



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

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

I. ATTENDANCE

Councillor Amanda Stone
Councillor Misha Coleman
Councillor Stephen Jolly

Vicky Grillakis (Acting Coordinator Statutory Planning)
Ally Huynh (Coordinator Statutory Planning)
John Theodosakis (Senior Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Jolly **Seconded:** Councillor Stone

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 12 October 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 Jolly 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	314-320 Swan Street and 236 Coppin Street, Richmond - PLN16/0034	6	13
1.2	47 Ramsden Street, Clifton Hill - PLN16/0168 - Part demolition, use and development of the land for the construction of three dwellings and a shop (permit not required for shop use) and a reduction of the car parking requirement.	21	24
1.3	158 Mcllwraith Street Princes Hill VIC 3054 - Planning Permit Application No. PLN15/0351 - for part demolition, development of the land to carry out works and convert the existing garage into a second dwelling on a lot, including a reduction in the car parking requirements.	28	30
1.4	98 Hunter Street, Richmond - PLN16/0351 - Development of the land for the construction of a double storey addition with roof top terrace to an existing dwelling	31	32
1.5	54-56 Bridge Road, Richmond VIC 3121 - Planning Permit Application No. PLN15/0645 - Full demolition of the existing buildings, the construction of a seven storey building containing office, shop and dwellings, the use of the land for dwellings, a reduction in the car parking requirement and a waiver of the loading bay requirement.	34	39
1.6	193 Brunswick Street Fitzroy - Planning Permit Application PLN16/0015 - Sale and consumption of liquor (Restaurant & Cafe Licence) extended to the first floor associated with the existing restaurant (no permit required for the use) and the hours for the sale and consumption of liquor at the ground floor altered.	40	42

1.1 314-320 Swan Street and 236 Coppin Street, Richmond - PLN16/0034

Trim Record Number: D16/144841

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That a Notice of Decision to Grant a Permit (PLN16/0034) be issued for 314-320 Swan Street and 236 Coppin Street, Richmond VIC 3121 for the development of the land for the construction of 2, 8 storey buildings, plus 4 basement levels with the 'Swan Street' building being used as dwellings and a shop and the 'Coppin Street' building being used as offices (no permit required for office and shop uses), reduction in the car parking requirements associated with dwellings, a shop and offices, waiver of the loading bay requirement and alteration to access to a road in a Road Zone Category 1 in accordance with the advertised 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 advertised plans (TP-12B, TP-111B, TP-100C, TP-101C, TP-102C, TP-103C, TP-104C, TP-105C, TP-106C, TP-107C, TP-108D, TP-109D, TP-110D, TP-400D, TP-401D, TP-402D and TP-403D, prepared by Elwert Leaf) but modified to show:
 - (a) Further articulation of the northern and southern facades of the Coppin Street building.
 - (b) The retail premises shown as a shop.
 - (c) Provision of a light court on the western boundary, mirroring the light court of the approval at 306-312 Swan Street;
 - (d) the Swan and Coppin Street buildings (level 1 and above) separated by a minimum distance of 9m;
 - (e) levels 1 and 2 of the south-west corner apartments in the Swan Street building and the western windows of the Coppin Street building treated to minimise overlooking where views into private open space areas or habitable room windows could be provided within a 9m radius and 45 degree arc;
 - (f) treatments to minimise overlooking where internal views into private open space areas or habitable room windows could be provided within a 9m radius and 45 degree arc;
 - (g) the Swan Street retail and dwelling entries to be setback a maximum of 1m from the title north boundary;
 - (h) the location of mailboxes, pits and metres;
 - (i) a schedule of colours and materials, including samples (where relevant);
 - (j) change room(s) and shower(s) as per clause 52.34-3 of the Yarra Planning Scheme;
 - (k) bicycle signage as per clause 52.34 of the Yarra Planning Scheme;
 - (l) bollards in the basement levels near the lifts to delineate pedestrian and vehicular zones;
 - (m) the rainwater tank location, size and connections and raingarden locations;
 - (n) swept path diagrams demonstrating access to and from the site and the car lifts using a B99 design vehicle;
 - (o) installation of a convex mirror on the south side of the doorway off the Right of Way;
 - (p) a notation confirming the finished floor levels along the edge of the concrete slab of the vehicular entrance must be set 40 mm higher than the edge of the bluestone pavement of the Right of Way;
 - (q) provision of a bollard in the shared zone between the 2 ground floor, retail car parking spaces;

