

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

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

I. ATTENDANCE

Councillor Stephen Jolly
Councillor Sam Gaylard
Councillor Simon Huggins

Matt Cohen (Co-ordinator Statutory Planning)
Melanie Ringersma (Senior Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

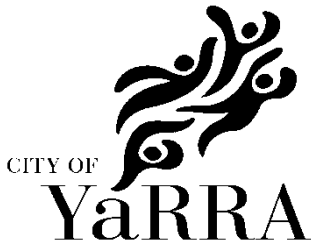
Moved: Councillor Jolly **Seconded:** Councillor Huggins

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

CARRIED

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***Yarra City Council
acknowledges the Wurundjeri as the
Traditional Owners of this country,
pays tribute to all Aboriginal and
Torres Strait Islander people in Yarra
and gives respect to the Elders past
and present.***



Guidelines for public participation at Internal Development Approval Committee meetings

POLICY

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

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

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

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

**Governance Branch
2008**

Councillor 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

Item		Page	Res. Page
1.1	PLN14/0739 - 109 Wellington Street Collingwood - Development of the land for the construction of a 9-storey building (plus basement and a mezzanine) with a food and drinks premises (ground and mezzanine floor cafe) and 37 dwellings above (no permit required for the uses), a reduction in car parking requirements and a waiver of loading bay requirements.	6	11
1.2	PLN14/0054 - 10 Boland Street Richmond - Develop the land by the construction of two dwellings - A two-storey dwelling with roof terrace fronting Boland Street - A three-storey dwelling fronting Dove Place	17	20
1.3	PLN14/1068 - 390-394 Smith Street, Collingwood	21	24
1.4	PLN14/0519 - 11 Goodwood Street Richmond - Partial demolition of the existing building and construction of ten dwellings with a partial reduction of the car parking requirement	28	33
1.5	PLN14/0267 - 13 Cremorne Street, Cremorne - Use and development of the land for construction of a 6 storey office building with ground floor restaurant, reduction in car parking, bicycle parking and loading bay requirements	34	39

1.1 PLN14/0739 - 109 Wellington Street Collingwood - Development of the land for the construction of a 9-storey building (plus basement and a mezzanine) with a food and drinks premises (ground and mezzanine floor cafe) and 37 dwellings above (no permit required for the uses), a reduction in car parking requirements and a waiver of loading bay requirements.

Trim Record Number: D15/23737

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 PLN14/0739 for the development of the land for the construction of a mixed-use building, reduction in car parking requirements and a waiver of loading bay requirements at 109 Wellington 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) Architectural features not projecting more than 240 mm beyond the title boundary into the Right of Way and not more than 600 mm beyond the title boundaries along Peel and Wellington Street with a clearance of at least 2.7m above ground level.
 - (b) Each storage cage to be at least 3 cubic meters in capacity.
 - (c) A roof plan showing all plant and equipment and to be screened from views from Wellington and Peel Streets and Cambridge Reserve.
 - (d) All habitable room windows as openable (except when required due to screening).
 - (e) Mail boxes locations.
 - (f) A schedule of all materials and finishes including colours and samples.
 - (g) Apartment 2 on each of the floors between first and fifth floors (inclusive) to have a minimum width of 1.6m for the entire length of the balcony.
 - (h) All west-facing balconies and windows which have views into private open space areas or habitable room windows to the west screened to limit these views in accordance with Standard B22 of Clause 55 or Objective 2.9 of DSE Design Guidelines for Higher Density Residential Development.
 - (i) The windows separating the first to sixth floor balconies of apartment numbers .02/.03/.04 be deleted.
 - (j) A bicycle ramp to be constructed from the bicycle lanes up to the footpath on Wellington Street.
 - (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 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 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 Ark Resources and dated 28 November 2014, but modified to include or show:

- (a) The provision of external, retractable shading to the glazing on the east, west and northern facades.
 - (b) Any changes as a result of the amended plans dated 6 March 2015.
4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 17 December 2014, but modified to include:
 - (a) Any changes as a result of the amended plans dated 6 March 2015.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the 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 WatsonMossGrowcott dated October 2014, but modified to include (or show, or address):
 - (a) Any additional façade treatments.
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 development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (b) provide specific details about planter boxes;
 - (c) indicate the location of all planter boxes; and
 - (d) provide a specification of works to be undertaken prior to planting,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 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.

11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing (including the endorsed bicycle ramp) 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.

12. 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.

