



CITY DEVELOPMENT DELEGATED COMMITTEE AGENDA

**Tuesday 25 February, 2025
6:30 PM**

**Council Chamber
Level 1
Footscray Town Hall
61 Napier Street, Footscray**

MEMBERSHIP

Councillor Bernadette Thomas (Chair)
Councillor Cuc Lam
Councillor Samantha Meredith
Councillor Elena Pereyra
Councillor Mohamed Semra
Councillor Pradeep Tiwari
Councillor Susan Yengi

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Agenda Item 5.1 - Attachment 1

CONFIRMATION OF MINUTES - 11 DECEMBER 2024

Director: Lisa King
Director Corporate Services

Author: Phil McQue
Manager Governance and Commercial Services

PURPOSE

To present the minutes of the City Development Delegated Committee Meeting held on 11 December 2024 for confirmation.

ISSUES SUMMARY

- The Maribyrnong City Council Governance Rules requires Council to keep minutes of each meeting of the Council and Delegated Committees, and for minutes to be submitted to the next appropriate meeting for confirmation.

ATTACHMENTS

1. Unconfirmed Minutes City Development Delegated Committee Meeting, 11 December, 2024 [!\[\]\(564903337f30b845a5f6979939a95fe6_img.jpg\)](#) 

OFFICER RECOMMENDATION

That the City Development Delegated Committee confirms the minutes of the City Development Delegated Committee Meeting held on 11 December 2024.

Agenda Item 5.1 - Attachment 1

BACKGROUND

The minutes of meetings remain unconfirmed until the next appropriate meeting of Council.

DISCUSSION/KEY ISSUES

1. Key Issues

Council's Governance Rules requires Council to confirm its minutes at the next appropriate meeting.

2. Council Policy/Legislation

Council Plan 2021-2025

This report contributes to Council's strategic objectives contained in the Council Plan 2021-2025 by considering:

- Ethical leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration to support economic growth during the ongoing challenges of the pandemic and beyond.

Legislation

Local Government Act 2020

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Nil.

4. Resources

Nil.

5. Environment

Nil.

CONCLUSION

The unconfirmed minutes of the City Development Delegated Committee Meeting held on 11 December 2024 are presented for confirmation.

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U N C O N F I R M E D M I N U T E S



CITY DEVELOPMENT DELEGATED COMMITTEE MINUTES

**Wednesday 11 December, 2024
6.30pm**

**Council Chamber
Level 1
Footscray Town Hall
61 Napier St, Footscray**

MEMBERSHIP

Councillor Bernadette Thomas (Chair)
Councillor Cuc Lam
Councillor Samantha Meredith
Councillor Elena Pereyra
Councillor Mohamed Semra
Councillor Pradeep Tiwari
Councillor Susan Yengi

To be confirmed at the City Development Delegated Committee Meeting
to be held on 25 February, 2025

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U N C O N F I R M E D M I N U T E S

1. COMMENCEMENT OF DELEGATED MEETING AND WELCOME

The meeting commenced at 6.35pm.

The Chair, Cr Bernadette Thomas made the following acknowledgement statement:

"Maribyrnong City Council acknowledges the Traditional Custodians of the land, the Wurundjeri Woi Wurrung and Boon Wurrung Bunurong Peoples of the Kulin Nation and pays its respects to their Elders, past, present and emerging".

PRESENT

Councillor Bernadette Thomas (Chair) (online)
Councillor Cuc Lam (online)
Councillor Samantha Meredith
Councillor Elena Pereyra
Councillor Mohamed Semra
Councillor Pradeep Tiwari
Councillor Susan Yengi

IN ATTENDANCE

Chief Executive Officer, Celia Haddock
Director Community Services, Lucas Gosling
Director Planning and Environment, Mike McIntosh
Director Infrastructure Services, Patrick Jess
Director Corporate Services, Lisa King
Manager City Development, Ashley Minniti
Manager Governance and Commercial Services, Phil McQue
Coordinator City Planning, Michael Alexander
Governance Officer, Jessica Abela

2. APOLOGIES

Nil.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Cr Samantha Meredith declared a Material Conflict of Interest in relation to agenda item 6.1 Planning Application TP53/2023(1) at 295 Whitehall Street Yarraville, due to lodging a previous objection to the planning permit, prior to being elected as a Maribyrnong Councillor.

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4. PUBLIC QUESTION TIME

Public Question Time commenced at 6.37pm and four questions were received.

Lisel Thomas asked the following question:

1. Given the considerable investment of time and effort that community members have made in considering and responding to the Steel Cement proposal being presented tonight, do Councillors believe that it is sufficient that the entirety of the objector input appears to have been summarised and presented to Council as “A total of 109 objections were received. In summary, the grounds of objection primarily relate to air pollution, noise and increased truck traffic.”

Response:

Councillor Thomas stated the Planning and Environment Act 1987 requires Council to consider all objections and submissions received regarding a planning permit application. Council officers read and considered all objections received and considered points raised when preparing their report for Councillors to consider. Councillors were also provided a copy of each objection.

While a large number of objections were received, the points raised were similar and accordingly the key themes have been summarised at section 6 of the report with responses to these themes contained at section 7 of the report.

Martin Wurt asked the following questions:

1. Are Councillors aware that MTAG has suggested that if Council was inclined to approve the Steel Cement application, any permit issued should include conditions relating to trucks, curfews, bans, telematics and Euro V standards?

Response:

Councillor Thomas stated the suggested conditions from MTAG formed part of their submission to the planning forum on 28 November 2024 which all Councillors were invited to attend.

The permit applicant and Council officers responded to MTAG's submission during the planning forum and the permit applicant followed up with written responses to the questions raised. These written responses were circulated to all attendees on 3 December 2024.

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2. If Council decides to support the Steel Cement proposal, would it be prepared to add the permit conditions proposed by MTAG, including a written condition that trucks accessing the site not use Francis Street between Roberts Street and Hyde Street once the West Gate Tunnel ramps are open?

Response:

Councillor Thomas advised the applicant has supplied a proposed truck route for all trucks accessing the site. This is shown at Figure 4 on page 31 of this evening's Agenda.

Once the West Gate Tunnel Project is complete, the proposed truck route shows that no trucks will use Francis Street between Roberts and Hyde Street.

Council does not regulate heavy vehicle routes, with this being the responsibility of the National Heavy Vehicle Regulator and the State Government.

3. Do Council officers perceive any issues with the wording and enforcement of MTAG's proposed conditions?

Response:

The Director of Planning and Environment advised that conditions have been considered and do not form part of the officer recommendation.

Should a permit issue, conditions of permit need to be enforceable, unambiguous, and related to the activities occurring on-site.

5. CONFIRMATION OF MINUTES

5.1. Confirmation of Minutes - 11 September 2024

To present the minutes of the City Development Delegated Committee Meeting held on 11 September 2024 for confirmation.

Committee Resolution

That the City Development Delegated Committee confirms the minutes of the City Development Delegated Committee Meeting held on 11 September 2024.

Moved: Cr Susan Yengi
Seconded: Cr Elena Pereyra

CARRIED

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6. OFFICER REPORTS

6.1. Planning Application TP53/2023(1) at 295 Whitehall Street Yarraville

To present for consideration a planning application for 295 and 325 Whitehall Street and 2A Francis Street, Yarraville which has received 109 objections. The estimated cost of development is \$180M.

Cr Meredith left the meeting at 6:44pm prior to consideration of this item due to having a Material Conflict of Interest.

Committee Resolution

That the City Development Delegated Committee, with respect to Planning Permit Application TP53/2023(1), issue a Notice of Refusal to Grant a Planning Permit for the "Use and development of the land for Industry (cement processing) where the threshold distance at Clause 53.10 is not met, to reduce the statutory car parking requirement, to waive the bicycle parking requirements and to alter access to a road in Transport 2 Zone" at 295 and 325 Whitehall Street and 2A Francis Street, Yarraville, on the following grounds:

- 1. The proposal fails to satisfy the objective and strategies at Clause 13.07-1S 'Land use compatibility' of the Maribyrnong Planning Scheme and will result in unacceptable adverse off-site impacts.*
- 2. The proposal fails to satisfy the purpose of the Industrial 1 Zone at Clause 33.01 and the decision guidelines at Clause 33.01-2 of the Maribyrnong Planning Scheme for the follow reasons:*
 - a. The adverse effect of traffic to be generated on roads.*
 - b. The adverse off-site industrial effects on nearby sensitive uses*

Moved: Cr Elena Pereyra
Seconded: Cr Susan Yengi

CARRIED

Cr Meredith returned to the meeting at 7:04 pm.

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6.2. Planning Application TP177/2024(1) at 341-351 Francis Street Yarraville (Bradmill Precinct)

To present for consideration a planning permit application for 341-351 & 355-359 Francis Street Yarraville, being the development of the Neighbourhood Activity Centre (NAC) – Apartment component of the Bradmill Development.

Committee Resolution

That the City Development Delegated Committee:

1. *Issue a Planning Permit for:*
 - *Use of the land for Dwellings in a Commercial 1 Zone*
 - *Construction of a building or construct or carry out works in a Commercial 1 Zone*
 - *Construction of a building or construct or carry out works in a Special Building Overlay*
 - *Construction of a building or construct or carry out works in a Heritage Overlay*
 - *Reduce the number of car parking spaces required under Clause 52.06 at 341-359 Francis Street Yarraville subject to conditions contained in Attachment 1.*
2. *Note the delegation of the Manager City Development to settle any matter before the Victorian Civil and Administrative Tribunal which may arise as a result of the issuing of this planning permit.*

Moved: Cr Susan Yengi
Seconded: Cr Samantha Meredith

CARRIED

7. COUNCILLOR QUESTION TIME

Nil.

8. URGENT BUSINESS

Nil.

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U N C O N F I R M E D M I N U T E S

9. DELEGATED MEETING CLOSURE

The Chair, Cr Bernadette Thomas, declared the meeting closed at 7.18pm.

To be confirmed at the City Development Delegated Committee Meeting
to be held on 25 February, 2025.

Chair, Cr Bernadette Thomas

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63 SUNSHINE ROAD WEST FOOTSCRAY - CONSIDERATION OF REFERRAL OF PLANNING PERMIT APPLICATION FROM MINISTER FOR PLANNING

Director: Mike McIntosh
Director Planning and Environment

Author: Ashley Minniti
Manager City Development

PURPOSE

To present for consideration a planning application which has been submitted to the Minister for Planning pursuant to Clause 53.22 of the Maribyrnong Planning Scheme for development at 63 Sunshine Road West Footscray.





REFERRAL RECEIVED	14 November 2024
APPLICATION NUMBER	PA2403320 (Council Ref: TP472/2024(1))
APPLICANT	Contour Consultants Aust. Pty Ltd
SITE ADDRESS	63 Sunshine Road West Footscray
PROPOSAL	Use and development of the land for a utility installation (data centre) and the partial demolition and alterations of a building within Schedule 161 of the Heritage Overlay
ZONE	Industrial 1 Zone (IN1Z) Industrial 3 Zone (IN3Z) Adjoins Transport Road Zone TRZ2, Sunshine Road
OVERLAYS	Development Contributions Plan Overlay (DCPO2) Heritage Overlay (HO161)
INTERNAL REFERRALS	Engineering Services Transport Services Environmental Sustainable Design Advisory Service Heritage Advisory Service Urban Design
COST OF DEVELOPMENT	\$82.38M
WARD	River Ward
ADVERTISED	Not applicable
REASON FOR CONSIDERATION BY COUNCIL	Minister for Planning is Responsible Authority

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SUMMARY

- Contour Consultants on behalf of Central Godown Pty Ltd has lodged a planning permit application request with the Minister for Planning pursuant to Clause 53.22 (Significant Economic Development) of the Maribyrnong Planning Scheme
- The proposal seeks approval for a utility installation (data centre) and the partial demolition and alterations of a building within Schedule 161 of the Heritage Overlay at 63 Sunshine Road, West Footscray
- The Minister via the Department of Transport and Planning (DTP) is seeking Council's comments, with the final decision resting with the Minister
- The application has been publically advertised by DTP. At the time of writing this report four objections have been received as confirmed by DTP officers
- The data centre would be constructed to a maximum wall height of 20.67 metres as viewed from McArthur and Indwe Streets and a maximum overall height of 34.98m including rooftop equipment, with an overall floor area of 28,698 sqm
- The data centre would be constructed to the McArthur Street boundary and set back by a minimum 5 metres from the Indwe Street boundary
- The data centre would operate 24 hours a day, seven days a week
- 49 car parking spaces, 15 motorcycle and 33 bicycle parking spaces would be provided within the building, with on-site loading areas and all vehicular access provided via McArthur Street
- Key considerations include off-site amenity impacts, compliance with policy, built form, heritage impacts and the provision of and access to parking.
- The application is recommended for support subject to the conditions as outlined in Attachment 1

ATTACHMENTS

1. Proposed Permit Conditions [↓](#) 
2. Planning Permit Triggers and Policy Context [↓](#) 
3. Proposed Architectural Plans [↓](#) 
4. Endorsed Plans - TP331 2022(1) [↓](#) 

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OFFICER RECOMMENDATION

That the City Development Delegated Committee:

- 1. Advise the Minister for Planning that it supports the proposed utility installation (data centre) and the partial demolition and alterations of a building within Schedule 161 of the Heritage Overlay at 63 Sunshine Road, West Footscray subject to the conditions outlined in Attachment 1;**
- 2. Note that the Manager City Development will forward this decision and internal referral comments to the Minister for Planning via the Department of Transport and Planning; and**
- 3. Delegate to the Manager City Development the ability to provide further comment on any revised or updated plans regarding this proposal to the Minister for Planning via the Department of Transport and Planning, provided these comments do not fundamentally alter Council's position.**

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BACKGROUND

1. Proposal

The proposal is for a utility installation (data centre) and the partial demolition and alterations of a building within Schedule 161 of the Heritage Overlay, details of which are as follows:

- Partial demolition of rear warehouse annex with the original warehouse building fronting Sunshine Road retained.
- Development of the land for a data centre on the southern portion of the lot:
 - Overall net floor area of 28,698 sqm;
 - Maximum overall height of 34.98m including plant equipment;
 - Constructed to the McArthur Street boundary and set back by a minimum 5 metres from Indwe Street;
 - Constructed of dark-coloured brick, dark and mid-grey concrete panels, with blue-coloured metal fins and mesh screen details.
- Data centre hours of operation – 24 hours a day, seven days a week.
- 49 car parking spaces, 15 motorcycle and 33 bicycle parking spaces would be provided within the building, with on-site loading areas and all vehicular access provided via McArthur Street.
- Two new crossovers proposed to McArthur Street.
- A 5m landscaping buffer strip would be provided between the building and Indwe Street.

Refer to Attachment 3 for the full set of architectural plans.



Figure 1: Architectural render of proposed data centre (Greenbox Architecture).

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2. Site and Surrounds

Subject Site

The site is located on the south side of Sunshine Road and is irregular in shape. It has a frontage of 91.44 metres to Sunshine Road with a maximum depth of 365.11 metres along the site's McArthur Street boundary. The site has an overall area of 2.72 hectares (27,299sqm). The site has an existing four storey warehouse building known as the Goldsbrough Mort & Co Ltd Wool Store, with a single storey section to the rear of the main building (Pictures 1, 2 and 3). The southern portion of the site is currently vacant, with no vegetation.

Restrictive Covenants

The site is formally described as Lot 2 on Plan of Subdivision 301910G Volume 10006 Folio 061. There is a 5.18 metre railway line easement located within the north eastern corner of the subject site.

The site is impacted by Covenant J861008 stating that the proprietor "will not erect or cause or suffer to be erected ... any building or other erection (other than railway lines) within a distance of 15.24m from the eastern boundary of the said Lot 2 for a distance of 61 metres along the eastern boundary of the said lot 2 from the north-east corner of the said Lot 2."

This covenant affects the land within the northern portion of the site and to the east of the existing building. This proposal will not breach the covenant.

Surrounding Area and Abutting Properties

The built form and existing land uses along the southern part of Sunshine Road are fairly characterised by industrial land uses with a consistent three to four storey built form. This particular stretch of Sunshine Road contains some similarly styled four storey heritage wool stores/warehouses – at 47-61 Sunshine Road and to a lesser extent at 79 Sunshine Road and 4 McArthur Street.

To the north of the site, across Sunshine Road, is the existing rail line. There is an established residential area on the southern side of Indwe Street.

The property at 47-61 Sunshine Road is oriented to Sunshine Road and contains a similarly styled four storey heritage wool store building. The building occupies most of the site and has an identical front setback to that of the subject site. The site has two crossovers to Sunshine Road and two crossovers to Roberts Street.

The properties at 36-38 Indwe Street and 2A Indwe Street collectively comprise a warehouse complex. The site has two frontages to Roberts Street and Indwe Street. The warehouse building on-site fronts Roberts Street, with the portion fronting Indwe Street being paved and vacant.

To the west of the site, on the other side of McArthur Street, are a number of warehouse buildings, a number of which are constructed to the boundary with McArthur Street.

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To the south of the site, on the opposite side of Indwe Street, is an established residential precinct (zoned General Residential 1), which is largely constructed with single-storey dwellings from the post-ware era.



Figure 2: Aerial photograph of surrounding area (Nearmap, captured 1 December 2024).



Figure 3: Zoning map of subject site and surrounding area (VicPlan).

Site History

A number of historic and current planning permits can be found on Council's records for the site. Most relevant is that Council, at the City Development Delegated Committee Meeting on 28 February 2023, resolved to issue a planning permit (TP331/2022) for partial demolition and the construction of buildings and works in association with the proposed use of the land for the purposes of warehouses, offices, and a food and drink premises, buildings and works to display business identification signage on a lot in a Heritage Overlay and reduction in the car parking requirement.

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The approved plans for this development are available at Attachment 4.

Other applications include:

- TP1/2024(1) – 2 lot subdivision of land in a Heritage Overlay (HO161) – Subdivision permit issued on 26 August 2024. Lot 1 to contain the existing Woolstore building and Lot 2 to contain the warehouses approved under TP331/2022. The subdivision has not been completed.
- TP239/2023(1) – Partial demolition and buildings and works (replacement of roof and associated infrastructure) within a Heritage Overlay
- TP202/2013(1) – Buildings and works to construct a warehouse in an industrial 1 and 2 Zone and within a heritage overlay and reduction in the car parking requirement – Planning permit issued on 16/10/2013
- TP04/0091 – Signage in a heritage overlay
- TP02/0684 – Bricking up of ground floor warehouse windows

3. Permit Triggers & Policy Context

The proposal is being assessed under Clause 53.22 of the Maribyrnong Planning Scheme. Pursuant to Clause 72.01 of the Scheme, the Minister for Planning is the responsible authority for a use or development to which Clause 53.22 applies.

The relevant policy sections of the Maribyrnong Planning Scheme applicable to the proposal are listed in Attachment 2.

4. Human Rights Consideration

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

5. Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

6. Notification

Pursuant to section 52(1)(a) of the *Planning and Environment Act 1987*, the Department of Transport and Planning completed public notification of the proposal (advertising) in December 2024 & January 2025. Council officers raised concern with the public notice period being over the Christmas/NY period, however DTP officers proceeded with public notice contrary to Council officer advice.

The Department will be responsible for registering submission (support/objection) to the planning proposal. The application has been publically advertised by DTP. At the time of writing this report four objections have been received as confirmed by DTP officers.

The extent of notice included properties along Sunshine Road, Cala Street, Indwe Street, McArthur Street, Roberts Street and Waiora Parade. The advertising area is illustrated in the below figure 3.

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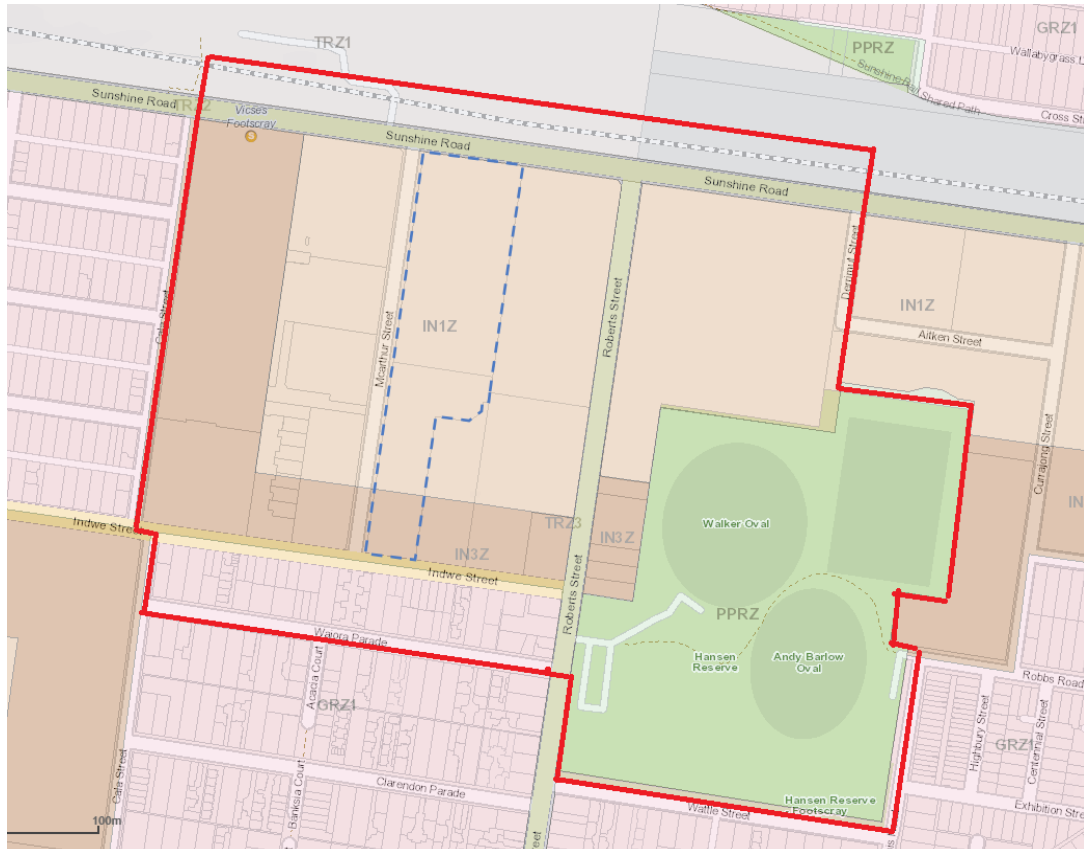


Figure 4: Advertising notification list.

7. Referrals

The Minister via the Department of Transport and Planning, will be responsible for the statutory (external) referrals.

The application was referred internally to the following internal Council departments:

Internal department	Officer Response
Development Engineering	No objection stated to the proposal, subject to permit conditions.
Transport	No objection to the proposed car parking provision and vehicular access arrangements, subject to planning permit conditions.
ESD	No objection to the proposal, subject to planning permit conditions.
Heritage	No objection to the proposal, subject to planning permit conditions.
Urban Design	No objection to the proposal, subject to the provision of an increased setback with landscaping / canopy trees planted within and modified façade articulation treatments. This will be discussed further below.

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DISCUSSION

The key issues for consideration relate to the compatibility of the use in its strategic context, built form and heritage, off-site amenity impacts and the provision of and access to car and bicycle parking.

Strategic context and use of the land as a data centre

The proposal is generally consistent with objectives of the Planning Policy Framework (PPF), which seeks to facilitate industrial development in locations where noise and other amenity impacts to sensitive uses can be effectively minimised (discussed in detail under the relevant subheading below).

Clause 17.01-1S (Diversified economy) broadly encourages development that protects and strengthens existing employment areas and responds to economic opportunities, and Clause 17.03-1S (Industrial land supply) promotes availability of land for industry by providing an appropriate buffer from industrial land and nearby sensitive uses.

