



Merri-bek
City Council

Minutes of the Planning and Related Matters Meeting

Held in Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg
on Wednesday 24 June 2026

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The Deputy Mayor opened the meeting at 6.30 pm and stated the Council meeting is being held on the traditional country of the Wurundjeri Woi Wurrung people and acknowledged them as Traditional Owners. The Deputy Mayor paid respects to their Elders, past, present and emerging, and the Elders from other communities who may be here today.

Present	Time In	Time Out
Cr Nat Abboud, Mayor	Apology	
Cr Helen Davidson, Deputy Mayor	6.30 pm	7.24 pm
Cr Sue Bolton	6.34 pm	7.24 pm
Cr Liz Irvin	6.30 pm	7.24 pm
Cr Dr Jay Iwasaki	6.30 pm	7.24 pm
Cr Chris Miles	6.30 pm	7.24 pm
Cr Helen Politis	Apology	
Cr Adam Pulford	6.30 pm	7.24 pm
Cr Ella Svensson	6.30 pm	7.24 pm
Cr Katherine Theodosis	Apology	
Cr Oscar Yildiz JP	Apology	

OFFICERS

Director Place and Environment – Pene Winslade
 Group Manager City Development – Phil Priest
 Planning Coordinator – Ryan Hay
 Principal Urban Planner – Aileen Chin
 Urban Planner – Dee Erdogan
 Manager Governance and Strategy – Yvonne Callanan
 Unit Manager Governance and Risk – Sophie Barison
 Team Leader Governance – Naomi Ellis

APOLOGIES/LEAVE OF ABSENCE

Mayor Cr Abboud, Cr Politis, Cr Theodosis and Cr Yildiz were apologies to the meeting.

DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

MINUTE CONFIRMATION

Resolution

Cr Iwasaki moved, Cr Irvin seconded -

The minutes of the Planning and Related Matters Meeting held on 27 May 2026 be confirmed.

Carried

6.34 pm Cr Bolton entered the meeting.

COUNCIL REPORTS

5.1 209 SYDNEY ROAD, BRUNSWICK - PLANNING APPLICATION - MPS/2026/194



Property:	209 Sydney Road, Brunswick.
Proposal:	Use of the land for the purpose of a Restricted Recreation Facility (Pilates Studio), and to construct or display a sign within the Heritage Overlay.
Zoning and Overlay/s:	• Commercial 1 Zone (C1Z). • Development Contributions Plan Overlay – Schedule 1. (DCPO1). • Built Form Overlay – Schedule 1 (BFO1). • Design and Development Overlay – Schedule 18 (DDO18). • Heritage Overlay – Schedule 149 (HO149). • Special Building Overlay – Schedule 2 (SBO2). • Parking Overlay – Schedule 1 (PO1).
Strategic setting:	Brunswick Activity Centre.
Objections:	• Fourteen (14) objections. • Key issues: - Noise emission, including use of free weights. - Internal security arising from access to the common building area. - Inappropriate hours of operation contributing to noise concerns, including building entry and parking during antisocial hours. - Unstaffed business model resulting in a lack of supervision and controlled entry. - Advertising sign impacting the architecture of the building.
Planning Information and Discussion (PID) Meeting:	• Date held: Thursday 4 June 2026. • Attendees: Three objectors, the applicant, Council officers, and Cr Iwasaki. • No changes were agreed to, however the meeting provided an opportunity for the objectors concerns to be discussed and helped inform the preparation of this report.
Key reasons for support:	• Appropriate use in the context of the Commercial 1 Zone and Brunswick Activity Centre. • Potential noise impacts have been addressed by an acoustic report prepared by an acoustic engineer and can be further managed by permit conditions. • Venue and Patron Management Plan to be required.
Recommendation:	That a Notice of Decision to Grant a Planning Permit be issued.

Officer Recommendation

That a Notice of Decision to Grant a Planning Permit No. MPS/2026/194 be issued for the land at 209 Sydney Road, Brunswick.

The Permit would allow:

Use of the land for the purpose of a Restricted Recreation Facility (Pilates Studio), and to construct or display a sign within the Heritage Overlay.

Planning Scheme Clause	Matters for which permit is required
Clause 34.01-1 (C1Z)	To use the land for a restricted recreation facility.
Clause 43.01-1 (HO149)	To construct or display a sign.

The following conditions would apply to this permit:

Amended plans

1. Before the use commences or the sign is constructed, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by 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 must be generally in accordance with the plans advertised on 31/03/2026 but modified to show:
 - a) Any changes as required by the acoustic report by Condition 8;
 - b) An annotation on the site plan to confirm rubber padding will be applied to the feet of all reformer machines;
 - c) An annotation on the site plan to show the location of signage to be installed at the fire exit door (at the rear of the property), to state the door must not be used and remain closed except for the purpose of emergency evacuation.
 - d) The internally illuminated sign must be dimensioned as no less than 2.7 metres above the footpath on front elevation.

Compliance with endorsed plans

2. The use of land 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 Clauses 62.01 of the Merri-bek Planning Scheme unless specifically noted as a permit condition.
3. The location, dimensions, shape and associated structures of every sign must accord with the endorsed plans and must not be altered, unless with the consent of the Responsible Authority.

