



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

**held on Wednesday 29 April 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Geoff Barbour (present for Item 1.1 only)
Councillor Roberto Colanzi
Councillor Simon Huggins (substitute for Cr Phillip Vlahogiannis)

Tarquin Leaver (Co-ordinator Statutory Planning)
Ally Huynh (Principal Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Amanda Stone

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

Councillor Huggins (Item 1.1)

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

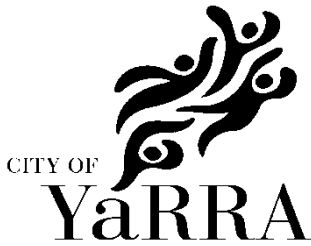
Moved: Councillor Huggins **Seconded:** Councillor Barbour

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 8 April 2015 be confirmed.

CARRIED

Printed on 100% recycled paper

***"Welcome to the City of Yarra.
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 Huggins nominated Councillor Colanzi as Chairperson.

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

Councillor Colanzi assumed the Chair.

Councillor Barbour was present for Item 1.1 only.

Councillor Huggins left the meeting for Item 1.1 due to conflict of interest.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	466 - 482 Smith Street, Collingwood - PLN14/0156 - Development of the land for the construction of a mixed use development for an 11 storey building plus roof terrace over 2 basement levels comprising dwellings, cafe and shops (no permit required for retail use); a reduction in the car parking requirement and waiver of the loading and unloading of vehicles requirement.	6	14
1.2	69 & 89 Type Street, Richmond - Planning Permit Application No. PLN14/0554	24	28
1.3	PLN14/0617 - 19 Brighton Street, Richmond	32	34
1.4	35-41 Argyle Street, Fitzroy. Planning permit Application No. PLN11/0429.03 - Amendment to allow the construction of a roof top terrace to an approved 5 storey residential use building.	35	37

1.1 466 - 482 Smith Street, Collingwood - PLN14/0156 - Development of the land for the construction of a mixed use development for an 11 storey building plus roof terrace over 2 basement levels comprising dwellings, cafe and shops (no permit required for retail use); a reduction in the car parking requirement and waiver of the loading and unloading of vehicles requirement.

Trim Record Number: D15/43451

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning documents, Council resolves to advise the Victorian Civil and Administrative Tribunal, the Permit Applicant and Objectors that if it were in a position to, it would have issued a Notice of Decision to Grant Planning Permit PLN14/0146 for a 'Development of the land for the construction of a mixed use development for an 11 storey building plus roof terrace over 2 basement levels comprising dwellings, cafe and shops (no permit required for retail use); a reduction in the car parking requirement and waiver of the loading and unloading of vehicles requirement' at 466- 482 Smith Street, Fitzroy subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted to VCAT (dated stamped 03 March 2015), but modified to show:
 - (a) the location of integrated art work including but not limited to along the ground floor Smith Street façade substation, and east wall of the fire pump room;
 - (b) Replacement of roller door to substation with an alternative high quality material;
 - (c) Pedestrian door from the ROW to circulation space at ground level to be in-ward opening;
 - (d) Consolidation of apartments through the rearrangement of layout for all loft-apartments within the podium level to ensure a minimum width of 5m;
 - (e) Deletion of balcony abutting the south boundary at level 1 of apartment 101 and privacy screen above separating apartments 201 and 207 to create larger light court;
 - (f) Conversion of balconies abutting the north boundary at level 2 of apartments 113 and 114 into a light court;
 - (g) minimum 1.7m high screens (either opaque glazing, or maximum 25 per cent transparent screens) between all balconies within a 9m radius and 45 degree arc (including side-by-side adjoining balconies – internal overlooking);
 - (h) minimum 1.7m high opaque glazing screens between balconies at level 2 of loft-apartments fronting Smith Street;
 - (i) internal corridors widths as follows:
 - (i) 2.1m width to lift lobby;
 - (ii) 1.8m width to common corridors at threshold to apartments; and
 - (iii) 1.5m (minimum) to common corridors elsewhere.
 - (j) reconfiguration of apartments on level 1 to avoid entry doors being directly opposite each other;
 - (k) clarification of overall balcony area/s to apartment 802;
 - (l) south elevation to correctly show the extent of on-boundary wall;
 - (m) the 'retail' areas clarified as 'shops';
 - (n) an updated schedule of all materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour, finish and application methods (where relevant) of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must:

- (i) include details of graffiti proof coating to be applied to the ground floor interfaces of the buildings;
- (o) provision of 10 bicycle spaces to the Smith Street footpath in front of the subject site;
- (p) confirmation that each dwelling is to be provided with at least 1 storage cage with a minimum size of 3 cubic metres;