Clause 17.03-3S (Significant industrial land) identifies the land as being within State Significant Industrial Land nominated on the Melbourne Industrial and Commercial Land Use Plan (Department of Environment, Land, Water and Planning, 2020).

Specific strategies which relate to State Significant Industrial Land include;

- Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.
- Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

The proposed data centre is located in an established industrial area with demonstrated long-term demand and good access for employees and freight to both the road and rail network.

The below figure (figure 5) shows the extent of State Significant Industrial Land, which extends from West Footscray through to Laverton, Derrimut and Keilor. The section of land which is the subject of this proposal is more constrained than land further west, given this land has residential areas in close proximity.

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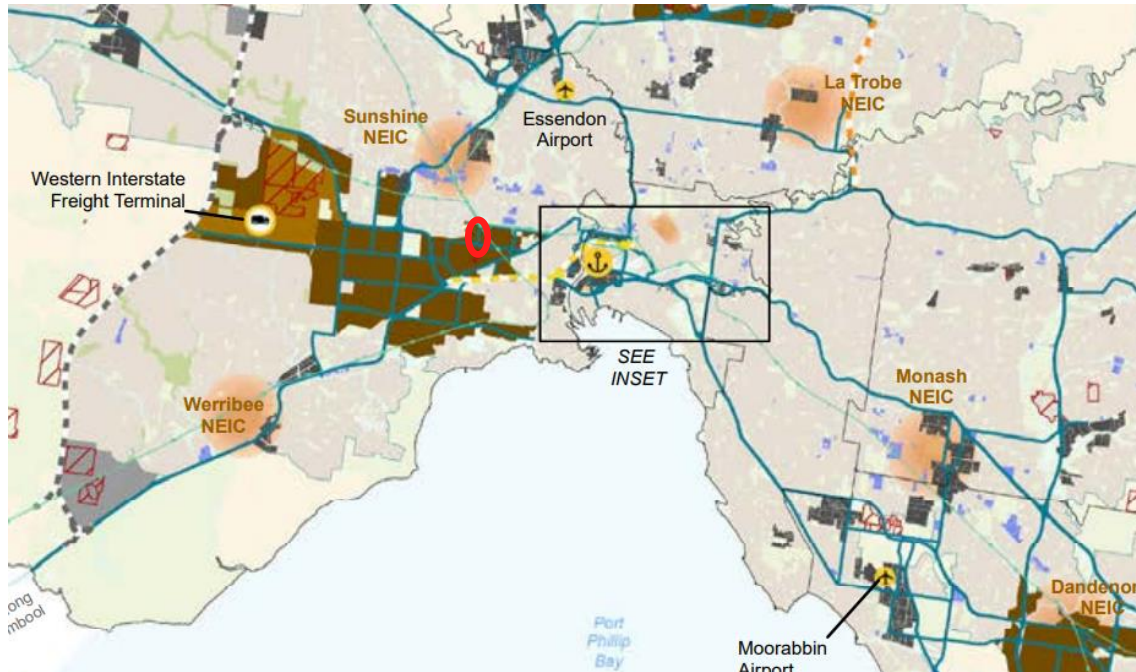


Figure 5: Extract from Melbourne Industrial and Commercial Land Use Plan (Department of Environment, Land, Water and Planning, 2020) with the subject site highlighted with a red circle.

At a local level, Clause 02.03-6 'Industrial Related Employment Land' the subject site is located within a Core Employment Area (CEA – refer figure 6 below) and is suitable for continued industrial uses if consistent with the relevant strategies as follows:

- Protect the Core Employment Areas from residential encroachment.
- Maintain a stable supply of Industrial Related Employment Land to deliver jobs and economic prosperity.
- Maintain the employment/ economic development role of Core Employment Areas by supporting a greater range of employment generating uses.

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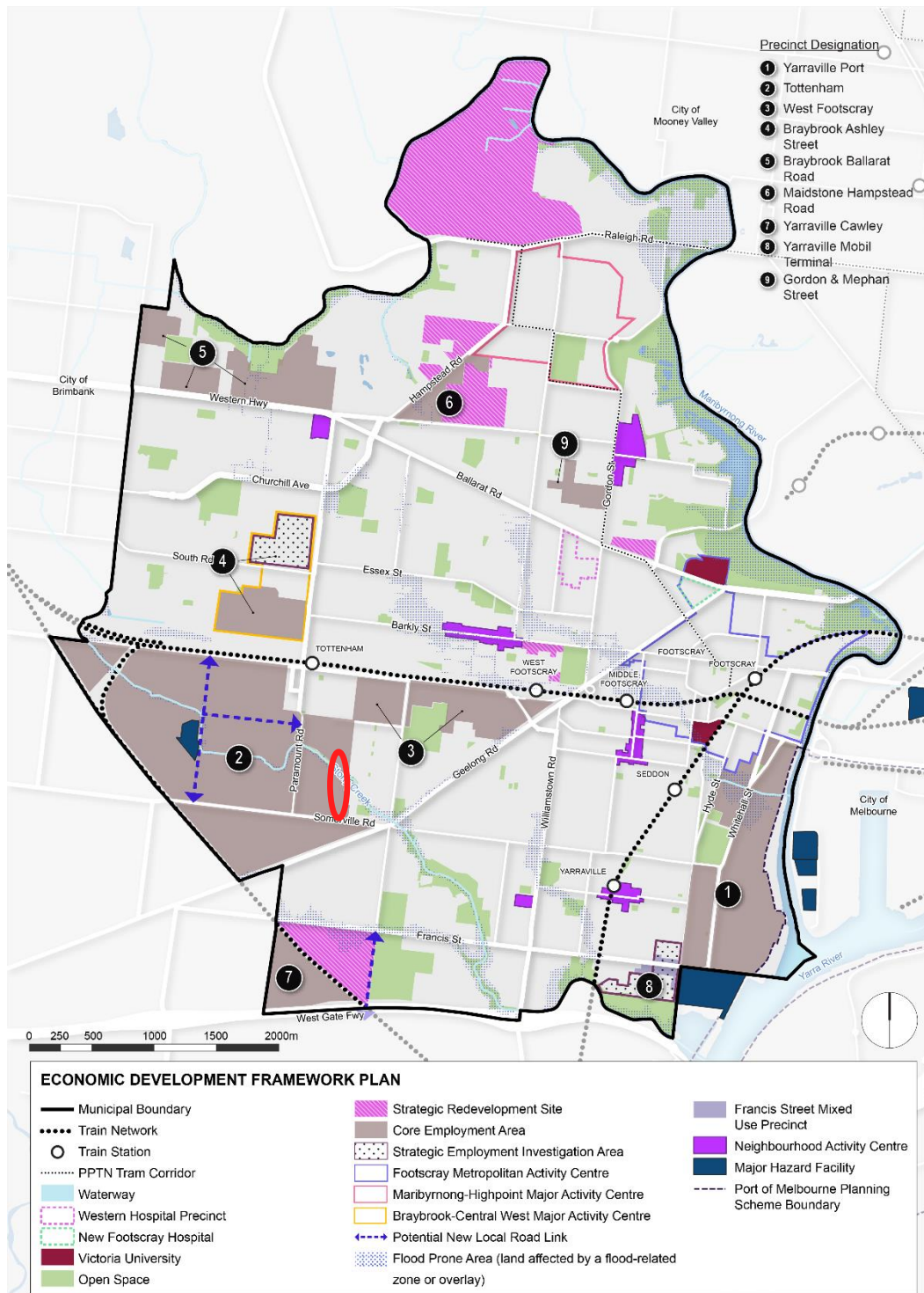


Figure 6: Economic Development Framework Plan (Clause 02.04 – Strategic Framework Plans) with the subject site highlighted with a red circle.

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The Maribyrnong Economic and Industrial Development Strategy 2011 locates the subject site within sub-precinct 3.1 of the Precinct 3: West Footscray Core Employment Area. The strategy includes objectives promoting the rejuvenation of the south side of Sunshine Road between West Footscray Station and Cala Street as a corridor of compact modern office/warehouse style development, while allowing for the adaptive re-use of the historic Goldsborough Mort Wool Store. Although offices or warehouses are not proposed, the associated built form and employment generation associated with the proposed data centre would be comparable and is accordingly considered consistent with the objective.

The subject site is located in an area in which industrial uses are supported provided they are compatible with and do not result in adverse impacts to the safety and amenity of nearby sensitive (residential) uses. The relevant test is to strike a balance between residential amenity and industrial operations, rather than to ensure no impacts at all on residential areas.

The scale of the proposal is compatible with the site's residential interface and Industrial 3 zoning, given the use of the land as a data centre is unlikely to result in any substantial amenity impacts when compared to other industrial uses which could generate additional noise and emissions and require a more intensive degree of truck movements to and from the site. Additionally, the proposed data centre use would result in a comparable level of amenity impacts to that of the warehouses which Council approved under Planning Permit TP331/2022(1) in February 2023.

The proposal seeks approval to operate 24 hours a day, seven days a week. These hours of operation are supported on the basis that the data centre use would be relatively unobtrusive in terms of off-site amenity impacts. All vehicle access is provided from McArthur Street and the administrative functions are shown within the southern portion of the building where they interface the residential area. It will be recommended that all pedestrian access to the building be relocated to McArthur Street or from within the car park area to further protect the residential amenity (refer recommended conditions at Attachment 1).

It is acknowledged that this is the second data centre which is proposed for the area, with the NextDC data centre being located just a few hundred metres to the west. Data Centres benefit from economies of scale given the significant electricity needed for their operations. The upgraded mains electrical lines in the area which facilitated NextDC are attractive to new operators entering the market. While not a particularly dense employment outcome, the proposal overall is acceptable given the proximity of the land to residential uses to the south and potential amenity impacts a more traditional industrial use may have on the precinct.

Overall, subject to conditions as discussed further throughout the below assessment, the proposed use of the land as a data centre is considered consistent with the intended land use for the precinct and Industrial 1/3 Zones, and has strategic policy support.

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Built form and heritage

The proposed built form is consistent with the overall scale and mass of existing industrial and warehouse buildings within the surrounding area, including the existing data centre at 25 Indwe Street (NextDC). Further, the warehouse development approved by Council under Planning Permit TP331/2022(1) exhibits a comparable overall height to the subject proposal to Mcarthur and Indwe Streets, as per the Figures 7 & 8 below.

Approved Warehouse Building



Figure 7: Detail of west elevation (Mcarthur Street) of endorsed plans associated with Planning Permit TP331/2022(1), with a maximum height dimension of 20.68 metres to Indwe Street

Proposed Data Centre

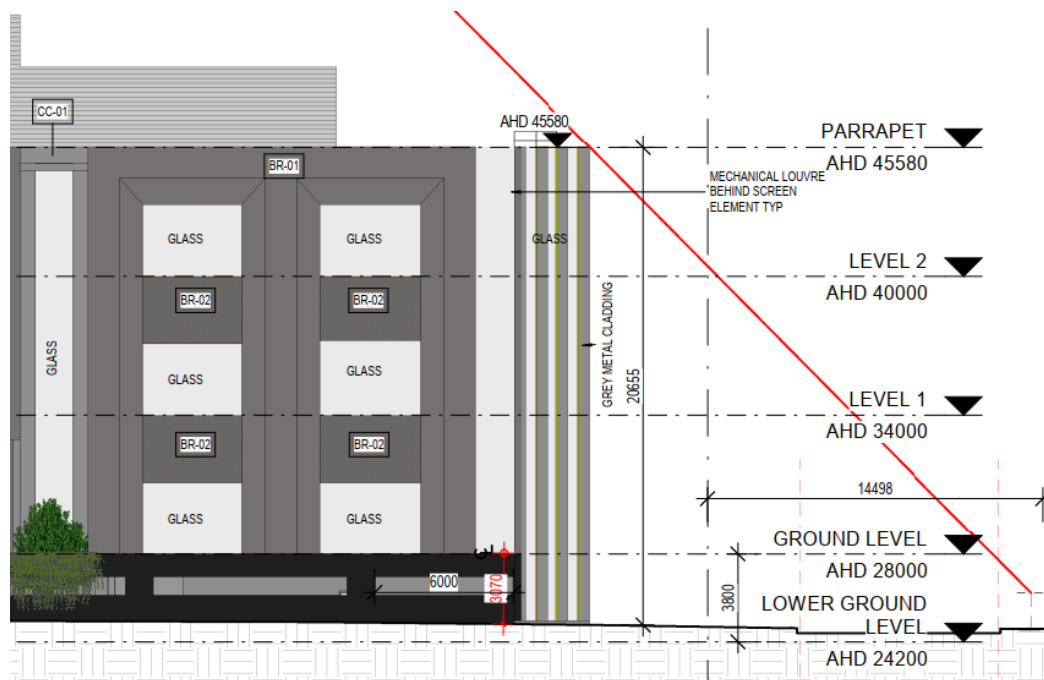


Figure 8: Detail of west elevation (Mcarthur Street) of proposed data centre, with a maximum height dimension of 20.66 metres to Indwe Street.

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The overall height of the proposed data centre increases to the north of the site, which would be appropriately concealed when viewed from Indwe Street (as demonstrated by the sightline diagram at Figure 8 above).

Views towards this mass (which comprises rooftop plant equipment associated with the data centre use) are also concealed from McArthur Street, as they are concentrated adjacent the eastern site interface, as per Figure 9 below.

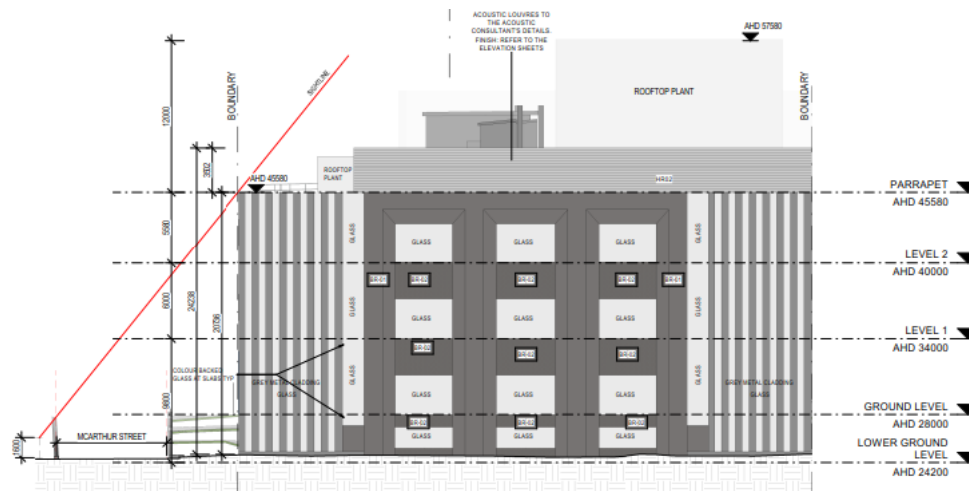


Figure 9: Detail of south elevation (Indwe Street) of proposed data centre

In relation to the established residential area to the south of the subject site, on the opposite side of Indwe Street, the draft West Footscray Precinct Framework Plan (2020) recommends a 5 metre street setback for any new buildings which have a residential interface. A 5 metre setback from Indwe Street is proposed with landscaping incorporated to soften the built form presentation. The footpath and nature strip will then provide a further 4-5m buffer.

Council's Urban Design Unit encouraged the front setback be increased to a minimum of 8 metres which has been listed as a recommended permit condition (Attachment 1).

The draft framework plan also recommends that new built form be setback 3 metres from any secondary boundary where located on a corner. The data centre is proposed to be constructed to the western site boundary (McArthur Street) and would not comply with this recommendation.

It is noted that the nature strip in this location is approximately 5 metres wide and is currently in a state of disrepair and that the applicant will be required to reconstruct the nature strip and footpath, with street tree planting and landscaping to soften the impact of the building on the streetscape. Given these works will be undertaken, and as the warehouses proposed under Planning Permit TP331/2022(1) provided only a 1 metre setback to the west, a permit condition will require the proposed development be set back from the west boundary by a minimum of 1 metre (rather than the 3 metres required under the framework plan).

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In terms of the materiality of the proposed development, Council's Urban Design Unit suggested the following:

The proposed grey metal cladding on the south west and south east corners is out of character and inappropriate in Indwe Street that comprises single storey detached residential dwellings. The vertical metal cladding enhances the verticality of the tall façade/large building mass. It's best that the façade articulation breaks it down through horizontal and vertical lines. It is noted that the middle part of the southern elevation cladded in brick achieves this objective.

Accordingly, a permit condition will recommend the vertical 'grey metal cladding' be deleted from the rear portion of the building (shown on the south and west elevations) and replaced with a brick façade treatment.

Subject to compliance with this condition, the proposal would comply with the objective and strategies of Clause 15.01-1S (Urban design), Clause 15.01-1L-02 (Design in core employment areas) and Clause 33.03-4 (Industrial 3 Zone) of the Scheme.

Heritage Overlay

The subject site contains an individually significant heritage building – the Goldworth Mort Wool Store.

The portion of the site to which the proposed development would be constructed is currently vacant, and no heritage fabric of any significance is proposed to be removed or otherwise affected by the proposal. This building has been restored under permit TP331/2022 and no further works are proposed under this application.

The proposed new built form is considered sympathetic to the heritage building, being located and designed to provide a sensitive response. The form and design of the new building is similar to that approved under Permit TP331/2022 which allows for adequate separation from the heritage building and an appropriate contemporary design. Council's heritage advisor has considered the proposal and considers that the purpose and objectives of the Heritage Overlay have been met.

Amenity impacts

The proposed design response adequately responds to the surrounding site context. The buildings are buffered by landscaping setbacks and planting (including canopy trees) that presents to the residential interface of Indwe Street. There would be no unreasonable overlooking or overshadowing to any sensitive land use, as shadow cast from the development appears to be largely contained within the profile of existing built form between the hours of 9am and 3pm throughout the year.

An acoustic report (prepared by ADP Consulting and dated 1 July 2024) has been submitted. The noise assessment details predicted noise levels and demonstrates compliance with the relevant environmental noise regulations at all hours. Further, standard conditions will require compliance with these EPA noise limits and a further permit condition will require endorsement of the acoustic report.

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Vehicular access including (including loading) is via McArthur Street, which currently carries industrial traffic to and from Sunshine Road, rather than towards the residential interface on Indwe Street. Pedestrian access should be directed from McArthur Street to further reduce impact on the residential areas.

Conditions will be recommended to limit impacts regarding noise and amenity impacts and a Construction Management Plan will be requested to mitigate construction impacts.

ESD and stormwater management

The applicant has submitted a Sustainable Management Plan (prepared by ADP Consulting and dated 2 July 2024). The Sustainable Management Plan Management Plan provides for stormwater runoff treatments including a 20,000L rainwater tank for use with toilet flushing and irrigation and a 15sqm raingarden, and energy/water-efficient appliances and fittings.

A number of key details regarding the ESD response have not been incorporated into the Sustainable Management Plan. Council's ESD Advisor supports the development, subject to conditions requiring the following amendments to the development plans for endorsement:

- Minimum BESS scores including 70% overall and Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%);
- Clarification that the use of gas is not proposed;
- Further details on the specifics of energy efficiency measures integrated into design;
- Further details of raingardens and confirmation they will not be of a proprietary system;
- Modelling calculations regarding daylight modelling benchmarks;
- 50% shading to the relevant glazing to east, west and north facing windows to claim BESS IEQ credit;
- Electric vehicle charging facilities that meet NCC 2022 J9D4 Facilities for electric vehicle charging equipment requirements; and
- Commitment in the report that concrete will be specified with recycled content and aggregate where appropriate and recycled water used in the manufacture.

Subject to compliance with these conditions, the proposed development will achieve best practice in environmental sustainability and to improve stormwater quality in accordance with Clause 02.03-4 and Clause 15.01-2L-03 (Environmentally Sustainable Design), 19.03-3S and 19.03-3L (Integrated water management) and Clause 53.18 (Stormwater management in urban development).

Site access, car parking & bicycle parking

Clause 52.06-2 (Car Parking) does not specify a car parking requirement associated with a data centre or utility installation. Thus car parking spaces must be provided to the satisfaction of the responsible authority as per Clause 52.06-6. Additionally, no specific bicycle parking requirement applies to the use of the land for utility installation (data centre). It is noted that the site is not located within the Principal Public Transport Network area but is within walking distance of both Tottenham and West Footscray Train Stations.

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A total of 49 car parking spaces and 33 bicycle parking spaces are proposed in association with the data centre. The empirical assessment within the Traffic Impact Assessment (prepared by Ratio and dated 19 July 2024) states that the proposal would result in a peak parking demand of 30 car spaces for use by staff, contractors, security staff, and visitors, with the proposed car and bicycle parking provision exceeding this rate.

Council's Transport Engineering Unit have supported this parking provision, subject to permit conditions requiring a Green Travel Plan and maximum staffing number of 40 people at any one time. These requirements are incorporated in the permit conditions at Attachment 1.

In terms of the vehicular access arrangement, Council's Transport Engineering Unit have supported the proposal subject to permit conditions to clarify technical matters. A number of engineering requirements relate to the detailed design stage of the development, which would be beyond the remit of the planning permit application process and have been taken on notice and will be provided to DTP for their reference.

Overall, the proposal complies with the requirements of Clause 52.06-7 (Decision guidelines) and Clause 52.06-9 (Design standards for car parking) and Clause 52.34 (Bicycle Facilities).

Waste Management

The Waste Management Plan (prepared by Leigh Design and dated 30 May 2024) outlines that on-site waste collection will be undertaken by private collection, using rear-lift vehicles 8.8 metre in length and 4 metres in height. A dedicated bin store area is not shown on the development plans, and a permit condition will recommend it be shown and the Waste Management Plan be updated.

CONCLUSION

The proposal meets the overall intent and objectives of the State and Local Planning Policy Frameworks, including the objectives of Clause 33.01 (Industrial 1 Zone) and 33.03 (Industrial 3 Zone) and Clause 43.01 (Heritage Overlay) of the Maribyrnong Planning Scheme.

Having considered all relevant matters, including those required by s60 of the *Planning and Environment Act 1987* and Clause 65 of the Maribyrnong Planning Scheme, the application is recommended for support.

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ATTACHMENT 1: PERMIT CONDITIONS FOR COUNCIL CONSIDERATION

APPLICATION NUMBER:	TP472/2024(1)
SITE ADDRESS:	63 Sunshine Road WEST FOOTSCRAY
PROPOSAL:	Use and development of the land for a utility installation (data centre) and the partial demolition and alterations of a building within Schedule 161 of the Heritage Overlay
DATE OF MEETING:	25 February 2025

Amended Plans Conditions

1. Before the use and/or development commences, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and provided in a digital format. The plans must be generally in accordance with the advertised plans but modified to show:
 - (a) The 5 metres landscaped buffer (setback) to Indwe Street increased to a minimum of 8 metres.
 - (b) The western wall set back from the McArthur Street boundary by a minimum one (1) metre.
 - (c) Any pedestrian entry/exit (except for emergency exits) to the Administration area to be provided from McArthur Street or the car parking area only.
 - (d) Removal of reference to deep soil planting outside of the Title Boundary.
 - (e) Wall height and overall height dimensions shown on all elevations above natural ground level.
 - (f) The vertical 'grey metal cladding' shown to the rear portion of the building (south and west elevation) to be deleted and replaced with the adjacent brick façade treatment as shown on the south elevation.
 - (g) A waste storage/collection room shown on all relevant plans.
 - (h) The Indwe Street footpath noted as existing.
 - (i) The pedestrian / pram crossing adjacent the loading dock entry deleted.
 - (j) All fencing and roller doors shown on all relevant plan.
 - (k) Notation of internal lighting to car parking area.
 - (l) Notation confirming all car spaces will be clearly line marked with bay outlines;
 - (m) Updated swept path diagrams to be provided demonstrating no obstruction to vehicle turning circles;
 - (n) Pedestrian visibility splays shown on all relevant floor plans. Note: for pedestrian safety, all proposed fences, any building wall, mailbox pillars, landscaping, etc within the visibility splays should be restricted to a maximum height of one (1) metre.
 - (o) Notation confirming the provision of electric vehicle charging facilities.
 - (p) Notations and relevant details shown to confirm the Transport 1.5 and 1.6 Bicycle Parking - Non-Residential Visitor BESS credit commitment is being delivered.
 - (q) Plans and elevations updated to show appropriate external shading to east, west and north facing glazing (refer condition 17(f) below).

