



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

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

I. ATTENDANCE

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

Matt Cohen (Acting Manager Statutory Planning)
Lara Fiscalini (Senior Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Colanzi

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

Nil

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

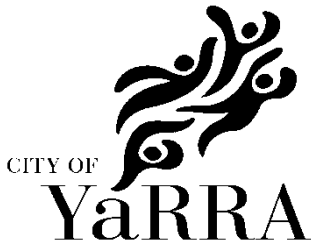
Moved: Councillor Fristacky **Seconded:** Councillor Stone

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 15 July 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 Fristacky 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	79-81 York Street, Richmond. Planning Permit Application No. PLN14/1100 - Development of the land for a part two (2) and part (3) storey building for dwellings, and a reduction in the car parking requirements of the Yarra Planning Scheme.	6	8
1.2	54 Marion Street, Fitzroy. Planning Permit Application No. PLN14/1211 - Development of the land for a (3) three storey residential building, partial demolition and a reduction in the car parking requirements of the Yarra Planning Scheme.	9	12
1.3	32-34 Ballarat Street, Collingwood. Planning Permit Application No. PLN14/0663 - Full demolition and construction of four dwellings on the land.	15	18
1.4	9 Sturt Street, Collingwood - PLN12/0645.01 - Amendment for the construction of an additional level resulting in a four storey building, for office use (no permit required for use), and associated reduction in car parking requirements.	22	23
1.5	34 The Esplanade, Clifton Hill - PLN14/1150 - Development of the land to construct and carry out works to extend the existing single dwelling, including partial demolition	25	26
1.6	PLN14/0309 - 75 Lee Street Carlton North - Development of the land by the demolition of the existing dwelling and the construction of a new double-storey dwelling, including roof deck, and a reduction in the car parking requirements of clause 52.06 of the Yarra Planning Scheme	27	29

1.1 79-81 York Street, Richmond. Planning Permit Application No. PLN14/1100 - Development of the land for a part two (2) and part (3) storey building for dwellings, and a reduction in the car parking requirements of the Yarra Planning Scheme.

Trim Record Number: D15/93544

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/1100 for the development of the land for a part two (2) and part (3) storey building for dwellings and a reduction in the car parking requirements of the Yarra Planning Scheme, at 78-81 York Street, Richmond , subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans received by Council on 27 May 2015 but modified to show:
 - (a) A maximum building height of 9m above natural ground level;
 - (b) Correctly label the north and south elevations;
 - (c) Overlooking treatments to demonstrate compliance with the objectives of clause of standard B22 (*Overlooking*) and B23 (*Internal Views*) of clause 55 of the Yarra Planning Scheme;
 - (d) All habitable room windows to be operable;
 - (e) Bedroom windows in the eastern lightwells to be full length/ glazed doors;
 - (f) A revised STORM report with paving, roof areas and water tank size details etc (as applicable) to correspond with detail on the submitted plans, including that water tanks will be connected to toilets, and demonstrating a minimum 100% STORM score;
 - (g) A solar panel array to be placed on roof of unit 6;
 - (h) The water tank and its filtration system to achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended); and
 - (i) Lighting to the pedestrian walkway and dwelling entries of units 2-6.
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, 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 development 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.
5. Before the development 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.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the entrances of unit 1-6 and the pedestrian walkway must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity, and
 - (e) to the satisfaction of the Responsible Authority.
8. 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.
9. Before the development 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.
10. Before the use and/or development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council 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.
11. 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.
12. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

Notes:

A building permit maybe required before development is commenced. Please contact Council's Building 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 dwellings approved under this permit will not be permitted to obtain resident or visitor parking permits.

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

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Stone

The Committee notes that the matter was withdrawn prior to the meeting due to an officer oversight. The site (which is listed in the Amendment 173 heritage gap study) was not identified as such.

CARRIED UNANIMOUSLY

1.2 54 Marion Street, Fitzroy. Planning Permit Application No. PLN14/1211 - Development of the land for a (3) three storey residential building, partial demolition and a reduction in the car parking requirements of the Yarra Planning Scheme.