13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, eight bike spaces must be installed on the Wellington Street footpath:
 - (a) at the permit holder's cost; and
 - (b) in a location and manner,

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, 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.

15. 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.

16. 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.

17. 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to, :
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
- (q) 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.

23. 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.

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

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 Lloyd Elliott addressed the Committee regarding this matter.

The following people also addressed the Committee regarding this matter.

*Ms Elizabeth Long;
Mr Tom McFeely; and
Mr John Harmer.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Gaylard

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0739 for the development of the land for the construction of a mixed-use building, reduction in car parking requirements and a waiver of loading bay requirements at 109 Wellington Street Collingwood, subject to the following conditions:

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 - (b) Each storage cage to be at least 3 cubic meters in capacity.
 - (c) A roof plan showing all plant and equipment and to be screened from views from Wellington and Peel Streets and Cambridge Reserve.
 - (d) All habitable room windows as openable (except when required due to screening).
 - (e) Mail boxes locations.
 - (f) A schedule of all materials and finishes including colours and samples.
 - (g) Apartment 2 on each of the floors between first and fifth floors (inclusive) to have a minimum width of 1.6m for the entire length of the balcony.
 - (h) All west-facing balconies and windows which have views into private open space areas or habitable room windows to the west screened to limit these views in accordance with Standard B22 of Clause 55 or Objective 2.9 of DSE Design Guidelines for Higher Density Residential Development.
 - (i) The windows separating the first to sixth floor balconies of apartment numbers .02/.03/.04 be deleted.
 - (j) A bicycle ramp to be constructed from the bicycle lanes up to the footpath on Wellington Street.
 - (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 7) (where relevant to show on plans).
- (m) Reduction in height of two levels, to a maximum of seven-storeys.

2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit.

The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Ark Resources and dated 28 November 2014, but modified to include or show:

- (a) The provision of external, retractable shading to the glazing on the east, west and northern facades.
 - (b) Any changes as a result of the amended plans dated 6 March 2015.
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.
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 - (a) Any additional façade treatments.
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 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (b) provide specific details about planter boxes;

- (c) indicate the location of all planter boxes; and
- (d) provide a specification of works to be undertaken prior to planting,

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 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.

11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing (including the endorsed bicycle ramp) 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.

12. 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.

13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, eight bike spaces must be installed on the Wellington Street footpath:

- (a) at the permit holder's cost; and
- (b) in a location and manner,

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, 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.

15. 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.

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;

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

23. 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.

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

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

1.2 PLN14/0054 - 10 Boland Street Richmond - Develop the land by the construction of two dwellings - A two-storey dwelling with roof terrace fronting Boland Street - A three-storey dwelling fronting Dove Place

Trim Record Number: D15/26069

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 (PLN14/0054) for the development of the land at 10 Boland Street, Richmond, by the construction of a two-storey dwelling with roof terrace to Boland Street and a three-storey dwelling to Dove Place 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 provision public lighting to Dove Place in accordance with the minimum lighting level of P4 as required by the Australian Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements, unless evidence is provided that it is not required;
 - (b) The provision of sensor lighting to both dwelling entries (suitably baffled to ensure no light spill to adjoining properties);
 - (c) Landscaping plan showing all retained and proposed planting and including but not limited to:
 - (i) Latin and common plan names;
 - (ii) Location and number of plans and size at maturity;
 - (iii) A permeable car parking surface to Dwelling 1;
 - (iv) A clear pedestrian footpath from the pavement to the dwelling entry of Dwelling 1;
 - (v) Landscaping / planting to the western and eastern boundaries of Dwelling 1's car space / front setback;
 - (vi) All permeable surfaces to be shown.
 - (d) The utility pole on the footpath to the north-west corner of the site to be shown on plans and the cross-over to Boland Street redesigned to allow suitable clearances or relocated with the relevant authority's approval;
 - (e) The garage slab of Dwelling 2 to smoothly match the pavement level of Dove Place.
 - (f) Dwelling 2's northern on-boundary wall to be a maximum of 3.6m in height, with the first-floor setback 1.4m and the second-floor setback 3.2m from the northern boundary.
 - (g) As a result of (e) above, the ground and first-floor plans to show any internal rearrangement;
 - (h) As a result of (e) above, the raked northern wall to be finished in metal cladding to match upper levels;
 - (i) As a result of (e) above, the 3.6m wall on the northern boundary to be finished in render 2 and face red brick;

- (j) An updated material schedule showing all external materials, finishes and colours, including window-frames, front door, fascias and timber detailing and include the following on plans for:

