



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

**held on Wednesday 12 August 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Amanda Stone
Councillor Roberto Colanzi
Councillor Phillip Vlahogiannis

Danielle Connell (Co-ordinator Statutory Planning)
Ally Huynh (Acting Co-ordinator Statutory Planning)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

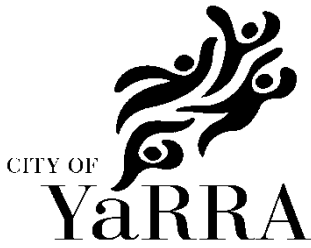
Moved: Councillor Vlahogiannis **Seconded:** Councillor stone

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 29 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 Colanzi nominated Councillor Stone as Chairperson.

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

Councillor Stone assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN13/0747.01 311(A) Victoria Street, Abbotsford.	6	9
1.2	62 - 64 Clausen Street, North Fitzroy VIC 3068 - Planning Permit Application No. PLN14/0960	12	14
1.3	20 Neptune Street, Richmond - PLN15/0102	15	18
1.4	18- 24 Down Street, Collingwood. Planning Permit Application No. PLN15/0104 - Buildings and works comprising the construction of a four storey office building (no permit required for office use), associated demolition, display of an advertising sign and a reduction in the car parking requirements of the Yarra Planning Scheme.	21	24
1.5	34 - 40 Elizabeth Street, Richmond - PLN14/0719 - Development of the land for the construction of a multi-dwelling building; and associated reduction in car parking requirements.	28	32
1.6	PLN14/0954 - 59 McIlwraith Street Princes Hill - Development of the land for part demolition and a ground and first floor addition.	37	40
1.7	PLN13/1121 - 209-213 St Georges Road Fitzroy North - Development of land for part demolition and the construction of a four-storey building (containing 14 dwellings and two shops), and a waiver of loading bay requirements	42	46
1.8	PLN14/0581 - 63-65 Glass Street, Richmond	52	56

1.1 PLN13/0747.01 311(A) Victoria Street, Abbotsford.

Trim Record Number: D15/98420

Responsible Officer: Coordinator Statutory Planning

[Help](#)**RECOMMENDATION**

1. That a Notice of Decision to amend Planning Permit PLN13/0747 be issued for sale and consumption of liquor, buildings and works, a reduction in the car parking requirements and waiver of the bicycle facilities requirements associated with the as of right use of the land as a tavern at 311(A) Victoria Street, Abbotsford, in accordance with the decision plans and subject to the following amendments to the permit and plans:

Changes to permit

- (a) The permit preamble amended to provide for the sale/consumption of liquor in association with a 'tavern' (previously restaurant) and to include 'buildings and works';
- (b) Deletion of condition 16;
- (c) Introduction of conditions 1, 12, 18, 19 & 20 (and subsequent renumbering of conditions);
- (d) Amendment to (existing) conditions 1, 4, 6, 8, 10 & 17;

Changes to plans

- (a) construction of windows, fencing and a rooftop terrace;
- (b) increased area for sale and consumption of liquor to expand the ground floor courtyard and include first floor areas.

Permit conditions

1. Before the development commences, including the sale/consumption of liquor, 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 alcohol service areas from the Victoria Street footpath;
 - (b) The first floor plan showing the north and western balustrades to the rooftop deck as 2.0m high;
 - (c) The ground floor plan showing the rear boundary fencing and associated gates;
 - (d) introduction of an additional urinal;
 - (e) The screening to the rooftop terrace being constructed of solid materials not less than 48 kg/m³ and with a thickness of no less than 25mm;
 - (f) A designated waste storage area within the property boundaries;
2. The development including sale and consumption of liquor must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
3. Unless with the further written consent of the Responsible Authority, the use of the land for the sale and consumption of liquor indoors may only occur between 11:00am and 1:00am the following day.
4. Unless with the prior written consent of the Responsible Authority, the sale and consumption of liquor within the outdoor areas may only occur between 11:00am and 10:00pm.

5. The doors to the outdoor areas must be kept closed at all times after 10pm except when in use for entering or exiting.
6. Unless with the prior written consent of the Responsible Authority, no speakers may be placed within the outdoor areas.
7. Unless with the prior written consent of the Responsible Authority, no live or amplified music may be played within the outdoor areas.
8. Patrons must not exit the venue via the rear of the site. All patrons must enter and exit via Victoria Street.
9. No more than 176 patrons are permitted on the premises at any time that liquor is sold or consumed, unless with the prior written consent of the Responsible Authority.
10. No more than 10 staff are permitted on the premises at any time, unless with the prior written consent of the Responsible Authority.
11. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan received by council 27 March 2015, but modified to include:
 - (a) hours of operation consistent with conditions 4 & 5 of this permit;
 - (b) patron numbers consistent with condition 9 of this permit;
 - (c) Deletion of reference to 'music on the outdoor area' from page 3.3;
12. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
13. Noise emissions must comply with the State Environment Policy N-2 (Control of Music Noise from Public Premises) to the satisfaction of the Responsible Authority.
14. During all hours (whether or not liquor is served) in which the business is open to the public, entry must be made freely available to any authorised officer(s) of the responsible authority for the carrying out of any investigations associated with the sale or consumption of alcohol on the site.
15. During all hours (whether or not liquor is served) in which the business is open to the public, there must be present on the premises, a person above the age of 18 years, responsible for the good conduct of the premises ("the Manager").
16. The Manager must at all times be authorised by the occupier of the premises to make statements and admissions on their behalf to any authorised officer of the Responsible Authority regarding the conduct of the premises for the use hereby authorised.
17. No emptying of bottles into garbage bins is permitted after 10.00pm on any night, or before 7.00am on any day.
18. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.

19. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm,;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

20. Before the 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.

21. This permit will expire if:
 - (a) the development is not commenced within two years of the amended date of this permit; or
 - (b) the development is not complete with four years of the amended date of this permit;
 - (c) the sale and consumption of liquor is not commenced within five years of the amended 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 after the expiry date for commencement or within twelve months afterwards for completion.

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

NOTE: These premises are required to comply with the Food Act 1984. No fit-out is to commence until plans have been approved by Council's Public Health Unit. Please contact the Public Health Unit on 9205 5777.

NOTE: These premises will be required to comply with the Health Act 1958. No Fit-out is to commence until plans have been approved by Council's Public Health Unit. Please contact the Public Health Unit on 9205 5777.

Submissions

The Applicant, Mr David Meyer addressed the Committee.

The following people also addressed the Committee:

*Mr David Lee;
Ms Mandy Le;
Mr Peter Rogan; and
Mr Steve Bassili*

Please note

The amendments that formed part of the Resolution at this meeting are in **bold and underlined**.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Stone

1. That a Notice of Decision to amend Planning Permit PLN13/0747 be issued for sale and consumption of liquor, **buildings and works**, a reduction in the car parking requirements and waiver of the bicycle facilities requirements associated with the **as of right use of the land as a tavern** at 311(A) Victoria Street, Abbotsford, in accordance with the decision plans and subject to the following amendments to the permit and plans:

Changes to permit

- (a) The permit preamble amended to provide for the sale/consumption of liquor in association with a 'tavern' (previously restaurant) and to include 'buildings and works';
- (b) Deletion of condition 16;
- (c) Introduction of conditions 1, 12, 18, 19 & 20 (and subsequent renumbering of conditions);
- (d) Amendment to (existing) conditions 1, 4, 6, 8, 10 & 17;

Changes to plans

- (a) construction of windows, fencing and a rooftop terrace;
- (b) increased area for sale and consumption of liquor to expand the ground floor courtyard and include first floor areas.

Permit conditions

1. **Before the development commences, including the sale/consumption of liquor, 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 alcohol service areas from the Victoria Street footpath;**
 - (b) **The first floor plan showing the north and western balustrades to the rooftop deck as 2.0m high;**
 - (c) **The ground floor plan showing the rear boundary fencing and associated gates;**
 - (d) **introduction of an additional urinal;**
 - (e) **The screening to the rooftop terrace being constructed of solid materials not less than 48 kg/m³ and with a thickness of no less than 25mm;**
 - (f) **A designated waste storage area within the property boundaries;**
2. The **development including sale and consumption of liquor** must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.
3. Unless with the further written consent of the Responsible Authority, the use of the land for the sale and consumption of liquor indoors may only occur between 11:00am and 1:00am the following day.
4. Unless with the prior written consent of the Responsible Authority, the sale and consumption of liquor within the **outdoor areas** may only occur between 11:00am and 10:00pm.

5. The doors to the outdoor areas must be kept closed at all times after 10pm except when in use for entering or exiting.
6. Unless with the prior written consent of the Responsible Authority, no speakers may be placed within the outdoor areas.
7. Unless with the prior written consent of the Responsible Authority, no live or amplified music may be played within the outdoor areas.
8. Patrons must not exit the venue via the rear of the site. All patrons must enter and exit via Victoria Street.
9. No more **than 150 patrons** are permitted on the premises at any time that liquor is sold or consumed, unless with the prior written consent of the Responsible Authority.
- 10. A maximum of 24 patrons within the 1st floor terrace at any time that liquor is sold or consumed, unless with the prior consent of the Responsible Authority.**
11. No more than 10 staff are permitted on the premises at any time, unless with the prior written consent of the Responsible Authority.
12. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan received by council 27 March 2015, but modified to include:
 - (a) hours of operation consistent with **conditions 4, 5 & 10** of this permit;
 - (b) patron numbers consistent with condition 9 of this permit;
 - (c) Deletion of reference to 'music on the outdoor area' from page 3.3;
13. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
14. Noise emissions must comply with the State Environment Policy N-2 (Control of Music Noise from Public Premises) to the satisfaction of the Responsible Authority.
15. During all hours (whether or not liquor is served) in which the business is open to the public, entry must be made freely available to any authorised officer(s) of the responsible authority for the carrying out of any investigations associated with the sale or consumption of alcohol on the site.
16. During all hours (whether or not liquor is served) in which the business is open to the public, there must be present on the premises, a person above the age of 18 years, responsible for the good conduct of the premises ("the Manager").
17. The Manager must at all times be authorised by the occupier of the premises to make statements and admissions on their behalf to any authorised officer of the Responsible Authority regarding the conduct of the premises for the use hereby authorised.
18. No emptying of bottles into garbage bins is permitted after 10.00pm on any night, or before 7.00am on any day.

- 19.** Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
- 20.** 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.
- 21.** Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 22.** This permit will expire if:
- (a) the development is not commenced within two years of the amended date of this permit; or
 - (b) the development is not complete with four years of the amended date of this permit;
 - (c) the sale and consumption of liquor is not commenced within five years of the amended 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 after the expiry date for commencement or within twelve months afterwards for completion.

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

NOTE: These premises are required to comply with the Food Act 1984. No fit-out is to commence until plans have been approved by Council's Public Health Unit. Please contact the Public Health Unit on 9205 5777.

NOTE: These premises will be required to comply with the Health Act 1958. No Fit-out is to commence until plans have been approved by Council's Public Health Unit. Please contact the Public Health Unit on 9205 5777.

