



## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE MEETING**

# **MINUTES**

**held on Wednesday 5 February 2003 at 6.00pm  
at the Richmond Town Hall Meeting Room 3**

**I. ATTENDANCE**

Councillor Judy Morton  
Councillor Li Lai  
Councillor Greg Barber

**II. DECLARATIONS OF PECUNIARY INTEREST**

Nil

**III. CONFIRMATION OF MINUTES**

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION:**

**Moved:** Councillor Morton                      **Seconded:** Councillor Barber

That the minutes of the meeting of IDAC held on 22 January 2003 be confirmed.

**CARRIED**

***Welcome to the City of Yarra.  
Council acknowledges the  
Wurundjeri community as the first  
owners of this country.  
Today, they are still the custodians  
of the cultural heritage of this land.***

Councillor Morton nominated Councillor Barber as Chairperson.

There being no other nominations, Councillor Barber was appointed Chairperson.

Councillor Barber assumed the Chair.

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE MEETING**

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- 1. 20-26 Docker Street, Richmond – Planning Permit Application No. PL02/0999 (Partial demolition and construction of buildings and works (new/replacement window and door openings, building detail replacements, new balconies and landings and general refurbishment)).**
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## **RECOMMENDATION**

That having considered all objections and relevant planning documents, the Committee resolve to issue a Notice of Decision to Grant a Permit to land at 20-26 Docker Street, Richmond for partial demolition and construction of buildings and works to the existing apartment building (new/replacement window and door openings, building detail replacements, new balconies and landings and general refurbishment).

1. Before the use and/or development starts, 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 three copies must be provided. The plans must be generally in accordance with the application plans, but modified to show:
  - (a) revised floor plan of the south western dwelling at the first floor, as per the facsimile of 20 January 2003;
  - (b) screening of the southern elevation of the proposed ground and first floor balconies on the western elevation. Screening should be a minimum of 1.7 metres above the balcony floor level and designed in accordance with the requirements of Clause 55 of the Yarra Planning Scheme;
  - (c) a notation on the Docker Street service yard to indicate that refuse containers must not be stored in this location for collection;
  - (d) provision of details of dividing fences between courtyard areas, around bin store and containing service yard;
  - (e) detail of proposed steel framed security gates on northern elevation;
  - (f) existing elevations to nominate extent of demolition proposed;
  - (g) deletion of three car parking spaces and roller door access proposed from Waverley Street;
  - (h) provision of fencing, not greater than 1.8 metres in height on the western elevation. Detail of fencing and gates to be shown in a separate elevation;
  - (i) all existing frosted/obscured glazed windows in the southern elevation to be nominated in elevation and indicate retention;
  - (j) refuse container store on Waverley Street to nominate area for collection of containers from Waverley Street;
  - (k) reduction in width of first floor west facing balcony to approximately 1.8 metres (or equivalent width of the north wall of the balcony);
  - (l) reduction in length of the ground and first floor west facing balconies by approximately .5 metres (taken from the southern edge);

- (m) glass bricks nominated within the internal western stair (at first floor level) to be modified to a solid finish (to eliminate visibility of movement within the common stair well from within north western dwelling);
  - (n) a landscape plan to the satisfaction of the Responsible Authority prepared by a suitably qualified landscape professional. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
    - (i) all landscaped areas on the site including the retention of the existing trees on site;
    - (ii) fencing location and detail;
    - (iii) the location, quantity, maturity and botanical name of all proposed plants;
    - (iv) the location of all areas to be covered by lawn or other surface materials;
    - (v) any existing trees (or vegetation) to be removed to be clearly marked on plan; and
    - (vi) the provision of any outdoor lighting within the development.
  - (o) a schedule of all external materials and finishes to show materials, colours (including colour and material samples) and finishes to all external wall, roof, fascias, window frames, glazing types, doors, fences paving, outbuildings and structures;
  - (p) areas must be provided inside the property line and adjacent to the footpath to accommodate pits and metres; and
  - (q) the screening of the three landing areas on the southern side of the building. Screening should be provided along the southern edge of the landing to an effective height of 1.7 metres above the floor level of the dwellings or any part of the landing or stair area. Detail of screening should be provided and should be attractively designed when viewed from the adjacent properties to the south. Screening shall be nominated as fixed and be of a material or design of not greater than 25% openings.
2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
  3. Stormwater drainage to be provided to the nearest Council pit of adequate depth and capacity to the satisfaction of the responsible Authority.
  4. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7 am - 6 pm, Monday-Friday (excluding public holidays) and 9 am - 5 pm, Saturday and public holidays. No work is to be carried out on Sundays, ANZAC Day, Christmas Day or Good Friday without a specific permit. All site operations must comply with the relevant Environmental Protection Authority's Guidelines on Construction and Demolition Noise.

