



**YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES**

**held on Wednesday 25 February 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Jackie Fristacky
Councillor Phillip Vlahogiannis (substitute for Cr Misha Coleman)
Councillor Geoff Barbour

Mary Osman (Manager Statutory Planning)
Chris Harries (Senior Statutory Planner)
Danielle Connell (Co-ordinator Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Misha Coleman

III. DECLARATIONS OF CONFLICT OF INTEREST (councillors and staff)

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Vlahogiannis **Seconded:** Councillor Fristacky

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 11 February 2015 be confirmed.

CARRIED

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***"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.
Further to this, Council acknowledges
there are other Aboriginal and Torres
Strait Islander people who have lived,
worked and contributed to the cultural
heritage of Yarra."***



Guidelines for public participation at Internal Development Approval Committee meetings

POLICY

Council provides the opportunity for members of the public to address the Internal Development Approvals Committee.

The following guidelines have been prepared to assist members of the public in presenting submissions at these meetings:

- public submissions are limited to a maximum of five (5) minutes
- where there is a common group of people wishing to make a submission on the same matter, it is recommended that a representative speaker be nominated to present the views of the group
- all public comment must be made prior to commencement of any discussion by the committee
- any person accepting the chairperson's invitation to address the meeting shall confine himself or herself to the subject under consideration
- people making submissions shall address the meeting as a whole and the meeting debate shall be conducted at the conclusion of submissions
- the provisions of these guidelines shall be made known to all intending speakers and members of the public generally prior to the commencement of each committee meeting.

For further information regarding these guidelines or presenting submissions at Committee meetings generally, please contact the Governance Branch on (03) 9205 5110.

**Governance Branch
2008**

Councillor Fristacky nominated Councillor Barbour as Chairperson.

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

Councillor Barbour assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	395 Swan Street, Richmond - PLN12/1164	6	11
1.2	63 - 65 Glass Street, Richmond - PLN14/0581	17	21
1.3	587 Rathdowne Street, Carlton North - Planning Permit Application No. PLN14/0930 - Conversion of an existing studio to allow for a second dwelling on a lot and associated buildings and works and demolition.	27	28
1.4	51 Rae Street, Fitzroy North - Planning Permit Application No. PLN12/1140 (Development of the land for part demolition and ground and first floor additions).	29	30
1.5	Supplementary Report - 24-28 Stanley Street Collingwood - Planning Permit Application No PLN14/0535 (Construction of a seven storey building containing dwellings and use for two shops with a partial reduction of the car parking requirement and a waiver of the loading bay requirement).	32	36
1.6	PLN14/0813 - 19 William Street Cremorne - Construction of a seven-storey office building plus roof terrace and an associated reduction in car parking requirements.	42	45

1.1 395 Swan Street, Richmond - PLN12/1164

Trim Record Number: D15/287

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN12/1164 for development of the land as a 6 storey building (plus 2 basement levels), use of the land as dwellings, a waiver of the loading bay requirement and creation of access to a Road Zone at 395 Swan Street, Richmond, 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 this 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 decision plans dated 19 November 2014 but modified to show:
 - (a) The removal of the bedroom balconies associated with dwelling 5 at level 3 and dwelling 4 at level 4; with these spaces to be maintained as lightcourts and the bedroom doors to be converted to operable windows;
 - (b) The glass-brick windows within the western boundary wall to be removed, with this wall to have an articulated design to the satisfaction of the Responsible Authority;
 - (c) The ground level awning provided with lateral clearances from power poles and traffic lights, along with a splayed corner at the Swan and Burnley Street intersection;
 - (d) A green wall (as demonstrated in the original drawings dated 24 December 2012) to be provided within the Burnley Street façade;
 - (e) Articulation to the section of wall directly abutting the northern boundary;
 - (f) The addition of one bicycle space within the internal garage, increasing the total number of bicycles to 20;
 - (g) The provision of 6 visitor bicycle parking spaces on the Burnley Street footpath;
 - (h) The floor plan of the retail premises to include employee facilities (bathroom, kitchen, storage etc.);
 - (i) The details of privacy screening to limit internal views for balconies at levels 4 to 6 on the eastern façade;
 - (j) Roof-top services and equipment (and associated screening) on all relevant elevations;
 - (k) The vehicle entry on Burnley Street to be left in only;
 - (l) The inclusion of a "No Right Hand Turn" sign at the Burnley Street vehicular entry;
 - (m) A minimum of 50sqm of solar panels on the roof (to the north of the lift overrun); and
 - (n) Any additional works required via the Acoustic Report at condition 5.

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. Before the use and development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Sustainable Built Environments and dated 10 July 2014 but modified to include:
 - (a) The provision of 20 bicycle parking spaces onsite.
 - (b) The provision of visitor bicycle parking on the Burnley Street footpath.
 - (c) A minimum of 50sqm of solar panels on the roof (to the north of the lift overrun).

