sets out the following policies for the demolition of heritage places, considered relevant to Application TP-2019-646:

It is policy that:

- *The demolition of a non-contributory place will generally be permitted.*
- *Partial demolition in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted.*
- *Retention of the three dimensional form is encouraged; facadism is discouraged.*
- *The adaptive reuse of a heritage place is encouraged as an alternative to demolition.*
- *The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.*

- *A demolition permit not be granted until the proposed replacement building or works have been approved.*

Clause 22.05 Heritage Places outside the Capital City Zone sets out the following decision guidelines for the demolition of heritage places, considered relevant to Application TP-2019-646:

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- *The assessed significance of the heritage place or building.*
- *The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place, and the street.*
- *The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.*
- *Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.*
- *Whether the demolition will adversely affect the conservation of the heritage place.*
- *Whether there are any exceptional circumstances.*
- *Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the responsible authority*

Assessment

Subject to conditions, the extent of proposed demolition under Application TP-2019-646 is considered acceptable, and complies with Council's Heritage Policy, noting the following:

- Council's Heritage Advisor is broadly supportive of the extent of demolition sought under the application, noting that generally, the demolition is limited to non-visible parts of non-contributory buildings or contributory buildings within the precinct.

However, elements of the proposal do not comply with Council's Heritage Policy, which emphasises the importance of retaining:

- Significant elements or the front or principal part of contributory buildings; and
- The three-dimensional form of buildings (i.e. facadism is discouraged).

Specifically:

- **Building 3**

While the reconstruction of the roof form behind the Laurens Street façade of southernmost gable of Building 3 can be supported to facilitate the ongoing conservation and use of this building for the Mill, the entire removal of the chimney is not supported.

The applicant has advised that this chimney cannot be retained in-situ due to the poor condition of the existing roof form, and that, in the scope of the broader site, the contribution made by the chimney is not significant. Supporting evidence of this condition and/or the impossibility of retaining the chimney in-situ has not been provided.

The SOS identifies the chimney as being of primary significance to The Biscuit Making & Flour Milling Precinct. The chimney is highly visible from the street and contributes to the presentation of the southern gabled bay as a three-dimensional

heritage entity. While it is acknowledged that the chimney is a small detail, small details add up within a broader precinct, and this chimney (being specifically identified in the SOS) is important original fabric that should be retained.

A condition will be included on any permit being granted requiring the chimney to be retained in-situ during construction. If it is not possible to retain the chimney in-situ, a suitably qualified heritage consultant is to make a record of the chimney, so that it can be dismantled, with bricks salvaged, and reconstructed in its former location.



Photograph: Google Street View photograph of Laurens Street façade of southern gabled bay and existing chimney.

- **Building No.'s 1 and 8**

The removal of the entire roof form behind the Laurens Street façade of Building No.'s 1 and Building 8 is not supported.

While there are limited viewing angles where this roof form is visible, the retention of this roof to a depth of at least one structural bay will ensure that where this roof is visible (i.e. at oblique angles from Munster Terrace, from neighbouring taller development, or through apertures in the Laurens Street façade), some impression of the integrity and robustness of the existing street wall will be retained.

The applicant has advised they are accepting of conditions being included on any permit being granted to ensure at least one structural bay in depth of this roof form behind the Laurens Street façade is retained.

Subject to a condition being included on any permit being granted to achieve this outcome, it is considered that the level of demolition sought to Building No.'s 1 and 8 by the application is acceptable.

9.3.2 Alterations

Policies and decision guidelines

Clause 22.05 Heritage Places outside the Capital City Zone sets out the following policies for the alteration of heritage places, considered relevant to Application TP-2019-646:

External fabric which contributes to the cultural significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.

Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed significance of the heritage precinct.

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.

Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.

Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.

