



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

**held on Wednesday 23 September 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Stephen Jolly
Councillor Sam Gaylard
Councillor Simon Huggins

Matt Cohen (Manager Statutory Planning)
John Theodosakis (Senior Statutory Planner)
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 Gaylard **Seconded:** Councillor Huggins

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 9 September 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 Huggins nominated Councillor Jolly as Chairperson.

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

Councillor Jolly assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

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1.1 33 - 41 Balmain Street, Cremorne - Planning application PLN15/0309 - Development of the land for the construction of a four storey office building (no permit required for use) above basement with roof terrace, and associated reduction in the car parking requirements.

Trim Record Number: D15/119903

Responsible Officer: Director Planning and Place Making

RECOMMENDATION

That having considered all objections and relevant Planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit (PLN15/0309) for the development of a four storey office building (no permit required for use) above basement and with roof terrace, and associated reduction in car parking requirements 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 two copies must be provided. The plans must be generally in accordance with the advertised plans prepared by Armsby Architects TP13 – TP22 and RFI13 Council date stamped received 5 June 2015 2013, but modified to show:
 - (a) Plans to label tenancies as offices;
 - (b) Floor plans to include remnant of site (No. 33-41 Balmain Street as approved under PLN13/0787) with no further changes;
 - (c) Elevations to include remnant of site (No. 33-41 Balmain Street as approved under PLN13/0787) with no other changes;
 - (d) Use of an alternative material with an improved finish (such as perforated metal) at ground level south façade above the fire booster cupboard;
 - (e) Ground floor plans to nominate that 8 car spaces will be provided in the car stacker;
 - (f) Demonstrate the roof terrace will not overlook private open space areas to the west within 9m, with detail of treatments necessary to limit overlooking;
 - (g) The plans updated to provide the following detail:
 - (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, and
 - (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 and including the installation of solar panels.
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 commencement of the development, Planning permit PLN13/0787 must be cancelled:
 - (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 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 building is occupied, or by such later date as approved in writing by the Responsible Authority, an amended Sustainable Management Plan must be provided to be endorsed and to include changes required by condition 1g) and will then form part of the permit. 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 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.
7. 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.
8. 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;
 - (d) of limited intensity, and
 - (e) 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, any 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 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.
11. 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 Balmain Street frontage must be stripped and re-sheeted with the pedestrian entry to the footpath edge having a grade of no more than 1 in 40:
- (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
12. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the existing vehicle crossover to Balmain Street must be re-constructed with footpath and kerb and channel:
- (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.

13. 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);
14. 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.
15. 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.
16. 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.

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.

Submissions

The Applicant, Mr David Gold addressed the Committee.

Mr Philip Connole also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Huggins

Seconded: Councillor Gaylard

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.2 PLN14/0529 89-95 Walker Street, Clifton Hill

Trim Record Number: D15/115111

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to grant a planning permit PLN14/0529 for development of the land for buildings and works associated with the construction of a new single-storey hall (with mezzanine level) and rear shed and removal of vegetation, incorporating Existing Use Rights for the site's use as a Place of Assembly (Scout Hall) at 89-95 Walker Street, Clifton Hill, 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 but modified to show:
 - (a) The location of the council drain running through the southern portion of the site and any buildings or works being located no closer than 1.5m from the drain;
 - (b) The east-facing window treated with either obscure glazing or fixed, external screens which provide for no more than 25% visual transparency, to a height of no less than 1.7m above FFL; and
 - (c) front fencing being no greater than 1.25m in height.

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

3. Before the development commences, 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.

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

to the satisfaction of the Responsible Authority.

5. During the construction all trees which are to be retained must be protected in accordance with AS49870 (*Protection of trees on development sites*) 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 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.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces;to the satisfaction of the Responsible Authority.
6. 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.
7. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

Notes:

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

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

Submissions

The Architect, Mr Anthony Dimazi addressed the Committee.