4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the use and development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must address;
 - (a) On-site amenity in terms of any ancillaries (including air-conditioning units), lift, vehicular access door, car stackers, traffic noise, tram and train noise and commercial noise from properties along Swan Street and Burnley Street.
6. The recommendations and any works contained in the approved Acoustic Report must be implemented and where they are recommendations of an ongoing nature, must be maintained to the satisfaction of the Responsible Authority.
7. Before the use and development commences, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:
 - (a) Initiatives that would encourage residents, employees, visitors and customers of the development to utilise alternative travel methods and other measures that would assist in abating the amount of vehicle traffic generated by the site.
 - (b) The provision of visitor bicycle parking on the Burnley Street footpath, to be installed at the permit holder's cost and to the satisfaction of the Responsible Authority.
8. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
9. Before the use and development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Wastech on 30 May 2014, but modified to include:
 - (a) The revised number of dwellings within the development.
10. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
11. Before the use and development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
 - (a) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits.
 - (b) Information outlining the timing of each lift cycle and whether this lift/parking cycle would impact on the overall performance of the car park.
 - (c) A plan for motorists to use in the event of any conflict or queuing that might take place.
12. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

13. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person.
14. The car stackers shown on the endorsed plans must be maintained:
 - (a) By a suitably qualified person; and
 - (b) To the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian entry and retail entry must be provided. Lighting must be:
 - (a) Located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
16. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
17. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
18. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
19. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
20. 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.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.to the satisfaction of the Responsible Authority.
22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

23. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of the light pole necessary to facilitate the development must be undertaken:
 - (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

24. Prior to the completion of the development, subject to the relevant authority's consent, the existing Loading Zone must be relocated:
 - (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

25. Before the building is occupied, 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.

26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, six (6) bike racks must be installed:
 - (a) at the permit holder's cost; and
 - (b) on the Burnley Street footpath, in a manner to the satisfaction of the Responsible Authority.

27. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;

- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
- (q) During the construction:
 - (i) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (ii) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (iii) vehicle borne material must not accumulate on the roads abutting the land;
 - (iv) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

28. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

- (a) Monday to 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.

29. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit; or
- (b) the development is not completed within four years of the date of this permit.
- (c) the dwelling use is not commenced within five years of 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 afterwards for commencement or within twelve months afterwards for completion.

Notes:

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

Any contaminated groundwater that is present within the site must be treated and disposed of in accordance with EPA guidelines and Melbourne Water/City West Water guidelines.

VicRoads Notes:

Separate consent shall be required from VicRoads under the Road Management Act 2004 for all buildings and works undertaken outside the title boundary within a Road Zone Category 1.

Loading and unloading activities must be undertaken outside peak hour.

Submissions

The Applicant, Mr David Hickie addressed the Committee.

The following people also addressed the Committee:

*Ms Judith Drill; and
Ms Christine Hammett.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Vlahogiannis

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN12/1164 for development of the land as a 6 storey building (plus 2 basement levels), use of the land as dwellings, a waiver of the loading bay requirement and creation of access to a Road Zone at 395 Swan Street, Richmond, subject to the following conditions:

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 - (b) The glass-brick windows within the western boundary wall to be removed, with this wall to have an articulated design to the satisfaction of the Responsible Authority;
 - (c) The ground level awning provided with lateral clearances from power poles and traffic lights, along with a splayed corner at the Swan and Burnley Street intersection;
 - (d) Articulation to the section of wall directly abutting the northern boundary;
 - (e) The addition of one bicycle space within the internal garage, increasing the total number of bicycles to 20;
 - (f) The provision of 6 visitor bicycle parking spaces on the Burnley Street footpath;
 - (g) The floor plan of the retail premises to include employee facilities (bathroom, kitchen, storage etc.);
 - (h) The details of privacy screening to limit internal views for balconies at levels 4 to 6 on the eastern façade;
 - (i) Roof-top services and equipment (and associated screening) on all relevant elevations;
 - (j) The vehicle entry on Burnley Street to be left in only;

- (k) The inclusion of a “No Right Hand Turn” sign at the Burnley Street vehicular entry;
 - (l) A minimum of 50sqm of solar panels on the roof (to the north of the lift overrun); and
 - (m) Any additional works required via the Acoustic Report at condition 5.
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. Before the use and development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Sustainable Built Environments and dated 10 July 2014 but modified to include;
 - (a) The provision of 20 bicycle parking spaces onsite.
 - (b) The provision of visitor bicycle parking on the Burnley Street footpath.
 - (c) A minimum of 50sqm of solar panels on the roof (to the north of the lift overrun).
 4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 5. Before the use and development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must address;
 - (a) On-site amenity in terms of any ancillaries (including air-conditioning units), lift, vehicular access door, car stackers, traffic noise, tram and train noise and commercial noise from properties along Swan Street and Burnley Street.
 6. The recommendations and any works contained in the approved Acoustic Report must be implemented and where they are recommendations of an ongoing nature, must be maintained to the satisfaction of the Responsible Authority.
 7. Before the use and development commences, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:
 - (a) Initiatives that would encourage residents, employees, visitors and customers of the development to utilise alternative travel methods and other measures that would assist in abating the amount of vehicle traffic generated by the site.
 - (b) The provision of visitor bicycle parking on the Burnley Street footpath, to be installed at the permit holder’s cost and to the satisfaction of the Responsible Authority.
 8. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 9. Before the use and development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Wastech on 30 May 2014, but modified to include:
 - (a) The revised number of dwellings within the development.
 10. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

