

Report to the Future Melbourne Committee

Agenda item 6.3

Planning Permit Application: TP-2021-326 120 Toorak Road West, South Yarra

12 April 2022

Presenter: Marjorie Kennedy, Head of Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of Planning Permit Application TP-2021-326 for land located at 120 Toorak Road West, South Yarra (refer Attachment 2 – Locality Plan). The proposal includes Partial demolition; the removal of vegetation; the construction of alterations and additions to the existing building; and the alteration of access to a road in a Transport Zone, Category 2.
2. The applicant is Jane Hansen c/- Urbis Pty Ltd; the owner is Jane Hansen; and the architect is Powell & Glenn.
3. The land is located in the General Residential Zone 5 (GRZ5); and is affected by the Environmental Significance Overlay Schedule 2 (ESO2); the Heritage Overlay Schedule 6 (HO6); the Design and Development Overlay Schedule 15, Area 1 (DDO15-A1); the Design and Development Overlay Schedule 66 (DDO66); and the Design and Development Overlay Schedule 70 (DDO70).
4. Public notice of the proposal was given and a total of two objections were received.
5. The applicant has since submitted formally amended plans under Section 57A of the *Planning and Environment Act 1987* (Act) and they have been informally circulated to the objectors.

Key issues

6. Key issues for consideration are heritage and the removal of vegetation, given a 'Significant' graded building is proposed to undergo substantial redevelopment and it is proposed to remove trees on the City of Melbourne Exceptional Tree Register 2012 (as amended in 2014).
7. Subject to conditions, the proposed development is considered to be an acceptable outcome. The removal of vegetation will allow redevelopment of the site in a way that is sensitive to its heritage significance. The partial demolition proposed to the significant building retains much of the original footprint and will not unduly impact the heritage character of the place.
8. The proposed double storey addition will replace a later, now dilapidated, addition and will sit behind the prominent heritage building. Restoration works will ensure the preservation of the significant building for the future.
9. Extensive landscaping throughout the site will contribute to the landscape character of the area and balances the loss of some significant trees from the site.

Recommendation from management

10. That the Future Melbourne Committee resolves that a Notice of Decision to Grant a Permit be issued subject to the conditions outlined in the Delegate Report (refer Attachment 4 - Delegate Report).

Attachments:

1. Supporting Attachment (Page 2 of 65)
2. Locality Plan (Page 3 of 65)
3. Selected Plans (Page 4 of 65)
4. Delegate Report (Page 33 of 65)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the Act sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and the objectors 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 the objectors 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 in 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 material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations and potential amenity impacts 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 has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

Relation to Council policy

7. Relevant Council policies are discussed in the attached Delegate Report (refer Attachment 4).

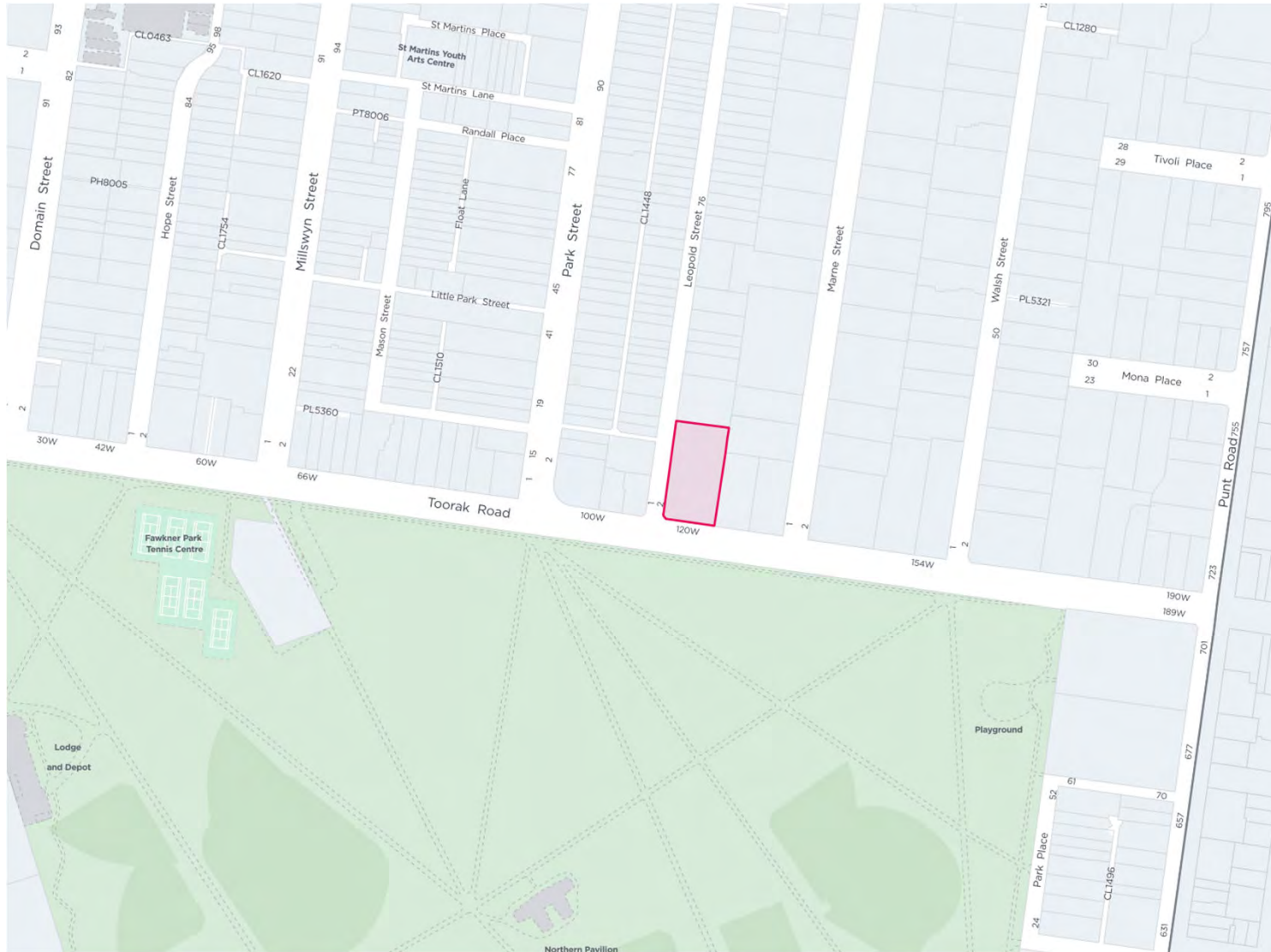
Environmental sustainability

8. Standard permit conditions will ensure the development achieves the relevant performance measures set out in Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

Locality Plan

Attachment 2
Agenda item 6.3
Future Melbourne Committee
12 April 2022

120 Toorak Road West, South Yarra





POWELL & GLENN

PROPOSED ALTERATIONS & ADDITIONS AT 120 W TOORAK ROAD, SOUTH YARRA
 TOWN PLANNING DOCUMENTATION

DRAWING INDEX PLANNING SET

| NUMBER | NAME | REV |
|--------|---|------|
| TP01 | COVER SHEET | TP-G |
| TP02 | SITE PHOTOGRAPHS | TP-G |
| TP03 | EXISTING SITE PLAN | TP-G |
| TP04 | EXISTING & DEMOLITION PLAN - GROUND FLOOR | TP-G |
| TP05 | EXISTING & DEMOLITION PLAN - FIRST FLOOR | TP-G |
| TP06 | EXISTING & DEMOLITION PLAN - ROOF FLOOR | TP-G |
| TP07 | PROPOSED SITE PLAN | TP-G |
| TP08 | PROPOSED BASEMENT PLAN | TP-G |
| TP09 | PROPOSED GROUND FLOOR PLAN | TP-G |
| TP10 | PROPOSED FIRST FLOOR PLAN | TP-G |
| TP11 | PROPOSED SECOND FLOOR PLAN ROOF PLAN | TP-G |
| TP12 | EXISTING & DEMOLITION ELEVATIONS | TP-G |
| TP13 | EXISTING & DEMOLITION ELEVATIONS | TP-G |
| TP14 | PROPOSED SOUTH AND WEST ELEVATIONS | TP-G |
| TP15 | PROPOSED NORTH AND EAST ELEVATIONS | TP-G |
| TP16 | PROPOSED SECTIONS | TP-G |
| TP17 | SHADOW DIAGRAMS | TP-G |
| TP18 | 3D VIEWS | TP-G |
| TP19 | ADDITIONAL REQUIRED 3D VIEWS | TP-G |
| TP20 | ADDITIONAL EAST SECTIONS | TP-G |