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- (r) All stormwater treatment measures shown in accordance with the endorsed Sustainable Management Plan, including the location and notations confirming connection to all toilets and irrigation.
- (s) All services (i.e. electrical, water, fire suppression, etc...) shown on all relevant plans with all such services to be integrated into the development and not placed in standalone locations within setbacks.
- (t) A full schedule of materials and finishes, including details of 'RSD' and any fencing to be provided.
- (u) Any changes required to comply with the amended Landscape Plan (refer condition below).
- (v) Any changes required to comply with the amended Sustainable Management Plan (refer condition below).
- (w) Any changes required to comply with the amended Stormwater Management Strategy (refer condition below).

General Conditions

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. *NOTE: This does not obviate the need for a permit where one is required.*
- 3. This permit does not allow the display of any signage. No signage may be displayed unless a permit is obtained and/or the sign is exempt from requiring a permit pursuant to Clause 52.05 of the Maribyrnong Planning Scheme.

Developer Contribution Conditions

- 4. A Development Infrastructure Levy(s) in accordance with any approved Development Contributions Plan(s) which applies to the Land must be paid to the Collecting Agency prior to the grant of a building approval or the development of any buildings and works associated with the permitted development, whichever occurs first, unless the Collecting Agency agrees to a different time for payment.

Amenity Conditions

- 5. No more than 50 staff and/or customers are allowed on the premises at any one time except with the written consent of the Responsible Authority.
- 6. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) Transport of materials, goods or commodities to or from the land.
 - (b) Appearance of any building, works or materials.
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - (d) Harbourage and/or presence of vermin)

All to the satisfaction of the Responsible Authority.

- 7. Noise levels emanating from the premises must not exceed noise levels as determined by the EPA Victoria Publication *Noise Limit and Assessment Protocol 1826.4*, or result in unreasonable and aggravated noise as defined by Part 5.3 of the Environment Protection Regulation 2021, or other equivalent policy to the satisfaction of the Responsible Authority.

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8. All external plant and equipment must be acoustically treated and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined by the EPA Victoria Publication *Noise Limit and Assessment Protocol 1826.4*, or result in unreasonable and aggravated noise as defined by Part 5.3 of the Environment Protection Regulation 2021, or other equivalent policy to the satisfaction of the Responsible Authority.
9. The exterior colour and cladding of the building must be of a non-reflective nature to the satisfaction of the Responsible Authority.

Construction Management Plan

10. Prior to any works commencing on the land a "Construction Management Plan" (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The "Construction Management Plan" when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:
 - the contact name and phone number(s) of the site manager,
 - bulk excavation,
 - management of the construction site,
 - land disturbance,
 - hours of construction, including program/duration of works
 - noise,
 - control of dust,
 - public safety,
 - traffic management,
 - construction vehicle road routes (with construction traffic not to use Indwe Street),
 - largest vehicle expected to the site,
 - soiling and cleaning of roadways,
 - discharge of any polluted water,
 - security fencing, disposal of site waste and any potentially contaminated materials,
 - crane locations during construction,
 - location of site offices, and onsite staff parking,
 - redirection of any above or underground services,
 - site lighting during any night works.

Landscaping and Public Realm Conditions

11. Concurrent with the submission of plans for endorsement, a Landscape and Public Realm Plan must be submitted and be to the satisfaction of both the Responsible Authority and Maribyrnong City Council. When approved, the plan will be endorsed and will then form part of the permit. The landscaping and public realm plan must be generally in accordance with the landscape concept plan prepared by Urbis and dated 24 October 2024 but modified to show:
 - (a) A green roof;
 - (b) The location of all existing vegetation to be retained and/or removed;
 - (c) The location of buildings and trees on neighbouring properties within 3 metres of the boundary;

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- (d) Details of surface finishes of pathways and driveways;
 - (e) Details of the footpath to be constructed adjacent the development on McArthur Street;
 - (f) Details of the trees to be planted within the nature strips to McArthur Street and Indwe Street; and
 - (g) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
12. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping and public realm works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
13. Prior to the commencement of works, or as otherwise agreed to in writing by the Responsible Authority, a Landscape Maintenance & Management Plan must be prepared, submitted to and be to the satisfaction of the Responsible Authority and Maribyrnong City Council. The plan must outline measures to ensure the ongoing viability of the approved landscaping as per the endorsed landscaping plan must be submitted to the satisfaction of the Responsible Authority. The plan must address irrigation (passive/active), inspection, responsibilities and replacement as a minimum. The plan must also outline responsibility for planting outside the Title Boundary, including maintenance within the first two years. When approved, the Landscape Maintenance Plan & Management Plan will be endorsed and will then form part of the permit.

Tree Protection Conditions

14. Concurrent with the submission of plans for endorsement, a Tree Management Plan (TMP) must be submitted and approved by the Responsible Authority and Maribyrnong City Council. The Tree Management Plan must be completed by a suitably qualified and experienced Arborist and must identify the Tree Protection Zone, volume of Tree Protection Zone encroachment (%) and how it is intended to carry out site works with minimal impact on tree health including tree protection measures that align with AS4970 as it relates to the retained street trees to Indwe Street and any other trees on abutting land which may be impacted by the development. Once approved the TMP will be endorsed to form part of this permit and must be complied with at all times.
15. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

Acoustic Report Conditions

16. Concurrent with the submission of plans for endorsement, an amended Acoustic Report must be submitted and approved by the Responsible Authority. The amended acoustic report must be generally in accordance with the acoustic report prepared by ADP Consulting and dated 1 July 2024 but updated to reflect any amendments required by conditions of the permit. Once approved, the report will be endorsed and will then form part of the permit and must be implemented and thereafter complied with at all times.

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Sustainable Management Plan Conditions

17. Concurrent with the submission of plans for endorsement, an amended Sustainable Management Plan (SMP) for the building must be submitted to and approved by the Responsible Authority. The SMP must be generally in accordance with the SMP prepared by ADP Consulting and dated 2 July 2024. Once approved, the report will be endorsed and will then form part of the permit. The report must show how the building meets or exceeds best practice standards (including a minimum 50% score for the four mandatory categories of water, energy, stormwater and IEQ) to the satisfaction of the Responsible Authority. The SMP must be amended as follows;
- (a) A BESS minimum 70% overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories to demonstrate excellence in sustainable design. Should any category fall short of the minimum targets, adjustments will need to be made to demonstrate that the project meets the BESS minimums;
 - (b) Deletion of reference to gas consumption in order to allow for the BESS all-electric credit to be claimed;
 - (c) Additional information regarding proposed energy efficiency measures integrated into the design, including the use of a solar photovoltaic system to supplement energy use unless otherwise approved by the Responsible Authority;
 - (d) Water assessment updated to include rating for dishwasher fixtures (shown as 'scoped out');
 - (e) Calculations (modelling or hand calculations) included to demonstrate how the spaces are predicted to perform in relation to daylight benchmarks outlined in BESS (<https://bess.net.au/tool-notes/>) that reflects what has been entered in the IEQ 1.4 Daylight access – Non-residential BESS credit;
 - (f) Plans and elevations updated to show appropriate external shading to east, west and north facing glazing to claim the IEQ 3.4 Thermal Comfort - External Shading BESS credit (the design currently does not show 50% shading to the relevant glazing);
 - (g) Provide electric vehicle charging facilities that meet NCC 2022 J9D4 Facilities for electric vehicle charging equipment requirements
 - (h) Commitment that concrete will be specified with recycled content and aggregate where appropriate and recycled water will be used in manufacture.

All recommendations of an approved Sustainable Management Plan must be fully implemented to the satisfaction of the Responsible Authority.

Waste Management Plan Conditions

18. Concurrent with the submission of plans for endorsement, an amended Waste Management Plan (WMP) must be submitted and approved by the Responsible Authority. The amended WMP must be generally in accordance with the WMP prepared by Leigh Design and dated 30 May 2024 but updated to reflect any amendments required by conditions of the permit. Once approved, the report will be endorsed and will then form part of the permit.
19. Waste management must only be carried out in accordance with the endorsed Waste Management Plan unless as otherwise agreed to in writing by the Responsible Authority and Maribyrnong City Council.

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Engineering Conditions

20. Before the use commences, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be to the satisfaction of the Responsible Authority and be:
- (a) Constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all weather seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways
- Car spaces, access lanes and driveways must be kept available for these purposes at all times.
21. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
22. All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
23. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
24. Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority drainage plans to the requirements outlined in the Stormwater Discharge Permit.
25. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
26. Prior to the occupation of the development, the permit holder must construct the entire footpath along McArthur Street and works to connect to the Indwe Street footpath. Prior to commencement of works must have the written consent from Council's Engineering department and be carried out to Council's specifications. All works are to be at the cost of the owner/developer/permit holder.

Expiry Condition

27. 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.
 - (c) The use does not start within two years after the completion of the development.
 - (d) The use is discontinued for a period of two years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit

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expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Notes

- (1) Building Permit - **This is not a Building permit.** A building permit may also be required. Please contact your building surveyor.
- (2) Development Contribution Plan Levy - For the purposes of the Development Contributions Plan Overlay Schedule 2, this property is located in the 5B charge area.
- (3) A Stormwater Discharge Permit is required from MCC Operations and Maintenance.
- (4) The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development.
- (5) A Council officer will contact the owner/builder to arrange a Street Asset Protection Permit, and advise of the associated Bond required to be lodged prior to commencement of work.
Note: If using a private building surveyor, a Section 80 Form must be supplied to Council's Building Surveyor to initiate the above process.
- (6) Works Within Road Reserves (WWRR) consent from the Responsible Authority is required for any work or excavation within the road reserve.
- (7) Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
- (8) Materials are not to be stored on the road reserve without Responsible Authority approval.
- (9) A Vehicle Crossing Permit is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy.

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PLANNING PERMIT TRIGGERS AND POLICY CONTEXT	
APPLICATION NUMBER:	TP47/2024(1)
SITE ADDRESS:	63 Sunshine Road WEST FOOTSCRAY
PROPOSAL:	Use and development of the land for a data centre in a Heritage Overlay
DATE OF MEETING:	25 February 2025

Permit Triggers & Policy Context

The site is located within an Industrial 1 Zone (IN1Z) and Industrial 3 Zone (IN3Z). The site is also affected by the Development Contributions Plan Overlay (DPCO2) and Heritage Overlay (HO161).

A Planning Permit is required for the following:

Planning control	Clause reference
Industrial 1 Zone (IN1Z)	<ul style="list-style-type: none"> Clause 33.01-1: A permit is required for use of the land as for Utility installation (other than Minor utility installation and Telecommunications facility), including a data centre. Clause 33.01-4: A permit is required to construct a building or construct or carry out works.
Industrial 3 Zone (IN3Z)	<ul style="list-style-type: none"> Clause 33.03-1: A permit is required for use of the land as for Utility installation (other than Minor utility installation and Telecommunications facility), including a data centre. Clause 33.03-4: A permit is required to construct a building or construct or carry out works.
Heritage Overlay (HO171)	<ul style="list-style-type: none"> Clause 43.01-1: A permit is required to demolish or remove a building and to construct a building or construct or carry out works.

Whilst a planning permit is not required under the Development Contributions Plan Overlay – Schedule 2, a permit for additional commercial/industrial/retail floor area must contain a condition requiring payment of a Development Infrastructure Levy (DIL).

Planning Policy Framework

Clause 02 (Municipal Planning Strategy), including:

- Clause 02.01 (Context)
- Clause 02.02 (Vision)
- Clause 02.03 (Strategic Directions)

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- Clause 02.03-4 (Built environment and heritage – Building and urban design)
- Clause 02.03-4 (Built environment and heritage – Environmentally sustainable design)
- Clause 02.03-6 (Economic development – Industrial Related Employment Land)
- Clause 02.04 (Strategic Framework Plans - Land use framework plan)
- Clause 02.04 (Strategic Framework Plans - Economic development framework plan)

Clause 11 (Settlement), including:

- Clause 11.01-1S (Settlement)
- Clause 11.01-1R (Settlement - Metropolitan Melbourne)
- Clause 11.02 (Managing Growth)
- Clause 11.03 (Planning for Places)

Clause 13 (Environmental Risks and Amenity), including;

- 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 13.04-1L (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, Human Health and Safety)
- Clause 13.07-1S (Land use compatibility)

Clause 15 (Built Environment and Heritage), including;

- Clause 15.01 (Built Environment)
- Clause 15.01-1S (Urban Design)
- Clause 15.01-1R (Urban design - Metropolitan Melbourne)
- Clause 15.01-1L-01 (Urban design)
- Clause 15.01-1L-02 (Design in core employment areas)
- Clause 15.01-2L-01 (Building and development design)
- Clause 15.01-2L-03 (Environmentally sustainable design)

Clause 17 (Economic Development), including:

- Clause 17.01 (Employment)
- Clause 17.01-1S (Diversified Economy)
- Clause 17.01-1R (Diversified Economy – Metropolitan Melbourne)
- Clause 17.01-1L (Employment)
- Clause 17.03 (Industry)
- Clause 17.03-1S (Industrial land supply)
- Clause 17.03-2S (Sustainable Industry)
- Clause 17.03-3R (Regionally significant industrial land - Metropolitan Melbourne)

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Clause 18 (Transport), including:

- Clause 18.01 (Land Use and Transport)
- Clause 18.01-1S (Land use and transport integration)
- Clause 18.01-3S (Sustainable and safe transport)

Clause 19 (Infrastructure), including:

- Clause 19.03 (Development Infrastructure)
- Clause 19.03-3S (Integrated Water Management)
- Clause 19.03-3L (Integrated Water Management)

Clause 50 (Particular Provisions), including;

- Clause 52.06 (Car Parking)
- Clause 53.22 (Significant Economic Development)

Aboriginal Cultural Heritage

The subject site is not located within an area of Cultural Heritage Sensitivity under the *Aboriginal Heritage Regulations 2018*. Therefore, a Cultural Heritage Management Plan is not required.

Reference Documents

- Maribyrnong Heritage Review 2000, Volume 3

- Heritage Statement of Significance:

Goldsborough Mort wool store is of regional historical and architectural significance, this and the adjoining Australian Estates wool stores represent the height of the development of the wool and pastoral industries in Victoria. The wool industry has played a significant role in the development of Victoria and Australia, and wool stores have been one of the most prominent building types in Melbourne's West. (Criterion A4) The scale of the architecture of these buildings reflect the prosperity of the firms and the great contribution of the wool industry to Australia's trade and growth in the post war period. The location of the stores on railway lines which provide access to the Melbourne ports and the pastoral land in the north and west of the state is indicative of the way in which the export wool industry has been controlled by intermediary agents.

Architecturally this building represents the epitome of wool store design with the functional married seamlessly to the decorative.

- Maribyrnong Economic and Industrial Development Strategy 2011 (5.3 – Precinct 3: West Footscray)
- Melbourne Industrial and Commercial Land Use Plan 2020 (Department of Environment, Land, Water and Planning)
- West Footscray Precinct Framework Plan 2020 (draft)

PMDC
1 MCARTHUR STREET
WEST FOOTSCRAY
VICTORIA 3012

DA DRAWING LIST	
SHEET NUMBER	SHEET NAME
DA000	COVER SHEET
DA010	PRECINCT PLAN
DA011	EXISTING SITE PLAN
DA012	PROPOSED SITE PLAN
DA050	DEMOLITION PLAN
DA100	PROPOSED - LOWER GROUND LEVEL GA PLAN
DA101	PROPOSED - GROUND LEVEL GA PLAN
DA102	PROPOSED - LEVEL 1 GA PLAN
DA103	PROPOSED - LEVEL 2 GA PLAN
DA104	PROPOSED - ROOF LEVEL GA PLAN
DA150	PROPOSED - GA ELEVATIONS
DA151	PROPOSED - GA ELEVATIONS
DA200	PROPOSED - GA SECTIONS
DA250	PROPOSED SHADOW DIAGRAMS JUNE WINTER SOLSTICE
DA251	PROPOSED SHADOW DIAGRAMS MARCH & SEPTEMBER EQUINOXES
DA252	PROPOSED SHADOW DIAGRAMS DECEMBER SUMMER SOLSTICE
DA300	VISUAL ANALYSIS



FECA TOTAL AREA LEGEND

LOWER GROUND	
CIRCULATION	42.80m ²
DATA HALL	N/A
ADMINISTRATION	52.80m ²
PLANT	473.20m ²
SUBSTATION	473.20m ²
END OF TRIP	145.60m ²
SECURITY	N/A
GROUND	
CIRCULATION	633.60m ²
DATA HALL	255.60m ²
ADMINISTRATION	541.30m ²
PLANT	262.20m ²
SUBSTATION	488.00m ²
END OF TRIP	N/A
SECURITY	68m ²
LEVEL 1	
CIRCULATION	720m ²
DATA HALL	278.60m ²
ADMINISTRATION	638.00m ²
PLANT	381.43m ²
SUBSTATION	N/A
END OF TRIP	N/A
SECURITY	N/A
LEVEL 2	
CIRCULATION	745.60m ²
DATA HALL	602.20m ²
ADMINISTRATION	525.70m ²
PLANT	381.34m ²
SUBSTATION	N/A
END OF TRIP	N/A
SECURITY	N/A
ROOF	
CIRCULATION	24.80m ²
DATA HALL	N/A
ADMINISTRATION	N/A
PLANT	N/A
SUBSTATION	N/A
END OF TRIP	N/A
SECURITY	N/A
TOTAL	
CIRCULATION	2187m ²
DATA HALL	886m ²
ADMINISTRATION	3881m ²
PLANT	1033m ²
SUBSTATION	718m ²
END OF TRIP	145m ²
SECURITY	68m ²

Issue	Date	Description
1	13.02.2023	ISSUED FOR DA APPROVAL
2	20.05.2024	ISSUED FOR DA APPROVAL
3	08.07.2024	ISSUED FOR INFORMATION
4	20.10.2024	ISSUED FOR DA APPROVAL
5	26.10.2024	ISSUED FOR DA APPROVAL

Project Manager

Construction Manager

Client

PERRI PROJECTS

Greenbox

411 2 8869 8930

LEVEL 22
68 PITT ST
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
ABN: 79 138 778 088

ISO 9001 CERTIFIED QUALITY SYSTEM

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Client

PERRI PROJECTS

Project
PMDC
1 MCARTHUR STREET
WEST FOOTSCRAY
VICTORIA 3012

Drawn By	Approved By
CE	GJP
Checked By	Scale
MP	1 : 500
Scale	Sheet
	A3

Project Status

DEVELOPMENT APPLICATION

Job Number

210062

Drawing Title

COVER SHEET

Drawing Number

DA000

Issue

5

Agenda Item 6.1 - Attachment 3



- | | |
|---|--|
| 1 | - McDONALD RESERVE |
| 2 | - STONY CREEK |
| 3 | - MARYBROOK COUNCIL OPERATION CENTRE |
| 4 | - YARRAVILLE CLUB - CRICKET CLUB |
| 5 | - ROBERT STREET CAR PARK |
| 6 | - KINGSVILLE TENNIS CLUB |
| 7 | - TOTTENHAM STATION |
| 8 | - WEST FOOTSCRAY STATION |
| | STREET |
| | V-LINE MELBOURNE - BENDIGO VIA SUNBURY |
| | SUNBURY LINE |
| | CREEK |
| | RAILWAYS |

Issue	Date	Description
1	13.02.2023	ISSUED FOR QA APPROVAL
2	23.05.2024	ISSUED FOR QA APPROVAL
3	08.07.2024	ISSUED FOR INFORMATION
4	23.10.2024	ISSUED FOR QA APPROVAL
5	30.10.2024	ISSUED FOR QA APPROVAL

Project Manager

Construction Manager

Client	
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PERRI PROJECTS

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+61 2 8069 8930

LEVEL 22

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SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY

ASIN: 79 139 779 098

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Project
PMDC

1 MCARTHUR STREET
WEST FOOTSCRAY

VICTORIA 3012

Order By	Am
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CB	GF
CB	GF

Checked By MF	30 1:
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Scale

Project Status	
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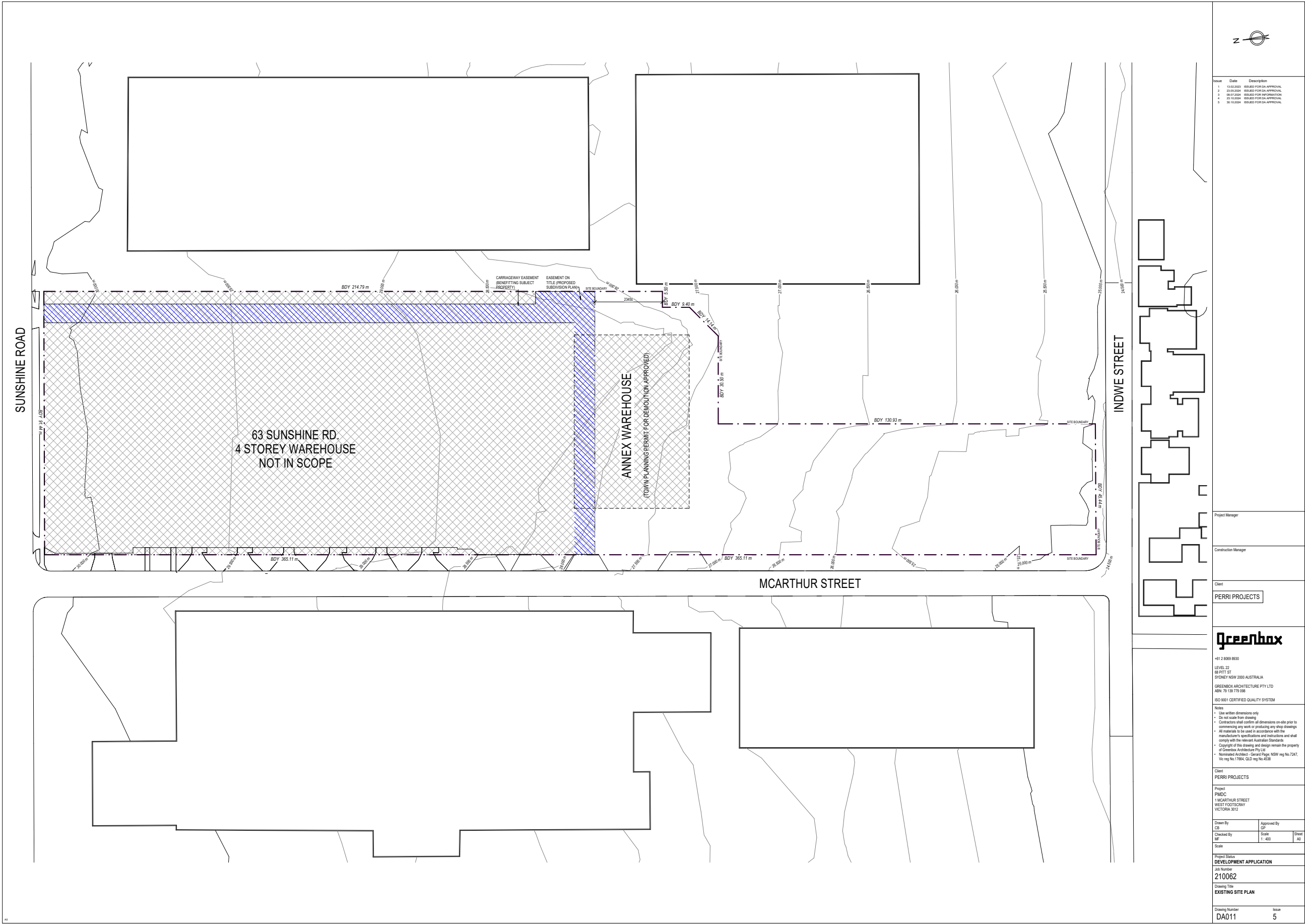
Job Number

