



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

**held on Wednesday 13 May 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Amanda Stone
Councillor Jackie Fristacky (substitute for Cr Colanzi)
Councillor Phillip Vlahogiannis

Mary Osman (Manager Statutory Planning)
Vicky Grillakis (Principal Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Roberto Colanzi

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Stone **Seconded:** Councillor Fristacky

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 29 April 2015 be confirmed.

CARRIED

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***"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 Stone nominated Councillor Vlahogiannis as Chairperson.

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

Councillor Vlahogiannis assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	Supplementary Report - 19 Fenwick Street, Clifton Hill VIC 3068 - Planning Application No. PLN14/0086	6	7
1.2	PLN13/0633 - 6 Shaw Street, Richmond - Development of the land for construction of a dwelling.	10	11
1.3	PLN14/0515 - 3 Rae Street Fitzroy North - Increase the liquor licence area of the existing food and drinks premises (bar/restaurant).	14	15
1.4	PLN14/0834 - 150A Princes Street Carlton North - Partial demolition for the construction of six dwellings, up to four storeys in height and a reduction in visitor car parking requirements.	18	22

1.1 Supplementary Report - 19 Fenwick Street, Clifton Hill VIC 3068 - Planning Application No. PLN14/0086

Trim Record Number: D15/63138

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That based on the information provided, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0086 for the demolition of the existing dwelling to allow for the construction of a new, double-storey dwelling at 19 Fenwick Street, Clifton Hill 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 plans received by Council on 27 October 2014 but modified to show:
 - (a) An updated demolition plan clearly showing the full extent of demolition, including fencing;
 - (b) The east-facing wall of the ensuite constructed of weatherboard;
 - (c) A plan notation stating that the external screens to the first floor habitable room windows are 'fixed' and no more than 25% transparent;
 - (d) A plan notation confirming that the existing front door, window and the fretwork will be re-used and incorporated into the new dwelling;
 - (e) All permeable surfaces clearly identified in compliance with Clause 54.03-4 of the Yarra Planning Scheme;
 - (f) Lighting to the pedestrian entry;
 - (g) The rear, roller door widened to 4.3m;
 - (h) The finished floor levels along the edge of the carport paving set 40 mm higher than the edge of the bluestone, laneway; and
 - (i) The material of the first floor, west-facing screen to be specified.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
4. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
8. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);

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

9. This permit will expire if:

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

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

NOTES

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

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

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

Submissions

Ms Blanche Manuel addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Ms Susan Hunt;
Ms Suzanna Bozic;
Mr Stuart Potten;
Ms Dee Mobbs; and
Mr Bearham.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Vlahogiannis

That based on the information provided, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0086 for the demolition of the existing dwelling to allow for the construction of a new, double-storey dwelling at 19 Fenwick Street, Clifton Hill 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 plans received by Council on 27 October 2014 but modified to show:
 - (a) An updated demolition plan clearly showing the full extent of demolition, including fencing;

- (b) Accurately measured drawings of the existing façade, roof and return walls to a depth of approximately 5 metres and all of its elements drawn to a scale of 1:50, for architectural details, including sections to show thicknesses. Drawings must be prepared by a suitably qualified heritage practitioner/architect and must detail:
 - (i) Re – use of existing front door; window and fret work;
 - (ii) New verandah detail to be reflective of the appropriate era of the dwelling; and
 - (iii) Retention of the existing chimney if possible.
 - (c) The east-facing wall of the ensuite constructed of weatherboard;
 - (d) A plan notation stating that the external screens to the first floor habitable room windows are 'fixed' and no more than 25% transparent;;
 - (e) All permeable surfaces clearly identified in compliance with Clause 54.03-4 of the Yarra Planning Scheme;
 - (f) Lighting to the pedestrian entry;
 - (g) The rear, roller door widened to 4.3m;
 - (h) The finished floor levels along the edge of the carport paving set 40 mm higher than the edge of the bluestone, laneway;
 - (i) The material of the first floor, west-facing screen to be specified;
 - (j) Relocation of the ground floor pantry 2.0m further east to be clear of the adjoining properties habitable room window;
 - (k) The deletion of the store at the south-west corner; and
 - (l) The first floor setback an additional 1.5m from the western boundary.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
 4. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
 6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
 7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 8. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
 - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
 9. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