5. This permit will expire if the use or development is not commenced within two years from the date of this permit. All development must be completed within four years from the date of this permit. The Responsible Authority may approve extensions to these time limits if requests are made within three months of expiry.

NOTE: The site must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.

NOTE: This site is subject to a Heritage Overlay pursuant to the Council's Planning Scheme. Unless hereby approved, a planning permit is required for any demolition, re-painting or other external alterations, sandblasting, exterior works (including the installation of external airconditioning units, solar panels, and any other heating/cooling units) to an existing building or buildings, construction of a building or fence, changes to the natural topography of the land or the subdivision or consolidation of land.

NOTE: A building permit must be obtained before development is commenced.

NOTE: Storm water drainage of the property must be provided to the nearest Council pit.

NOTE: Council approval must be obtained for any works on, or occupation of, the road reserve.

Submissions:

The applicant, Mr Mike Kinnon addressed the Committee.

The following people also addressed the Committee:

Mrs June Gillard;  
Mr Bill Gillard; and  
Ms Shirley Mahood.

## INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

**Moved:** Councillor Morton

**Seconded:** Councillor Lai

That having considered all objections and relevant planning documents, the Committee resolve to issue a Notice of Decision to Grant a Permit to land at 20-26 Docker Street, Richmond for partial demolition and construction of buildings and works to the existing apartment building (new/replacement window and door openings, building detail replacements, new balconies and landings and general refurbishment).

1. Before the use and/or development starts, 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 three copies must be provided. The plans must be generally in accordance with the application plans, but modified to show:
  - (a) revised floor plan of the south western dwelling at the first floor, as per the facsimile of 20 January 2003;
  - (b) screening of the southern elevation of the proposed ground and first floor balconies on the western elevation. Screening should be a minimum of 1.7 metres above the balcony floor level and designed in accordance with the requirements of Clause 55 of the Yarra Planning Scheme;
  - (c) a notation on the Docker Street service yard to indicate that refuse containers must not be stored in this location for collection;
  - (d) provision of details of dividing fences between courtyard areas, around bin store and containing service yard;
  - (e) detail of proposed steel framed security gates on northern elevation;
  - (f) existing elevations to nominate extent of demolition proposed;
  - (g) deletion of three car parking spaces and roller door access proposed from Waverley Street;
  - (h) provision of fencing, not greater than 1.8 metres in height on the western elevation. Detail of fencing and gates to be shown in a separate elevation;
  - (i) all existing frosted/obscured glazed windows in the southern elevation to be nominated in elevation and indicate retention;
  - (j) refuse container store on Waverley Street to nominate area for collection of containers from Waverley Street;
  - (k) reduction in width of first floor west facing balcony to approximately 1.8 metres (or equivalent width of the north wall of the balcony);
  - (l) reduction in length of the ground and first floor west facing balconies by approximately .5 metres (taken from the southern edge);
  - (m) glass bricks nominated within the internal western stair (at first floor level) to be modified to a solid finish (to eliminate visibility of movement within the common stair well from within north western dwelling);