Operational conditions

4. The use allowed by this permit must operate only between 5am and 11pm Monday to Sunday (daily).
5. Free weights (dumbbells or similar) provided as part of the facility must be bean bag, sand bag, or a similar material, to the satisfaction of the Responsible Authority.
6. The rear internal fire exit door must remain closed at all times and must not be used by patrons of the facility except for the purpose of emergency egress and ingress.

Venue and Patron Management Plan

7. Concurrent with the submission of plans under Condition 1, a Venue and Patron Management Plan must be submitted to and endorsed to the satisfaction of the Responsible Authority. The plan must provide details on the business's operation, including but not limited to the following:

- a) Detail the process of membership inductions;
- b) Indicate how building access will be restricted to members only;
- c) Any security mechanisms in place to monitor the facility;
- d) Provide a named contact, including a method of contact, for the duty manager of the facility;
- e) Detail a complaints management process.

Upon endorsement a copy of the Venue and Patron Management Plan must be given to the Owners Cooperation of the building. The use must be undertaken in accordance with the endorsed Venue and Patron Management Plan unless otherwise approved in writing by the Responsible Authority.

Noise management

- 8. The Acoustic Report prepared by JTA dated 14/05/2026 will be endorsed to form part of the planning permit. The provisions, recommendations and requirements of the Acoustic Report must be implemented and complied with, to the satisfaction of the Responsible Authority. Prior to the commencement of the use, the recommendations as specified within the endorsed Acoustic Report must be implemented. The use must be undertaken in accordance with the endorsed Acoustic Report unless otherwise approved in writing by the Responsible Authority.
- 9. Any music or audio/video system must be connected to a system which is inaccessible by members of the facility and controls the volume of the speakers. Before the use commences, the speaker volume must be calibrated and commissioned by a suitably qualified acoustic consultant. Commissioning of the speaker volume must ensure that the noise limits do not exceed the noise limits stipulated within the endorsed Acoustic Report.
- 10. Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit a post commencement acoustic report to the satisfaction of the Responsible Authority which demonstrates compliance with the endorsed Acoustic Report, or which outlines any measures considered necessary to achieve further compliance.

The recommendations of the post commencement acoustic report must be implemented to the satisfaction of the Responsible Authority.

Signage

- 11. The sign approved by this permit must not be animated or contain any flashing or intermittent lights.
- 12. The sign hereby approved must be maintained in good condition to the satisfaction of the Responsible Authority.

Expiry

- 13. The use or signage approved by this permit will expire if one of the following circumstances applies:
 - a) the use is not commenced within three (3) years from the date of issue of this permit.
 - b) the signage is not erected and displayed within five (5) years from the date of issue of this permit.

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

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: It may be necessary to obtain a building permit prior to the commencement of any demolition, building works or occupation of the building. It is strongly recommended that you consult with a registered building surveyor to advise on any requirements under the Building Act, the Building Regulations and any other subordinate legislation. Further information can be sought from the Victorian Building Authority, Phone 1300 815 127 or www.vba.vic.gov.au. Council's building services branch can also assist you in the provision of this service and can be contacted on 9240 1111 or <http://www.Merri-bek.vic.gov.au/planning-building/building-renovations-and-extensions/>.

Resolution

Cr Iwasaki moved, Cr Pulford seconded -

That a Notice of Decision to Grant a Planning Permit No. MPS/2026/194 be issued for the land at 209 Sydney Road, Brunswick.

The Permit would allow:

Use of the land for the purpose of a Restricted Recreation Facility (Pilates Studio), and to construct or display a sign within the Heritage Overlay.

Planning Scheme Clause	Matters for which permit is required
Clause 34.01-1 (C1Z)	To use the land for a restricted recreation facility.
Clause 43.01-1 (HO149)	To construct or display a sign.

The following conditions would apply to this permit:

Amended plans

- 1. Before the use commences or the sign is constructed, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by 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 must be generally in accordance with the plans advertised on 31/03/2026 but modified to show:**
 - a) Any changes as required by the acoustic report by Condition 8;**
 - b) An annotation on the site plan to confirm rubber padding will be applied to the feet of all reformer machines;**
 - c) An annotation on the site plan to show the location of signage to be installed at the fire exit door (at the rear of the property), to state the door must not be used and remain closed except for the purpose of emergency evacuation.**
 - d) The internally illuminated sign must be dimensioned as no less than 2.7 metres above the footpath on front elevation.**

Compliance with endorsed plans

- 2. The use of land 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 Clauses 62.01 of the Merri-bek Planning Scheme unless specifically noted as a permit condition.**
- 3. The location, dimensions, shape and associated structures of every sign must accord with the endorsed plans and must not be altered, unless with the consent of the Responsible Authority.**

Operational conditions

- 4. The use allowed by this permit must operate only between 5am and 11pm Monday to Sunday (daily).**
- 5. Free weights (dumbbells or similar) provided as part of the facility must be bean bag, sand bag, or a similar material, to the satisfaction of the Responsible Authority.**
- 6. The rear internal fire exit door must remain closed at all times and must not be used by patrons of the facility except for the purpose of emergency egress and ingress.**