Dwelling 2:

- (i) use of red face bricks;
- (ii) all detailing and fascias to be black;
- (iii) garage door to be timber panel (opening within title);

Dwelling 1

- (iv) the whole ground-floor to be in face brick ;

- (k) The obscure glazed 1.7m high southern perimeter screen of the roof terrace to be setback 2m from the eastern boundary;
 - (l) The first and second-floor balconies to Dwelling 2 to be screened to comply with standard B22 and B23 of clause 55 of the Yarra Planning Scheme;
 - (m) The rear balcony of Dwelling 1 first-floor bedroom to be screened to comply with Standard B22 of clause 55 of the Yarra Planning Scheme;
 - (n) Both dwellings to show the location of 6m³ of storage space;
 - (o) A front fence with vehicular and pedestrian gate to a maximum of 1.5m;
 - (p) the staircase to roof terrace level to have metal cladding finish;
 - (q) location of letterbox and street number to each dwelling; and
 - (r) Bin storage area to be shown for each dwelling and where visible from the street to be suitable screened.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
 4. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 5. All proposed external plant and equipment (including roof top plant and equipment and air conditioning units) to be concealed from the street and be acoustically baffled, to the satisfaction of the Responsible Authority.
 6. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 7. Within 2 months of the completion of the development 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.
8. Before the development is occupied, or by such later date as approved in writing by 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.
9. 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.
10. 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.
11. 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.
12. Before the development is occupied, or by such later date as approved in writing by Responsible Authority, any public lighting or utility pole relocation works required under this permit must be undertaken to the satisfaction of the Responsible Authority and at the permit holder's expense.
13. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

NOTES:

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

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

Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

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

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.

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

Submissions

The Applicant, Mr Damien Isles addressed the Committee regarding this matter.

Ms Melissa Mohr also addressed the Committee regarding this matter.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Huggins

Seconded: Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.3 PLN14/1068 - 390-394 Smith Street, Collingwood

Trim Record Number: D15/23063

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 PLN14/1068 for buildings and works, including part demolition, sale and consumption of liquor, construction and display of advertising signs, a reduction in the car parking requirement associated with a food and drinks premises (cafe), shop and education centre and a reduction in the loading bay requirement at 390-394 Smith Street, Collingwood, subject to the following conditions:

1. Before the development and sale and consumption of liquor 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) All references to the on-street loading zone on Keele Street to be removed.
 - (b) Any attenuation works to the external terrace specified within the Acoustic Report required at Condition 7.
2. The development and sale and consumption of liquor as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. No more than 152 patrons are permitted on the land at any time liquor is being sold or consumed.
4. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:
 - (a) Monday to Sunday – 7am to 1am
 - (b) External terrace – 7am to 10pm.
5. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan date stamped 1 December 2014, but modified to include;
 - (a) No patron access to the external terrace after 10pm every night.
6. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the sale and consumption of liquor commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
 - (a) Noise impacts from the uses to the residential zone to the north-east of the subject site, along Keele Street and any dwellings within the commercial zone.

The acoustic report must 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 commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
10. The amenity of the area must not be detrimentally affected by the use, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.to the satisfaction of the Responsible Authority.
11. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
12. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
13. The provision of music and entertainment on the land must be at a background noise level.
14. Speakers external to the building must not be erected or used.
15. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
17. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
18. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 5pm on any day.
19. 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.
20. 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.

21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the building's entrance must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
22. 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.
23. The location and details of the signs, including the supporting structure, 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.
24. The signs must not include any flashing or intermittent light.
25. External sign lighting must be designed, baffled and located to the satisfaction of the Responsible Authority.
26. The signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
27. The signage component of this permit expires 15 years from the date of the permit.
28. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit;
 - (c) the sale and consumption of liquor is not commenced within two years from the date of this permit;
 - (d) the signs are not erected within 2 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.

These premises will be required to comply with the Food Act 1984. The use must not commence until approval has been granted by Council's Health Protection Unit.

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

Submissions

The Applicant, Mr Paul Baggio and Mr Frank Bovezza addressed the Committee regarding this matter.