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| 08/09/21 | TP-C | BUILDERS PRICING | KR | P&G |
| 27/08/21 | TP-B | BUILDERS PRICING | KR | P&G |
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PROJECT NORTH

COVER SHEET

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SUBJECT SITE - WEST ELEVATION



SUBJECT SITE - VIEW FROM SOUTH WEST



SUBJECT SITE - SOUTH ELEVATION



SUBJECT SITE - VIEW FROM LEOPOLD STREET



SUBJECT SITE - VIEW FROM LEOPOLD STREET



SUBJECT SITE - VIEW FROM LEOPOLD STREET



SUBJECT SITE - WEST ELEVATION



SUBJECT SITE - NORTH ELEVATION



SUBJECT SITE - EAST ELEVATION

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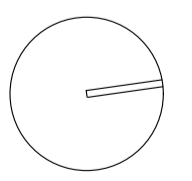
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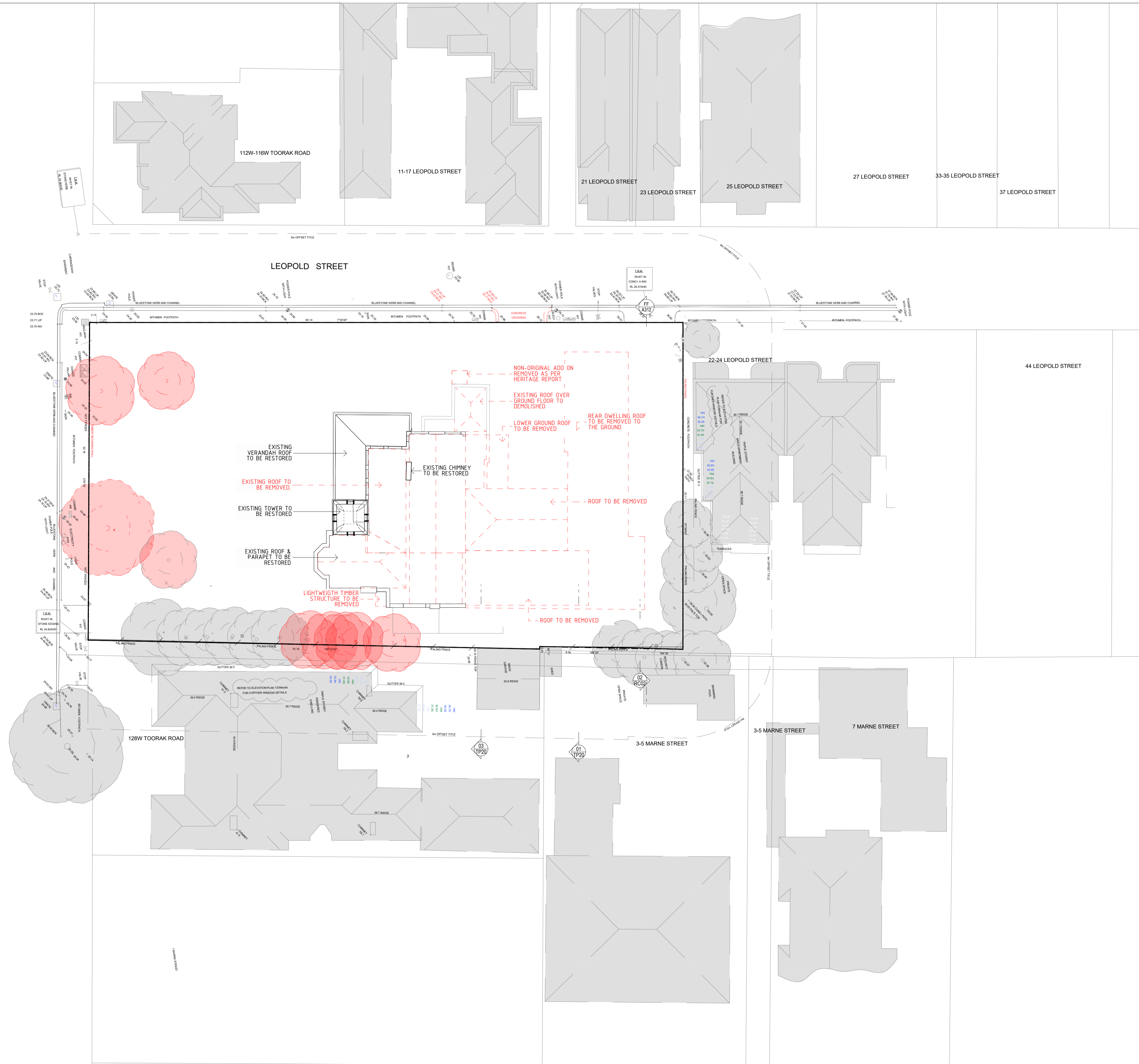
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SITE PHOTOGRAPHS