VicRoads Condition (Condition 11)

11. Vehicle access on Burnley Street shall be restricted to left-in and left-out movements.
12. Before the use and development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
 - (a) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits.
 - (b) Information outlining the timing of each lift cycle and whether this lift/parking cycle would impact on the overall performance of the car park.
 - (c) A plan for motorists to use in the event of any conflict or queuing that might take place, including a mechanism to advise motorists if car park can be accessed.
13. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
14. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person.
15. The car stackers shown on the endorsed plans must be maintained:
 - (a) By a suitably qualified person; and
 - (b) To the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian entry and retail entry must be provided. Lighting must be:
 - (a) Located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
17. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
19. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
20. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
21. 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.

22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
- to the satisfaction of the Responsible Authority.
23. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be constructed:
- (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
24. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of the light pole necessary to facilitate the development must be undertaken:
- (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
25. Prior to the completion of the development, subject to the relevant authority's consent, the existing Loading Zone must be relocated with an equivalent loading zone along Burnley Street:
- (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
26. Before the building is occupied, 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.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, six (6) bike racks must be installed:
- (a) at the permit holder's cost; and
 - (b) on the Burnley Street footpath, in a manner to the satisfaction of the Responsible Authority.
28. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;

- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibrataion Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
- (q) During the construction:
 - (i) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (ii) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (iii) vehicle borne material must not accumulate on the roads abutting the land;
 - (iv) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

29. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

- (a) Monday to 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.

30. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.
 - (c) the dwelling use is not commenced within five years of 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 afterwards for commencement or within twelve months afterwards for completion.

Notes:

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

Any contaminated groundwater that is present within the site must be treated and disposed of in accordance with EPA guidelines and Melbourne Water/City West Water guidelines.

VicRoads Notes:

Separate consent shall be required from VicRoads under the Road Management Act 2004 for all buildings and works undertaken outside the title boundary within a Road Zone Category 1.

Loading and unloading activities must be undertaken outside peak hour.

CARRIED

1.2 63 - 65 Glass Street, Richmond - PLN14/0581

Trim Record Number: D15/12819

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a planning permit PLN14/0581 for the construction of a four storey building (plus basement) and a reduction in the car parking requirement associated with dwellings at 63-65 Glass Street, Richmond VIC 3121 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 this 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 decision plans received by Council on 22 July 2014 (TP1.01A and TP1.06A dated 17.01.14 and TP1.02, TP1.03, TP1.04, TP1.05, TP2.01, TP2.02, TP2.03, TP2.04, TP3.01 dated 27.06.14, prepared by Rothe Lowman) but modified to show:
 - (a) the following as per the sketch plans received by Council 23 December 2014:
 - (i) addition of one additional car parking space in the basement (additional stacker);
 - (ii) deletion of the substation along Beissel Street and addition of a planter box and ground floor windows;
 - (iii) Glass Street screen separated into four vertical segments;
 - (iv) confirmation the east facing windows have minimum 1.8m sill heights;
 - (v) deletion of the fin wall at the northern edge of the terraces in the north-west corner of the site;
 - (vi) a lighter colour palette for the uppermost level of the eastern elevation;
 - (vii) 1.3m reduction in the height of the stair structure (RL23.62 to RL22.32 – minimum 1.5m wide segment as measured from the eastern edge); and
 - (viii) addition of a convex mirror adjacent to the Beissel Street vehicular entrance.
 - (b) the north edge of the new vehicle crossing on Glass Street with a minimum lateral clearance of 1.2m as measured from the existing crossing of the adjoining property (as measured along the building line);
 - (c) the fences along the Glass Street frontage at a maximum height of 1.5m;
 - (d) an additional bicycle parking space;
 - (e) a 1 in 20 scale cross section of Beissel Street and the basement ramp (existing actual reduced levels of the centre line of Beissel Street, the lip, invert, top of kerb, back of kerb and building line must be included in the cross section [including the proposed Beissel Street footpath levels]), demonstrating:
 - (i) the ramp will meet Council's Standard Drawings and requirements;
 - (ii) that cars can enter and exit the site without scraping or bottoming out;
 - (iii) the top of the ramp must not be lower than the existing top of the kerb;
 - (iv) the ramp must be of a profile to address rainfall events such that rainfall run-off does not enter the basement during a heavy storm. Hydraulic calculations must be provided to demonstrate this.
 - (f) levels of the Beissel Street footpath widening, demonstrating DDA compliance and a maximum cross-fall of 1 in 40. A notation must confirm that these works will be undertaken at the expense of the permit holder and to the satisfaction of the Responsible Authority;
 - (g) the north-easternmost, level 1 and 2 bedroom windows (north and east facing) and north-easternmost level 2 terrace as:
 - (i) obscure glass and fixed to a minimum height of 1.7m;
 - (ii) minimum 1.7m sill heights; or
 - (iii) screened with minimum 1.7m high, maximum 25 per cent transparent screens.