Any new awning or verandah is an appropriate contextual design response compatible with the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

Clause 22.05 Heritage Places outside the Capital City Zone sets out the following decision guidelines for the alteration of heritage places, considered relevant to Application TP-2019-646:

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- The assessed cultural significance of the building and heritage place.*
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.*
- Its structural condition.*
- The character and appearance of the proposed replacement materials.*
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.*

Assessment

Subject to conditions, the extent of alterations to the Laurens Street façade proposed under Application TP-2019-646 is considered acceptable, and complies with Council's Heritage Policy, noting the following:

- Council's Heritage Advisor has raised concerns in relation to the layout of the proposed vehicle openings to the Laurens Street facades of Building No.'s 1 and 8. Specifically, the head clearance and width of the openings will straddle across architectural features that contribute to the presentation of the façade to Laurens Street.

The applicant has advised that they are unable to relocate or reduce the head clearance height of the doorways, due to the manoeuvrability and clearance requirements of the B-double trucks that will use the site. This statement is supported by the swept-path diagrams and traffic report accompanying the application, which show that the vehicle crossing has been located to provide minimum separation of 2 metres from the existing mature London Plane street tree, and existing lighting pole infrastructure.

While these assets could theoretically be removed and/or replaced, the preservation of the existing architectural features is not considered to warrant the relocation of the crossing. Specifically, the location of the northernmost proposed vehicle entry to the

Laurens Street facade has been heavily altered with faux mouldings and appears to be a later (interwar to WWII) addition to the existing building.

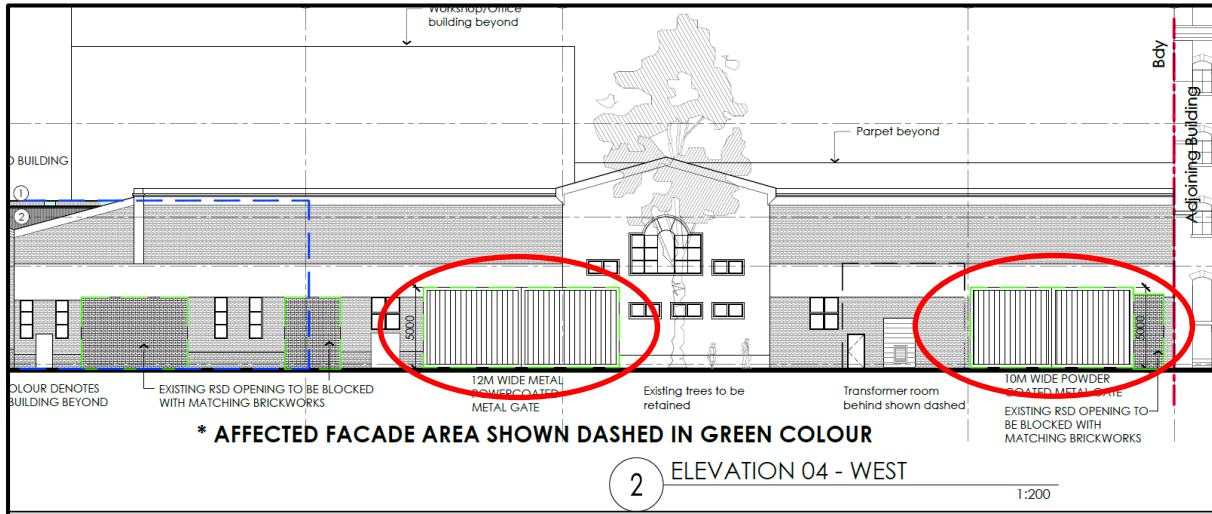


Diagram: Excerpt from Proposed West Elevation with openings circled red.

On balance it is considered that the proposed new vehicle openings are acceptable, and have been appropriately located and limited to minimise impact on original significant heritage fabric across the site while facilitating the ongoing use of the land for the Mill.

