



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

**held on Wednesday 10 June 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Roberto Colanzi (substitute for Cr Fristacky)
Councillor Geoff Barbour
Councillor Misha Coleman

Mary Osman (Manager Statutory Planning)
Laura Condon (Senior Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Jackie Fristacky

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Barbour **Seconded:** Councillor Colanzi

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 27 May 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 Colanzi nominated Councillor Coleman as Chairperson.

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

Councillor Coleman assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN14/0846 - 11 - 13 Spring & 14 - 16 Argyle Streets, Fitzroy - Partial demolition and development of the land with the construction of four buildings, ranging between four and five storeys in height (plus basement and roof terrace) for fourteen (14) dwellings (permit not required for the dwelling use) and a reduction in the car parking requirements.	6	11
1.2	PLN14/1166 - 13-29 Nelson Street, Abbotsford	12	15
1.3	551 Station Street, Carlton North VIC 3054 - Planning Permit Application No. PLN14/0879	18	19
1.4	123 - 125 Bridge Rd, Richmond - Planning application PLN14/0856 - Development of the land for the construction of a 7-storey building (plus basement) for 20 apartments and 3 shops, including part demolition; and a reduction in the car parking requirement and waiver of the loading requirement.	22	34

1.1 PLN14/0846 - 11 - 13 Spring & 14 - 16 Argyle Streets, Fitzroy - Partial demolition and development of the land with the construction of four buildings, ranging between four and five storeys in height (plus basement and roof terrace) for fourteen (14) dwellings (permit not required for the dwelling use) and a reduction in the car parking requirements.

Trim Record Number: D15/68693

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 PLN14/0846 for partial demolition and development of the land with the construction of four buildings, with heights ranging between four and five storeys (plus basement and roof terrace) with fourteen (14) dwellings (permit not required for the dwelling use) and a reduction in the car parking requirements at 11-13 Spring & 14 – 16 Argyle Streets, Fitzroy, 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 by Room 11 received by Council on 11 December 2014 but modified to show:

- (a) the location of the rainwater tank and bin area as per the basement and ground floor sketch plans provided on 4 May 2015.
- (b) the demolition plan to delete any reference to the enlargement of the window of No. 14-16 Argyle Street.
- (c) full details of all proposed works, colours and finishes to the external walls of the retained heritage buildings.
- (d) confirmation that previously unpainted surfaces as not being painted.
- (e) the front fence along Argyle and Spring Streets to have a maximum of 1.5m in height with at least 50 percent permeability, or be solid and 1.2m in height;
- (f) a material and colour sample board to provide additional detailing for all materials and colours, and particularly addressing:
 - (i) the 'thin flutes' intended for the large boundary wall on the west in the off-form concrete;
 - (ii) the cross laminated timber construction and fin/glazing treatment to building B2;
 - (iii) the concrete screens including fixing details; and
 - (iv) the front fence of the ground floor apartment of building B2;
- (g) the second floor balcony balustrade of Building 1 setback an additional 1.2m from the northern boundary and be finished in a colour that either matches the wall colour of the original building or is galvanised.
- (h) the reconfiguration of the balcony of B3.03 to have the wider side facing the void area.
- (i) the floor levels for each building clearly shown on the elevations.
- (j) where the roof terrace of Building 4 has views into private open space areas or habitable room windows to the west and south, it is to be screened to limit these views in accordance with Standard B22 of Clause 55 or Objective 2.9 of DSE Design Guidelines for Higher Density Residential Development.

