

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE MEETING**

# **MINUTES**

**held on Wednesday 4 February 2004 at 6.00pm  
at the Richmond Town Hall Meeting Room 3**

### **I. ATTENDANCE**

Councillor Kay Meadows (substitute for Cr Jackie Fristacky who was an apology)  
Councillor Li Lai (substitute for Cr Jenny Farrar who was an apology)

### **II. APOLOGIES**

Councillor Jackie Fristacky  
Councillor Jenny Farrar  
Councillor Sue Corby (leave of absence previously granted)

### **III. DECLARATIONS OF PECUNIARY INTEREST**

Nil

### **IV. CONFIRMATION OF MINUTES**

#### **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION:**

**Moved:** Councillor Meadows                      **Seconded:** Councillor Lai

That the minutes of the meeting of IDAC held on 17 December 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 Meadows nominated Councillor Lai as Chairperson.

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

Councillor Lai assumed the Chair.

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE MEETING**

<b>ITEM</b>	<b>PAGE</b>
1. 14 – 22 Sherwood Street, Richmond – Planning Permit Application No. PL03/0644 (Partial demolition, alterations and additions – construction of new brick fence including a new gate / entry to Sherwood Street and a metal canopy).	5

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- 1. 14 – 22 Sherwood Street, Richmond – Planning Permit Application No. PL03/0644 (Partial demolition, alterations and additions – construction of new brick fence including a new gate / entry to Sherwood Street and a metal canopy).**
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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 for the partial demolition, alterations and additions – construction of new brick fence including a new gate / entry with a metal canopy at 14 - 22 Sherwood Street, Richmond, subject to the following conditions:

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) reduction of proposed new fences to a maximum of two metres above natural ground level to both Sherwood and Strode Streets;
  - (b) proposed gate to be contained within the height of the wall;
  - (c) full elevations and cross-sections to be provided which accurately reflect floor plans submitted, showing all details of the new fences, gate and canopy;
  - (d) floor and site plan to be fully dimensioned;
  - (e) west elevation to accurately reflect the setback / break shown on the floor plans; and
  - (f) a schedule of all external materials and finishes shall be submitted to the satisfaction of the Responsible Authority. The schedule shall show the materials, colour and finish of all external fences and doors.
2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
3. Any damaged road(s) and footpath(s) adjacent to the development site must be reinstated to the satisfaction of the Responsible Authority.
4. Any vegetation placed within the splay to Sherwood and Strode Streets be regularly maintained and trimmed to a height of no greater than 600mm.
5. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7.00am – 6.00pm, Monday-Friday (excluding public holidays) and 9.00am – 3.00pm, 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.

6. 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: This site is subject to a Heritage Overlay pursuant to the Yarra 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 air-conditioning 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 may be required before development is commenced. Please contact Council's Building Services Unit on Ph. 9205 5351 to confirm.

### Submissions

*Mr John Reid and Ms Sheryl McGrillen addressed the Committee.*

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Meadows                      **Seconded:** Councillor Lai

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit for the partial demolition, alterations and additions – construction of new brick fence including a new gate / entry with a metal canopy at 14 - 22 Sherwood Street, Richmond, subject to the following conditions:

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) reduction of proposed new fences to a maximum of two metres above natural ground level to both Sherwood and Strode Streets;
  - (b) the new fence and gate to Sherwood Street to be setback four metres from the title boundary;
  - (c) proposed gate to be contained within the height of the wall;

- (d) within the Sherwood Street setback, planting of mature or semi-mature trees are to be provided. Species are to be chosen to provide spreading crowns and must be approved by Council's Arborist. No vegetation above 600mm is to be provided within the north-west corner of the site (two metres x two metres). This information must be included in the landscape plans referred to in Condition 1(e):
  - (e) a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three copies must be provided. The landscape plan must show the location, quantity and maturity of all proposed plants, the botanical name of the plants, the location of all areas to be covered by lawn or other surface materials and provide a specification of works to be undertaken prior to planting;
  - (f) full elevations and cross-sections to be provided which accurately reflect floor plans submitted, showing all details of the new fences, gate and canopy;
  - (g) floor and site plan to be fully dimensioned;
  - (h) west elevation to accurately reflect the setback / break shown on the floor plans; and
  - (i) a schedule of all external materials and finishes shall be submitted to the satisfaction of the Responsible Authority. The schedule shall show the materials, colour and finish of all external fences and doors.
2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
  3. Any damaged road(s) and footpath(s) adjacent to the development site must be reinstated to the satisfaction of the Responsible Authority.
  4. Any vegetation placed within the splay to Sherwood and Strode Streets be regularly maintained and trimmed to a height of no greater than 600mm.
  5. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7.00am – 6.00pm, Monday-Friday (excluding public holidays) and 9.00am – 3.00pm, 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.
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**CARRIED**

The meeting closed at 6.25pm.

**Confirmed this 18<sup>th</sup> day of February 2004**

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**Chairperson**