Car parking

- (q) A car parking allocation schedule in accordance with condition 20;
- (r) Redesign of the ramp profile to the car lifts to comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004.
- (s) Section of the ramp to the car lifts to be finished and treated in such way that it levels with the surface of the ROW to avoid tripping hazards;
- (t) The disabled car parking space at Basement level 1 is non-compliant. Disabled parking spaces must be provided with an associated shared area as required by the Australian/New Zealand Standard AS/NZS 2890.6:2009;
- (u) A minimum clear car lift width of 2.7m;
- (v) All car spaces should be a minimum of 2.6m wide to comply with Clause 52.06-8.
- (w) All small car spaces to be converted into a standard car space i.e. 2.6m by 4.9m;
- (x) Redesign and relocation of the disabled car space on Basement 1 with AS2890.6-2009 and Clause 52.06-8.
- (y) Car parking spaces in the south-west corner of both basement levels to be redesign to allow 85th percentile vehicle use without conflict with each other;
- (z) Car lifts to include warning lights with details provided;
- (aa) Confirmation that car lifts will not be programmed to return to ground level;
- (bb) Confirmation that car lifts will be programmed to allow both entry and exit movements;
- (cc) A minimum car lift speed of 0.2m/s;
- (dd) relocation of the visitor bicycle parking spaces to be more accessible;
- (ee) Any requirement of the endorsed ESD report (condition X) (where relevant to show on plans);
- (ff) Any requirement of the endorsed acoustic report (condition X) (where relevant to show on plans).

Endorsed Plans

2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Floor levels shown on the endorsed plan(s) must not be altered or modified without written consent of the Responsible Authority.
4. Prior to the completion of the development all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Privacy screens as required in accordance with the endorsed plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter.

Ongoing involvement of the architect

6. The owner of the land must retain Inhibit Design to complete the design and provide architectural oversight of the delivery of the detailed design as shown in the endorsed plans and endorsed schedule of materials and finishes during the construction unless with the prior written approval of the Responsible Authority.

Environmentally Sustainable Design Principles

7. Before the plans are endorsed, an updated Sustainable Management Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the report will then form part of this permit.

The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Management Plan prepared by Sustainable Development Consultants and dated 25 February 2014, but modified to The Report include/demonstrate the following:

- (a) the development must achieve 10% above the National Construction Code minimum requirement for energy efficiency, demonstrated through sample NatHERS reports;
 - (b) a STORM report confirming;
 - (c) compliance with clause 22.16 Stormwater Management (Water Sensitive Urban Design);
 - (d) Provision of adjustable external shading to habitable room windows on the north, east and west elevations of level 9; and
 - (e) Details of the rainwater tank and specifications for its use for irrigation wash out purposes, commercial toilet flushing and irrigation of the communal terrace.
8. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Treatments

9. Before the plans are endorsed, an amended Acoustic Report prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared Arup and dated 31 March 2015, but modified to include (or show, or address):
 - (a) protect dwelling occupants with a direct interface to commercial tenancies, next to, or below, from associated commercial noise sources, including, but not limited to plant and equipment, and car lifts;
 - (b) protect all dwelling occupants from external noise sources with specific regard to Smith Street and off-site commercial areas including the mechanical plant on the roof of the Gasometer Hotel ;
 - (c) protect all dwelling occupants from external noise sources associated with vehicular traffic and trams on Smith Street and Alexandra Pde; and
 - (d) the mechanical plant equipment and ventilation mechanisms installed or constructed as part of the development.
10. On the completion of any works required by the endorsed Acoustic report (condition 9) above and before the residential use commences, an updated acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority demonstrating that the required level of noise attenuation has been achieved. The report must:
 - (a) confirm compliance with condition 9 of the permit; and

- (b) provide measurement data taken from inside the dwellings of the development, demonstrating compliance with 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.
11. The recommendations and any works contained in the approved acoustic reports pursuant to conditions 9 and 10 must be implemented and completed and where they are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

Landscaping

12. Before the development commences, updated landscape plans generally in accordance with the Landscape Concepts (March 2015) prepared by Tract to the satisfaction of the Responsible Authority must be prepared by a suitably qualified person. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
- (a) details of raised planters to balconies and roof terrace to be confirmed (height, construction and tree planting details);
 - (b) detailed planting plan with plant schedule (common and botanical plant names, density, quantities, size at planting and maturity height; and
 - (c) details of proposed watering and maintenance methods for all proposed planting, confirming use of recycled water where possible.
13. 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.

Waste management plan

14. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
15. Before the plans are endorsed, an updated 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 plan must be generally in accordance with the WMP (prepared by Leigh Design dated 27 March 2015), but modified to include:
- (a) Maximum size of collection vehicle/s to ensure safe access through the laneway.
16. The collection of all waste must be in accordance with the approved Waste Management Plan. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view and be managed to the satisfaction of the Responsible Authority in accordance with the approved Waste Management Plan.