Subject to a condition requiring historic openings to be visually expressed (e.g. through a shadow line), and for detailed 1:50 plans to be provided showing how the openings will be integrated with the existing façade, it is considered that the infilling of the existing openings to Building No.'s 1 and 8 will appropriately reference the original façade architectural features and is acceptable.

9.3.3 Additions

Concealment of additions

Clause 22.05 Heritage Places outside the Capital City Zone sets out the following policy requiring additions to be concealed, relevant to Application TP-2019-646:

It is policy that:

Additions to a significant or contributory building are concealed in significant streetscapes. In other streetscapes, additions to significant buildings are concealed. For a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.

In streetscapes that are not significant, additions to contributory buildings should be partly concealed. Some of the addition or higher rear part(s) may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

All ground level additions to the side of a building should be set back behind the front or principal part of the building.

All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

Assessment

As documented in 9.2.3 of this report (with provided reference diagrams), the tallest part of the proposed new loading bay shed will be setback approximately 16 metres behind the Laurens Street façade of the southernmost gable of Building 3. As the height of the tallest part of this loading bay

shed is only nominally taller than the existing gable of Building 3, full concealment will be achieved when viewed from the streetscape.

The additions will adopt simple industrial metal flashing and are entirely appropriate given the industrial context for the site.

9.4 Sustainability

9.4.1 Energy, Water and Waste Efficiency

Clause 22.19 Energy, Water and Waste Efficiency applies to applications for the construction of a building (including alterations and additions) for the purposes listed below:

- Office;
- Retail;
- Education centre; and
- Accommodation.

As Application TP-2019-646 does not relate to any of the purposes specified in *Clause 22.19 Energy, Water and Waste Efficiency*, the requirements of this policy do not apply to the proposed development.

Notwithstanding this, it is noted that the development:

- Will be required to meet the requirements of Council's Local Planning Policy *Clause 22.23 Stormwater Management (Water Sensitive Urban Design)* and *Clause 53.18 Stormwater Management in Urban Development*;
- Has been assessed by Council's Waste Engineer, who has advised they have no concerns with the continued operation of the development from a waste management standpoint,

The proposed development is therefore considered to address the two main criteria established by *Clause 22.19 Energy, Water and Waste Efficiency*.

9.4.2 Stormwater Management (Water Sensitive Urban Design)

Clause 22.23 Stormwater Management (Water Sensitive Urban Design) sets out the following objectives:

- *To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended).*
- *To promote the use of water sensitive urban design, including stormwater re-use.*

Subject to the conditions recommended by Council's Principal Engineer (Infrastructure) being included on any permit being granted, it is considered that the proposed development will meet the relevant requirements of *Clause 22.23 Stormwater Management (Water Sensitive Urban Design)*.

9.4.3 Street Trees

It is noted that the removal a mature London Plane Tree (ID1014030) adjacent to the Laurens Street frontage of the site is may be required to facilitate the development. The vehicle crossing has been located to provide a minimum setback of 2 metres from the London Plane Tree plot.

There is limited capacity to avoid the removal of this street tree given the requirement for head clearances and sightlines from the proposed new opening to Laurens Street, and the internal configuration of the development and limitations regarding the manoeuvring of B-double trucks through the site.

Standard Urban Forestry conditions will therefore be included on any permit being granted to identify the need for appropriate approval to be obtained for the removal of this tree under Council's Tree

Retention and Removal Policy, and for protections to be put in place for the remaining two street trees adjacent to the subject site on Laurens Street that will not be removed.

9.5 Objector Concerns

The following concerns have been raised by objectors that have not been canvassed elsewhere in the assessment section of this report, and have been given consideration below:

- Noise, dust and pollution
- Overlooking
- Removal of on-street car parking

9.5.1 Noise, dust and pollution

Concerns have been raised by objectors regarding noise, dust and pollution created by truck movements, with further concerns that this will be intensified as a result of the removal of the roof over the area intended to be used by trucks movements, and will pose amenity impacts to the neighbouring residential apartments in the converted factory at 11 Anderson Street (aka 22 Laurens Street), North Melbourne, which shares a boundary wall with the subject site.