CARRIED UNANIMOUSLY

1.2 62 - 64 Clauscen Street, North Fitzroy VIC 3068 - Planning Permit Application No. PLN14/0960

Trim Record Number: D15/99671

Responsible Officer: Coordinator Statutory Planning

[Help](#)

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0960 for the partial demolition of the existing dwelling to allow for a ground floor extension, and the development of the land for the construction of two, double-storey dwellings at 62-64 Clauscen Street, North Fitzroy, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans received by Council on 12 May 2015 but modified to show:
 - (a) A clear set of demolition plans that scale 1:100, which also show all existing fences to be removed (consistent with the elevations);
 - (b) The garage entry of Unit 3 to be at least 4.06m wide;
 - (c) The porch entry to Unit 2 to show no obstruction (i.e. supporting posts or steps) to the vehicle turning circle of the garage;
 - (d) The front fencing delineating the pedestrian path to the existing dwelling, shown to be no more than 1.2m in height;
 - (e) The ground floor plan amended to show a minimum permeable area of 20%;
 - (f) The ground floor plan to show the location of all site services, including the bin storage areas of the existing dwelling concealed from Clauscen Street;
 - (g) The deletion of the clothes line from the western side of the existing dwelling, and relocated so that it is not visible from Clauscen Street;
 - (h) The water tanks to Units 2 and 3 to be shown purely for the flushing of the toilets and the deletion of the plan notation "if required location TBC";
 - (i) The provision of sensor lighting to each porch / entry, appropriately shielded and of limited intensity so as to avoid any light spillage into adjoining properties; and
 - (j) An updated schedule of all external materials and finishes, including colours.

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, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

5. Before the development 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.
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. 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.
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:

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 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.

CitiPower requirements must be complied with in relation to the overhead cables / power lines. Please contact CitiPower for further information.

Submissions

The Applicant, Mr Campbell McLeod addressed the Committee.

The following people also addressed the Committee:

*Ms Robyn Smith;
Ms Rachel Cook; and
Mr Ben Morieson*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Stone

That having considered all objections and relevant planning policies, the Committee resolves to issue a Refusal to Grant a Permit (PLN14/0960) for the development of the land at 62-64 Clauscen Street, North Fitzroy for part demolition, alterations and additions to the existing dwelling and construction of two new dwellings, based on the following grounds:

1. The proposal is an overdevelopment of the site as evidenced by the high site coverage (Standard B8 – Site coverage), and overshadowing impacts (Standard B21 – Overshadowing) as set out at Clause 55 of the Yarra Planning Scheme.
2. The proposed new dwellings are excessive, and the design fails to respond appropriately to the neighbourhood character, contrary to the decision guidelines at Clause 43.01 (Heritage overlay) and policy at Clause 22.02 (Development Guidelines for sites subject to the Heritage Overlay) of the Yarra Planning Scheme.

CARRIED UNANIMOUSLY

1.3 20 Neptune Street, Richmond - PLN15/0102

Trim Record Number: D15/91637

Responsible Officer: Principal Planner

[Help](#)**RECOMMENDATION**

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision for Planning Permit PLN15/0102 for the development of the land for the construction of two, triple storey dwellings at 20 Neptune Street, Richmond VIC 3121, generally in accordance with the decision plans and 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 dated 5 June 2015 but modified to show:
 - (a) The relocation of the front entrance doors (and associated walls) 1m to the east;
 - (b) The provision of gates and fencing along the front boundary, with these to be no higher than 1.5m and of a permeable design;
 - (c) Details of the fencing and screening provided in between each dwelling, with these elements to be no less than 1.7m in height;
 - (d) The setback dimensions from both side boundaries on the second floor plans to be amended to the correct locations;
 - (e) The location of all mechanical equipment and services within the site;
 - (f) The location of designated storage areas for each dwelling, with each storage space to be 6 cubic metres in size.
 - (g) A full colour schedule of materials and finishes.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, 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. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating 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.
7. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (b) indicate the location of all areas to be covered by lawn or other surface materials; and
 - (c) provide a specification of works to be undertaken prior to planting, to the satisfaction of the Responsible Authority.
 8. Before the buildings are 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 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.
 10. 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.
 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.

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

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

Submissions

The Applicant, Mr David Gold addressed the Committee:

The following people also addressed the Committee:

*Mr James Bird;
Ms Margaret Bird; and
Mr Eric Platt.*

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Vlahogiannis

That the Recommendation be adopted.

Motion lapsed for want of a seconder.

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Colanzi

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Refusal for Planning Permit PLN15/0102 for the development of the land for the construction of two, triple storey dwellings at 20 Neptune Street, Richmond VIC 3121, generally in accordance with the decision plans and subject to the following conditions:

1. The proposal is an overdevelopment of the site as evidenced by the high site coverage (Standard B8 – Site coverage), and overshadowing impacts (Standard B21 – Overshadowing) as set out at Clause 55 of the Yarra Planning Scheme.

Motion lapsed for want of a seconder.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Stone

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision for Planning Permit PLN15/0102 for the development of the land for the construction of two, triple storey dwellings at 20 Neptune Street, Richmond VIC 3121, generally in accordance with the decision plans and 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 dated 5 June 2015 but modified to show:
 - (a) The relocation of the front entrance doors (and associated walls) 1m to the east;
 - (b) The provision of gates and fencing along the front boundary, with these to be no higher than 1.5m and of a permeable design;
 - (c) Details of the fencing and screening provided in between each dwelling, with these elements to be no less than 1.7m in height;
 - (d) The setback dimensions from both side boundaries on the second floor plans to be amended to the correct locations;
 - (e) The location of all mechanical equipment and services within the site;
 - (f) The location of designated storage areas for each dwelling, with each storage space to be 6 cubic metres in size.
 - (g) A full colour schedule of materials and finishes.
 - (h) Stairwell to be moved a minimum of 1m to the east at the 1st and 2nd floors with internal reconfiguration as required.
 - (i) Provision of a solar boosted hot water system to each dwelling and the SDA (Sustainable Development Assessment) Report updated accordingly.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, 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. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating 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.
7. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
- (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (b) indicate the location of all areas to be covered by lawn or other surface materials; and
 - (c) provide a specification of works to be undertaken prior to planting, to the satisfaction of the Responsible Authority.
8. Before the buildings are 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 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.
10. 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.
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.