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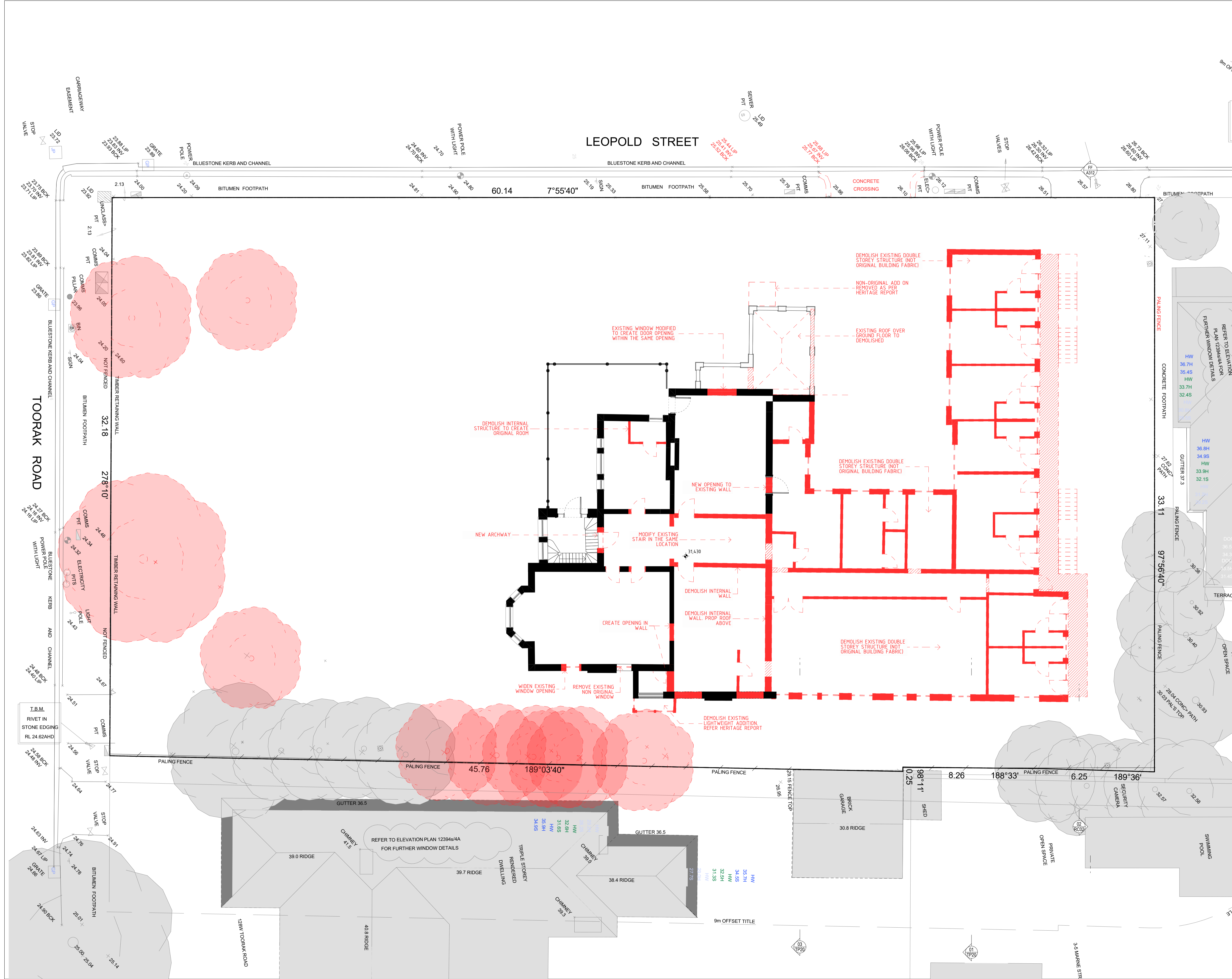
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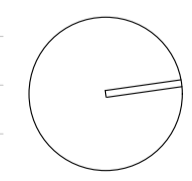
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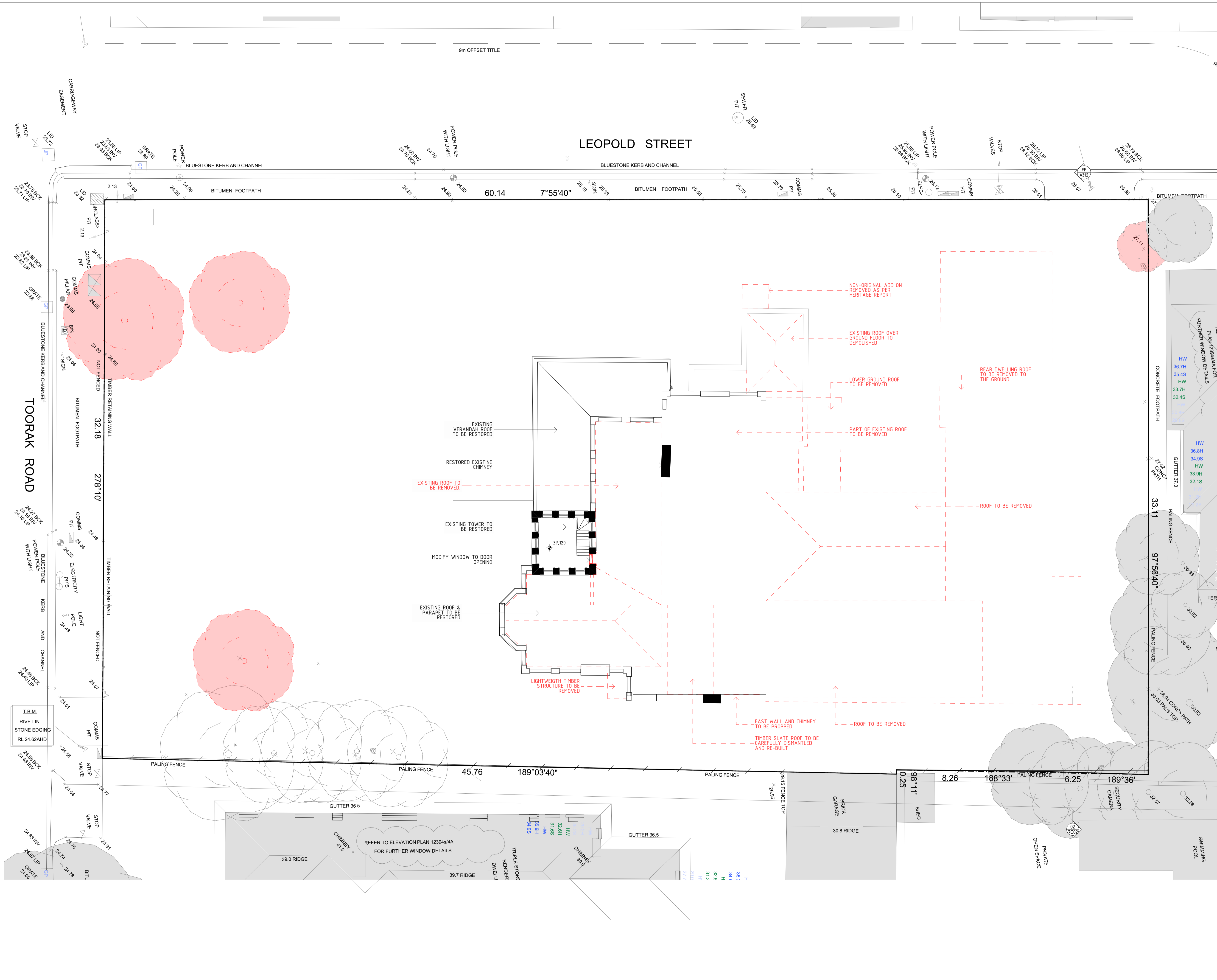
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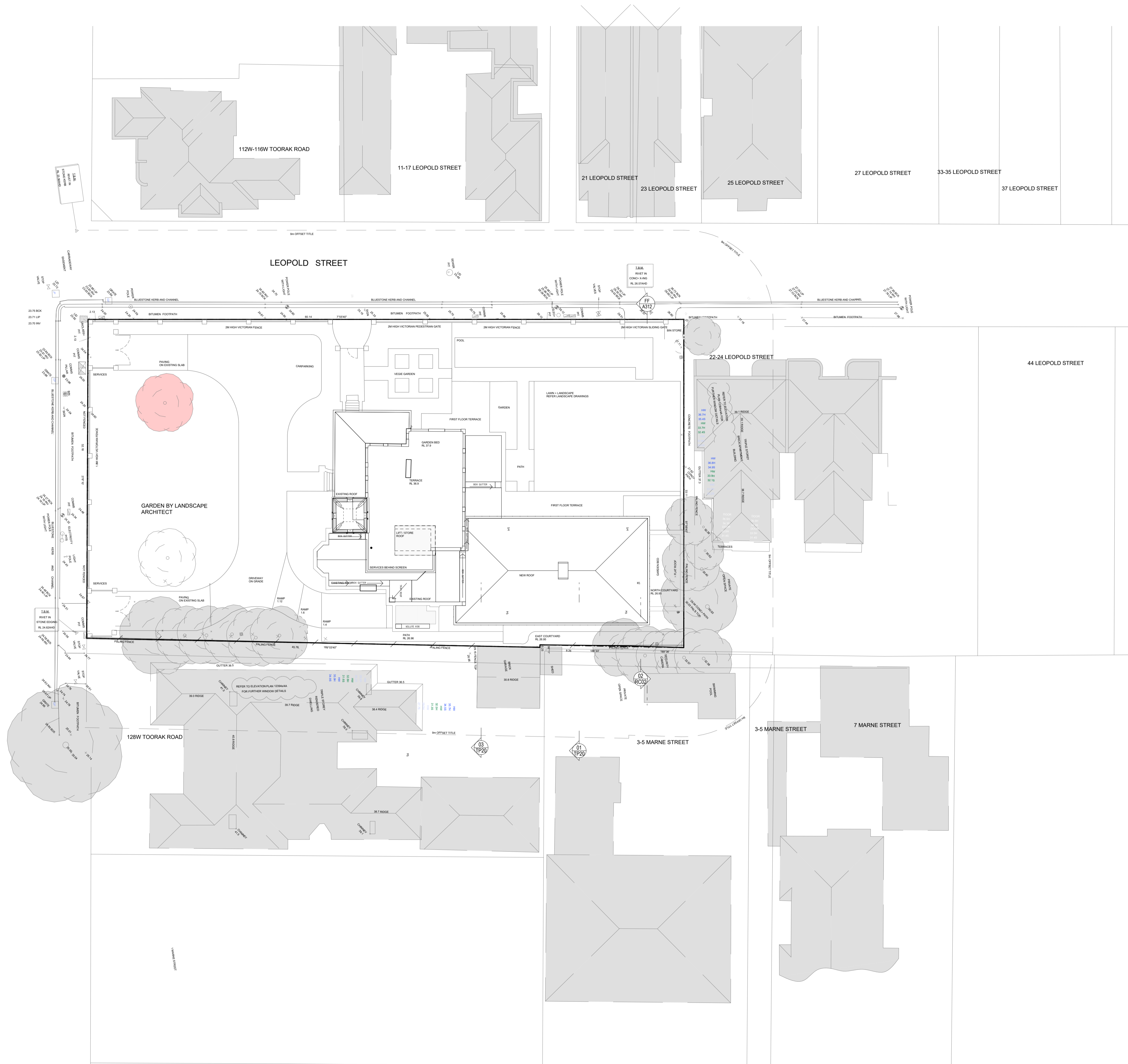
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PROJECT **GOODREST RESIDENCE**
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TITLE **EXISTING & DEMOLITION PLAN -
ROOF FLOOR**