210062

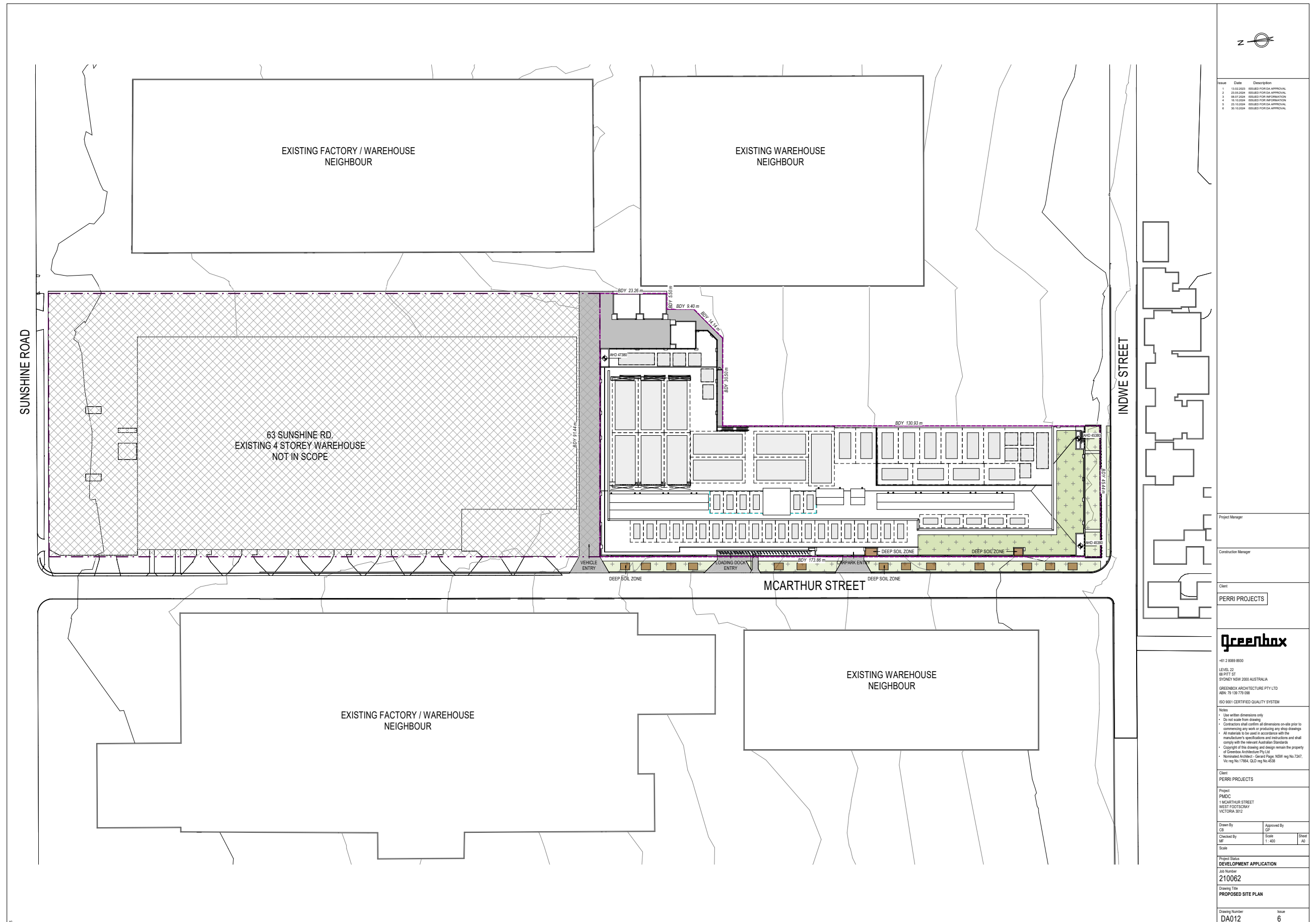
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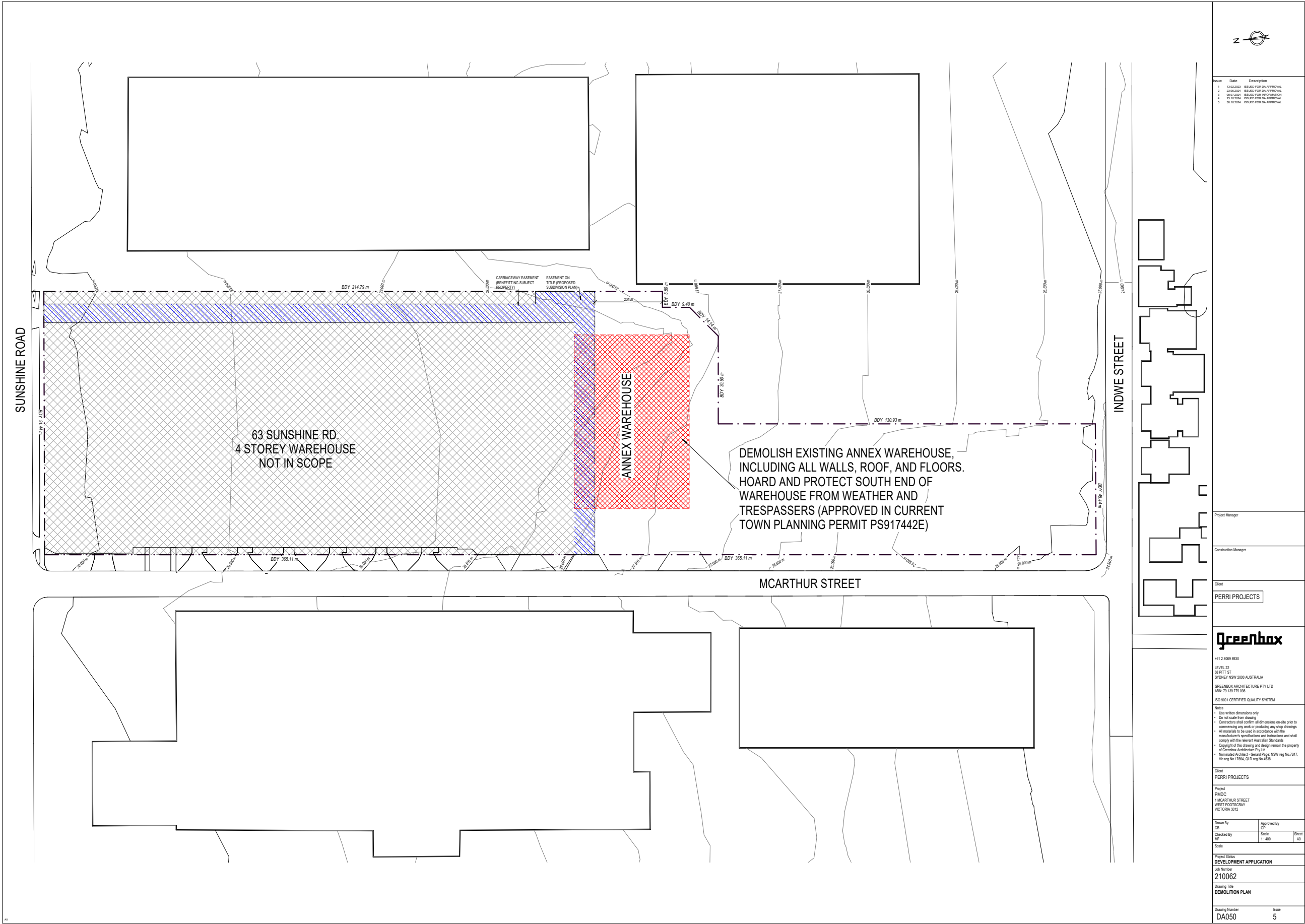
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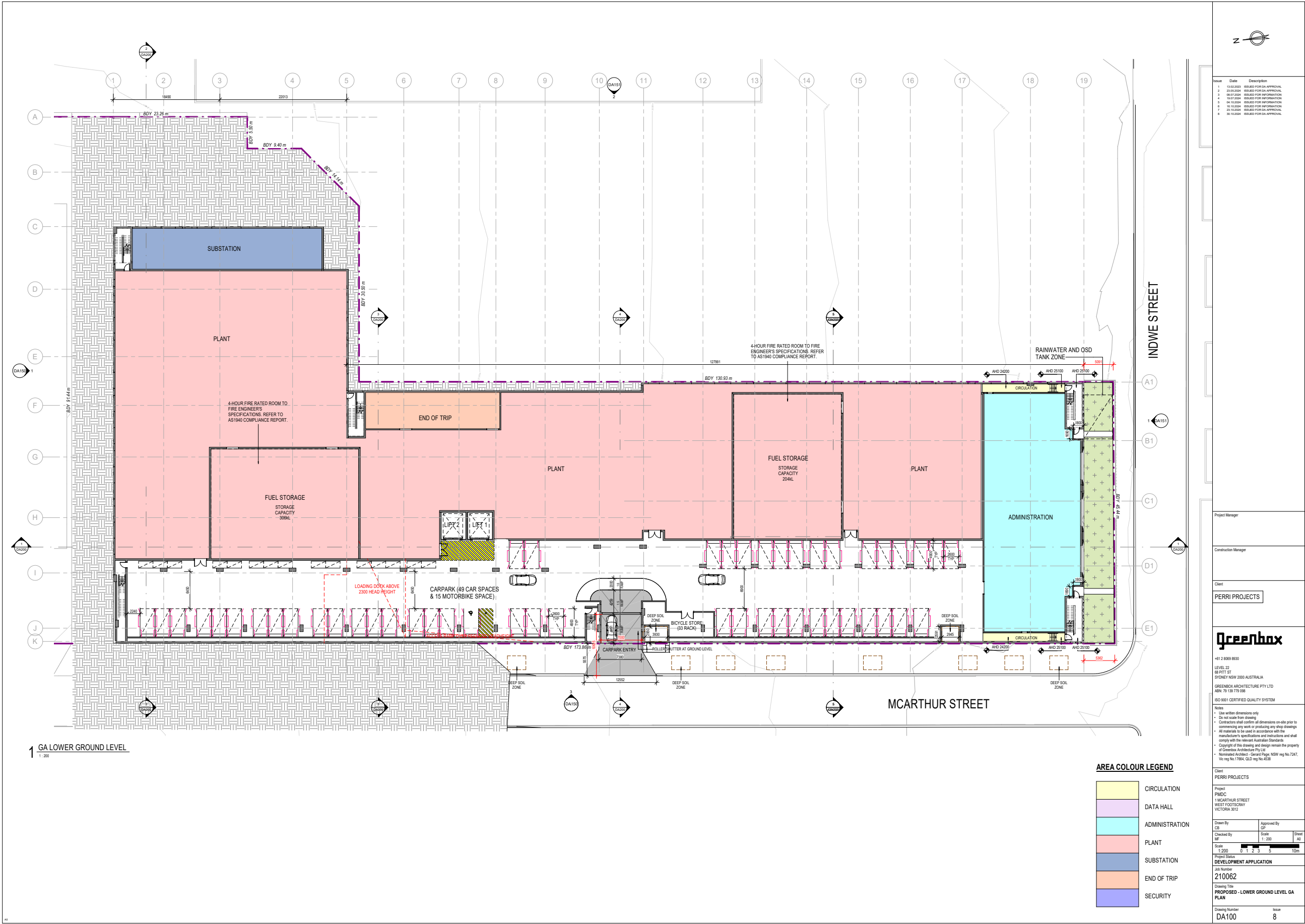
Drawing Number
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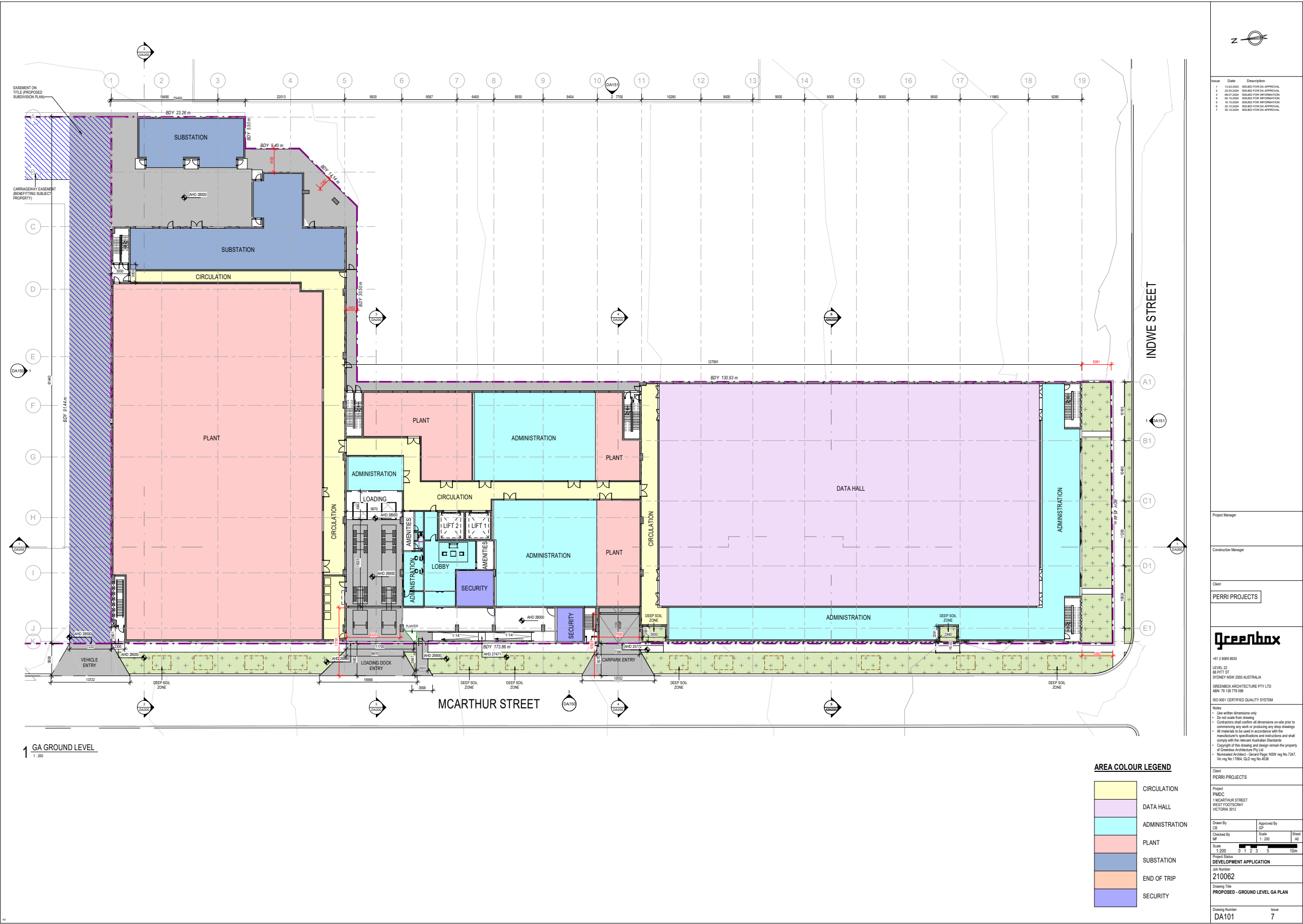


