



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

**held on Wednesday 16 March 2016 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Roberto Colanzi (substitute for Cr Jackie Fristacky)
Councillor Sam Gaylard (substitute for Cr Misha Coleman)

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

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Jackie Fristacky
Councillor Misha Coleman
Councillor Geoff Barbour

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Gaylard **Seconded:** Councillor Colanzi

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 24 February 2016 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 Colanzi as Chair.

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

Councillor Colanzi assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

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1.1 Supplementary Report - 64 Holden Street, Fitzroy North Vic 3068 - Planning Permit Application No. PLN14/0983

Trim Record Number: D16/20207

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to advise VCAT, all parties to the appeal and objectors that it supports the development shown in the amended/substituted plans for demolition and buildings and works for the construction of a four-storey building (comprising 30 dwellings), alteration to a road in a Road Zone - Category 1 and reduction in the car parking requirements Yarra Planning Scheme at 64 Holden Street, Fitzroy North of the 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 vehicle access ramp with a minimum width of 3.6m.
 - (b) Colour swept path diagrams showing access and egress into the proposed crossover and along the access way must be resubmitted for showing adequate access for a B99 design vehicle.
 - (c) A 1 in 20 scale crossing sectional drawing of the new vehicle crossing. The actual profile of Rae Street and actual existing levels of the lip of kerb, invert of kerb, top of kerb and building line levels must be shown. Interpolated levels from the application drawings will not be acceptable.
 - (d) All dwelling front fences to be a maximum of 1.5m if more than 50% transparent or 1.2m in height if less than 50% transparent.
 - (e) A minimum of 30 bike parking spaces with at least 20% being on the ground rather than on a wall.
 - (f) The basement access door as being a material that provides natural ventilation of the basement and is visually permeable from the street.
 - (g) Obscure glazing on the eastern elevation dimensioned as at least 1.7m above finished floor level.
 - (h) The Level 3 balconies and walls setback to comply with Standard B17 of Clause 55.04-1.

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.

Landscape plan

3. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by John Patrick P/L and dated February 2016, but modified to include (or show):
 - (a) Removal of references to new street tree planting and modification of the outstand at the Rae and Holden Street corner.
 - (b) Trees along the eastern boundary at ground floor level to be specified as with *Pyrus capital*.
 - (c) Specification of the spacing of the trees along the eastern boundary.

- (d) The tree in the north-eastern corner within the open space of Unit G01 specified as either *Sapium serbiferium* or *Pistachio chinenses*.
 - (e) Details of the planter box at level 3 including dimensions and minimum depth of soil mix, drainage and irrigation.
 - (f) The quantity of all shrubs.
 - (g) Details of root barriers along the eastern boundary to protect the adjoining dwelling.
 - (h) Details of maintenance requirements for all planting on the site including responsibility and frequency.
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.

Street trees and landscaping

5. Before the development commences, the permit holder must make a one off contribution of \$4,200 to the Responsible Authority to be used for street tree planting along Holden and Rae Streets and conversion of the outstand on the south-eastern corner of Rae and Holden Street into a garden bed.

Acoustic report

6. 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 from the commercial premises to the south across the laneway.
 - (b) Noise from the basement access door.

The acoustic report must make recommendations to limit the noise impacts on the dwellings from the commercial premises and roller door.

7. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

8. 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 Sustainable Management Plan prepared by F2 Design and dated February 2015, but modified to include or show:

- (a) All specifications and commitments contained in the Ark Resources letter dated 18 February 2016 including:
 - (i) Commitment to meet Council best practice standards for energy efficiency (BCA +10%);
 - (ii) 6 star rated gas instantaneous hot water systems;
 - (iii) Air conditioning and heating systems within one star of the highest available;
 - (iv) 7kw solar panel system to off-set common area electricity supply;
 - (v) External fixed and operable shading to limit solar heat gain;
 - (vi) Ceiling fans and range hoods venting to the outside of the building to enhance natural ventilation; and
 - (vii) STORM score of 100% meeting Council best practice standards;
- 9. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste management plan

- 10. 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 10 December 2014, but modified to include:
 - (a) Amendments to reflect deletion of the café and modified dwellings numbers and development layout.
- 11. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Environmental Audit

- 12. Before the construction of the development authorised by this permit commences, an assessment of the land to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The assessment must be prepared by an environmental professional with suitable qualifications to the satisfaction of the Responsible Authority and must include:
 - (a) a description of previous land uses and activities on the land;
 - (b) an assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land;
 - (c) details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land; and
 - (d) recommendations as to whether the land is suitable for the use for which the land is proposed to be developed and whether an Environmental Auditor should be appointed under section 53S of the Environment Protection Act 1970 (EP Act) to undertake an Environmental Audit in accordance with the provisions of the EP Act.
- 13. If the assessment required by condition 12 does not result in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, all provisions, recommendations and requirements of the assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