- (n) a landscape plan to the satisfaction of the Responsible Authority prepared by a suitably qualified landscape professional. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
    - (i) all landscaped areas on the site including the retention of the existing trees on site;
    - (ii) fencing location and detail;
    - (iii) the location, quantity, maturity and botanical name of all proposed plants;
    - (iv) the location of all areas to be covered by lawn or other surface materials;
    - (v) any existing trees (or vegetation) to be removed to be clearly marked on plan; and
    - (vi) the provision of any outdoor lighting within the development.
  - (o) a schedule of all external materials and finishes to show materials, colours (including colour and material samples) and finishes to all external wall, roof, fascias, window frames, glazing types, doors, fences paving, outbuildings and structures;
  - (p) areas must be provided inside the property line and adjacent to the footpath to accommodate pits and metres;
  - (q) the screening of the three landing areas on the southern side of the building. Screening should be provided along the southern edge of the landing to an effective height of 1.7 metres above the floor level of the dwellings or any part of the landing or stair area. Detail of screening should be provided and should be attractively designed when viewed from the adjacent properties to the south. Screening shall be nominated as fixed and be of a material or design of not greater than 25% openings; and
  - (r) the provision of bicycle storage located on the subject site to the satisfaction of the Responsible Authority.
2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
  3. Stormwater drainage to be provided to the nearest Council pit of adequate depth and capacity to the satisfaction of the responsible Authority.
  4. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7 am - 6 pm, Monday-Friday (excluding public holidays) and 9 am - 5 pm, Saturday and public holidays. No work is to be carried out on Sundays, ANZAC Day, Christmas Day or Good Friday without a specific permit. All site operations must comply with the relevant Environmental Protection Authority's Guidelines on Construction and Demolition Noise.
  5. This permit will expire if the use or development is not commenced within two years from the date of this permit. All development must be completed within four years from the date of this permit. The Responsible Authority may approve extensions to these time limits if requests are made within three months of expiry.

- NOTE: The site must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.
- NOTE: This site is subject to a Heritage Overlay pursuant to the Council's Planning Scheme. Unless hereby approved, a planning permit is required for any demolition, re-painting or other external alterations, sandblasting, exterior works (including the installation of external airconditioning units, solar panels, and any other heating/cooling units) to an existing building or buildings, construction of a building or fence, changes to the natural topography of the land or the subdivision or consolidation of land.
- NOTE: A building permit must be obtained before development is commenced.
- NOTE: Storm water drainage of the property must be provided to the nearest Council pit.
- NOTE: Council approval must be obtained for any works on, or occupation of, the road reserve.

And a further recommendation that the applicant provided amended plans to Planning Permit Application No. PL02/0878 in accordance with the facsimile dated 5 February 2003 within two weeks of this meeting.

**CARRIED**

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2. **12- 14 River Street, Richmond – Planning Permit Application No. PL02/1032 (Construction of three new lodging rooms to the existing hotel and associated waiver of the car parking requirements of the Planning Scheme).**
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## RECOMMENDATION

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit to land at 12-14 River Street, Richmond for the construction of three additional lodging rooms at the first floor level and the associated waiver of the car parking requirements of the Planning Scheme.

1. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
2. Any damaged road(s) and footpath(s) adjacent to the development site must be reinstated to the satisfaction of the Responsible Authority.
3. A building permit must be obtained before development is commenced.
4. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7 am - 6 pm, Monday-Friday (excluding public holidays) and 9 am - 5 pm, Saturday and public holidays. No work is to be carried out on Sundays, ANZAC Day, Christmas Day or Good Friday without a specific permit. All site operations must comply with the relevant Environmental Protection Authority's Guidelines on Construction and Demolition Noise.
5. This permit will expire if the development is not commenced within two years from the date of this permit. All development must be completed within four years from the date of this permit. The Responsible Authority may approve extensions to these time limits if requests are made within three months of expiry.

NOTE: The site must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.

NOTE: These premises will be required to comply with the *Health Act* 1958. No Fit-out is to commence until plans have been approved by Council's Public Health Unit. Please contact the Public Health Unit on 9205 5777.

NOTE: Storm water drainage of the property must be provided to the nearest Council pit.

NOTE: Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and metres.

Submissions:

Mr Greg Buchanan addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Mr Harvey Botros; and  
Mrs Margaret Botros.

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Lai                      **Seconded:** Councillor Morton

That the Recommendation be adopted.