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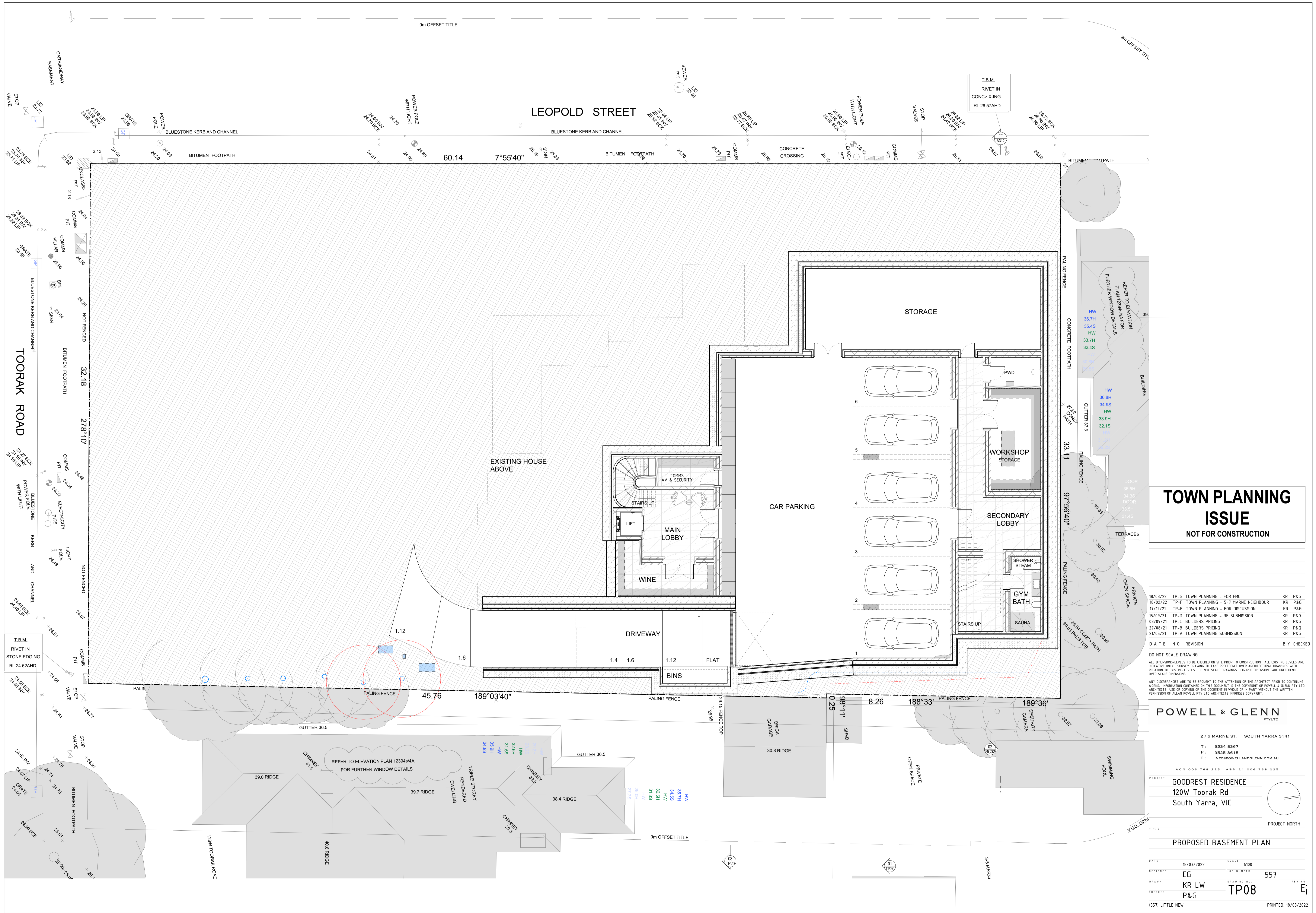
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PROJECT: **GOODREST RESIDENCE**
120W Toorak Rd
South Yarra, VIC

TITLE: **PROPOSED SITE PLAN**

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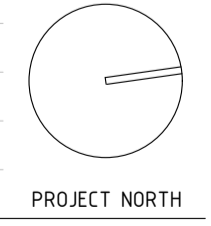
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PROJECT **GOODREST RESIDENCE**
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TITLE **PROPOSED BASEMENT PLAN**

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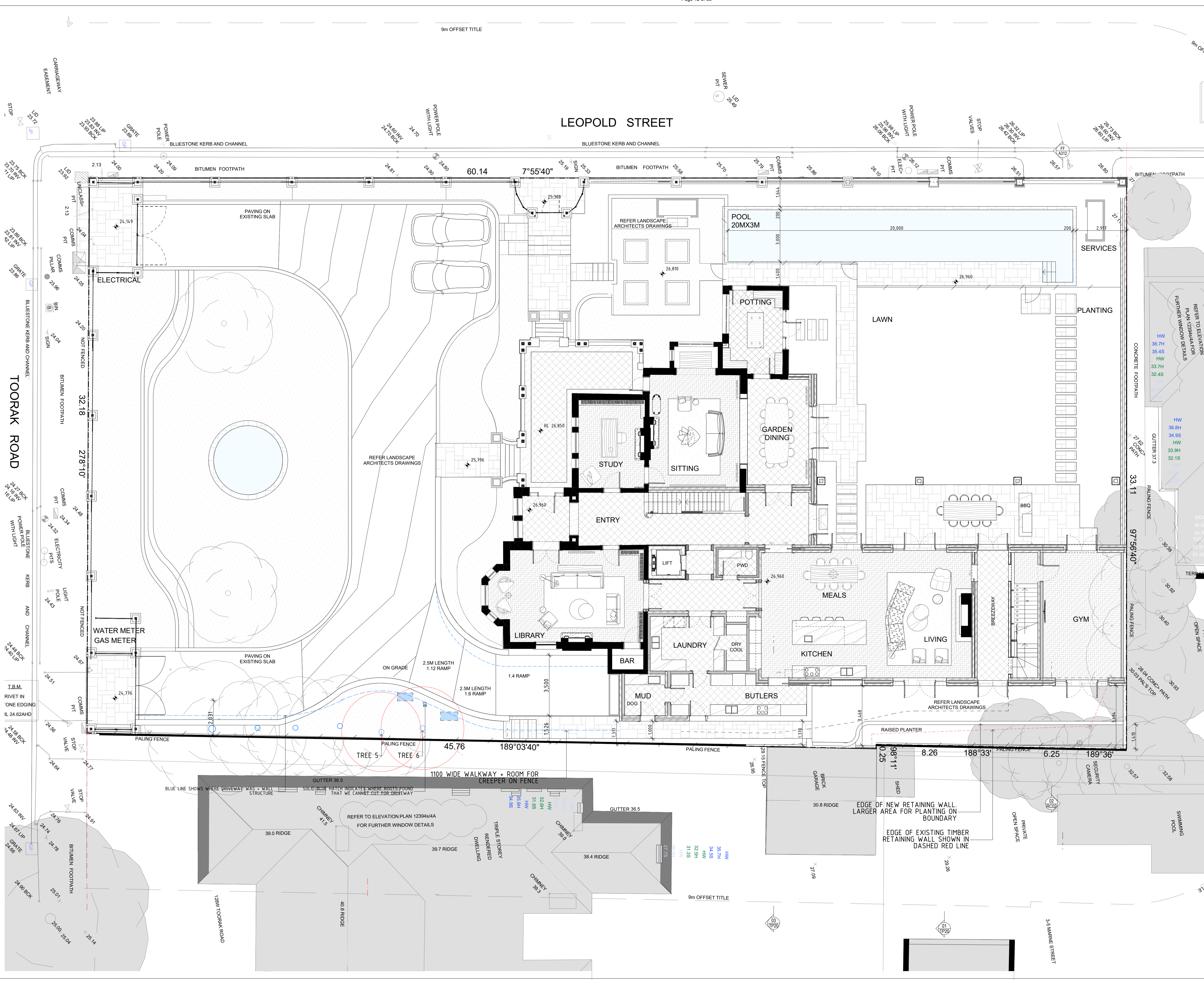
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|------------------------|--|-------------|-----|
| 18/03/22 | TP-G TOWN PLANNING - FOR FMC | KR | P&G |
| 18/02/22 | TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR | KR | P&G |
| 17/12/21 | TP-E TOWN PLANNING - FOR DISCUSSION | KR | P&G |
| 15/09/21 | TP-D TOWN PLANNING - RE SUBMISSION | KR | P&G |
| 08/09/21 | TP-C BUILDERS PRICING | KR | P&G |
| 27/08/21 | TP-B BUILDERS PRICING | KR | P&G |
| 21/05/21 | TP-A TOWN PLANNING SUBMISSION | KR | P&G |
| D A T E N O . REVISION | | B Y CHECKED | |

