



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

**held on Wednesday 28 September 2016 at 6.30pm  
in Meeting Room 3 at the Richmond Town Hall**

**I. ATTENDANCE**

Councillor Jackie Fristacky  
Councillor Sam Gaylard

Vicky Grillakis (Acting Coordinator Statutory Planning)  
Nikolas Muhllechner (Principal Planner)  
Mel Nikou (Governance Officer)

**II. APOLOGIES**

Councillor Stephen Jolly  
Councillor Simon Huggins

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

Nil

**IV. CONFIRMATION OF MINUTES**

**Internal Development Approvals Committee Resolution:**

**Moved:** Councillor Fristacky    **Seconded:** Councillor Gaylard

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 14 September 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**

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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 Fristacky as Chair.

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

Councillor Fristacky assumed the Chair.

## 1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	Planning application number PLN16/0078 - 312, 316 - 318 Queens Parade, Fitzroy North.	6	9
1.2	25 Stephenson Street, Cremorne - Planning Permit Application No. PLN16/0265 (Sale and Consumption of liquor associated with a cafe (no permit required for cafe use); buildings and works and an associated reduction of the car parking requirement of the Yarra Planning Scheme).	13	15
1.3	14 Hunter Street, Richmond - PLN15/0707 - Construct three (3) dwellings on the lot and a reduction in the statutory car parking requirements.	19	21
1.4	321 Fitzroy Street Fitzroy - Planning Permit Application PLN16/0059 - Development of the land for construction of a ground and first floor addition and part demolition.	25	26
1.5	60 Neptune Street, Richmond - Planning application number PLN15/1131 - Construction of two, double storey dwellings on a lot (plus roof terraces).	28	30

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**1.1 Planning application number PLN16/0078 - 312, 316 - 318 Queens Parade, Fitzroy North.**


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Trim Record Number: D16/135258

Responsible Officer: Coordinator Statutory Planning

[Help](#)

## RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0078 for the use and development of the land for a five (5) four (4) storey dwellings (plus roof terraces), associated demolition and a reduction in the car parking requirements of the Yarra Planning Scheme, at No. 312, 316-318 Queens Parade, Fitzroy, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
  - (a) A STORM report demonstrating a score a minimum score of 103% and details of tanks connection to toilets/landscaping (as applicable),
  - (b) The position of the 2 KW solar photovoltaic arrays and the solar hot water systems,
  - (c) Demonstrate the storage areas will be a minimum of 3 cubic metres,
  - (d) Demonstrate that acoustic seals and double glazing will be provided to windows,
  - (e) Increase the setback of the southern end of the ground floor south-western wall by a further 0.4m,
  - (f) the finished floor levels along the edges of the concrete slab of the car parking areas set 40mm above the edges of the bluestone pavements of the Rights of Way,
  - (g) car spaces to be dimensioned to show compliance with *Design standard 2: Car parking spaces* of Clause 52.06-8 of the Yarra Planning Scheme;
  - (h) Demonstrate the dividing walls between the first and second floor balconies and roof terraces of unit 1-4 will comply with the objectives of Standard B23 (*Internal views*) objective of the Yarra Planning Scheme;
  - (i) Demonstrate that the east side of the proposed first and second floor north and south-facing balconies of unit 3 will comply with the objectives of Standard B22 (*Overlooking objective*) of the Yarra Planning Scheme; and
  - (j) Detail that wooden cladding will be a composite low maintenance material.
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 Waste Management Plan 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 new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
6. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

7. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
8. 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.
9. 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 (including by the re-sheeting of the entire laneways for the width of the property frontages if required by the Responsible Authority):
  - (a) at the permit holder's cost; and
  - (b) 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, external lighting capable of illuminating access to the dwelling entrance and the under croft must be provided. Lighting must be:
  - (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensity,to the satisfaction of the Responsible Authority.
11. Upon the completion of all building works and connections for underground utility services, a 1.2 to 1.8 metre wide smooth bluestone pavement must be constructed from the south-western boundary and abutting the property's north-eastern, south-eastern and north-western boundaries and continue to Michael Street,
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
12. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
  - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
  - (b) works necessary to protect road and other infrastructure;
  - (c) remediation of any damage to road and other infrastructure;
  - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
  - (e) facilities for vehicle washing, which must be located on the land;
  - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
  - (g) site security;
  - (h) management of any environmental hazards including, but not limited to,:
    - (i) contaminated soil;
    - (ii) materials and waste;
    - (iii) dust;
    - (iv) stormwater contamination from run-off and wash-waters;
    - (v) sediment from the land on roads;

