



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

**held on Wednesday 28 October 2015 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

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

Danielle Connell (Co-ordinator Statutory Planning)
Amy Hodgen (Principal Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Roberto Colanzi

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Stone **Seconded:** Councillor Vlahogiannis

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 14 October 2015 be confirmed.

CARRIED

Printed on 100% recycled paper

***"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 Vlahogiannis nominated Councillor Fristacky as Chair.

There being no other nominations, Councillor Fristacky was appointed Chair.

Councillor Fristacky assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

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1.1 PLN15/0426 - 8 Peckville Street, Clifton Hill - Development of the land for full demolition and construction of three, two storey dwellings.

Trim Record Number: D15/132559

Responsible Officer: Principal Planner

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0426 for development of the land for full demolition and construction of three, two storey dwellings, at 8 Peckville Street, Clifton Hill VIC 3068 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) All demolition, including all fences and other structures, to be shown on the demolition plan;
 - (b) Redesigned entry canopies that integrate more discretely into the front of the dwelling, consistent with the sketch plans received by Council on 29 September 2015;
 - (c) The location of water tanks associated with the dwellings and a notation that these will be connected to toilets;
 - (d) Incorporation of shading devices to the first floor east and west-facing windows to each of the dwellings, with the western shading devices being suitably discrete and integrated into the design of the building;
 - (e) Each dwelling to be provided with 6 cubic metres of accessible storage;
 - (f) An increased offset/setback of the roller doors from the rear boundary by a further 200mm and relabeling of the 'easement' at the rear of the site as 'public highway';
 - (g) The rear first floor windows of each dwelling to comply with the objectives of clause 55.04-7 (Internal views objective) of the Yarra Planning Scheme;
 - (h) The first floor north wall to bedroom 1 (of the northernmost dwelling), to be setback from the boundary 0.4m at floor level and raked back to a setback of 1.1m at the top;
 - (i) The floor area of bedroom 1 (of the northernmost dwelling) altered to extend into the 0.6m by 0.6m void at the southeast corner of the bedroom, immediately south of the originally proposed bay window;
 - (j) The north and east first floor walls to bedroom 1 (of the northernmost dwelling) finished in timber cladding;
 - (k) Provision of a highlight window or skylight to the first floor north wall of bedroom 1, which also complies with clause 55.04-6 (overlooking objective) of the Yarra Planning Scheme;
 - (l) The side returns of the front fences within the front setback; and
 - (m) An updated materials and finishes schedule that includes reference to at least the exposed sections of the development's on-boundary walls being finished in render and a colour consistent with the facade.

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

3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
4. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. 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 reinstated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
6. Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Peckville Street road frontage must be reconstructed to Council's satisfaction and at the developer's expense.
7. The developer must ensure that light projected from any existing, new or modified lights does not spill into the windows of any new dwellings or any existing nearby residences. Any light shielding that may be required shall be funded by the applicant.
8. 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.
9. 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.
10. 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.

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

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

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.

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.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

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

Submissions

The Applicant, Mr Anthony Lucas addressed the Committee.

The following people also addressed the Committee:

*Mr Damian Bonnici;
Mr Taffy Jones;
Ms Kathryn Algie;
Mr John Harrison;
Mr Rob Sutherland; and
Mr Arpre Quinoneza.*

PROPOSED INTERNAL DEVELOPMENT APPROVALS RECOMMENDATION

Moved: Councillor Stone

That a Notice of Refusal to Grant a Permit (PLN15/0426) be issued on the following grounds:

1. The proposal results in an overdevelopment of the site and fails to comply with the site coverage requirement of Clause 55.03-3 (Site coverage objective), the open space requirements of Clause 55.05-4 (Private open space objective), and lacks space for the sufficient provision of externally accessible storage as required by Clause 55.05-6 (Storage objective) of the Yarra Planning Scheme.
2. The proposal fails to adequately respond to the existing neighbourhood character in relation to building typology, street setbacks and integration, as set out in objectives contained in policy at clauses 15.01-1 (Urban Design), 21.05-2 (Urban Design), and 55.03-1 (Street setback objective) of the Yarra Planning Scheme.