Public Art Management Plan

17. Within 6 months of the commencement of the development, a Public Art Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The cost of the public artwork is to be borne by permit holder. When approved, the Public Art Management Plan will be endorsed and will then form part of this permit. The Public Art Management Plan must include, but not be limited to:
- (a) details of the public artwork to be provided in the locations shown on the endorsed plans;
 - (b) Details of the commissioned artist(s);
 - (c) Description of art work, including:
 - (d) Materials;
 - (e) Colours;
 - (f) Dimensions;
 - (g) Content;
 - (h) Special features (for example lighting);
 - (i) Details of the installation process; and
 - (j) Details of art work maintenance schedule.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the approved public art must be completed. Once completed, the public art must be maintained in accordance with the endorsed Public Art Management Plan to the satisfaction of the Responsible Authority.

Green Travel Plan Required

19. 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. The Green Travel Plan must include, but not be limited to, the following:
- (a) describe the location in the context of alternative modes of transport;
 - (b) the provision of real time passenger information displays for nearby stops within the residential lobby;
 - (c) employee / resident welcome packs (e.g. provision of Myki);
 - (d) a designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (e) details of bicycle parking and bicycle routes;
 - (f) details of car share and bicycle share schemes (including any discounts for residents/tenants and electric car charging points);
 - (g) details of GTP funding and management responsibilities; and
 - (h) include provisions to be updated not less than every 5 years.

Car parking

20. A car parking allocation schedule confirming a minimum of 68 parking spaces to be provided on site at all times on the completion of the development in accordance with the following allocation, unless with the prior written consent of the Responsible Authority:
- (a) 4 commercial spaces;
 - (b) 2 spaces to each of the three-bedroom apartment; and
 - (c) 1 space to each of the two-bedroom apartment.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area(s) set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;

- (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
- (c) treated with an all-weather seal or some other durable surface; and
- (d) line-marked or provided with some adequate means of showing the car parking spaces.

to the satisfaction of the Responsible Authority.

- 22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
- 23. 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.

Road Infrastructure Works

- 24. Before the commencement of the development, detailed engineering design drawings must be prepared and submitted and approved to the satisfaction of the Responsible Authority for all infrastructure works to be undertaken by the permit holder.
- 25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing and all footpath, kerbs, channels and any street furniture along the site's Smith Street frontage must be demolished and reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the vehicle crossing (from Emma Street) servicing the northernmost east-west Right of Way must be reconstructed.
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the north-south Right of Way, commencing from the property's southern boundary and extending north, and the northernmost east-west Right of Way to Emma Street must both be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Lighting

- 29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, laneway access from Emma Street and 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.

General amenity conditions

30. The amenity of the area must not be detrimentally affected by the use or development, 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.
31. All buildings must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

Construction Management

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

- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
 - (vi) any site-specific requirements.

During the construction:

- (q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (r) 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;
 - (s) vehicle borne material must not accumulate on the roads abutting the land;
 - (t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (u) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
33. 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.

Public Transport Victoria condition

34. The permit holder must take all reasonable steps to ensure that disruption to tram operation along Smith Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction and mitigation measures must be communicated to YarraTrams and Public Transport Victoria fourteen days (14) prior. Any damage to public transport infrastructure must be rectified to the satisfaction of Public Transport Victoria at the full cost of the permit holder.

Melbourne Water conditions

35. Finished floor levels of the building must be constructed no lower than 22.5 metres to Australian Height Datum (AHD), with the exception of the commercial and residential bin rooms and floor level transition areas. The applicable flood level for the parcel is 22.2 metres to Australian Height Datum (AHD).
36. The entry/ exit of the basement carpark must incorporate an apex constructed no lower than 22.5 metres to AHD to protect the basement from flooding.
37. The entry/ exit driveway of the basement carpark must incorporate a flood proof apex of no lower than 22.5 metres to AHD.

38. All doors, windows, vents and openings to the basement car park must be no lower than 22.5 metres to AHD.

Time expiry

39. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit; or
 - (c) the use has not commenced within five years of the date of this permit.

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

Notes:

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

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

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

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

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

Submissions

The Applicant, Mr Tim McBride-Burgess addressed the Committee.

The following people also addressed the Committee:

*Mr Clinton Fisher;
Ms Maria Kaplanis; and
Mr Peter Chellew.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Barbour