- (h) details of the privacy screens between adjoining terraces within the development, confirming the screens are a minimum 1.7m high and maximum 25 per cent transparent;
 - (i) vertical, external, operable screens to the west and north-facing windows; and
 - (j) a schedule of colours and materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour and finish of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must:
 - (i) include details of the finishes and profile of the precast concrete; and
 - (ii) confirm the metal cladding would not be unreasonably reflective.
2. The 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. Noise from the proposed air conditioner units and basement vehicular roller door must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
 4. Before the development commences, a Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Sustainable Management Plan must be generally in accordance with the plan dated 16 July 2014 prepared by Ark Resources, but modified to reflect the relevant changes required by condition 1. When approved, the Sustainable Management Plan will be endorsed and will form part of this permit.
 5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 6. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 15 July 2014, but modified to include private waste collection if on-site collection is to occur.
 7. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 8. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
 9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, bicycle parking area, laneway and dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
 - (e) to the satisfaction of the Responsible Authority.

10. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
12. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development (including the Glass and Beissel Street footpaths) must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossings must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
17. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
 - (e) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
20. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to 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.

21. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
- (b) works necessary to protect road and other infrastructure;
- (c) remediation of any damage to road and other infrastructure;
- (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
- (e) facilities for vehicle washing, which must be located on the land;
- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibrataion Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and

22. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit; or
- (b) the development is not completed within four years of 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 afterwards for commencement or within twelve months afterwards for completion.

NOTES:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

All future residents within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

Submissions

The Applicant, Mr Vaughn Connor addressed the Committee.

The following people also addressed the Committee:

*Mr Mark Power;
Ms Kaija Jordan;
Ms Judith Drill;
Ms Jude Helm.*

Note: An agreement was reached between the Applicant and residents in relation to the construction of new boundary fences for properties fronting Edinburgh Street at the permit applicants expense.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis **Seconded:** Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a planning permit PLN14/0581 for the construction of a four storey building (plus basement) and a reduction in the car parking requirement associated with dwellings at 63-65 Glass Street, Richmond VIC 3121 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 this 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 decision plans received by Council on 22 July 2014 (TP1.01A and TP1.06A dated 17.01.14 and TP1.02, TP1.03, TP1.04, TP1.05, TP2.01, TP2.02, TP2.03, TP2.04, TP3.01 dated 27.06.14, prepared by Rothe Lowman) but modified to show:

- (a) the following as per the sketch plans received by Council 23 December 2014:
 - (i) addition of one additional car parking space in the basement (additional stacker);
 - (ii) deletion of the substation along Beissel Street and addition of a planter box and ground floor windows;
 - (iii) Glass Street screen separated into four vertical segments;
 - (iv) confirmation the east facing windows have minimum 1.8m sill heights;
 - (v) deletion of the fin wall at the northern edge of the terraces in the north-west corner of the site;
 - (vi) a lighter colour palette for the uppermost level of the eastern elevation;
 - (vii) 1.3m reduction in the height of the stair structure (RL23.62 to RL22.32 – minimum 1.5m wide segment as measured from the eastern edge); and
 - (viii) addition of a convex mirror adjacent to the Beissel Street vehicular entrance.
- (b) the north edge of the new vehicle crossing on Glass Street with a minimum lateral clearance of 1.2m as measured from the existing crossing of the adjoining property (as measured along the building line);
- (c) the fences along the Glass Street frontage at a maximum height of 1.5m;
- (d) an additional bicycle parking space;
- (e) a 1 in 20 scale cross section of Beissel Street and the basement ramp (existing actual reduced levels of the centre line of Beissel Street, the lip, invert, top of kerb, back of kerb and building line must be included in the cross section [including the proposed Beissel Street footpath levels]), demonstrating:
 - (i) the ramp will meet Council's Standard Drawings and requirements;
 - (ii) that cars can enter and exit the site without scraping or bottoming out;
 - (iii) the top of the ramp must not be lower than the existing top of the kerb;
 - (iv) the ramp must be of a profile to address rainfall events such that rainfall run-off does not enter the basement during a heavy storm. Hydraulic calculations must be provided to demonstrate this.
- (f) levels of the Beissel Street footpath widening, demonstrating DDA compliance and a maximum cross-fall of 1 in 40. A notation must confirm that these works will be undertaken at the expense of the permit holder and to the satisfaction of the Responsible Authority;
- (g) the north-easternmost, level 1 and 2 bedroom windows (north and east facing) and north-easternmost level 2 terrace as:
 - (i) obscure glass and fixed to a minimum height of 1.8m;
 - (ii) minimum 1.8m sill heights; or
 - (iii) screened with minimum 1.8m high, maximum 25 per cent transparent screens.
- (h) details of the privacy screens between adjoining terraces within the development, confirming the screens are a minimum 1.7m high and maximum 25 per cent transparent;
 - (i) vertical, external, operable screens to the west and north-facing windows;
 - (j) a schedule of colours and materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour and finish of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must:
 - (i) include details of the finishes and profile of the precast concrete; and
 - (ii) confirm the metal cladding would not be unreasonably reflective.
- (k) the deletion of level 3; and
- (l) the addition of two car parking spaces within the basement level, not a stacker arrangement.

