

**YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE**

MINUTES

**held on Wednesday 11 March 2015 at 6.30pm
in Meeting Rooms 1 & 3 at the Richmond Town Hall**

I. ATTENDANCE

Meeting Room 3

Councillor Jackie Fristacky

Councillor Geoff Barbour

Councillor Misha Coleman

Danielle Connell (Co-ordinator Statutory Planning)

Melanie Ringersma (Senior Statutory Planner)

Meeting Room 1

Councillor Phillip Vlahogiannis (substitute for Cr Huggins)

Councillor Sam Gaylard

Councillor Stephen Jolly

Mary Osman (Manager Statutory Planning)

Laura Condon (Senior Statutory Planner)

Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Simon Huggins

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Barbour **Seconded:** Councillor Fristacky

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 25 February 2015 be confirmed.

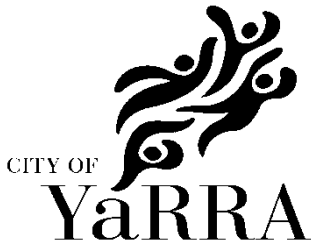
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***"Welcome to the City of Yarra.
Council acknowledges the Wurundjeri
community as the first owners of this
country.***

***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**

MEETING ROOM 3

Councillor Barbour nominated Councillor Fristacky as Chairperson.

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

Councillor Fristacky assumed the Chair.

MEETING ROOM 1

Councillor Jolly nominated Councillor Gaylard as Chairperson.

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

Councillor Gaylard assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

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1.4	286 George Street, Fitzroy - Planning Permit Application No. PLN14/0469	36	37
1.5	PLN14/0473 - 96-102 Cubitt Street, Cremorne - Construction of a five storey office building plus roof terrace with a partial reduction of the car parking requirement.	39	42
1.6	62 Spensley Street, Clifton Hill - Planning Application No. PLN14/0455	47	48
1.7	PLN14/0945 - 88 Highett Street Richmond	49	50
1.8	PLN13/1144 - 10 Botherambo Street, Richmond - Development of the land for construction of two dwelling, including demolition of the existing dwelling, and a reduction in the car parking requirement.	51	53
1.9	12 Rose Street, Richmond - PLN14/0393 - Full demolition of the existing dwelling and construction of two, double-storey dwellings.	55	57

1.1 140-144 Yarra Street, Abbotsford - Planning Permit Application No. PLN14/0287

Trim Record Number: D15/20450

Responsible Officer: Coordinator Statutory Planning

[Help](#)**RECOMMENDATION**

1. That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0287 for the development of the land with the construction of a eight dwellings and a reduction in the associated visitor car parking requirement at 140-144 Yarra Street, Abbotsford, subject to the following conditions:

Amended Plans

1. Before the development starts, amended plans 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 decision plans received by Council on 16 July 2014, but modified to show:
 - (a) A minimum setback of 3m at the ground and first floors from the southern (front) boundary (with the retention of the first floor balconies);
 - (b) The deletion of the second floor associated with Dwellings 1 and 8;
 - (c) A roof form, derivative of the surrounding roof forms adopted above the first floor of Dwellings 1 and 8;
 - (d) The southern, second floor interface to Dwellings 7 and 2 redesigned to provide fenestration and passive surveillance of Yarra Street;
 - (e) The central vehicle access gate setback a minimum distance of 6m from the southern (front) boundary;
 - (f) The ground floor plan updated to show a minimum 20% permeability;
 - (g) The provision of adequate security and identification lighting along the eastern and western side walkways and within the front setback, sensor-activated and appropriately baffled;
 - (h) The deletion of the gardens to Dwellings 2, 3 and 4 and a paved communal walkway provided;
 - (i) The first and second floor, habitable room windows and balconies screened in accordance with the Standard B22 at Clause 55.04-6 of the Yarra Planning Scheme;
 - (j) Internal elevations to show the second floor habitable room windows and first floor courtyards screened in accordance with Standard B23 at Clause 55.04-7 of the Yarra Planning Scheme;
 - (k) The provision of fixed external clothes lines to Dwellings 4 and 5;
 - (l) The provision of flyscreens to the openable windows;
 - (m) The provision of a gas boosted solar hot water system to each dwelling;
 - (n) A minimum of 6m³ of storage space to each dwelling;
 - (o) Areas set aside on-site to accommodate pits and meters, including mail boxes for Dwellings 2, 3 and 4.

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.

Landscape Plan

3. Before the development commences, an updated 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 show the following:
 - (a) The building setback a minimum distance of 3m from the southern (front) boundary;
 - (b) the location, quantity and maturity of all plants;
 - (c) the botanical name of all new planting; and
 - (d) details of proposed irrigation drainage and maintenance methods for all proposed planting specifically, confirming use of recycled water (where possible).

Sustainable Design Assessment

4. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Ark Resources and dated 16 May 2014 but modified to make reference to the changes required by Condition 1 (k), (l) and (m) of this permit, and include details relating to the provision of ceiling fans to the habitable rooms of each dwelling.
5. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Privacy Screens

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.