That having considered all objections and relevant planning documents, Council resolves to advise the Victorian Civil and Administrative Tribunal, the Permit Applicant and Objectors that if it were in a position to, it would have issued a Notice of Decision to Grant Planning Permit PLN14/0146 for a 'Development of the land for the construction of a mixed use development for an 11 storey building plus roof terrace over 2 basement levels comprising dwellings, cafe and shops (no permit required for retail use); a reduction in the car parking requirement and waiver of the loading and unloading of vehicles requirement' at 466- 482 Smith Street, Fitzroy subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted to VCAT (dated stamped 03 March 2015), but modified to show:
 - (a) the location of integrated art work including but not limited to along the ground floor Smith Street façade substation, and east wall of the fire pump room;
 - (b) Replacement of roller door to substation with an alternative high quality material;
 - (c) Pedestrian door from the ROW to circulation space at ground level to be in-ward opening;
 - (d) Consolidation of apartments through the rearrangement of layout for all loft-apartments within the podium level to ensure a minimum width of 5m;
 - (e) Deletion of balcony abutting the south boundary at level 1 of apartment 101 and privacy screen above separating apartments 201 and 207 to create larger light court;
 - (f) Conversion of balconies abutting the north boundary at level 2 of apartments 113 and 114 into a light court;
 - (g) minimum 1.7m high screens (either opaque glazing, or maximum 25 per cent transparent screens) between all balconies within a 9m radius and 45 degree arc (including side-by-side adjoining balconies – internal overlooking);
 - (h) minimum 1.7m high opaque glazing screens between balconies at level 2 of loft-apartments fronting Smith Street;
 - (i) internal corridors widths as follows:
 - (i) 2.1m width to lift lobby;
 - (ii) 1.8m width to common corridors at threshold to apartments; and
 - (iii) 1.5m (minimum) to common corridors elsewhere.
 - (j) reconfiguration of apartments on level 1 to avoid entry doors being directly opposite each other;
 - (k) clarification of overall balcony area/s to apartment 802;
 - (l) south elevation to correctly show the extent of on-boundary wall;
 - (m) the 'retail' areas clarified as 'shops';
 - (n) an updated schedule of all materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour, finish and application methods (where relevant) of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must:
 - (i) include details of graffiti proof coating to be applied to the ground floor interfaces of the buildings;
 - (o) provision of 10 bicycle spaces to the Smith Street footpath in front of the subject site;
 - (p) confirmation that each dwelling is to be provided with at least 1 storage cage with a minimum size of 3 cubic metres;
 - (q) deletion of three levels from the tower (not including the roof terrace).
- Car parking
- (r) A car parking allocation schedule in accordance with condition 20;
 - (s) Redesign of the ramp profile to the car lifts to comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004.
 - (t) Section of the ramp to the car lifts to be finished and treated in such way that it levels with the surface of the ROW to avoid tripping hazards;
 - (u) The disabled car parking space at Basement level 1 is non-compliant. Disabled parking spaces must be provided with an associated shared area as required by the Australian/New Zealand Standard AS/NZS 2890.6:2009;

- (v) A minimum clear car lift width of 2.7m;
- (w) All car spaces should be a minimum of 2.6m wide to comply with Clause 52.06-8.
- (x) All small car spaces to be converted into a standard car space i.e. 2.6m by 4.9m;
- (y) Redesign and relocation of the disabled car space on Basement 1 with AS2890.6-2009 and Clause 52.06-8.
- (z) Car parking spaces in the south-west corner of both basement levels to be redesign to allow 85th percentile vehicle use without conflict with each other;
- (aa) Car lifts to include warning lights with details provided;
- (bb) Confirmation that car lifts will not be programmed to return to ground level;
- (cc) Confirmation that car lifts will be programmed to allow both entry and exit movements;
- (dd) A minimum car lift speed of 0.2m/s;
- (ee) relocation of the visitor bicycle parking spaces to be more accessible;
- (ff) Any requirement of the endorsed ESD report (condition X) (where relevant to show on plans);
- (gg) Any requirement of the endorsed acoustic report (condition X) (where relevant to show on plans).

Endorsed Plans

2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Floor levels shown on the endorsed plan(s) must not be altered or modified without written consent of the Responsible Authority.
4. Prior to the completion of the development all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Privacy screens as required in accordance with the endorsed plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter.

Ongoing involvement of the architect

6. The owner of the land must retain Inhibit Design to complete the design and provide architectural oversight of the delivery of the detailed design as shown in the endorsed plans and endorsed schedule of materials and finishes during the construction unless with the prior written approval of the Responsible Authority.

Environmentally Sustainable Design Principles

7. Before the plans are endorsed, an updated Sustainable Management Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the report will then form part of this permit.

The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Management Plan prepared by Sustainable Development Consultants and dated 25 February 2014, but modified to The Report include/demonstrate the following:

- (a) the development must achieve 10% above the National Construction Code minimum

- (b) requirement for energy efficiency, demonstrated through sample NatHERS reports;
- (b) a STORM report confirming;
- (c) compliance with clause 22.16 Stormwater Management (Water Sensitive Urban Design);
- (d) Provision of adjustable external shading to habitable room windows on the north, east and west elevations of level 9; and
- (e) Details of the rainwater tank and specifications for its use for irrigation wash out purposes, commercial toilet flushing and irrigation of the communal terrace.

8. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Treatments

9. Before the plans are endorsed, an amended Acoustic Report prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared Arup and dated 31 March 2015, but modified to include (or show, or address):

- (a) protect dwelling occupants with a direct interface to commercial tenancies, next to, or below, from associated commercial noise sources, including, but not limited to plant and equipment, and car lifts;
- (b) protect all dwelling occupants from external noise sources with specific regard to Smith Street and off-site commercial areas including the mechanical plant on the roof of the Gasometer Hotel ;
- (c) protect all dwelling occupants from external noise sources associated with vehicular traffic and trams on Smith Street and Alexandra Pde; and
- (d) the mechanical plant equipment and ventilation mechanisms installed or constructed as part of the development.