Consideration

While conditions requiring the permit holder to prepare a demolition and construction management plan prior to the commencement of the development, to assist with managing noise, dust and traffic impacts associated with the construction processes can be appropriately included on any permit granted, concerns related to noise, dust and pollution associated with the existing use of the land cannot be addressed by permit condition.

The existing use of the land for Industry (flour mill) has an established existing use right. Planning permission is therefore not required for the existing use, or changes to the existing use provided the prevailing purpose of the use for a flour mill is maintained. As a planning permit is not required, Council has no ability to regulate the ongoing lawful operation of this use.

Furthermore, as has been highlighted by the applicant in the response to objections provided on 26 August 2020, Planning Permit TP99/435, which authorised the refurbishment of the neighbouring factory at 11 Anderson Street, North Melbourne for the purpose of residential apartments, specifically acknowledged this context and included conditions to ensure future land owners (and prospective purchasers) were notified.

Condition 4 of Planning Permit TP99/435 provides the following:

Prior to the commencement of the development, the owner of the subject land must enter into an agreement with the City of Melbourne under Section 173 of the Planning and Environment Act 1987. The agreement will be registered on the title to the subject land and will provide as follows:

- a) The owner must advise prospective purchasers of the subject land, or any part of it, of the existence of this agreement and require that a copy of this agreement be included in any vendor's statements prepared under section 32 of the Sale of Land Act 1962;*
- b) The owner must inform prospective owners and occupiers that the operation of George Weston Foods at 1 Munster Terrace, North Melbourne is a 24 hour industrial facility and the operation of that facility and other industrial facility and the operation of that facility and other industrial facilities along Laurens Street and Munster Terrace generate, amongst other things, noise, dust, smell and truck vehicle movements.*
- c) The removal of windows/openings on the northern boundary of the site if and to the extent the adjoining property is further developed on that common boundary.*

- d) *The acoustics of the units must be tested prior to the commencement of occupancy of each unit to ensure compliance with Condition 8 of this permit. This testing must be carried out by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority.*

Each party will bear its own costs in relation to the preparation and execution of the agreement, except that the Owner will bear the cost of registration pursuant to Section 181 of the Planning and Environment Act 1987.

Condition 7 of Planning Permit TP99/435 provides the following:

The noise measured in the sleeping areas of the proposed dwellings should fall within a range of 30dB(A) and 35dB(A) and must not at any times exceed this maximum range level with the windows closed, and in other habitable rooms should fall within a range of 35dB(A) and 40dB(A) and must not at any times exceed this maximum range level with the windows closed, in accordance with AS2107-1987 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.

Instrument No.X902651Q (being the S.173 Agreement required by condition 4 of Planning Permit TP99/435) has been registered on the title of 11 Anderson Street, North Melbourne.

9.5.2 Overlooking

The residential apartments at the converted factory at 11 Anderson Street (aka 22 Laurens Street), North Melbourne, include balconies and windows that have been configured to face out onto the Weston Milling complex. The removal of the roofing for the southern part of this site will contribute to a loss in privacy associated with these balconies and windows.

Consideration

Any potential loss of privacy associated with views being obtainable from within the truck turning area (which will be clear to the sky once the existing roofing is removed) toward the upper floor balconies and north-facing windows of the residential apartments oriented toward the subject site at 11 Anderson Street, North Melbourne, is not a matter that falls within the remit of Council's assessment of the application under the Industrial 1 Zone and Heritage Overlay.

Furthermore, as above, Condition 4(c) of Planning Permit TP99/435 authorising the refurbishment of the neighbouring factory at 11 Anderson Street, North Melbourne for the purpose of residential apartments, specifically acknowledged the presence of north-facing balconies and windows on the boundary shared with the subject site, and the potential for these windows to be removed in the event that the subject site was further developed.

