

# Planning Permit Officer Report

PA2302511: 81 Myers Street, GEELONG



Planning Permit Officer Report  
Development Approvals & Design



Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



Key Information	Details
Permit No:	PA2302511
Received:	27 September 2023
Applicant:	HR Investments Aus PTY Ltd
Planning Scheme:	Greater Geelong
Land Address:	81 Myers Street, Geelong
Proposal:	Partial Demolition of Existing Building, Conservation Works to the Retained Building, Externally Paint the Retained Building, Buildings and Works associated with the construction of a Multi Storey Building and Reduction in Car Parking Requirements under Clause 52.06
Total site area:	262.12sqm
Gross Floor Area:	1,522.55sqm (Office (1,404.75sqm) and Retail (117.8sqm))
Development value:	\$14M
Height:	10 plus partial Storeys excluding plant basement
	33.945m AHD Metres excluding plant
	35.445m AHD Metres (highest point)
Land uses:	Office
	Retail
Parking:	2 car spaces
Zone:	Activity Centre Zone – Schedule 1 (West Village Precinct)
Overlays:	Heritage Overlay (HO1081) – former Star Hotel
Cultural Heritage Sensitivity:	N/A
Particular Provisions:	Clause 52.06: Car Parking Clause 52.34: Bicycle Parking Clause 53.18: Stormwater Management in Urban Development
Why is a permit required?	Clause 37.08-5 (ACZ1): A permit is required to construct a building or construct or carry out works Clause 43.01 (HO): A permit is required to demolish, construct a building or construct or carry out works Clause 52.06 (Car Parking): A permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
Referral authorities/ Notice	City of Greater Geelong (Section 55 Referral-Recommendng) Development Victoria (Section 55 Referral-Recommendng) Transport for Victoria (Section 55 Referral-Determining)

## Geelong Authority (Informal referral)

<b>Public Notification</b>	An application in respect of land in the Activity Centre Zone Schedule 1 under Clause 43.01, Clause 52.05, Clause 52.06, Clause 52.07 and/or Clause 52.27 is 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 Act
<b>Delegates List:</b>	6 August 2024
<b>Recommendation:</b>	Approval

## Background

- In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because:
  - The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Planning and Environment Act 1987 and matters required by a permit or the planning scheme to be endorsed, approved or done to the satisfaction of the responsible authority, for land within the Minister for Planning Responsible Authority Area identified in Map 1 in this schedule in relation to development of land as part of a single project or multiple related projects, if it involves
  - The construction of a new building or buildings containing five or more storeys, excluding a basement.
- The key milestones in the process of the application were as follows:

Milestone	Date
Pre-application meeting	3 August 2022
Application lodgement	27 September 2023
Further information requested	13 October 2023
Further information received	4 June 2024 (via s50)
Decision Plans	4 June 2024

- The subject of this report is the decision plans.
  - Design Revisions Report June 2024
  - Architectural plans by theocd dated May 2024
  - Heritage Impact Statement (Trethowan Architecture) dated 6 June 2023
  - Transport Impact Assessment (One Mile Grid) dated 21 August 2023
  - Waste Management Plan (One Mile Grid) dated 7 September 2023
  - Sustainable Management Plan (Hexicon) dated 25 August 2023
  - Green Travel Plan (Hexicon) dated 25 August 2023
  - Wind Engineering Assessment (MEL Consultants) dated June 2023





## Subject site and surrounds

4. The subject site is commonly known as 81 Myers Street, Geelong and legally described as Lots 1 and 2 on Title Plan 580025G, Volume 10159 Folio 019. The site has a frontage of 12.19m to Myers Street and 21.34m to Star Street, encompassing a site area of 262.12 sqm.
5. The site is located on the northside of Myers Street and bounded by Star Street to the west and Phillip Lane to the north (see Figures 1 & 2).