NOTES

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

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

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

CARRIED

For: Councillors Fristacky and Vlahogiannis

Against: Councillor Stone

1.2 PLN13/0633 - 6 Shaw Street, Richmond - Development of the land for construction of a dwelling.

Trim Record Number: D15/62899

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a planning permit PLN13/0633 for development of the land for construction of a dwelling at 6 Shaw 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) The volume of the rainwater tank and its connection within the development, demonstrating a STORM rating score of no less than 100;
 - (b) the first floor, south-facing wall associated with bedroom 3 set back or raked away from the boundary so that the maximum height of the wall is no closer than 3.0m from the boundary;
 - (c) Screening associated with the east-facing terrace and rooftop terrace providing no more than 25% visual transparency; and
 - (d) The notation associated with access to the rooftop terrace amended to delete the words '*to be confirmed*';
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
4. Before the 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.
5. 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.

7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
9. 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.
10. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

NOTES:

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

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

Submissions

Mr Andrew Gray addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Ms Anna Tumino;
Mr David George;
Mr Robert Politz; and
Mr David Greig.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a planning permit PLN13/0633 for development of the land for construction of a dwelling at 6 Shaw 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) The volume of the rainwater tank and its connection within the development, demonstrating a STORM rating score of no less than 100;
 - (b) the first floor, south-facing wall associated with bedroom 3 set back or raked away from the boundary so that the maximum height of the wall is no closer than 3.0m from the boundary;
 - (c) Screening associated with the east-facing terrace and rooftop terrace providing no more than 25% visual transparency;
 - (d) The notation associated with access to the rooftop terrace amended to delete the words 'to be confirmed'; and
 - (e) Paved areas to be permeable.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
4. Before the 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.
5. 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.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
9. 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.

10. This permit will expire if:

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

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

NOTES:

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

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

CARRIED UNANIMOUSLY

1.3 PLN14/0515 - 3 Rae Street Fitzroy North - Increase the liquor licence area of the existing food and drinks premises (bar/restaurant).

Trim Record Number: D15/26089

Responsible Officer: Manager Statutory Planning

RECOMMENDATION

That a Notice of Decision to Grant a Planning Permit PLN14/0515 be issued for the sale and consumption of liquor (bar/restaurant) at 3 Rae Street, Fitzroy North, in accordance with the decision plans received by Council on 01/10/2014 subject to the following conditions:

1. Before the extended liquor licence commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Deletion of the outdoor dining area.
2. The sale and consumption of liquor as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. No more than 130 patrons are permitted on the land at any time liquor is being sold or consumed.
4. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:

On-premises sale of liquor between:

(a) Monday – Saturday	7.00am and 1.00am (the following day)
(b) Sunday	10.00am and 11.00pm
(c) Good Friday	12 noon and 11.00pm;
(d) Anzac Day (not being Sunday)	12 noon and 1.00am (the following day)

Off-premises sale of liquor between:

(e) Monday – Saturday	7.00am and 11.00pm
(f) Sunday	10.00am and 11.00pm
(g) Good Friday and Anzac Day	12 noon and 11.00pm
5. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan (dated 31 March 2015) must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
7. The amenity of the area must not be detrimentally affected by the use, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.

to the satisfaction of the Responsible Authority.

8. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
9. Except with the prior written consent of the Responsible Authority, the provision of music on the land must be at a background noise level.
10. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
11. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.
14. This permit will expire if the sale and consumption of liquor is not commenced within two years from the date of this permit. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.

