



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

**held on Wednesday 14 October 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Sam Gaylard
Councillor Simon Huggins

Ally Huynh (Acting Co-ordinator Statutory Planning)
Laura Condon (Senior Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Stephen Jolly

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

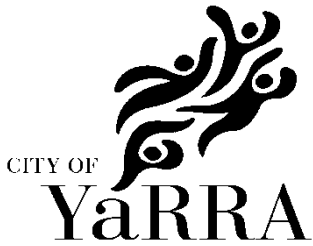
Moved: Councillor Gaylard **Seconded:** Councillor Huggins

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 23 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 Gaylard nominated Councillor Huggins as Chairperson.

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

Councillor Huggins assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	452-456 Bridge Road and 1 Fraser Street, Richmond - PLN14/0571	6	10
1.2	PLN14/1013 - 6-10 Keele Street, Collingwood - Use and development of the land for the construction of a residential building and an associated reduction in car parking requirements (Confidential)	16	16

1.1 452-456 Bridge Road and 1 Fraser Street, Richmond - PLN14/0571

Trim Record Number: D15/122867

Responsible Officer: Principal Planner

RECOMMENDATION

If Council had been in a position to make a decision, the Committee would have resolved to issue a Notice of Decision to Grant Planning Permit PLN14/0571 for development and use of the land for partial demolition and the construction of a six-storey building containing 27 dwellings and 2 retail premises (permit not required for retail use), including a reduction in the car parking requirement and a waiver of the bicycle and loading bay requirements, at 452-456 Bridge Road and 1 Fraser Street, Richmond, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans received by Council on 14 September 2015 but modified to show:
 - (a) All setbacks from the respective boundaries to be notated on the floor plans;
 - (b) The retention of the inscription "Erected by J Woods 1889" on the shopfront of Nos. 450-454 Bridge Road;
 - (c) The replacement of the "Corten steel" on the fifth-floor walls with Alucobond or a similar material in a light shade;
 - (d) An amended materials schedule specifying that the timber lining will be treated;
 - (e) One canopy for No. 456 Bridge Road and one canopy for the pair of buildings at Nos. 452-454 Bridge Road;
 - (f) All unpainted render surfaces on the Bridge Road facades to remain unpainted. If these surfaces are to be cleaned, a methodology statement outlining all necessary processes must be provided;
 - (g) The colour of the window frames within the Bridge Road facades, with these frames to be painted in a colour that is consistent with the Late Victorian period of the buildings;
 - (h) The off-form concrete proposed for the ground floor facades to be replaced with painted render, bluestone or ceramic tiles;
 - (i) The colour of the fire-boosters cabinet in the ground level façade of the Bridge Road frontage;
 - (j) Additional openings or alternative material treatments provided to the southern wall of Unit 1;
 - (k) The Bridge Road residential entrance door relocated to be flush with, or only slightly recessed from, the Bridge Road footpath;
 - (l) A northern elevation of Unit 1;
 - (m) A minimum of 27 bicycle parking spaces provided in the garage and a further 5 retail/visitor spaces provided on the Bridge Road or Fraser Street footpath;
 - (n) Shading to the north-facing habitable room windows of Unit 28;
 - (o) The provision of a rainwater tank, to be connected to all toilets within the development. The capacity of the tank must accord with the STORM assessment required as part of the SMP requested under Condition 3;
 - (p) The tapered design of the east and west walls replaced with straight walls;
 - (q) Individual storage cages (measuring a minimum of 3-4 cubic metres) for each apartment;
 - (r) Privacy screening provided for Units 7 and 13, in accordance with Standard B22 of Clause 55 of the Yarra Planning Scheme;
 - (s) The allocation of the car parking spaces;
 - (t) Any recommendations required under Condition 5 of this permit.
 - (u) Any recommendations required under Condition 8 of this permit.

2. The development and use 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, a Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Sustainable Management Plan will be endorsed and will form part of this permit. The SMP must include;
 - (a) A STORM assessment, with this assessment achieving a minimum of 100% compliance.
 - (b) A commitment to exceeding the minimum 6 star NatHERS NCC standard.
 - (c) A commitment to providing 27 bicycle parking spaces on site and 5 visitor bicycle parking spaces off-site.
4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. 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 address;
 - (a) The noise impact to dwelling occupants from surrounding commercial uses, vehicles and trams, as well as internal noise sources within the development (garage door etc.) and noise to neighbouring properties from plant and equipment.
 - (b) The 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. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
7. The use and/or development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
8. Before the use and 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 13 August 2014, but modified to include:
 - (a) An amended layout of the waste storage area as shown in the amended plans dated 14 September 2015, however with this storage area to include waste storage for the two retail premises.
9. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the ground and first-floor plans must be carried out and completed to the satisfaction of the Responsible Authority.
11. 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.
12. 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.
13. Before the buildings are 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.
14. Before the buildings are 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.
15. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, 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.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, bike racks to accommodate 5 bicycles must be installed:
- (a) at the permit holder's cost; and
 - (b) in a location and manner,
- to the satisfaction of the Responsible Authority.
17. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
18. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.
19. Before the buildings are 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.
20. The car stackers shown on the endorsed plans must be maintained:
- (a) By a suitably qualified person; and
 - (b) To the satisfaction of the Responsible Authority.

21. 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.
22. 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.
23. Before the use and 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.
24. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit.
 - (b) the development is not completed within four years of the date of this permit.
 - (c) the use is not commenced within five years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards 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, employees and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

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

Submissions

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

The following people also addressed the Committee:

*Ms Wendy Richards;
Mr David Brodie; and
Mr Nick Tamburro.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Gaylard

Seconded: Councillor Huggins

If Council had been in a position to make a decision, the Committee would have resolved to issue a Notice of Decision to Grant Planning Permit PLN14/0571 for development and use of the land for partial demolition and the construction of a six-storey building containing 27 dwellings and 2 retail premises (permit not required for retail use), including a reduction in the car parking requirement and a waiver of the bicycle and loading bay requirements, at 452-456 Bridge Road and 1 Fraser Street, Richmond, subject to the following conditions:

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 - (s) The allocation of the car parking spaces;
 - (t) Any recommendations required under Condition 5 of this permit;
 - (u) Any recommendations required under Condition 8 of this permit;
 - (v) Details of the restoration works of the 1st floor façade of No's 452 and 454 Bridge Road to be submitted to the satisfaction of Council's Heritage Advisor, including the replacement of glazing to these windows to a product that allows views out but not in; and
 - (w) The fourth and fifth floors to be setback 15m from Bridge Road (to the building façade), and any associated reconfiguration.
2. The development and use 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
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- (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.

15. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, 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.

16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, bike racks to accommodate 5 bicycles must be installed:

- (a) at the permit holder's cost; and
- (b) in a location and manner,

to the satisfaction of the Responsible Authority.

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

18. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

19. Before the buildings are 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.

20. The car stackers shown on the endorsed plans must be maintained:

- (a) By a suitably qualified person; and
- (b) To the satisfaction of the Responsible Authority.

21. 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.

22. 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
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- (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.

24. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit.
- (b) the development is not completed within four years of the date of this permit.
- (c) the use is not commenced within five years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards 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, employees and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

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

CARRIED UNANIMOUSLY

Motion

Moved: Councillor Gaylard

Seconded: Councillor Huggins

That the meeting be closed to members of the public, in accordance with section 89 (2) of the Local Government Act 1989, to allow consideration of a matter which the special committee considers would prejudice the Council.

CARRIED UNANIMOUSLY

The meeting closed at 7.27 pm.

Confirmed at the meeting held on Wednesday 28 October 2015

Chairperson