



**INTERNAL DEVELOPMENT APPROVALS  
COMMITTEE MEETING  
MINUTES**

held on Wednesday 19 March 2003 at 6.00pm  
at the Richmond Town Hall Meeting Room 3

**I. ATTENDANCE**

Councillor Li Lai  
Councillor Greg Barber  
Councillor Judy Morton

**II. DECLARATIONS OF PECUNIARY INTEREST**

Nil

**III. CONFIRMATION OF MINUTES**

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION:**

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

That the minutes of the meeting of IDAC held on 5 March 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 Lai 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**

<b>ITEM</b>		<b>PAGE</b>
1.	1 Park Place, North Fitzroy – Planning Permit Application No. PL02/1181 (Construction of 24 residential dwellings including the waiver of the car parking requirements).	5
2.	39B Park Crescent, Fairfield – Planning Permit Application No. PL02/0711 (Alterations to existing dwelling including an extension of the carport).	13
3.	274 Bridge Road, Richmond – Planning Permit Application No. PL02/0888 (Extension of trading hours until 3am Monday – Sunday, including waiver of car parking requirement and liquor licence).	15

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**1. 1 Park Place, North Fitzroy - Planning Permit Application PL02/1181  
(Construction of 24 residential dwellings including the waiver of the car  
parking requirements).**

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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 1 Park Place, North Fitzroy for the construction of 24 residential dwellings and waiver of the associated car parking requirement of the Planning Scheme in accordance with endorsed plans subject to the following conditions:

1. Amended Plans

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) the location of any air conditioning units associated with the individual dwellings;
- (b) erection of screening on the first floor balconies 1.7 metres above floor level on the south-east side of the balcony off unit 13 and to the north and east sides of the balcony off unit 18 to the satisfaction of the Responsible Authority;
- (c) provision of a 1.2 metres wide footpath generally in accordance with revised ground floor plans marked Tp3 revision B dated 5 March 2003;
- (d) all frosted windows are required to be marked fixed and frosted and must be noted on the floor plans as well as the elevations.
- (e) all high-light windows must be 1.7 metres above floor level, with sill heights to be clearly shown on the elevations;
- (f) 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) the provision of street trees in roadway cutouts if proposed;
  - (iii) the location, quantity, maturity and botanical name of all proposed plants;
  - (iv) location and detail of all on-site fencing;
  - (v) the location of all areas to be covered by lawn or other surface materials;
  - (vi) a specification of works to be undertaken prior to planting, including the installation of an irrigation system;

- (vii) any existing trees (or vegetation) to be removed to be clearly marked on plan; and
  - (viii) the provision of any outdoor lighting within the development.
- (g) a tree management for plan during the construction period must be submitted for endorsement. The plan must be prepared by a qualified arborist and include plans to indicate the area around mature trees to be isolated during demolition and construction works. The plan/strategy must also include an indication of any necessary pruning works for construction and soil amelioration works; and
  - (h) 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, including finishes to be applied to the brick entrance, bin enclosure and the north facing wall of units 1 and 13.

#### Endorsed Plans

- 2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.

#### Implementation of Tree Management Plan

- 3. The implementation of the tree management plan required by condition 1j must be overseen by a qualified arborist.

#### Cost of construction of pedestrian footpath and on-street car parking

- 4. The preparation of the specifications of the footpath and kerb and channel is to be done in conjunction with the Responsible Authority and will be to the satisfaction of the Responsible Authority. All costs associated with the construction of the proposed footpath and works associated with the proposed on street car parking spaces be borne by the permit holder. Works must be completed prior to the occupation of dwellings unless by further written consent of the Responsible Authority.

#### Car Parking

- 5. No fewer than nine car spaces must be line marked on the road reserve in accordance with plan Tp 3 revision b unless by further written consent of the Responsible Authority.

#### Vehicle Crossings

- 6. Any new vehicular crossings must be constructed to Council's standard vehicular crossing specification.

#### Outdoor Lighting

- 7. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on nearby land.

### Garbage Collection

8. Rubbish, including bottles and packaging material, shall at all times be stored within the building and screened from external view. All waste collection to be undertaken by private contractors.

### Stormwater

9. Stormwater drainage to be provided to the nearest Council pit of adequate depth and capacity to the satisfaction of the responsible Authority.

### Construction Management Plan

10. Prior to the commencement of construction or any works on the site (including demolition and material removal) the applicant must submit for approval to the Responsible Authority a Construction Management Plan in line with the requirements of the City of Yarra's Building Code of Practice. The plan must address, but not be limited to following:
  - (a) site contamination and disposal of contaminated matter;
  - (b) containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build up of matter outside of the site;
  - (c) on site facilities for vehicle washing;
  - (d) parking facilities for construction workers;
  - (e) delivery and unloading points and expected frequency;
  - (f) a liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (g) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services; and
  - (h) protection works necessary for the preservation and remediation of any damage to the Edinburgh Gardens (limited to an area proximate to the development site).