14. If the assessment required by condition 1 results in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, before the construction of the development authorised by this permit commences, the Environmental Auditor appointed under section 53S of the EP Act must undertake an Environmental Audit in accordance with the provisions of the EP Act and issue:
- (a) a Certificate of Environmental Audit for the land in accordance with section 53Y of the EP Act (Certificate); or
 - (b) a Statement of Environmental Audit for the land in accordance with section 53Z of the EP Act (Statement),
- and the Certificate or Statement must be provided to the Responsible Authority.
15. If, pursuant to condition 14, a Statement is issued:
- (a) the development authorised by this permit must not be undertaken unless the Statement clearly states that the land is suitable for the sensitive use for which the land is being developed;
 - (b) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with before the development commences (pre-commencement conditions);
 - (c) before the construction of the development authorised by this permit commences, a letter prepared by the Environmental Auditor appointed under section 53S of the EP Act which states that the pre-commencement conditions have been complied with must be submitted to the responsible authority;
 - (d) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the owner of the land (or another person in anticipation of becoming the owner of the land) must enter into an agreement with the Responsible Authority pursuant to section 173 of the Planning and Environment Act 1987 (Agreement). The Agreement must:
 - (i) provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
 - (ii) be executed before the sensitive use for which the land is being developed commences; and
 - (e) the owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) of, and incidental to, the Agreement (including those incurred by the Responsible Authority).

Construction management plan

16. 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.

Civil works

- 17. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
- 18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath and kerb and channel immediately outside the property's Holden Street road frontage must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) 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 footpath, kerb and channel and half-width road pavement of Rae Street (centre line of road to east kerb line) along the property frontage must be stripped and re-sheeted:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the existing drainage pit on the east side of Rae Street (toward southern boundary of site) must be reconstructed to Council standard:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the overhead cable in the laneway on the southern side of the site must be undergrounded:
 - (a) With any necessary reconstruction of the laneway;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

22. 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.

23. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

24. 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, nature strip, and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

25. 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.

26. 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, 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.

27. 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.
28. 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.
29. 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.
30. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

Notes:

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

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

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

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

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

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

Submissions

Mr Craig Stoll addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Ms Anne Mullins;
Mr John Howarth;
Ms Jo Bradley;
Ms Jessica Deacon;
Mr Tarek Sharaf; and
Ms Diane Morgan.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Gaylard

That Council advise VCAT, all parties to the appeal and objectors that it does not support the development shown in the amended/substituted on the following grounds (to replace those previously resolved by Officers under delegation on 5 February 2016):

1. The scale of the development is inconsistent with a number of the identified purposes of the Neighbourhood Residential Zone in that it fails to limit opportunities for increased residential development, fails to recognise the area is predominantly single and double storey residential development and fails to adequately respect the neighbourhood character.
2. The height, design and setbacks of the development does not respect the character and context of the area.
3. The development will result in an unacceptable visual bulk when viewed from the dwelling to the east.

CARRIED UNANIMOUSLY

1.2 Floor 1, 2A Bridge Road, Richmond. Planning Permit Application No. PLN15/0058 - Buildings and works and associated demolition to convert the existing internally illuminated major promotion sign to display an electronic sign.

Trim Record Number: D16/11663

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 PLN15/0058 for buildings and works and associated demolition to convert the existing internally illuminated major promotion sign to display an electronic sign, at Floor 1, 2A bridge Road, 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 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 18 May 2015 but modified to show:
 - (a) The lighting impact assessment report prepared by Electrolight PTY LTD (dated 20/01/2015) and plans updated to specify a dwell time of 60 seconds between image changes;
 - (b) The lighting impact assessment report prepared by Electrolight PTY LTD (dated 20/01/2015) and plans updated to specify the existing south-facing roof mounted sign be retained/unaltered, and
 - (c) The proposed plans updated to remove reference to all other signs on the building that do not form part of this application.
2. The signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
VicRoads conditions Nos. 3-8
3. No advertisement may be displayed for less than 60 seconds;
4. The transition from one advertisement to another must be instantaneous;
5. In relation to the images displayed on the sign/s:
 - (a) Sequences of images giving the illusion of continuous movement must not be displayed;
 - (b) Images capable of being mistaken for traffic signals or traffic control devices because they, for example contain red, amber or green circles, octagons, crosses or triangles must not be displayed;
 - (c) Images and text capable of being mistaken as an instruction to road users must not be displayed; and
 - (d) Flashing background, flashing text or flashing images must not be displayed.
6. The sign/s must not dazzle or distract road users due to its colouring;
7. The luminance of the advertising sign/s must be such that it does not give a veiling luminance to the driver, of greater than 0.25cd/m², throughout the driver's approach to the advertising sign/s;

8. In the event of an attack by a computer hacker or similar resulting in the unauthorized display of visual images or any other display malfunction, the electronic sign is to shut down and cease any form of visual output until the malfunction is repaired.
9. This permit expires 15 years from the date of the permit.
10. This permit will expire if the signs are not erected within 2 years of the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or twelve months afterwards for completion.