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PROJECT: **GODREST RESIDENCE**
 120W Toorak Rd
 South Yarra, VIC

TITLE: **PROPOSED GROUND FLOOR PLAN**

DATE: 18/03/2022 SCALE: 1:100
 DESIGNED: EG JOB NUMBER: 557
 DRAWN: KR LW DRAWING NO: TP09 REV NO: F1
 CHECKED: P&G
 (557) LITTLE NEW PRINTED: 18/03/2022

9m OFFSET TITLE

LEOPOLD STREET

I.B
RIV
CONC->
RL 26.5



**TOWN PLANNING
ISSUE**
NOT FOR CONSTRUCTION

| | | | |
|-------------------------------|--|-------------------|-----|
| 18/03/22 | TP-G TOWN PLANNING - FOR FMC | KR | P&G |
| 18/02/22 | TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR | KR | P&G |
| 17/12/21 | TP-E TOWN PLANNING - FOR DISCUSSION | KR | P&G |
| 15/09/21 | TP-D TOWN PLANNING - RE SUBMISSION | KR | P&G |
| 08/09/21 | TP-C BUILDERS PRICING | KR | P&G |
| 27/08/21 | TP-B BUILDERS PRICING | KR | P&G |
| 21/05/21 | TP-A TOWN PLANNING SUBMISSION | KR | P&G |
| D A T E N O . R E V I S I O N | | B Y C H E C K E D | |

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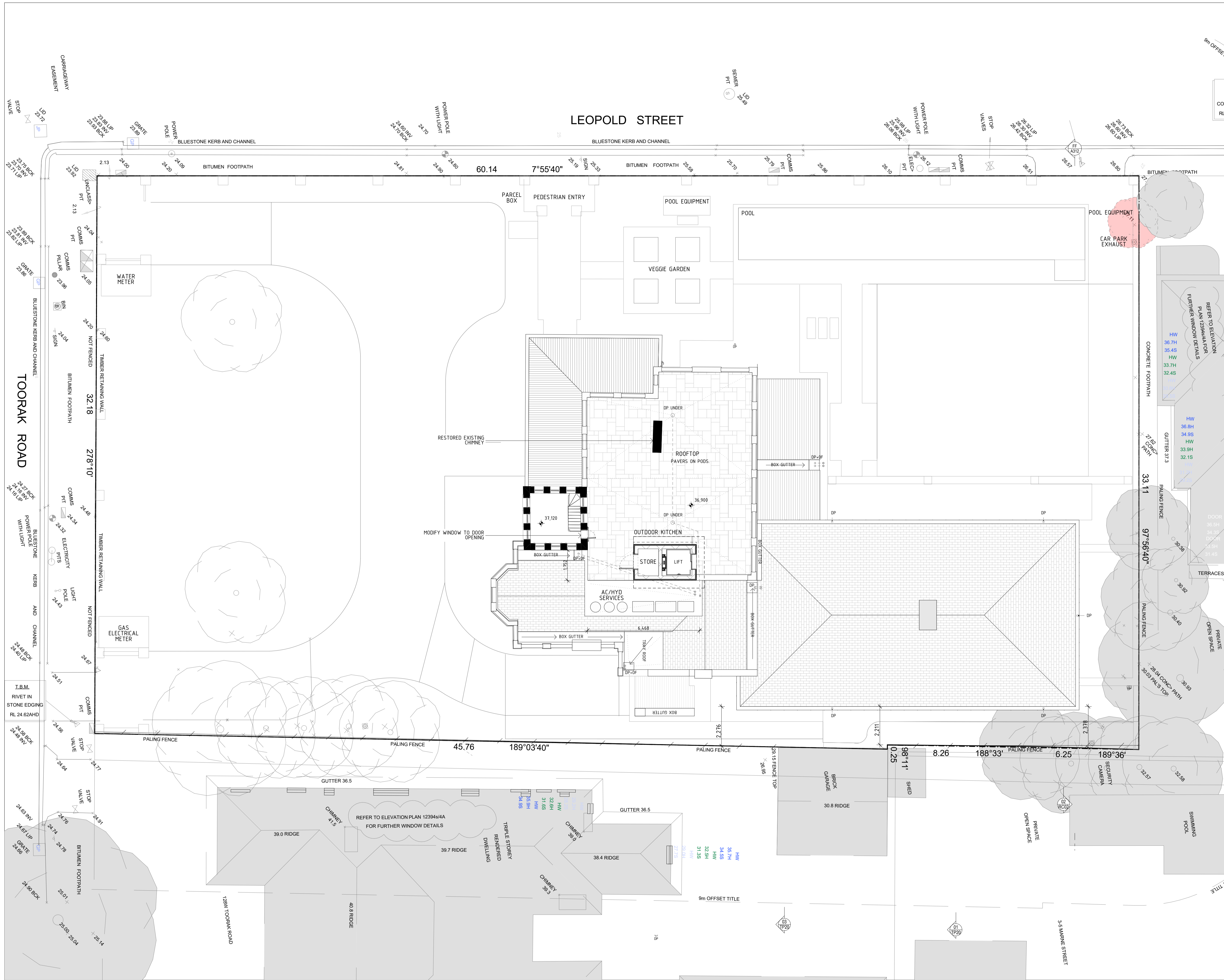
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PROJECT **GODREST RESIDENCE**
120W Toorak Rd
South Yarra, VIC

TITLE **PROPOSED FIRST FLOOR PLAN**

| | | | |
|----------|------------|------------|-------|
| DATE | 18/03/2022 | SCALE | 1:100 |
| DESIGNED | EG | JOB NUMBER | 557 |
| DRAWN | KR LW | DRAWING NO | TP10 |
| CHECKED | P&G | REV NO | F1 |

(557) LITTLE NEW PRINTED: 18/03/2022



**TOWN PLANNING
ISSUE**
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| | | |
|-------------------------------|--|-------------------|
| 18/03/22 | TP-G TOWN PLANNING - FOR FMC | KR P&G |
| 18/02/22 | TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR | KR P&G |
| 17/12/21 | TP-E TOWN PLANNING - FOR DISCUSSION | KR P&G |
| 15/09/21 | TP-D TOWN PLANNING - RE SUBMISSION | KR P&G |
| 08/09/21 | TP-C BUILDERS PRICING | KR P&G |
| 27/08/21 | TP-B BUILDERS PRICING | KR P&G |
| 21/05/21 | TP-A TOWN PLANNING SUBMISSION | KR P&G |
| D A T E N O . R E V I S I O N | | B Y C H E C K E D |