Agenda Item 6.1 - Attachment 3

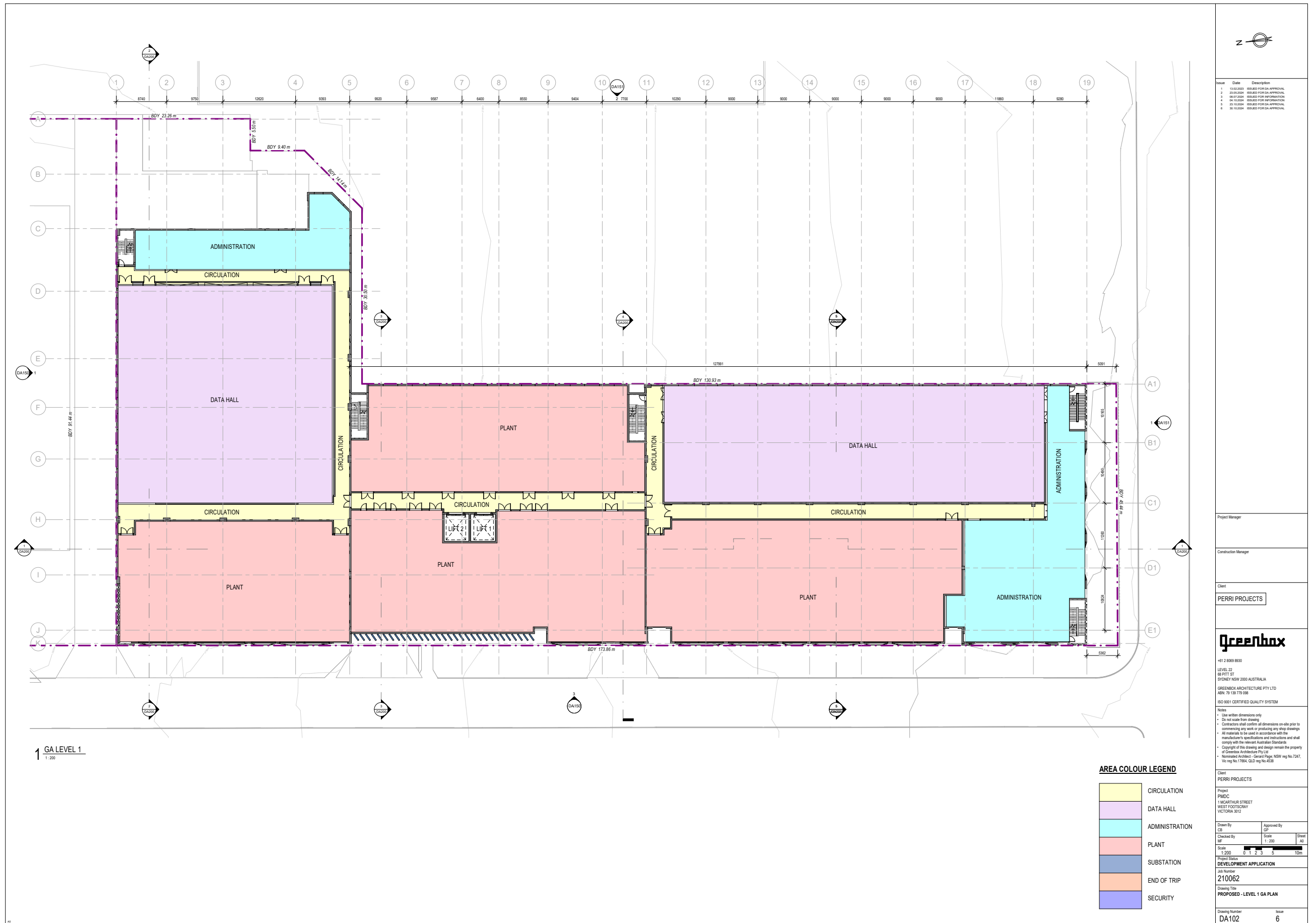


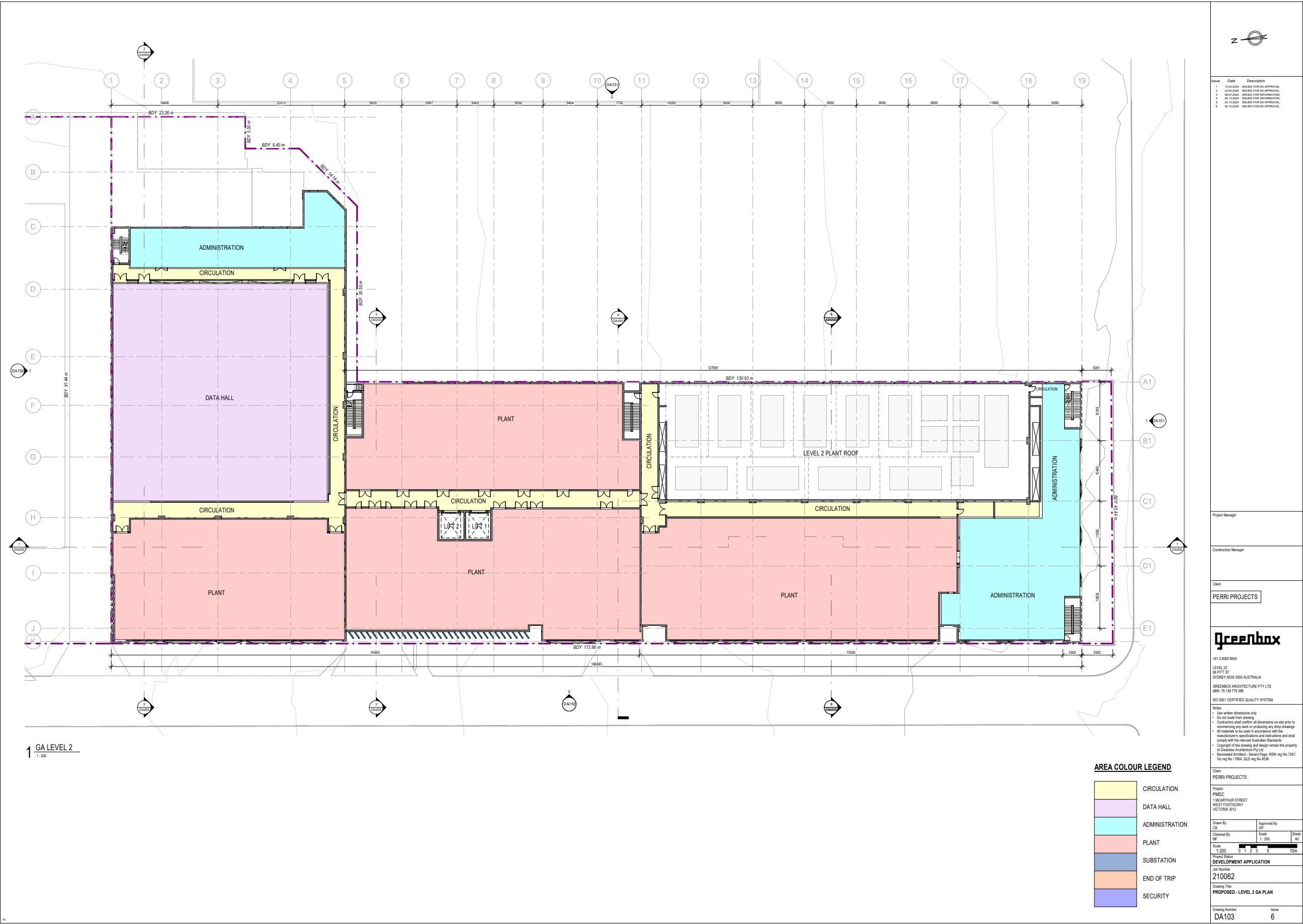


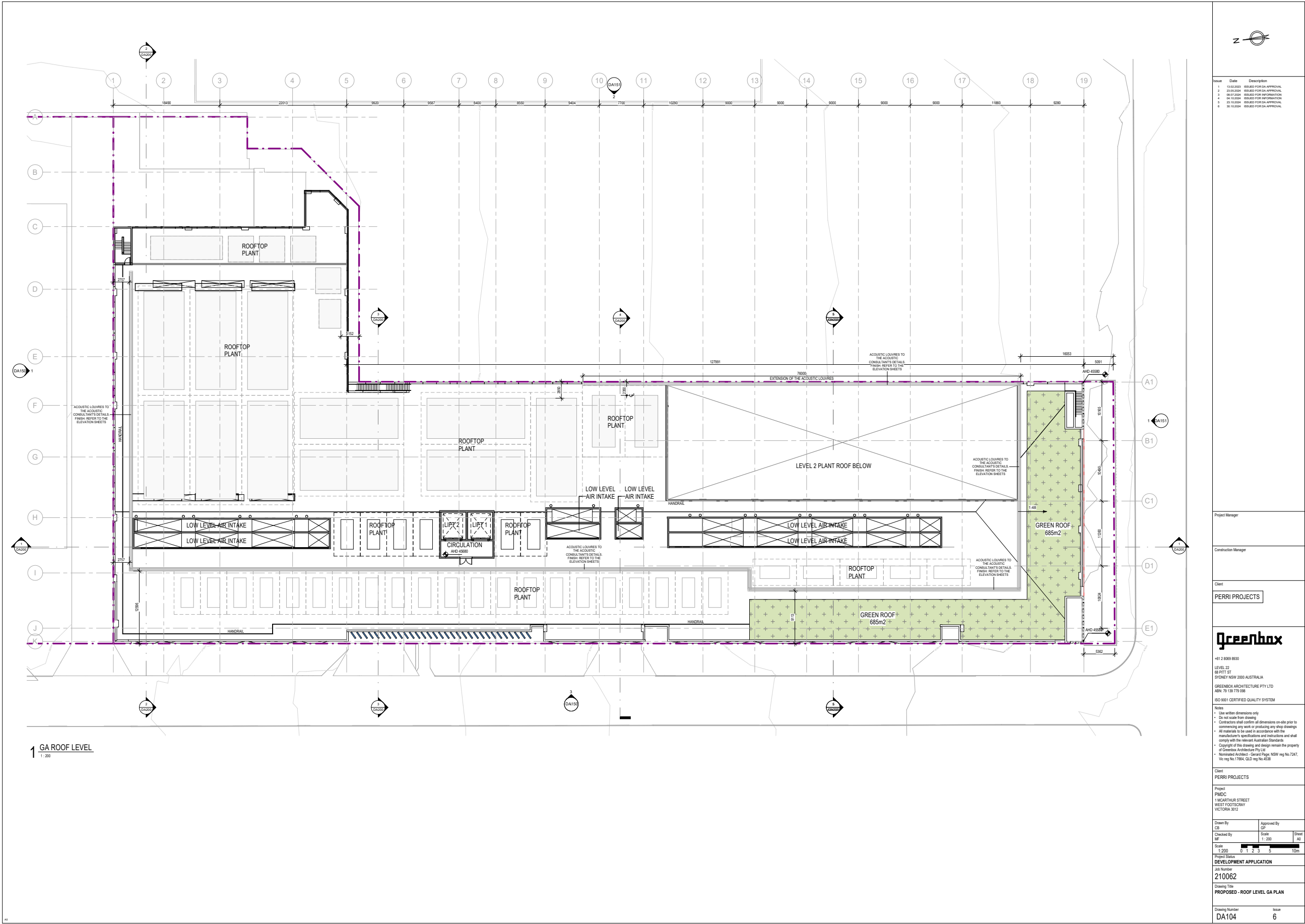




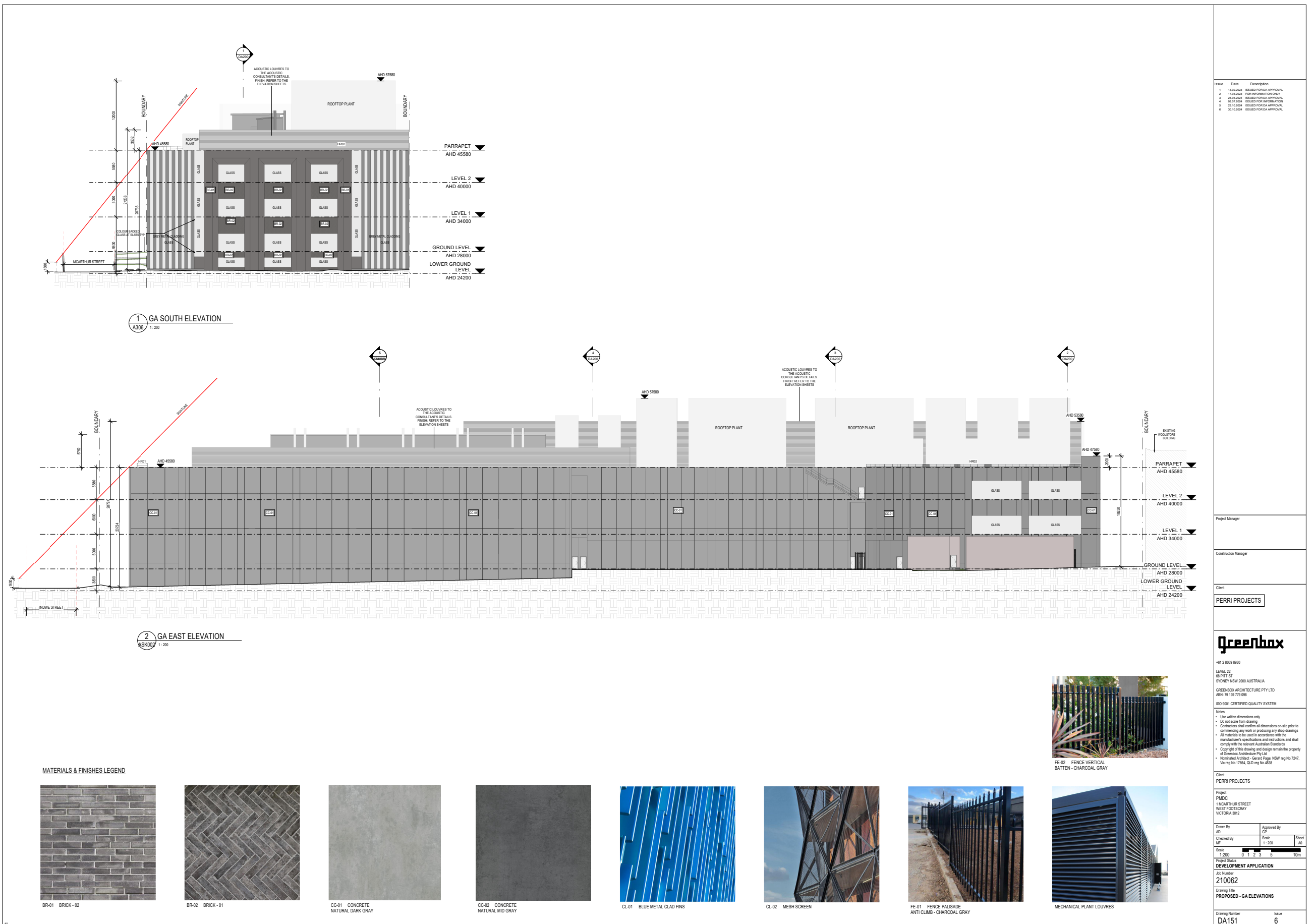
Agenda Item 6.1 - Attachment 3

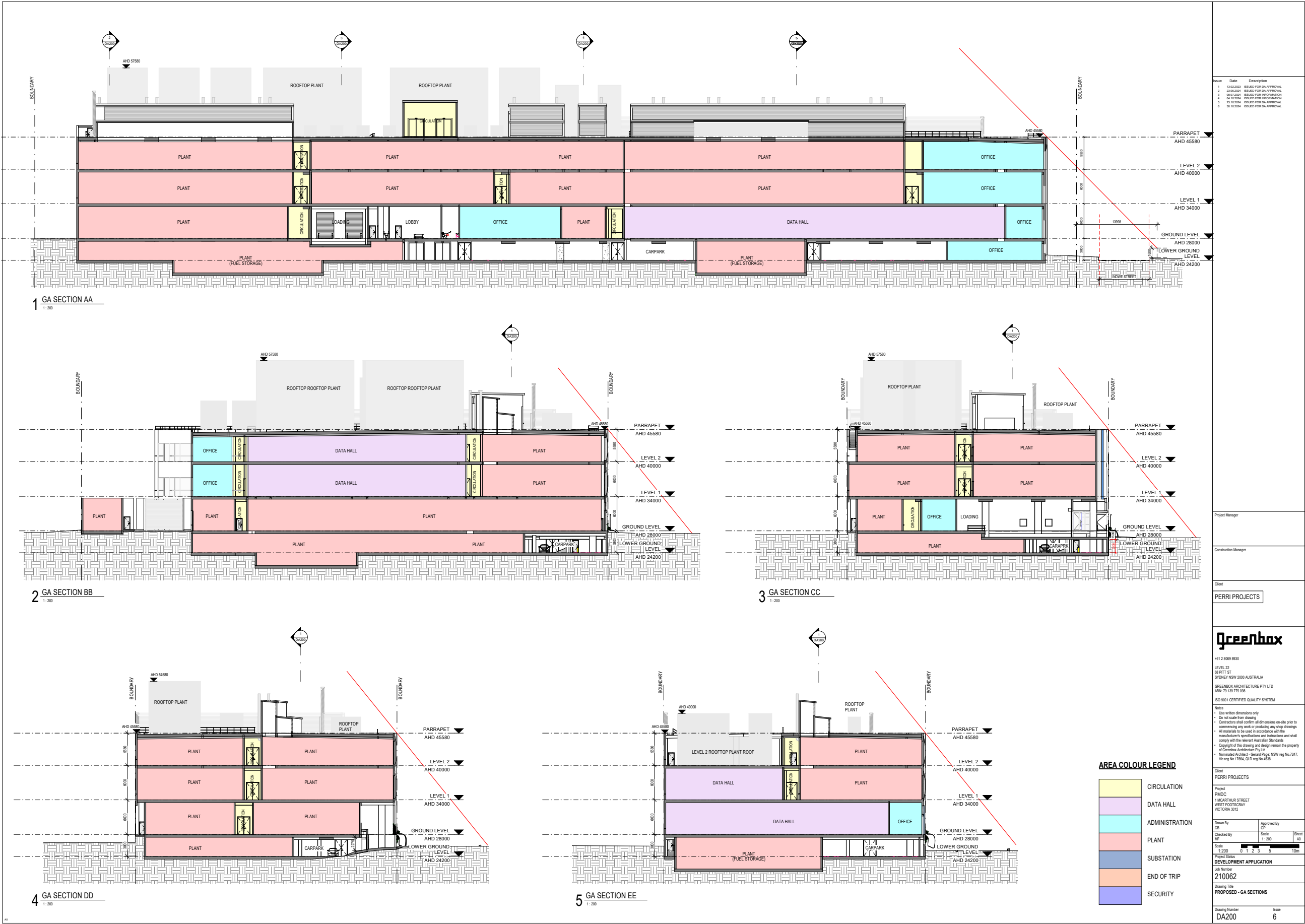




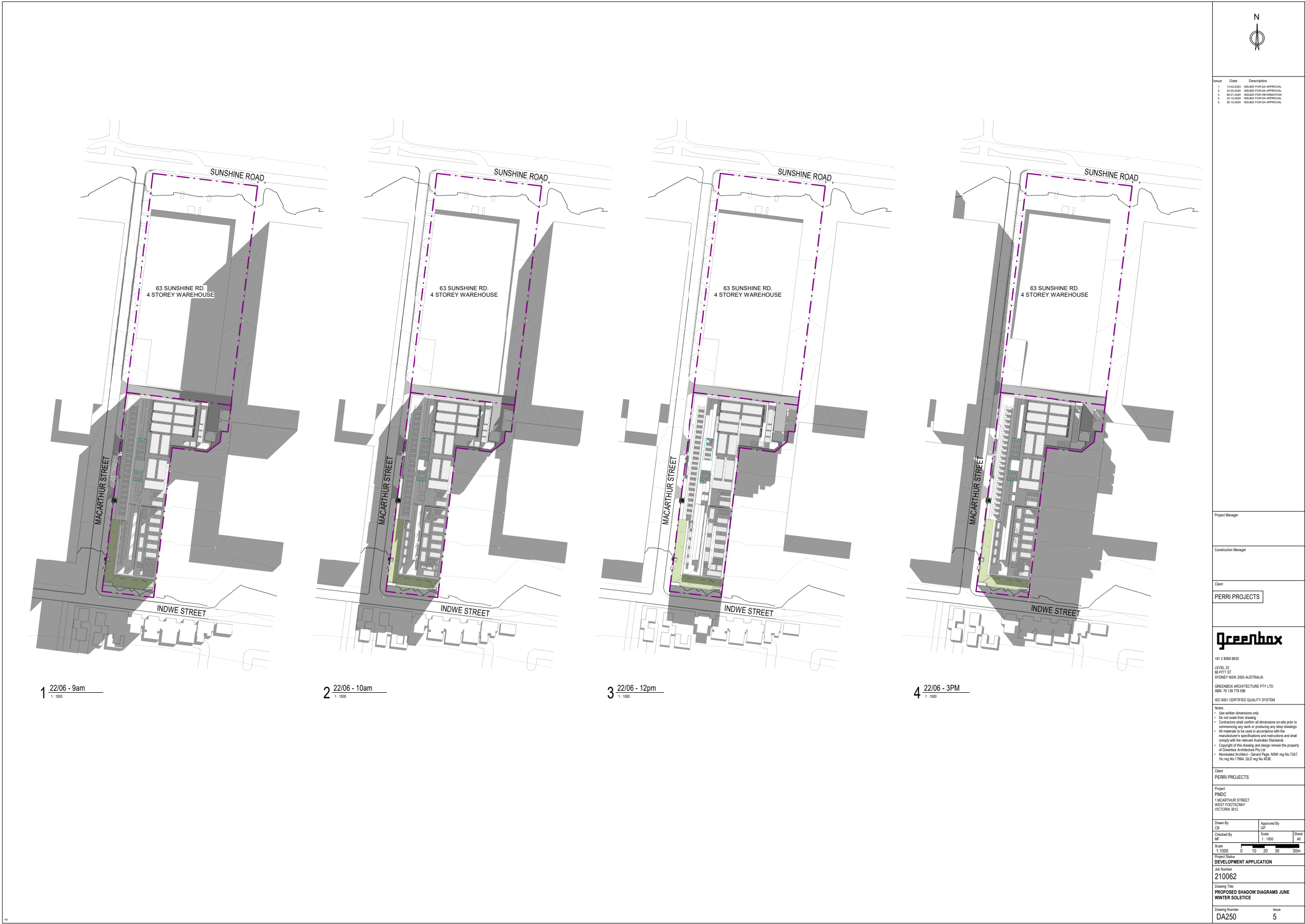


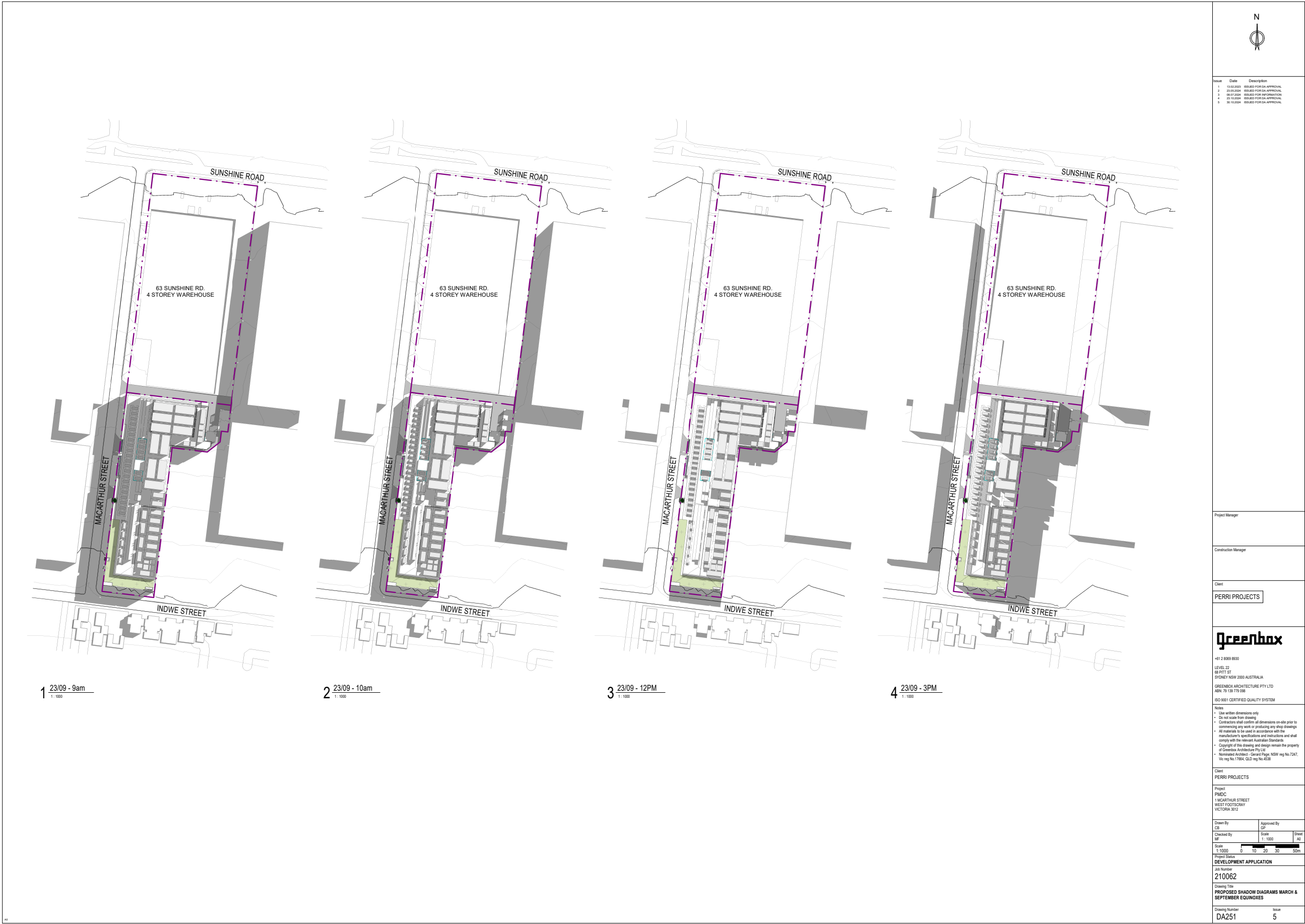
Agenda Item 6.1 - Attachment 3





Agenda Item 6.1 - Attachment 3







Agenda Item 6.1 - Attachment 3



VISUAL ANALYSIS
1:1

Issue	Date	Description
1	23.10.2024	ISSUED FOR DA APPROVAL
2	08.10.2024	ISSUED FOR DA APPROVAL

Project Manager

Construction Manager

Client

PERRI PROJECTS

Greenbox

411 2 8869 8930
LEVEL 22
68 PITT ST
SYDNEY NSW 2000 AUSTRALIA
GREENBOX ARCHITECTURE PTY LTD
ABN: 79 138 778 088

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Client

PERRI PROJECTS

Project
PMD
1 MCARTHUR STREET
WEST FOOTSCRAY
VICTORIA 3012

Drawn By AD	Approved By AD	Scale 1:1	Sheet A0
Checked By SP			
Scale N.T.S	DRAWING IS NOT TO SCALE DO NOT SCALE DRAWING		

Project Status

Job Number

210062

Drawing Title

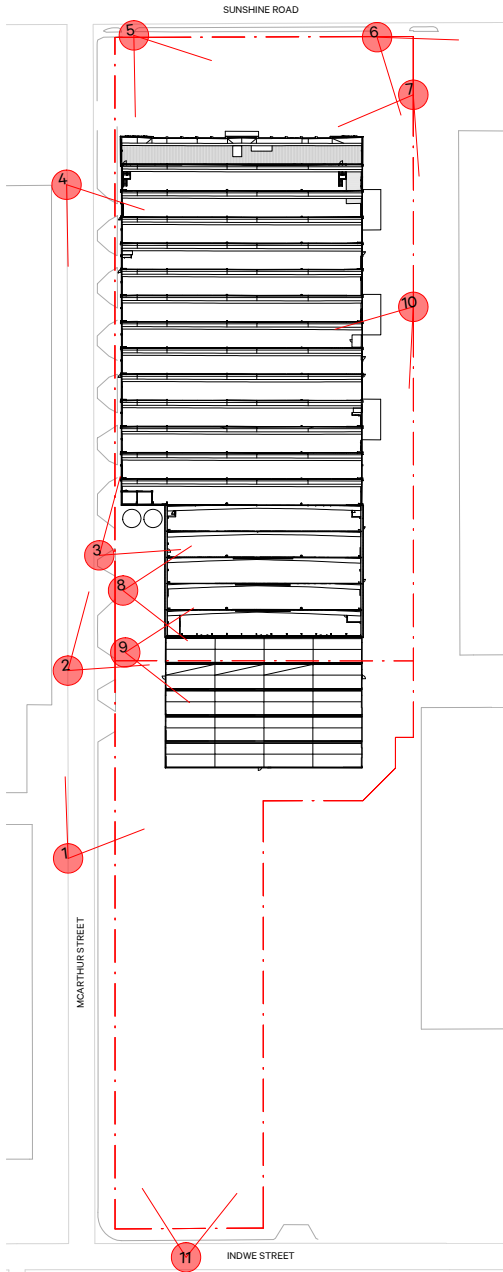
VISUAL ANALYSIS

Drawing Number
DA980

Issue
2



Agenda Item 6.1 - Attachment 4



1 SITE CONTEXT PLAN-PHOTOS CONTEXT
SCALE 1:1000



1 - McArthur St. West side South end



2 - McArthur St. West side South end



3 - McArthur St. West elevation fire tanks



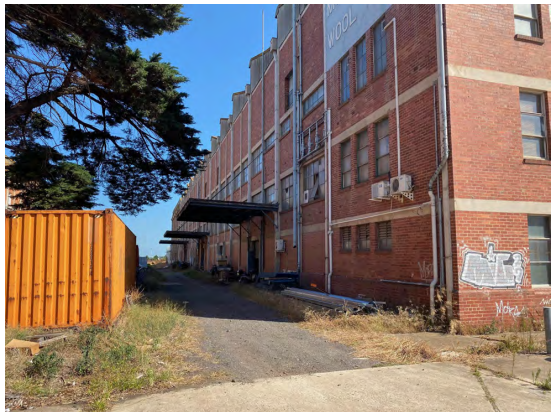
4 - McArthur St. West elevation



5 - North elevation



6 - North Side, View 47 Sunshine Rd.



7 - East elevation from North corner



8 - West elevation, Facade detail.