Walls on boundary

8. 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.

Road and Footpath Damage

9. Within 2 months of the completion of the development/Before the building/s is/are 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, 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.

Construction

11. 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.

Expiry

12. The 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.

Submissions

The Applicant, Mr Nick Baker addressed the Committee.

The following people also addressed the Committee:

*Ms Lorrae Wild;
Ms Jenny Florence; and
Ms Dianne Kreitals.*

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Coleman

1. That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0287 for the development of the land with the construction of a eight dwellings and a reduction in the associated visitor car parking requirement at 140-144 Yarra Street, Abbotsford, subject to the following conditions:

Amended Plans

1. Before the development starts, amended plans 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 decision plans received by Council on 16 July 2014, but modified to show:
 - (a) A minimum setback of 3m at the ground and first floors from the southern (front) boundary (with the retention of the first floor balconies);
 - (b) The deletion of the second floor associated with Dwellings 1 and 8;
 - (c) A roof form, derivative of the surrounding roof forms adopted above the first floor of Dwellings 1 and 8;
 - (d) The southern, second floor interface to Dwellings 7 and 2 redesigned to provide fenestration and passive surveillance of Yarra Street;
 - (e) The central vehicle access gate setback a minimum distance of 6m from the southern (front) boundary;
 - (f) The ground floor plan updated to show a minimum 20% permeability;
 - (g) The provision of adequate security and identification lighting along the eastern and western side walkways and within the front setback, sensor-activated and appropriately baffled;
 - (h) The deletion of the gardens to Dwellings 2, 3 and 4 and a paved communal walkway provided;
 - (i) The first and second floor, habitable room windows and balconies screened in accordance with the Standard B22 at Clause 55.04-6 of the Yarra Planning Scheme;
 - (j) Internal elevations to show the second floor habitable room windows and first floor courtyards screened in accordance with Standard B23 at Clause 55.04-7 of the Yarra Planning Scheme;
 - (k) The provision of fixed external clothes lines to Dwellings 4 and 5;
 - (l) The provision of flyscreens to the openable windows;
 - (m) The provision of a gas boosted solar hot water system to each dwelling;
 - (n) A minimum of 6m³ of storage space to each dwelling;
 - (o) Areas set aside on-site to accommodate pits and meters, including mail boxes for Dwellings 2, 3 and 4;
 - (p) To provide access to 146 Yarra Street.
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.

Landscape Plan

3. Before the development commences, an updated 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 show the following:
 - (a) The building setback a minimum distance of 3m from the southern (front) boundary;
 - (b) the location, quantity and maturity of all plants;
 - (c) the botanical name of all new planting; and
 - (d) details of proposed irrigation drainage and maintenance methods for all proposed planting specifically, confirming use of recycled water (where possible).

Sustainable Design Assessment

4. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Ark Resources and dated 16 May 2014 but modified to make reference to the changes required by Condition 1 (k), (l) and (m) of this permit, and include details relating to the provision of ceiling fans to the habitable rooms of each dwelling.
5. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Privacy Screens

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.

Walls on boundary

8. 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.

Road and Footpath Damage

9. Within 2 months of the completion of the development/Before the building/s is/are 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, 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.

Construction

11. 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.

Expiry

12. The 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.

Motion lapsed for want of a seconder

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Fristacky

1. That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0287 for the development of the land with the construction of a eight dwellings and a reduction in the associated visitor car parking requirement at 140-144 Yarra Street, Abbotsford, subject to the following conditions:

Amended Plans

1. Before the development starts, amended plans 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 decision plans received by Council on 16 July 2014, but modified to show:
 - (a) A minimum setback of 3m at the ground and first floors from the southern (front) boundary (with the retention of the first floor balconies);
 - (b) The deletion of the second floor associated with Dwellings 1 and 8;
 - (c) A roof form, derivative of the surrounding roof forms adopted above the first floor of Dwellings 1 and 8;
 - (d) The southern, second floor interface to Dwellings 7 and 2 redesigned to provide fenestration and passive surveillance of Yarra Street;
 - (e) The central vehicle access gate setback a minimum distance of 6m from the southern (front) boundary;
 - (f) The ground floor plan updated to show a minimum 20% permeability;
 - (g) The provision of adequate security and identification lighting along the eastern and western side walkways and within the front setback, sensor-activated and appropriately baffled;
 - (h) The deletion of the gardens to Dwellings 2, 3 and 4 and a paved communal walkway provided;
 - (i) The first and second floor, habitable room windows and balconies screened in accordance with the Standard B22 at Clause 55.04-6 of the Yarra Planning Scheme;

- (j) Internal elevations to show the second floor habitable room windows and first floor courtyards screened in accordance with Standard B23 at Clause 55.04-7 of the Yarra Planning Scheme;
 - (k) The provision of fixed external clothes lines to Dwellings 4 and 5;
 - (l) The provision of flyscreens to the openable windows;
 - (m) The provision of a gas boosted solar hot water system to each dwelling;
 - (n) A minimum of 6m³ of storage space to each dwelling;
 - (o) Areas set aside on-site to accommodate pits and meters, including mail boxes for Dwellings 2, 3 and 4.
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.