### Construction

11. During the construction phase of the development, the following conditions shall be met:
  - (a) only clean rainwater shall be discharged to the stormwater drainage system;
  - (b) stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
  - (c) vehicle borne material from the premises shall not accumulate on the roads abutting the site;
  - (d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
  - (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be contained within the site boundaries, and disposed of responsibly; and
  - (f) all site operations shall comply with the Environmental Protection (Residential Noise) Regulations 1997.

Construction Hours and Noise

12. 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.

Time Limits

13. 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: Building Permits  
A building permit must be obtained before development is commenced.

NOTE: Heritage Overlay  
This property is covered by a Heritage Overlay. A planning permit is required for any demolition (other than approved as part of this permit, re-painting, sandblasting, exterior works, subdivision or consolidation of land).

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

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

Submissions:

*The applicant's architect, Mr Craig Stoll, addressed the Committee.*

## INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

**Moved:** Councillor Lai

**Seconded:** Councillor Morton

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 1 Park Place, North Fitzroy for the construction of 24 residential dwellings and waiver of the associated car parking requirement of the Planning Scheme in accordance with endorsed plans subject to the following conditions:

### 1. Amended Plans

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) the location of any air conditioning units associated with the individual dwellings;
- (b) erection of screening on the first floor balconies 1.7 metres above floor level on the south-east side of the balcony off unit 13 and to the north and east sides of the balcony off unit 18 to the satisfaction of the Responsible Authority;
- (c) provision of a 1.2 metres wide footpath generally in accordance with revised ground floor plans marked Tp3 revision B dated 5 March 2003;
- (d) all frosted windows are required to be marked fixed and frosted and must be noted on the floor plans as well as the elevations.
- (e) all high-light windows must be 1.7 metres above floor level, with sill heights to be clearly shown on the elevations;
- (f) 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) the provision of street trees in roadway cutouts if proposed;
  - (iii) the location, quantity, maturity and botanical name of all proposed plants;
  - (iv) location and detail of all on-site fencing;
  - (v) the location of all areas to be covered by lawn or other surface materials;
  - (vi) a specification of works to be undertaken prior to planting, including the installation of an irrigation system;
  - (vii) any existing trees (or vegetation) to be removed to be clearly marked on plan; and
  - (viii) the provision of any outdoor lighting within the development.

- (g) a tree management for plan during the construction period must be submitted for endorsement. The plan must be prepared by a qualified arborist and include plans to indicate the area around mature trees to be isolated during demolition and construction works. The plan/strategy must also include an indication of any necessary pruning works for construction and soil amelioration works;
- (h) 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, including finishes to be applied to the brick entrance, bin enclosure and the north facing wall of units 1 and 13; and
- (i) proposed first floor south-east facing bedroom window of unit 17 must be fixed and frosted below 1.7 metres above floor level, to the satisfaction of the Responsible Authority.

#### Endorsed Plans

- 2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.

#### Implementation of Tree Management Plan

- 3. The implementation of the tree management plan required by condition 1j must be overseen by a qualified arborist.

#### Cost of construction of pedestrian footpath and on-street car parking

- 4. The preparation of the specifications of the footpath and kerb and channel is to be done in conjunction with the Responsible Authority and will be to the satisfaction of the Responsible Authority. All costs associated with the construction of the proposed footpath and works associated with the proposed on street car parking spaces be borne by the permit holder. Works must be completed prior to the occupation of dwellings unless by further written consent of the Responsible Authority.

#### Car Parking

- 5. No fewer than nine car spaces must be line marked on the road reserve in accordance with plan Tp 3 revision b unless by further written consent of the Responsible Authority.

#### Vehicle Crossings

- 6. Any new vehicular crossings must be constructed to Council's standard vehicular crossing specification.

#### Outdoor Lighting

- 7. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on nearby land.

Garbage Collection

8. Rubbish, including bottles and packaging material, shall at all times be stored within the building and screened from external view. All waste collection to be undertaken by private contractors.

Stormwater

9. Stormwater drainage to be provided to the nearest Council pit of adequate depth and capacity to the satisfaction of the responsible Authority.