- (k) the following must be screened in accordance with Standard B23 of Clause 55 to limit internal views into the void area:
 - (i) the second and third levels of all buildings;
 - (ii) the fourth level of Building 3; and
 - (iii) the roof terrace of Building 4 .
 - (l) all two-bedroom dwellings to have at least 8sqm in area for secluded private open space with a width of at least 1.6m within the approved building envelope.
 - (m) all one-bedroom dwellings to have a width of at least 1.6m for secluded private open space within the approved building envelope.
 - (n) vehicles are able to enter and exit the development entrance via the existing vehicle crossing in Spring Street without scraping or bottoming out.
 - (o) all ancillary items (including air conditioner units) are to be shown on the roof plan. These are to be visually screened from the public realm.
 - (p) any requirement of the endorsed ESD report (condition 3) (where relevant to show on plans).
 - (q) any requirement of the endorsed WMP report (condition 5) (where relevant to show on plans). and
 - (r) any requirement of the endorsed landscape plan (condition 8) (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 amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Sustainable Development Consultants and dated August 2014, but modified to include or show:
- (a) The capacity of rainwater tank and the toilet connections to be annotated on the architectural drawings.
 - (b) Confirmation that the development will achieve at least 10 per cent or half a star (whichever is greater) above BCA minimum standards.
 - (c) A clear commitment to FSC or PEFC timber.
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 commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Marshall Day and dated 10 December 2014, but modified to include (or show, or address):
- (a) The glazing specified for residences overlooking the business be 10.38 mm thick laminated instead of float glass.
 - (b) Noise impacts from the Espresso carwash to bedroom windows which have a line of sight to the carwash or that the façade upgrade proposed for apartments facing Spring Street be adopted also.

- (c) Lower design targets (AAAC target - 45 dBA Lmax) be adopted for noise from internal building services, including the carstacker and carpark gate.
7. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
8. 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.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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, 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.
12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
13. 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 and vehicular entrances, 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to, :
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

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

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

19. This permit will expire if:

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

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

Notes:

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

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

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

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

Submissions

Ms Catherine Hegan addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Mr Fergus Ramsay;
Mr Dale Simpson;
Ms Erin Simpson; and
Mr Peter Jamieson.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Barbour

That the Recommendation be adopted..

CARRIED UNANIMOUSLY

1.2 PLN14/1166 - 13-29 Nelson Street, Abbotsford

Trim Record Number: D15/70585

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 PLN14/1166 for use of the land as a warehouse (vehicle storage), construction of a double-storey building and the construction and display of advertising signage at 13-29 Nelson Street, Abbotsford, generally in accordance with plans dated 19 May 2015 and subject to the following conditions;

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) The single on-site car parking space adjacent to the northern boundary relocated 0.2m further to the north.
 - (b) The addition of a rainwater tank with a minimum capacity of 2000L to be installed, with a notation on the plans to indicate that all captured water will be used for vehicle washing.
 - (c) A 'No Exit' sign to be installed at the Fairchild Street entrance, just inside the property, facing east.
 - (d) A 'Left Turn Only' sign to be installed at the Cooke Street exit, just inside the property, facing west.
 - (e) A 'No Entry' sign to be installed at the Cooke Street exit, facing east.
 - (f) A designated bin storage area to be shown on the plans.
 - (g) The demolition plan amended to remove the notation regarding the relocation of the street tree along the eastern boundary.
2. The use and development of the land and the location and details of the sign, 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 30 staff are permitted on the land at any one time.
4. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the hours of 7.00am and 7.00pm, Monday to Sunday.
5. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
6. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.
 - (e) to the satisfaction of the Responsible Authority.

7. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
8. 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 7pm on any day.
9. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the Responsible Authority.
10. Before the use commences or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the car park and building entrance must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensityto the satisfaction of the Responsible Authority.
11. Before the use commences or by such later date as approved in writing by the Responsible Authority, any new vehicle crossings must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
12. Before the use commences or by such later date as approved in writing by the Responsible Authority, the eastern-most and western-most vehicle crossings on Nelson Street must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
14. Before the use commences or by such later date as approved in writing by the Responsible Authority, the following works must occur:
 - (a) The fire hydrant up-stand at the south-west corner of the Cooke Street/Nelson Street intersection must be removed and replaced with a fire plug flush with the surface of the footpath;
 - (b) Upon the completion of the connections for underground utility services, the footpath immediately outside the property's Fairchild Street, Nelson Street and Cooke Street road frontages must be stripped and re-sheeted;
 - (c) The bluestone matching-in works in the nature strip and other landscaping works adjacent to the Right of Way.

