



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

**held on Wednesday 14 September 2016 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Misha Coleman
Councillor Jackie Fristacky
Councillor Geoff Barbour

Danielle Connell (Coordinator Statutory Planning)
James Sutherland (Principal Statutory Planning)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

III. DECLARATIONS OF CONFLICT OF INTEREST (councillors and staff)
Councillor Barbour – Item 1.6

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

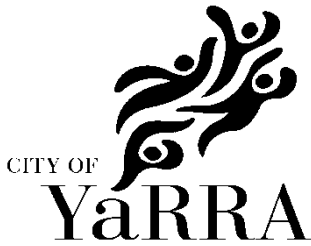
Moved: Councillor Coleman **Seconded:** Councillor Fristacky

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 31 August 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 Barbour nominated Councillor Coleman as Chair.

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

Councillor Coleman assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	452-456 Victoria Street and 1A Bennett Street, Richmond - PLN15/0003 - Development of the land by the construction of a four-storey building (including roof terraces) containing 13 dwellings.	6	10
1.2	452-456 Victoria Street and 1A Bennett Street, Richmond - PLN16/0466 - Full demolition of the dwelling at the rear of the site (known as 1A Bennett Street)	14	14
1.3	14 Coppin Street, Richmond VIC 3121 - Planning Application Permit No. PLN16/0008 - Sale and consumption of liquor in association with four (4) food and drink premises (cafes).	15	17
1.4	143 Nicholson Street, Abbotsford VIC 3067 - Planning Permit Application No. PLN15/0749	18	19
1.5	24 Manton Street, Richmond - Planning permit application No. PLN15/1197 - Development of the land for the construction of one two-storey and one three-storey dwelling and an associated reduction in the car parking requirements of clause 52.06 of the Yarra Planning Scheme	22	25
1.6	317-339 George St and 252A Young St, Fitzroy (Fitzroy Primary School) - Section 87A Application to amend Planning Permit PL08/0867	29	29

1.1 452-456 Victoria Street and 1A Bennett Street, Richmond - PLN15/0003 - Development of the land by the construction of a four-storey building (including roof terraces) containing 13 dwellings.

Trim Record Number: D16/125047

Responsible Officer: Principal Planner

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0003 for development of the land by the construction of a four-storey building (including roof terraces) containing 13 dwellings at 452-456 Victoria Street and 1A Bennett Street, Richmond and recommends approval, 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 courtyards of dwellings 6-9 finished in permeable ground cover;
 - (b) An amended ground floor plan to include the following;
 - (i) a notation clarifying the overall capacity of the rainwater tanks (in order to achieve a STORM rating of 100%) and stating that the tanks will be connected to toilets within the development;
 - (ii) 13 bicycle parking spaces;
 - (iii) The layout and dimensions of the car stackers;
 - (iv) The size of all storage spaces (with these spaces to be a minimum of 6 cubic metres);
 - (c) A roof plan demonstrating the following;
 - (i) The location of the solar photovoltaic panels;
 - (ii) The location of the solar hot water system;
 - (iii) The location of any additional services (e.g. air-conditioning units);
 - (d) Operable windows for each dwelling;
 - (e) An amended design for the western (Bennett Street) façade, with the windows within this façade to have more traditional proportions and to reference the vertical window designs found in heritage dwellings along Bennett Street;
 - (f) Any changes in response to the Acoustic Report required under condition 4 of this permit;
 - (g) Any changes in response to the Waste Management Plan required under condition 6 of this permit;
 - (h) Detailed specifications of the proposed car stackers;
 - (i) An overlooking diagram demonstrating whether unreasonable overlooking from the roof terraces of dwellings 1-5 is possible into the secluded private open space to the east. If this cannot be adequately demonstrated, screening in accordance with the objectives of the standard must be provided.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

4. Before the 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) Internal noise impacts on future habitable rooms and spaces with regards to traffic/trams along Victoria Street; and
 - (b) Any design measures necessary to reduce these impacts.
5. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
7. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing along Victoria Street and Bennett Street 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.
11. 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.
12. 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, residential entrance on Bennett Street, laneway and dwelling entrances on Victoria Street must be provided within the property boundary. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,

to the satisfaction of the Responsible Authority.