- (vi) washing of concrete trucks and other vehicles and machinery; and
  - (vii) spillage from refuelling cranes and other vehicles and machinery;
  - (i) the construction program;
  - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
  - (k) parking facilities for construction workers;
  - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
  - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
  - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
13. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
14. 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.
15. 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.
  - (c) the use is not commenced within five 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

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.

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

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

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits satisfaction of the Responsible Authority. No private pits, valves or meters on Council property will be accepted.



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

*Lincoln Glover of Pillar and Post;*

*Lloyd Anderson;*

*Kelly Wick;*

*Anthony Poynton;*

*Ben Ciullo;*

*Ken Gomez;*

*Graham Merrett;*

*Andris Raivars;*

*Graeme Loughlin; and*

*Andrew Millis.*

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Gaylard

**Seconded:** Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0078 for the use and development of the land for a three (3) storey building (plus roof terraces), (accommodating dwellings) associated demolition and a reduction in the car parking requirements of the Yarra Planning Scheme, at No. 312, 316-318 Queens Parade, Fitzroy, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
  - (a) A STORM report demonstrating a score a minimum score of 103% and details of tanks connection to toilets/landscaping (as applicable);
  - (b) The position of the 2 KW solar photovoltaic arrays and the solar hot water systems;
  - (c) Demonstrate the storage areas will be a minimum of 3 cubic metres;
  - (d) Demonstrate that acoustic seals and double glazing will be provided to windows;
  - (e) Increase the setback of the southern end of the ground floor south-western wall by a further 0.4m;
  - (f) the finished floor levels along the edges of the concrete slab of the car parking areas set 40mm above the edges of the bluestone pavements of the Rights of Way;
  - (g) car spaces to be dimensioned to show compliance with *Design standard 2: Car parking spaces* of Clause 52.06-8 of the Yarra Planning Scheme;
  - (h) Demonstrate the dividing walls between the first and second floor balconies and roof terraces of unit 1-4 will comply with the objectives of Standard B23 (*Internal views*)

objective of the Yarra Planning Scheme;

- (i) Demonstrate that the east side of the proposed first and second floor north and south-facing balconies of unit 3 will comply with the objectives of Standard B22 (*Overlooking objective*) of the Yarra Planning Scheme;
  - (j) Detail that wooden cladding will be a composite low maintenance material; and
  - (k) Deletion of one level.
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 Waste Management Plan 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 new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
  5. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
  6. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
  7. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
  8. 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.
  9. 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 (including by the re-sheeting of the entire laneways for the width of the property frontages if required by the Responsible Authority):
    - (a) at the permit holder's cost; and
    - (b) 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, external lighting capable of illuminating access to the dwelling entrance and the undercroft must be provided. Lighting must be:
    - (a) located;
    - (b) directed;
    - (c) shielded; and
    - (d) of limited intensity,to the satisfaction of the Responsible Authority.
  11. Upon the completion of all building works and connections for underground utility services, a 1.2 to 1.8 metre wide smooth bluestone pavement must be constructed from the south-western boundary and abutting the property's north-eastern, south-eastern and north-western boundaries and continue to Michael Street:

- (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
12. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
  - (b) works necessary to protect road and other infrastructure;
  - (c) remediation of any damage to road and other infrastructure;
  - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
  - (e) facilities for vehicle washing, which must be located on the land;
  - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
  - (g) site security;
  - (h) management of any environmental hazards including, but not limited to,:
    - (i) contaminated soil;
    - (ii) materials and waste;
    - (iii) dust;
    - (iv) stormwater contamination from run-off and wash-waters;
    - (v) sediment from the land on roads;
    - (vi) washing of concrete trucks and other vehicles and machinery; and
    - (vii) spillage from refuelling cranes and other vehicles and machinery;
  - (i) the construction program;
  - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
  - (k) parking facilities for construction workers;
  - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
  - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
  - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
13. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
14. 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.