Landscape Plan

3. Before the development commences, an updated 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 show the following:
- (a) The building setback a minimum distance of 3m from the southern (front) boundary;
 - (b) the location, quantity and maturity of all plants;
 - (c) the botanical name of all new planting; and
 - (d) details of proposed irrigation drainage and maintenance methods for all proposed planting specifically, confirming use of recycled water (where possible).

Sustainable Design Assessment

4. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Ark Resources and dated 16 May 2014 but modified to make reference to the changes required by Condition 1 (k), (l) and (m) of this permit, and include details relating to the provision of ceiling fans to the habitable rooms of each dwelling.
5. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Privacy Screens

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.

Walls on boundary

8. 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.

Road and Footpath Damage

9. Within 2 months of the completion of the development/Before the building/s is/are 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, 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.

Construction

11. 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.

Expiry

12. The 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 residents and occupiers residing within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

CARRIED

Councillor Coleman voted against the motion.

1.2 PLN12/0672 - 18 - 20 Regent Street Richmond - Supplementary Report

Trim Record Number: D15/22809

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 PLN12/0672 for the construction of a five-storey building with ground floor office and 16 dwellings (uses do not require a planning permit), a reduction in car parking requirements at 18-20 Regent Street, Richmond, 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 two copies must be provided.
The plans must be generally in accordance with the decision received by Council on 1 May 2014 but modified to show:
 - (a) The east and west-facing southern lightcourt windows screened to prevent unreasonable internal views.
 - (b) The redundant vehicle crossings shown as being broken out and reinstated with kerb and channel.
 - (c) All ancillary items (including air conditioner units).
 - (d) A minimum of 3 cubic metres of externally accessible storage areas for each unit.
 - (e) The north and south-facing balconies which have views into private open space areas or habitable room windows to the north and south screened to limit these views.
 - (f) Any requirement of the endorsed ESD report (condition 4) (where relevant to show on plans).
 - (g) Any requirement of the endorsed acoustic report (condition 7) (where relevant to show on plans).
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, external lighting capable of illuminating vehicular access area and pedestrian entrance 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.

ESD

4. 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 and prepared by Keystone Alliance and submitted on 2 September 2013, but modified to include or show:

- (a) The achievement of Council's best practice standard (IEQ) for the provision of natural ventilation to dwellings.
 - (b) All windows to be operable (and fire-rated), including bedroom windows into the light courts and corridor windows to facilitate natural ventilation.
 - (c) A STORM score of a minimum of 100% with rainwater storage connected to toilets and identified on the plan.
 - (d) Vertical and horizontal shading to be provided through screens, louvers, fins or awnings to all east, west and north-facing glazing, or fixed window 'box shades'.
 - (e) A minimisation of VOC content and the use low VOC paints.
 - (f) Solar thermal collectors and solar array (size and location) on the plans.
 - (g) Separate recycling facilities.
 - (h) The correct average MJ/m² figure on page 22 on the SMP.
 - (i) The highest available WELS rating showerheads to be used on the market.
 - (j) Deletion of all references to the phrase 'where possible' in the Materials section of the SMP.
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.

Waste Management

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.

Acoustic

7. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
8. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

Car Parking

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 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, two visitor bike racks must be installed in the lobby area:
 - (a) at the permit holder's cost; and
 - (b) in a location and manner, to the satisfaction of the Responsible Authority.

Construction

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. 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.
14. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained 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 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.
16. 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; and
 - (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.
17. 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.
18. 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.

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.

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 vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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 hereby permitted under the permit.

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

Submissions

*The Applicant, Mr Virginia Jackson addressed the Committee.
Mr Burton also addressed the Committee.*

The following people also addressed the Committee:

*Mr Nick Tweedie;
Mr Ashley Admiral; and
Mr Scott Munro.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Fristacky

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN12/0672 for the construction of a five-storey building with ground floor office and 16 dwellings (uses do not require a planning permit), a reduction in car parking requirements at 18-20 Regent Street, Richmond, 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 two copies must be provided.
The plans must be generally in accordance with the decision received by Council on 1 May 2014 but modified to show:
 - (a) The east and west-facing southern lightcourt windows screened to prevent unreasonable internal views.
 - (b) The redundant vehicle crossings shown as being broken out and reinstated with kerb and channel.
 - (c) All ancillary items (including air conditioner units).
 - (d) A minimum of 3 cubic metres of externally accessible storage areas for each unit.
 - (e) The north and south-facing balconies which have views into private open space areas or habitable room windows to the north and south screened to limit these views.
 - (f) Any requirement of the endorsed ESD report (condition 4) (where relevant to show on plans).
 - (g) Any requirement of the endorsed acoustic report (condition 7) (where relevant to show on plans).
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, external lighting capable of illuminating vehicular access area and pedestrian entrance 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.