Venue and Patron Management Plan

- 7. Concurrent with the submission of plans under Condition 1, a Venue and Patron Management Plan must be submitted to and endorsed to the satisfaction of the Responsible Authority. The plan must provide details on the business's operation, including but not limited to the following:**
 - a) Detail the process of membership inductions;**
 - b) Indicate how building access will be restricted to members only;**
 - c) Any security mechanisms in place to monitor the facility;**
 - d) Provide a named contact, including a method of contact, for the duty manager of the facility;**
 - e) Detail a complaints management process.**

Upon endorsement a copy of the Venue and Patron Management Plan must be given to the Owners Cooperation of the building. The use must be undertaken in accordance with the endorsed Venue and Patron Management Plan unless otherwise approved in writing by the Responsible Authority.

Noise management

- 8. The Acoustic Report prepared by JTA dated 14/05/2026 will be endorsed to form part of the planning permit. The provisions, recommendations and requirements of the Acoustic Report must be implemented and complied with, to the satisfaction of the Responsible Authority. Prior to the commencement of the use, the recommendations as specified within the endorsed Acoustic Report must be implemented. The use must be undertaken in accordance with the endorsed Acoustic Report unless otherwise approved in writing by the Responsible Authority.**
- 9. Any music or audio/video system must be connected to a system which is inaccessible by members of the facility and controls the volume of the speakers. Before the use commences, the speaker volume must be calibrated and commissioned by a suitably qualified acoustic consultant. Commissioning of the speaker volume must ensure that the noise limits do not exceed the noise limits stipulated within the endorsed Acoustic Report.**
- 10. Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit a post commencement acoustic report to the satisfaction of the Responsible Authority which demonstrates compliance with the endorsed Acoustic Report, or which outlines any measures considered necessary to achieve further compliance.**

The recommendations of the post commencement acoustic report must be implemented to the satisfaction of the Responsible Authority.

Signage

- 11. The sign approved by this permit must not be animated or contain any flashing or intermittent lights.**

12. The sign hereby approved must be maintained in good condition to the satisfaction of the Responsible Authority.

Expiry

13. The use or signage approved by this permit will expire if one of the following circumstances applies:
- the use is not commenced within three (3) years from the date of issue of this permit.
 - the signage is not erected and displayed within five (5) years from the date of issue of this permit.

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

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: It may be necessary to obtain a building permit prior to the commencement of any demolition, building works or occupation of the building. It is strongly recommended that you consult with a registered building surveyor to advise on any requirements under the Building Act, the Building Regulations and any other subordinate legislation. Further information can be sought from the Victorian Building Authority, Phone 1300 815 127 or www.vba.vic.gov.au. Council's building services branch can also assist you in the provision of this service and can be contacted on 9240 1111 or <http://www.Merri-bek.vic.gov.au/planning-building/building-renovations-and-extensions/>.

Carried unanimously

5.2 LOT S17, 1 CHAMP STREET, COBURG - PLANNING APPLICATION - MPS/2020/109/A



Property:	1 Champ Street, Coburg (Lot S17 on Plan of Subdivision 501198H)		
Approved use:	Use of the land for a Hotel with the sale and consumption of liquor (on and off premises license) pursuant to Clause 52.27 within and adjacent to existing E Division building and a reduction of Clause 52.06 car parking requirements with part of the car parking spaces provided on another site, in accordance with the endorsed plans		
Proposal:	Amend the existing planning permit to increase hours of operation to start from 7am every day.		
Zoning and Overlay/s:	- Activity Centre Zone – Schedule 1 - Heritage Overlay (HO47) - Parking Overlay – Schedule 1 (PO1) - Environmental Audit Overlay - Development Contributions Plan Overlay (DCPO)		
Strategic setting:	Minimal change	Incremental change	Significant change

Objections:	- Forty (40) objections received - Key issues: - Noise due to increased hours of operation - Increase in consumption of liquor - Increase in anti-social behaviour - Venue and security issues
Planning Information and Discussion (PID) Meeting:	- Date held: 20 May 2026 - Attendees: Three objectors, the applicant, Council officers, and Mayor Cr Nat Abboud, Cr Dr. Jay Iwasaki, Cr Sue Bolton and Cr Helen Politis - Prior to the meeting, the applicant voluntarily removed the proposed extension of late night operating hours to 3am from the application. - Following the meeting, the applicant has agreed to additional conditions to strengthen patron management and provision of an additional acoustic report upon commencement, along with a reduction of patron numbers permitted within the beer garden to 400 people within the hours of the proposed amendment.
Key reasons for support	- Any off-site amenity impacts can be appropriately managed by conditions of the recommendation - The earlier start time will contribute to an increase in diversity of daytime mixed use activities within the Pentridge precinct, in line with strategic policy objectives and the Activity Centre Zone.
Recommendation:	Notice of Decision to Grant an Amended Planning Permit be issued for the proposal.