10. On the completion of any works required by the endorsed Acoustic report (condition 9) above and before the residential use commences, an updated acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority demonstrating that the required level of noise attenuation has been achieved. The report must:

- (a) confirm compliance with condition 9 of the permit; and
- (b) provide measurement data taken from inside the dwellings of the development, demonstrating compliance with 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.

11. The recommendations and any works contained in the approved acoustic reports pursuant to conditions 9 and 10 must be implemented and completed and where they are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

Landscaping

12. Before the development commences, updated landscape plans generally in accordance with the Landscape Concepts (March 2015) prepared by Tract to the satisfaction of the Responsible Authority must be prepared by a suitably qualified person. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:

- (a) details of raised planters to balconies and roof terrace to be confirmed (height, construction and tree planting details);
 - (b) detailed planting plan with plant schedule (common and botanical plant names, density, quantities, size at planting and maturity height; and
 - (c) details of proposed watering and maintenance methods for all proposed planting, confirming use of recycled water where possible.
13. 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.

Waste management plan

14. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
15. Before the plans are endorsed, an updated 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 plan must be generally in accordance with the WMP (prepared by Leigh Design dated 27 March 2015), but modified to include:
- (a) Maximum size of collection vehicle/s to ensure safe access through the laneway.
16. The collection of all waste must be in accordance with the approved Waste Management Plan. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view and be managed to the satisfaction of the Responsible Authority in accordance with the approved Waste Management Plan.

Public Art Management Plan

17. Within 6 months of the commencement of the development, a Public Art Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The cost of the public artwork is to be borne by permit holder. When approved, the Public Art Management Plan will be endorsed and will then form part of this permit. The Public Art Management Plan must include, but not be limited to:
- (a) details of the public artwork to be provided in the locations shown on the endorsed plans;
 - (b) Details of the commissioned artist(s);
 - (c) Description of art work, including:
 - (d) Materials;
 - (e) Colours;
 - (f) Dimensions;
 - (g) Content;
 - (h) Special features (for example lighting);
 - (i) Details of the installation process; and
 - (j) Details of art work maintenance schedule.

18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the approved public art must be completed. Once completed, the public art must be maintained in accordance with the endorsed Public Art Management Plan to the satisfaction of the Responsible Authority.

Green Travel Plan Required

19. 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. The Green Travel Plan must include, but not be limited to, the following:
- (a) describe the location in the context of alternative modes of transport;
 - (b) the provision of real time passenger information displays for nearby stops within the residential lobby;
 - (c) employee / resident welcome packs (e.g. provision of Myki);
 - (d) a designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (e) details of bicycle parking and bicycle routes;
 - (f) details of car share and bicycle share schemes (including any discounts for residents/tenants and electric car charging points);
 - (g) details of GTP funding and management responsibilities; and
 - (h) include provisions to be updated not less than every 5 years.

Car parking

20. A car parking allocation schedule confirming a minimum of 68 parking spaces to be provided on site at all times on the completion of the development in accordance with the following allocation, unless with the prior written consent of the Responsible Authority:
- (a) 4 commercial spaces;
 - (b) 2 spaces to each of the three-bedroom apartment; and
 - (c) 1 space to each of the two-bedroom apartment.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area(s) set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
- to the satisfaction of the Responsible Authority.
22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
23. 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.

Road Infrastructure Works

24. Before the commencement of the development, detailed engineering design drawings must be prepared and submitted and approved to the satisfaction of the Responsible Authority for all infrastructure works to be undertaken by the permit holder.
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing and all footpath, kerbs, channels and any street furniture along the site's Smith Street frontage must be demolished and reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the vehicle crossing (from Emma Street) servicing the northernmost east-west Right of Way must be reconstructed.
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the north-south Right of Way, commencing from the property's southern boundary and extending north, and the northernmost east-west Right of Way to Emma Street must both be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Lighting

29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, laneway access from Emma Street and 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.

General amenity conditions

30. The amenity of the area must not be detrimentally affected by the use or development, 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.
31. All buildings must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

Construction Management

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

During the construction:

- (q) any stormwater discharged into the stormwater drainage system must be in compliance

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

33. 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.

Public Transport Victoria condition

34. The permit holder must take all reasonable steps to ensure that disruption to tram operation along Smith Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction and mitigation measures must be communicated to YarraTrams and Public Transport Victoria fourteen days (14) prior. Any damage to public transport infrastructure must be rectified to the satisfaction of Public Transport Victoria at the full cost of the permit holder.