ESD

4. 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 and prepared by Keystone Alliance and submitted on 2 September 2013, but modified to include or show:
 - (a) The achievement of Council's best practice standard (IEQ) for the provision of natural ventilation to dwellings.
 - (b) All windows to be operable (and fire-rated), including bedroom windows into the light courts and corridor windows to facilitate natural ventilation.
 - (c) A STORM score of a minimum of 100% with rainwater storage connected to toilets and identified on the plan.
 - (d) Vertical and horizontal shading to be provided through screens, louvers, fins or awnings to all east, west and north-facing glazing, or fixed window 'box shades'.
 - (e) A minimisation of VOC content and the use low VOC paints.
 - (f) Solar thermal collectors and solar array (size and location) on the plans.
 - (g) Separate recycling facilities.
 - (h) The correct average MJ/m² figure on page 22 on the SMP.
 - (i) The highest available WELS rating showerheads to be used on the market.
 - (j) Deletion of all references to the phrase 'where possible' in the Materials section of the SMP.
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.

Waste Management

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.

Acoustic

7. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Burton Acoustic Group and dated 16 February 2015, but modified to include (or show, or address):
 - (a) The provision of sufficient noise attenuation to meet the agent of change principle requirement within Clause 52.43 (Live Music and Entertainment Noise) of the Yarra Planning Scheme in relation to Bakehouse Studios at Nos 27-29 Hoddle Street, Richmond
8. The development must comply at all times with the State Environment Protection Policy– Control of Noise from Commerce, Industry and Trade (SEPP N-1).

Car Parking

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 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, two visitor bike racks must be installed in the lobby area:
- (a) at the permit holder's cost; and
 - (b) in a location and manner, to the satisfaction of the Responsible Authority.

Construction

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. 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.
14. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained 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 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.
16. 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; and
- (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.

17. 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.

18. 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.

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.

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 vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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 hereby permitted under the permit.

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

CARRIED

Councillor Coleman voted against the motion.

1.3 PLN14/0217 - 60 - 66 Islington Street Collingwood - Use and development of the land for a nine-storey (plus two-level basement) building with two, ground floor shops and 67 dwellings (permit required for dwelling use only), a reduction in car parking requirements and a waiver of loading bay requirements.

Trim Record Number: D15/16168

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 PLN14/0217 for the use and development of the land for a nine-storey (plus two-level basement) building with two, ground floor shops and 67 dwellings (permit required for dwelling use only), a reduction in car parking requirements and a waiver of loading bay requirements at 60-66 Islington Street Collingwood, 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 ramp design amended to as per the sketch plan submitted to Council on 30 January 2015.
 - (b) A roof plan with all plant and equipment (including condenser units, solar thermal hot water collectors and solar PV array) and to be screened from views from Islington and Hoddle Streets.
 - (c) The fourth to sixth floors to be setback an additional 2m from Islington Street with no built form to be within 3.5m of the front boundary.
 - (d) All resident bike spaces located adjacent to lifts.
 - (e) All habitable room windows as openable (except when required due to screening).
 - (f) Mail boxes locations.
 - (g) Details of the material and permeability of the vehicular entrance from Islington Street.
 - (h) Sections as well as glazing and screening details for all windows and balconies facing the lightwells to ensure there are no unreasonable internal views.
 - (i) The communal terrace to include inbuilt benches, shade and barbeque facilities.
 - (j) Shop canopies to be deleted.
 - (k) Any requirement of the endorsed ESD report (condition 3) (where relevant to show on plans).
 - (l) Any requirement of the endorsed acoustic report (condition 6) (where relevant to show on plans).

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 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 Lid Consulting and dated 7 August 2014, but modified to include or show:
 - (a) Improvement in the natural ventilation to the single sided dwellings including changes to glazing design.
 - (b) Ventilation incorporated through mechanical methods in an energy efficient manner.

- (c) One bike space per dwelling at a minimum (67), plus four additional bike spaces for shop staff and resident visitor bike spaces to be provided as per the requirement of clause 52.34 of the Yarra Planning Scheme.
 - (d) The size of the solar thermal collector panels to be confirmed.
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. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 6. Before the use and development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Reports prepared by Acoustic Logic and dated 8 September, 19 November and 19 December 2014, but modified to include (or show, or address):
 - (a) To combine all findings and responses from the Acoustic Logic reports dated 8 September, 19 November and 19 December 2014 into one report.
 - (b) That the development will meet the required internal noise levels subject to the appropriate glazing and seals being installed, within the allowable levels recommended within Australian Standard AS2107 and the indoor limits of State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) in relation to the Anglicare mechanical equipment and any additional traffic noise.
 7. Within 3 months of the commencement of occupation of the dwellings, 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 assess the following:
 - (a) Internal noise levels of habitable rooms facing the Anglicare mechanical equipment and show compliance with Australian Standard AS2107 and the indoor limits of State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) and to include any additional traffic noise mitigation.
 - (b) Internal noise levels of habitable rooms facing the driveway.
 - (c) Compliance of the shops and the associated mechanical equipment with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) (in relation to dwellings outside and inside the development).
 - (d) Compliance of the plant and equipment on the roof and car park entry doors with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) (in relation to dwellings outside and inside the development).