Officer Recommendation

That an Amended Planning Permit No. MPS/2020/109/A be issued for the land at Lot S17 on Plan of Subdivision 501198H at 1 Champ Street, Coburg, subject to the following amended conditions:

The Permit would allow:

Use of the land for a Hotel within and adjacent to existing E Division building and a reduction of Clause 52.06 car parking requirements with part of the car parking spaces provided on another site, in accordance with the endorsed plans.

Planning Scheme Clause	Matters for which permit is required
Clause 37.08-2 (Activity Centre Zone)	A planning permit is required to use the land for a Hotel

Amended plans

The following conditions would apply to this Amended Permit (**amendments bolded**):

- Before the use commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by 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 must be generally in accordance with the plans (advertised 29 June 2020) but modified to show:
 - The location of the waste storage area.

- b) At least 10 patron bicycle spaces provided within the vicinity of the Division E building.
 - c) Any changes required by the Acoustic Report prepared by Watson Moss Growcott Acoustics dated 8 May 2020 including, but not limited to:
 - i. An in-house music system with the location of the speakers shown and angled inward towards the centre of the areas; and
 - ii. The external doors to be fitted with an automatic closing mechanism.
 - d) Any changes required by the Venue and Patron Management Plan in accordance with Condition 11 of this permit.
 - e) Any changes required by the Waste Management Plan in accordance with Condition 14 of this permit.
- 1A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended documents must be generally in accordance with the documents 27 February 2026 but modified to show:**
- a) **The location of the revised waste storage area.**
 - b) **Any changes required by the Acoustic report in accordance with Condition 5A of the permit.**
 - c) **Any changes required by the Venue and Patron Management Plan in accordance with Condition 14A of the permit.**
 - d) **Any changes required by the Waste Management Plan in accordance with Condition 17A.**
2. The use 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 Clauses 62.01, 62.02-1 and 62.02-2 of the Moreland Planning Scheme unless specifically noted as a permit condition.

Hours of operation and patron numbers

- 3. The use must operate only between the following hours:**
- a) **Monday to Sunday 7 a.m. to 1 a.m.**
4. The maximum number of patrons permitted on the premises must not exceed the following at any one time:
- a) Internal Area of the Building: 566
 - b) Beer Garden: **400 between the hours of 7 a.m. and 11 a.m., and 440 all other times** (prior to commencement of Building 12)
 - c) Terrace: 85
 - d) Family Area: **0 between the hours of 7 a.m. and 11 a.m., and 112 all other times**
 - e) Lovers Laneway: 30

Acoustic Attenuation

- 5A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, an amended Acoustic Report that is generally in accordance with the Acoustic Report prepared by Enfield Acoustics Noise Vibration dated 1 December 2025 must be submitted and approved to the satisfaction of the Responsible Authority. The report must include any necessary adjustments in operations to ensure acceptable patron and other noise impacts associated with, but not be limited to the following:**

- a) **The expanded hours of operation in accordance with Condition 3A of this permit.**
5. Prior to the commencement of the use, an amended Acoustic Report that is generally in accordance with the Acoustic Report prepared by Watson Moss Growcott Acoustics dated 8 May 2020 must be submitted and approved to the satisfaction of the Responsible Authority. The report must include, but not be limited to the following:
- a) The hours of operation in accordance with Condition 3 of this permit.
 - b) Recommendations of acoustic attenuation measures to ensure that the mechanical service equipment complies with State Environment Protection Policy SEPP N1 - Control of noise from commerce, industry and trade.
 - c) Recommendations of acoustic attenuation measures required to ensure that patron noise levels do not exceed the predicted patron noise levels specified in the acoustic report.
 - d) Recommendations of acoustic attenuation measures required to ensure that the proposal complies with SEPP N-2 – Control of music from public premises

When submitted and approved to the satisfaction of the Responsible Authority, the Acoustic Report will be endorsed to form part of this permit.

- 6A. Within 3 months of the commencement of the extended hours of operation approved by the amended permit/A, acoustic testing is to be carried out to ascertain whether the use complies with the maximum noise levels prescribed by the Environment Protection Regulations under the Environment Protection Act, 2017 and the incorporated Noise Protocol (Publication 1826.2, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection authority, March 2021), or any other superseding regulation. The testing is to be carried out by an independent acoustician approved by the Responsible Authority. If the testing reveals that the use does not meet the specified maximum noise levels the use must be modified or operational measures implemented to make the use compliant with those levels. After any modifications have been made further acoustic testing must be carried out to ascertain whether the use complies with the prescribed noise levels. All acoustic testing is to be carried out during busy periods to the satisfaction of the Responsible Authority. The results of testing are to be provided to the Responsible Authority and made available to the public. If the Responsible Authority requires a peer review of the acoustic testing, all costs of the review must be paid by the applicant.**
6. Within 3 months of the commencement of the use shown on the endorsed plans and the endorsed acoustic report, acoustic testing is to be carried out to ascertain whether the use complies with the maximum noise levels prescribed by SEPP N-1 and SEPP N-2. The testing is to be carried out by an independent acoustician approved by the Responsible Authority. If the testing reveals that the use does not meet the specified maximum noise levels the buildings and works must be modified or operational measures implemented to make the use compliant with those levels. After any modifications have been made further acoustic testing must be carried out to ascertain whether the use complies with the prescribed noise levels. All acoustic testing is to be carried out during a busy period. The results of testing are to be provided to the Responsible Authority and made available to the public.