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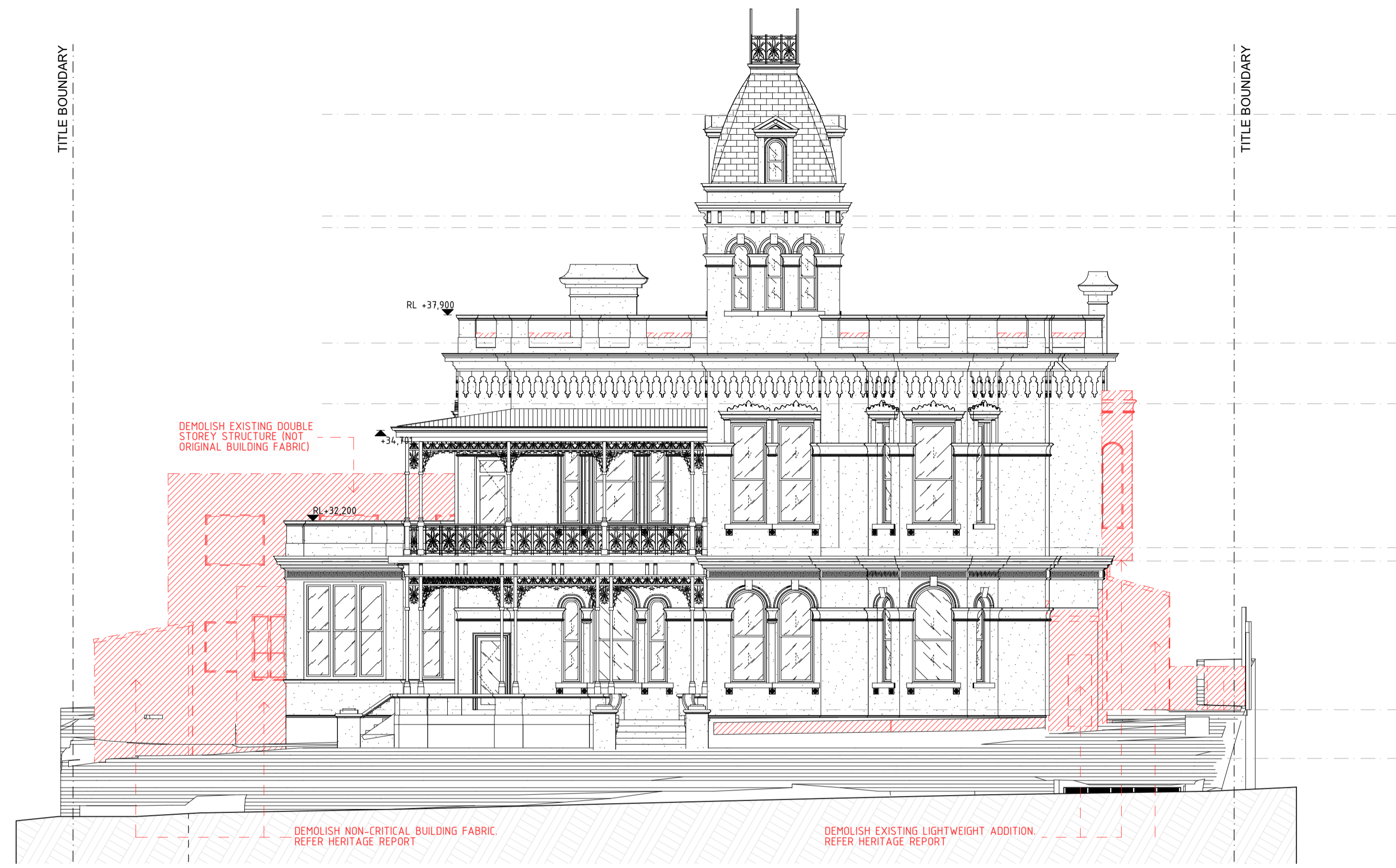
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PROJECT **GODREST RESIDENCE**
120W Toorak Rd
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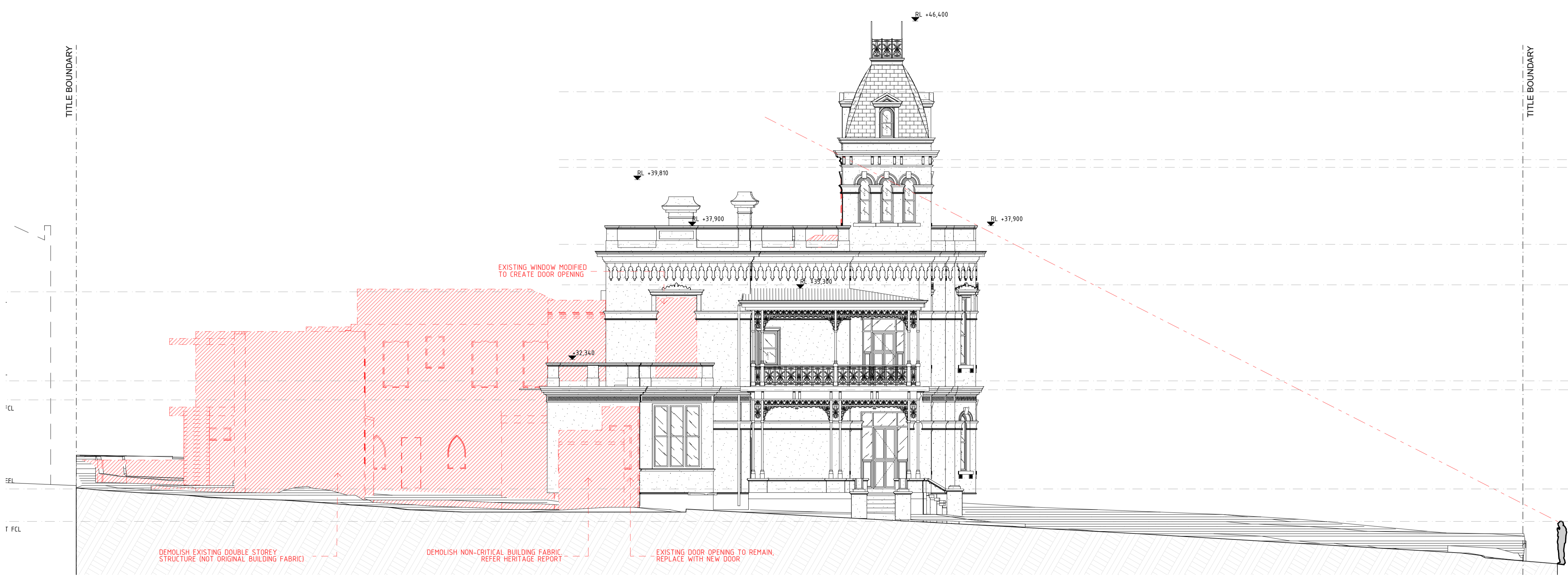
TITLE **PROPOSED SECOND FLOOR PLAN
ROOF PLAN**

| | | | |
|------------------|------------|---------------------|-------|
| DATE | 18/03/2022 | SCALE | 1:100 |
| DESIGNED | EG | JOB NUMBER | 557 |
| DRAWN | KR LW | DRAWING NO. | TP11 |
| CHECKED | P&G | REV NO. | F1 |
| (557) LITTLE NEW | | PRINTED: 18/03/2022 | |



SOUTH ELEVATION (TOORAK RD)

1:100



WEST ELEVATION (LEOPOLD ST)

1:100

**TOWN PLANNING
ISSUE
NOT FOR CONSTRUCTION**

| | | | |
|----------|--|------|----------|
| 18/03/22 | TP-G TOWN PLANNING - FOR EHC | KR | P&G |
| 18/02/22 | TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR | KR | P&G |
| 17/12/21 | TP-E TOWN PLANNING - FOR DISCUSSION | KR | P&G |
| 15/09/21 | TP-D TOWN PLANNING - RE SUBMISSION | KR | P&G |
| 08/09/21 | TP-C BUILDERS PRICING | KR | P&G |
| 27/08/21 | TP-B BUILDERS PRICING | KR | P&G |
| 21/05/21 | TP-A TOWN PLANNING SUBMISSION | KR | P&G |
| DATE | | N O. | REVISION |
| | | B Y | CHECKED |