Notes

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5585 to confirm.

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

Submissions

The Applicant, Mr Matthew Gilbertson addressed the Committee.

The following people also addressed the Committee:

*Mr John Frazer;
Mr Richard Geddes;
Mr Ian Mitchell;
Mr Hind;
Ms Susan Bergman;
Ms Monique Donarto; and
Mr George Thompson.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Gaylard

Seconded: Councillor Colanzi

That with respect to Planning Permit Application PLN15/0058 Council resolves to issue a Notice of Refusal for buildings and works and associated demolition to allow the conversion of the existing internally illuminated major promotion sign to display an electronic sign at Floor 1, 2A Bridge Road, Richmond on the following grounds:

1. The size and location of the electronic major promotion sign is inappropriate given the context of the site and is not supported by clauses 22.04 and 52.05 of the Yarra Planning Scheme.
2. The proposal is contrary to the requirements of Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay and the Decision Guidelines of Clause 43.01 Heritage Overlay of the Yarra Planning Scheme and is poorly integrated with the individually significant 'host' building.

3. The proposal fails to satisfy the requirements of clause 15.01-2 (Urban Design Principles) of the Yarra Planning Scheme, with regards to the public realm, views and vistas and architectural quality.

CARRIED UNANIMOUSLY

1.3 PLN15/0681 - 58 McKean Street Fitzroy North - Development of the land for the construction of a first floor roof deck

Trim Record Number: D16/19414

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue that a Notice of Decision to Grant a Planning Permit PLN15/0681 for development of the land for the construction of the land of a first floor roof deck, including part demolition at 58 McKean Street, Fitzroy North, 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 site context plan with correct site dimensions, consistent with the title. All development must be within title boundaries as identified by a survey plan;
 - (b) the north side balustrade of the deck and notate that the balustrade is clad with the same material and colour as the existing front roof;
 - (c) A notation specifying the proposed balustrade material and the level of transparency (to comply with standard A15 of Clause 54);
 - (d) The floor plans to show screening to the full eastern side of the deck, consistent with the east elevation; and
 - (e) the proposed north elevation notation reading "minor alts to existing, new door" to say "minor alts to existing façade, new door".
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 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.
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 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.
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:

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

A building permit may be required before development is commenced. Please contact Council's Building Department on PH 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.

Adjournment

The meeting adjourned at 8.23pm for a break.

The meeting resumed at 8.25pm.

Submissions

Ms Claire Helfer addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Mr David Bishop;
Ms Audrey Grant; and
Mr Rod Cullen.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Gaylard

Seconded: Councillor Colanzi

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

-
- 1.4 PLN15/0836 - 28-42 Young Street, 115 Victoria Street and 20-26 Brunswick Street, Fitzroy - Amendment to the approved Australian Catholic University Development Plan pursuant to clause 43.04-3 (Schedule 2) of the Yarra Planning Scheme for alterations to the car park (including relocation of its exit) at 28-42 Young Street, Fitzroy.**
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Trim Record Number: D16/25587

Responsible Officer: Principal Statutory Planner

RECOMMENDATION

That having considered all relevant planning policies and submissions, the Committee resolves to approve the amended plans for the Australian Catholic University Development Plan, subject to following changes being made to the plans received 21 August and 7 September 2015, to the satisfaction of the Responsible Authority:

Plan changes

1. The deletion of the three proposed trees south of the Young Street car park (no longer proposed), generally in accordance with the sketch plan received 10 December 2015.
2. The new vehicle crossing must have edges that are perpendicular to the kerblines of Young Street, generally in accordance with the sketch plan received 25 January 2016.

Submissions

The Applicants, Mr Cameron Laidlaw, Mr John Kouris and Mr John Paul addressed the Committee.