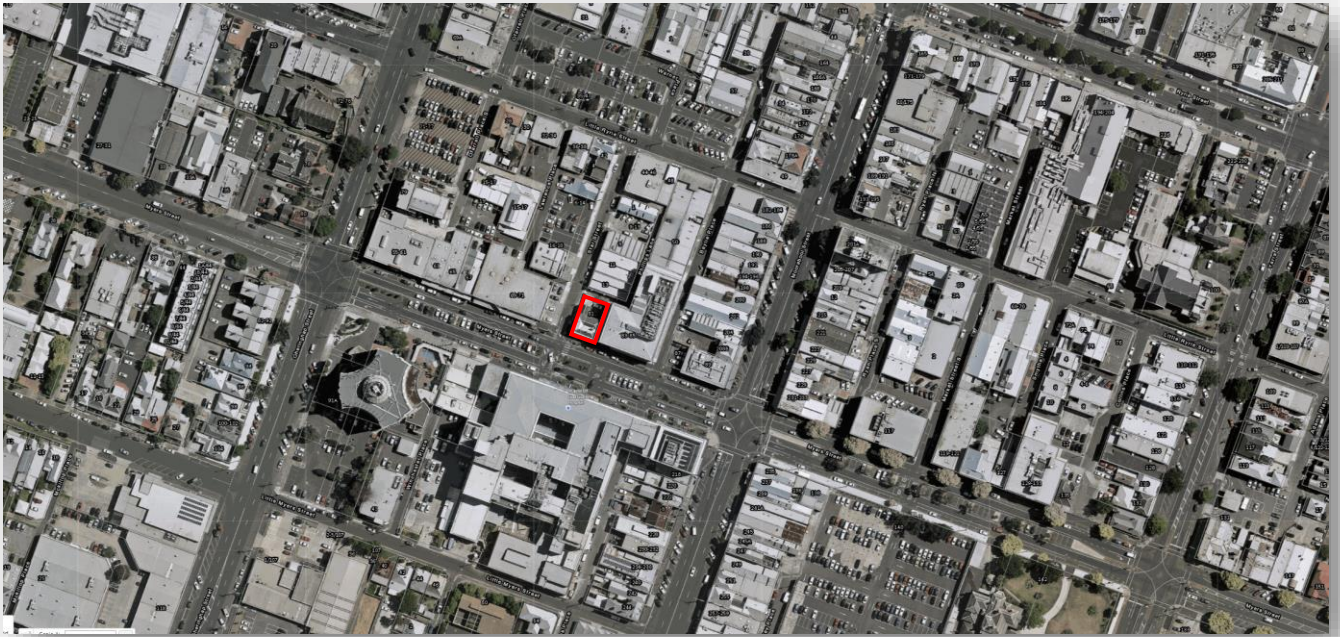


Figure 1: 81 Myers Street, Geelong

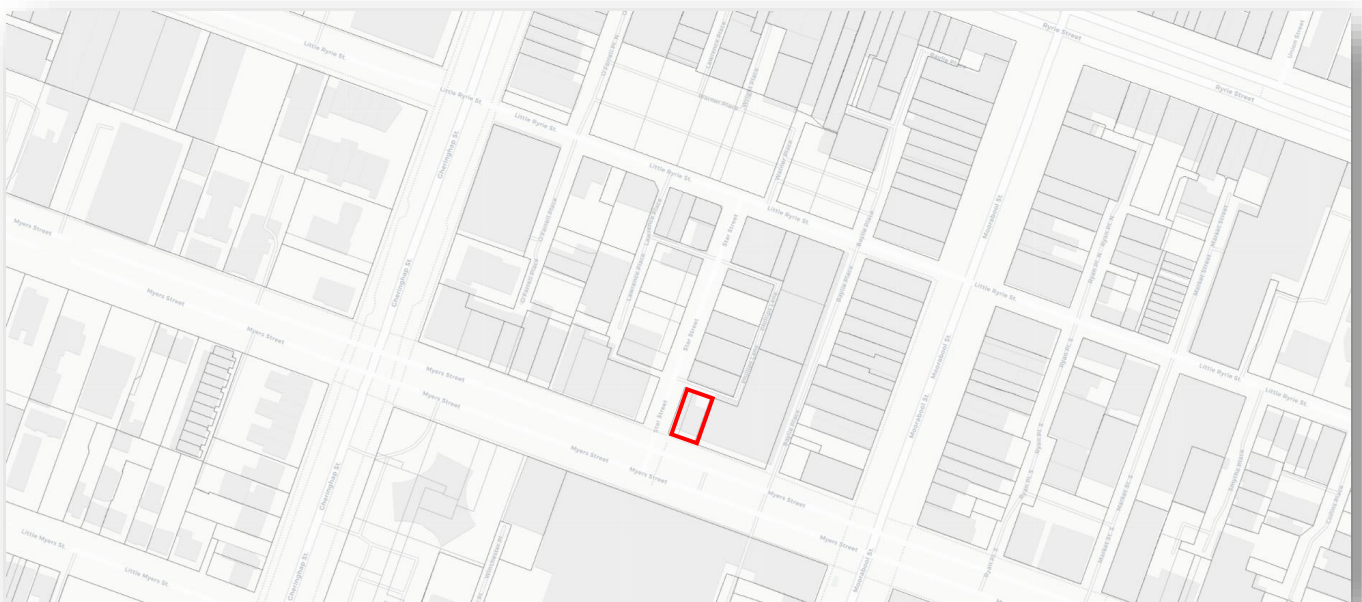


Figure 2: 81 Myers Street, Geelong





6. The subject site is located within heritage Overlay (HO1081) Star hotel (former), 81 Myers Street, Geelong. External paint controls and solar energy systems controls apply to the site (Figures 3 & 4).
7. The site contains a semidetached, two-storey round-corner brick building typical of 1850s hotels in Geelong with frontages to Myers and Star Streets. Abutting its north façade is a 1980s extension of a single-storey, semi-detached brick structure. To its north is an open-air carport enclosed by a brick and metal fence, and a metal roller door (source: submitted heritage report).
8. The submitted heritage report suggests that the building, architecturally, 'has a round-corner form synonymous with Geelong and possesses some valuable window joinery (mullions). Historically, a substantial example of one of Geelong's gold-era buildings and a social centre for over 50 years, as a hotel'.