Trim Record Number: D15/93546

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/1211 for the development of the land for a (3) storey residential building, partial demolition and a reduction in the car parking requirements, at 54 Marion Street, Fitzroy, 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 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 3 March 2015 but modified to show:
 - (a) The deletion of dwellings 4 and 7 and the retention of the existing roof for a minimum depth of 4m behind the Marion Street façade;
 - (b) The black perforated metal cladding colour to be replaced with a more recessive colour with a non-reflective finish, with appropriate detail provided on the material schedule;
 - (c) The opaque glazing to the terraces and dwelling entrances of dwelling 1, 2 and 3 to be replaced with translucent glazing with an industrial character, with appropriate detail provide on the material schedule;
 - (d) The framing to the glazed terrace balustrades and dwelling entrances for dwelling 1, 2 and 3 to have an industrial character, with appropriate detail provided on the material schedule;
 - (e) The position of all dwelling street numbers to be notated, ensuring all dwellings are clearly identifiable;
 - (f) Each dwelling to be provided with one bicycle space in the communal lobby,
 - (g) A photovoltaic array to be provided on the roof and to be suitably located to minimise views of the system from Marion Street;
 - (h) All private open space areas to have a minimum dimension of 8sqm, and
 - (i) The new opening to the top of the existing gable end to Marion Street to be deleted; and
 - (j) Overlooking treatments to demonstrate compliance with the objectives of clause of standard B22 (*Overlooking*) of clause 55 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, 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, a Waste Management Plan must be provided to be endorsed and will then form part of the permit. 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, external lighting capable of illuminating access to all ground floor dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity, and
 - (e) to the satisfaction of the Responsible Authority.
6. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
8. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing to Marion 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.
9. Before the use and/or development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council 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.
10. 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.
11. 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.

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

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

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

Submissions

The Applicant, Mr Richard Oldfield addressed the Committee.

The following people also addressed the Committee:

*Mr Michael Francis;
Mr Graeme Black; and
Ms Juliette Francis.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to notify the Victorian Civil and Administrative Tribunal (VCAT) that had it been in a position to determine the application, if would have issued a Notice of Decision to Grant a Planning Permit PLN14/1211 for the development of the land for a (3) storey residential building, partial demolition and a reduction in the car parking requirements, at 54 Marion Street, Fitzroy, 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 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 3 March 2015 but modified to show:
 - (a) The deletion of dwellings 4 and 7 and the retention of the existing roof for a minimum depth of 4m behind the Marion Street façade;
 - (b) The black perforated metal cladding colour to be replaced with a more recessive colour to reflect the red brick tone of the immediate surrounding buildings, with appropriate detail provided on the material schedule;
 - (c) The opaque glazing to the terraces and dwelling entrances of dwelling 1, 2 and 3 to be replaced with translucent glazing with an industrial character, with appropriate detail provide on the material schedule;
 - (d) The framing to the glazed terrace balustrades and dwelling entrances for dwelling 1, 2 and 3 to have an industrial character, with appropriate detail provided on the material schedule;
 - (e) The position of all dwelling street numbers to be notated, ensuring all dwellings are clearly identifiable;
 - (f) Each dwelling to be provided with one bicycle space in the communal lobby,
 - (g) A photovoltaic array to be provided on the roof and to be suitably located to minimise views of the system from Marion Street;
 - (h) All private open space areas to have a minimum dimension of 8sqm, and
 - (i) The new opening to the top of the existing gable end to Marion Street to be deleted; and
 - (j) Overlooking treatments to demonstrate compliance with the objectives of clause of standard B22 (*Overlooking*) of clause 55 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, 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, a Waste Management Plan must be provided to be endorsed and will then form part of the permit. 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, external lighting capable of illuminating access to all ground floor dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity, and
 - (e) to the satisfaction of the Responsible Authority.

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

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

8. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing to Marion 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.

9. Before the use and/or development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council 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.
10. 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.
11. 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.

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

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

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

CARRIED UNANIMOUSLY

1.3 32-34 Ballarat Street, Collingwood. Planning Permit Application No. PLN14/0663 - Full demolition and construction of four dwellings on the land.