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

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

CARRIED

Call for a division

For: Crs Stone and Vlahogiannis

Against: Cr Colanzi

1.4 18- 24 Down Street, Collingwood. Planning Permit Application No. PLN15/0104 - Buildings and works comprising the construction of a four storey office building (no permit required for office use), associated demolition, display of an advertising sign and a reduction in the car parking requirements of the Yarra Planning Scheme.

Trim Record Number: D15/99732

Responsible Officer: Coordinator Statutory Planning

[Help](#)

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0104 for buildings and works comprising the construction of a four storey office building, associated demolition, display of an advertising sign and a reduction in the car parking requirements of the Yarra Planning Scheme, at 18-24 Down 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 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 25 June 2015 but modified to show:
 - (a) Demolition plans/elevations to clearly show all demolition, and remove notations suggesting possible retention if in good condition;
 - (b) Detail the material to the east-facing screen to the third floor atrium, ensuring the material prevents overlooking;
 - (c) The advertising sign reduced in size (or relocated) to allow for a minimum clearance of 2.7m above footpath level;
 - (d) Detail of the material to the pedestrian entry to Down Street;
 - (e) Detail the method of paint removal to the existing façade demonstrating the method will not damage the heritage brickwork;
 - (f) Internal elevations of the atrium showing that all offices will be provided with operable windows;
 - (g) The width of the roller door to be noted on the plans;
 - (h) The accessible parking space to be dimensioned and must comply with the minimum requirements of the Australian/New Zealand Standard AS/NZS 2890.6:2009. A bollard must be installed within the associated shared area of the bay as required by the standard AS/NZS 2890.6:2009;
 - (i) The submitted Sustainability Management Plan and plans updated to provide the following detail (as applicable):
 - (i) A STORM report with roof areas and water tank size details etc (as applicable) to correspond with detail provided on the submitted plans, including that water tanks will be connected to toilets, and demonstrating a minimum 100% STORM score,
 - (ii) The minimum NCC energy efficiency standards for thermal performance are to be exceeded by at least 10%, and demonstrated through a Section J report or JV3 model, or equivalent,
 - (iii) Provision of energy efficient heating and cooling, within one star of highest available star rating, or within 85% of the highest COP/EER available, in an appropriately sized system,
 - (iv) A minimum of 17 on-site bicycle spaces,
 - (v) Provision of a solar Photo Voltaic system to supplement common area energy usage.

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 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.
6. 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 office entrance entrances and the car parking area 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.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the 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.
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath immediately outside the property's Down Street road frontage must be stripped and re-sheeted:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
10. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the existing vehicle crossover must be re-constructed and the existing iron plates at the crossing are to be disposed of:
 - (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.

11. The development must comply at all times with the State and Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1);
12. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
13. 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.
14. 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 occupiers approved under this permit will not be permitted to obtain employee 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 Russell Barker addressed the Committee.

The following people also addressed the Committee:

*Mr Robert Young;
Ms Joanna Stanley; and
Mr Simon Corbitt.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Stone

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0104 for buildings and works comprising the construction of a four storey office building, associated demolition, display of an advertising sign and a reduction in the car parking requirements of the Yarra Planning Scheme, at 18-24 Down 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 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 25 June 2015 but modified to show:
 - (a) Demolition plans/elevations to clearly show all demolition, and remove notations suggesting possible retention if in good condition;
 - (b) The deletion of the uppermost storey.
 - (c) The advertising sign reduced in size (or relocated) to allow for a minimum clearance of 2.7m above footpath level;
 - (d) Detail of the material to the pedestrian entry to Down Street;

- (e) Detail the method of paint removal to the existing façade demonstrating the method will not damage the heritage brickwork;
 - (f) Internal elevations of the atrium showing that all offices will be provided with operable windows;
 - (g) The width of the roller door to be noted on the plans;
 - (h) The accessible parking space to be dimensioned and must comply with the minimum requirements of the Australian/New Zealand Standard AS/NZS 2890.6:2009. A bollard must be installed within the associated shared area of the bay as required by the standard AS/NZS 2890.6:2009;
 - (i) The submitted Sustainability Management Plan and plans updated to provide the following detail (as applicable):
 - (i) A STORM report with roof areas and water tank size details etc (as applicable) to correspond with detail provided on the submitted plans, including that water tanks will be connected to toilets, and demonstrating a minimum 100% STORM score,
 - (ii) The minimum NCC energy efficiency standards for thermal performance are to be exceeded by at least 10%, and demonstrated through a Section J report or JV3 model, or equivalent,
 - (iii) Provision of energy efficient heating and cooling, within one star of highest available star rating, or within 85% of the highest COP/EER available, in an appropriately sized system,
 - (iv) A minimum of 17 on-site bicycle spaces,
 - (v) Provision of a solar Photo Voltaic system to supplement common area energy usage.
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 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.
 6. 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 office entrance entrances and the car parking area 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.

7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the 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.
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath immediately outside the property's Down Street road frontage must be stripped and re-sheeted:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
10. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the existing vehicle crossover must be re-constructed and the existing iron plates at the crossing are to be disposed of:
 - (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.
11. The development must comply at all times with the State and Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1);
12. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.

13. 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.

14. 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 occupiers approved under this permit will not be permitted to obtain employee 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

For: Crs Stone and Colanzi

Against: Cr Vlahogiannis

1.5 34 - 40 Elizabeth Street, Richmond - PLN14/0719 - Development of the land for the construction of a multi-dwelling building; and associated reduction in car parking requirements.