Construction Management Plan

10. Prior to the commencement of construction or any works on the site (including demolition and material removal) the applicant must submit for approval to the Responsible Authority a Construction Management Plan in line with the requirements of the City of Yarra's Building Code of Practice. The plan must address, but not be limited to following:
  - (a) site contamination and disposal of contaminated matter;
  - (b) containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build up of matter outside of the site;
  - (c) on site facilities for vehicle washing;
  - (d) parking facilities for construction workers;
  - (e) delivery and unloading points and expected frequency;
  - (f) a liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (g) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services; and
  - (h) protection works necessary for the preservation and remediation of any damage to the Edinburgh Gardens (limited to an area proximate to the development site).

Construction

11. During the construction phase of the development, the following conditions shall be met:
  - (a) only clean rainwater shall be discharged to the stormwater drainage system;
  - (b) stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
  - (c) vehicle borne material from the premises shall not accumulate on the roads abutting the site;
  - (d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
  - (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be contained within the site boundaries, and disposed of responsibly; and
  - (f) all site operations shall comply with the Environmental Protection (Residential Noise) Regulations 1997.

Construction Hours and Noise

12. 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.

Time Limits

13. 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: Building Permits

A building permit must be obtained before development is commenced.

NOTE: Heritage Overlay

This property is covered by a Heritage Overlay. A planning permit is required for any demolition (other than approved as part of this permit, re-painting, sandblasting, exterior works, subdivision or consolidation of land).

NOTE: Drainage

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

NOTE: Road Reserve

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

**CARRIED**

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**2. Rear 39B Park Crescent, Fairfield – Planning Permit Application No. 02/0711 (Alterations to existing dwelling including an extension of the carport).**

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### **RECOMMENDATION**

That having considered all objections and relevant planning documents, resolve to issue a Notice of Decision to Grant a Planning Permit for alterations to extend an existing carport at rear 39B Park Crescent, Fairfield, subject to the following conditions:

1. Before the 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) altered treatment of carport to match dwelling and provide a void above fence height in accordance with amended plans received on 22 January 2003.
2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
3. Stormwater drainage must 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: A building permit must be obtained before development is commenced.

Submissions:

*The applicant, Mr Dino Pezzuti addressed the Committee.*

*The following people also addressed the Committee:*

*Mrs Liz Collier; and  
Mr Mike Collier.*

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Morton

**Seconded:** Councillor Lai

1. That this matter be deferred to the next IDAC meeting on 2 April 2003, to allow the objectors (Mr & Mrs Mike & Liz Collier) the opportunity to view the site and provide any further comment to either Councillor Jenny Farrar (Ward Councillor) or Mr Andrew Gray (Acting Co-ordinator Statutory Planning).
2. That no further submissions are to be heard, and objectors are not required to attend, in relation to this matter.
3. That decisions be issued following the next IDAC meeting on the 2 April 2003.

**CARRIED**

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**3. 274 Bridge Road, Richmond –Planning Permit Application No. PL02/0888 (Extension of trading hours until 3am Monday –Sunday, including waiver of car parking requirement and liquor licence).**

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**RECOMMENDATION**

That the committee resolves to issue a Notice of Decision to Grant a Permit for the purposes of an extension of trading hours in respect to the existing hotel use, including sale and consumption of liquor and waiver of car parking at 274 Bridge Road, Richmond, subject to the following conditions/grounds:

1. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
2. The layout of the use hereby authorised, including the position of "tables and chairs", on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The use must only operate between
  - (a) 12pm to 12am, Monday to Thursday;
  - (b) 12pm and 1am the following day Friday and Saturday; and
  - (c) 12pm to 11pm Sunday.
4. No more than 80 patrons shall be permitted on the premises at any one time.
5. The use hereby authorised must at all times comply with State Environment Protection Policy N 1 (Control of Noise from Commercial, Industrial or Trade Premises) and N-2 State Environment Protection Policy (Control of Music Noise from Public Premises) or any other standard recommended by the Environment Protection Authority, or its successors.
6. The use hereby endorsed must continue to comply with the noise attenuation measures outlined in report titled 'Noise Impact statement and Control of Noise' advised as part of Planning Permit Application No. PL01/1113.
7. No amplified or other music shall be permitted on the premises at any time (other than background music), with the exception of live acoustic music.
8. Music associated with the use hereby authorised is not to be played outside the building or in a courtyard area. There are to be no speakers sited outside the building or in the courtyard area.
9. A prominent notice, requesting patrons to take account of the needs of local residents for peace and quiet after 10.00 pm on any day, must be displayed at the main exit from the premises.
10. No emptying of bottles or cans into bins, or other receptacles, is permitted after 10.00 pm on any night, or before 7.00 am on any day.



The meeting closed at 6.52pm.

**Confirmed this 2<sup>nd</sup> day of April 2003**

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**Chairperson**