Trim Record Number: D15/96696

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN14/0663 for full demolition of the existing dwelling and construction of four dwellings at 32-34 Ballarat Street, Collingwood subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Demolition plan to include all fences to be removed;
 - (b) Floor plans to clearly show the new vehicle crossover with no reference to redundant crossovers;
 - (c) Roof plan clearly showing the location of any roof top services;
 - (d) Second floor associated within Unit 1 deleted, subsequently increasing the setback of the second level a minimum of 8.45m from the front boundary generally in accordance with the sketch plan received 14 May 2015;
 - (e) Replace the single window on the ground floor west elevation facing Ballarat Street with two windows comparable with the window proportions of the contributory Victorian era dwellings within the street;
 - (f) Resize the windows on the first floor west elevation to comparable window proportions to the Victoria era dwellings within the street;
 - (g) Face brick within the ground floor west elevation replaced with a smooth render;
 - (h) Smooth render with shadow lines and timber cladding on the second floor west elevation to be replaced with a smooth render;
 - (i) Smooth render on the first floor west elevation to be replaced with Axon cladding as per the sketch plans received on 14 May 2015;
 - (j) Relocate the bin storage area within the triangle created between the car space of Unit 1 and the northern boundary and screens to be provided around the bin enclosure;
 - (k) Soft landscaping within the north-west area of the front setback;
 - (l) Elevation detail of the front fence (and gate) showing a minimum of 50% transparency and extending for the total length of the front boundary;
 - (m) All obscured windows for screening purposes to be shown as operable above 1.7m above the finished floor level and fixed (or restricted openings) below this level in accordance with Standard B22 of Clause 55 within the Yarra Planning Scheme;
 - (n) All water tanks to be connected to and used for toilet flushing;
 - (o) A minimum of 6 cubic metres of storage for each dwelling to be shown on the plans; and
 - (p) Details of sensor lighting above the dwelling entries.

2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Planning and Design and dated 3 October 2014, but modified to include or show:
 - (a) Total rainwater tank capacity in accordance with the STORM assessment and as shown on the plans
 - (b) 10% improvement on the minimum BCA requirement
 - (c) Shading devices to the north, west and eastern windows and balconies (e.g. louvers, fins or awnings)
4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
6. 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.
7. 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.
8. 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.

9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
10. 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.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
12. 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.
13. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

Notes:

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

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

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

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

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 Theodora Kairuz and Mr Shaun Kairuz addressed the Committee.

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 Planning Permit PLN14/0663 for full demolition of the existing dwelling and construction of four dwellings at 32-34 Ballarat Street, Collingwood subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Demolition plan to include all fences to be removed;
 - (b) Floor plans to clearly show the new vehicle crossover with no reference to redundant crossovers;
 - (c) Roof plan clearly showing the location of any roof top services;
 - (d) Second floor associated within Unit 1 deleted, subsequently increasing the setback of the second level a minimum of 8.45m from the front boundary generally in accordance with the sketch plan received 14 May 2015;
 - (e) Replace the single window on the ground floor west elevation facing Ballarat Street with two windows comparable with the window proportions of the contributory Victorian era dwellings within the street;
 - (f) Resize the windows on the first floor west elevation to comparable window proportions to the Victoria era dwellings within the street;
 - (g) Face brick within the ground floor west elevation replaced with a smooth render;
 - (h) Smooth render with shadow lines and timber cladding on the second floor west elevation to be replaced with a smooth render;
 - (i) Smooth render on the first floor west elevation to be replaced with Axon cladding as per the sketch plans received on 14 May 2015;
 - (j) Relocate the bin storage area within the triangle created between the car space of Unit 1 and the northern boundary and screens to be provided around the bin enclosure;
 - (k) Soft landscaping within the north-west area of the front setback;
 - (l) Elevation detail of the front fence (and gate) showing a minimum of 50% transparency and extending for the total length of the front boundary;
 - (m) All obscured windows for screening purposes to be shown as operable above 1.7m above the finished floor level and fixed (or restricted openings) below this level in accordance with Standard B22 of Clause 55 within the Yarra Planning Scheme;
 - (n) All water tanks to be connected to and used for toilet flushing;
 - (o) A minimum of 6 cubic metres of storage for each dwelling to be shown on the plans; and
 - (p) Details of sensor lighting above the dwelling entries.

(q) Window introduced on the second floor west elevation, with comparable window proportions to the Victorian era dwellings within the street.

2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development commences, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Planning and Design and dated 3 October 2014, but modified to include or show:
 - (a) Total rainwater tank capacity in accordance with the STORM assessment and as shown on the plans
 - (b) 10% improvement on the minimum BCA requirement
 - (c) Shading devices to the north, west and eastern windows and balconies (e.g. louvers, fins or awnings)
4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
6. 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.
7. 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.
8. 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.