7. Prior to the commencement of live music, **and the extended hours of operation approved by the amended permit/A** all acoustic attenuation works as per the recommendations contained within the Watson Moss Growcott Acoustics Report dated 8 May 2020 and the **endorsed acoustic report approved by the amended permit/A** must be installed and tested by a suitably qualified independent acoustic engineer to demonstrate compliance with **the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.2, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection authority, March 2021), or any other superseding regulation**, with documentary evidence confirming such to be submitted to the satisfaction of the Responsible Authority.
8. Music played within external areas must be maintained to background levels only (defined as 'background music'). Background music is defined as any music played at a level that enables patrons to conduct a conversation at a distance of 600 millimetres without having to raise their voice to a substantial degree. It is not background music if it is played at a level which requires patrons to shout or use a stage voice such as that used by an actor in the theatre, in order to carry out a conversation at such a distance.
9. **No live music can be played within external areas including the beer garden and terrace during the hours of 7am to 11am every day.**
10. No live or background music can be played within the outdoor family area.
11. Prior to the occupation of any dwelling on the land identified as Building 13 in the Pentridge Coburg Masterplan (February 2014), the beer garden must cease operation.
12. Prior to the commencement of construction on the land identified as Building 12 in the Pentridge Coburg Masterplan (February 2014), the following must be submitted to and approved by the Responsible Authority:
 - a) An amended layout plan showing the deletion of the beer garden.
 - b) An amended venue and patron management plan.
13. The building must be constructed and maintained in accordance with the recommendations contained within the approved Acoustic Report to the satisfaction of the Responsible Authority. The Acoustic Report endorsed under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.
- 14A. **Noise levels associated with the use approved by the amended permit/A must at all times comply with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.2, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection authority, March 2021), or any other superseding regulation.**
- 14B. **Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit an Acoustic Report to the satisfaction of the Responsible Authority which demonstrates compliance, or which outlines any measures considered necessary to achieve compliance that must then be implemented within 3 months of the approval of the Acoustic Report by the Responsible Authority.**

14. Noise levels associated with the use must at all times comply with the State Environment Protection Policy (Control of noise from commerce, industry and trade) No. N-1 and State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2. Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit an Acoustic Report to the satisfaction of the Responsible Authority to demonstrate compliance, or which outlines any measures considered necessary to achieve compliance.

Venue and Patron Management

15A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, a revised Venue and Patron Management Plan must be submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Plan must be generally in accordance with the Venue and Patron Management Plan prepared by Australian Venue Co dated September 2025 to the satisfaction of the Responsible Authority and must address the following:

- a) Update the amended hours of operation, removing any reference to later evening trading hours.**
 - b) Date of the report to reference the updated document.**
 - c) No use of family area during the hours of 7am to 11am.**
 - d) Main entry must be used for all access, with all side entries and gates closed prior to 8.30am on any day.**
 - e) Contact details (including a mobile number and email address) of two individuals to whom incidents can be reported to. The individuals must be available 24 hours a day, 7 days a week.**
 - f) Signage to display contact details referenced in Condition 15A (vi) in a location visible from the entrance to the venue to the satisfaction of the Responsible Authority.**
 - g) An area designated for smoking.**
15. Prior to the endorsement of plans, a revised Venue and Patron Management Plan prepared to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must address the following:
- a) Patron capacity of all parts of the premises;
 - b) Details of when third party security will be employed;
 - c) The complaint handling process;
 - d) Management of outdoor areas;
 - e) Noise attenuation measures in accordance with the Acoustic Report prepared by Watson Moss Growcott Acoustics Report dated 8 May 2020;
 - f) Music provision in all parts of the premises;
 - g) Lighting outside the premises;
 - h) Rubbish storage and disposal (including hours of disposal and collection);
 - i) The management plans for non-typical events (e.g. Patrons shouting) within outdoor areas;
 - j) The external doors to be closed when live music is played;
 - k) The measures to be taken by management, staff and security to ensure patrons depart the premises and the surrounding area in an orderly manner;

- l) The measures to be taken by management, staff and security to ensure that patrons do not cause nuisance or annoyance to persons beyond the site; and
 - m) Any other measures to be undertaken to ensure minimal amenity impacts from the licensed use.
16. The venue must operate in accordance with the approved Venue and Patron Management Plan and any activities or ongoing obligations contained in the approved plan must be carried out in accordance with the approved plan, to the satisfaction of the Responsible Authority.