The acoustic report must assess the compliance of the use and, where necessary, make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.
 8. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with 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 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.

10. Before the use and 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 how the ground floor of the proposal deals with the interface with the public reserve (the land directly to the east) including footpath access and any other landscape elements;
 - (b) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (c) indicate the location of all areas to be covered by lawn or other surface materials; and
 - (d) provide a specification of works to be undertaken prior to planting,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, 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.

12. 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.

13. 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.

14. 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.

- 15. 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.
- 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 walkways, dwelling 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.

- 17. 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) the number and location of car parking spaces allocated to each tenancy;
 - (b) any tandem parking spaces allocated to a single tenancy;
 - (c) the number and location of car spaces for shared use, including time of shared use;
 - (d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how residential visitors are to access car parking;
 - (e) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (f) policing arrangements and formal agreements;
 - (g) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
 - (h) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 5; and
 - (i) details regarding the management of loading and unloading of goods and materials.
- 18. 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.
- 19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.
- 20. Before the use 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) describe the location in the context of alternative modes of transport;

- (b) employee / resident welcome packs (e.g. provision of Met Cards/Myki);
 - (c) a designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (d) details of bicycle parking and bicycle routes;
 - (e) details of GTP funding and management responsibilities; and
 - (f) include provisions to be updated not less than every 5 years.
21. 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.
22. 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.
23. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
24. Before the use and 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) any site-specific requirements.

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) 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;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) 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.

25. 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; or
- (c) the use has 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:

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

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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, employees and occupiers residing 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.

Submissions

The Applicant, Mr Mark Stanojevic addressed the Committee.

The following people also addressed the Committee:

*Mr Nicolas Turnbull;
Mr Adam Hoggar; and
Mr Karl Chapman.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Coleman

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0217 for the use and development of the land for a nine-storey (plus two-level basement) building with two, ground floor shops and 67 dwellings (permit required for dwelling use only), a reduction in car parking requirements and a waiver of loading bay requirements at 60-66 Islington Street Collingwood, 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 ramp design amended to as per the sketch plan submitted to Council on 30 January 2015.
 - (b) A roof plan with all plant and equipment (including condenser units, solar thermal hot water collectors and solar PV array) and to be screened from views from Islington and Hoddle Streets.
 - (c) The fourth to sixth floors to be setback an additional 2m from Islington Street with no built form to be within 3.5m of the front boundary.
 - (d) All resident bike spaces located adjacent to lifts.
 - (e) All habitable room windows as openable (except when required due to screening).
 - (f) Mail boxes locations.
 - (g) Details of the material and permeability of the vehicular entrance from Islington Street.
 - (h) Sections as well as glazing and screening details for all windows and balconies facing the lightwells to ensure there are no unreasonable internal views.
 - (i) The communal terrace to include inbuilt benches, shade and barbeque facilities.
 - (j) Shop canopies to be deleted.
 - (k) Any requirement of the endorsed ESD report (condition 3) (where relevant to show on plans).
 - (l) Any requirement of the endorsed acoustic report (condition 6) (where relevant to show on plans).
 - (m) Reduce the height by one level.
 - (n) One visitor car parking space to be designated for deliveries.

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 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 Lid Consulting and dated 7 August 2014, but modified to include or show:
 - (a) Improvement in the natural ventilation to the single sided dwellings including changes to glazing design.
 - (b) Ventilation incorporated through mechanical methods in an energy efficient manner.
 - (c) One bike space per dwelling at a minimum (67), plus four additional bike spaces for shop staff and resident visitor bike spaces to be provided as per the requirement of clause 52.34 of the Yarra Planning Scheme.
 - (d) The size of the solar thermal collector panels to be confirmed.
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. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the use and development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Reports prepared by Acoustic Logic and dated 8 September, 19 November and 19 December 2014, but modified to include (or show, or address):
 - (a) To combine all findings and responses from the Acoustic Logic reports dated 8 September, 19 November and 19 December 2014 into one report.
 - (b) That the development will meet the required internal noise levels subject to the appropriate glazing and seals being installed, within the allowable levels recommended within Australian Standard AS2107 and the indoor limits of State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) in relation to the Anglicare mechanical equipment and any additional traffic noise.
7. Within 3 months of the commencement of occupation of the dwellings, 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 assess the following:
 - (a) Internal noise levels of habitable rooms facing the Anglicare mechanical equipment and show compliance with Australian Standard AS2107 and the indoor limits of State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) and to include any additional traffic noise mitigation.
 - (b) Internal noise levels of habitable rooms facing the driveway.
 - (c) Compliance of the shops and the associated mechanical equipment with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) (in relation to dwellings outside and inside the development).