Instrument No.X902651Q registered on the title of 11 Anderson Street, North Melbourne, includes the following owner's obligations (amongst others):

- *It will remove any windows/openings/balconies on the Northern boundary of the land if and to the extent the adjoining property is further developed on that common boundary.*

For these reasons, limited weight can be given to the concerns in the assessment of Application TP-2019-646.

9.5.3 Removal of on-street car parking

Concerns have been raised by objectors, which suggest that the removal of on-street car parking in Laurens Street associated with the creation of two new crossovers will contribute to a reduction in the number of on-street car parking spaces, impacting parking availability for local residents.

Consideration

Subject to a condition being included on any permit being granted requiring redundant vehicle crossings to be removed, and kerb and channel reinstated, approximately four on-street car parking

spaces will be recovered to offset the loss of approximately four on-street car parking spaces associated with the creation of new vehicle entries.

10 CONCLUSION

Subject to conditions, the proposed development is considered to achieve an acceptable balance between the retention and preservation of the most aesthetically pleasing and historically significant buildings forming part of The Biscuit Making & Flour Milling Precinct on the subject site, while facilitating the continued historic use of the land for the Mill.

While it is acknowledged that there may be existing land use compatibility issues with the neighbouring residential development, these are not matters that fall within the remit of Council's assessment of Application TP-2019-646. The Mill is a historic use, for which an existing use right has been established, and it would not be lawful to seek to impose conditions or restrictions that regulate the use of this land.

Ultimately, it must also be recognised that the Mill is an industrial use operating in a manner consistent with the purpose of the land's zoning, and the proposed demolition, buildings and works serve to facilitate this continued use.

It is therefore appropriate that a Notice of Decision to Grant a Permit be issued, subject to conditions.

11 RECOMMENDATION

That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant a Permit for Application TP-2019-646 in the manner set out below.

11.1 Permit Preamble

The recommended form of the description of what the permit allows is:

Partial demolition and the construction of alterations and additions and associated works to the existing buildings in accordance with the endorsed plans.

11.2 Conditions

Amended Plans

1. Prior to the commencement of the development (including demolition and bulk excavation) an electronic set of plans, drawn to scale, must be submitted to the Responsible Authority generally in accordance with the plans prepared by Watch This Space Design Pty Ltd dated July 2019, but amended to show:
 - a. Buildings shown on all plans numbered 1 to 8 in accordance with the Key plan for the site provided in the Incorporated Document, 'Arden Macaulay Heritage Review 2012 Statements of Significance', June 2016.
 - b. Retention of the roof form to a depth of one structural bay from the Laurens Street façade for Buildings 8 and 1. The design of the retained roof form and structural bay is to be prepared by a suitably qualified structural engineer, with relevant detail shown on the plans.
 - c. Expression of all existing vehicle openings to be infilled or altered to Laurens Street, through use of a shadow line delineating the perimeter of these former openings, or other suitable architectural gesture informed by a suitably qualified heritage consultant.
 - d. The chimney located behind the southern gabled bay of Building 3 retained in-situ, or if advice is obtained from a suitably qualified structural engineer that this is not possible,

reconstructed in its former location to the same dimensions and design, using salvaged brickwork, in accordance with the advice of a suitably qualified heritage consultant.

- e. A colour-rendered and notated elevation plan of the Laurens Street facade at 1:50 scale, which provides:
 - i. a schedule of all external materials, colours and finishes to this façade,
 - ii. detail of the powdercoated metal gates, including the extent to which these gates are visually open, their colour and form, and the manner in which these gates will be integrated into the retained parts of the Laurens Street façade.
- f. All existing and proposed section plans updated to show correct references on the provided 'Key Maps'.

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. Prior to the occupation of the development hereby approved, all buildings and works required by this permit must be completed to the satisfaction of the Responsible Authority.