13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a 1.2m -1.8m wide bluestone pavement to extend along one side of Cole's Terrace, from the entrance to dwelling 9 to Bennett Street.
14. 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.
15. 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.
16. 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.
17. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;

- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.

18. 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:

Part of this site (1A Bennett Street) 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 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.

All future property owners, residents 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 vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5166.

Separate consent may be required from VicRoads (the Roads Corporation) under the Road Management Act 2004 for all buildings and works (including canopies and building projections) undertaken outside the title boundary within a Road Zone Category 1.

Submissions

The Applicant, Ms Edelene Loke addressed the Committee.

The following people also addressed the Committee:

*Mr Jonathan Fitch;
Mr Holmes;
Mr Stephen Tien Le; and
Mr Campbell Watkins.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Barbour

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0003 for development of the land by the construction of a four-storey building (including roof terraces) containing 13 dwellings at 452-456 Victoria Street and 1A Bennett Street, Richmond and recommends approval, 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 courtyards of dwellings 6-9 finished in permeable ground cover;
 - (b) An amended ground floor plan to include the following;
 - (i) a notation clarifying the overall capacity of the rainwater tanks (in order to achieve a STORM rating of 100%) and stating that the tanks will be connected to toilets within the development;
 - (ii) 13 bicycle parking spaces;
 - (iii) The layout and dimensions of the car stackers;
 - (iv) The size of all storage spaces (with these spaces to be a minimum of 6 cubic metres);
 - (c) A roof plan demonstrating the following;
 - (i) The location of the solar photovoltaic panels;
 - (ii) The location of the solar hot water system;
 - (iii) The location of any additional services (e.g. air-conditioning units);
 - (d) Operable windows for each dwelling;
 - (e) An amended design for the western (Bennett Street) façade, with the windows within this façade to have more traditional proportions and to reference the vertical window designs found in heritage dwellings along Bennett Street;
 - (f) Any changes in response to the Acoustic Report required under condition 4 of this permit;
 - (g) Any changes in response to the Waste Management Plan required under condition 6 of this permit;
 - (h) Detailed specifications of the proposed car stackers;
 - (i) An overlooking diagram demonstrating whether unreasonable overlooking from the roof terraces of dwellings 1-5 is possible into the secluded private open space to the east. If this cannot be adequately demonstrated, screening in accordance with the objectives of the standard must be provided;
 - (j) Graffiti proof wall surfaces to the Victorian & Bennett Street facades and Coles Terrace fence;
 - (k) Electric charging points in the car park for electric vehicles and power assisted bicycles;
 - (l) Vertical elements introduced at the first floor of the Victoria Street façade to provide a more coherent response between the ground floor and second-floor façade, to the satisfaction of the Responsible Authority;
 - (m) The south facing first floor balconies of Units 6, 7, 8 and 9 screened in accordance with Standard B22 of Clause 55.04-6.
 - (n) The setback of the southern third-storey wall, facing Coles Terrace, in accordance with Standard B20 of Clause 55.04-4, taking the setback from the southern side of Coles Terrace, generally as shown in the setback diagram on the west elevation of TP2.01.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Before the 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:
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 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing along Victoria Street and Bennett Street 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.
11. 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.
12. 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, residential entrance on Bennett Street, laneway and dwelling entrances on Victoria Street must be provided within the property boundary. Lighting must be:

- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a 1.2m -1.8m wide bluestone pavement to extend along one side of Cole's Terrace, from the entrance to dwelling 9 to Bennett Street must be constructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. 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.
15. 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.
16. 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.
17. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.

18. 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:

Part of this site (1A Bennett Street) 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 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.

All future property owners, residents 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 vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5166.

Separate consent may be required from VicRoads (the Roads Corporation) under the Road Management Act 2004 for all buildings and works (including canopies and building projections) undertaken outside the title boundary within a Road Zone Category 1.

CARRIED UNANIMOUSLY

1.2 452-456 Victoria Street and 1A Bennett Street, Richmond - PLN16/0466 - Full demolition of the dwelling at the rear of the site (known as 1A Bennett Street)

Trim Record Number: D16/124930
Responsible Officer: Principal Planner

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0466 for full demolition of the dwelling at the rear of the site (known as 1A Bennett Street) at 452-456 Victoria Street and 1A Bennett Street, Richmond and recommends approval, subject to the following conditions.