Figure 3: View of the subject building from Star Street



Figure 4: View of the subject building from Myers Street

### Site Surrounds

9. To the north, separated by a 3.05 lane (Phillips Lane) is a row of attached single storey industrial/commercial buildings and used for such purposes (Figures 5 and 6).
10. To the west, separated by Star Street is the single storey restricted retail premise (Figure 7).
11. To the east, attached to the subject building is a three storey St John of God Specialist Centre (Figure 7).
12. To the south, separated by Myers Street is a four-storey the St John of God Geelong Hospital (Figure 8).



Figure 5: Phillips Lane



Figure 6: Row of building along Star Street



Figure 7: Repco building , Star Street, subject building and St John of God Specialist Centre



Figure 8: Looking south from Star Street at St John of God Geelong Hospital. Subject building to the left.





## Background – Design Evolution

13. The original proposal was for the development of a 12 storey building with a height of 39.14m (approx. 42 with lift overrun), while retaining the two storey heritage building.
14. DTP in its further information letter to the proponent expressed their concerns with the height and recommended that the height of the overall building be reduced in line with the West Village Precinct, which aims to maintain and protect the prominence of heritage buildings within an evolving character that provides a high amenity for residents, with building heights transitioning from 21 metres at the periphery of Central Geelong increasing to 42 metres towards its centre.
15. Further, DTP considered that the height of the tower as proposed was disproportionate to the height of the heritage building it will be located on and encouraged the proponent to consider further design options that better integrated the proposal with the existing heritage building and provided appropriate transitions to future built form ambitions.
16. DTP expressed concerns on the (new) street wall height with respect to the heritage building, separation between the heritage building and the new, podium height and treatment to eastern wall of the tower.
17. The proponent attended a design review workshop with DTP's Urban Design Team and the Office of Victorian Government Architect and took their advise on the preferred outcome desired on site. Figures 9 – 13 show the design evolution.



Figure 9: Star Street elevation



Figure 10: Star Street elevation - street wall height



Figure 11: Myer Street elevation



Figure 12: Changes to height through re-design



Figure 13: Eastern wall - previously untreated





18. Details of changes are as follows:

Partial demolition and buildings and works associated with an existing heritage building (including externally painting), buildings and works associated with the construction of a multi storey building and a reduction in car parking requirements under Clause 52.06.

19. Partial Demolition

- Demolition works to the exterior of the existing building are as follows:
  - Sections of the roof fitted with steel sheeting
  - Exterior yellow wall paint and remnant stucco at the north façade
  - Non-original windows on the ground floor of the west façade
  - Corner door and its overhead infill wall at the south/west façade
  - Cellar stairs, window, and door at the north façade
  - First floor verandah, partial verandah roof, verandah door, a section of wall, and associated elements at the north façade
- Internally, demolition of walls, doors, and a fireplace within the original building is proposed.
- It is proposed to remove the entire non-original rear extension that abuts the original building.

Specific details of the new built form

- 10 storey building plus partial basement, retaining main part of the heritage building
- 33.945m AHD or 35.445m AHD including services

Land use

- Office (1,404.75sqm) and Retail (117.8sqm) (Total GFA 1,522.55sqm)
- 2 car spaces
- 13 bicycle spaces
- Vehicular access from Phillips lane



## Planning Policy Framework

20. The Planning Policy Framework (PPF) are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:
- Clause 11.0-1S: Settlement
  - Clause 11.0-1R: Settlement – Geelong G21
  - Clause 11.01-1L-01: Settlement – Settlement – Greater Geelong
  - Clause 11.03-1S: Activity Centres
  - Clause 11.03-1L: Activity Centres in Greater Geelong
  - Clause 15:01-1S: Urban Design
  - Clause 15.01-1L-01: Development in Activity Centres
  - Clause 15:01-2S: Building Design
  - Clause 15.01-2L: Environmentally Sustainable Development
  - Clause 15.03-1S Heritage Conservation
  - Clause 15.03-1L Heritage Conservation
  - Clause 17.01-1S: Diversified Economy
  - Clause 17.01-1R: Diversified Economy – Geelong G21
  - Clause 17.01-1L-01: Diversified Economy – Greater Geelong
  - Clause 19.03-3S: Integrated Water Management

## Planning Policy Framework

21. The Municipal Planning Strategy and Planning Policy Framework (PPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
22. The subject site is within the eastern edge of the West Village Precinct of the Central Geelong Activity Centre.
23. The following clauses are relevant:
- Clause 02.02: Vision
  - Clause 02.03-7: Economic Development
  - Clause 02.04: Strategic Framework Plans

## Statutory Planning Controls

24. Under the current provisions, a planning permit is triggered for the proposal pursuant to:
- Clause 37.08-5 (ACZ1): A permit is required to construct a building or construct or carry out works.
  - Clause 52.06-3 (Car Parking): A permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
  - Office and food and drink premises do not require a permit in the West Village Precinct under the current provisions.