Notes:

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

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

Submission

Mr Louis Petrentsis addressed the Committee on behalf of the Applicant.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Stone

That a Notice of Decision to Grant a Planning Permit PLN14/0515 be issued for the sale and consumption of liquor on and off the premises (bar/restaurant) at 3 Rae Street, Fitzroy North, in accordance with the decision plans received by Council on 01/10/2014 subject to the following conditions:

1. Before the extended liquor licence commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Deletion of the outdoor dining area.

2. The sale and consumption of liquor as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. No more than 130 patrons are permitted on the land at any time liquor is being sold or consumed.
4. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:

On-premises sale of liquor between:
 - (a) Monday – Saturday 7.00am and 1.00am (the following day)
 - (b) Sunday 10.00am and 11.00pm
 - (c) Good Friday 12 noon and 11.00pm;
 - (d) Anzac Day (not being Sunday) 12 noon and 1.00am (the following day)
Off-premises sale of liquor between:
 - (e) Monday – Saturday 7.00am and 11.00pm
 - (f) Sunday 10.00am and 11.00pm
 - (g) Good Friday and Anzac Day 12 noon and 11.00pm
5. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan (dated 31 March 2015) must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, include notices on all wine lists, menus and display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
7. The amenity of the area must not be detrimentally affected by the use, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.
to the satisfaction of the Responsible Authority.
8. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
9. Except with the prior written consent of the Responsible Authority, the provision of music on the land must be at a background noise level.
10. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
11. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.

14. This permit will expire if the sale and consumption of liquor is not commenced within two years from the date of this permit. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.

Notes:

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

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

CARRIED UNANIMOUSLY

1.4 PLN14/0834 - 150A Princes Street Carlton North - Partial demolition for the construction of six dwellings, up to four storeys in height and a reduction in visitor car parking requirements.

Trim Record Number: D15/61770

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0834 for the partial demolition for the construction of six dwellings, up to four storeys in height and a reduction in visitor car parking requirement at 150A Princes Street, Carlton North, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) The second and third floors of Dwelling 2 setback an additional 1.4m from the southern boundary.
 - (b) All bicycle parking located in front of car parking spaces as being wall mounted and not obstructing parking spaces for vehicles.
 - (c) The removal of the pedestrian entry to Dwelling 1 from the southern laneway.
 - (d) Dwellings 2 to 6 to each have a storage cage of at least 3 cubic meters in capacity.
 - (e) Mail boxes locations.
 - (f) A schedule of all materials and finishes including colours and samples with the colour of the recycled timber clearly shown.
 - (g) Details of the privacy louvers along the southern boundary of Dwelling 1 to show compliance with the objective of Standard B22.
 - (h) The first floor deck of Dwelling 4 as being compliant with the objective of Standard B23 in relation to views into the ground floor deck of Dwelling 3.
 - (i) The pedestrian entrances along the laneways as clearly signposted.
 - (j) Any requirement of the endorsed ESD report (condition 3) (where relevant to show on plans).
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
4. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;

- (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
- (c) replacing any dead, diseased, dying or damaged plants,

to the satisfaction of the Responsible Authority.

6. 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.

Lighting

7. Before the building is occupied, laneway lighting / illumination must be installed from the subject site to along the northern and western Right of Ways to facilitate pedestrian access, to the satisfaction of the Responsible Authority, with all costs associated with the lighting to be borne by the developer. The lighting must be screened to limit light spill into the surrounding residential properties.
8. Public lighting for pedestrian access to the development (from the nearest streets to the pedestrian entries off the Rights of Way) must comply with the minimum lighting level of P4 as per the Australian Standard AS/NZS 1158.3.1:2005 *Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the lighting levels of all existing public lights in the northern and western Rights of Ways near the site must be measured and checked against the AS/NZS 1158.3.1:2005 to determine whether new or upgraded public lights are required.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the developer must consult nearby affected residents for the upgrade of existing lighting and/or the provision of new lighting and poles. All works for public lighting installation must be authorised by CitiPower and meet CitiPower and Victorian Electrical Distribution Network (VEDN) requirements. All costs associated with the consultation, design, supply and installation of any new and upgraded public lights, poles and other lighting hardware shall be borne by the developer.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Public Lighting Plan must be prepared and submitted to Council for approval for the northern and western Right of Ways. The developer must supply and fund any new and upgraded public lighting in any of the connecting Rights of Way where existing lighting levels are insufficient for pedestrian access and do not satisfy minimum Australian Standards.
12. Before the building is occupied the developer must undertake the following to the northern and western Right of Ways:
 - (a) civil works to improve pedestrian access and satisfy DDA requirements;
 - (b) reconstruction of relevant lengths of carriageway following the completion of all building works and connections for underground services;
 - (c) at the permit holder's cost; and
 - (d) to the satisfaction of the Responsible Authority.