Motion lapsed for want of a seconder.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Fristacky

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0426 for development of the land for full demolition and construction of three, two storey dwellings, at 8 Peckville Street, Clifton Hill VIC 3068 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) All demolition, including all fences and other structures, to be shown on the demolition plan;
 - (b) Redesigned entry canopies that integrate into the front of the dwelling, consistent with the sketch plans received by Council on 29 September 2015;
 - (c) The location of water tanks associated with the dwellings and a notation that these will be connected to toilets;
 - (d) Incorporation of shading devices to the first floor east and west-facing windows to each of the dwellings, with the western shading devices being suitably integrated into the design of the building;
 - (e) Each dwelling to be provided with 6 cubic metres of accessible storage;
 - (f) An increased offset/setback of the roller doors from the rear boundary by a further 200mm and relabeling of the 'easement' at the rear of the site as 'public highway';
 - (g) The rear first floor windows of each dwelling to comply with the objectives of clause 55.04-7 (Internal views objective) of the Yarra Planning Scheme;
 - (h) The first floor north wall to bedroom 1 (of the northernmost dwelling), to be setback from the boundary 0.4m at floor level and raked back to a setback of 1.1m at the top;
 - (i) The floor area of bedroom 1 (of the northernmost dwelling) altered to extend into the 0.6m by 0.6m void at the southeast corner of the bedroom, immediately south of the originally proposed bay window;
 - (j) The north and east first floor walls to bedroom 1 (of the northernmost dwelling) finished in timber cladding;
 - (k) Provision of a highlight window or skylight to the first floor north wall of bedroom 1, which also complies with clause 55.04-6 (overlooking objective) of the Yarra Planning Scheme;
 - (l) The side returns of the front fences within the front setback; and
 - (m) An updated materials and finishes schedule that includes reference to at least the exposed sections of the development's on-boundary walls being finished in render and a colour consistent with the facade.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
4. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. 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 reinstated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

6. Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Peckville Street road frontage must be reconstructed to Council's satisfaction and at the developer's expense.
7. The developer must ensure that light projected from any existing, new or modified lights does not spill into the windows of any new dwellings or any existing nearby residences. Any light shielding that may be required shall be funded by the applicant.
8. 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.
9. 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.
10. 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.

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

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

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.

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.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

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

CARRIED

For: Crs Fristacky and Vlahogiannis

Against: Cr Stone

1.2 PLN15/0208 - 58 Gibdon Street Burnley - Develop the land by the construction of a new, two-storey dwelling, and a two-storey outbuilding (garage and first-floor study)

Trim Record Number: D15/131318

Responsible Officer: Principal Planner

RECOMMENDATION

That having considered all relevant planning controls and policies, it is recommended that a Notice of Decision to Grant a Planning Permit (PLN15/0208) be issued for construction of a double storey dwelling with a two-storey outbuilding (garage and first-floor study) to land at 58 Gibdon Street, Richmond, generally in accordance with the decision plans received 4 September, 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 courtyard between the dwelling and the outbuilding to be noted as permeable with pavers laid over sand, and the STORM report updated to demonstrate a minimum score of 100%;
 - (b) Confirmation that the rainwater tank will be connected to toilet flushing;
 - (c) The northern wall of the garage to be a maximum of 3.6m in height, with the first-floor wall setback 1m with the highest point of the wall setback 1.55m from the northern boundary through the use of a raked wall;
 - (d) The southern on-boundary ground-floor wall of the living room to be a maximum height of 3.55m above natural ground level, with the southern on-boundary first-floor wall of bedroom 3 to be setback 1.19m;
 - (e) Demonstration of compliance with the objective of Standard A15 of Clause 54 of the Yarra Planning Scheme for:
 - (i) the two, west-facing habitable room windows of the first-floor of the outbuilding; and
 - (ii) the northern-most east-facing habitable room window of the first-floor of the outbuilding.
 - (f) The front entry canopy to continue the full width of the front façade as a verandah;
 - (g) Provision of a front fence to a maximum height of 1.5m, in a material complementary to the design, with a separate pedestrian gate, containing a letter box and street number;
 - (h) The garage roller door to be a minimum 4.2m in width and the redesign of the western ground-floor façade of the outbuilding accordingly with the removal of the separate pedestrian entry;
 - (i) A notation confirming that the floor slab of the garage to be a minimum of 40mm above the level of the bluestone laneway;

- (j) The front car space to have a minimum length of 4.9m;
 - (k) The first-floor office within the garage / studio to be renamed as a study / home office; and
 - (l) An area to be set aside within title boundary for the storage of bins, to be suitably screened it visible from the street.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Before the 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. Upon completion of all buildings and works and connections for underground utility services, the footpath immediately outside the property's Gibdon Street road frontage must be reconstructed to Council's satisfaction and at the developer's expense.
 5. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
 6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
 7. 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.
 8. 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.

Unless with further planning permission, the proposed outbuilding must not be used as a separate dwelling.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed, or relocated at the owner's expense after seeking approval from the relevant authority.

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

Submissions

Mr Adrian Amiconi and Ms Claire Sundin addressed the Committee on behalf of the Applicant and Owner.