Lighting Plan

5. Prior to the occupation of the development hereby approved, a lighting plan must be prepared by a suitably qualified lighting engineer and provided to the Responsible Authority, which provides the following:
 - a. The location of all non-domestic external lights fixed to the Laurens Street façade of Building No.1, 3 and 8, and located to provide light to the vehicle turning area (formerly inside Building No. 1 and 8).
 - b. Details of the fixtures and fittings used for each non-domestic light, including their luminosity levels.
 - c. Measures (e.g. baffling) that will be employed for non-domestic external lighting to limit the impact of this lighting on the amenity of adjoining properties in accordance with relevant Australian and NZ Standards.

When provided to the satisfaction of the Responsible Authority this lighting plan will be endorsed to form part of the permit.

Demolition

6. Prior to the commencement of the development (including demolition and bulk excavation) the permit holder must provide evidence to the Responsible Authority that progress has been made toward obtaining the necessary building permits for the development of the land generally in accordance with the development hereby approved, and that the permit holder is actively procuring the construction services for the development, or otherwise agreed with the Responsible Authority.

Heritage Conservation

Heritage Conservation Plan (HCP)

7. Prior to the commencement of the development (including demolition and bulk excavation) a detailed Heritage Conservation Plan (**HCP**) must be submitted to the Responsible Authority. The HCP must be prepared by a suitably qualified heritage professional and a suitably qualified

structural engineer, or equivalent, and include detailed recommendations for the protection of retained historic buildings across the site to ensure the heritage integrity of all buildings is protected and demonstrate the means by which the heritage buildings will be supported during demolition and construction works to ensure their retention. When provided to the satisfaction of the Responsible Authority the HCP will be endorsed to form part of this permit.

8. The buildings and works associated with the approved development must be planned and constructed in a manner which prevents damage to the heritage fabric to be retained in accordance with the endorsed HCP. Where hidden, original or inaccessible details of the buildings are uncovered, appropriate record of these details are to be made and incorporated into the HCP as an addendum.

Bank Guarantee or Bond

9. Prior to the commencement of the development (including demolition and bulk excavation) a bank guarantee or bond to the value of \$200,000.00 must be deposited with the Responsible Authority to ensure that the existing historic buildings to be retained at 24-78 Laurens Street, North Melbourne, are not demolished, except to complete the development in accordance with the endorsed plans. The bank guarantee or bond will be returned when the development is completed to the satisfaction of the Responsible Authority.

Demolition and Construction Management Plan

10. Prior to the commencement of the development (including demolition and bulk excavation), a detailed demolition and construction management plan must be submitted to and be approved by Melbourne City Council – Construction Management Group.

This construction management plan must be prepared in accordance with the City of Melbourne - Construction Management Plan Guidelines and is to consider the following:

- a. public safety, amenity and site security.
 - b. operating hours, noise and vibration controls.
 - c. air and dust management.
 - d. stormwater and sediment control.
 - e. waste and materials reuse.
 - f. traffic management.
 - g. protection of street trees.
11. If a Demolition and Construction Management Plan or Traffic Management Plan change any of the tree protection methodologies or impacts on public trees in ways not identified in the endorsed Tree Protection Plan (TPP), a revised TPP must be provided to the satisfaction of, and approved by, Melbourne City Council – Urban Forestry & Ecology.

Protection of Public Trees and Public Realm Civil Works (Tree Plots)

Tree Protection Plan (TPP)

12. Prior to the commencement of the development (including demolition and any excavation), a Tree Protection Plan (TPP), for any public trees that may be affected by the development, must be provided to the satisfaction of Melbourne City Council – Urban Forestry & Ecology. When provided to the satisfaction of Melbourne City Council – Urban Forestry & Ecology, the TPP will be endorsed to form part of this permit. The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:

- a. City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).