Melbourne Water conditions

- 35. Finished floor levels of the building must be constructed no lower than 22.5 metres to Australian Height Datum (AHD), with the exception of the commercial and residential bin rooms and floor level transition areas. The applicable flood level for the parcel is 22.2 metres to Australian Height Datum (AHD).
- 36. The entry/ exit of the basement carpark must incorporate an apex constructed no lower than 22.5 metres to AHD to protect the basement from flooding.
- 37. The entry/ exit driveway of the basement carpark must incorporate a flood proof apex of no lower than 22.5 metres to AHD.
- 38. All doors, windows, vents and openings to the basement car park must be no lower than 22.5 metres to AHD.

Time expiry

39. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit; or
 - (c) the use has not commenced within five years of the date of this permit.

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

Notes:

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

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

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

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

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

CARRIED UNANIMOUSLY

1.2 69 & 89 Type Street, Richmond - Planning Permit Application No. PLN14/0554

Trim Record Number: D15/33116

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN14/0554 for development of the land for the construction of nine (9) dwellings and reduction of car parking requirements at 69 & 89 Type Street, Richmond, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) A 10% improvement on the minimum BCA/NCC requirements for average energy efficiency rating.
 - (b) Provision of additional sun shading to the exposed glazing, particularly; east facing bedrooms of the second floor and north-facing living areas of Dwellings 1 and 6.
 - (c) Notation on the plans that windows would be operable.
 - (d) A solar PV array to cover common area electricity consumption.
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 Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Development Assessment must be generally in accordance with the Sustainable Design Assessment prepared by SDC and received on 1 September 2014, but modified to include the requirements of condition 1 of this permit.
4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
5. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the 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.
7. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
 to the satisfaction of the Responsible Authority.

8. 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.

9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

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

12. Before the 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.
13. 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.
14. Before the construction of the development authorised by this permit commences, an assessment of the land to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The assessment must be prepared by an environmental professional with suitable qualifications to the satisfaction of the Responsible Authority and must include:
- (a) a description of previous land uses and activities on the land;
 - (b) an assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land;
 - (c) details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land; and
 - (d) recommendations as to whether the land is suitable for the use for which the land is proposed to be developed and whether an Environmental Auditor should be appointed under section 53S of the Environment Protection Act 1970 (EP Act) to undertake an Environmental Audit in accordance with the provisions of the EP Act.
15. If the assessment required by condition 14 does not result in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, all provisions, recommendations and requirements of the assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
16. If the assessment required by condition 14 results in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, before the construction of the development authorised by this permit commences, the Environmental Auditor appointed under section 53S of the EP Act must undertake an Environmental Audit in accordance with the provisions of the EP Act and issue:
- (a) a Certificate of Environmental Audit for the land in accordance with section 53Y of the EP Act (Certificate); or
 - (b) a Statement of Environmental Audit for the land in accordance with section 53Z of the EP Act (Statement),
- and the Certificate or Statement must be provided to the Responsible Authority.
17. If, pursuant to condition 16, a Statement is issued:
- (a) the development authorised by this permit must not be undertaken unless the Statement clearly states that the land is suitable for the sensitive use for which the land is being developed;
 - (b) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with before the development commences (pre-commencement conditions);

- (c) before the construction of the development authorised by this permit commences, a letter prepared by the Environmental Auditor appointed under section 53S of the EP Act which states that the pre-commencement conditions have been complied with must be submitted to the responsible authority.
- (d) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the owner of the land (or another person in anticipation of becoming the owner of the land) must enter into an agreement with the Responsible Authority pursuant to section 173 of the Planning and Environment Act 1987 (Agreement). The Agreement must:
 - (i) provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
 - (ii) be executed before the sensitive use for which the land is being developed commences; and
- (e) the owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) of, and incidental to, the Agreement (including those incurred by the Responsible Authority).

18. This permit will expire if:

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

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

Notes:

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

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

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

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 Richard Oldfield addressed the Committee.

The following people also addressed the Committee:

Ms Elizabeth Reardon;

Ms Harriet Hofert;

Mr Michael Allen;

Ms Michelle Pollock;

Ms Sandie Foster;

Ms Lindy Dadd;

Veronica; and

Mr Marco Corsini.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Huggins

Seconded: Councillor Colanzi

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN14/0554 for development of the land for the construction of nine (9) dwellings and reduction of car parking requirements at 69 & 89 Type Street, Richmond, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) A 10% improvement on the minimum BCA/NCC requirements for average energy efficiency rating.
 - (b) Provision of additional sun shading to the exposed glazing, particularly; east facing bedrooms of the second floor and north-facing living areas of Dwellings 1 and 6.
 - (c) Notation on the plans that windows would be operable.
 - (d) A solar PV array to cover common area electricity consumption.
 - (e) The deletion of the third floor (fourth level);
 - (f) The first floor terrace to Unit 9 set back from the eastern boundary in line with the Unit 8 terrace.
 - (g) The provision of one visitor car parking space on the site.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Development Assessment must be generally in accordance with the Sustainable Design Assessment prepared by SDC and received on 1 September 2014, but modified to include the requirements of condition 1 of this permit.
4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
5. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the 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.
7. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,

to the satisfaction of the Responsible Authority.