9 - West elevation south end



10 - East elevation south end



11 - South of Site, from Indwe Street

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07/10/2024
URBAN PLANNING

TP6 23/10/20 PLANNING AMENDMENT SET
TP5 23/10/19 PLANNING AMENDMENT
TP4 23/10/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE

ARCHITECT

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PROJECT INFORMATION
21_009
WEFO
63 Sunshine Rd
West Footscray VIC

DRAWING TITLE
SITE CONTEXT IMAGES

DRAWING SCALE 1:1000 @ A1	DRAWN BY JC
SHEET STATUS PLANNING AMENDMENT	CHECKED BY SB
SHEET NUMBER TP005	REV TP6

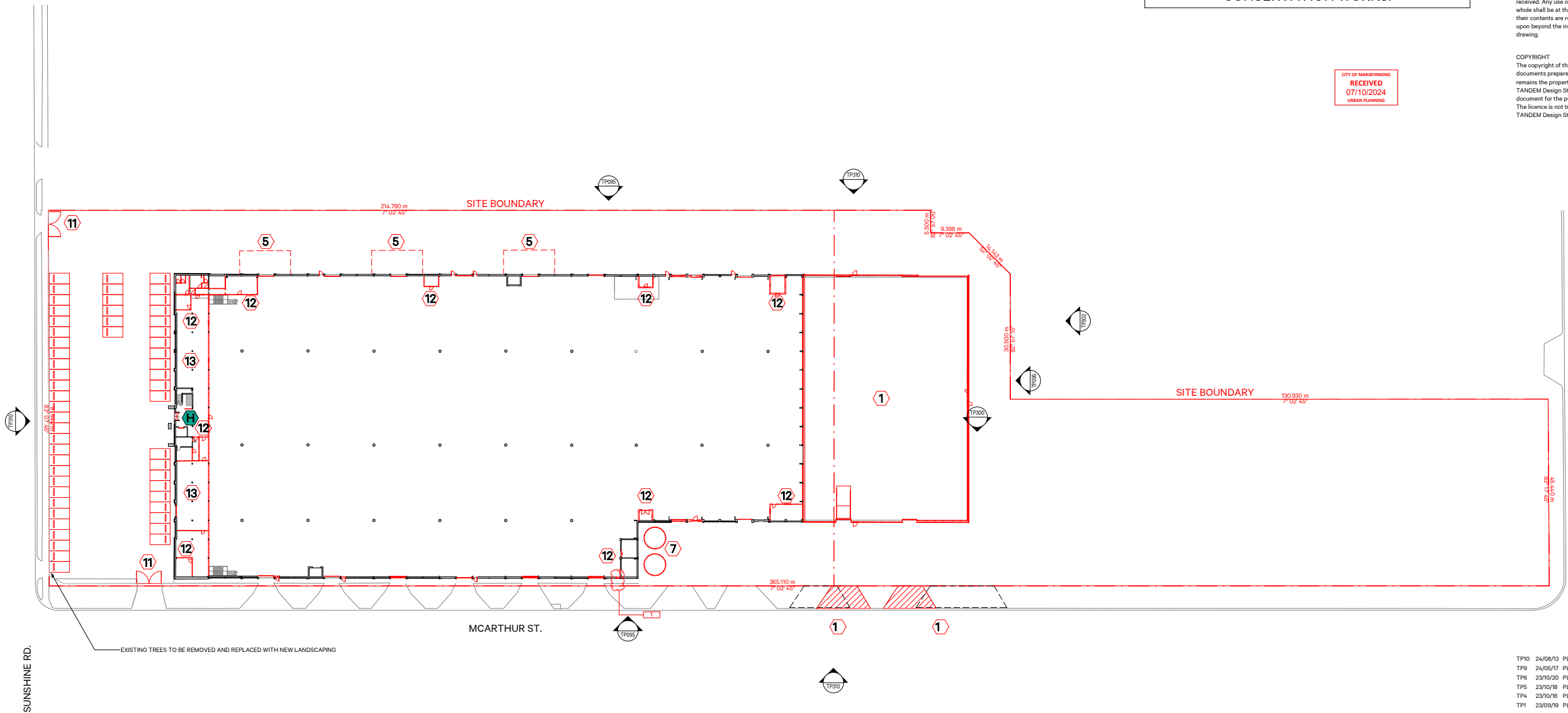
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ALL WORKS TO THE EXISTING BUILDING
INCLUDING DEMOLITION TO BE CONSISTENT
WITH THE ENDORSED SCHEDULE OF
CONSERVATION WORKS.

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1 DEMOLITION PLAN GROUND FLOOR
SCALE 1:500

DEMOLITION NOTES:

- Demolish existing Annex, including all walls, roofs and floors. Hoard and protect south end of warehouse from weather and trespassers.
- Remove existing downpipes and rainwater heads, repair damage and deterioration of facade elements and prepare areas for installation of new downpipes.
- Demolish brick infill facade, protect & retain concrete beam & column elements. Prepare concrete beam and columns for installation of new roller door.
- Remove existing overhead roller door.
- Remove canopy structure and supporting rods. Remove fixing from facade and patch and repair any remaining holes from canopy structure and support. Refer to HAZMAT report for proper demolition & disposal procedure.
- Remove windows and demolish brick facade sufficiently to accommodate installation of documented door. Patch and repair bricks, allowing for toothing of brick, and make good opening in brick facade.
- Demolish existing fire sprinkler tanks.
- Remove existing overhead roller door and prepare opening for installation of new overhead roller door. Patch and make good where required.

- Demolish corrugated metal facade at south end of existing warehouse. Hoard and ensure weatherproofing of south end to protect internal timber structure during works.
- All roof sheeting to be demolished and disposed of in accordance with appropriate measures in accordance with the HAZMAT report. Structure below to be retained and made good as necessary.
- Demolish existing gates and cyclone mesh fence to accommodate new proposed fence positions.
- Make good internal partitions in readiness for upgraded infrastructure. Patch and repair facade.
- Demolish and remove existing ceiling finishes and redundant services in preparation for restoration.
- Demolish existing roller door, protect & retain concrete beam & column elements. Prepare concrete beam and columns for installation of new glazing facade.
- Sawcut existing brick wall to allow for new door. Make good rough edges and prepare for installation of new door frame. Provide steel lintel to support brickwork above as required.
- Infill existing window with brick to match existing.
- Recut and reposition crossovers.
- Demolition of cladding over existing signage area.
- Redundant modern accretions to be removed and facade made good, including temporary fixings stemming from construction phase. General cleaning of facade to be undertaken in line with Heritage Consultant report.

RESTORATION NOTES:

- Remove existing window frames and glazing. Assess condition and either 1) Restore frames on site or off site, or 2) Replace like for like (steel or steel-look windows) if condition deems necessary. Make good openings. Re-install new window frames and glazing.
- Remove existing window frames and glazing. Remove and dispose of HAZMAT material in line with HAZMAT report disposal protocols. Make good openings. Restore facade with new steel-look window frames and glazing in line with legislative requirement.
- Replace damaged downpipes in like-for-like fashion, retain existing locations and heights, patch concrete where required.
- Following demolition, replace roof sheeting with material similar to original.
- Following demolition, replace roof sheeting with material similar to original, including bending material to match original profile.
- Replace facade sheeting with material similar to original.
- Patch and repair signage to original condition, including painting as per original intent.

- Restoration of interior terrazzo entrance floor (if possible).
- Existing entrance concrete canopy and accompanying steel columns to be restored in line with Heritage Consultant report. Concrete to be cleaned, patched and repainted with a waterproof membrane applied to the top side. Steel columns to be cleaned and repainted.
- Existing facade rectification works to be undertaken in line with Heritage Consultant report as follows:
 - Missing or heavily damaged bricks to be replaced to match existing
 - Minor holes to be filled with colour matched mortar
 - Degraded mortar to be raked out and repointed using lime-based mortar to match existing colour and finish
 - Graffiti to be removed using non-abrasive methods
 - Concrete elements showing spalling and exposed/corroded reinforcement to be repaired using methods devised in consultation with a structural engineer

TP10 24/08/13 PLANNING AMENDMENT
TP9 24/05/17 PLANNING AMENDMENT
TP6 23/07/20 PLANNING AMENDMENT SET
TP5 23/07/18 PLANNING AMENDMENT
TP4 23/07/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE

ARCHITECT

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ARBV 51189
ACN 115 144 100
ABN 25 115 144 100

CLIENT

PERRI PROJECTS

PROJECT INFORMATION

21_009
WEFO
63 Sunshine Rd
West Footscray VIC

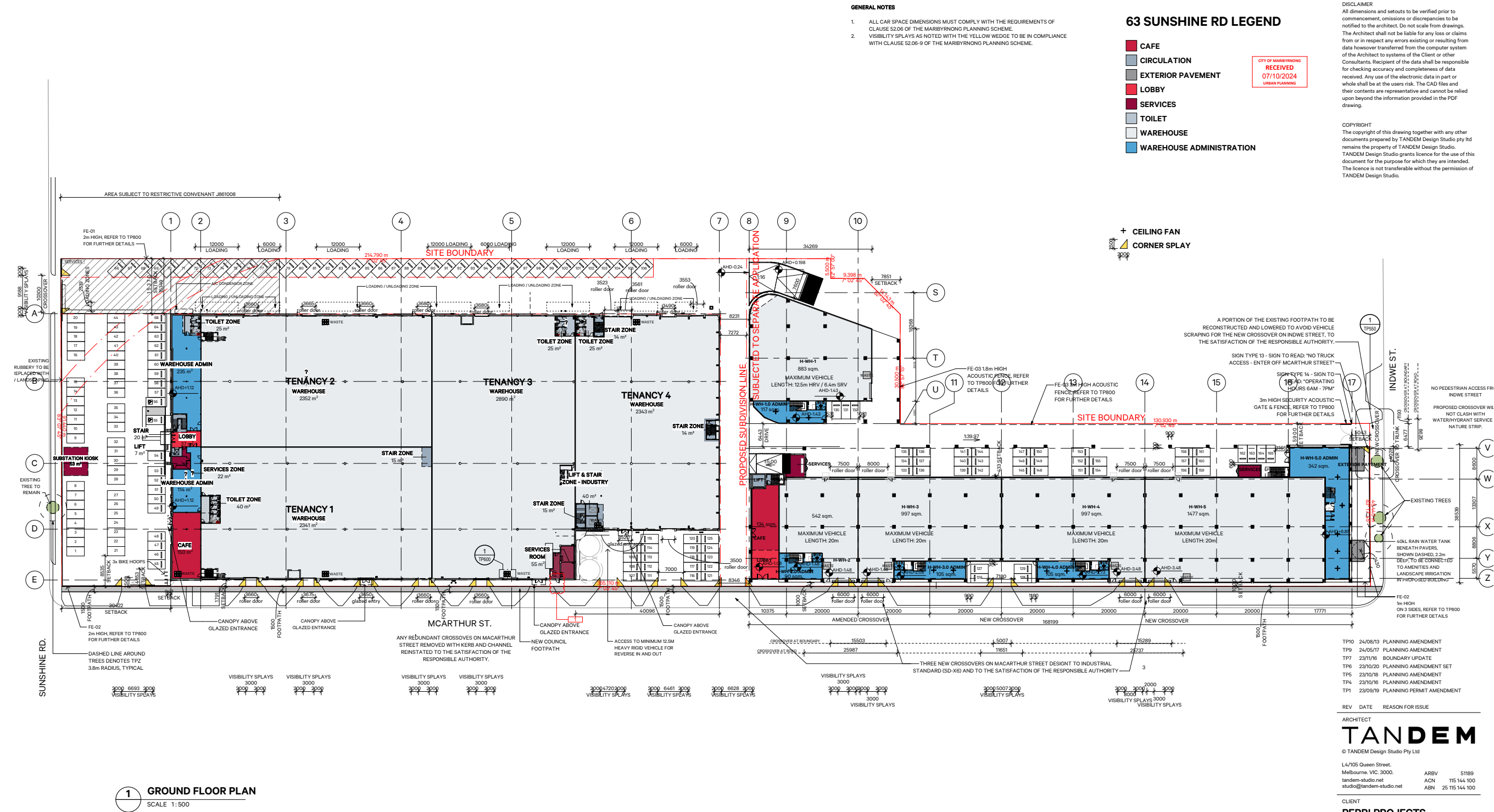
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DEMOLITION PLAN -
GROUND

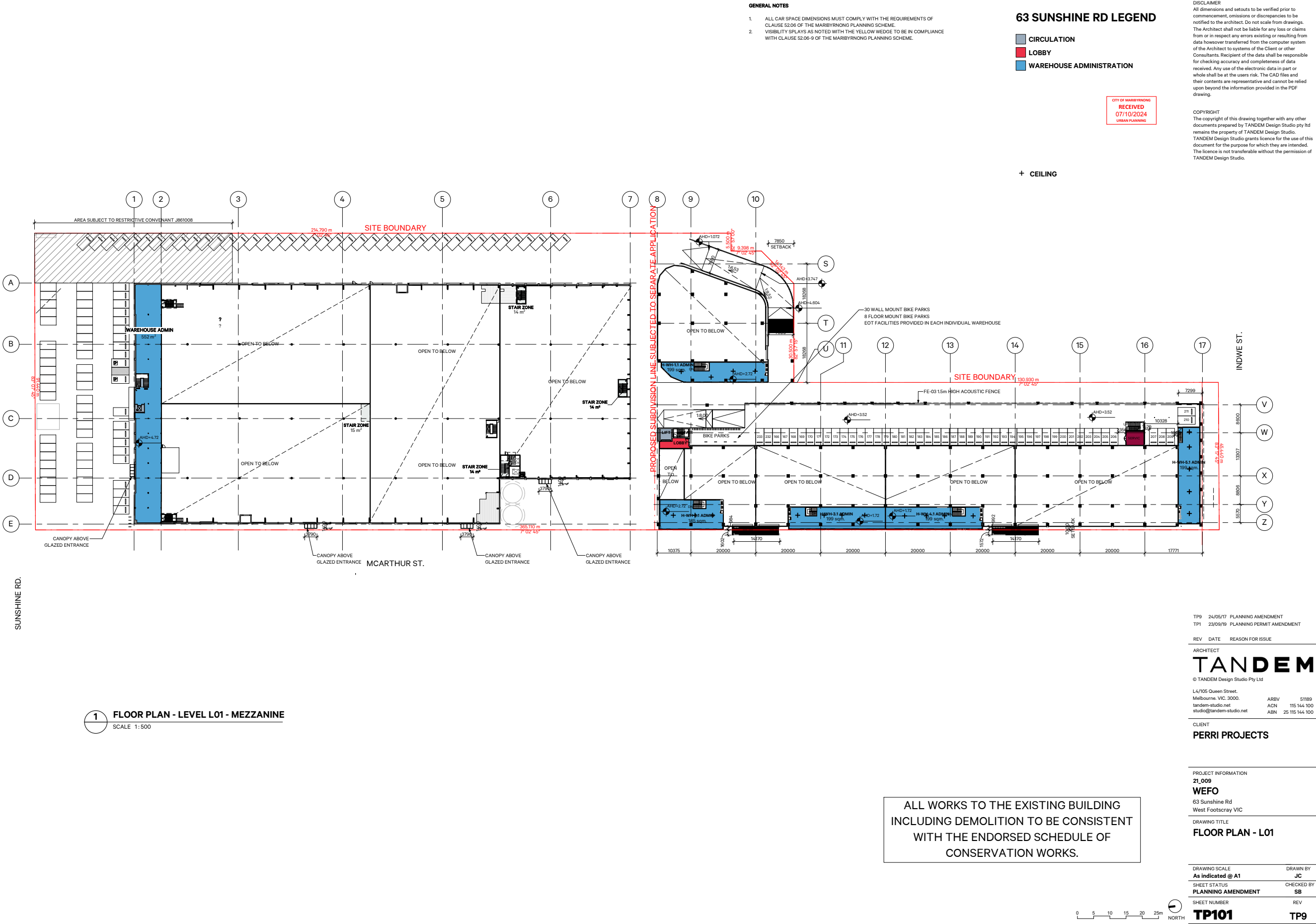
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As indicated @ A1
DRAWN BY
JC
SHEET STATUS
PLANNING AMENDMENT
CHECKED BY
SB
SHEET NUMBER
TP090
REV
TP10

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NORTH

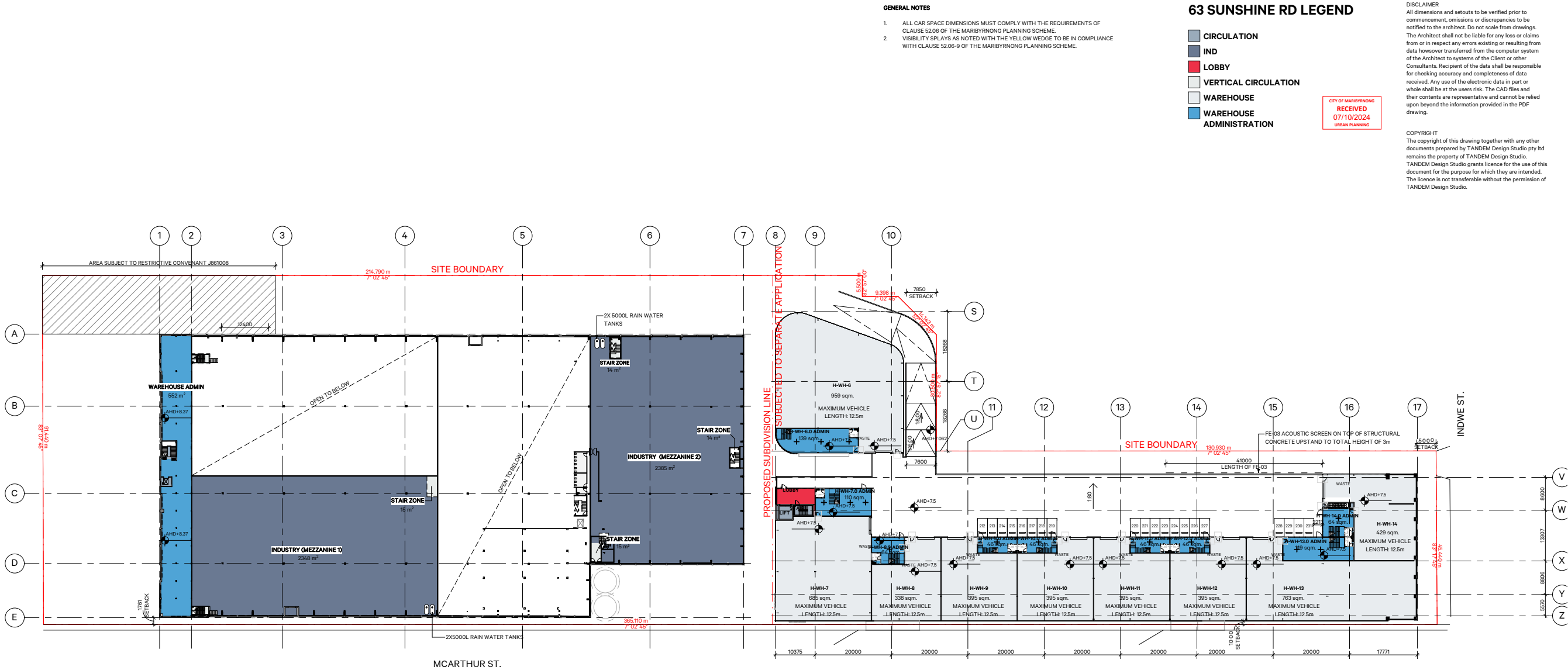
Agenda Item 6.1 - Attachment 4



Agenda Item 6.1 - Attachment 4



Agenda Item 6.1 - Attachment 4



1 FLOOR PLAN - LEVEL L02
SCALE 1:500

ALL WORKS TO THE EXISTING BUILDING INCLUDING DEMOLITION TO BE CONSISTENT WITH THE ENDORSED SCHEDULE OF CONSERVATION WORKS.

TP9 24/05/17 PLANNING AMENDMENT
TP6 23/07/20 PLANNING AMENDMENT SET
TP5 23/07/18 PLANNING AMENDMENT
TP4 23/07/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE
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PERRI PROJECTS

PROJECT INFORMATION

21_009

WEFO

63 Sunshine Rd
West Footscray VIC

DRAWING TITLE

FLOOR PLAN - L02

DRAWING SCALE
As indicated @ A1
SHEET STATUS
PLANNING AMENDMENT
SHEET NUMBER
TP102

DRAWN BY
JC
CHECKED BY
SB
REV
TP9



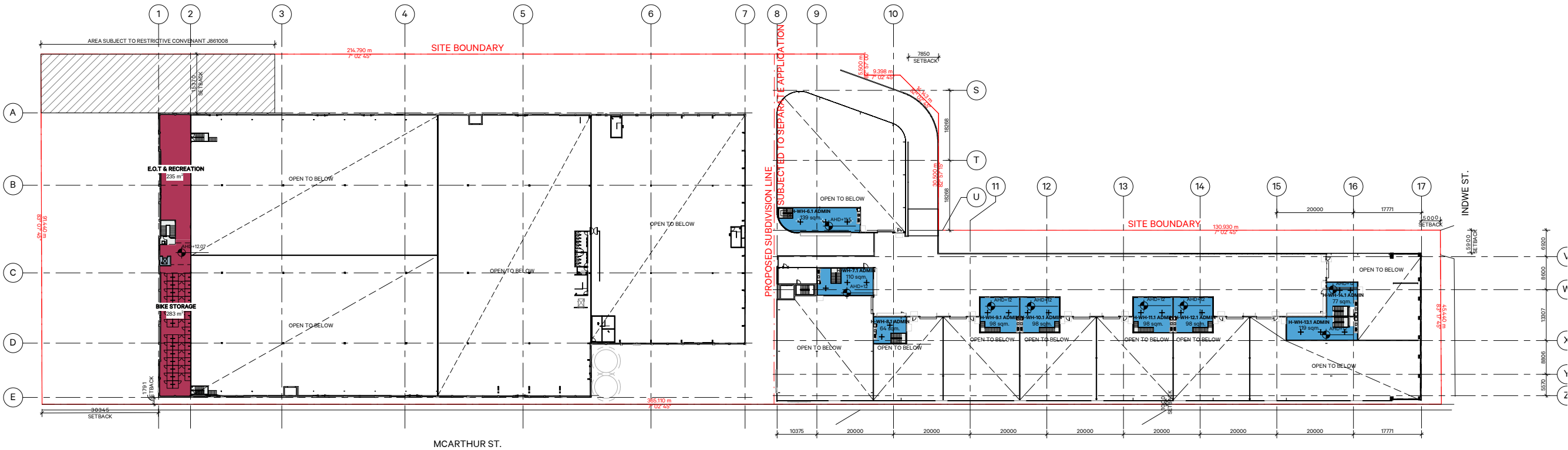
Agenda Item 6.1 - Attachment 4

63 SUNSHINE RD LEGEND

- CIRCULATION
- E.O.T.
- TOILET
- WAREHOUSE ADMINISTRATION

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SUNSHINE RD.

MCARTHUR ST.

INDWE ST.

1 FLOOR PLAN - LEVEL - L03
SCALE 1:500

ALL WORKS TO THE EXISTING BUILDING
INCLUDING DEMOLITION TO BE CONSISTENT
WITH THE ENDORSED SCHEDULE OF
CONSERVATION WORKS.