2. The 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. Noise from the proposed air conditioner units and basement vehicular roller door must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
4. Before the development commences, a Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Sustainable Management Plan must be generally in accordance with the plan dated 16 July 2014 prepared by Ark Resources, but modified to reflect the relevant changes required by condition 1. When approved, the Sustainable Management Plan will be endorsed and will form part of this permit.
5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 15 July 2014, but modified to include private waste collection if on-site collection is to occur.
7. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
8. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, bicycle parking area, laneway and dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
 - (e) to the satisfaction of the Responsible Authority.
10. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
12. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development (including the Glass and Beissel Street footpaths) must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossings must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
17. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
 - (e) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
20. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to 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.
21. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;

- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and

22. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit; or
- (b) the development is not completed within four years of 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 afterwards for commencement or within twelve months afterwards for completion.

NOTES:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

All future residents within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

CARRIED

1.3 587 Rathdowne Street, Carlton North - Planning Permit Application No. PLN14/0930 - Conversion of an existing studio to allow for a second dwelling on a lot and associated buildings and works and demolition.

Trim Record Number: D15/14437

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0930 for the conversion of an existing studio to allow for a second dwelling on a lot and associated buildings and works and demolition at 587 Rathdowne Street, Carlton North 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 this 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 decision plans but modified to show:
 - (a) Floor plans and elevations to detail proposed demolition;
 - (b) Deletion of the pedestrian entry from the rear (Rathdowne Street) laneway;
 - (c) The garage door to the new dwelling to be either maintained, or any new garage door to be a minimum of 3.94m wide and setback a minimum 0.82m from the north boundary;
 - (d) The pedestrian entry for the new dwelling to be provided from the northern (Lee Street) laneway, with the dwelling entry to be appropriately designed and illuminated to ensure it is clearly identifiable as a dwelling entrance;
 - (e) Storage provided to the new and existing dwelling to be shown on the plans and a minimum of 6 cubic metres provided; and
 - (f) The new dwelling to demonstrate compliance with the objectives of Clause 55.04-6 (*Overlooking objective*) and Clause 55.04-7 (*Internal views objective*) of the Yarra Planning Scheme.
2. The 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. Noise emissions from plant equipment must comply with the State Environment Protection Policy or any other standard recommended by the Environment Protection Authority.
4. Before the buildings are occupied, 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.
5. Before the new dwelling is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting to the pedestrian entry of the new dwelling must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity.to the satisfaction of the Responsible Authority.

6. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
7. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained 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) before 7.00 am or after 6.00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
9. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of 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 afterwards for commencement or within twelve months afterwards for completion.

Notes:

All future residents and occupiers residing within the new dwelling approved under this permit will not be permitted to obtain resident or visitor parking permits.

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

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

Areas must be provided inside the property line to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Submission

The Applicant, Mr Jim Koutsougeras addressed the Committee

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Vlahogiannis

That the Recommendation be adopted.

CARRIED

1.4 51 Rae Street, Fitzroy North - Planning Permit Application No. PLN12/1140 (Development of the land for part demolition and ground and first floor additions).

Trim Record Number: D15/8239

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN12/1140 for development of the land for part demolition and construction of a ground and first floor addition at 51 Rae Street, Fitzroy North 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 plans received by Council on 9 February 2015, but modified to show:
 - (a) The demolition plan showing the demolition of the front door, or alternatively the proposed elevation showing the retention of the front door.
 - (b) All plans to consistently detail the extent of demolition and works to the front verandah.
 - (c) The material of the first floor façade to Rae Street altered to weatherboard cladding to match the southern and western facades.
 - (d) All first floor habitable room windows fixed up to 1.7m above finished floor level in compliance with Standard A15 of clause 54 of the Yarra Planning Scheme.
 - (e) The plans to clearly show all existing structures relative to property boundaries (as detailed through a survey plan undertaken by a licensed surveyor), with only structures within the property boundary to be demolished.
 - (f) The proposed new hip roof structure on the upper-storey addition be re-positioned to create a symmetrical roof profile or deleted entirely.
 - (g) A schedule of all materials and colours, including a set of coloured elevations.
2. The 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. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
4. Within two months of the works being completed, 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.
5. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7.00 am or after 6.00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.