- b. Reference to the finalised Demolition and Construction and Traffic Management Plan, including any public protection gantries.
 - c. Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site.
 - d. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned tree. These must be provided for any utility connections or civil engineering works.
 - e. Full specifications of any pruning required to publicly owned trees.
 - f. Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
 - g. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via trees@melbourne.vic.gov.au.
13. All works (including demolition and any excavation), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed TPP and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Responsible Authority.
14. Following the endorsement of the TPP, a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant / developer / owner of the site. Should any tree be adversely impacted on, Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.

Waste

15. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Responsible Authority.

Civil Engineering

Drainage

16. Prior to the commencement of the development (excluding demolition and including bulk excavation), a stormwater drainage system, incorporating best practice integrated water management design principles to the satisfaction of the Melbourne City Council – Engineering Services, must be submitted to and approved by the Melbourne City Council – Engineering Services. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system.
17. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by the Melbourne City Council – Engineering Services.

Demolish and construct access

18. Prior to the occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Melbourne City Council – Engineering Services.

Reconstruction of roads / footpaths

19. All portions of roads and footpaths affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Melbourne City Council – Engineering Services.

Street levels not to be altered

20. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Melbourne City Council – Engineering Services.

Street lighting

21. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the writing approval of the Melbourne City Council – Engineering Services.

Street furniture

22. Existing street furniture must not be removed or relocated without first obtaining the written approval of Melbourne City Council – Engineering Services.

Permit expiry

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

- a. The development is not started within three years of the date of this permit.
- b. The development is not completed within five years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards.

The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

11.3 Notes

Building

- A. This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

Other approvals may be required

- B. This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

Traffic Engineering

- C. Council will not change the on-street parking restrictions to accommodate the access, servicing, loading, delivery or parking needs of this development. Council reserves the right to change/introduce restrictions to on-street parking in the future

Civil Engineering

- D. All necessary approvals and permits are to be first obtained from Melbourne City Council – Manager Engineering Services Branch and VicRoads and the works performed to the satisfaction of Melbourne City Council – Manager Engineering Services Branch and VicRoads.
- E. All projections over the street alignment must conform to the requirements of the *Building Regulations 2018*, as appropriate, unless with the report and consent of the Municipal Building Surveyor.

Reference may be made to the [City of Melbourne's Road Encroachment Operational Guidelines](#) with respect to projections impacting on street trees and clearances from face/back of kerb.

Urban Forestry & Ecology

- F. Approval for any tree removal is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. It should be noted that certain tree removals including but not limited to significant or controversial tree removals, may be subject to a decision by Council or a Committee of Council.
- G. All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of trees to be removed, must be met by the applicant/developer/owner of the site. The costs of these works will be provided and must be agreed to before Council remove the subject trees.

H. Urban Forestry – Bank Guarantee Execution

In accordance with the Tree Retention and Removal Policy a bank guarantee must be:

- Issued to City of Melbourne, ABN: 55 370 219 287
- From a recognised Australian bank
- Unconditional (i.e. no end date)
- Executed (i.e. signed and dated with the bank stamp)

Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.

At the time of lodgement of the bank guarantee written confirmation that identifies the name of the Project Arborist who will supervise the implementation of the Tree Protection Plan will be required in writing. On completion of the works the bank guarantee will only be released when evidence is provided of Project Arborist supervision throughout the project and a final completion report confirms that the health of the subject public trees has not been compromised.

APPENDIX 1: STRATEGIC FRAMEWORK

Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state.