The following people also addressed the Committee:

*Mr David Turner; and
Ms Dianne Hilyear; and
Mr Murray Mcleod.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Gaylard

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to grant a planning permit PLN14/0529 for development of the land for buildings and works associated with the construction of a new single-storey hall (with mezzanine level) and rear shed and removal of vegetation, incorporating Existing Use Rights for the site's use as a Place of Assembly (Scout Hall) at 89-95 Walker Street, Clifton Hill, 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 but modified to show:
 - (a) The location of the council drain running through the southern portion of the site and any buildings or works being located no closer than 1.5m from the drain;
 - (b) The east-facing window treated with either obscure glazing or fixed, external screens which provide for no more than 25% visual transparency, to a height of no less than 1.7m above FFL;
 - (c) Front fencing being no greater than 1.25m in height;
 - (d) The pitch of the roof reduced to achieve a reduction in the maximum height of the building to no more than 5.8m;
 - (e) The width of the building reduced to provide a setback from the eastern boundary of no less than 1.2m;
 - (f) Inclusion of landscape planting along the eastern boundary;
 - (g) The roofing coated with a matte material; and
 - (h) Any works required under the acoustic plan referred to under Condition 5.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development commences, 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.

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

to the satisfaction of the Responsible Authority.

5. Before the 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) Noise to adjoining residences.

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

6. During the construction all trees which are to be retained must be protected in accordance with AS49870 (*Protection of trees on development sites*) to the satisfaction of the Responsible Authority.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority
8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces;

to the satisfaction of the Responsible Authority.

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

11. This permit will expire if:

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

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

Notes:

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

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

CARRIED UNANIMOUSLY

**1.3 34 Fraser Street, Richmond 3121 - Planning Permit Application No. PLN14/1170
(Construction of a double storey dwelling).**

Trim Record Number: D15/87782

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning controls and policies, it is recommended that a Notice of Decision to Grant a Planning Permit (PLN14/1170) be issued for construction of a double storey dwelling to land at 34 Fraser Street, Richmond, generally in accordance with the decision plans received 28 August 2015 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 but modified to show:
 - (a) The garage door to be timber or similar.
 - (b) Internal western and eastern elevations of the building.
 - (c) Demonstration of the first floor bedroom 2 and master-bedroom west-facing windows complying with standard A15 (overlooking) at clause 54.04-6 of the Yarra Planning Scheme.
 - (d) The courtyards as having permeable surfaces demonstrating compliance with standard A6 (permeability) at clause 54.03-4 of the Yarra Planning Scheme.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
4. Before the 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. 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.
6. 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.

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

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

NOTES

A building permit 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.

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.

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5063.

Submissions

The Applicant, Mr Adrian Limosani addressed the Committee.

The following people also addressed the Committee:

*Mr Wayne Sullivan; and
Mr Entcho Raykovski.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Gaylard

Seconded: Councillor Huggins

That having considered all relevant planning controls and policies, it is recommended that a Notice of Refusal to grant a Planning Permit (PLN14/1170) be issued for construction of a double storey dwelling to land at 34 Fraser Street, Richmond, generally in accordance with the decision plans received 28 August 2015 on the following grounds:

1. The proposal fails to adequately respond to the existing neighbourhood character in relation to building typology, height and built form as set out in objectives contained in policy at clauses 15.01-1 (Urban Design) and 21.05-2 (Urban Design) of the Yarra Planning Scheme.
2. The proposed development does not respect the built form character of the area, failing to integrate with the street and does not meet the objectives of clauses 54.02-1 (Neighbourhood Character) and 54.02-2 (Integration with the street) of the Yarra Planning Scheme.

3. The proposed development will result in off-site amenity impacts in terms of visual bulk and overshadowing and does not meet the objectives of clauses 54.04-1 (Side and rear setbacks) and 54.04-5 (Overshadowing open space) of the Yarra Planning Scheme.

CARRIED UNANIMOUSLY

The meeting closed at 8.16 pm.

Confirmed at the meeting held on Wednesday 14 October 2015

Chairperson