- 9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the dwelling entrances must be provided. Lighting must be:

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

to the satisfaction of the Responsible Authority.

- 10. 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.

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

- 12. 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.

- 13. This permit will expire if:

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

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

Notes:

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

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

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

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

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

CARRIED UNANIMOUSLY

1.4 9 Sturt Street, Collingwood - PLN12/0645.01 - Amendment for the construction of an additional level resulting in a four storey building, for office use (no permit required for use), and associated reduction in car parking requirements.

Trim Record Number: D15/93616

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN12/0645 to land at 9 Sturt Street, Collingwood pursuant to Section 75 of the *Planning and Environment Act 1987* including the following changes to the permit and endorsed plans:

Amendment to preamble to read as follows

“Building and works associated with an office building (no permit required for use) and associated reduction in car parking requirements.”

Amendments to conditions

1. Deletion of Condition 1.
2. Inclusion of new Condition 1 to read as follows:

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 21 April 2015 but modified to show:

- (a) The external clad vertical surfaces on the eastern boundary are to be of ceramic tiles to the satisfaction of the Responsible Authority.
 - (b) Screening to the northern and eastern perimeter of the deck at the fourth level must not exceed a maximum 25% transparency.
 - (c) All sustainable design initiatives detailed in the submitted Sustainable Design Assessment (SDA) to be endorsed (where relevant).
 - (d) Location of bin storage areas for each tenancy.
 - (e) Deletion of “laundry” from Unit 4.
3. Existing conditions 2 – 3 to remain unchanged.
 4. Inclusion of the following to be conditions 4 and 5:
 4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
 5. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
 5. Remaining conditions to be re-numbered.

Submissions

Mr Nigel Grigg addressed the Committee on behalf of the Applicant.
The Applicant, Mr Stuart Ford also addressed the Committee.

Ms Jeanette Roxburgh also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Fristacky

That the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN12/0645 to land at 9 Sturt Street, Collingwood pursuant to Section 75 of the *Planning and Environment Act 1987* including the following changes to the permit and endorsed plans:

Amendment to preamble to read as follows

“Building and works associated with an office building (no permit required for use) and associated reduction in car parking requirements.”

Amendments to conditions

1. Deletion of Condition 1.
2. Inclusion of new Condition 1 to read as follows:

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 21 April 2015 but modified to show:

- (a) The external clad vertical surfaces on the eastern boundary are to be of ceramic tiles to the satisfaction of the Responsible Authority.
 - (b) Screening to the northern and eastern perimeter of the deck at the fourth level must not exceed a maximum 25% transparency, with a minimum height of 1.9m on the eastern side.
 - (c) All sustainable design initiatives detailed in the submitted Sustainable Design Assessment (SDA) to be endorsed (where relevant).
 - (d) Location of bin storage areas for each tenancy.
 - (e) Deletion of “laundry” from Unit 4.
3. Existing conditions 2 – 3 to remain unchanged.
 4. Inclusion of the following to be conditions 4 and 5:
 4. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
 5. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

5. Remaining conditions to be re-numbered.

NOTE

The installation of the 1.9 metre high screen along the eastern perimeter of the upper level terrace is not required by planning and was included as a condition at the offering of the permit applicant.

CARRIED UNANIMOUSLY

1.5 34 The Esplanade, Clifton Hill - PLN14/1150 - Development of the land to construct and carry out works to extend the existing single dwelling, including partial demolition

Trim Record Number: D15/95397

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 (PLN14/1150) for the development of the land to construct and carry out works to extend the existing single dwelling, including partial demolition at 34 The Esplanade, 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 decision plans but modified to show:
 - (a) A notation confirming the rear garage/studio structure must not be used as a separate dwelling.
 - (b) The extent of demolition of existing fences.
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. Within 2 months of the completion of the development, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
4. 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.
5. 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.
6. 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.

This application was not assessed against Clause 54 of the Yarra Planning Scheme (ResCode) as the subject site is greater than 500sqm.

Unless with further planning permission, the approved "studio" must not be used as a separate dwelling.