Waste Management Plan

17A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, an amended Waste Management Plan must be submitted to the satisfaction of the Responsible Authority. The plan must be generally in accordance with the report prepared by MG Waste Management and dated 6 October 2025 but modified to:

- a) **Align with the architectural plans submitted for endorsement;**
- b) **Include calculations of the four main waste streams (recycled glass, general recycling; organics and garbage), size and number of bins in accordance with Sustainability Victoria Waste Management and Recycling in Multi-unit Developments Better Practice Guide or similar guidance;**
- c) **Show the bins stored out of sight and any enclosed room manually ventilated;**
- d) **Include a dimensioned plan, to scale, showing the waste bin room or area large enough to provide a 1-metre-wide path for persons of all abilities to access every bin without moving bins (ie no bin placed behind another bin);**
- e) **Show the bins in the plan, to scale, colour coded to each waste stream; and**
- f) **Provide a collection frequency of no more than twice per week.**

When submitted and approved to the satisfaction of the Responsible Authority, the Waste Management Plan will be endorsed to form part of this permit. No alterations to the Waste Management Plan may occur without the written consent of the Responsible Authority.

17. Before the plans required by Condition 1 of this permit are endorsed, a Waste Management Plan generally in accordance with the Waste Management Plan prepared by Happsa Group must be submitted to, and approved in writing by, the Responsible Authority.

The Waste Management Plan approved under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

General

- 18. Prior to the commencement of the use, a Loading Management Plan that explains how the loading and unloading of goods and supplies will occur for this premises must be provided to the satisfaction of the Responsible Authority.
- 19. The use of the land that are the subject of this permit must comply with all directions and conditions contained within the Statement of Environmental Audit dated 15 June 2015 issued by David Lam of Coffey Environments Australia Pty. Ltd. issued for the land.

20. Prior to the commencement of the use, and prior to the issue of a Statement of Compliance under the *Subdivision Act 1988*, and prior to the issue of an Occupancy Permit under the *Building Act 1993*, a letter prepared by an Environmental Auditor appointed under Section 53S of the *Environment Protection Act 1970* must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement of Environmental Audit dated 15 June 2015 issued by David Lam of Coffey Environments Australia Pty. Ltd have been satisfied

Permit Expiry

21. This permit will expire if the use is not commenced within two years from the date of issue of this permit.

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

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 16 November 2020 to correct a clerical error relating to Condition 3.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
June 2026	- Amend condition 3 to include operating hours of 7am to 11am every day - Deletion of 'sale and consumption of liquor (on and off premises license) pursuant to Clause 52.27' from the permit preamble - Amend conditions 4 and 7 - Addition of conditions 1A, 5A, 6A, 9, 14A, 14B, 15A and 17A - Subsequent re-numbering of conditions	Merri-bek City Council	Section 72

Resolution

Cr Pulford moved, Cr Irvin seconded -

That an Amended Planning Permit No. MPS/2020/109/A be issued for the land at Lot S17 on Plan of Subdivision 501198H at 1 Champ Street, Coburg, subject to the following amended conditions:

The Permit would allow:

Use of the land for a Hotel within and adjacent to existing E Division building and a reduction of Clause 52.06 car parking requirements with part of the car parking spaces provided on another site, in accordance with the endorsed plans.

Planning Scheme Clause	Matters for which permit is required
Clause 37.08-2 (Activity Centre Zone)	A planning permit is required to use the land for a Hotel

Amended plans

The following conditions would apply to this Amended Permit (amendments **bolded**):

1. Before the use commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by 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 must be generally in accordance with the plans (advertised 29 June 2020) but modified to show:
 - a) The location of the waste storage area.
 - b) At least 10 patron bicycle spaces provided within the vicinity of the Division E building.
 - c) Any changes required by the Acoustic Report prepared by Watson Moss Growcott Acoustics dated 8 May 2020 including, but not limited to:
 - i. An in-house music system with the location of the speakers shown and angled inward towards the centre of the areas; and
 - ii. The external doors to be fitted with an automatic closing mechanism.
 - d) Any changes required by the Venue and Patron Management Plan in accordance with Condition 11 of this permit.
 - e) Any changes required by the Waste Management Plan in accordance with Condition 14 of this permit.
- 1A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended documents must be generally in accordance with the documents 27 February 2026 but modified to show:
 - a) The location of the revised waste storage area.
 - b) Any changes required by the Acoustic report in accordance with Condition 5A of the permit.
 - c) Any changes required by the Venue and Patron Management Plan in accordance with Condition 14A of the permit.
 - d) Any changes required by the Waste Management Plan in accordance with Condition 17A.
2. The use 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 Clauses 62.01, 62.02-1 and 62.02-2 of the Moreland Planning Scheme unless specifically noted as a permit condition.