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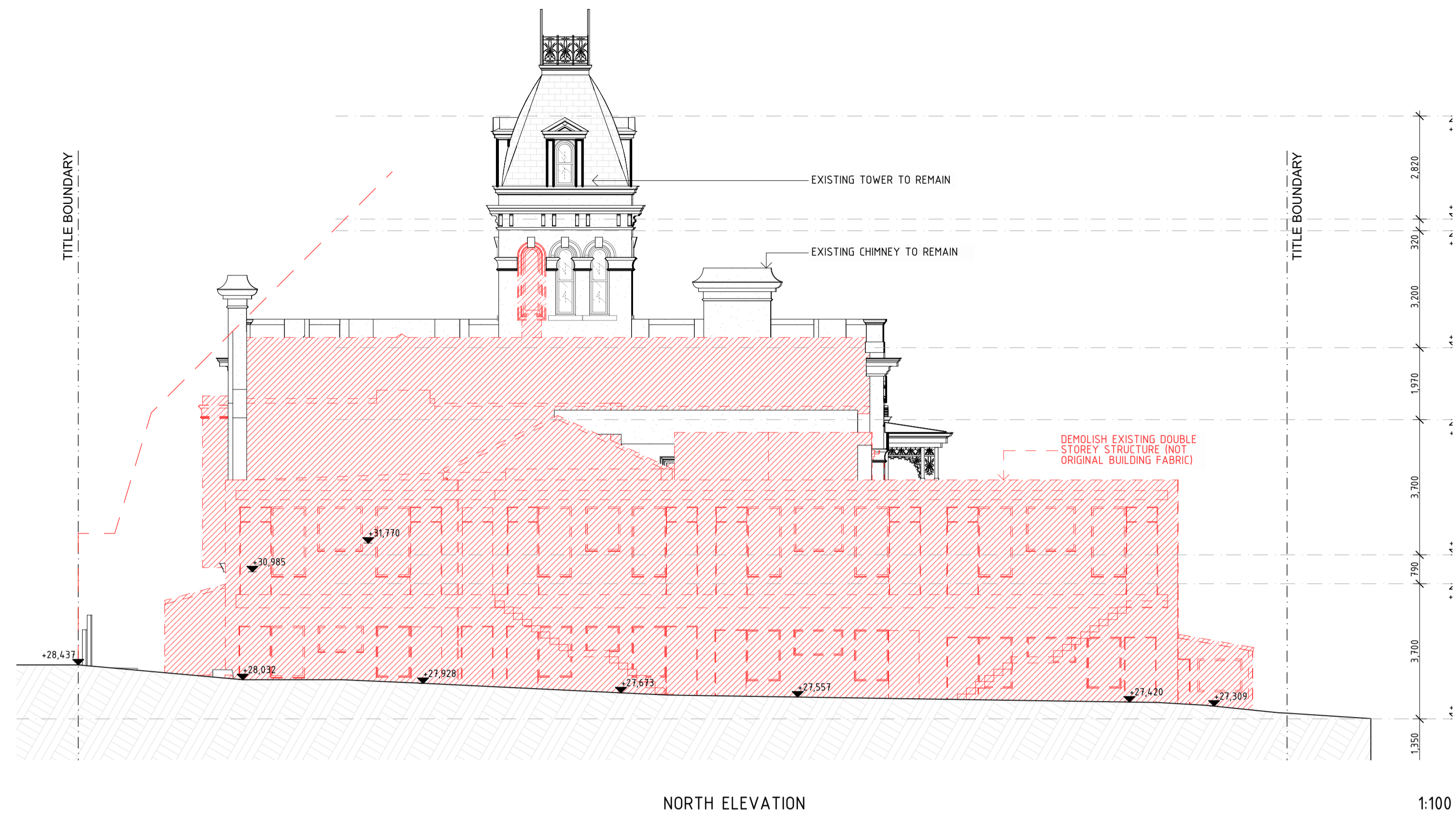
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PROJECT **GOODREST RESIDENCE**
 120W Toorak Rd
 South Yarra, VIC

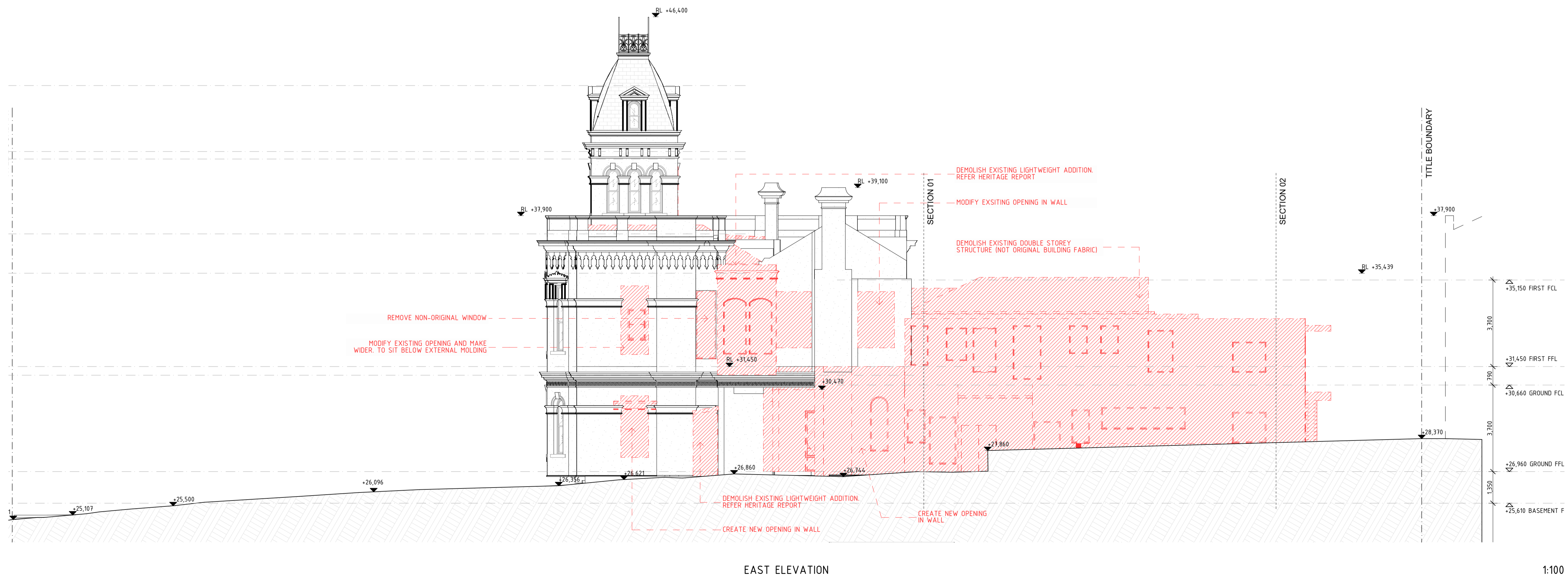
TITLE **EXISTING & DEMOLITION ELEVATIONS**

| | | | |
|----------|------------|------------|-------|
| DATE | 18/03/2022 | SCALE | 1:100 |
| DESIGNED | EG | JOB NUMBER | 557 |
| DRAWN | KR LW | DRAWING NO | TP12 |
| CHECKED | P&G | REV NO. | G |