Trim Record Number: D15/100308

Responsible Officer: Coordinator Statutory Planning

[Help](#)

RECOMMENDATION

That having considered all objections and relevant Planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit (PLN14/0719) for the development of the land for the construction of a multi-dwelling building; and associated reduction in car parking requirements at 34 – 40 Elizabeth street, Richmond subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Southern boundary setback of the fourth and fifth levels (as labelled on the plans) increased from 4.6m to a minimum setback of 7m, and any resultant internal changes to accommodate this increased setback (with no changes to front or side setbacks).
 - (b) First level 1.7m high privacy screen setback a minimum 1m from the east and west boundaries where adjacent to the secluded private open spaces.
 - (c) Material of the first level east and west side 1.7m high privacy screen different to the material of the east and west on-boundary walls and not exceeding a maximum 25% transparency.
 - (d) All windows and balconies to demonstrate no overlooking within 9m measured within a 45 degree arc into habitable room windows and secluded private open space. Details of screening where necessary must be no more than 25% transparent and no less than 1.7m high above finished floor level.
 - (e) Balconies no less than 1.6m deep.
 - (f) Provision of a storage compartment to each dwelling no less than 3m³ in size.
 - (g) Colours and materials schedule to show all materials, including on-boundary walls.
 - (h) Any changes to the development in order to reflect the changes to the SMP as required by Condition 4 of this permit.
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, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
4. 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 Sustainability Management Plan (SMP) prepared by Lucid Consulting Australia dated 31 March 2015, but modified to include or show:
 - (a) An updated STORM assessment accurately reflecting the overall size of the land and the number of bedrooms, ensuring a minimum score of 100% is achieved.
 - (b) Detail how the harvested stormwater is to be reticulated throughout the development (including connection to toilets).

- (c) Clarify contradictions within the SMP, including use of gas boosted solar hot water to match development plans.
 - (d) Provision of operable windows or operable trickle vents above the entrance to the dwellings that do not have cross-ventilation.
5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with 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 development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
 8. Before the 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.
 9. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
 10. 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.
 11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; andto the satisfaction of the Responsible Authority.
 12. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.

to the satisfaction of the Responsible Authority.

14. 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.
15. 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.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway, and dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity.

to the satisfaction of the Responsible Authority.

17. Before the development 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.
18. 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.
19. 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.
20. 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:

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

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

All future residents 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.

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.

Submissions

The Applicant, Mr Stewart McGurn addressed the Committee.

Mr Minh Tan Van also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

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 (PLN14/0719) for the development of the land for the construction of a multi-dwelling building; and associated reduction in car parking requirements at 34 – 40 Elizabeth street, Richmond subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Southern boundary setback of the fourth and fifth levels (as labelled on the plans) increased from 4.6m to a minimum setback of 7m, and any resultant internal changes to accommodate this increased setback (with no changes to front or side setbacks).
 - (b) First level 1.7m high privacy screen setback a minimum 1m from the east and west boundaries where adjacent to the secluded private open spaces.
 - (c) Material of the first level east and west side 1.7m high privacy screen different to the material of the east and west on-boundary walls and not exceeding a maximum 25% transparency.
 - (d) All windows and balconies to demonstrate no overlooking within 9m measured within a 45 degree arc into habitable room windows and secluded private open space. Details of screening where necessary must be no more than 25% transparent and no less than 1.7m high above finished floor level.
 - (e) Balconies no less than 1.6m deep.
 - (f) Provision of a storage compartment to each dwelling no less than 3m³ in size.
 - (g) Colours and materials schedule to show all materials, including on-boundary walls.
 - (h) Any changes to the development in order to reflect the changes to the SMP as required by Condition 4 of this permit.
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, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

4. Before the plans are endorsed, 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 Sustainability Management Plan (SMP) prepared by Lucid Consulting Australia dated 31 March 2015, but modified to include or show:
 - (a) An updated STORM assessment accurately reflecting the overall size of the land and the number of bedrooms, ensuring a minimum score of 100% is achieved.
 - (b) Detail how the harvested stormwater is to be reticulated throughout the development (including connection to toilets).
 - (c) Clarify contradictions within the SMP, including use of gas boosted solar hot water to match development plans.
 - (d) Provision of operable windows or operable trickle vents above the entrance to the dwellings that do not have cross-ventilation.
5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with 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 development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the 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.
9. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
10. 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.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; andto the satisfaction of the Responsible Authority.
12. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

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

to the satisfaction of the Responsible Authority.

14. 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.

15. 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.

16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway, and dwelling entrances must be provided. Lighting must be:

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

to the satisfaction of the Responsible Authority.

17. Before the development 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.
18. 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.
19. 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.
20. 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:

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

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

All future residents 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.

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.

CARRIED UNANIMOUSLY

1.6 PLN14/0954 - 59 Mcllwraith Street Princes Hill - Development of the land for part demolition and a ground and first floor addition.

Trim Record Number: D15/93602

Responsible Officer: Coordinator Statutory Planning

[Help](#)

RECOMMENDATION

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0954 for development of the land for part demolition and construction of a ground and first floor addition at 59 Mcllwraith Street Princes Hill 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 26 February and 27 March 2015 and the sketch plans, TP06B, TP07B, TP10B, TP11C, TP17 and TP18 received on 27 July 2015, but modified to show:
 - (a) The screen to the first floor non-trafficable terrace to comply with standard A15 of clause 54 of the Yarra Planning Scheme.
 - (b) The roof associated with the first floor setback an additional of 2.2m.
 - (c) The surface beneath the deck to be permeable.
 - (d) The skylights to bedroom two to be shown on the south elevation.
 - (e) A roof plan.
 - (f) An updated roof demolition plan.
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, all new on-boundary walls must be cleaned and finished 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, 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. Within two months of the works being completed, 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. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7.00 am or after 6.00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.