**CARRIED**

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**3. 954 Lygon Street, North Carlton - Planning Permit Application No. PL02/0391 (The construction of 2 x two storey dwellings at the rear of the existing dwelling).**

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**RECOMMENDATION**

That having considered all objections and relevant planning documents, that the Committee resolve to issue a Notice of Refusal to Grant a Planning Permit for the construction of two double storey dwellings at the rear of 954 Lygon Street, North Carlton, for the following reasons:

1. The proposed development fundamentally fails to satisfy the objectives of Clause 55. In particular it:
  - (a) fails to adequately justify how it is representative of site responsive design which is respectful of neighbourhood character. The site layout and massing of the proposed development and its resultant impact on the properties in unacceptable. In particular it fails to meet the overriding objectives of Clause 55.02-1;
  - (b) the site layout and massing of the proposed development and its resultant impact on adjoining properties is unacceptable. In particular it fails to meet building height objectives as they relate to neighbourhood character and Standards B13, B14 & B16 or their respective overriding objectives; and
  - (c) the off site amenity impacts of the proposed development are unacceptable. In particular it fails to meet Standards B17, B22 or the respective overriding objectives.
2. The development is not consistent with the Council's strategic vision for residential development and in particular is not justified against the State and Local Planning Policy Frameworks including the Municipal Strategic Statement.
3. The development does not satisfy the objectives, requirements and assessment guidelines as contained with Clause 22.02 of the Council's Planning Scheme. (Development Guidelines for Heritage Places)
4. The development does not satisfy the objectives, requirements and assessment guidelines as contained at Clauses 32.01, 55 and 65 of the Council's Planning Scheme.
5. The proposed development is an overdevelopment of the site.

Submissions:

The applicants, Mr Umberto Boffa and Ms Dianne Brown addressed the Committee.

The following people also addressed the Committee:

Mr Pino Amenta; and  
Ms Mary Christofidis.

Councillor Fristacky was present for this Item, and also addressed the Committee.

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Morton                      **Seconded:** Councillor Lai

That having considered all objections and relevant planning documents, that the Committee resolve to issue a Notice of Refusal to Grant a Planning Permit for the construction of two double storey dwellings at the rear of 954 Lygon Street, North Carlton, for the following reasons:

1. The proposed development fundamentally fails to satisfy the objectives of Clause 55. In particular it:
  - (a) fails to adequately justify how it is representative of site responsive design which is respectful of neighbourhood character. The site layout and massing of the proposed development and its resultant impact on the properties is unacceptable, in particular it fails to meet the overriding objectives of Clause 55.02-1;
  - (b) the site layout and massing of the proposed development and its resultant impact on adjoining properties is unacceptable. In particular it fails to meet building height objectives as they relate to neighbourhood character and Standards B11, B13 & B16 or their respective overriding objectives; and
  - (c) the off site amenity impacts of the proposed development are unacceptable. In particular it fails to meet Standards B17, B18 or the respective overriding objectives.
2. The development is not consistent with the Council's strategic vision for residential development and in particular is not justified against the State and Local Planning Policy Frameworks including the Municipal Strategic Statement.
3. The development does not satisfy the objectives, requirements and assessment guidelines as contained with Clause 22.02 of the Council's Planning Scheme. (Development Guidelines for Heritage Places)
4. The development does not satisfy the objectives, requirements and assessment guidelines as contained at Clauses 32.01, 55 and 65 of the Council's Planning Scheme.
5. The proposed development is an overdevelopment of the site.

That Council however, invites the applicant to submit further plans dealing with the above matters and including:

- (a) a more site responsive design, respectful of neighbourhood character including sympathetic roof lines and roof treatment, and scale of development adjacent to primary open space of the site's neighbours;
- (b) increasing the setback between the rear (laundry) wall of the existing residence of this site and the western boundary wall of the proposed new dwelling;
- (c) reduction in wall height of the south boundary wall to meet Standards B17 and B18;
- (d) compliance with Standard B16 where two car parking spaces are required for each three bedroom dwelling;
- (e) increasing the width of the undersized tandem garage;
- (f) inclusion of details on provision of bin, recycle storage, post boxes and postal address; and
- (g) inclusion of details on proposed delineation of boundaries of the open space for the separate dwellings.

Council further resolves to waive the application fee in relation to the further lodgement of applications, subject to these being lodged within six months of this decision.

**CARRIED**

The meeting closed at 8.02pm.

**Confirmed this 19<sup>th</sup> day of February 2003**

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**Chairperson**