- (r) installation of a convex mirror on the south side of the Coppin Street vehicular exit;
 - (s) the existing vehicle crossing on the west side of Coppin Street demolished and reconstructed with a new vehicle crossing in accordance with Council's Standard drawings and engineering requirements;
 - (t) a 1 in 20 scale cross sectional drawing of the reconstructed vehicle crossing, showing the actual reduced levels (not interpolated levels from the application drawings) of the Coppin Street road profile (from centre line of road pavement to property line). The required levels include the building line level, the proposed finished level of the accessway 2metres inside the property, the top of kerb level, the invert level, lip level and road pavement levels. The existing road profile of Coppin Street must be accurately drawn. The applicant must demonstrate by way of a ground clearance check that a B99 design vehicle can traverse the new vehicle crossing and accessway without scraping or bottoming out;
 - (u) confirmation the redundant Swan Street crossover will be demolished and reinstated as footpath, kerb and channel;
 - (v) column depths and setbacks from the aisles must be dimensioned on the drawings and comply with Diagram 1 Clearance to car parking spaces of Clause 52.06-8 of the Yarra Planning Scheme;
 - (w) a swept path diagram, for a B99 vehicle, for the 90 degree turn on the Ground Floor of the Coppin Street building;
 - (x) swept path diagrams for entry and exit movements into end of aisle spaces using the B85 design vehicle. Vehicles must not encroach or traverse over the concrete apron of 255 Mary Street (private property).
2. The development and uses 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 commences, the lots must be consolidated.
 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 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.
 6. The amenity of the area must not be detrimentally affected by the development or dwelling 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,all to the satisfaction of the Responsible Authority.
 7. The development and office use must comply at all times with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1 (SEPP N-1).
 8. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

9. Before the development 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.
10. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
11. Before the plans are endorsed, an amended Acoustic Report prepared to the satisfaction of the Responsible Authority by a suitably qualified acoustic engineer must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Marshall Day Acoustics (dated 1 February 2016), but modified to include (or show, or address):
 - (a) A SEPPN-1 assessment of noise from existing commercial mechanical plant to the subject site. In the instance that an exceedance of SEPPN-1 limits is identified, the report should include advice for achieving compliance with SEPPN-1 externally, or for controlling noise indoors. If indoor targets are adopted:
 - (i) the lower of the following is to be met indoors:
 - SEPP N-1 effective indoor limit (i.e. the external SEPP N-1 limit less 15 dB); or
 - AS/NZS2107 'satisfactory' levels
 - (ii) noise levels on balconies must be considered. As a preliminary guide, SEPP N-1 limits should not be exceeded by more than 10 dB on balconies during the evening and night periods.
12. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority and any ongoing recommendations or requirements must be complied with at all times.
13. Before the plans are endorsed, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the advertised Sustainable Management Plan prepared by the Moreland Energy Foundation, but modified to include or show:
 - (a) a minimum 10% improvement on the minimum NCC required energy efficiency standard in the office building through a completed JV3 report, or equivalent.
14. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and any ongoing recommendations or requirements must be complied with at all times.
15. Before the plans are endorsed, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the advertised plan (prepared by Strata Plan), but modified to:
 - (a) be written as a standalone document;
 - (b) name the author;
 - (c) provide internal private collection, however, options will be considered if appropriate justification is provided;

- (d) address clause 3: Details of waste generation rates. Estimated waste generation too high;
 - (e) address clause 4: Details required include plan, bin layout, hard waste area, path of access from bin store to collection point, consistency with clause 8, drain must be connected to sewer, details on expected occupant actions, including path of access, how occupants will cope with heavy lids on bins, occupants information kit, etc.;
 - (f) address clause 5: Details on cardboard arrangements, remove reference to a 'detox your home service' (Council does not provide this);
 - (g) address clause 7: Plan required and details on collection, including path of access, etc.;
 - (h) address clause 8: confirm that the drain must be connected to sewer;
 - (i) address clause 9: Tenants/occupiers information kit, hard waste area;
 - (j) address clause 12: Additional services to be organised by the Operator/Building Manager; and
 - (k) the report must be written to show how waste is to be managed, with details on roles and responsibilities for all parties.
16. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and all ongoing obligations must be complied with to the satisfaction of the Responsible Authority.
17. Before the development is occupied, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
- (a) the number and location of car parking spaces allocated to each tenancy;
 - (b) the allocation of tandem spaces to one tenancy;
 - (c) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (d) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc.;
 - (e) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan; and
 - (f) details regarding the management of loading and unloading of goods and materials.
18. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
19. 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;

- (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;
 - (j) materials and waste;
 - (k) dust;
 - (l) stormwater contamination from run-off and wash-waters;
 - (m) sediment from the land on roads;
 - (n) washing of concrete trucks and other vehicles and machinery; and
 - (o) spillage from refuelling cranes and other vehicles and machinery;
 - (p) the construction program;
 - (q) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (r) parking facilities for construction workers;
 - (s) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (t) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (u) 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;
 - (v) 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.
 - (w) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (x) using lower noise work practice and equipment;
 - (y) the suitability of the land for the use of an electric crane;
 - (z) silencing all mechanical plant by the best practical means using current technology;
 - (aa) fitting pneumatic tools with an effective silencer;
 - (bb) other relevant considerations; and
 - (cc) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority;
 - (dd) confirmation that existing public lighting would only be disconnected once temporary alternative lighting scheme becomes operational;
 - (ee) confirmation that the temporary lighting scheme will remain operational until a permanent lighting scheme is reinstated.
20. During the construction of the approved development:
- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (c) vehicle borne material must not accumulate on the roads abutting the land;
 - (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