- (d) Compliance of the plant and equipment on the roof and car park entry doors with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) (in relation to dwellings outside and inside the development).

The acoustic report must assess the compliance of the use and, where necessary, make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.

8. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with 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 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.
10. Before the use and 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 how the ground floor of the proposal deals with the interface with the public reserve (the land directly to the east) including footpath access and any other landscape elements;
 - (b) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (c) indicate the location of all areas to be covered by lawn or other surface materials; and
 - (d) provide a specification of works to be undertaken prior to planting,
- 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, 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.
12. 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.

13. 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.

14. 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.

15. 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.

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 walkways, dwelling 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.

17. 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) the number and location of car parking spaces allocated to each tenancy;
 - (b) any tandem parking spaces allocated to a single tenancy;
 - (c) the number and location of car spaces for shared use, including time of shared use;
 - (d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how residential visitors are to access car parking;
 - (e) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (f) policing arrangements and formal agreements;
 - (g) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
 - (h) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 5; and
 - (i) details regarding the management of loading and unloading of goods and materials.

18. 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.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.
20. Before the use 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) describe the location in the context of alternative modes of transport;
 - (b) employee / resident welcome packs (e.g. provision of Met Cards/Myki);
 - (c) a designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (d) details of bicycle parking and bicycle routes;
 - (e) details of GTP funding and management responsibilities; and
 - (f) include provisions to be updated not less than every 5 years.
21. 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.
22. 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.
23. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
24. Before the use and 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 business operators 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) any site-specific requirements.
- (r) the Construction Management Plan and Traffic Management Plan will ensure continuous (24/7) access to all affected residential properties and businesses;

During the construction:

- (s) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (t) 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;
- (u) vehicle borne material must not accumulate on the roads abutting the land;
- (v) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (w) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

25. 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; or
- (c) the use has 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:

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

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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, employees and occupiers residing 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.

CARRIED UNANIMOUSLY

1.4 286 George Street, Fitzroy - Planning Permit Application No. PLN14/0469

Trim Record Number: D15/19812

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit for development of the land for alterations and additions to the existing dwelling, including part demolition and the construction of a ground and first floor extension at 286 George Street Fitzroy VIC 3065, generally in accordance with the decision plans and 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 decision plans but further modified to show:
 - (a) Demolition plan amended to show all demolition proposed, including the rear and side boundary fences.
 - (b) A roof demolition plan.
 - (c) A materials and finishes schedule.
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 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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:

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 Department on PH 9205 5095 to confirm.

Submissions

The Applicant, Mr Dennis Dionyssiou addressed the Committee.

The following people also addressed the Committee:

*Mr Nick Robins (on behalf of Mr John Koutsoukos);
Ms Vasiliki Koutsoukos;
Mr Alex Athanasiadis; and
Ms Emma Cholakians.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Barbour

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit for development of the land for alterations and additions to the existing dwelling, including part demolition and the construction of a ground and first floor extension at 286 George Street Fitzroy VIC 3065, generally in accordance with the decision plans and 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 decision plans but further modified to show:
 - (a) Demolition plan amended to show all demolition proposed, including the rear and side boundary fences.
 - (b) A roof demolition plan.
 - (c) A materials and finishes schedule.
 - (d) Building setback from the south boundary to comply with Standard A13 at Clause 54.04-4.
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 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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:

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 Department on PH 9205 5095 to confirm.

CARRIED UNANIMOUSLY

1.5 PLN14/0473 - 96-102 Cubitt Street, Cremorne - Construction of a five storey office building plus roof terrace with a partial reduction of the car parking requirement.

Trim Record Number: D15/21564

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered the relevant planning policies, the Committee resolves to issue a Planning Permit PLN14/0473 be issued for the construction of an office building (no permit required for the use) with a reduction in car parking requirement at 96-102 Cubitt Street Cremorne generally in accordance with the plans Council date stamped received 05 June 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) Deletion of level 4 and a reduction in the floor-to-ceiling heights of levels 1 to 3 to a maximum height of 16.8 metres (except the lift overrun and glass balustrade).
 - (b) Screening not projecting beyond the title boundaries.
 - (c) Provision of a translucent material at the northern edge of the car park access/ doorway to assist exiting motorists to view pedestrians.
 - (d) Provision of a removable bollard within the shared space.
 - (e) Deletion of on boundary (including within 200mm) any north or south-facing windows.
 - (f) Provision of an alternative ground floor material (rather than timber).
 - (g) Further detail and articulation of the treatment of the side walls (north and south elevations), including a sample board.
 - (h) Operable east and west-facing windows at all levels.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Sustainable Development Consultants and dated June 2014, but modified to include [or show]:
 - (a) Removal of ambiguous statements such as 'where possible';
 - (b) Operable windows to all levels;
 - (c) An alternative solution to filtering the rainwater from the roof deck;
 - (d) Provision of a small solar PV array on the roof deck area;
 - (e) Recycling facilities.
4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the 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) Allocation of the car parking spaces to each office.
 - (b) Information to be provided to visitors and staff regarding limited car parking opportunities in the precinct.
 - (c) Information to be provided to visitors and staff regarding public transport options for travelling to and from the site.
6. The provisions, recommendations and requirements of the endorsed Green Travel 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, all new on-boundary walls must be cleaned and finished 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 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.
9. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
10. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N1), 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, 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; andto 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, 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.
13. Existing footpath, kerb and channel, and road pavement surface levels must not be altered unless with the prior written consent of the Responsible Authority.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 employees within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