13. Before the development commences, the developer must submit plans for all civil and road infrastructure works to Council for assessment and approval. Upon approval of detailed civil/infrastructure construction plans, A *Consent for Works* must be taken out by the developer for all works undertaken in the road reserve.
14. The alignment of any new underground utility services should run within the reconstructed half of the Rights of Way or to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces;to the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkways, laneway 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.
17. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
19. 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.
20. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. 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.

21. 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:

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

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

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

All future residents 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.

For further information on public lighting, Council's Construction Management branch can be contacted on 9205 5115.

Submission

Mr Tim McBride-Burgess addressed the Committee on behalf of the Applicant.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Stone

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0834 for the partial demolition for the construction of six dwellings, up to four storeys in height and a reduction in visitor car parking requirement at 150A Princes Street, Carlton North, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) The second and third floors of Dwelling 2 setback an additional 1.4m from the southern boundary.
 - (b) All bicycle parking located in front of car parking spaces as being wall mounted and not obstructing parking spaces for vehicles.
 - (c) The removal of the pedestrian entry to Dwelling 1 from the southern laneway.
 - (d) Dwellings 2 to 6 to each have a storage cage of at least 3 cubic meters in capacity.
 - (e) Mail boxes locations.
 - (f) A schedule of all materials and finishes including colours and samples with the colour of the recycled timber clearly shown.
 - (g) Details of the privacy louvers along the southern boundary of Dwelling 1 to show compliance with the objective of Standard B22.
 - (h) The first floor deck of Dwelling 4 as being compliant with the objective of Standard B23 in relation to views into the ground floor deck of Dwelling 3.
 - (i) The pedestrian entrances along the laneways as clearly signposted.
 - (j) Any requirement of the endorsed ESD report (condition 3) (where relevant to show on plans).
 - (k) A vertical slatted privacy screen along the northern boundary of the first floor void between the roller door and Dwelling 1.
 - (l) A wider gate to the western laneway.
 - (m) A bin ramp leading to the western laneway.
 - (n) A proposed east elevation.
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. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
4. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,
- to the satisfaction of the Responsible Authority.

6. 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.

Lighting

7. Before the building is occupied, laneway lighting / illumination must be installed from the subject site to along the northern and western Right of Ways to facilitate pedestrian access, to the satisfaction of the Responsible Authority, with all costs associated with the lighting to be borne by the developer. The lighting must be screened to limit light spill into the surrounding residential properties.
8. Public lighting for pedestrian access to the development (from the nearest streets to the pedestrian entries off the Rights of Way) must comply with the minimum lighting level of P4 as per the Australian Standard AS/NZS 1158.3.1:2005 *Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the lighting levels of all existing public lights in the northern and western Rights of Ways near the site must be measured and checked against the AS/NZS 1158.3.1:2005 to determine whether new or upgraded public lights are required.
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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.

For further information on public lighting, Council's Construction Management branch can be contacted on 9205 5115.

CARRIED UNANIMOUSLY

The meeting closed at 9.15 pm.

Confirmed at the meeting held on Wednesday 27 May 2015

Chairperson