The following people also addressed the Committee regarding this matter:

Mr Peter Newbury;
Mr John Lewin; and
Ms Maureen Fastenau.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Huggins

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/1068 for buildings and works, including part demolition, sale and consumption of liquor, construction and display of advertising signs, a reduction in the car parking requirement associated with a food and drinks premises (cafe), shop and education centre and a reduction in the loading bay requirement at 390-394 Smith Street, Collingwood, subject to the following conditions:

1. Before the development and sale and consumption of liquor 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) All references to the on-street loading zone on Keele Street to be removed.
 - (b) Any attenuation works to the external terrace specified within the Acoustic Report required at Condition 7.
2. The development and sale and consumption of liquor as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. No more than 100 patrons are permitted on the land at any time liquor is being sold or consumed.
4. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor on the premises may only occur between the following hours:
 - (a) Sunday to Thursday – 8am to 10pm
 - (b) Friday & Saturday – 8am to 11pm (with the external terrace to cease operating at 10pm).
5. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan date stamped 1 December 2014, but modified to include;
 - (a) No patron access to the external terrace after 10pm every night.

6. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the sale and consumption of liquor commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
 - (a) Noise impacts from the uses to the residential zone to the north-east of the subject site, along Keele Street and any dwellings within the commercial zone.

The acoustic report must 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 commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
10. The amenity of the area must not be detrimentally affected by the use, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.to the satisfaction of the Responsible Authority.
11. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
12. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
13. The provision of music and entertainment on the land must be at a background noise level.
14. Speakers external to the building must not be erected or used.
15. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
17. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

18. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 9am and 5pm on weekdays and Saturdays, with no deliveries to occur on Sundays or public holidays.
19. 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.
20. 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.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the building's entrance must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
22. 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.
23. The location and details of the signs, including the supporting structure, 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.
24. The signs must not include any flashing or intermittent light.
25. External sign lighting must be designed, baffled and located to the satisfaction of the Responsible Authority.
26. The signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
27. The signage component of this permit expires 15 years from the date of the permit.
28. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit;
 - (c) the sale and consumption of liquor is not commenced within two years from the date of this permit;
 - (d) the signs are not erected within 2 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.

These premises will be required to comply with the Food Act 1984. The use must not commence until approval has been granted by Council's Health Protection Unit.

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

CARRIED UNANIMOUSLY

1.4 PLN14/0519 - 11 Goodwood Street Richmond - Partial demolition of the existing building and construction of ten dwellings with a partial reduction of the car parking requirement

Trim Record Number: D15/26639

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to advise the VCAT the City of Yarra support the mediated outcome and that a planning permit should be issued PLN14/0519 for the partial demolition of the existing building and the construction of ten dwellings with a partial reduction of the car parking requirement at 11 Goodwood Street Richmond, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the mediated plans dated 2 March 2015 that show:
 - (a) A reduction in height of Dwellings 2, 3 and 4 from three storey to two storey (with roof terraces).
 - (b) Angled screens to 1.4 metres provided to each roof terrace of Dwellings 2, 3, and 4.
 - (c) The level of the car parking area including the stacker dropped by 910mm from RL21.42 to RL 20.51.
 - (d) The existing level in the front room of Dwelling 1 maintained at RL 21.26 with the rear portion of the building dropped 720mm from RL 21.53 to RL20.81 (including the entry, bedroom 1 and ensuite) with an overall reduction in height of 450mm.
 - (e) An additional step has been added to the rear of entry to Dwelling 1 between RL 20.51 and RL 21.81.
 - (f) The stairs between the rear entry and the home office of dwelling 1 flipped. The stairs run up to the office between RL 21.81 and RL 21.26.
 - (g) A ramp gradient of 1:20 at the front of the site from Goodwood Street.
 - (h) Stairs added between the car parking area (RL 20.51) and the walkway (RL21. 94) including a small 1:20 ramp.
 - (i) Modifications to the bicycle parking area altering the layout of the bicycle storage location.
 - (j) Dwellings 9 and 10 redesigned to be mirrored imaged.

But further modified to show:

- (k) Dwellings 9 and 10 reduced from three storey dwellings to two storey dwellings with a maximum RL of 28.79.
- (l) A roof terrace added to Dwelling 9 in line with the floor plan of Dwellings 2, 3 and 4.
- (m) Screening to all balconies, roof terraces and habitable room windows in accordance with clause 55.04-6 (Overlooking) of the Yarra Planning Scheme.
- (n) Reconstruction of the boundary wall along the eastern boundary to RL 25.9 using existing red bricks and to be constructed up to the northern edge of the light-well associated with the ensuite bathroom of 180A Lennox Street (ensuring no walls along the eastern boundary of the site that overlap the title boundary to 180A Lennox Street are removed).
- (o) Provision of one on-site bicycle parking space per dwelling, contained within the title boundaries.
- (p) Solar and thermal collectors including the size and location.
- (q) Relocation of the metre box, bicycle storage, mail boxes and bin enclosures within title boundaries, or an alternative location to the satisfaction of the Responsible Authority.
- (r) An increased number of operable habitable-room windows to improve ventilation.