## Referrals

25. The application was referred to the following authorities. Their comments are as follows:

Authority	Position	Planning Officer Comments
Development Victoria (Clause 66.04 – Recommending)	No objections	No comments
Greater Geelong City Council (Clause 66.04 – Recommending)	Conditional approval	Conditions recommended by the City of Greater Geelong has been included in the planning permit
Office of the Victorian Government Architect	<ul style="list-style-type: none"> <li>Support the removal of later additions to the north of the site.</li> <li>Explore the strategic role of Star Street as a pedestrian connection north-south further.</li> <li>Vehicles should be able to enter and exit the site in a forwards manner.</li> <li>The proposal should be reduced inline with the preferred precinct height of 28 metres. This would establish a better and proportional relationship with the heritage building.</li> <li>Clear separation between heritage fabric and new buildings is preferred to minimise impact to the existing heritage fabric. Columns penetrating the heritage building negatively impacts the heritage building and risks the retention of the heritage as merely facadism.</li> <li>Simplification of the architectural approach.</li> <li>Encourage greater connectivity between the heritage and adjacent form.</li> <li>A simplified, 'tooth' like projection without a podium, singular materiality or single idea executed well may suit the site better.</li> <li>Given views of the bay and solar access are to the north, would suggest northern orientated terraces would be higher quality spaces.</li> </ul>	Following OVGA's design review, the proponent undertook a redesign of the proposal to respond to these concerns. DTP is now satisfied that the proposal generally rectifies these concerns raised.
3D and visualisation Team	The submitted 3D model was found to be acceptable.	No comments
Geelong Authority (Section 151 Standing Advisory Committee)	The GA verbally indicated at their meeting on 17 Jube 2024 that they support the revised scheme. GA did not provide any written position.	No comments

## Public Notification

26. The application is 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* pursuant to the following provisions:

- Clause 37.08-8 (ACZ) for an application under Clauses 37.08-2, 37.08-4, 37.08-5 or 37.08-6,
- Clause 43.01-4 (HO) for demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay, external alteration of a building, external painting, internal alterations to a building.
- Clause 52.06 (Car Parking).



## Key Policy Issues

### Planning Policies (State and Regional)

27. State planning policies encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
28. The proposal is supported by state and regional planning objectives. Clause 11.01-1R (Settlement - Geelong G21) support the role of Central Geelong as a major regional city and aims to revitalise and strengthen its role as Victoria's second city.
29. Clause 11.01-1L-01 (Settlement - Greater Geelong) supports development in established areas in the region. The site is contained in the Central Geelong Activity Centre and represents a renewal development from a light industrial use, to mixed use, and is more consistent with the established and preferred character of the surrounds which is within the Central Geelong Activity Centre.
30. Clause 11.03-1S (Activity Centres) encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. The proposal includes residential and commercial components within the Central Geelong Activity Centre.
31. Clause 15.03-1S (Heritage conservation) seeks the conservation of places of heritage significance. Clause 15.03-LS (Heritage conservation) seeks the retention and conservation of significant and contributory heritage places which this proposal does. In line with this policy, the proposal includes internal and external alterations of buildings, to make a positive contribution to the significance of the heritage place. The new additions respect the heritage building and provides a contemporary interpretation rather than mimicking it. The proposed bulk, form and materials chosen are sympathetic to the heritage building.
32. Regional policy at Clause 17.01-1R (Diversified economy – Geelong G21) supports new businesses that provide employment and innovation opportunities. Similarly, Clause 17.01-1S (Diversified economy) seeks to strengthen and diversify the economy and improve access to jobs closer to where people live. The proposal provides employment opportunities in an established area.

### Municipal Planning Strategy

33. The particular MPS policies that apply, and a brief assessment is undertaken below:
  - The proposal is consistent with Vision of the Greater Geelong Planning Scheme which is to facilitate a prosperous economy that creates jobs and supports development that places Geelong as a destination that attracts local and international visitors. The proposal creates ongoing employment opportunities and provides well located housing.

### Local Policies

34. Relevant local policies of the Greater Geelong Planning Scheme are achieved. Clause 11.03-1L (Activity Centres in Greater Geelong) encourages a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly in Regional (Central Geelong), Sub-regional and Town Centres. The proposal is for offices in Central Geelong.
35. Clause 15.01-1L-01 (Development in Activity Centres) encourages the design and layout of new or expanding centres minimise amenity impacts on surrounding uses and contribute positively to the streetscape and surrounding area by having developments provide visually interesting and active street frontages where buildings abut the street or a public space, encourage car parking areas to be located to the side or rear and not visually dominating. This proposal activates Star Street as a north-south pedestrian link, locating any car parking to the rear with access from Phillips Lane.
36. Clause 15.01-2L (Environmentally Sustainable Development) encourages developments achieve best practice in environmentally sustainable development from the design stage through to construction and operation. A Sustainability Management Plan (SMP) prepared by Hexicon dated 25 August 2023 suggests the development will achieve all the minimum requirements under BESS, the new industry ESD best practice benchmark, achieving a rating of 55%. For items not covered by BESS, performance will be in line with industry best practice.
37. Clause 15.03-1L (Heritage Conservation) encourages retention and conservation of significant and contributory heritage places and discourages demolition of buildings or other elements that are significant or contributory to a heritage place unless it





involves the removal of later unsympathetic modifications. It supports the use and development of a heritage place that enhances its significance and contributes to its longevity.

38. Further, it encourages the design and site development, including external alterations of buildings, that make a positive contribution to the significance of the heritage place, provides a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places and retains or re-instates streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.
39. Clause 17.01-1L-01(Diversified Economy – Greater Geelong) supports industry development in (amongst others), Knowledge, Innovation, Research and Health. It is not clear what the office use (section 1 use) will be. However, given its location next to a hospital, it is envisaged that the use will be either research, health or allied health as such as use would benefit from the spin off effects of the hospital use, as well as complement it.