15. 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.
- (c) the use is not commenced within five 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

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.

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

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

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits satisfaction of the Responsible Authority. No private pits, valves or meters on Council property will be accepted.

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**

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**1.2 25 Stephenson Street, Cremorne - Planning Permit Application No. PLN16/0265 (Sale and Consumption of liquor associated with a cafe (no permit required for cafe use); buildings and works and an associated reduction of the car parking requirement of the Yarra Planning Scheme).**

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Trim Record Number: D16/134925

Responsible Officer: Coordinator Statutory Planning

[Help](#)

**RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0265 for sale and consumption of liquor on the premises associated with a café (no permit required for the café use); buildings and works; and an associated reduction of the car parking requirement of the Yarra Planning Scheme at No. 25 Stephenson Street, Cremorne, in accordance with the plans and reports received by Council (on 19 May 2016 and 23 June 2016) and subject to the following conditions:

1. Within three months of issue of this planning permit, 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 (dated 19 May 2016 and 23 June 2016) but modified to show:
  - (a) the proposed car parking space to be a minimum length of 5.4m and a minimum width of 3m, and dimensioned accordingly;
  - (b) the car parking space to be line-marked (i.e. a line painted around the perimeter of the car parking space) and the concrete surface labelled to indicate its purpose for car parking only;
  - (c) a painted line, or equivalent marker, clearly delineating the boundary of the licenced area at the front of the site; and
  - (d) a dedicated waste storage location within the site, sufficient to accommodate garbage bins;
  - (e) the location and dimension of title boundaries, consistent with dimensions on the certificate of title;
  - (f) all works (including external fixtures, lighting and any physical barriers) to be detailed clearly on the plans and elevations and located within title boundaries.
  - (g) entire splay and lighting to be shown on the proposed north-west elevation, as per the sketch plan submitted to Council on 16 September 2016.
  - (h) lighting to façade as part of the proposed works (not an existing condition).
  
2. The sale and consumption of liquor 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 sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan prepared by On Tap Liquor Pty Ltd and received by Council on 19 May 2016, but modified to:
  - (a) Be consistent with all permit conditions, including but not limited to:
    - (i) permitted hours for sale and consumption of liquor;
    - (ii) permitted hours for emptying of bottles and cans into bins;
    - (iii) location and storage of waste on-site, consistent with the amended plan required under condition 1.

4. 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.
5. No more than 41 patrons are permitted on the land at any time liquor is being sold or consumed.
6. Seating must be provided for a minimum of 75% of the maximum number of patrons permitted on the land any time liquor is being sold or consumed to the satisfaction of the Responsible Authority.
7. Within six (6) months of the issue of the permit, or by such later date as approved in writing by the Responsible Authority, a new vehicle crossing to the single car space 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.
8. Within six (6) months of the issue of the permit, or by such later date as approved in writing by the Responsible Authority, any redundant sections of the vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
9. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:
  - (a) Monday to Thursday 9.00am – 11.00pm
  - (b) Friday to Saturday 9.00am – 1.00am (the following day)
  - (c) Sunday 10.00am – 11.00pm
10. 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.
11. 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.
12. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
13. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
14. 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 and must not include live music.

15. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
16. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
17. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
18. 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.
19. This permit will expire if:
  - (a) plans as required by Condition 1 are not endorsed within three months of the date of this permit; or
  - (b) the development is not completed within 9 months of the date of this permit; or
  - (c) the sale and consumption of liquor is not commenced within two years from the date of this permitThe Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards for the condition 1 plans or within six months afterwards for completion of the development or commencement of sale and consumption of liquor.

**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 5585 to confirm.

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.