1. 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.
2. 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.
3. This permit will expire if:
 - (a) the demolition is not commenced within two 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.

Submissions

The Applicant, Ms Edelyn Lope addressed the Committee.

The following people also addressed the Committee:

*Mr Jonathan Fitch;
Mr Holmes;
Mr Stephen Tien Le; and
Mr Campbell Watkins.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky **Seconded:** Councillor Barbour

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.3 14 Coppin Street, Richmond VIC 3121 - Planning Application Permit No. PLN16/0008 - Sale and consumption of liquor in association with four (4) food and drink premises (cafes).

Trim Record Number: D16/126267

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 PLN16/0008 for the sale and consumption of liquor in association with four (4) food and drink premises (cafes) as part of the Jaques Development at 14 Coppin Street, Richmond subject to the following conditions:

1. Prior to the liquor licence commencing, amended Noise and Amenity Action Plans (NAAPs) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, each NAAP will be endorsed and will then form part of the permit. The NAAPs must be generally in accordance with the NAAPs received by Council on 02 June 2016, but modified to include:
 - (a) The hours for the sale and consumption of liquor as stipulated for each tenancy (i.e. Conditions 5, 7, 9 and 11);
 - (b) Confirmation that a manager will always be on site during the sale and consumption of liquor;
 - (c) Music in the outdoor area associated with Tenancy 5 to cease no later than 10pm;
 - (d) All external lighting to be oriented to prevent direct light spill outside their tenancy;
 - (e) Floor plans to show seating to at least 75% of patrons within the premises, no external seating in the laneway and appropriately labelled (i.e. Tenancy 1, 2, 3 and 5);
 - (f) The maximum patron numbers specified as a result of the condition above (but not more than that already considered);
 - (g) Tenancy 5 to include a plan notation that absorptive material with a minimum absorption coefficient of NRC0.7 be attached to the underside of the slab soffit of the outdoor area.
2. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
3. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor must be carried out in accordance with this permit and the endorsed NAAPs and plans.

Tenancy 1 (Conditions 4 and 5)

4. No more patrons than those specified in the endorsed NAAP are permitted on the land at any time liquor is being sold or consumed.
5. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the hours of:
 - (a) Sunday to Thursday: 10.30am to 9:00pm; and
 - (b) Friday and Saturday: 10.30am to 11.00pm.

Tenancy 2 (Conditions 6 and 7)

6. No more patrons than those specified in the endorsed NAAP are permitted on the land at any time liquor is being sold or consumed.
7. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the hours of:
 - (a) Sunday to Thursday: 10.30am to 9:00pm; and
 - (b) Friday and Saturday: 10.30am to 11.00pm.

Tenancy 3 (Conditions 8 and 9)

8. No more patrons than those specified in the endorsed NAAP are permitted on the land at any time liquor is being sold or consumed.
9. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the hours of:
 - (a) Sunday to Thursday: 10.30am to 9:00pm; and
 - (b) Friday and Saturday: 10.30am to 11.00pm.

Tenancy 5 (Conditions 10 and 11)

10. No more patrons than those specified in the endorsed NAAP are permitted on the land at any time liquor is being sold or consumed.
11. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the hours of:
 - (a) Sunday to Thursday: 10.30am to 9:00pm; and
 - (b) Friday and Saturday: 10.30am to 11.00pm (with the exception of the outdoor area that will cease no later than 10:00pm on these days).
12. Before the sale and consumption of liquor to Tenancy 5 commences, the requirement as per Condition 1(g) must be installed and maintained to the satisfaction of the Responsible Authority.
13. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
14. The amenity of the area must not be detrimentally affected by the use, including 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.
15. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

16. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
17. Except with the prior written consent of the Responsible Authority, the provision of music and entertainment on the land must be at a background noise level.
18. Speakers external to the building must not be erected or used.
19. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
20. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
21. 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.
22. This permit will expire if the sale and consumption of liquor is not commenced within two 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.