These works must be done:

- (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
15. Prior to the completion of the development, the relocation of the parking restriction sign on the east side of Fairchild Street must be undertaken:
 - (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and

- (c) to the satisfaction of the Responsible Authority.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 17. Before the use commences, the street tree on Fairchild Street must be relocated and a new tree provided on Nelson Street:
 - (a) At the permit holder's cost; and
 - (b) To the satisfaction of the Responsible Authority.
 18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
 - (e) to the satisfaction of the Responsible Authority.
 19. The sign must not be illuminated by external or internal light.
 20. The sign must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
 21. The signage component of this permit expires 15 years from the date of the permit.
 22. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
 23. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit;
 - (c) the use is not commenced within five years of the date of this permit;
 - (d) The sign is not erected within 2 years of the date of this permit.

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

NOTES

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

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

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

Submissions

Mr Louis Petrentsis, Mr Tim Bishop and Mr Zvi Belling addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Mr Ed Gamble;
Ms Jessica Hay; and
Mr Rigardi.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Colanzi

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/1166 for use of the land as a warehouse (vehicle storage), construction of a double-storey building and the construction and display of advertising signage at 13-29 Nelson Street, Abbotsford, generally in accordance with plans dated 19 May 2015 and subject to the following conditions;

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Deletion of access from Fairchild Street with entry only from Nelson Street.
 - (b) The single on-site car parking space adjacent to the northern boundary relocated 0.2m further to the north.
 - (c) The addition of a rainwater tank with a minimum capacity of 2000L to be installed, with a notation on the plans to indicate that all captured water will be used for vehicle washing.
 - (d) A 'Left Turn Only' sign to be installed at the Cooke Street exit, just inside the property, facing west.
 - (e) A 'No Entry' sign to be installed at the Cooke Street exit, facing east.
 - (f) A designated bin storage area to be shown on the plans.
 - (g) The demolition plan amended to remove the notation regarding the relocation of the street tree along the eastern boundary.
 - (h) Reduction of business identification sign by 25%.
2. The use and development of the land and the location and details of the sign, 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 30 staff are permitted on the land at any one time.
4. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the hours of 7.00am and 7.00pm, Monday to Sunday.
5. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

6. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.
 - (e) to the satisfaction of the Responsible Authority.
7. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
8. 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 7pm on any day.
9. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the Responsible Authority.
10. Before the use commences or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the car park and building entrance must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensityto the satisfaction of the Responsible Authority.
11. Before the use commences or by such later date as approved in writing by the Responsible Authority, any new vehicle crossings must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
12. Before the use commences or by such later date as approved in writing by the Responsible Authority, the eastern-most and western-most vehicle crossings on Nelson Street must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
13. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
14. Before the use commences or by such later date as approved in writing by the Responsible Authority, the following works must occur:
 - (a) The fire hydrant up-stand at the south-west corner of the Cooke Street/Nelson Street intersection must be removed and replaced with a fire plug flush with the surface of the footpath;
 - (b) Upon the completion of the connections for underground utility services, the footpath immediately outside the property's Fairchild Street, Nelson Street and Cooke Street road frontages must be stripped and re-sheeted;
 - (c) The bluestone matching-in works in the nature strip and other landscaping works adjacent to the Right of Way.

These works must be done:

- (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
16. Before the 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.
 - (e) to the satisfaction of the Responsible Authority.
17. The sign must not be illuminated by external or internal light.
18. The sign must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
19. The signage component of this permit expires 15 years from the date of the permit.
20. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
21. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit;
 - (c) the use is not commenced within five years of the date of this permit;
 - (d) The sign is not erected within 2 years of the date of this permit.