7. This permit will expire if one of the following circumstances applies:
- (a) The development is not started within two years of the date of this permit.
 - (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 after the expiry date for commencement, or within twelve months after the expiry date 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.

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

Submissions

The Applicants, Mr Jason Nigrelli and Ms Marais addressed the Committee.

The following people also addressed the Committee:

*Mr Horst Kayak;
Mr Jeremy Pike; and
Mr Niel Sambell.*

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Colanzi

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0954 for development of the land for part demolition and construction of a ground and first floor addition at 59 McIlwraith Street Princes Hill 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 26 February and 27 March 2015 and the sketch plans, TP06B, TP07B, TP10B, TP11C, TP17 and TP18 received on 27 July 2015, but modified to show:
 - (a) The screen to the first floor non-trafficable terrace to comply with standard A15 of clause 54 of the Yarra Planning Scheme.
 - (b) The roof associated with the first floor setback an additional 2.2m (including associated parapet wall to ensure chimney is free-standing).
 - (c) The surface beneath the deck to be permeable.
 - (d) The skylights to bedroom two to be shown on the south elevation.

- (e) A roof plan.
 - (f) An updated roof demolition plan.
 - (g) New ground floor southern wall to be setback in line with the existing ground floor wall (approximately 0.85m).
 - (h) Floor-to-ceiling heights reduced, and overall height of extension reduced by a minimum 0.5m.
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, all new on-boundary walls must be cleaned and finished 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, 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. Within two months of the works being completed, 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. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7.00 am or after 6.00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
 7. This permit will expire if one of the following circumstances applies:
 - (a) The development is not started within two years of the date of this permit.
 - (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 after the expiry date for commencement, or within twelve months after the expiry date 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.

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

Motion lapsed for want of a seconder.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Colanzi

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN14/0954 for development of the land for part demolition and construction of a ground and first floor addition at 59 McIlwraith Street Princes Hill 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 26 February and 27 March 2015 and the sketch plans, TP06B, TP07B, TP10B, TP11C, TP17 and TP18 received on 27 July 2015, but modified to show:
 - (a) The screen to the first floor non-trafficable terrace to comply with standard A15 of clause 54 of the Yarra Planning Scheme.
 - (b) The roof associated with the first floor setback an additional 2.2m (including associated parapet wall to ensure chimney is free-standing).
 - (c) The surface beneath the deck to be permeable.
 - (d) The skylights to bedroom two to be shown on the south elevation.
 - (e) A roof plan.
 - (f) An updated roof demolition plan.
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, all new on-boundary walls must be cleaned and finished 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, 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. Within two months of the works being completed, 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. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7.00 am or after 6.00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
7. This permit will expire if one of the following circumstances applies:
 - (a) The development is not started within two years of the date of this permit.

(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 after the expiry date for commencement, or within twelve months after the expiry date 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.

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

CARRIED UNANIMOUSLY

1.7 PLN13/1121 - 209-213 St Georges Road Fitzroy North - Development of land for part demolition and the construction of a four-storey building (containing 14 dwellings and two shops), and a waiver of loading bay requirements

Trim Record Number: D15/101033

Responsible Officer: Principal Planner

[Help](#)

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN13/1121 for development of the land for part demolition and the construction of a four-storey building (containing 14 dwellings and two shops), and a waiver of loading bay requirements, at 209-213 St Georges Road, Fitzroy North, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Removal of timber cladding from the St Georges Road façade and its replacement with a more suitable material to the satisfaction of the Responsible Authority.
 - (b) An updated schedule of material, finishes and colours, including one full colour set of elevations.
 - (c) The first-floor balconies of Apartments 4 and 5 to have a solid balustrade.
 - (d) The street canopy to have a continuous form (from the northern boundary to the retained existing section) and be of similar dimensions as the existing retained canopy at 209 St Georges Road;
 - (e) Details regarding the retention methodology for the chimney on the southern boundary and any proposed conservation works to the retained façade / oriel window / parapet of 209 St Georges Road, by a suitably qualified heritage architect.
 - (f) Introduction of a floor-to-ceiling window to the blank ground-floor wall to the south of the pedestrian apartment entry door.
 - (g) Introduction of a second fully-glazed door (with intercom access only) at the head of the corridor at the rear of the entry lobby on the east elevation.
 - (h) Introduction of lighting to the underside of the canopy above the apartment entry door.
 - (i) Remove the southern section of the balcony of Apartment 7 and associated wing wall, and screen south-facing windows to 1.7m.
 - (j) The southern balcony of Apartment 11 to be setback a minimum of 2.44m from the southern boundary.
 - (k) The balcony and western wall of apartment 9 at second-floor to be setback an additional 0.19m from the western boundary.

- (l) The provision of internal elevation to the light courts demonstrating there is no overlooking in compliance with Standard B23 of clause 55 of the Yarra Planning Scheme.
 - (m) The location of all ancillaries / roof plant / air-conditioning units to be shown on plans and elevations and suitably screen from the street and western dwelling's private open space.
 - (n) A clear street number / address to the building at the pedestrian entry.
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Before the use and development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
 - (a) Protect nearby residents from the proposed ancillaries (including air-conditioning units and car park exhaust) in the development; and
 - (b) noise impacts from the surrounding non-residential uses (vehicles, trams, commercial premises and live-music entertainment venues) to the proposed use and development.

The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.