## Land Use and Built Form Issues

### Zoning

40. The zoning provisions have been considered in the application. The Precinct Objectives for the West Village Precinct include:
  - *Provide a variety of residential and small-scale commercial mixed use development outcomes.*
  - *Provide an attractive gateway to Central Geelong from the south west through high quality urban design and delivery of appropriate landscaped setbacks along Latrobe Terrace, McKillop Street, Little Myers Street, and part of Fenwick Street.*
  - *Support buildings of not more than 16 metres in height that complements the existing low rise, dispersed built form character of the precinct.*
  - *Maintain and protect the prominence of heritage buildings within an evolving character that provides a high amenity for residents, with building heights transitioning from 21 metres at the periphery of Central Geelong increasing to 42 metres towards its centre.*
  - *Manage any adverse amenity impacts of the train line and traffic along Latrobe Terrace through appropriate noise and other attenuation measures.*
  - *Protect key views to Corio Bay when viewed from the public realm down Gheringhap, by setting back development to ensure clear views to the water and the sky. The objective highlighted above are relevant in the consideration of this proposal.*
41. General built form guidelines in the zone include:
  - *To deliver a range of built form typologies including low, medium and high-rise development.*
  - *To ensure development contributes to an undulating city skyline that tapers down to the Geelong waterfront and residential areas on the periphery of the Activity Centre.*
  - *To ensure built form outcomes reflect the preferred character and amenity of each precinct.*
  - *To support active frontages at ground floor level.*
  - *To create human-scale streets by ensuring street wall heights respond to street and laneway widths.*
  - *To encourage the use of innovative design solutions to avoid offsite impacts.*
  - *To ensure the building scale, form and setbacks relate to the site size and supports the preferred land use, amenity and character.*
  - *To manage the impacts of noise on amenity.*

### Partial demolition of the heritage building

42. It is proposed to partially demolish the Star Hotel (heritage building), carve out new windows, open up internal areas and increase door openings (see Figures 14 and 15 below).
43. The submitted Heritage Impact Statement (HIS) prepared by Dr Aron Paul (M. ICOMOS) & Janice Yeung (Trethowan Architecture) dated 6 June 2023 indicates that the 1980s rear extension proposed to be demolished is acceptable as the structure demonstrates no architectural or historical contribution. The report suggests that the proposed demolition of remnant stucco patches and unsympathetic exterior paint finishes removes unsympathetic later additions and allows for a more even, new façade treatment. The authors consider the non-original windows, corner door, infill wall and the first floor verandah and its associated fabric to be unsympathetic modifications that detract from the cultural heritage significance of the place.
44. The report considers the removal of this later additions acceptable pursuant to clause 15.03-1L that encourages the removal of later unsympathetic modifications. The proposed works remove non-original elements that detract from the cultural heritage significance of the building and are acceptable. Their demolition would not detract from the cultural heritage significance of the place.
45. The report also considers the partial replacement of the steel roof sheeting to slate tiles as an acceptable heritage outcome as it rectifies the roof leakage issue and allows for the building's ongoing functioning into the future. It considers to be a sympathetic material that does not detract from the building's cultural heritage significance. The report also states that the reinstatement of stucco as a façade material is an acceptable heritage outcome.
46. The submitted HIS confirm that the building is not listed on the Victorian Heritage Register and not classified by the National Trust of Australia (Victoria), nor by the (now archived) Register of the National Estate.



Figure 14: Extent of external demolition and works – western (Star Street), southern (Myers Street) and northern (rear) views