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

NOTES

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

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

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

CARRIED UNANIMOUSLY

1.3 551 Station Street, Carlton North VIC 3054 - Planning Permit Application No. PLN14/0879

Trim Record Number: D15/74719

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 02 April 2015 but modified to show:
 - (a) Demolition plan modified to clearly show the partial demolition of bedroom 3 and 4 west walls.
 - (b) The secluded private open space at the rear of the dwelling to be permeable.
 - (c) The harvesting of water from the water tanks to be used for the flushing of toilets and watering of garden areas.
 - (d) Demonstration of the first floor addition and studio complying with standard A15 (overlooking) at clause 54.04-6 of the Yarra Planning Scheme.
 - (e) Deletion of the rear pedestrian door to the garage.
 - (f) The finished floor levels along the edge of the garage's concrete slab must be set 40 mm higher than the east edge of the bluestone Right of Way.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
4. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished 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.
7. The provisions, recommendations and requirements of the endorsed Water Sensitive Urban Design Report must be implemented and complied with 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 maybe required before development is commenced. Please contact Council's Building Department on PH 9205 5095 to confirm.

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

Submissions

The Applicant, Mr Florindo D'Angelo addressed the Committee.

The following people also addressed the Committee:

*Ms Priscilla Taylor; and
Ms Maria Cressevich.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Barbour

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 02 April 2015 but modified to show:
 - (a) Demolition plan modified to clearly show the partial demolition of bedroom 3 and 4 west walls.
 - (b) The secluded private open space at the rear of the dwelling to be permeable.
 - (c) The harvesting of water from the water tanks to be used for the flushing of toilets and watering of garden areas.
 - (d) Demonstration of the first floor addition and studio complying with standard A15 (overlooking) at clause 54.04-6 of the Yarra Planning Scheme.
 - (e) Deletion of the rear pedestrian door to the garage.

- (f) The finished floor levels along the edge of the garage's concrete slab must be set 40 mm higher than the east edge of the bluestone Right of Way.
 - (g) The first floor northern bedroom wall and ensuite to the dwelling and first floor north facing studio wall to be setback in accordance with standard A10 (side and rear setbacks) at clause 54.04-1 of the Yarra Planning Scheme.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
 4. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
 5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished 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.
 7. The provisions, recommendations and requirements of the endorsed Water Sensitive Urban Design Report must be implemented and complied with 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 maybe required before development is commenced. Please contact Council's Building Department on PH 9205 5095 to confirm.

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

CARRIED UNANIMOUSLY

1.4 123 - 125 Bridge Rd, Richmond - Planning application PLN14/0856 - Development of the land for the construction of a 7-storey building (plus basement) for 20 apartments and 3 shops, including part demolition; and a reduction in the car parking requirement and waiver of the loading requirement.

Trim Record Number: D15/74392

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit (PLN14/0856) for the development of the land for the construction of a 7-storey building (plus basement) for 20 apartments and 3 shops, including part demolition, a reduction in the car parking requirement and a reduction of the loading requirement at 123 – 125 Bridge Road, Richmond VIC 3121 subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans received by Council on 01 April 2015 prepared by BG Architecture but modified to show:
 - (a) Correction to the Demolition plan to remove reference to partial demolition of the front façade of building at no. 125;
 - (b) Redesign of the fire booster cabinet and window above by extending the central mullion of the window down through the cabinet doors;
 - (c) Redesign of the level 2 façade to Bridge Road to include a silhouette of the existing building parapets imposed onto the bi-fold screen, as per the sketch plan dated 24/04/2015;
 - (d) Details of the bi-fold screen at the level 2 Bridge Road façade including size of the panels and openings, and confirmation that it is of a matt finish, and has a visible vertical emphasis;
 - (e) Provision of trickle vents into the corridors or security screen doors to the apartments or similar;
 - (f) Confirmation of 1.7m high privacy screening with maximum 25% transparency to terraces and/or windows to apartments 2.03, 2.04 and 2.05;
 - (g) Provision of an acoustic privacy screen to west side of the terraces to apartments 3.04 and 4.04;
 - (h) Relocation of bedroom window to apartment 303 to be furthest away from the terrace of apartment 404;
 - (i) All north-facing habitable room windows and terraces at levels 1 -5 to be screened to 1.7m high from FFL with materials of no more than 25% transparency;
 - (j) Provision of exterior adjustable shading to all north-facing glazing to habitable rooms at level 6;
 - (k) all works recommended in the report of the professional acoustic engineer referred to in condition 10; and
 - (l) all works recommended in the ESD report referred to in condition 7.