6. This permit will expire if one of the following circumstances applies:
- (a) The development is not started within two years of the date of this permit.
 - (b) The development is not completed within four years of 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

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

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

Submissions

The Applicant, Mr Penafort, addressed the Committee.

The following people also addressed the Committee:

*Mr Jason Thompson;
Ms Irene Hass;
Ms Katrina Harris; and
Ms Andrew Taliti.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Vlahogiannis

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN12/1140 for development of the land for part demolition and construction of a ground and first floor addition at 51 Rae Street, Fitzroy North 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 plans received by Council on 9 February 2015, but modified to show:
 - (a) The demolition plan showing the demolition of the front door, or alternatively the proposed elevation showing the retention of the front door.
 - (b) All plans to consistently detail the extent of demolition and works to the front verandah.
 - (c) The material of the first floor façade to Rae Street altered to weatherboard cladding to match the southern and western facades.

- (d) All first floor habitable room windows fixed up to 1.7m above finished floor level in compliance with Standard A15 of clause 54 of the Yarra Planning Scheme.
 - (e) The plans to clearly show all existing structures relative to property title boundaries (as detailed through a new survey plan undertaken by a licensed surveyor), with only structures within the property title boundary to be demolished.
 - (f) The proposed new hip roof structure on the upper-storey addition be re-positioned to create a symmetrical roof profile or deleted entirely.
 - (g) A schedule of all materials and colours, including a set of coloured elevations to show a lighter colour to the first floor southern elevation.
 - (h) The southern wall of the first floor bedrooms and study to be a maximum of 2.1m, raking up to 2.7m, to the north, internal to the site.
2. The 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. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
 4. Within two months of the works being completed, 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.
 5. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7.00 am or after 6.00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
 6. This permit will expire if one of the following circumstances applies:
 - (a) The development is not started within two years of the date of this permit.
 - (b) The development is not completed within four years of 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

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

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

CARRIED

1.5 Supplementary Report - 24-28 Stanley Street Collingwood - Planning Permit Application No PLN14/0535 (Construction of a seven storey building containing dwellings and use for two shops with a partial reduction of the car parking requirement and a waiver of the loading bay requirement).

Trim Record Number: D15/17816

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

Council advise the Victorian Civil Administrative Tribunal that the City of Yarra consents to The Tribunal directing the grant of a permit in P2046/14 subject to the following conditions; and that the hearing listed for 17 March 2015 be vacated.

1. Before the use and 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 this 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 **revision 7 drawings dated 29 January 2015** but amended to show:
 - (a) **The north facing balconies of apartments 1.06, 1.07, 2.06, 2.07, 3.06 and 3.07 must provide fixed timber louver screens to a height of 1.7 metres above FFL in accordance with drawing number A 4.02 Rev 7, such louvers to be angled to avoid direct overlooking of the south facing windows in apartment 2.16 of 33-44 Stanley Street, Collingwood to the satisfaction of the Responsible Authority.**
 - (b) **In order to protect the equitable development rights of 30 Stanley Street, Collingwood the plans will be amended to show nib or blade walls extending to a minimum length of 1.5 metres on the common eastern boundary with 30 Stanley Street to the northern and the southern ends of the light court at levels 1, 2 and 3.**
 - (c) **Conversion of the four (4) north facing apartments on each of the levels ground to three (3) both inclusive into three apartments at each level (a reduction of one (1) unit at each level.**
 - (d) **The provision of direct access to light and ventilation for all bedrooms, deleting any reliance upon borrowed light or air.**
 - (e) Provision of a convex mirror at the exit of the car lift.
 - (f) A detailed plan of the pedestrian entry detailing weather protection, lighting, security and the location of services including the intercom. The entry to either includes a recess into the building from Stanley Street or a canopy if access is restricted to the footpath.
 - (g) A schedule of all materials and finishes including colour samples.
 - (h) The provision of **additional, operable** sun shading **to levels 4 to 6**, east and west-facing glazing.
 - (i) Air-conditioners must be concealed from the street.
 - (j) The provision of 4 on-site visitor car parking spaces.