21. 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.
22. Council assets must not be altered in any way except with the prior written consent of the Responsible Authority.
23. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the following works must be carried out, at the permit holder's cost and to the satisfaction of the Responsible Authority:
 - (a) the re-sheeting of the Swan Street footpath; and
 - (b) unless with the prior written consent of the Responsible Authority, the reconstruction of Hilton's Lane, from the rear of the site to Mary Street (including the crossover).
24. Prior to the commencement of the development, the developer must prepare and submit detailed design drawings of all road infrastructure works and drainage works associated with this development (outlined in condition 23) for assessment and endorsement to the satisfaction of the Responsible Authority.
25. Before the development 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.
26. Before the development 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.
27. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and reinstated as standard footpath, nature strip, and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the development 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,all to the satisfaction of the Responsible Authority.
29. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, and dwelling entrances must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and

(d) of limited intensity,
all to the satisfaction of the Responsible Authority.

PTV Condition (condition 30)

30. The permit holder must take all reasonable steps to ensure that disruption to tram operation along Swan Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction and mitigation measures must be communicated to YarraTrams and Public Transport Victoria fourteen days (14) prior. Any damage to public transport infrastructure must be rectified to the satisfaction of Public Transport Victoria at the full cost of the permit holder.
31. This permit will expire if:
- (a) the development is not commenced within four years of the date of this permit;
 - (b) the development is not completed within six years of the date of this permit; or
 - (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:

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

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.

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

All future property owners, residents, business owners and employees 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.

Submissions

The Applicant, Ms Rachel Bowdwn addressed the Committee.

The following people also addressed the Committee:

*Mr Wil Morton;
Ms Sarah Gregson;
Mr Najib Sahely;
Clare Helfer (Ratio Consultants);
Mr Richard Whitehead; and
Mr Stuart Rowley.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Stone

Seconded: Councillor Jolly

That a Notice of Decision to Grant a Permit (PLN16/0034) be issued for 314-320 Swan Street and 236 Coppin Street, Richmond VIC 3121 for the development of the land for the construction of 2, 8 storey buildings, plus 4 basement levels with the 'Swan Street' building being used as dwellings and a shop and the 'Coppin Street' building being used as offices (no permit required for office and shop uses), reduction in the car parking requirements associated with dwellings, a shop and offices, waiver of the loading bay requirement and alteration to access to a road in a Road Zone Category 1 in accordance with the advertised 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 advertised plans (TP-12B, TP-111B, TP-100C, TP-101C, TP-102C, TP-103C, TP-104C, TP-105C, TP-106C, TP-107C, TP-108D, TP-109D, TP-110D, TP-400D, TP-401D, TP-402D and TP-403D, prepared by Elwert Leaf) but modified to show:
 - (a) Further articulation of the northern and southern facades of the Coppin Street building.
 - (b) The retail premises shown as a shop.
 - (c) Provision of a light court on the western boundary, mirroring the light court of the approval at 306-312 Swan Street;
 - (d) the Swan and Coppin Street buildings (level 1 and above) separated by a minimum distance of 9m;
 - (e) deletion of two levels to the tower element of the Coppin Street building;
 - (f) a total setback of 6m from the site's eastern title boundary to the upper two-most levels of the tower element of the Coppin Street building;
 - (g) the northern wall of the substation to the Swan Street building treated with an artwork installation or an alternative treatment;
 - (h) levels 1 and 2 of the south-west corner apartments in the Swan Street building and the western windows of the Coppin Street building treated to minimise overlooking where views into private open space areas or habitable room windows could be provided within a 9m radius and 45 degree arc;
 - (i) treatments to minimise overlooking where internal views into private open space areas or habitable room windows could be provided within a 9m radius and 45 degree arc;
 - (j) the Swan Street retail and dwelling entries to be setback a maximum of 1m from the title north boundary;