TP9 24/05/17 PLANNING AMENDMENT
TP6 23/10/20 PLANNING AMENDMENT SET
TP5 23/10/18 PLANNING AMENDMENT
TP4 23/10/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

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21_009
WEFO
63 Sunshine Rd
West Footscray VIC

DRAWING TITLE

FLOOR PLAN - L03

DRAWING SCALE
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SHEET STATUS
PLANNING AMENDMENT
SHEET NUMBER
TP103

DRAWN BY
JC
CHECKED BY
SB
REV
TP9

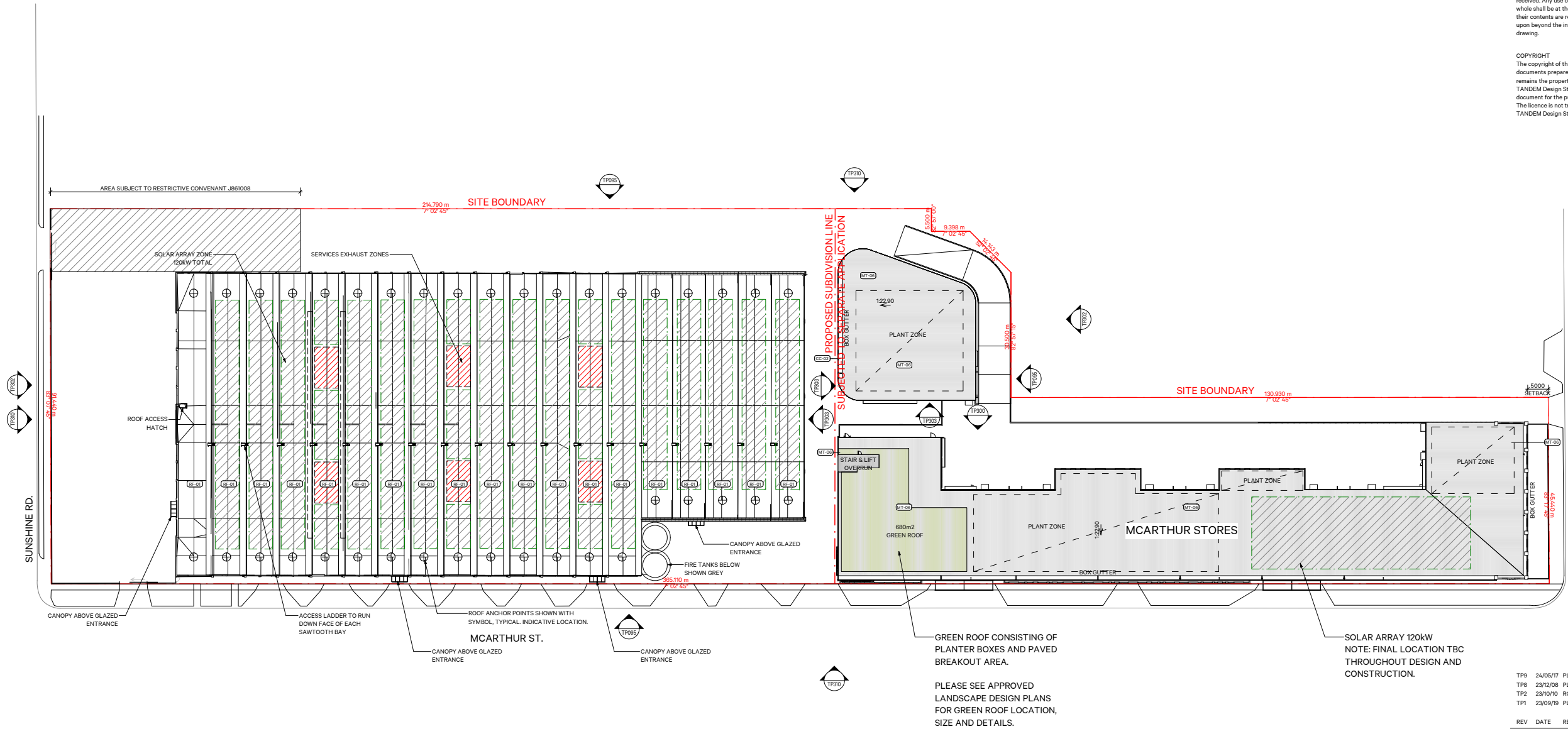


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1 ROOF PLAN
SCALE 1:500

ALL WORKS TO THE EXISTING BUILDING
INCLUDING DEMOLITION TO BE CONSISTENT
WITH THE ENDORSED SCHEDULE OF
CONSERVATION WORKS.

TP9 24/05/17 PLANNING AMENDMENT
TP8 23/12/08 PLANNING AMENDMENT (STAKES)
TP2 23/10/10 ROOF PLAN UPDATE
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE
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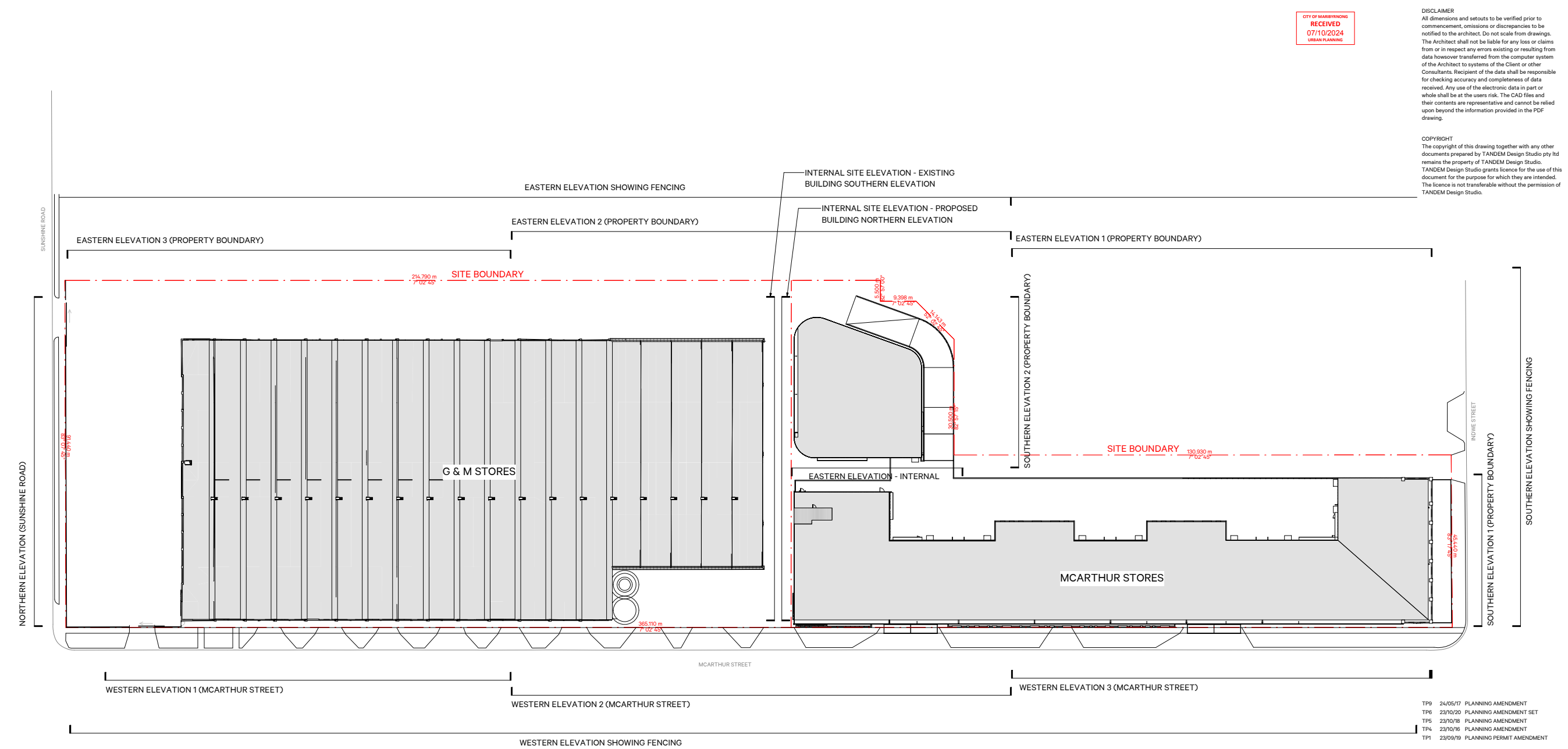
CLIENT
PERRI PROJECTS

PROJECT INFORMATION
21_009
WEFO
63 Sunshine Rd
West Footscray VIC
DRAWING TITLE
ROOF PLAN

DRAWING SCALE
1:500 @ A1
SHEET STATUS
PLANNING AMENDMENT
SHEET NUMBER
TP104
DRAWN BY
JC
CHECKED BY
SB
REV
TP9



Agenda Item 6.1 - Attachment 4



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1 ELEVATION KEY PLAN
SCALE 1:500

ALL WORKS TO THE EXISTING BUILDING INCLUDING DEMOLITION TO BE CONSISTENT WITH THE ENDORSED SCHEDULE OF CONSERVATION WORKS.

TP9	24/05/17	PLANNING AMENDMENT
TP6	23/10/20	PLANNING AMENDMENT SET
TP5	23/10/18	PLANNING AMENDMENT
TP4	23/10/16	PLANNING AMENDMENT
TP1	23/09/19	PLANNING PERMIT AMENDMENT

REV	DATE	REASON FOR ISSUE
ARCHITECT		
TANDEM		
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ARBV	51189	
ACN	115 144 100	
ABN	25 115 144 100	
CLIENT		
PERRI PROJECTS		

PROJECT INFORMATION
21_009
WEFO
63 Sunshine Rd West Footscray VIC

DRAWING TITLE
ELEVATION MARKUP PLAN

DRAWING SCALE	DRAWN BY
1:500 @ A1	TDS
SHEET STATUS	CHECKED BY
PLANNING AMENDMENT	AN/TH
SHEET NUMBER	REV
TP105	TP9



Agenda Item 6.1 - Attachment 4

REPAIR/REPLACE RULES

- A** Remove existing window frames and glazing. Assess condition and either 1) Restore frames on site or off site, or 2) Replace like for like (steel or steel look windows) if condition deems necessary. Make good openings. Re-install new window frames and glazing.

B Remove existing window frames and glazing. Remove and dispose of HAZMAT material in line with HAZMAT report disposal protocols. Make good openings. Restore facade with new steel-look window frames and glazing in line with legislative requirement.
- C** Replace damaged downpipes in like-for-like fashion, retain existing locations and heights, patch concrete where required as outlined in the Heritage Consultant report.

D Following demolition, replace roof sheeting with material similar to original.
- E** Following demolition, replace roof sheeting with material similar to original, including bending material to match original profile.

F Replace facade sheeting with material similar to original.

G Patch and repair signage to original condition, including painting as per original intent.

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07/10/2024
URBAN PLANNING

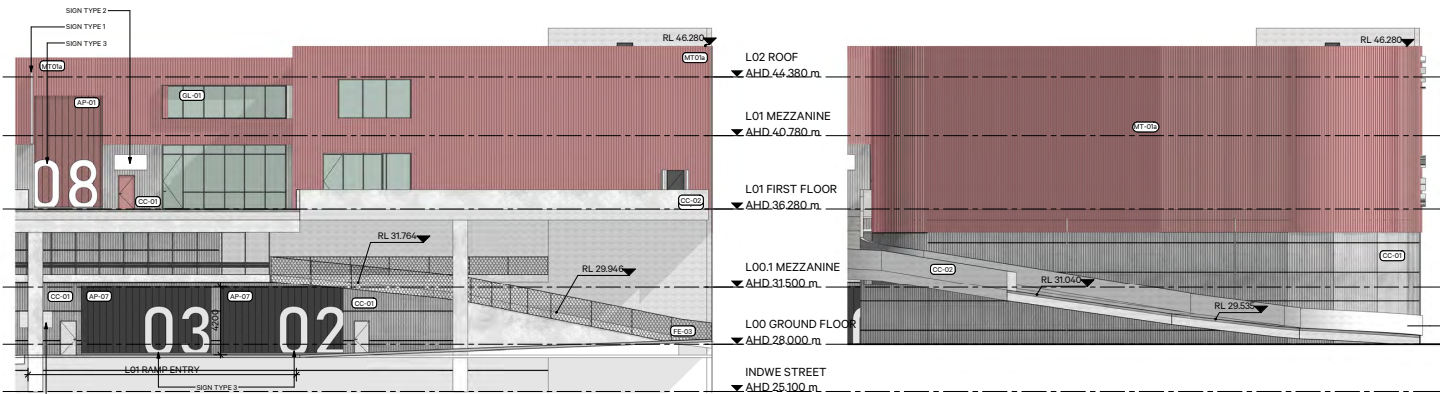
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LEGEND

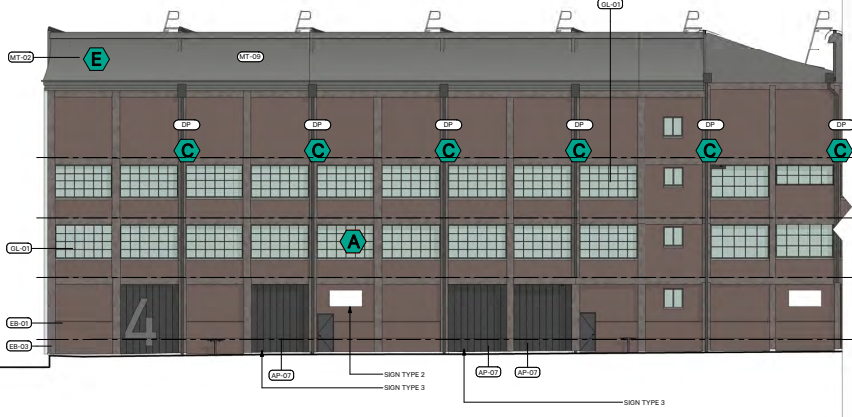
- EB-01 EXISTING BRICK WALL - RED
 - EB-02 EXISTING BRICK WALL - CREAM
 - EB-03 EXISTING GREY CONCRETE
 - EB-04 EXISTING CORRUGATED SHEET, LIGHT GREY
 - EB-05 EXISTING WINDOWS FRAME
 - MT-01 METAL FACADE, DUSTY BRICK
 - MT-01a METAL FACADE, VERTICAL PANS DUSTY BRICK
 - MT-05 METAL FACADE, MID GREY
 - MT-06 METAL FACADE, LIGHT GREY
 - MT-07 CUSTOM ORB CLADDING, SHALE GREY
 - MT-08 CUSTOM ORB CLADDING, SHALE GREY
 - MT-09 METAL FACADE, FLAT CONCAVE, SHALE GREY
 - MT-10 METAL MECHANICAL EQUIPMENT, GREY
 - CC-01 CONCRETE WALL, RECKL LINER
 - CC-02 PRECAST CONCRETE NATURAL GREY
 - CL-01 CLADDING, CHARCOAL GREY
 - CL-02 CLADDING, COLOUR TO MATCH MT-01
 - BR-01 BRICK CLADDING WHITE
 - GL-01 GLAZING - VISION GLASS - ALUMINIUM FRAME
 - GL-02 GLAZING - COLOUR BACKED SPANDREL GLASS - ALUMINIUM FRAME
 - GL-03 GLAZING - COLOURED TRANSLUCENT, ALUMINIUM FRAME COLOUR TO MATCH MT-01
 - AP-01 APPLIED FINISH, TO MATCH MT-01
 - AP-05 APPLIED FINISH, MID GREY
 - AP-06 APPLIED FINISH, LIGHT GREY
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 - AP-08 APPLIED FINISH, WHITE
 - FE-01 FENCE CYCLONE MESH
 - FE-02 FENCE BATTEN, CHARCOAL GREY
 - FE-03 TRANSLUCENT ACOUSTIC SHIELD
 - FE-04 FENCE BATTEN - CHARCOAL GREY
 - DP - COLORBOND STEEL METAL, SURFMIST
- REFER TO A8.00 FOR MATERIAL AND FINISH DETAILS

1 EASTERN ELEVATION 1 (PROPERTY BOUNDARY)
SCALE 1:200

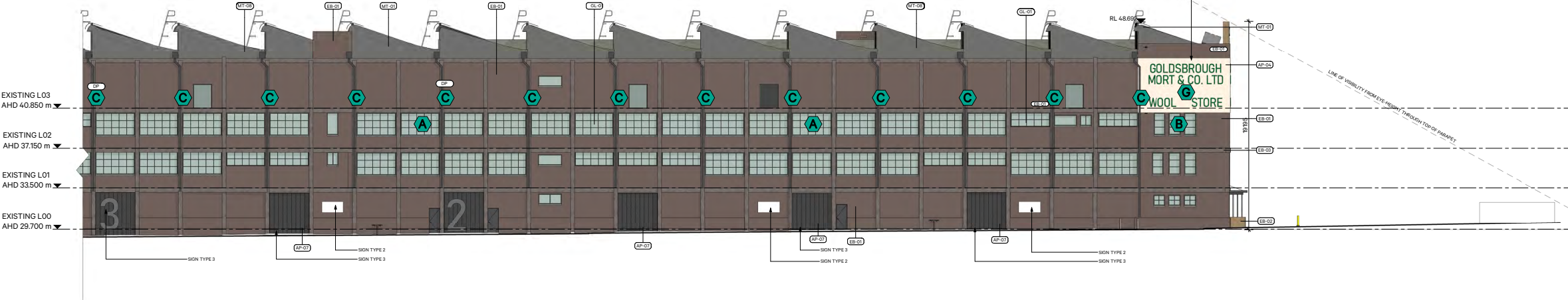


2 EASTERN ELEVATION - INTERNAL
SCALE 1:200

2A EASTERN ELEVATION 2 (PROPERTY BOUNDARY)
SCALE 1:200



ALL WORKS TO THE EXISTING BUILDING
INCLUDING DEMOLITION TO BE CONSISTENT
WITH THE ENDORSED SCHEDULE OF
CONSERVATION WORKS.



3 EASTERN ELEVATION 3 (PROPERTY BOUNDARY)
SCALE 1:200

TP9 24/05/17 PLANNING AMENDMENT
TP6 23/07/20 PLANNING AMENDMENT SET
TP5 23/07/18 PLANNING AMENDMENT
TP4 23/07/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE

ARCHITECT

TANDEM
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studio@tandem-studio.net ABN 25 115 144 100

CLIENT
PERRI PROJECTS

PROJECT INFORMATION

21_009

WEFO

63 Sunshine Rd

West Footscray VIC

DRAWING TITLE

EASTERN ELEVATION

DRAWING SCALE

As indicated @ A1

DRAWN BY

JC

SHEET STATUS

PLANNING AMENDMENT

CHECKED BY

SB

SHEET NUMBER

TP300

REV

TP9

0 2 4 6 8 10m

Agenda Item 6.1 - Attachment 4

RESTORATION NOTES:

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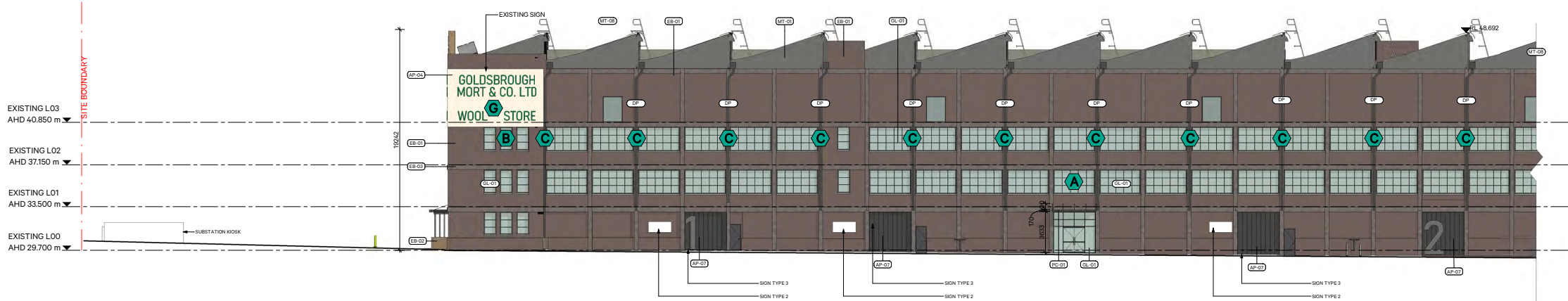
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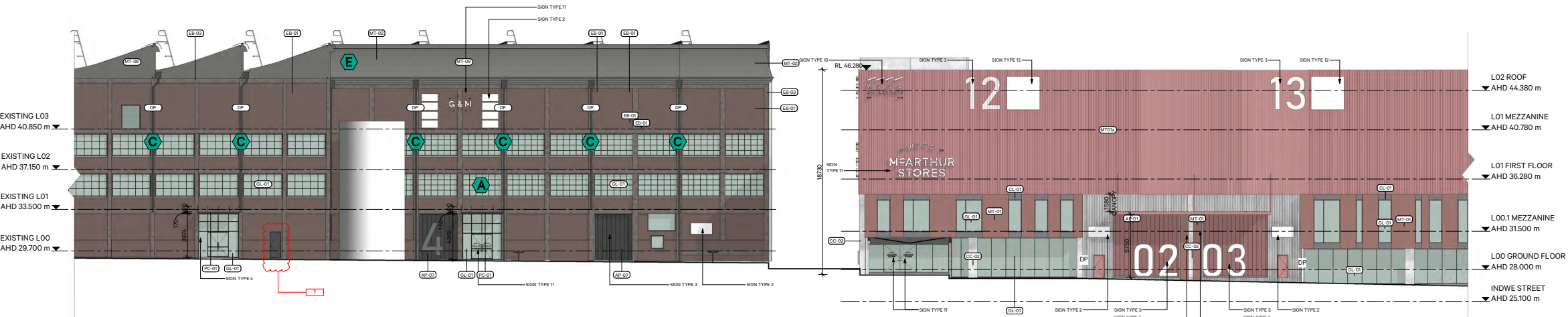
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LEGEND

- EB-01 EXISTING BRICK WALL - RED
 - EB-02 EXISTING BRICK WALL - CREAM
 - EB-03 EXISTING GREY CONCRETE
 - EB-04 EXISTING CORRUGATED SHEET, LIGHT GREY
 - EB-05 EXISTING WINDOWS FRAME
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- REFER TO A&O FOR MATERIAL AND FINISH DETAILS

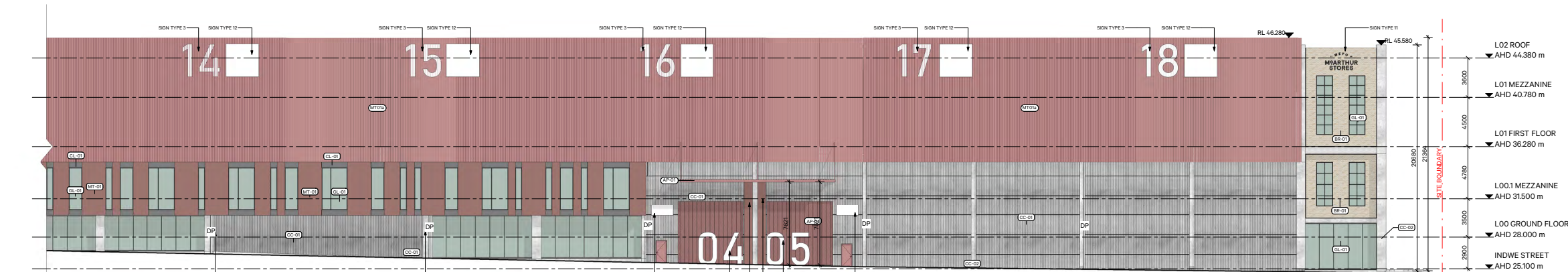


1 WESTERN ELEVATION 1 (MCARTHUR STREET)
SCALE 1:200



2 WESTERN ELEVATION 2 (MCARTHUR STREET)
SCALE 1:200

ALL WORKS TO THE EXISTING BUILDING
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3 WESTERN ELEVATION 3 (MCARTHUR STREET)
SCALE 1:200

- TP10 24/08/13 PLANNING AMENDMENT
- TP9 24/05/17 PLANNING AMENDMENT
- TP8 23/12/08 PLANNING AMENDMENT (STACKS)
- TP6 23/10/20 PLANNING AMENDMENT SET
- TP5 23/10/18 PLANNING AMENDMENT
- TP4 23/10/16 PLANNING AMENDMENT
- TP1 23/09/19 PLANNING PERMIT AMENDMENT