Hours of operation and patron numbers

3. The use must operate only between the following hours:
 - a) Monday to Sunday 7 a.m. to 1 a.m.
4. The maximum number of patrons permitted on the premises must not exceed the following at any one time:
 - a) Internal Area of the Building: 566
 - b) Beer Garden: 400 between the hours of 7 a.m. and 11 a.m., and 440 all other times (prior to commencement of Building 12)
 - c) Terrace: 85

- d) Family Area: 0 between the hours of 7 a.m. and 11 a.m., and 112 all other times
- e) Lovers Laneway: 30

Acoustic Attenuation

- 5A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, an amended Acoustic Report that is generally in accordance with the Acoustic Report prepared by Enfield Acoustics Noise Vibration dated 1 December 2025 must be submitted and approved to the satisfaction of the Responsible Authority. The report must include any necessary adjustments in operations to ensure acceptable patron and other noise impacts associated with, but not be limited to the following:
 - a) The expanded hours of operation in accordance with Condition 3A of this permit.
- 5. Prior to the commencement of the use, an amended Acoustic Report that is generally in accordance with the Acoustic Report prepared by Watson Moss Growcott Acoustics dated 8 May 2020 must be submitted and approved to the satisfaction of the Responsible Authority. The report must include, but not be limited to the following:
 - a) The hours of operation in accordance with Condition 3 of this permit.
 - b) Recommendations of acoustic attenuation measures to ensure that the mechanical service equipment complies with State Environment Protection Policy SEPP N1 - Control of noise from commerce, industry and trade.
 - c) Recommendations of acoustic attenuation measures required to ensure that patron noise levels do not exceed the predicted patron noise levels specified in the acoustic report.
 - d) Recommendations of acoustic attenuation measures required to ensure that the proposal complies with SEPP N-2 – Control of music from public premises

When submitted and approved to the satisfaction of the Responsible Authority, the Acoustic Report will be endorsed to form part of this permit.

- 6A. Within 3 months of the commencement of the extended hours of operation approved by the amended permit/A, acoustic testing is to be carried out to ascertain whether the use complies with the maximum noise levels prescribed by the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.2, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection authority, March 2021), or any other superseding regulation. The testing is to be carried out by an independent acoustician approved by the Responsible Authority. If the testing reveals that the use does not meet the specified maximum noise levels the use must be modified or operational measures implemented to make the use compliant with those levels. After any modifications have been made further acoustic testing must be carried out to ascertain whether the use complies with the prescribed noise levels. All acoustic testing is to be carried out during busy periods to the satisfaction of the Responsible Authority. The results of testing are to be provided to the Responsible Authority and made available to the public. If the Responsible Authority requires a peer review of the acoustic testing, all costs of the review must be paid by the applicant.

6. Within 3 months of the commencement of the use shown on the endorsed plans and the endorsed acoustic report, acoustic testing is to be carried out to ascertain whether the use complies with the maximum noise levels prescribed by SEPP N-1 and SEPP N-2. The testing is to be carried out by an independent acoustician approved by the Responsible Authority. If the testing reveals that the use does not meet the specified maximum noise levels the buildings and works must be modified or operational measures implemented to make the use compliant with those levels. After any modifications have been made further acoustic testing must be carried out to ascertain whether the use complies with the prescribed noise levels. All acoustic testing is to be carried out during a busy period. The results of testing are to be provided to the Responsible Authority and made available to the public.
7. Prior to the commencement of live music, and the extended hours of operation approved by the amended permit/A all acoustic attenuation works as per the recommendations contained within the Watson Moss Growcott Acoustics Report dated 8 May 2020 and the endorsed acoustic report approved by the amended permit/A must be installed and tested by a suitably qualified independent acoustic engineer to demonstrate compliance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.2, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection authority, March 2021), or any other superseding regulation, with documentary evidence confirming such to be submitted to the satisfaction of the Responsible Authority.
8. Music played within external areas must be maintained to background levels only (defined as 'background music'). Background music is defined as any music played at a level that enables patrons to conduct a conversation at a distance of 600 millimetres without having to raise their voice to a substantial degree. It is not background music if it is played at a level which requires patrons to shout or use a stage voice such as that used by an actor in the theatre, in order to carry out a conversation at such a distance.
9. No live music can be played within external areas including the beer garden and terrace during the hours of 7am to 11am every day.
10. No live or background music can be played within the outdoor family area.
11. Prior to the occupation of any dwelling on the land identified as Building 13 in the Pentridge Coburg Masterplan (February 2014), the beer garden must cease operation.
12. Prior to the commencement of construction on the land identified as Building 12 in the Pentridge Coburg Masterplan (February 2014), the following must be submitted to and approved by the Responsible Authority:

 - a) An amended layout plan showing the deletion of the beer garden.
 - b) An amended venue and patron management plan.
13. The building must be constructed and maintained in accordance with the recommendations contained within the approved Acoustic Report to the satisfaction of the Responsible Authority. The Acoustic Report endorsed under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

- 14A. Noise levels associated with the use approved by the amended permit/A must at all times comply with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.2, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection authority, March 2021), or any other superseding regulation.**
- 14B. Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit an Acoustic Report to the satisfaction of the Responsible Authority which demonstrates compliance, or which outlines any measures considered necessary to achieve compliance that must then be implemented within 3 months of the approval of the Acoustic Report by the Responsible Authority.**
- 14. Noise levels associated with the use must at all times comply with the State Environment Protection Policy (Control of noise from commerce, industry and trade) No. N-1 and State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2. Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit an Acoustic Report to the satisfaction of the Responsible Authority to demonstrate compliance, or which outlines any measures considered necessary to achieve compliance.**