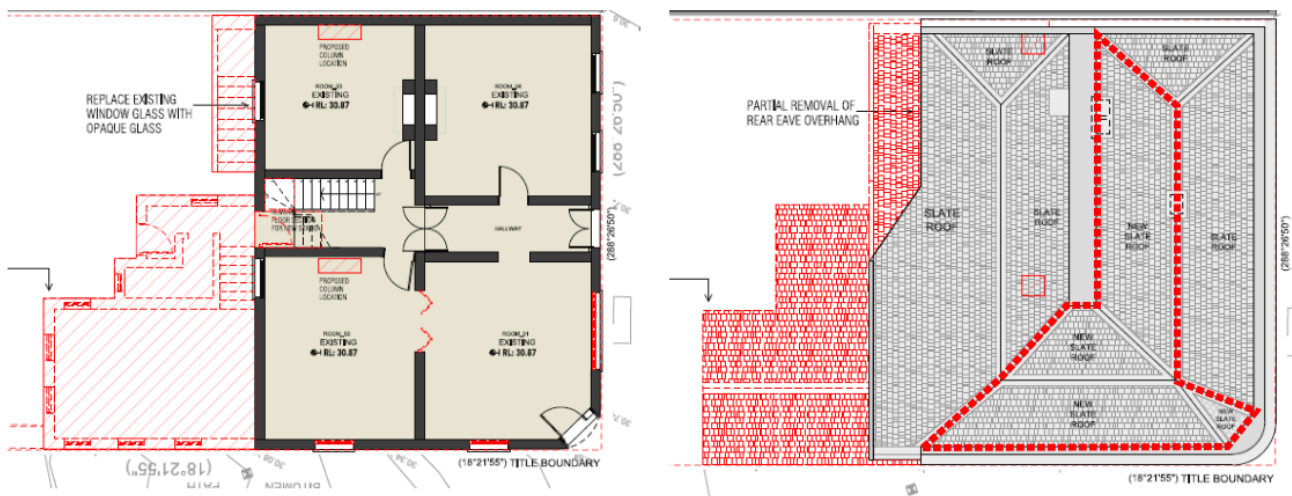


Figure 15: Ground floor and roof demolition plan



## Height and Setbacks

47. The following design objectives and guidelines of the ACZ1 are relevant:

	Requirements	Proposed
Preferred Max Building Height	28m (discretionary)	33.945m AHD or 35.445m AHD including services
Preferred maximum street wall	12m (Myers Street)	7.925m
Minimum front setback	6m (mandatory)	6m
Preferred minimum side and rear setback	>28 and <42m – 6m	North – 0.75m- 1.5m West – 0m East – 0-3.725m

## Overall height

48. The proposed maximum building height of the development will be 33.945m AHD or 35.445m AHD including services, which is slightly taller than the preferred building height of 28 metres in the precinct guidelines as defined in Map 2 to the ACZ1 (see Figure 16).



Figure 16: Preferred Building Heights

49. The proposed height at 35.445m AHD including services is greater than the envisaged 28m discretionary height that applies to the site. This site is located in the periphery of West Village precinct and to the north of the Health Precinct. In context of what is envisaged Health Precinct (42m) and the height envisaged within the West Village further west (42m), the proposed height is considered acceptable. This building will provide an appropriate transition in height of between 28m and 42m.



50. The proposal is amongst the first to be proposed since the new controls were introduced. It is granted that this may look somewhat out of context in the current neighbourhood and built form. However, when all the other surrounding developments are realised, the propose will be generally in keeping with the new/preferred built form character sought by the framework.
51. With the additional height sought, this proposal provides the activation of Star Street and retains and makes good, an existing heritage building. This is a positive planning outcome.

#### Tower setbacks

52. The tower of the development will be provided with a 6m setback from Myers Street. This is a mandatory setback requirement and is satisfactorily met.
53. A reduced setback of 0.75m- 1.5m is proposed along the northern property boundary, nil from the western and 0-3.725m from the eastern.
54. DTP supports the reduced setbacks along the three elevations given the site constrains (small lot size and retention of the heritage building). The proposal attempts to stagger setbacks, chamfer corners of the tower, avoid expanse of walls, to help reduce any perception of bulk. This is an acceptable design response.
55. For the eastern elevation, there is an opportunity for further development to be constructed to the boundary. Along the boundary an expressed facade treatment is proposed, inspired by the leaf pattern of banksia trees and is faced in green snap bricks inlaid into the concrete panels. The concrete is precast with timber shuttering to give an effect of being formed with timber boards (see Figures 17 and 18).



Figure 17: Treatment to eastern tower (wall) and view from Myers Street looking west