4. The provisions, recommendations and requirements of the endorsed Acoustic Report 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. An updated ESD report detailing:
 - (a) The external shading to west-facing habitable room windows of apartments 12 and 13;
 - (b) An assessment in regards to daylight and ventilation for the amended plans;
 - (c) The use of the PV solar array (for communal areas?) and a gas-boosted hot water system;
 - (d) The area of roof for storm water collection and STORM calculations;
 - (e) Details of the use of the collected storm water;
 - (f) Plans updated to show the requirements of the ESD report;
7. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with 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 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.
10. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
11. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
12. 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.
13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces (17), and bicycle parking (15), 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.
14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
15. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
16. All car park lighting to be located and baffled so as to ensure there is no light spill onto the adjoining sites at the rear laneway.
17. The designer must ensure light does not spill into any of the new dwellings' windows from any existing street lights. Any shielding or baffling that may be required for any existing street lights shall be supplied and installed by the developer and at their expense.
18. Upon the completion of all building works and connections for underground utility services, the footpath outside the property's St Georges Road frontage must be reconstructed to Council's satisfaction and at the developer's expense
19. 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

During the construction:

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

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; or
- (b) the development is not completed within four years of the date of this permit.
- (c) the dwelling uses are not commenced within five years of the date of this permit.

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

Notes:

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

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

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

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

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

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

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

Note

Neither the Applicant or Objectors attended or presented at the meeting.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Vlahogiannis

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN13/1121 for development of the land for part demolition and the construction of a four-storey building, use of the land as dwellings, and a waiver of loading bay requirements, at 209-213 St Georges Road, Fitzroy North, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Removal of timber cladding from the St Georges Road façade and its replacement with a more suitable material to the satisfaction of the Responsible Authority.
 - (b) An updated schedule of material, finishes and colours, including one full colour set of elevations.
 - (c) The first-floor balconies of Apartments 4 and 5 to have a solid balustrade.
 - (d) The street canopy to have a continuous form (from the northern boundary to the retained existing section) and be of similar dimensions as the existing retained canopy at 209 St Georges Road;
 - (e) Details regarding the retention methodology for the chimney on the southern boundary and any proposed conservation works to the retained façade / oriel window / parapet of 209 St Georges Road, by a suitably qualified heritage architect.
 - (f) Introduction of a floor-to-ceiling window to the blank ground-floor wall to the south of the pedestrian apartment entry door.
 - (g) Introduction of a second fully-glazed door (with intercom access only) at the head of the corridor at the rear of the entry lobby on the east elevation.
 - (h) Introduction of lighting to the underside of the canopy above the apartment entry door.
 - (i) Remove the southern section of the balcony of Apartment 7 and associated wing wall, and screen south-facing windows to 1.7m.
 - (j) The southern balcony of Apartment 11 to be setback a minimum of 2.44m from the southern boundary.
 - (k) The balcony and western wall of apartment 9 at second-floor to be setback an additional 0.19m from the western boundary.
 - (l) The provision of internal elevation to the light courts demonstrating there is no overlooking in compliance with Standard B23 of clause 55 of the Yarra Planning Scheme.
 - (m) The location of all ancillaries / roof plant / air-conditioning units to be shown on plans and elevations and suitably screen from the street and western dwelling's private open space.
 - (n) A clear street number / address to the building at the pedestrian entry.
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. Before the use and development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
 - (a) Protect nearby residents from the proposed ancillaries (including air-conditioning units and car park exhaust) in the development; and
 - (b) noise impacts from the surrounding non-residential uses (vehicles, trams, commercial premises and live-music entertainment venues) to the proposed use and development.

The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.

4. The provisions, recommendations and requirements of the endorsed Acoustic Report 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. An updated ESD report detailing:
 - (a) The external shading to west-facing habitable room windows of apartments 12 and 13;
 - (b) An assessment in regards to daylight and ventilation for the amended plans;
 - (c) The use of the PV solar array (for communal areas?) and a gas-boosted hot water system;
 - (d) The area of roof for storm water collection and STORM calculations;
 - (e) Details of the use of the collected storm water;
 - (f) Plans updated to show the requirements of the ESD report;
7. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with 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 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.
10. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
11. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
12. 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.

13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces (17), and bicycle parking (15), 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.
14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
15. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
16. All car park lighting to be located and baffled so as to ensure there is no light spill onto the adjoining sites at the rear laneway.
17. The designer must ensure light does not spill into any of the new dwellings' windows from any existing street lights. Any shielding or baffling that may be required for any existing street lights shall be supplied and installed by the developer and at their expense.
18. Upon the completion of all building works and connections for underground utility services, the footpath outside the property's St Georges Road frontage must be reconstructed to Council's satisfaction and at the developer's expense
19. 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

During the construction:

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

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; or
- (b) the development is not completed within four years of the date of this permit.
- (c) the dwelling uses are not commenced within five years of the date of this permit.

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

Notes:

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

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

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

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

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

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

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

CARRIED UNANIMOUSLY

1.8 PLN14/0581 - 63-65 Glass Street, Richmond

Trim Record Number: D15/101245

Responsible Officer: Coordinator Statutory Planning

[Help](#)**RECOMMENDATION**

That having considered all relevant matters the Committee resolves to advise VCAT that it consents to the modified proposal as shown on the plans dated 20 July 2015, modifying the preamble to read '*Construction of a four storey building (plus basement) and a reduction in the car parking requirement associated with dwellings*'. This would result in approval of the application subject to the following conditions (new components underlined):