The following people also addressed the Committee:

*Ms Joanne Prior;
Mr Chris O'Meagher;
Mr Ron Pinnell;
Ms Kay Prior; and
Ms Dorothy James.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Vlahogiannis

Seconded: Councillor Stone

That having considered all relevant planning controls and policies, it is recommended that a Notice of Decision to Grant a Planning Permit (PLN15/0208) be issued for construction of a double storey dwelling with a two-storey outbuilding (garage and first-floor study) to land at 58 Gibdon Street, Richmond, generally in accordance with the decision plans received 4 September, 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 courtyard between the dwelling and the outbuilding to be noted as permeable with pavers laid over sand, and the STORM report updated to demonstrate a minimum score of 100%;
 - (b) Confirmation that the rainwater tank will be connected to toilet flushing;

- (c) The northern wall of the garage to be a maximum of 3.6m in height, with the first-floor wall setback 1m with the highest point of the wall setback 1.55m from the northern boundary through the use of a raked wall;
 - (d) The southern on-boundary ground-floor wall of the living room to be a maximum height of 3.55m above natural ground level, with the southern on-boundary first-floor wall of bedroom 3 to be setback 1.19m;
 - (e) Demonstration of compliance with the objective of Standard A15 of Clause 54 of the Yarra Planning Scheme for:
 - (i) the two, west-facing habitable room windows of the first-floor of the outbuilding; and
 - (ii) the northern-most east-facing habitable room window of the first-floor of the outbuilding.
 - (f) The front entry canopy to continue the full width of the front façade as a verandah;
 - (g) Provision of a front fence to a maximum height of 1.5m, in a material complementary to the design, with a separate pedestrian gate, containing a letter box and street number;
 - (h) The garage roller door to be a minimum 4.2m in width;
 - (i) A notation confirming that the floor slab of the garage to be a minimum of 40mm above the level of the bluestone laneway;
 - (j) The front car space to have a minimum length of 4.9m;
 - (k) The first-floor office within the garage / studio to be renamed as a study / home office; and
 - (l) An area to be set aside within title boundary for the storage of bins, to be suitably screened it visible from the street.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the 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. Upon completion of all buildings and works and connections for underground utility services, the footpath immediately outside the property's Gibdon Street road frontage must be reconstructed to Council's satisfaction and at the developer's expense.

5. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
7. 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
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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.

Unless with further planning permission, the proposed outbuilding must not be used as a separate dwelling.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed, or relocated at the owner's expense after seeking approval from the relevant authority.

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

CARRIED UNANIMOUSLY

1.3 PLN14/0286.01 - 2 Yarralea Street, Alphington - Amendment to approved development of the land for the construction of an additional dwelling on the lot. The amendment seeks approval for the deletion of conditions 1(j) and (l) that require increased northern and eastern side setbacks

Trim Record Number: D15/131438
Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant an Amendment to Planning Permit PLN14/0286 to delete conditions 1(j) and (l) and re-label remaining conditions.

Submissions

Ms Alice Maloney and Mr Lino Sanelli addressed the Committee on behalf of the Applicant.

The following people addressed the Committee:

*Ms Lisa Di Benedetto;
Ms Lence Petrovski;
Ms Megan Gray; and
Mr Stephen Pietsch.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Fristacky

That a Notice of Refusal to Grant an amended Permit (PLN14/0286.01) be issued on the following grounds:

1. The removal of Conditions 1(j) and (l) would result in unacceptable visual bulk and building mass as seen from the adjoining properties.
2. The proposed amendment is inconsistent with the Fairfield-Alphington area as described in Clause 21.08-6 of the Yarra Planning Scheme in regard to the generous side setbacks.
3. The proposed amendment does not respect the side setback pattern present within the heritage streetscape, and therefore fails to achieve compliance with Clause 22.02.5.7 (New additions, Alterations and Additions) and the decision guidelines of Clause 43.01 (Heritage).

CARRIED

For: Crs Fristacky and Stone

Against: Cr Vlahogiannis

1.4 Heritage Victoria referral to amend HV Permit P22181 associated with 107 Cambridge Street, Collingwood (Part of the Former Foy & Gibson Complex)

Trim Record Number: D15/138663

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

1. That based on the above advice, Council officers issue a letter to Heritage Victoria outlining that Council does not object to the heritage aspects of the proposed amendment to Heritage Victoria Permit No. P22181.

Submissions

No submissions were received for this item.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Vlahogiannis

1. That based on the above advice, Council officers issue a letter to Heritage Victoria outlining that Council does not object to the heritage aspects of the proposed amendment to Heritage Victoria Permit No. P22181.

CARRIED UNANIMOUSLY

The meeting closed at 9.48 pm.

Confirmed at the meeting held on Wednesday 4 November 2015

Chair