A building permit may be required before development is commenced. Please contact Council's Building Services Unit on Ph. (03) 9205 5351 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.

Submissions

*The Applicant, Mr David Gold addressed the Committee.
The owner, Mr Paul Higmen also addressed the Committee.*

The following people also addressed the Committee:

*Mr Terry Mladenis; and
Ms Claire Guillemetz.*

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Coleman

With respect to planning application PLN14/0473 Council resolves to issue a refusal for the construction of an office building (no permit required for the use) with a reduction in the car parking requirement at 96 – 102 Cubitt Street, Cremorne on the following grounds:

1. The proposal is excessive in height and results in unreasonable overshadowing impacts therefore does not adequately respond to the relevant State and Local policies at Clause 15.01-2 (Urban design principles); Clause 22.05 (Interface uses policy); and, Clause 22.10 (Built form and design policy) of the Yarra Planning Scheme.

Motion lapsed for want of a seconder.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Fristacky

That having considered the relevant planning policies, the Committee resolves to issue a Planning Permit PLN14/0473 be issued for the construction of an office building (no permit required for the use) with a reduction in car parking requirement at 96-102 Cubitt Street Cremorne generally in accordance with the plans Council date stamped received 05 June 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) Deletion of level 4 to a maximum height of 16.8 metres (except the lift overrun and glass balustrade).
 - (b) Screening not projecting beyond the title boundaries.
 - (c) Provision of a translucent material at the northern edge of the car park access/ doorway to assist exiting motorists to view pedestrians.
 - (d) Provision of a removable bollard within the shared space.
 - (e) Deletion of on boundary (including within 200mm) any north or south-facing windows.
 - (f) Provision of an alternative ground floor material (rather than timber).
 - (g) Further detail and articulation of the treatment of the side walls (north and south elevations), including a sample board.
 - (h) Operable east and west-facing windows at all levels.
 - (i) Car stackers to be shown as free-standing of the building structure and a notation stating the car stackers will be compliant with SEPP-N1.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Sustainable Development Consultants and dated June 2014, but modified to include [or show]:
 - (a) Removal of ambiguous statements such as 'where possible';
 - (b) Operable windows to all levels;
 - (c) An alternative solution to filtering the rainwater from the roof deck;
 - (d) Provision of a small solar PV array on the roof deck area;
 - (e) Recycling facilities.
4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the 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) Allocation of the car parking spaces to each office.
 - (b) Information to be provided to visitors and staff regarding limited car parking opportunities in the precinct.
 - (c) Information to be provided to visitors and staff regarding public transport options for travelling to and from the site.
6. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. The car parking stackers to be installed and maintained 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, all new on-boundary walls must be cleaned and finished 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, 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.
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. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N1), 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, 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

to the satisfaction of the Responsible Authority.
13. 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.
14. Existing footpath, kerb and channel, and road pavement surface levels must not be altered unless with the prior written consent 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 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.

17. 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.

18. 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.

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

A building permit may be required before development is commenced. Please contact Council's Building Services Unit on Ph. (03) 9205 5351 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.

CARRIED

Councillor Coleman voted against the motion.

1.6 62 Spensley Street, Clifton Hill - Planning Application No. PLN14/0455

Trim Record Number: D15/22518

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 PLN14/0455 for development of the land for part demolition and construction of a third storey addition to the existing dwelling, including associated terrace, at 62 Spensley Street, Clifton Hill VIC 3068 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) The title boundaries to be correctly dimensioned consistent with the certificate of title, with all works shown within title boundaries.
 - (b) The confirmed and correct location/size of the courtyard on the adjoining lot to the west.
 - (c) A roof demolition plan, showing all sections to be removed.
 - (d) The obscure glazing to the second floor north elevation is to be notated as fixed to a height of 1.7m above floor level.
 - (e) Deletion of the planter box behind the parapet.
 - (f) A modified terrace (utilising an uneven/sloped floor level, or a balustrade or similar) to provide for a non-trafficable/non-useable area within the front 1m setback of the parapet.
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. 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.
5. 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.
6. 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.

7. 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.