## 02 Design revisions Description

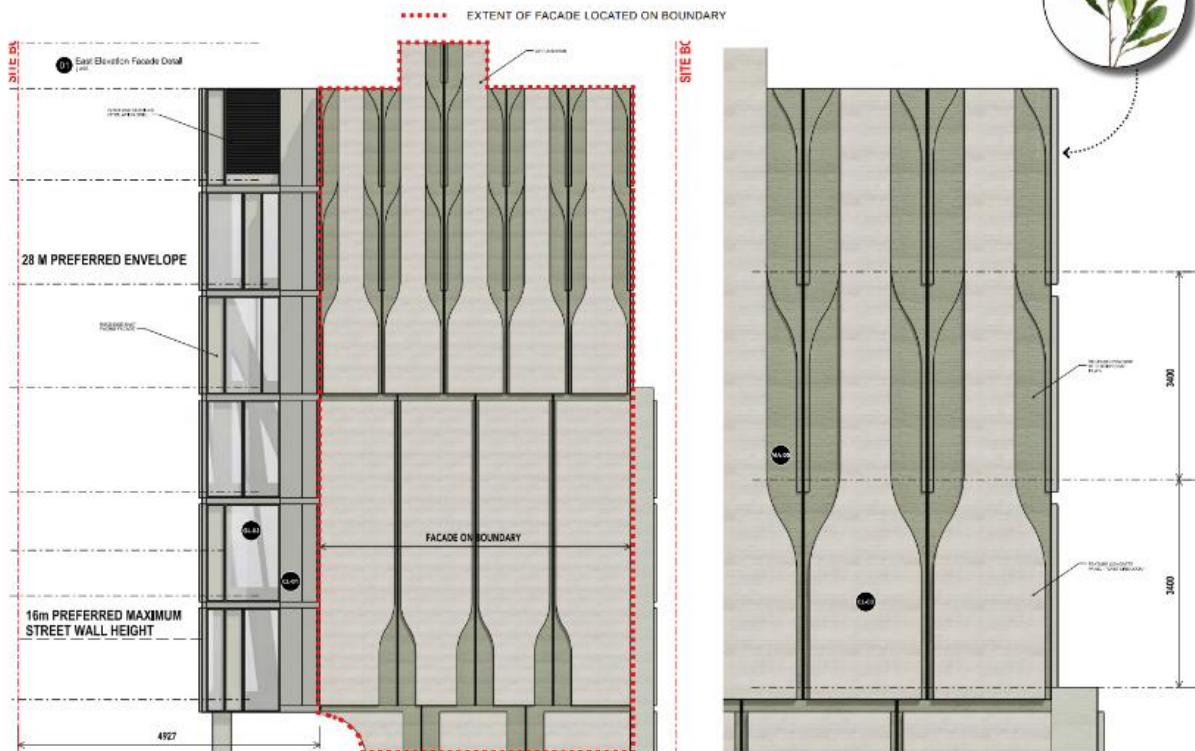


Figure 18: Design details of the eastern facade

### Street wall height

56. The preferred maximum street wall height along Myers Street is nominated as 12m in ACZs1. The existing heritage building is retained and therefore a street wall height of 7.925m continues to present to Myers Street. A 9.4m street wall height is proposed to the rear. This is within the requirements of the preferred maximum street wall height and therefore acceptable.

### Onsite and offsite amenity impacts

57. Onsite and offsite amenity impacts are minimised through the considered site layout, while retaining the heritage building. The proposal provides a clear separation between heritage fabric and new building by providing an atrium, to minimise impact to the existing heritage fabric.

### **Public Realm and activation**

58. The proposal will enhance pedestrian experience to Myers Street and Star Street by activating the street frontages. Uses within the building will spill out onto and have direct interface with these streets. Pedestrians will be able to access the retail premise at the ground floor through Myers and Star Streets and the atrium located between the old and the new built form.

59. The development will provide activate Star Street, consistent with the Precinct Objectives for the West Village Precinct, which nominates Star Street as a strategic north-south pedestrian link. This proposal will enhance the safety, amenity, vibrancy, pedestrian experience, mobility and accessibility of the public realm to support increased pedestrian activity along the Star Streets (see Figure 19).





Figure 19: Activation of Star and Myers Streets through active land uses, window and door openings

### Design and Form

60. On balance, the proposal represents a site responsive and architecturally resolved building. In particular the site layout successfully responds to the heritage building on site and the small land parcel.
61. Consistent with clause 15.01-1L-01 (Development in activity centres) the proposal adequately treats black walls (to the east) through creative artwork/design, ensures the development provides visually interesting and active street frontages where buildings to Myers and Star Streets and locate car parking areas out of public view. The proposal will significantly improve the activation of Star Street by siting active uses along this frontage.
62. The site is not large enough to allow for landscaping. Landscaping is therefore proposed on the podium and roof top. Conditions on any approval will require that these plants be provided in appropriate pot sizes to ensure the plants longevity.
63. DTP is accepting and supportive of the architectural design and materials response and agrees that the proposed materiality is of high quality and provides visual interest across each interface. Permit conditions will require the submission of a façade strategy which provide in depth details of colours, materials and finishes.
64. The proposal is consistent with the built form guidelines of the ACZ1 and precinct objectives for the West Village Precinct and represents a well resolved architectural outcome incorporating community benefit in the form activation of Star Street and publicly accessible atrium between the old and the new built forms.

### Wind considerations

65. A Wind Assessment has been prepared by MEL Consultants, dated June 2023. The report states that the wind conditions for the proposed configuration in the streetscapes that surround the proposed 81 Myers Street development have been shown to pass the safety criterion. These however refer to the older iterations of the plans. A condition on any approval will require that the wind report be amended to reflect the new plans prepared by theOCD Architects dated May 2024 and must demonstrate compliance with clause 4.4 to Activity Centre Zone 1 of the Greater Geelong Planning Scheme.

### Overshadowing of protected areas

66. Overshadowing of streets and laneways: Mandatory overshadowing requirements apply to the southern side of Myers Street. The controls at ACZ requires casts of no additional overshadowing to a south footpath measured 6 metres from the property boundary and no additional overshadowing beyond the shadow that would be cast by a street wall height of not more than 8 metres between 11am-2pm, 22 September.
67. Figure 20 below demonstrates no additional overshadowing is cast by the development on the south footpath measured 6 metres from the property boundary and no additional overshadowing beyond the shadow that would be cast by a street wall height of not more than 8 metres between along Star Street between 11am-2pm, 22 September. The top levels of the building have been designed to step back to avoid overshadowing of the 6m zone on the south side of Myers Street.



Figure 20: Shadow cast by the development along Myers Street

## Parking, Loading, Bicycle Storage and Other Services

### Car Parking (Clause 52.06)

68. The following car parking rates are relevant to the application:

Use	Rate	Required	Provided:	Reduction
Retail/office	<ul style="list-style-type: none"> <li>3.5 to each 100 sq m of net floor area</li> <li>Office (1,404.75sqm) and Retail (117.8sqm)</li> <li>Total GFA 1,522.55sqm</li> </ul>	53	2	51
<b>Total</b>		<b>53</b>	<b>2</b>	<b>51 car spaces</b>

69. A total car parking reduction of 51 spaces is sought under the proposal. The site is constraint due to its size and limitations to buildings and works it can do given the location of the heritage building. The applicant has supplied a Traffic Impact Assessment report in support of the proposed car parking reduction. The report includes carparking study, traffic and swept path analysis to the car park mechanical lift.