Submissions

*Ann Marie Coe;*

*Damien Coe;*

*Nathan Coe;*

*Gary Wissenden;*

*Nelly Verstoep; and*

*Julie Klein.*

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Fristacky

**Seconded:** Councillor Gaylard

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0265 for sale and consumption of liquor on the premises associated with a café (no permit required for the café use); buildings and works; and an associated reduction of the car parking requirement of the Yarra Planning Scheme at No. 25 Stephenson Street, Cremorne, in accordance with the plans and reports received by Council (on 19 May 2016 and 23 June 2016) and subject to the following conditions:

1. Within three months of issue of this planning permit, 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 (dated 19 May 2016 and 23 June 2016) but modified to show:
  - (a) the proposed car parking space to be a minimum length of 5.4m and a minimum width of 3m, and dimensioned accordingly;
  - (b) the car parking space to be line-marked (i.e. a line painted around the perimeter of the car parking space) and the concrete surface labelled to indicate its purpose for car parking only;
  - (c) a physical barrier, clearly delineating the boundary of the licenced area at the front of the site;
  - (d) a dedicated waste storage location within the site, sufficient to accommodate garbage bins;
  - (e) the location and dimension of title boundaries, consistent with dimensions on the certificate of title;
  - (f) all works (including external fixtures, lighting and any physical barriers) to be detailed clearly on the plans and elevations and located within title boundaries;
  - (g) entire splay and lighting to be shown on the proposed north-west elevation, as per the sketch plan submitted to Council on 16 September 2016; and
  - (h) lighting to façade as part of the proposed works (not an existing condition).
2. The sale and consumption of liquor 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 sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan prepared by On Tap Liquor Pty Ltd and received by Council on 19 May 2016, but modified to:
  - (a) be consistent with all permit conditions, including but not limited to:
    - (i) permitted hours for sale and consumption of liquor;
    - (ii) permitted hours for emptying of bottles and cans into bins;
    - (iii) location and storage of waste on-site, consistent with the amended plan required under condition 1.
4. 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.
5. No more than 41 patrons are permitted on the land at any time liquor is being sold or consumed.
6. Seating must be provided for a minimum of 75% of the maximum number of patrons permitted on the land any time liquor is being sold or consumed to the satisfaction of the Responsible Authority.
7. Within six (6) months of the issue of the permit, or by such later date as approved in writing by the Responsible Authority, a new vehicle crossing to the single car space 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.
8. Within six (6) months of the issue of the permit, or by such later date as approved in writing by the Responsible Authority, any redundant sections of the vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
9. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:
- (a) Monday to Thursday 10.00am – 10.00pm;
  - (b) Friday to Saturday 10.00am – 11.00pm; and
  - (c) Sunday 10.00am – 10.00pm.
10. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, include a notice on all food and drink lists and 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.
11. 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.
12. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
13. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
14. 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 and must not include live music.
15. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
16. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
17. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
18. 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.

19. This permit will expire if:

- (a) plans as required by Condition 1 are not endorsed within three months of the date of this permit; or
- (b) the development is not completed within 9 months of the date of this permit; or
- (c) 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 three months afterwards for the condition 1 plans or within six months afterwards for completion of the development or commencement of sale and consumption of liquor.

**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 5585 to confirm.

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.

**CARRIED**

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**1.3 14 Hunter Street, Richmond - PLN15/0707 - Construct three (3) dwellings on the lot and a reduction in the statutory car parking requirements.**

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Trim Record Number: D16/134342

Responsible Officer: Coordinator Statutory Planning

[Help](#)

**RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0707 to construct three (3) dwellings on the lot and a reduction in the statutory car parking requirements at 14 Hunter 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) A designated storage space of no less than 6 cubic metres provided for dwelling 2, with all of the storage spaces to be clearly demonstrated on the elevations;
  - (b) A notation on all relevant drawings specifying that the opaque glazing and 1.7m high privacy screens will have a transparency of no more than 25% in accordance with the objectives of Standard B22 - Overlooking;
  - (c) The location of all mechanical services and equipment.
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 building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the dwelling entrances 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.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once

installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
9. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
  - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
10. 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.
11. This permit will expire if:
  - (a) the development is not commenced within two years of the date of this permit; or
  - (b) the development is not completed within four years of the date of this permit.

