

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Amend Planning Permit PLN16/0365 which approved *the change of use to an office, buildings and works including partial demolition and a reduction in car parking and bicycle parking requirements* at 37 – 39 Stewart Street, Richmond VIC 3121, generally in accordance with the advertised plans which show an extended platform by virtue of it being an overall height of 8.3 metres and two additional air conditioning units and subject to the following conditions:

1. Before the development 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 all dimensions noted and three copies must be provided. The plans must be generally in accordance with the advertised plans but modified to show:
 - (a) A north arrow and the correct address of the subject land on all relevant plans;
 - (b) The east-facing window panes to either be retained as existing or replaced with opaque glazing;
 - (c) The provision of a minimum of 35 bicycle spaces for employees and visitors within the site boundaries;
 - (d) The provision of a change room with three showers.
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. No more than 140 staff are permitted on the land at any one time.
4. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the hours of 8.30am to 7.30pm, Monday to Friday.
5. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.to the satisfaction of the Responsible Authority.
6. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
7. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

8. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
9. The permit will expire if any of the following occurs:
- (a) The development is not commenced within two (2) years from the date of this permit;
 - (b) The development is not completed within four (4) years from the date of this permit;
 - (c) The use is not commenced within two (2) years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months after the expiry date for commencement, or within twelve months after the expiry date for completion.

NOTES;

A building permit may be required before development is commenced. Please contact Council's building department on 9205 5585 to confirm.

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

All future employees and visitors within the development and use approved under this permit will not be permitted to obtain employee or visitor parking permits.

The following table will be included on any amended permit issued:

Date of amendment	Brief description of amendment
	Amendment to Planning Permit PLN16/0365 by amending plans to show an extension to the air-conditioner platform to a height of 8.3 metres with 2 additional air conditioning units on it.