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

Privacy screens

4. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
5. 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.

Walls on boundary

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.

Environmentally Sustainable Design Principles

7. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by GIW Environmental Solutions dated 8 September 2014, but modified to include or show:
 - (a) Details of the 16 solar panels; and
 - (b) Provision of exterior adjustable shading to all north-facing glazing to habitable rooms at level 6.
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.

Waste Management

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

Acoustic Treatments

10. Before the commencement of the development, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
 - (a) Noise impacts from traffic/tram along Bridge Road and plant equipment from surrounding businesses (including the car park door to the Epworth Hospital) onto dwellings within the development; and
 - (b) noise impacts from any proposed plant and equipment (including garage door and lift) onto the dwellings within the development.
11. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Environmental Audit

12. 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.
13. If the assessment required by condition 12 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.
14. If the assessment required by condition 12 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.
15. If, pursuant to condition 14, 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;
- (ii) be executed before the sensitive use for which the land is being developed commences; and
- (ii) 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).

Structural Report

16. Before the demolition commences, a structural report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the structural report will be endorsed and will form part of this permit. The structural report must be prepared by a suitably qualified structural engineer, or equivalent, and demonstrate the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention.

Road Infrastructure

17. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure (including tram infrastructure) resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
18. Before the building is occupied the permit holder must do the following:
- (a) reconstruct the rear Right of Way (as a minimum, from the western boundary of the site to Leigh Place);
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

General amenity

19. Alarms associated with the commercial premises must be directly connected to a security service and must not produce noise beyond the premises.
20. All buildings must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
21. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
22. Noise emanating from the development, including plant and other equipment, must comply with the State Environment Protection Policy N-1 to the satisfaction of the Responsible Authority.
23. Noise emanating from the commercial uses within the development must comply with the permissible noise levels for entertainment noise as specified in the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N2.

Car parking

24. 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; and
 - (e) to the satisfaction of the Responsible Authority.
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
26. 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.

Lighting

27. 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 Right of Way. 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.
28. 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 and vehicular entrances, 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.

Construction management plan

29. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;

- (iv) stormwater contamination from run-off and wash-waters;
- (v) sediment from the land on roads;
- (vi) washing of concrete trucks and other vehicles and machinery; and
- (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a noise and vibration management plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008, to the satisfaction of the Responsible Authority. In this regard, consideration (amongst other matters) may be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the site for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting all pneumatic tools operated near a residential area with an effective silencer; and
 - (v) other relevant considerations.

30. 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.

Time Expiry

31. 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.

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 and occupiers residing within the development approved under this permit will not be permitted to obtain resident, visitor or business 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

Ms Catherine Hegan addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Ms Linda Kearley; and
Mr James Piclios.*

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Coleman

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit (PLN14/0856) for the development of the land for the construction of a 7-storey building (plus basement) for 20 apartments and 3 shops, including part demolition, a reduction in the car parking requirement and a reduction of the loading requirement at 123 – 125 Bridge Road, Richmond VIC 3121 subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans received by Council on 01 April 2015 prepared by BG Architecture but modified to show:
 - (a) Correction to the Demolition plan to remove reference to partial demolition of the front façade of building at no. 125;
 - (b) Redesign of the fire booster cabinet and window above by extending the central mullion of the window down through the cabinet doors;
 - (c) Redesign of the level 2 façade to Bridge Road to include a silhouette of the existing building parapets imposed onto the bi-fold screen, as per the sketch plan dated 24/04/2015;
 - (d) Details of the bi-fold screen at the level 2 Bridge Road façade including size of the panels and openings, and confirmation that it is of a matt finish, and has a visible vertical emphasis;
 - (e) Provision of trickle vents into the corridors or security screen doors to the apartments or similar;
 - (f) Confirmation of 1.7m high privacy screening with maximum 25% transparency to terraces and/or windows to apartments 2.03, 2.04 and 2.05;