Venue and Patron Management

- 15A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, a revised Venue and Patron Management Plan must be submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Plan must be generally in accordance with the Venue and Patron Management Plan prepared by Australian Venue Co dated September 2025 to the satisfaction of the Responsible Authority and must address the following:**
- a) Update the amended hours of operation, removing any reference to later evening trading hours.**
 - b) Date of the report to reference the updated document.**
 - c) No use of family area during the hours of 7am to 11am.**
 - d) Main entry must be used for all access, with all side entries and gates closed prior to 8.30am on any day.**
 - e) Contact details (including a mobile number and email address) of two individuals to whom incidents can be reported to. The individuals must be available 24 hours a day, 7 days a week.**
 - f) Signage to display contact details referenced in Condition 15A (vi) in a location visible from the entrance to the venue to the satisfaction of the Responsible Authority.**
 - g) An area designated for smoking.**
- 15. Prior to the endorsement of plans, a revised Venue and Patron Management Plan prepared to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must address the following:**
- a) Patron capacity of all parts of the premises;**
 - b) Details of when third party security will be employed;**
 - c) The complaint handling process;**

- d) Management of outdoor areas;
 - e) Noise attenuation measures in accordance with the Acoustic Report prepared by Watson Moss Growcott Acoustics Report dated 8 May 2020;
 - f) Music provision in all parts of the premises;
 - g) Lighting outside the premises;
 - h) Rubbish storage and disposal (including hours of disposal and collection);
 - i) The management plans for non-typical events (e.g. Patrons shouting) within outdoor areas;
 - j) The external doors to be closed when live music is played;
 - k) The measures to be taken by management, staff and security to ensure patrons depart the premises and the surrounding area in an orderly manner;
 - l) The measures to be taken by management, staff and security to ensure that patrons do not cause nuisance or annoyance to persons beyond the site; and
 - m) Any other measures to be undertaken to ensure minimal amenity impacts from the licensed use.
16. The venue must operate in accordance with the approved Venue and Patron Management Plan and any activities or ongoing obligations contained in the approved plan must be carried out in accordance with the approved plan, to the satisfaction of the Responsible Authority.

Waste Management Plan

- 17A. Prior to the commencement of the extended hours of operation approved by the amended permit/A, an amended Waste Management Plan must be submitted to the satisfaction of the Responsible Authority. The plan must be generally in accordance with the report prepared by MG Waste Management and dated 6 October 2025 but modified to:
- a) Align with the architectural plans submitted for endorsement;
 - b) Include calculations of the four main waste streams (recycled glass, general recycling; organics and garbage), size and number of bins in accordance with Sustainability Victoria Waste Management and Recycling in Multi-unit Developments Better Practice Guide or similar guidance;
 - c) Show the bins stored out of sight and any enclosed room manually ventilated;
 - d) Include a dimensioned plan, to scale, showing the waste bin room or area large enough to provide a 1-metre-wide path for persons of all abilities to access every bin without moving bins (ie no bin placed behind another bin);
 - e) Show the bins in the plan, to scale, colour coded to each waste stream; and
 - f) Provide a collection frequency of no more than twice per week.

When submitted and approved to the satisfaction of the Responsible Authority, the Waste Management Plan will be endorsed to form part of this permit. No alterations to the Waste Management Plan may occur without the written consent of the Responsible Authority.

17. Before the plans required by Condition 1 of this permit are endorsed, a Waste Management Plan generally in accordance with the Waste Management Plan prepared by Happsa Group must be submitted to, and approved in writing by, the Responsible Authority.

The Waste Management Plan approved under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

General

18. Prior to the commencement of the use, a Loading Management Plan that explains how the loading and unloading of goods and supplies will occur for this premises must be provided to the satisfaction of the Responsible Authority.
19. The use of the land that are the subject of this permit must comply with all directions and conditions contained within the Statement of Environmental Audit dated 15 June 2015 issued by David Lam of Coffey Environments Australia Pty. Ltd. issued for the land.
20. Prior to the commencement of the use, and prior to the issue of a Statement of Compliance under the Subdivision Act 1988, and prior to the issue of an Occupancy Permit under the Building Act 1993, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement of Environmental Audit dated 15 June 2015 issued by David Lam of Coffey Environments Australia Pty. Ltd have been satisfied

Permit Expiry

21. This permit will expire if the use is not commenced within two years from the date of issue of this permit.

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

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 16 November 2020 to correct a clerical error relating to Condition 3.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
June 2026	• Amend condition 3 to include operating hours of 7am to 11am every day • Deletion of 'sale and consumption of liquor (on and off premises license) pursuant to Clause 52.27' from the permit preamble • Amend conditions 4 and 7 • Addition of conditions 1A, 5A, 6A, 9, 14A, 14B, 15A and 17A	Merri-bek City Council	Section 72

	• Subsequent re-numbering of conditions		
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Carried unanimously

URGENT BUSINESS REPORTS

Nil.

The Council meeting closed at 7.24 pm.

Confirmed

Cr Nat Abboud
MAYOR