- (s) Lighting to the walkway to Dwellings 2 to 10;
 - (t) No doors or windows projecting over the vehicle ramps;
 - (u) A cross-section of 1:20 of all ramps including the ramp and its connection to the existing crossover at Goodwood Street.
 - (v) Details regarding ventilation, lighting and security of the car stacker system.
 - (w) Details of the pedestrian security gate demonstrating a clear visual connection to the street.
 - (x) Use of differing materials along the driveway that identifies the area as a shared space and shows a path of travel for pedestrians to access Dwellings 2 to 10.
 - (y) Compliance with the standard of clause 55.03-4 (permeability) of the Yarra Planning Scheme.
 - (z) Any further amendments as required by the Acoustic Engineers Report and condition 5.
 - (aa) Any further amendments as required by the Waste Management Plan and condition 7.
 - (bb) Any further amendment required by the Drainage plan at condition 9.
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.

ESD

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Efficient Energy Choices and dated 16 June 2014, but modified to include or show:
- (a) The application must meet the BCA/NCC minimum requirements with an average energy efficiency rating of six stars plus 10% improvement on these standards.
 - (b) Provision of additional sun shading to the east and west-facing glazing.
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.

Acoustics

5. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
- (a) Noise from the stacker system
 - (b) The acoustic report must 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.
6. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste

7. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 16 June 2014, but modified to include an alternative collection point or provision for private collection.
8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
9. Before the development commences a Drainage Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved the drainage management plan will be endorsed and will form part of this permit. The plan must include:
 - (a) Detailed plans for the reconstruction of the drain in the drainage way from Goodwood Street to where the driveway slab finishes. The drain and the driveway above the drain must be able to withstand loaded heavy rigid vehicle loading. The design must be in accordance with Council's engineering standards.
 - (b) Details of the proposed structures that will be located on the drainage way above the drain including materials and method of securing the structures to the concrete slab.
 - (c) Details of the concrete slab including construction plans showing the slab, bedding and the drain. The plan must be dimensioned to show slab thickness, bedding thickness and clearance to the drain.

Landscaping

10. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the decision plans prepared by Warner and Mahoney dated 10 June 2014 but modified to include (or show):
 - (a) Further details regarding the planting along the walkway of Dwellings 2-10;
 - (b) Information regarding the species proposed
 - (c) A schedule for maintenance.
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, external lighting capable of illuminating access to the basement car park and pedestrian entries must be provided. Lighting must be:

- (a) located;
- (b) directed;
- (c) shielded; and
- (d) of limited intensity

to the satisfaction of the Responsible Authority.

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. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

Building/Engineering

14. 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.
15. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
16. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
17. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be constructed: in accordance with any requirements or conditions imposed by Council; at the permit holder's cost; and to the satisfaction of the Responsible Authority.
20. 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.
21. 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.

22. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
23. 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; and
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer; and
 - (v) Other relevant considerations.
24. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;

- (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good
- (c) Friday) before 9 am or after 3 pm; or
- (d) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Expiry

25. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit;
- (b) the development is not completed within four years of the date of this permit; or

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

Notes:

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

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

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

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

Submissions

The Applicant, Ms Sophie Jordan addressed the Committee regarding this matter.

The following people also addressed the Committee regarding this matter:

*Mr Adrian Boden; and
Mr Tim Grutzner.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Huggins

Seconded: Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.5 PLN14/0267 - 13 Cremorne Street, Cremorne - Use and development of the land for construction of a 6 storey office building with ground floor restaurant, reduction in car parking, bicycle parking and loading bay requirements

Trim Record Number: D15/25365

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant matters, the Committee resolve to advise VCAT that it consents to the mediated outcome to allow for the issue of Planning Permit PLN14/0267 for the use and development of the land for the construction of a six storey office building with ground floor restaurant, reduction in car parking, bicycle parking and loading bay requirements at 13 Cremorne Street, Cremorne, subject to the following conditions

1. Prior to the endorsement of any development plans, excluding demolition works, an Engineering Report from a suitably qualified Engineer outlining the design, management and construction techniques to be implemented prior, during and following excavation to prevent any impact on the City Link/Burnley Tunnel is to be submitted to VicRoads for approval. Once approved, the Engineering Report will form part of the planning permit. Without limiting the scope of the report, it must consider all relevant structural and geotechnical issues including, but not limited to, demonstrating:
 - (a) that the building footings will not compromise the structural integrity of the City Link/Burnley Tunnel;
 - (b) that the method of excavation and construction of the proposed basement and footings does not cause the ground-water table to be drawn down during construction;
 - (c) the load applied to the ground by the development;
 - (d) that the basement will not cause permanent draw down impacting the ground-water table;
 - (e) that the basement will be suitably protected from any ground water ingress; and
 - (f) any hold points requiring VicRoads inspection and approval prior to releasing the hold points.