NOTES:

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

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

Submissions

Dr David Smith & Mr Brian Loel addressed the Committee on this matter.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Coleman

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Refusal to Grant a Planning Permit PLN16/0008 for the sale and consumption of liquor in association with four (4) food and drink premises (cafes) as part of the Jaques Development at 14 Coppin Street, Richmond on the following grounds:

1. The proposed sale and consumption of liquor would be in an inappropriate location and would detrimentally affect the amenity of the surrounding area.

CARRIED UNANIMOUSLY

**1.4 143 Nicholson Street, Abbotsford VIC 3067 - Planning Permit Application
No.PLN15/0749**

Trim Record Number: D16/121929

Responsible Officer: Principal Planner

RECOMMENDATION

That a Notice of Decision to grant Planning Permit PLN15/0749 be issued for full demolition of the existing dwelling and the construction of a new dwelling at 143 Nicholson Street, Abbotsford, 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 south-facing, first floor wall set back from the boundary in accordance with the 'sketch' drawing received by council 24/8/2016;
 - (b) The north and west-facing, bedroom windows at first floor shown as fixed, obscure glazing to no less than 1.7m above FFL;
 - (c) Replacement of CTO1 (Corten Panel 'rust'), Corrugated timber and CP01 (Copper Panel 'green') with a material reflective of the existing materials found in Nicholson Street;
 - (d) Swept path movements for a vehicle exiting the subject site in a forwards direction;
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 occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
5. Before the building 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:

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 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 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

The Applicant, Mr Harris Wolfe addressed the Committee.

The following people also addressed the Committee:

*Mr Simon Martin;
Mr Gavin Morris;
Mr Fred Allen; and
Ms Wendy Ngo.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Barbour

Seconded: Councillor Coleman

That a Notice of Decision to grant Planning Permit PLN15/0749 be issued for full demolition of the existing dwelling and the construction of a new dwelling at 143 Nicholson Street, Abbotsford, 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 south-facing, first floor wall set back from the boundary in accordance with the 'sketch' drawing received by council 24/8/2016;
 - (b) The north and west-facing, bedroom windows at first floor shown as fixed, obscure glazing to no less than 1.7m above FFL;

- (c) Replacement of CTO1 (Corten Panel 'rust'), Corrugated timber and CP01 (Copper Panel 'green') with a material reflective of the existing materials found in Nicholson Street;
 - (d) Swept path movements for a vehicle exiting the subject site in a forwards direction;
 - (e) The northern wall of the master bedroom set back from the northern boundary in accordance with Standard A10 of Clause 54.04-1 of the Yarra Planning Scheme.
 - (f) Revised materials to be provided that better reflect those used in the heritage area.
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 occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 5. Before the building 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:

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 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 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.

CARRIED UNANIMOUSLY

1.5 24 Manton Street, Richmond - Planning permit application No. PLN15/1197 - Development of the land for the construction of one two-storey and one three-storey dwelling and an associated reduction in the car parking requirements of clause 52.06 of the Yarra Planning Scheme

Trim Record Number: D16/120871

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN15/1197 for the development of the land for the construction of two dwellings and an associated reduction in the car parking requirements of Clause 52.06 at 24 Manton Street, Richmond VIC 3121, generally in accordance with the decision plans and subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) The provision of a minimum 1.8 metre high fence along the eastern and western boundaries, in accordance with Clause 55.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (b) The provision of a 1.8 metre high internal dividing fence between both secluded private open spaces.
 - (c) The provision of storage facilities to Dwelling 1 in accordance with Clause 55.05-6 (Storage) of the Yarra Planning Scheme.
 - (d) The provision of bin and recycle enclosures in accordance with Clause 55.06-4 (Site Services) of the Yarra Planning Scheme.
 - (e) The garage door dimensions annotated.
 - (f) The window proportions associated with the garage to be increased to reflect window proportions found within the street.
 - (g) The cladding associated with the garage to be horizontally orientated.
 - (h) The second floor cladding associated with Dwelling 2 to be horizontally orientated, and the external finish to be charcoal or a similar colour.
 - (i) A revised external materials schedule showing all materials and colours (including use of colour samples) and clearly showing where the materials will be used on elevations;
 - (j) The proposed car stacker model with a minimum platform width of 2.4 metres and with at least 25% of the mechanical parking spaces provided with a vehicle clearance height of at least 1.8 metres.
 - (k) A 1:20 cross-section diagram of the proposed vehicle crossing with ground clearances provided for a B85 design vehicle.
 - (l) All hard surface areas, in accordance with the STORM report.
 - (m) An annotation stating the rainwater tanks toilets are to be connected to all toilets for flushing.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

4. Before the 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 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.
6. 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.
7. 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
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 to Friday (excluding public holidays) before 7 am or after 6 pm,;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
10. 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 contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- (p) 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.