70. The Traffic Impact Assessment supports this reduction give the site's proximity to the Geelong Railway Station access to several bus routes which run along Moorabool Street, all sharing a stop at Little Myers Street/Moorabool Street, which equates to a 3-minute walk from the subject site (see Figure 21).



Figure 21: Site's access to bus routes

71. Further, 13 bicycle spaces will be provided to encourage sustainable forms of transport and the site is also located in a very walkable area. DTP is accepting of this shortfall.

### Design Standards for Car Parking

72. The Traffic Impact Assessment supports the layout of the car stacker, albeit refers to the older scheme that offered 6 car spaces. DTP finds this satisfactory but will require as a condition on any approval that this report be amended to reflect the new scheme and two car stacker proposed. Design standards of the mechanical car park are to be demonstrated in the traffic report.
73. Vehicle access to/from the subject site will be via Phillip Lane. This is acceptable.

### Traffic

74. The report concludes that the increase in traffic volume associated with the proposal can be accommodated by the existing surrounding road networks in a safe and satisfactory manner and will not create and adverse traffic safety or operational concerns.

### Bicycle Facilities

75. Clause 52.34-1 of the Scheme requires bicycle parking facilities as follows:

Proposed Use	Purpose	Bicycle Parking Rate	No. Spaces Required	Provided
Office (1,404sqm)	Employee	1 to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	4	13
	Visitor	1 to each 1000 sqm of net floor area if the net floor area exceeds 1000 sq m	1	
Retail (117sqm)	Employee	1 to each 300 sqm of net floor area	0	
	Visitor	1 to each 500 sqm of net floor area	0	
<b>TOTAL</b>			<b>5</b>	<b>13</b>

76. Bicycle Parking exceeds the requirements of clause 52.34. It is proposed to provide 10 vertically mounted bicycle parking spaces for staff on Level 01 of the development, as well as 3 at-grade horizontal bicycle parking spaces along the Star Street frontage. The above provision exceeds the statutory requirements prescribed at clause 52.34.
77. One end of trip facility will be provided comprising a separate male, female and DDA shower at the ground level. This is acceptable and meets the requirements of Clause 52.34 of the Greater Geelong Planning Scheme.

### Loading bay

78. The proposal does not provide any onsite loading/unloading area. As noted earlier, this is a constraint of the site. The Traffic report expects the development to generate deliveries of goods. However, it provides, given the proposed office use, it is expected that the majority of deliveries will occur via small vans and utility vehicles, which can utilise Philips Lane at the rear of the subject building to perform all loading activities. DTP considers this arrangement to be acceptable.

### Waste

79. A Waste Management Plan has been prepared for the application by One Mile Grid and dated 7 September 2023 which provides that waste bins will be collected by a private contractor, twice weekly for garage and recycling and weekly for organics. Waste bins will be stored within a dedicated bin storage room on the ground floor of the development. The waste collection vehicle will prop on Star Street from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection. DTP considers the Waste Management Plan to be acceptable. A condition of permit will require the operations of the development to adhere to the plan.





## Environmental

### Sustainable Management plan (SMP) and Water Sensitive Urban Design (WSUD)

80. A Sustainability Management Plan (SMP) prepared by Hexicon dated 25 August 2023 has been submitted with the application. The report states that the development will achieve all the minimum requirements under BESS, the new industry ESD best practice benchmark, achieving a rating of 55%. For items not covered by BESS, performance will be in line with industry best practice. The assessment results demonstrate that the design achieves the best practice standard established by the BESS. Council has required conditions to be included in any approval. These will be included on any permit to issue.
81. The proposed SMP strategies achieve an acceptable response to the Clause 15.01-2L (Environmentally Sustainable Development).

### Potential Contamination

82. The site has been historically used as a laundry (other than as a hotel and a confectionary shop), although is not covered by the Environmental Audit Overlay.

### Cultural Heritage Sensitivity

83. The site is not located in an area of potential cultural heritage sensitivity.

## Conclusion

84. The development is generally consistent with the relevant planning policies of the Greater Geelong Planning Scheme. Subject to conditions recommended in this report, the proposal will contribute to the provision of a high-quality office development within the West Village Precinct within the Activity Centre Zone that will complement the hospital use across the site.
85. The proposal is generally supported by the various formal and informal referral agencies, including the City of Greater Geelong.
86. As such, it is **recommended that a permit issue for** Planning Application No. PA2302511 for the partial demolition and buildings and works to a heritage building, buildings and works associated with the construction of a multi storey building and reduction in car parking requirements under clause 52.06, at 81 Myers Street, Geelong, issue subject to conditions.

# Recommendation

- It is recommended that a permit issue, subject to conditions.
- It is recommended that the applicant be notified of the above in writing.

## Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
  - Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Phone:

Signed:

Dated:

15 August 2024

## Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
  - Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Phone:

Signed:

Dated:

21 August 2024