8. 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.

9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

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

12. Before the 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.
13. 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.
14. Before the construction of the development authorised by this permit commences, an assessment of the land to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The assessment must be prepared by an environmental professional with suitable qualifications to the satisfaction of the Responsible Authority and must include:
- (a) a description of previous land uses and activities on the land;
 - (b) an assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land;
 - (c) details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land; and
 - (d) recommendations as to whether the land is suitable for the use for which the land is proposed to be developed and whether an Environmental Auditor should be appointed under section 53S of the Environment Protection Act 1970 (EP Act) to undertake an Environmental Audit in accordance with the provisions of the EP Act.
15. If the assessment required by condition 14 does not result in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, all provisions, recommendations and requirements of the assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
16. If the assessment required by condition 14 results in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, before the construction of the development authorised by this permit commences, the Environmental Auditor appointed under section 53S of the EP Act must undertake an Environmental Audit in accordance with the provisions of the EP Act and issue:
- (a) a Certificate of Environmental Audit for the land in accordance with section 53Y of the EP Act (Certificate); or
 - (b) a Statement of Environmental Audit for the land in accordance with section 53Z of the EP Act (Statement),
- and the Certificate or Statement must be provided to the Responsible Authority.
17. If, pursuant to condition 16, a Statement is issued:
- (a) the development authorised by this permit must not be undertaken unless the Statement clearly states that the land is suitable for the sensitive use for which the land is being developed;
 - (b) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with before the development commences (pre-commencement conditions);

- (c) before the construction of the development authorised by this permit commences, a letter prepared by the Environmental Auditor appointed under section 53S of the EP Act which states that the pre-commencement conditions have been complied with must be submitted to the responsible authority.
- (d) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the owner of the land (or another person in anticipation of becoming the owner of the land) must enter into an agreement with the Responsible Authority pursuant to section 173 of the Planning and Environment Act 1987 (Agreement). The Agreement must:
 - (i) provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
 - (ii) be executed before the sensitive use for which the land is being developed commences; and
- (e) the owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) of, and incidental to, the Agreement (including those incurred by the Responsible Authority).

18. This permit will expire if:

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

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

Notes:

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

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

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

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

1.3 PLN14/0617 - 19 Brighton Street, Richmond

Trim Record Number: D15/36550

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN14/0617 for development of the land for a ground and first-floor addition to the existing dwelling, including part demolition at 19 Brighton Street, Richmond, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) A minimum of 20% permeable ground cover within the site;
 - (b) The correct location of the rear wall and east-facing window within the dwelling at No. 21 Brighton Street;
 - (c) The length of wall projecting eastward along the southern boundary (starting from the rear wall of No. 21 Brighton Street and extending to the eastern end of this wall) to be decreased in height to 3.2m, with any sections of wall above this height to be setback a minimum of 1m from the southern boundary;
 - (d) A privacy screen provided along the eastern elevation of the first-floor deck, with this screen to be a minimum height of 1.7m and a maximum transparency of 25%;
 - (e) The full extent of demolition of the existing front porch to be demonstrated, with any building fabric associated with the original verandah and entrance steps to be retained;
 - (f) The reference to expanding the window opening within the original façade removed from the demolition plan, with the existing proportions of this window opening to be retained;
 - (g) Full details confirming the following:
 - (i) How the original façade will be restored to its original state;
 - (ii) The provision of a solid Victorian-style four panelled design for the façade door. The door may include glazing in the two upper panels.
 - (iii) A façade window composed of multi-paned, double-hung window frames.
 - (h) The position and proportions of the proposed window to bedroom 2 (in the southern elevation) to match those of the original window opening in the northern elevation of No. 17 Brighton Street, with this window to be composed of multi-paned, double-hung window frames;
 - (i) The reference to removing the door in the southern elevation and replacing this door with a window to be removed from the demolition plan;
 - (j) The door in the southern elevation to be replaced with an appropriate style Victorian door; a glazed fanlight is acceptable above the door. The external appearance of this door should be similar to the door within the northern elevation of No. 17 Brighton Street;
 - (k) The skylight on the northern side of the original roof structure to be either relocated as low as possible on the roof slope to the south, or to be removed entirely;
 - (l) An amended materials and finishes schedule, clearly identifying and labelling each material, including colours; and
 - (m) The new walls to the upper level addition to be coloured grey instead of black.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
4. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
5. Before the 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.
6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7.00 am or after 6 .00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
7. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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.

Submissions

The Applicant, Mr Ebeyer addressed the Committee.