11. This permit will expire if:

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

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

Notes:

A building permit 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.

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

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

The Applicant, Mr Brendan Aldwood addressed the Committee.

Ms Michelle Pollock also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Barbour

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN15/1197 for the development of the land for the construction of two dwellings and an associated reduction in the car parking requirements of Clause 52.06 at 24 Manton Street, Richmond VIC 3121, generally in accordance with the decision plans and subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) The provision of a minimum 1.8 metre high fence along the eastern and western boundaries, in accordance with Clause 55.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (b) The provision of a 1.8 metre high internal dividing fence between both secluded private open spaces.
 - (c) The provision of storage facilities to Dwelling 1 in accordance with Clause 55.05-6 (Storage) of the Yarra Planning Scheme.
 - (d) The provision of bin and recycle enclosures in accordance with Clause 55.06-4 (Site Services) of the Yarra Planning Scheme.
 - (e) The garage door dimensions annotated.
 - (f) The window proportions associated with the garage to be increased to reflect window proportions found within the street.
 - (g) The cladding associated with the garage to be horizontally orientated.
 - (h) The second floor cladding associated with Dwelling 2 to be horizontally orientated, and the external finish to be charcoal or a similar colour.
 - (i) A revised external materials schedule showing all materials and colours (including use of colour samples) and clearly showing where the materials will be used on elevations;
 - (j) The proposed car stacker model with a minimum platform width of 2.4 metres and with at least 25% of the mechanical parking spaces provided with a vehicle clearance height of at least 1.8 metres.
 - (k) A 1:20 cross-section diagram of the proposed vehicle crossing with ground clearances provided for a B85 design vehicle.
 - (l) All hard surface areas, in accordance with the STORM report.
 - (m) An annotation stating the rainwater tanks are to be connected to all toilets for flushing.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

4. Before the 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 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.
6. 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.
7. 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
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 to Friday (excluding public holidays) before 7 am or after 6 pm,;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
10. 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 contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- (p) 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.

11. This permit will expire if:

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

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

Notes:

A building permit 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.

All future property owners, residents and occupiers residing within the development approved under this permit will not be permitted to obtain resident or visitor parking permits. Given that Dwelling 1 will provide no parking, attention is drawn to car share pods available in the area.

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.

CARRIED UNANIMOUSLY

Councillor Barbour left the meeting at this time due to Conflict of Interest for Item 1.6

1.6 317-339 George St and 252A Young St, Fitzroy (Fitzroy Primary School) - Section 87A Application to amend Planning Permit PL08/0867

Trim Record Number: D16/127937

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to advise the VCAT, Applicant and parties to VCAT proceeding P931/2016 that it supports the application to amend Planning Permit PL08/0867 to amend condition 3 to allow:

Except with the further written consent of the Responsible Authority, the market must only operate on the first and third Saturday of each calendar month with the exception of a maximum three occasions per calendar year where the market can operate on any Saturday of the month. On the occasions that the market will not operate on the first and third Saturday of the month, the Permit Holder must give no less than 4 weeks written notice of the date of operation to the Responsible Authority and all properties that are opposite the market site on both sides of Young, George, Chapel and Greeves Streets.

Submissions

The Applicant, Ms Fiona Newton addressed the Committee. Ms Emily Mischole also addressed the Committee in support of the Application.

The following people also addressed the Committee:

*Mr Charles Bryant;
Dr Eric Meadows; and
Ms Mary Clark.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to advise the VCAT, Applicant and parties to VCAT proceeding P931/2016 that it does not support the application to amend Planning Permit PL08/0867 to amend condition 3 on the following ground:

1. The proposal will have an unacceptable impact on the amenity of the surrounding area.

CARRIED UNANIMOUSLY

The meeting closed at 9.22pm.

Confirmed at the meeting held on Wednesday 28 September 2016

Chair