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

Notes:

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

A vehicle crossing permit is required for the construction of the vehicle crossings. Please contact Council's Construction Management Branch on 9205 5585 for further information.

Submissions

*Liselle Gonsalves;*

*Gary Mann; also spoke on behalf of Lucia Perera and Robert Bateman;*

*Dr Sharon Harrison; and*

*Eric Platt.*

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Fristacky

**Seconded:** Councillor Gaylard

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0707 to construct three (3) dwellings on the lot and a reduction in the statutory car parking requirements at 14 Hunter 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) a designated storage space of no less than 6 cubic metres provided for dwelling 2, with all of the storage spaces to be clearly demonstrated on the elevations;
  - (b) a notation on all relevant drawings specifying that the opaque glazing and 1.7m high privacy screens will have a transparency of no more than 25% in accordance with the objectives of Standard B22 - Overlooking;
  - (c) the location of all mechanical services and equipment; and
  - (d) the deletion of the privacy screens on the two windows of No. 12 Hunter Street.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. 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 building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating the dwelling entrances 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.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
9. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
  - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
10. 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.

11. This permit will expire if:

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

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

Notes:

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

A vehicle crossing permit is required for the construction of the vehicle crossings. Please contact Council's Construction Management Branch on 9205 5585 for further information.

**CARRIED**



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**1.4 321 Fitzroy Street Fitzroy - Planning Permit Application PLN16/0059 -  
Development of the land for construction of a ground and first floor addition and  
part demolition.**

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Trim Record Number: D16/136667

Responsible Officer: Coordinator Statutory Planning

[Help](#)

## **RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN16/0059 for a ground and first floor addition and part demolition at 321 Fitzroy Street Fitzroy VIC 3121 subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans, but modified to show:
  - (a) Floor plans and elevations to be provided to accurately scale off at 1:100 (i.e. to match dimensions shown on plans).
  - (b) Demolition plans to include removal of relevant fences (including front fence).
  - (c) Removal of all proposed works from the demolition plan.
  - (d) Plans to confirm:
    - (i) the use of gentle pressure spray or chemical peel processes to remove existing graffiti.
    - (ii) the cement render patches to be gently removed and the bricks repointed with a traditional mortar with no cement.
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, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
4. 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, 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) 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.

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

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

NOTE: 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.

### Submissions

*Dominic Pandolfini;*

*Lia Konidaris;*

*Sameer Jatkar; and*

*Robert Cummins.*

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Gaylard

**Seconded:** Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN16/0059 for a ground and first floor addition and part demolition at 321 Fitzroy Street Fitzroy VIC 3121 subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans, but modified to show:
  - (a) floor plans and elevations to be provided to accurately scale off at 1:100 (i.e. to match dimensions shown on plans);
  - (b) demolition plans to include removal of relevant fences (including front fence);
  - (c) removal of all proposed works from the demolition plan;
  - (d) plans to confirm:
    - (i) the use of gentle pressure spray or chemical peel processes to remove existing graffiti; and
    - (ii) the cement render patches to be gently removed and the bricks repointed with a traditional mortar with no cement; and
  - (e) deletion of the external staircase.

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, all boundary walls on the laneway must be treated with an anti-graffiti coating 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. Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
7. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
  - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
8. This permit will expire if:
  - (a) the development is not commenced within two years of the date of this permit; or
  - (b) the development is not completed within four years of the date of this permit.

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

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

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

NOTE: 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.