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 amended plans TP0.00A, dated 19.12.14, TP1.01E, TP1.02E, TP1.03E, TP1.04E, TP1.05E, TP1.06E, TP2.01D, TP2.02C, TP2.03C and TP2.04D dated 20.07.15 and TP3.01B and TP3.02 dated 01.04.15, prepared by Rothe Lowman) but modified to show:
 - (a) the fences along the Glass Street frontage at a maximum height of 1.5m;
 - (b) a 1 in 20 scale cross section of Beissel Street and the basement ramp (existing actual reduced levels of the centre line of Beissel Street, the lip, invert, top of kerb, back of kerb and building line must be included in the cross section [including the proposed Beissel Street footpath levels]), demonstrating:
 - (i) the ramp will meet Council's Standard Drawings and requirements;
 - (ii) that cars can enter and exit the site without scraping or bottoming out;
 - (iii) the top of the ramp must not be lower than the existing top of the kerb;
 - (iv) the ramp must be of a profile to address rainfall events such that rainfall run-off does not enter the basement during a heavy storm. Hydraulic calculations must be provided to demonstrate this.
 - (c) levels of the Beissel Street footpath widening, demonstrating DDA compliance and a maximum cross-fall of 1 in 40. A notation must confirm that these works will be undertaken at the expense of the permit holder and to the satisfaction of the Responsible Authority;
 - (d) the north-easternmost level 2 terrace screened with a minimum 1.8m high, maximum 25 per cent transparent screen;
 - (e) details of the privacy screens between adjoining terraces within the development, confirming the screens are a minimum 1.7m high and maximum 25 per cent transparent;
 - (f) vertical, external, operable screens to the west and north-facing windows;
 - (g) a schedule of colours and materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour and finish of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must:
 - (i) include details of the finishes and profile of the precast concrete; and
 - (ii) confirm the metal cladding would not be unreasonably reflective.
 - (h) the schedule updated to detail the provision of 24 car parking spaces;
 - (i) the basement plan notation modified to confirm the provision of a minimum of 13 stores; and
 - (j) a notation confirming the 2 at-grade basement car parking spaces would be allocated to dwelling visitors.
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. Noise from the proposed air conditioner units and basement vehicular roller door must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
4. Before the development commences, a Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Sustainable Management Plan must be generally in accordance with the plan dated 16 July 2014 prepared by Ark Resources, but modified to reflect the relevant changes required by condition 1. When approved, the Sustainable Management Plan will be endorsed and will form part of this permit.
5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 15 July 2014, but modified to include changes required by condition 1 and private waste collection if on-site collection is to occur.
7. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
8. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent 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 access to the basement car park, pedestrian walkway, bicycle parking area, laneway and dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
 - (e) 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. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish 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 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 (including the Glass and Beissel Street footpaths) must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
16. Before the building is occupied, 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.
17. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
 - (e) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
20. Except with the prior written consent of the Responsible Authority, 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. 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

22. 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 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(s).

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 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

The Applicant, Mr Vaughn Connor addressed the Committee.

Please note

The amendments that formed part of the Resolution at this meeting are in **bold and underlined**.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Colanzi

That having considered all relevant matters the Committee resolves to advise VCAT that it consents to the modified proposal as shown on the plans dated 20 July 2015, modifying the preamble to read '*Construction of a four storey building (plus basement) and a reduction in the car parking requirement associated with dwellings*'. This would result in approval of the application subject to the following conditions (new components underlined):

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 amended plans TP0.00A, dated 19.12.14, TP1.01E, TP1.02E, TP1.03E, TP1.04E, TP1.05E, TP1.06E, TP2.01D, TP2.02C, TP2.03C and TP2.04D dated 20.07.15 and TP3.01B and TP3.02 dated 01.04.15, prepared by Rothe Lowman) but modified to show:
 - (a) the fences along the Glass Street frontage at a maximum height of 1.5m;
 - (b) a 1 in 20 scale cross section of Beissel Street and the basement ramp (existing actual reduced levels of the centre line of Beissel Street, the lip, invert, top of kerb, back of kerb and building line must be included in the cross section [including the proposed Beissel Street footpath levels]), demonstrating:
 - (i) the ramp will meet Council's Standard Drawings and requirements;
 - (ii) that cars can enter and exit the site without scraping or bottoming out;
 - (iii) the top of the ramp must not be lower than the existing top of the kerb;
 - (iv) the ramp must be of a profile to address rainfall events such that rainfall run-off does not enter the basement during a heavy storm. Hydraulic calculations must be provided to demonstrate this.
 - (c) levels of the Beissel Street footpath widening, demonstrating DDA compliance and a maximum cross-fall of 1 in 40. A notation must confirm that these works will be undertaken at the expense of the permit holder and to the satisfaction of the Responsible Authority;
 - (d) the north-easternmost level 2 terrace screened with a minimum 1.8m high, maximum 25 per cent transparent screen;
 - (e) details of the privacy screens between adjoining terraces within the development, confirming the screens are a minimum 1.7m high and maximum 25 per cent transparent;
 - (f) vertical, external, operable screens to the west and north-facing windows;

- (g) a schedule of colours and materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour and finish of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must:
 - (i) include details of the finishes and profile of the precast concrete; and
 - (ii) confirm the metal cladding would not be unreasonably reflective.
 - (h) the schedule updated to detail the provision of 24 car parking spaces;
 - (i) the basement plan notation modified to confirm the provision of a minimum of 13 stores;
 - (j) a notation confirming the 2 at-grade basement car parking spaces would be allocated to dwelling visitors;
 - (k) a notation confirming an intercom system will enable car park entry for visitors.**
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. Noise from the proposed air conditioner units and basement vehicular roller door must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
 4. Before the development commences, a Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Sustainable Management Plan must be generally in accordance with the plan dated 16 July 2014 prepared by Ark Resources, but modified to reflect the relevant changes required by condition 1. When approved, the Sustainable Management Plan will be endorsed and will form part of this permit.
 5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 6. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 15 July 2014, but modified to include changes required by condition 1 and private waste collection if on-site collection is to occur.
 7. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 8. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent 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 access to the basement car park, pedestrian walkway, bicycle parking area, laneway and dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
 - (e) 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. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish 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 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 (including the Glass and Beissel Street footpaths) must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
16. Before the building is occupied, 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.
17. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.
 - (e) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
20. Except with the prior written consent of the Responsible Authority, 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. 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

22. 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 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(s).

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 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.

CARRIED UNANIMOUSLY

The meeting closed at 10.56 pm.

Confirmed at the meeting held on Wednesday 26 August 2015

Chairperson