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ARCHITECT

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CLIENT

PERRI PROJECTS

PROJECT INFORMATION

21_009

WEFO

63 Sunshine Rd

West Footscray VIC

DRAWING TITLE

WESTERN ELEVATION

DRAWING SCALE

As Indicated @ A1

SHEET STATUS

PLANNING AMENDMENT

SHEET NUMBER

TP301

DRAWN BY

JC

CHECKED BY

SB

REV

TP10

Agenda Item 6.1 - Attachment 4

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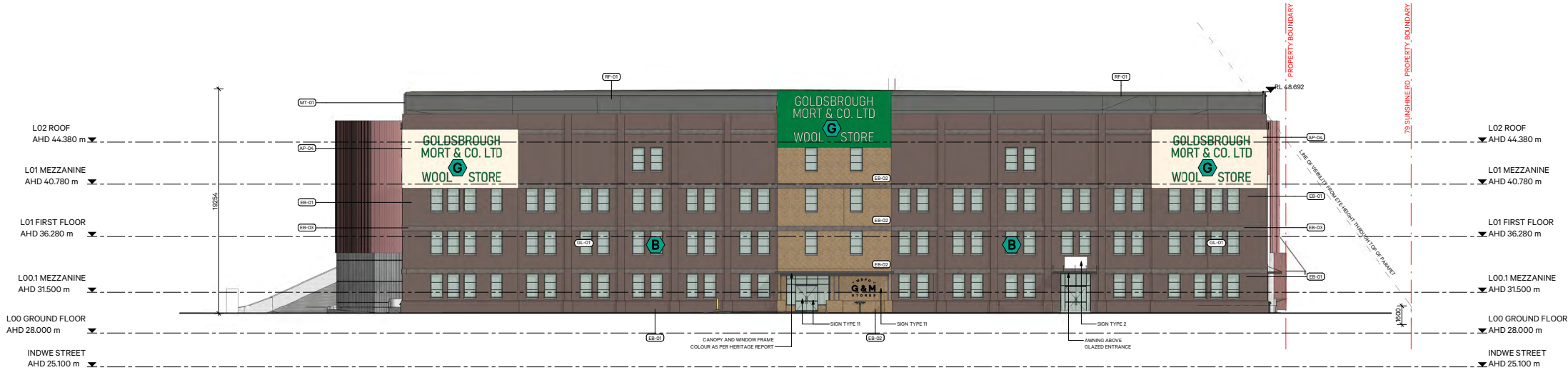
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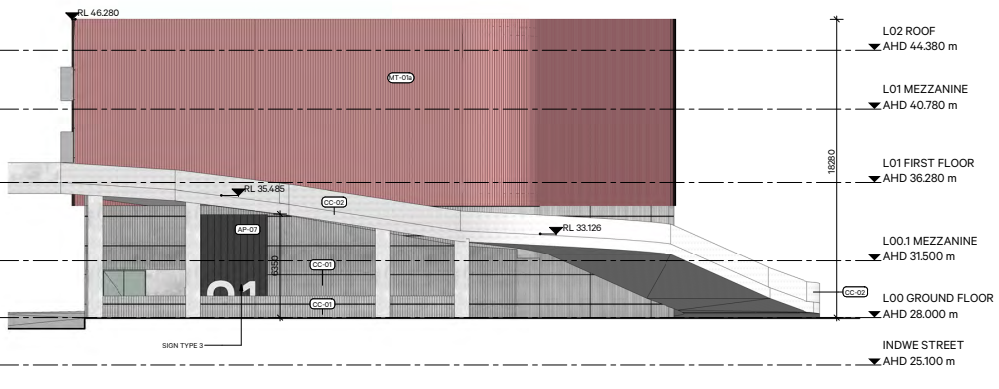
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1 NORTHERN ELEVATION (SUNSHINE ROAD)
SCALE 1:200



2 SOUTHERN ELEVATION 1 (PROPERTY BOUNDARY)
SCALE 1:200



3 SOUTHERN ELEVATION 2 (PROPERTY BOUNDARY)
SCALE 1:200

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LEGEND

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TP5 23/10/18 PLANNING AMENDMENT
TP4 23/10/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

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ARBV 51189
ACN 115 144 100
ABN 25 115 144 100

CLIENT

PERRI PROJECTS

PROJECT INFORMATION

21_009

WEFO

63 Sunshine Rd
West Footscray VIC

DRAWING TITLE

**NORTHERN AND
SOUTHERN ELEVATION**

DRAWING SCALE

As indicated @ A1

DRAWN BY

JC

SHEET STATUS

PLANNING AMENDMENT

CHECKED BY

SB

SHEET NUMBER

TP302

REV

TP9

Agenda Item 6.1 - Attachment 4

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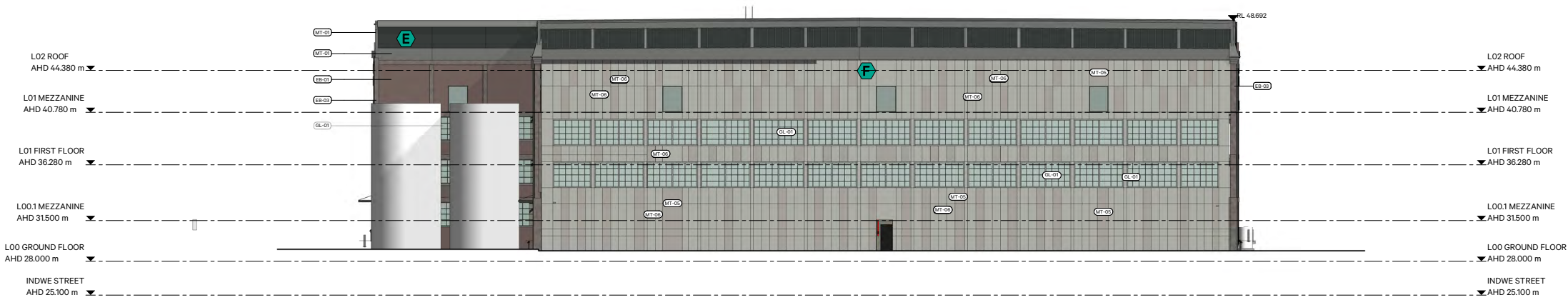
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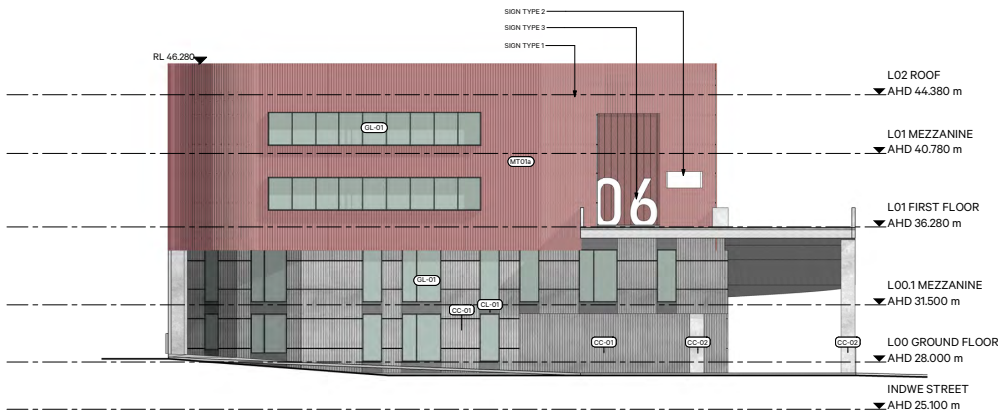
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1 INTERNAL NORTH ELEVATION FACADE
SCALE 1:200



2 INTERNAL SOUTH ELEVATION FACADE
SCALE 1:200



3 INTERNAL WEST ELEVATION FACADE
SCALE 1:200

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LEGEND

- EB-01 EXISTING BRICK WALL - RED
- EB-02 EXISTING BRICK WALL - CREAM
- EB-03 EXISTING GREY CONCRETE
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REFER TO A8.00 FOR MATERIAL AND FINISH DETAILS

TP9 24/05/17 PLANNING AMENDMENT
TP8 23/12/08 PLANNING AMENDMENT (STACKS)
TP6 23/10/20 PLANNING AMENDMENT SET
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ABN 25 115 144 100

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PROJECT INFORMATION

21_009

WEFO

63 Sunshine Rd
West Footscray VIC

DRAWING TITLE

**INTERNAL FACADE
ELEVATIONS**

DRAWING SCALE
As indicated @ A1
SHEET STATUS
PLANNING AMENDMENT
SHEET NUMBER
TP303
DRAWN BY
JC
CHECKED BY
SB
REV
TP9

0 2 4 6 8 10m

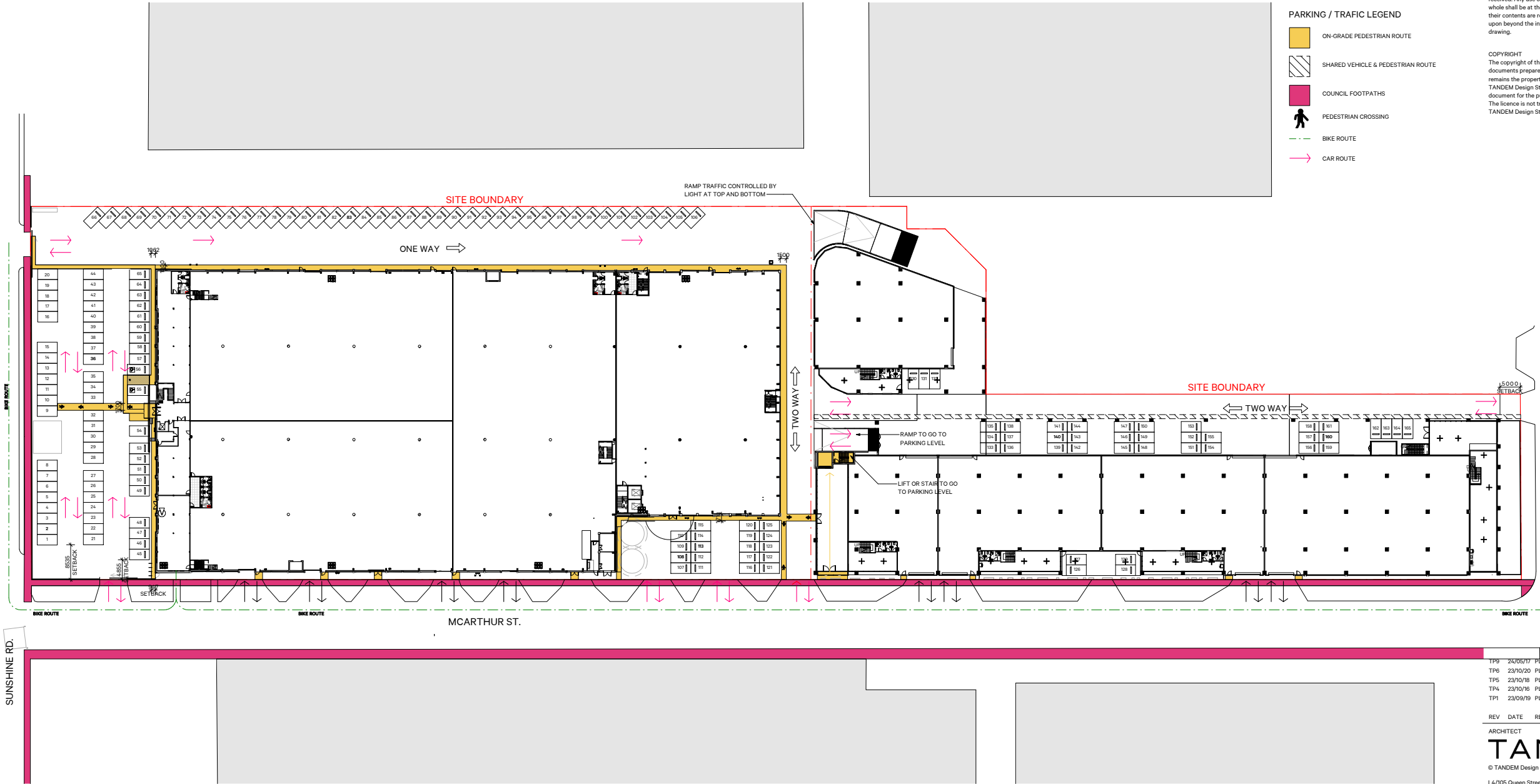
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- PARKING / TRAFFIC LEGEND
- ON-GRADE PEDESTRIAN ROUTE
 - SHARED VEHICLE & PEDESTRIAN ROUTE
 - COUNCIL FOOTPATHS
 - PEDESTRIAN CROSSING
 - BIKE ROUTE
 - CAR ROUTE



1 CARPARK - ACCESS PLAN
SCALE 1:500

TP9 24/05/17 PLANNING AMENDMENT
TP6 23/10/20 PLANNING AMENDMENT SET
TP5 23/10/18 PLANNING AMENDMENT
TP4 23/10/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE

ARCHITECT

TANDEM

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tandem-studio.net ACN 115 144 100
studio@tandem-studio.net ABN 25 115 144 100

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PERRI PROJECTS

PROJECT INFORMATION

21_009
WEFO

63 Sunshine Rd
West Footscray VIC

DRAWING TITLE

**PARKING / TRAFFIC
MANAGEMENT PLAN**

DRAWING SCALE DRAWN BY

1:500 @ A1 JC

SHEET STATUS CHECKED BY

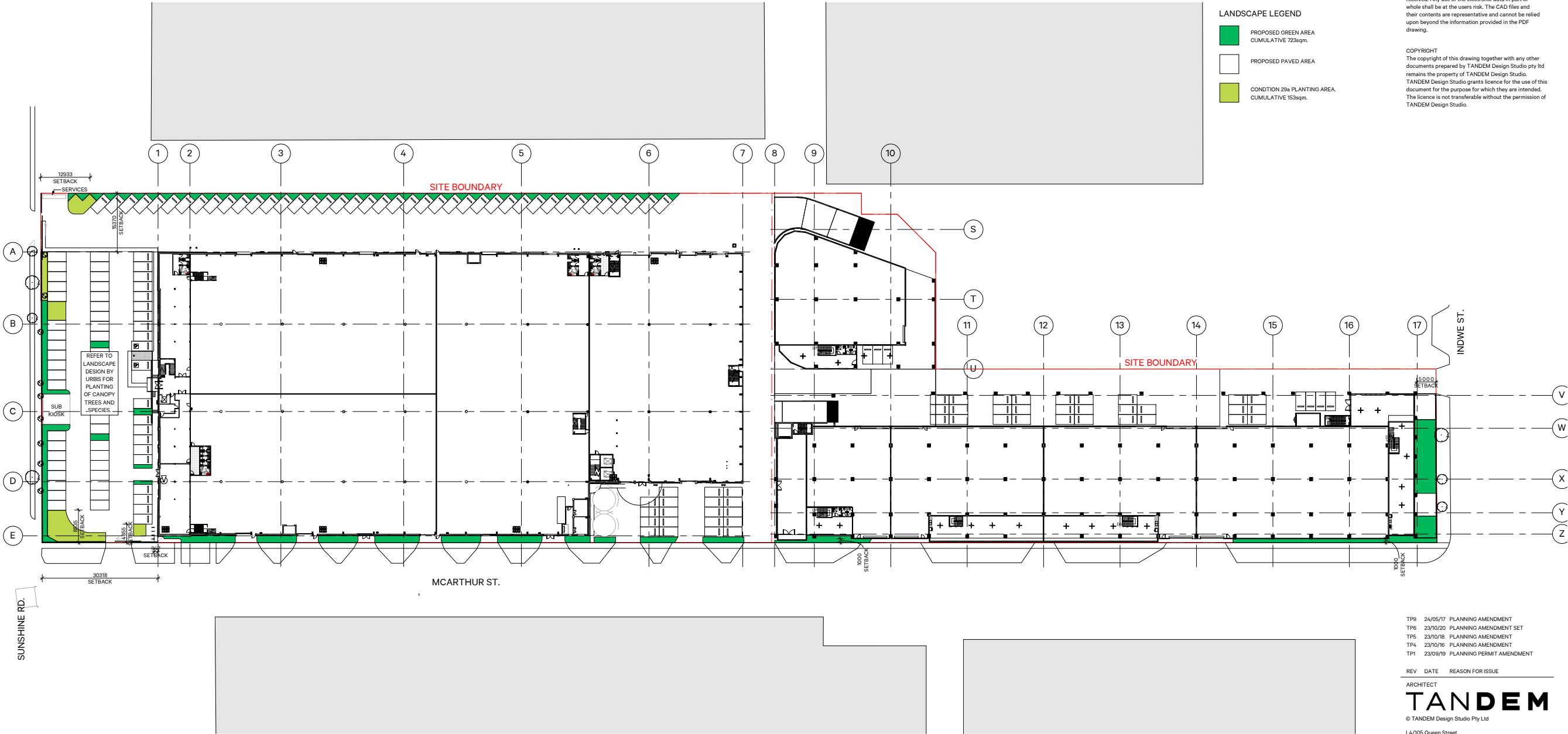
PLANNING AMENDMENT SB

SHEET NUMBER REV

TP500 TP9

0 5 10 15 20 25m
NORTH

Agenda Item 6.1 - Attachment 4



1 LANDSCAPE CONCEPT PLAN
SCALE 1:500

PLEASE SEE APPROVED LANDSCAPE DESIGN
PLANS FOR COMPLETE LANDSCAPE DETAILS.

TP9 24/05/17 PLANNING AMENDMENT
TP6 23/07/20 PLANNING AMENDMENT SET
TP5 23/07/18 PLANNING AMENDMENT
TP4 23/07/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE
ARCHITECT
TANDEM
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tandem-studio.net ACN 115 144 100
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PERRI PROJECTS

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63 Sunshine Rd
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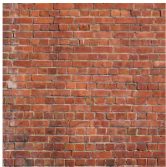
DRAWING TITLE
**LANDSCAPE CONCEPT
PLAN**

DRAWING SCALE 1:500 @ A1	DRAWN BY JC
SHEET STATUS PLANNING AMENDMENT	CHECKED BY SB
SHEET NUMBER TP501	REV TP9



Agenda Item 6.1 - Attachment 4

EXISTING MATERIALS +



EB-01

EXISTING BRICK WALL
RED
EXISTING BUILDING FACADES



EB-02

EXISTING BRICK WALL
CREAM
EXISTING BUILDING NORTH



EB-03

EXISTING CONCRETE
NATURAL GREY
EXISTING STRUCTURE



EB-04

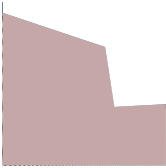
EXISTING CORRUGATED SHEET
LIGHT GREY
SOUTH BUILDING AND FACADE



EB-05

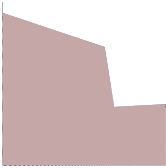
EXISTING WINDOW FRAMES
ALUMINIUM
EXISTING BUILDING FACADES

PROPOSED EXTERIOR MATERIALS +



MT-01

METAL FACADE
DUSTY BRICK COLOUR
PROPOSED FACADE FOR NEW
BUILDING



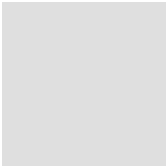
MT-01a

METAL FACADE - VERTICAL PANS
DUSTY BRICK COLOUR
PROPOSED FACADE FOR NEW
BUILDING



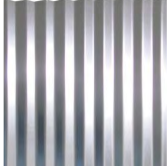
MT-05

METAL FACADE
COLOURBOND
MID GREY
PROPOSED FACADE FOR EXISTING
BUILDING



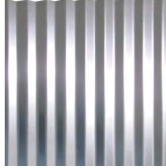
MT-06

METAL FACADE
COLOURBOND
LIGHT GREY
PROPOSED FACADE FOR NEW
BUILDING AND ROOF



MT-07

METAL ROOF
BLUESCOPE CUSTOM ORB
CORRUGATED CLADDING
COLOUR SHALE GREY
EXISTING BUILDING ROOF
REPLACEMENT



MT-08

METAL FACADE
BLUESCOPE CUSTOM ORB
CORRUGATED CLADDING
COLOUR SHALE GREY
EXISTING BUILDING PARAPET



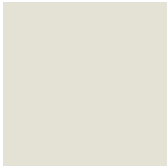
MT-09

METAL FACADE
FLAT CONCAVE CLADDING
BLUESCOPE COLOURBOND
COLOUR SHALE GREY
EXISTING MANSARD CLADDING



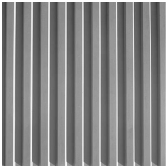
MT-10

METAL
MECHANICAL EQUIPMENT
COLOUR: GREY



DP

METAL DOWNPIPES & ROOF
OUTTERS
COLOURBOND STEEL METAL
COLOUR: SURFMIST



CC-01

CONCRETE WALL, RECKLI LINER
TRAPEZOIDAL PATTERN
WALLS NEW BUILDING



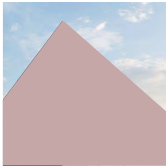
CC-02

PRECAST CONCRETE
STRUCTURE NEW BUILDING



CL-01

NON-PROFILED CLADDING
CHARCOAL GREY



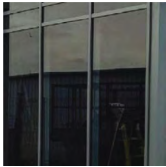
CL-02

NON-PROFILED CLADDING
COLOUR TO MATCH MT-01



BR-01

BRICK CLADDING
KRAUS BRICK - WHITE



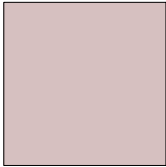
GL-01

VISION GLASS
ALUMINIUM FRAME
POWDERCOATED - ALUMINIUM
WAREHOUSES



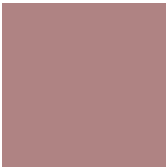
GL-02

LOW IRON SPANDREL GLASS
ALUMINIUM FRAME
POWDERCOATED - ALUMINIUM
WAREHOUSES



GL-03

COLOURED TRANSLUCENT
ACOUSTIC SHIELD
ALUMINIUM FRAME POWDERCOATED
TO MATCH MT-01



AP-01

APPLIED FINISH
TO MATCH MT-01



AP-05

APPLIED FINISH
MID GREY



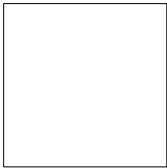
AP-06

APPLIED FINISH
LIGHT GREY



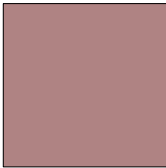
AP-07

APPLIED FINISH
CHARCOAL GREY



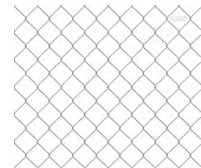
AP-08

APPLIED FINISH
WHITE



PC-01

POWDER COAT
TO MATCH MT-01



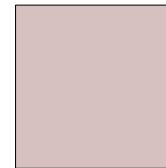
FE-01

FENCE - CYCLONE MESH
BLACK PVC COATING
SITE



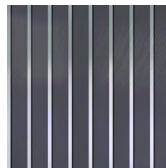
FE-02

FENCE - BATTEN
ALUMINIUM
POWDERCOATED - BLACK



FE-03

COLOURED TRANSLUCENT ACOUSTIC SHIELD
ALUMINIUM FRAME POWDERCOATED TO
MATCH MT-01
NOTE: ACOUSTIC SHIELD TO BE
IMPERFORATE WITH A MINIMUM SURFACE
DENSITY OF 12KG/M2



FE-04

FENCE - BATTEN WITH TRANSLUCENT
ACOUSTIC BACKING
ALUMINIUM
POWDERCOATED - CHARCOAL BLACK
NOTE: ACOUSTIC BACKING TO BE
IMPERFORATE WITH A MINIMUM SURFACE
DENSITY OF 12KG/M2

CITY OF MARIBYRNONG
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URBAN PLANNING

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TP9 24/05/17 PLANNING AMENDMENT
TP6 23/07/20 PLANNING AMENDMENT SET
TP5 23/07/18 PLANNING AMENDMENT
TP4 23/07/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

REV DATE REASON FOR ISSUE

ARCHITECT
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ABN 25 115 144 100

CLIENT
PERRI PROJECTS

PROJECT INFORMATION
21_009
WEFO
63 Sunshine Rd
West Footscray VIC

DRAWING TITLE
**MATERIALS AND FINISHES
SCHEDULE**

DRAWING SCALE
1:1 @ A1
SHEET STATUS
PLANNING AMENDMENT
SHEET NUMBER
TP900
DRAWN BY
JC
CHECKED BY
SB
REV
TP9

Agenda Item 6.1 - Attachment 4



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TP1 23/09/19 PLANNING PERMIT AMENDMENT

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ARCHITECT

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PERRI PROJECTS

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63 Sunshine Rd
West Footscray VIC

DRAWING TITLE
PERSPECTIVE RENDERS

DRAWING SCALE	DRAWN BY
@ A1	AN / AW
SHEET STATUS	CHECKED BY
PLANNING AMENDMENT	TH
SHEET NUMBER	REV
TP910	TP6

Agenda Item 6.1 - Attachment 4



CORNER VIEW, INDWE AND MCARTHUR STREET



CORNER VIEW, INDWE AND MCARTHUR STREET

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TP4 23/10/16 PLANNING AMENDMENT
TP1 23/09/19 PLANNING PERMIT AMENDMENT

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DRAWING TITLE

PERSPECTIVE RENDERERS

DRAWING SCALE

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SHEET STATUS

PLANNING AMENDMENT

SHEET NUMBER

TP911

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REV

TP6