Submission

The Applicant, Mr Jim Kromidis addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Fristacky

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.6 PLN14/0309 - 75 Lee Street Carlton North - Development of the land by the demolition of the existing dwelling and the construction of a new double-storey dwelling, including roof deck, and a reduction in the car parking requirements of clause 52.06 of the Yarra Planning Scheme

Trim Record Number: D15/91257

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0309 be issued for the development of the land for the construction of a new double storey dwelling, including a roof deck, demolition of the existing dwelling and a reduction in the car parking requirement at 75 Lee Street, Carlton North generally in accordance with the application plans and subject to the following conditions:

1. Before the developments permitted by this permit 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 advertised plans but modified to show:
 - (a) The light court in the first floor of the east site boundary to be extended northwards to ensure that the setback of the north-most habitable room window of the adjoining site to the east complies with standard A12 (Daylight to existing window objective) of Clause 54 of the Yarra Planning Scheme.
 - (b) Provision of overlooking screens with a minimum height of 1.7m from the floor level to all the sides of the roof deck.
 - (c) A notation on plan to show part of the fence on the east boundary that adjoins the courtyard with a minimum height of 1.8m.
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.

Engineering Conditions

4. Road Infrastructure Works:
 - (a) Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Lee Street road frontage must be reconstructed to Council's satisfaction and at the developer's expense.
5. Road Asset Protection:
 - (a) A Construction Management Plan must be prepared and submitted to Council. The plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.

- (b) Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council's satisfaction and at the developer's expense.
6. Assessment of rear Right of Way:
- (a) The developer must assess the condition of the rear Right of Way, in conjunction with the Construction Management branch, prior and upon the completion of construction works. Any damage or areas of excavation or trenching that has occurred in Right of Way as a result of the development or the installation of underground services will require the developer to rehabilitate the road to Council standards and at the developer's expense.
7. Public Lighting:
- (a) The developer must ensure that lighting from any existing or new lights does not spill into the windows of any new residences or any existing nearby residences. Any light shielding that may be required shall be funded by the applicant.
8. Clearances from Electrical Assets:
- (a) The designer/developer must check and ensure that the building and any balconies have adequate clearances from overhead power lines, transformers, substations or any other electrical assets as per CitiPower requirements. The developer must contact CitiPower and seek advice on EMF and clearances from electrical assets.
9. Impact of Assets on Proposed Development:
- (a) Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
10. 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.
11. Before the dwelling is occupied, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
12. 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.
13. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

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

NOTE: 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.

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

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

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

Submissions

The Applicant, Mr Anthony Chan addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Stone

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0309 be issued for the development of the land for the construction of a new double storey dwelling, including a roof deck, demolition of the existing dwelling and a reduction in the car parking requirement at 75 Lee Street, Carlton North generally in accordance with the application plans and subject to the following conditions:

1. Before the developments permitted by this permit 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 advertised plans but modified to show:
 - (a) Provision of overlooking screens with a minimum height of 1.7m from the floor level to all the sides of the roof deck.
 - (b) A notation on plan to show part of the fence on the east boundary that adjoins the courtyard with a minimum height of 1.8m.
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.

Engineering Conditions

4. Road Infrastructure Works:
 - (a) Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Lee Street road frontage must be reconstructed to Council's satisfaction and at the developer's expense.
5. Road Asset Protection:
 - (a) A Construction Management Plan must be prepared and submitted to Council. The plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.
 - (b) Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council's satisfaction and at the developer's expense.
6. Assessment of rear Right of Way:
 - (a) The developer must assess the condition of the rear Right of Way, in conjunction with the Construction Management branch, prior and upon the completion of construction works. Any damage or areas of excavation or trenching that has occurred in Right of Way as a result of the development or the installation of underground services will require the developer to rehabilitate the road to Council standards and at the developer's expense.
7. Public Lighting:
 - (a) The developer must ensure that lighting from any existing or new lights does not spill into the windows of any new residences or any existing nearby residences. Any light shielding that may be required shall be funded by the applicant.
8. Clearances from Electrical Assets:
 - (a) The designer/developer must check and ensure that the building and any balconies have adequate clearances from overhead power lines, transformers, substations or any other electrical assets as per CitiPower requirements. The developer must contact CitiPower and seek advice on EMF and clearances from electrical assets.
9. Impact of Assets on Proposed Development:
 - (a) Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

10. 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.
11. Before the dwelling is occupied, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
12. 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.
13. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

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

NOTE: 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.

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

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

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

CARRIED UNANIMOUSLY

The meeting closed at 9.16 pm.

Confirmed at the meeting held on Wednesday 12 August 2015

Chairperson