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. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by SBE and dated 19 June 2014, but modified to include or show:

- (a) the application must meet the BCA/NCC minimum requirements with an average energy efficiency rating of six stars plus 10% improvement on these standards;
 - (b) provision of additional sun shading to the level 4, 5 and 6 east and west-facing glazing;
 - (c) the proposal must use low VOC products, sustainable materials and timber and low embodied energy products;
 - (d) the provision of showers and lockers available to staff of the shops; and
 - (e) the provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Before the development commences an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed to form part of this permit. The Acoustic Report must assess the following:
- (a) Noise impact resulting from the proposed use and development to the surrounding properties.
 - (b) Noise impacts from the surrounding non-residential uses (vehicles, commercial premises and live music entertainment venues) to the proposed use and development.
 - (c) The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environmental Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy or any other requirement to the satisfaction of the Responsible Authority;
 - (d) The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
5. **Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted and approved.**
6. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the decision plans prepared by Warner and Mahoney dated 10 June 2014 but modified to include (or show):
- (a) further details regarding the planter boxes and the roof terrace;
 - (b) information regarding the species proposed; and
 - (c) a schedule for maintenance.
7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants. to the satisfaction of the Responsible Authority.
8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park and pedestrian entries must be provided. Lighting must be:
- (a) located;

- (b) directed;
 - (c) shielded; and
 - (d) of limited intensity
- to the satisfaction of the Responsible Authority.
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
 10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
 11. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
 12. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
 13. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
 14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking space to the satisfaction of the Responsible Authority.
 15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
 16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be constructed: in accordance with any requirements or conditions imposed by Council; at the permit holder's cost; and to the satisfaction of the Responsible Authority.
 17. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 18. Before the building is occupied, 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.
 19. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

20. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.
21. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads; and
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer; and
 - (v) other relevant considerations.
22. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday to 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.

23. Except with the prior written consent of the Responsible Authority, the retail use authorised by this permit may only operate between the following hours of 8.00am to 8.00pm (Monday to Sunday).
24. 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 verminto the satisfaction of the Responsible Authority.
25. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-2).
26. Speakers external to the building must not be erected or used.
27. The collection of waste from the shops must be by private collection, unless with the prior written consent of the Responsible Authority.
28. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; or
 - (c) the use of the land as a shop has not commenced within two years of 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 afterwards for commencement or within twelve months afterwards for completion.

Submissions

The Applicant, Mr Mark Naughton addressed the Committee;

Mr David Schwartz also addressed the Committee:

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Vlahogiannis

Council advise the Victorian Civil Administrative Tribunal that the City of Yarra consents to The Tribunal directing the grant of a permit in P2046/14 subject to the following conditions; and that the hearing listed for 17 March 2015 be vacated.

1. Before the use and 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 this 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 **revision 7 drawings dated 29 January 2015** but amended to show:

- (a) **The north facing balconies of apartments 1.06, 1.07, 2.06, 2.07, 3.06 and 3.07 must provide fixed timber louvre screens to a height of 1.7 metres above FFL in accordance with drawing number A 4.02 Rev 7, such louvers to be angled to avoid direct overlooking of the south facing windows in apartment 2.16 of 33-44 Stanley Street, Collingwood to the satisfaction of the Responsible Authority.**
 - (b) **In order to protect the equitable development rights of 30 Stanley Street, Collingwood the plans will be amended to show nib or blade walls extending to a minimum length of 1.5 metres on the common eastern boundary with 30 Stanley Street to the northern and the southern ends of the light court at levels 1, 2 and 3.**
 - (c) **Conversion of the four (4) north facing apartments on each of the levels ground to three (3) both inclusive into three apartments at each level (a reduction of one (1) unit at each level.**
 - (d) **The provision of direct access to light and ventilation for all bedrooms, deleting any reliance upon borrowed light or air.**
 - (e) Provision of a convex mirror at the exit of the car lift.
 - (f) A detailed plan of the pedestrian entry detailing weather protection, lighting, security and the location of services including the intercom. The entry to either includes a recess into the building from Stanley Street or a canopy if access is restricted to the footpath.
 - (g) A schedule of all materials and finishes including colour samples.
 - (h) The provision of **additional, operable** sun shading **to levels 4 to 6**, east and west-facing glazing.
 - (i) Air-conditioners must be concealed from the street.
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. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by SBE and dated 19 June 2014, but modified to include or show:
 - (a) the application must meet the BCA/NCC minimum requirements with an average energy efficiency rating of six stars plus 10% improvement on these standards;
 - (b) provision of additional sun shading to the level 4, 5 and 6 east and west-facing glazing;
 - (c) the proposal must use low VOC products, sustainable materials and timber and low embodied energy products;
 - (d) the provision of showers and lockers available to staff of the shops; and
 - (e) the provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Before the development commences an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed to form part of this permit. The Acoustic Report must assess the following:
 - (a) Noise impact resulting from the proposed use and development to the surrounding properties.
 - (b) Noise impacts from the surrounding non-residential uses (vehicles, commercial premises and live music entertainment venues) to the proposed use and development.

- (c) The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environmental Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy or any other requirement to the satisfaction of the Responsible Authority;
- (d) The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

5. Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted and approved.

6. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the decision plans prepared by Warner and Mahoney dated 10 June 2014 but modified to include (or show):

- (a) further details regarding the planter boxes;
- (b) information regarding the species proposed; and
- (c) a schedule for maintenance.

7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
- (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
- (c) replacing any dead, diseased, dying or damaged plants.
to the satisfaction of the Responsible Authority.

8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park and pedestrian entries must be provided. Lighting must be:

- (a) located;
- (b) directed;
- (c) shielded; and
- (d) of limited intensity
to the satisfaction of the Responsible Authority.

9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

11. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

12. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

13. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking space to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be constructed: in accordance with any requirements or conditions imposed by Council; at the permit holder's cost; and to the satisfaction of the Responsible Authority.
17. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
18. Before the building is occupied, 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.
19. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
20. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.
21. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;

- (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads; and
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer; and
 - (v) other relevant considerations.
22. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday to 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.
23. Except with the prior written consent of the Responsible Authority, the retail use authorised by this permit may only operate between the following hours of 8.00am to 8.00pm (Monday to Sunday).
24. 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.
25. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-2).
26. Speakers external to the building must not be erected or used.
27. The collection of waste from the shops must be by private collection, unless with the prior written consent of the Responsible Authority.

28. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit;
- (b) the development is not completed within four years of the date of this permit; or
- (c) the use of the land as a shop has not commenced within two years of 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 afterwards for commencement or within twelve months afterwards for completion.

Notes:

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

CARRIED

1.6 PLN14/0813 - 19 William Street Cremorne - Construction of a seven-storey office building plus roof terrace and an associated reduction in car parking requirements.

Trim Record Number: D15/13705

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Planning Permit PLN14/0813 for construction of a seven-storey office building plus roof terrace and an associated reduction in car parking requirements at 19 William Street, Cremorne, generally in accordance with plans dated 4 September 2014 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 this 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 decision plans but modified to show:
 - (a) A translucent panel to be installed on the east side of the vehicle entrance door for a distance of 2m from the east edge of the doorway.
 - (b) The western boundary wall to be further articulated through a variation in colours, materials or textures.
 - (c) Shading on the northern façade on the sixth floor.
2. The 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. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Edefice and dated 14 August 2014, but modified to include or show:
 - (a) Use of sustainable timber accredited by FSC.
 - (b) The provision of separate energy and water metering for all separate tenancies onsite.
 - (c) Confirmation of comprehensive commissioning and tuning of central services on a regular basis (quarterly).
 - (d) A Building Users' Guide be provided for management and staff to assist minimising waste and maximising comfort and energy efficiency.
 - (e) Details regarding water supply, reticulation and reuse, or disposal and how the water captured by the water tank will be used.
4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants (specifically for the green wall and planter boxes);

- (b) indicate the location of all areas to be covered by lawn or other surface materials; and
 - (c) provide a specification of works to be undertaken prior to planting;
 - (d) to the satisfaction of the Responsible Authority.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the building is occupied, 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. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
- (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
- to the satisfaction of the Responsible Authority.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park and entrances must be provided. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);

- (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
14. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
15. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of 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 afterwards for commencement or within twelve months afterwards for completion.

Notes:

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

Submissions

The Applicant, Ms Plakidis addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Barbour

That having considered all relevant planning policies, the Committee resolves to issue a Planning Permit PLN14/0813 for construction of a seven-storey office building plus roof terrace and an associated reduction in car parking requirements at 19 William Street, Cremorne, generally in accordance with plans dated 4 September 2014 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 this 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 decision plans but modified to show:
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 - (c) Shading on the northern façade on the sixth floor.
2. The 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. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Edefice and dated 14 August 2014, but modified to include or show:
 - (a) Use of sustainable timber accredited by FSC.
 - (b) The provision of separate energy and water metering for all separate tenancies onsite.
 - (c) Confirmation of comprehensive commissioning and tuning of central services on a regular basis (quarterly).
 - (d) A Building Users' Guide be provided for management and staff to assist minimising waste and maximising comfort and energy efficiency.
 - (e) Details regarding water supply, reticulation and reuse, or disposal and how the water captured by the water tank will be used.

4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants (specifically for the green wall and planter boxes);
 - (b) indicate the location of all areas to be covered by lawn or other surface materials; and
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 - (d) to the satisfaction of the Responsible Authority.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the building is occupied, 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. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
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 - (a) at the permit holder's cost; and
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10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.

to the satisfaction of the Responsible Authority.
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 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,

to the satisfaction of the Responsible Authority.

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 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
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Notes:

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

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

CARRIED

Call for a division

For: Councillors Barbour and Fristacky

Against: Nil

Abstained: Councillor Vlahogiannis

The meeting closed at 10.05 pm.

Confirmed at the meeting held on Wednesday 11 March 2015

Chairperson