The following people also addressed the Committee:

*Mr Rob Jack;
Mr Mark Courtney;
Mr Jason Turner;
Ms Margaret Bedson; and
Ms Diana Burden.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Gaylard

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.5 Planning Application No. PLN15/1053 - 182-186 Victoria Street, Richmond - Use of the land for sale of packaged liquor within an existing grocery (shop)

Trim Record Number: D16/21454

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 PLN15/1053 be issued for use of the land for sale of packaged liquor within an existing grocery (shop) at 182-186 Victoria Street, Richmond, generally in accordance with the plans received by Council on 30 December 2015, and subject to the following conditions:

1. The licensed area where packaged liquor is to be sold 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.
2. Except with the prior written consent of the Responsible Authority, the sale of packaged liquor may only occur between the following hours:
 - (a) Monday to Sunday – 10:00am to 10:00pm;
 - (b) ANZAC Day and Good Friday – 12:00 noon to 10:00pm; and
 - (c) Christmas Day – no trade.
3. The licenced premises must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
4. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.
5. The amenity of the area must not be detrimentally affected by the sale of packaged liquor through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - (d) the presence of vermin;to the satisfaction of the Responsible Authority.
6. This permit will expire if the sale of liquor is not commenced within two years from the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards.

Notes:

These premises will be required to comply with the Food Act 1984. The use must not commence until approval has been granted by Council's Health Protection Unit.

Submissions

The Applicant, Mr Peter Aldred addressed the Committee.

The following people also addressed the Committee:

*Mr Stephen He; and
Ms Wang.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Gaylard

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.6 PLN15/0955 - 157 Roseneath Street Clifton Hill - Development of the land for a ground floor extension and first floor addition, including demolition.

Trim Record Number: D16/23575

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 PLN15/0955 for development of the land for a ground floor extension and first floor addition including part demolition at 157 Roseneath 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) Deletion of the projecting screen to the first floor;
 - (b) Alternative screening measure, but not projecting, to the north-facing first floor window to comply with standard A15 of clause 54 of the Yarra Planning Scheme;
 - (c) Correct the western demolition plan to match the demolition floor plan;
 - (d) The additional screening to the west-facing first floor windows to be clearly notated as being obscured glazing;
 - (e) The width of the sliding gate to be dimensioned on the plans to be a minimum of 4.5m wide;
 - (f) The demolition of the front fence, brick piers supporting the front verandah roof and concrete verandah floor;
 - (g) A period appropriate front fence in the form of a 900-1200mm high timber picket fence;
 - (h) New timber posts to the verandah typical of the Edwardian era; and
 - (i) The verandah floor with timber decking laid perpendicular to the building.
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 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.
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 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
 - (b) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
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:

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 Department on PH 9205 5095 to confirm.

Adjournment

The meeting adjourned at 9.41pm for a break.

The meeting resumed at 9.43pm.

Submissions

Mr Sachinidis addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

*Ms Amelia Basset;
Michael;
Mr Len Stephens; and
Ms Janet Adams.*

Adjournment

The decision for this item (1.6) was adjourned.

Item 1.7 was considered whilst Council staff confirmed resolution details of Item 1.6.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Colanzi

Seconded: Councillor Gaylard

That the matter be deferred for the Applicant to consider the following:

1. Increase the first floor setback from Roseneath Street to further reduce visibility.
2. Reduce the height of the new on-boundary walls.

These will be the only matters considered when the matter returns to IDAC.

CARRIED UNANIMOUSLY

1.7 PLN14/1220 - 29 Canterbury Street, Richmond - Development of the land for construction of a new two storey dwelling with rooftop deck.

Trim Record Number: D16/25560

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 (PLN14/1220) be issued for development of the land for construction of a new two storey dwelling with rooftop deck at 29 Canterbury Street, Richmond generally in accordance with the decision plans received 26 November 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 (received by Council on 26 November 2015) but modified to show:

- (a) The annotation, 'new crossover max grade 1:8' to be replaced with the annotation 'Levels along south edge of driveway to be set 40 mm higher than the adjoining edge of Right of Way'.
 - (b) Garden bed located along northern boundary of front setback clearly depicted on ground floor plans.
 - (c) Details of all boundary fences to rear courtyard, confirming a minimum height of 1.8m above natural ground level.
 - (d) The provision of external shading devices to east and west-facing first floor windows or, alternatively, notation that all east and west-facing first floor windows have low 'solar heat gain co-efficient' glazing (less than 0.5).
 - (e) The north-facing window to the northern lightcourt of the dwelling to the immediate south correctly depicted as a glazed door.
 - (f) Deletion of all references to the rooftop pool.
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 5585 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 5585 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.

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.

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.

There were no submissions for the matter.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Gaylard

Seconded: Councillor Colanzi

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The meeting closed at 10.28pm.

Confirmed at the meeting held on Wednesday 30 March 2016

Chair