- (g) Provision of an acoustic privacy screen to west side of the terraces to apartments 3.04 and 4.04;
- (h) Relocation of bedroom window to apartment 303 to be furthest away from the terrace of apartment 404;
- (i) All north-facing habitable room windows and terraces at levels 1 -5 to be screened to 1.7m high from FFL with materials of no more than 25% transparency;
- (j) Provision of exterior adjustable shading to all north-facing glazing to habitable rooms at level 6;
- (k) All works recommended in the report of the professional acoustic engineer referred to in condition 10; and
- (l) All works recommended in the ESD report referred to in condition 7.
- (m) Deletion of one storey.

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

Privacy screens

- 4. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
- 5. 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.

Walls on boundary

- 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.

Environmentally Sustainable Design Principles

- 7. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by GIW Environmental Solutions dated 8 September 2014, but modified to include or show:
 - (a) Details of the 16 solar panels; and
 - (b) Provision of exterior adjustable shading to all north-facing glazing to habitable rooms at level 6.
- 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.

Waste Management

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

Acoustic Treatments

10. Before the commencement of the development, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit.

The Acoustic Report must assess the following:

- (a) Noise impacts from traffic/tram along Bridge Road and plant equipment from surrounding businesses (including the car park door to the Epworth Hospital) onto dwellings within the development; and
- (b) noise impacts from any proposed plant and equipment (including garage door and lift) onto the dwellings within the development.

11. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Environmental Audit

12. 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.

13. If the assessment required by condition 12 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.

14. If the assessment required by condition 12 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.

15. If, pursuant to condition 14, 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;
 - (ii) be executed before the sensitive use for which the land is being developed commences; and
 - (ii) 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).

Structural Report

16. Before the demolition commences, a structural report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the structural report will be endorsed and will form part of this permit. The structural report must be prepared by a suitably qualified structural engineer, or equivalent, and demonstrate the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention.

Road Infrastructure

17. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure (including tram infrastructure) resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
18. Before the building is occupied the permit holder must do the following:
- (a) reconstruct the rear Right of Way (as a minimum, from the western boundary of the site to Leigh Place);
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

General amenity

19. Alarms associated with the commercial premises must be directly connected to a security service and must not produce noise beyond the premises.
20. All buildings must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
21. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
22. Noise emanating from the development, including plant and other equipment, must comply with the State Environment Protection Policy N-1 to the satisfaction of the Responsible Authority.
23. Noise emanating from the commercial uses within the development must comply with the permissible noise levels for entertainment noise as specified in the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N2.

Car parking

24. 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; and
 - (e) to the satisfaction of the Responsible Authority.
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
26. 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.

Lighting

27. 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 Right of Way. 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.
28. 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 and vehicular entrances, 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.

Construction management plan

29. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
 - (p) a noise and vibration management plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008, to the satisfaction of the Responsible Authority. In this regard, consideration (amongst other matters) may be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the site for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting all pneumatic tools operated near a residential area with an effective silencer; and
 - (v) other relevant considerations.
30. 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.

Time Expiry

31. 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.

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

Motion lapsed for want of a seconder

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Colanzi

That the Recommendation be adopted.

CARRIED

For: Councillors Barbour and Colanzi

Against: Councillor Coleman

The meeting closed at 9.18 pm.

Confirmed at the meeting held on Wednesday 24 June 2015

Chairperson