**CARRIED**

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**1.5 60 Neptune Street, Richmond - Planning application number PLN15/1131 - Construction of two, double storey dwellings on a lot (plus roof terraces).**

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Trim Record Number: D16/135284

Responsible Officer: Coordinator Statutory Planning

[Help](#)

**RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0959 for the for the construction of two, double storey dwellings plus roof top terraces, at No.60 Neptune Street, 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 7 September 2016 and further modified as follows:
  - (a) Lightening to be provided along the footpath to the pedestrian entrance of unit 2,
  - (b) The polycarbonate backing to the garage door to be an opaque or similar finish,
  - (c) A basement plan illustrating the car stacker pits,
  - (d) The plans to show that water tanks will be connected to toilets,
  - (e) The garage to show internal minimum dimensions of 6m x 3m,
  - (f) The width of the crossover to match the width of the proposed driveways at the property edge,
  - (g) Acoustic insulation to be installed to the northern garage wall of unit 1,
  - (h) The dividing walls between the first floor balconies and the roof terraces to demonstrate compliance with the objectives of standard B23 (Internal Views objective) of clause 55 of the Yarra Planning Scheme with a maximum height of 1.7m permitted,
  - (i) The spacing between the slats of the roof terrace screens to demonstrate compliance with the objectives of standard B22 (Overlooking objective) of clause 55 of the Yarra Planning Scheme, and
  - (j) Notate the under stair storage areas will be a minimum of 3 cubic metres.
  
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 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 (including by the re-sheeting of the entire Neptune Street footpath for the width of the property frontage if required by the Responsible Authority):
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
  
4. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, service structures or service pits necessary to facilitate the development must be undertaken:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.

5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any 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.
  
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting must be provided to the new pedestrian entrances and pedestrian walkways. Lighting must be:
  - (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensity, and
  - (e) to the satisfaction of the Responsible Authority.
  
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
  
8. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
  
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
  
10. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
  - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
  
11. This permit will expire if:
  - (a) the development is not commenced within two years of the date of this permit; or
  - (b) the development is not completed within four years of the date of this permit.

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

**Notes:**

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

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.

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.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits satisfaction of the Responsible Authority. No private pits, valves or meters on Council property will be accepted.

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

*Cameron Munro;*

*Kym Croft; and*

*Eric Platt.*

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Gaylard

**Seconded:** Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/1131 for the for the construction of two, double storey dwellings plus roof top terraces, at No.60 Neptune Street, 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 7 September 2016 and further modified as follows:
  - (a) lighting to be provided along the footpath to the pedestrian entrance of unit 2;
  - (b) the polycarbonate backing to the garage door to be an opaque or similar finish;
  - (c) a basement plan illustrating the car stacker pits;
  - (d) the plans to show that water tanks will be connected to toilets;
  - (e) the garage to show internal minimum dimensions of 6m x 3m;
  - (f) the width of the crossover to match the width of the proposed driveways at the property edge;
  - (g) acoustic insulation to be installed to the northern garage wall of unit 1,
  - (h) the dividing walls between the first floor balconies and the roof terraces to demonstrate compliance with the objectives of standard B23 (Internal Views objective) of clause 55 of the Yarra Planning Scheme with a maximum height of 1.7m permitted,
  - (i) the spacing between the slats of the roof terrace screens to demonstrate compliance with the objectives of standard B22 (Overlooking objective) of clause 55 of the Yarra Planning Scheme,
  - (j) notate the under stair storage areas will be a minimum of 3 cubic metres;
  - (k) the north facing window of the adjoining dwelling to the south correctly proportioned on the plans; and
  - (l) the first floor southern wall of unit 2 setback in accordance with standard B17 of clause 58.04-1 opposite the north facing window of the adjoining dwelling to the south.

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 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 (including by the re-sheeting of the entire Neptune Street footpath for the width of the property frontage if required by the Responsible Authority):
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
4. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, service structures or service pits necessary to facilitate the development must be undertaken:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any 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.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting must be provided to the new pedestrian entrances and pedestrian walkways. Lighting must be:
  - (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensity, and
  - (e) to the satisfaction of the Responsible Authority.
7. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
10. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;

- (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

11. This permit will expire if:

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

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

Notes:

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

**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.**

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.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits satisfaction of the Responsible Authority. No private pits, valves or meters on Council property will be accepted.

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**



The meeting closed at 11.31pm.

**Confirmed at the meeting held on Wednesday 12 October 2016**

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**Chair**