NORTH ELEVATION

1:100



EAST ELEVATION

1:100

**TOWN PLANNING
ISSUE**
NOT FOR CONSTRUCTION

| | | | |
|-------------------|--|------------|-----|
| 18/03/22 | TP-G TOWN PLANNING - FOR FHC | KR | P&G |
| 18/02/22 | TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR | KR | P&G |
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| 08/09/21 | TP-C BUILDERS PRICING | KR | P&G |
| 27/08/21 | TP-B BUILDERS PRICING | KR | P&G |
| 21/05/21 | TP-A TOWN PLANNING SUBMISSION | KR | P&G |
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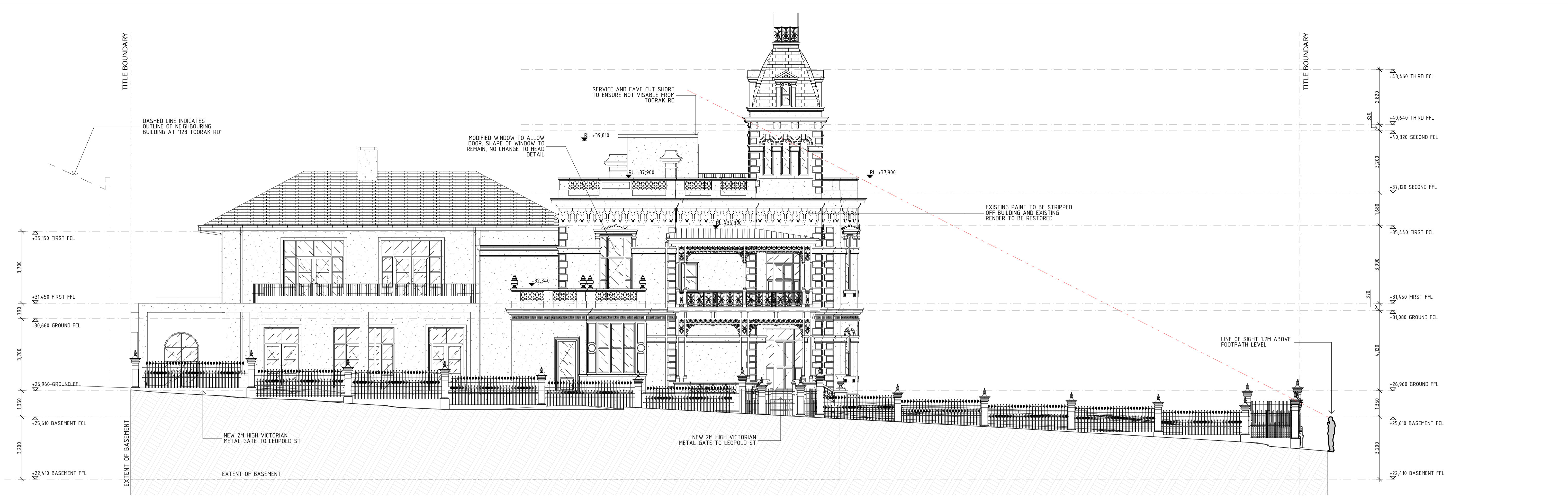
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PROJECT **GOODREST RESIDENCE**
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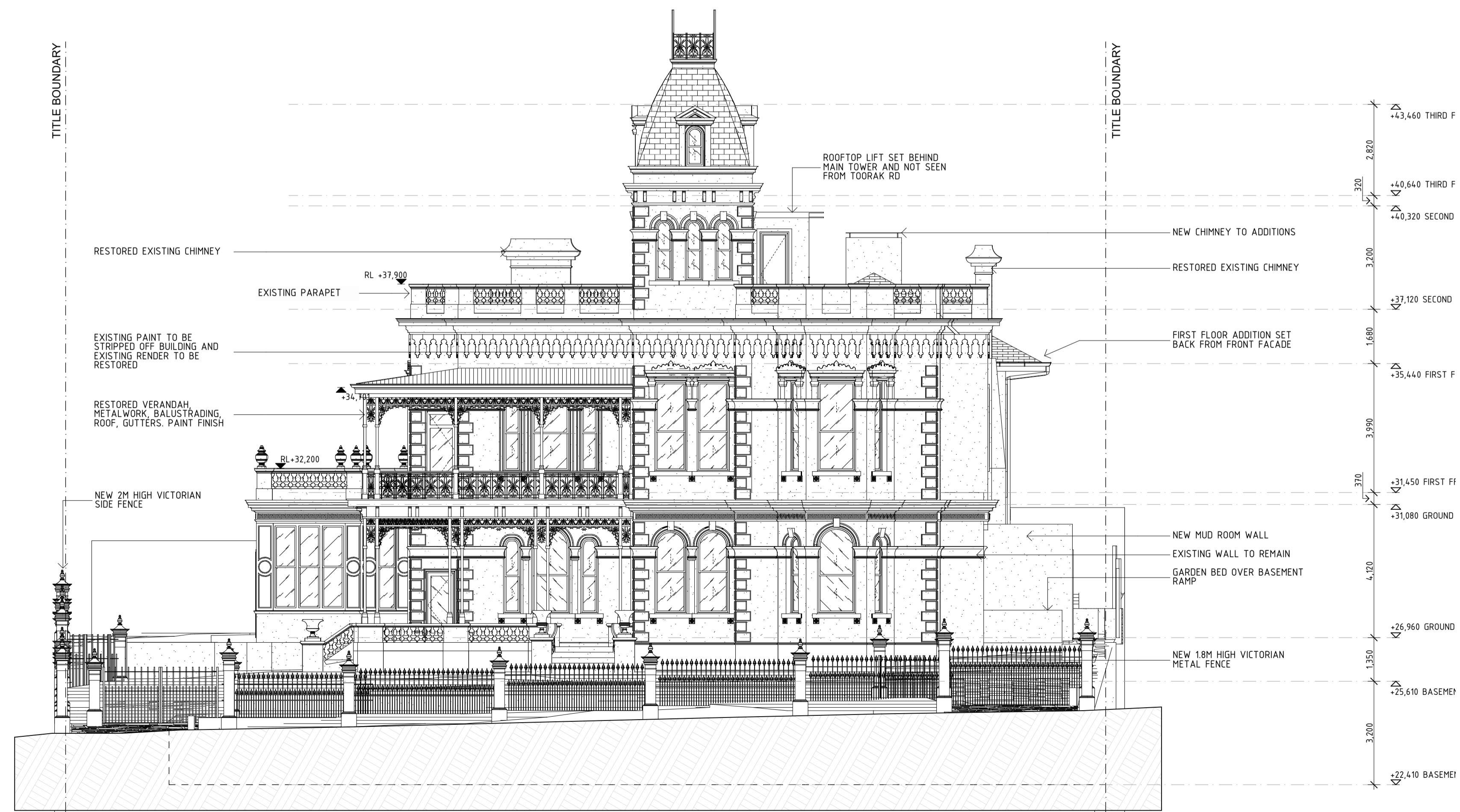
TITLE **EXISTING & DEMOLITION ELEVATIONS**

| | | | |
|------------------|------------|---------------------|-------|
| DATE | 18/03/2022 | SCALE | 1:100 |
| DESIGNED | EG | JOB NUMBER | 557 |
| DRAWN | KR LW | DRAWING NO | TP13 |
| CHECKED | P&G | REV NO. | G |
| (557) LITTLE NEW | | PRINTED: 18/03/2022 | |



WEST ELEVATION (LEOPOLD ST)

1:100



SOUTH ELEVATION (TOORAK RD)

1:100

**TOWN PLANNING
ISSUE
NOT FOR CONSTRUCTION**

| | | |
|----------|--|--------|
| 18/03/22 | TP-G TOWN PLANNING - FOR FMC | KR P&G |
| 18/02/22 | TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR | KR P&G |
| 17/12/21 | TP-E TOWN PLANNING - FOR DISCUSSION | KR P&G |
| 15/09/21 | TP-D TOWN PLANNING - RE SUBMISSION | KR P&G |
| 08/09/21 | TP-C BUILDERS PRICING | KR P&G |
| 27/08/21 | TP-B BUILDERS PRICING | KR P&G |
| 21/05/21 | TP-A TOWN PLANNING SUBMISSION | KR P&G |

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PROJECT **GODDREST RESIDENCE**
120W Toorak Rd
South Yarra, VIC

TITLE **PROPOSED SOUTH AND WEST ELEVATIONS**

| | | | |
|----------|------------|------------|-------|
| DATE | 18/03/2022 | SCALE | 1:100 |
| DESIGNED | EG | JOB NUMBER | 557 |
| DRAWN | KR LW | DRAWING NO | TP14 |
| CHECKED | P&G | REV NO | E1 |