2. 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 amended plans (dated 26 February 2015) but modified to show:
 - (a) The western wall of office 4.1 on level 4 be extended by a length of 2m and setback 1.2m from the northern boundary;
 - (b) That the west-facing balustrade of office 4.1 on level 4 be setback no less than 1.9m from the western boundary;
 - (c) The car parking area gate utilising perforated metal to allow for natural ventilation in the car parking area;
 - (d) The location of all rooftop plant, being screened and obscured from view from Cremorne Street;
 - (e) No less than eight bicycle parking spaces on site;
 - (f) Bicycle parking areas relocated within the building to avoid conflicts with pedestrian access areas;
 - (g) A minimum 5kW PV system on the roof to assist with common area electricity demand;
 - (h) External window shadings to the east and west elevations of the building;

- (i) Internal or external light shelves to eastern, western windows to improve internal daylight levels;
- (j) External glazing to be 'clear glass';
- (k) Deletion of internally-facing balconies abutting the southern boundary;
- (l) all associated areas and services listed within the SMP shown on the architectural drawings;
- (m) Any built form changes required to satisfy the VicRoads condition including/showing
 - (i) All elevation and footing details;
 - (ii) Excavation depths; and
 - (iii) The sub-surface basement stacker level to be shown at AHD on a floor plan. to the satisfaction of VicRoads.
- (m) A light court a minimum of 1.2m wide by 8.9m long must be provided on the south east corner of the building from level 1 through to level 5

Use conditions

- 3. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 4. Except with the prior written consent of the Responsible Authority, no more than 60 patrons are permitted within the restaurant premises at any one time.
- 5. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between 7:00am and 11:00pm, Monday to Sunday.
- 6. The amenity of the area must not be detrimentally affected by the use, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.to the satisfaction of the Responsible Authority.
- 7. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 8. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
- 9. The provision of music and entertainment on the land must be at a background noise level.
- 10. Speakers external to the building must not be erected or used.
- 11. Except with the prior written consent of the Responsible Authority, emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
- 12. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.

Development

- 13. 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.

14. Before the use and/or 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.
15. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with 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, four bike racks must be installed within Cremorne Street:
 - (a) at the permit holder's cost; and
 - (b) in a location and manner,to the satisfaction of the Responsible Authority.
17. All new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car parking areas, pedestrian walkway, laneway and building 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.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
20. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
21. 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.
22. 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.

23. 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.
24. 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.
25. All buildings must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
26. 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.
27. Before the use or 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 Urban Digester and dated 24 June 2014, but modified to include/show:
 - (a) updated STORM report accurately detailing permeable areas within the development site;
 - (b) installation of internal or external light shelves to eastern and western windows to improve internal daylight levels;
 - (c) double glazed windows in lieu of single glazed windows (if required);
 - (d) A building users guide.
28. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
29. Before the use or 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 road 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.

30. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7am – 6pm, Monday - Friday (excluding public holidays) and 9am – 3pm, Saturday and public holidays. No work is to be carried out on Sundays, ANZAC Day, Christmas Day or Good Friday without a specific permit. All site operations must comply with the relevant Environmental Protection Authority's Guidelines on Construction and Demolition Noise.

31. This permit will expire if any of the following occur:

- (a) The development is not commenced within two (2) years from the date of this permit;
- (b) The development is not completed within four (4) years from the date of this permit;
- (c) The use is not commenced within five (5) years from the date of this permit

The Responsible Authority may approve extensions to these time limits if requests are made before the permit expires or within 6 months afterwards.

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.

The permit holder must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the Building Regulations 2006 from Yarra's Building Services Unit.

Submissions

The Applicant, Mr Andrew Louris addressed the Committee regarding this matter.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Huggins

Seconded: Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The meeting closed at 8.10 pm.

Confirmed at the meeting held on Wednesday 8 April 2015

Chairperson