The following people also addressed the Committee:

Ms Yoland Wadsworth; and
Mr Nick Armstrong.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Huggins

Seconded: Councillor Colanzi

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Refusal to grant Planning Permit PLN14/0617 for development of the land for a ground and first-floor addition to the existing dwelling, including part demolition at 19 Brighton Street, Richmond, on the following grounds:

1. The extent of demolition of the roof is excessive and inappropriate, contrary to the decision guidelines at clause 43.01 (Heritage Overlay) and policy at Clause 22.02-5.1 (Demolition).
2. The development is excessive and inappropriate, contrary to the decision guidelines at clause 43.01 (Heritage Overlay) and policy at clause 15.03 (Heritage), clause 21.05-1 (Heritage) and clause 22.02 (Development guidelines for sites subject to the Heritage Overlay).

CARRIED UNANIMOUSLY

1.4 35-41 Argyle Street, Fitzroy. Planning permit Application No. PLN11/0429.03 - Amendment to allow the construction of a roof top terrace to an approved 5 storey residential use building.

Trim Record Number: D15/39865

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That pursuant to section 74 of the *Planning and Environment Act*, a Notice of Decision to Grant an amended Planning Permit PLN11/0429 be issued to allow the construction of a roof top terrace to an approved 5 storey residential use building at 35-41 Argyle Street, Fitzroy and plans 2, 3, 4, 5, 6 of 6, be superseded, replaced and re-endorsed, with new conditions 1 i) and j) included on the permit, with no other changes to remaining permit conditions as follows:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans received at Council on the 7 April 2015 but modified to show:
 - (a) *A demolition plan;
 - (b) *Residential door on Argyle Street to open within title boundaries;
 - (c) *Revised material schedule;
 - (d) *The location of bin storage in the garage to be clearly annotated;
 - (e) the full extent of demolition, including the removal of brickwork to allow for the conversion of the ground floor western window to a door;
 - (f) an increase in roller door width and/or an increased roller door setback from the laneway to provide access for an 85th percentile vehicle to the garages of units 2 and 3
 - (g) the provision of a water tank(s). A note must detail:
 - (i) the expected amount of water to be collected;
 - (ii) the capacity of the tank(s); and
 - (iii) how the water will be reused.
 - (h) the location of pits and meters;
 - (i) Replacement of all relevant plan notations from the previously endorsed plans; and**
 - (j) Notation that the roof terrace be used solely by Unit 6.**
2. All development must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
3. Any damaged road(s) and footpath(s) and other infrastructure adjacent to the development site as a result of the construction works must be reinstated by the Permit holder, at their cost, to the satisfaction of the Responsible Authority.
4. Before the development starts, a Waste Management Plan must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will then form part of the permit. The Waste Management Plan must be to the satisfaction of the Responsible Authority and must detail who will undertake waste collection, the location and size of the storage area, hours when collection will occur, and the method of presentation of bins for collection (with particular emphasis on Units 2 and 3). Waste collection from the development must be undertaken in accordance with the endorsed Waste Management Plan, to the satisfaction of the Responsible Authority.
5. Before the development starts, an acoustic report, prepared by a suitably qualified expert must be submitted and endorsed to the satisfaction of the Responsible Authority. The endorsed report will then form part of the permit. The report must:

- (a) detail any industrial and commercial uses within close proximity of the site;
 - (b) if necessary due to the nature of the uses surrounding the site, include sound monitoring to establish noise levels; and
 - (c) recommend any acoustic treatments to ensure the internal amenity of future residents.
6. Before any development starts, 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 as evidence of its approval. The plan must provide for or include the following:
- (a) a pre-conditions survey of all adjacent Council roads and footpaths;
 - (b) protection works necessary to road and other infrastructure (limited to an area reasonably proximate to the site);
 - (c) remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site);
 - (d) containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build up of matter outside the site;
 - (e) on site facilities for vehicle washing;
 - (f) methods for management of noise and general nuisance;
 - (g) site security;
 - (h) waste and stormwater treatment;
 - (i) construction program;
 - (j) preferred routes for trucks delivering to the site;
 - (k) parking facilities for construction workers;
 - (l) delivery and unloading points and expected frequency;
 - (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) traffic management measures to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
7. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7.00 am – 6.00 pm, Monday-Friday (excluding public holidays) and 9.00 am – 3.00 pm, 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.
8. This permit will expire if:
- (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.
- The Responsible Authority may approve extensions to these time limits if requests are made before the permit expires or within three months afterwards.

NOTES:

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 site must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.

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

This site is subject to a Heritage Overlay pursuant to the Yarra Planning Scheme. Unless hereby approved, a planning permit may be required for any demolition, re-painting or other external alterations, sandblasting, exterior works (including the installation of external air-conditioning units, solar panels, and any other heating/cooling units) to an existing building or buildings, construction of a building or fence, changes to the natural topography of the land or the subdivision or consolidation of land.

As the site is affected by an Environmental Audit Overlay, before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, the requirements of Clause 45.03-1 must be met.

Submissions

The Applicant, Mr John Darnell addressed the Committee.

Mr Anthony Whittaker also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Huggins

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The meeting closed at 8.38 pm.

Confirmed at the meeting held on Wednesday 13 May 2015

Chairperson