The PPF provides broad support for the proposed development under Application TP-2019-646, which will facilitate the continued use of the land at 24-78 Laurens Street, North Melbourne in a manner consistent with the purpose of the zone, contributing to the

The following PPF clauses are considered relevant to Application TP-2019-646

- Clause 11 – Settlement
 - Clause 11.01 – Victoria
 - Clause 11.01-1S – Settlement
 - Clause 11.02 – Managing Growth
 - Clause 11.02-1S – Supply of urban land
 - Clause 11.03 – Planning for Places
 - Clause 11.03-1S – Activity centres
 - Clause 11.03-1R – Activity centres – Metropolitan Melbourne
 - Clause 11.03-2S – Growth areas
- Clause 13 – Environmental Risks and Amenity
 - Clause 13.01 – Climate Change Impacts
 - Clause 13.01-1S – Natural hazards and climate change
 - Clause 13.04 – Soil Degradation
 - Clause 13.04-1S – Contaminated and potentially contaminated land
 - Clause 13.05 – Noise
 - Clause 13.05-1S – Noise abatement
 - Clause 13.06 – Air Quality
 - Clause 13.06-1S – Air quality management
 - Clause 13.07 – Amenity and safety
 - Clause 13.07-1S – Land use compatibility
- Clause 15 – Built Environment and Heritage
 - Clause 15.01 – Built Environment
 - Clause 15.01-1S – Urban Design
 - Clause 15.01-1R – Urban Design – Metropolitan Melbourne
 - Clause 15.01-2S – Building Design
 - Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne
 - Clause 15.01-5S – Neighbourhood Character
 - Clause 15.02 – Sustainable Development

- Clause 15.02-1S – Energy and resource efficiency
- Clause 15.03 – Heritage
 - Clause 15.03-1S – Heritage conservation
- Clause 17 – Economic Development
 - Clause 17.01 – Employment
 - Clause 17.01-1S – Diversified Economy
 - Clause 17.01-1R – Diversified Economy – Metropolitan Melbourne
 - Clause 17.02 – Commercial
 - Clause 17.02-1S – Business
 - Clause 17.03 – Industry
 - Clause 17.03-1S – Industrial land supply
 - Clause 17.03-2S – Sustainable industry
 - Clause 17.03-3S – State significant industrial land
 - Clause 17.04 – Tourism
- Clause 18 – Transport
 - Clause 18.01 – Integrated Transport
 - Clause 18.01-1S – Land Use and Transport Planning
 - Clause 18.02 – Movement Networks
 - Clause 18.02-3S – Road system
 - Clause 18.02-4S – Car Parking
 - Clause 18.05 – Freight
- Clause 19 - Infrastructure
 - Clause 19.01 – Energy supply
 - Clause 19.01-3S Pipeline Infrastructure
 - Clause 19.02 – Community Infrastructure
 - Clause 19.02-3S – Cultural facilities
 - Clause 19.02-3R – Cultural facilities – Metropolitan Melbourne
 - Clause 19.02-4S – Social and cultural infrastructure
 - Clause 19.02-5S – Emergency services
 - Clause 19.02-6S – Open space
 - Clause 19.02-6R – Open space – Metropolitan Melbourne
 - Clause 19.03 – Development Infrastructure
 - Clause 19.03-2S – Infrastructure design and provision
 - Clause 19.03-3S – Integrated water management

Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives.

The MSS furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues, and provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

The following clauses of the MSS in the Melbourne Planning Scheme are considered relevant to Application TP-2019-646:

- Clause 22.02 – Municipal Profile
- Clause 21.03 – Vision
- Clause 21.04 – Settlement
- Clause 21.06 – Built Environment and Heritage
- Clause 21.08 – Economic Development
- Clause 21.09 – Transport
- Clause 21.10 – Infrastructure
- Clause 21.14 – Proposed Urban Renewal Areas
 - Clause 21.14-2 – Arden-Macaulay

Local Planning Policy Framework

A Local Planning Policy (LPP) is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority's expectation of what should happen. LPP's provide the responsible authority an opportunity to state its view of a planning issue and its intentions for an area and provides guidance to decision making on a day to day basis.

The following LPP's in the Melbourne Planning Scheme are considered relevant to Application TP-2019-646:

- Clause 22.05 – Heritage Places outside the Capital City Zone
- Clause 22.17 – Urban Design Outside the Capital City Zone
- Clause 22.23 – Stormwater Management