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

Submissions

*Mr John Montemurro addressed the Committee on behalf of the Applicant.
The Applicant also addressed the Committee.*

The following people also addressed the Committee:

*Mr Bruno Muraca;
Mr Joshua Wood; and
Mr Giuseppe Nicastri.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Vlahogiannis

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.7 PLN14/0945 - 88 Highett Street Richmond

Trim Record Number: D15/19785

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 PLN14/0945 for the use of the land as a medical centre, reduction in car parking requirements and construction and display of a sign at 88 Highett Street, Richmond VIC 3121, subject to the following conditions:

1. 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.
2. No more than 1 practitioner is permitted to operate from the land at any one time.
3. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:
 - (a) 8.00 am – 6.00 pm, Monday to Friday
 - (b) 8.00 am – midday Saturday
4. All infectious waste must be removed by a commercial waste contractor which holds an appropriate commercial waste licence to the satisfaction of the Responsible Authority.
5. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
6. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7.00 am and 10.00 pm on any day.
7. 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.
8. This permit will expire if the use is not commenced within two years from the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement.

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.

Submission

The Applicant addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.8 PLN13/1144 - 10 Botherambo Street, Richmond - Development of the land for construction of two dwelling, including demolition of the existing dwelling, and a reduction in the car parking requirement.

Trim Record Number: D15/21906

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 PLN13/1144 for development of the land for demolition of the existing dwelling, and construction of two dwellings and a reduction in the car parking requirement, at 10 Botherambo Street, Richmond, VIC 3121 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 two copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 14 October 2014, but modified to show:
 - (a) Deletion of the vehicle crossing to dwelling B;
 - (b) The second floor rear deck of Dwelling B, including associated screening devices to have a minimum setback of 2.3m from the south site boundary; and
 - (c) The demolition plan to show all elements of removed built form (including fencing).
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 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.
4. Before the buildings are 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.
5. Before the buildings are 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.
6. 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.
7. 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.

8. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
9. Except with the 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.
10. 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 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.

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

Submissions

*The Applicant, Mr Steffan Welsch addressed the Committee.
The owner, Mr Nathan Grey also addressed the Committee.*

The following people also addressed the Committee:

*Mr Richard Boaden;
Mr Joseph Barresi; and
Ms Paleologoudias.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**Moved:** Councillor Jolly**Seconded:** Councillor Vlahogiannis

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN13/1144 for development of the land for demolition of the existing dwelling, and construction of two dwellings and a reduction in the car parking requirement, at 10 Botherambo Street, Richmond, VIC 3121 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 two copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 14 October 2014, but modified to show:
 - (a) Deletion of the vehicle crossing to dwelling B;
 - (b) The second floor of each dwelling deleted, including decking areas, to be replaced with roofing that integrates with the first floor (with the internal dwelling layouts reconfigured to accommodate the removal of the second floors); and
 - (c) The demolition plan to show all elements of removed built form (including fencing).
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 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.
4. Before the buildings are 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.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and reinstated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
6. 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.
7. 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.
8. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

9. Except with the 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.

10. 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 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.

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

CARRIED UNANIMOUSLY

1.9 12 Rose Street, Richmond - PLN14/0393 - Full demolition of the existing dwelling and construction of two, double-storey dwellings.

Trim Record Number: D15/20083

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant matters the Committee resolves to advise VCAT that it consents to the modified proposal at 12 Rose Street, Richmond, as shown on the plans dated 11 February 2015. This would result in approval of the application 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) The timber balustrade along the northern elevation of the north-facing first-floor decks to be consistently notated as 1m in height.
 - (b) Amended ground floor plan to include all windows within the dwelling to the west (including ground floor east-facing windows).
 - (c) The roof plan and elevations amended to demonstrate privacy screening to the roof top terraces in accordance with the overlooking requirements of Standard B22.
 - (d) * Deleted*
 - (e) Storage spaces measuring 6 cubic metres to be demonstrated within each garage.
 - (f) The front fence reduced in height to a maximum of 1.5m.
 - (g) Dimensions added to the ground floor plan indicating that a vehicle crossing separation of no less than 1.3m is provided.
 - (h) The dressed kerb and bluestone pitchers removed as part of the crossover construction must be reused for the construction of the new crossings.
 - (i) The roof terraces amended in accordance with Jackson Clement Burrows plans, Project No. 13-027, Drawings Nos. TP1-101, 1-104, 2-102, 2-103, 3-101, 3-102 and 3-103 all marked Revision A.
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 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.
4. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the dwelling 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.
6. 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.
7. Before the buildings are 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.
8. Before the buildings are 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.
9. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
10. Noise emissions from mechanical plant/equipment must comply with any relevant State Environment Protection Policy or any other standard recommended by the Environment Protection Authority.
11. 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.
12. 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 Department on PH 9205 5095 to confirm.

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

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5063.

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.

Submission

The Applicant addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis **Seconded:** Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The Meeting in Meeting Room 3 closed at 10.17 pm.

The Meeting in Meeting Room 1 closed at 8.02 pm.

Confirmed at the meeting held on Wednesday 25 March 2015

Chairperson