- (k) the location of mailboxes, pits and metres;
 - (l) a schedule of colours and materials, including samples (where relevant);
 - (m) change room(s) and shower(s) as per clause 52.34-3 of the Yarra Planning Scheme;
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 - (o) bollards in the basement levels near the lifts to delineate pedestrian and vehicular zones;
 - (p) the rainwater tank location, size and connections and raingarden locations;
 - (q) swept path diagrams demonstrating access to and from the site and the car lifts using a B99 design vehicle;
 - (r) installation of a convex mirror on the south side of the doorway off the Right of Way;
 - (s) a notation confirming the finished floor levels along the edge of the concrete slab of the vehicular entrance must be set 40 mm higher than the edge of the bluestone pavement of the Right of Way;
 - (t) provision of a bollard in the shared zone between the 2 ground floor, retail car parking spaces;
 - (u) installation of a convex mirror on the south side of the Coppin Street vehicular exit;
 - (v) the existing vehicle crossing on the west side of Coppin Street demolished and reconstructed with a new vehicle crossing in accordance with Council's Standard drawings and engineering requirements;
 - (w) a 1 in 20 scale cross sectional drawing of the reconstructed vehicle crossing, showing the actual reduced levels (not interpolated levels from the application drawings) of the Coppin Street road profile (from centre line of road pavement to property line). The required levels include the building line level, the proposed finished level of the accessway 2metres inside the property, the top of kerb level, the invert level, lip level and road pavement levels. The existing road profile of Coppin Street must be accurately drawn. The applicant must demonstrate by way of a ground clearance check that a B99 design vehicle can traverse the new vehicle crossing and accessway without scraping or bottoming out;
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 - (y) column depths and setbacks from the aisles must be dimensioned on the drawings and comply with Diagram 1 Clearance to car parking spaces of Clause 52.06-8 of the Yarra Planning Scheme;
 - (z) a swept path diagram, for a B99 vehicle, for the 90 degree turn on the Ground Floor of the Coppin Street building;
 - (aa) swept path diagrams for entry and exit movements into end of aisle spaces using the B85 design vehicle. Vehicles must not encroach or traverse over the concrete apron of 255 Mary Street (private property).
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 - (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,
 all to the satisfaction of the Responsible Authority.
7. The development and office use must comply at all times with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1 (SEPP N-1).
8. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
9. Before the development 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.
10. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
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 - (a) A SEPPN-1 assessment of noise from existing commercial mechanical plant to the subject site. In the instance that an exceedance of SEPPN-1 limits is identified, the report should include advice for achieving compliance with SEPPN-1 externally, or for controlling noise indoors. If indoor targets are adopted:
 - (i) the lower of the following is to be met indoors:
 - SEPP N-1 effective indoor limit (i.e. the external SEPP N-1 limit less 15 dB); or
 - AS/NZS2107 'satisfactory' levels
 - (ii) noise levels on balconies must be considered. As a preliminary guide, SEPP N-1 limits should not be exceeded by more than 10 dB on balconies during the evening and night periods.
12. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority and any ongoing recommendations or requirements must be complied with at all times.
13. Before the plans are endorsed, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the advertised Sustainable Management Plan prepared by the Moreland Energy Foundation, but modified to include or show:
 - (a) a minimum 10% improvement on the minimum NCC required energy efficiency standard in the office building through a completed JV3 report, or equivalent.

14. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and any ongoing recommendations or requirements must be complied with at all times.

15. Before the plans are endorsed, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the advertised plan (prepared by Strata Plan), but modified to:
 - (a) be written as a standalone document;
 - (b) name the author;
 - (c) provide internal private collection, however, options will be considered if appropriate justification is provided;
 - (d) address clause 3: Details of waste generation rates. Estimated waste generation too high;
 - (e) address clause 4: Details required include plan, bin layout, hard waste area, path of access from bin store to collection point, consistency with clause 8, drain must be connected to sewer, details on expected occupant actions, including path of access, how occupants will cope with heavy lids on bins, occupants information kit, etc.;
 - (f) address clause 5: Details on cardboard arrangements, remove reference to a 'detox your home service' (Council does not provide this);
 - (g) address clause 7: Plan required and details on collection, including path of access, etc.;
 - (h) address clause 8: confirm that the drain must be connected to sewer;
 - (i) address clause 9: Tenants/occupiers information kit, hard waste area;
 - (j) address clause 12: Additional services to be organised by the Operator/Building Manager; and
 - (k) the report must be written to show how waste is to be managed, with details on roles and responsibilities for all parties.

16. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and all ongoing obligations must be complied with to the satisfaction of the Responsible Authority.

17. Before the development is occupied, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
 - (a) the number and location of car parking spaces allocated to each tenancy;
 - (b) the allocation of tandem spaces to one tenancy;
 - (c) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (d) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc.;
 - (e) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan; and
 - (f) details regarding the management of loading and unloading of goods and materials.

18. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

19. 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;
 - (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;
 - (j) materials and waste;
 - (k) dust;
 - (l) stormwater contamination from run-off and wash-waters;
 - (m) sediment from the land on roads;
 - (n) washing of concrete trucks and other vehicles and machinery; and
 - (o) spillage from refuelling cranes and other vehicles and machinery;
 - (p) the construction program;
 - (q) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (r) parking facilities for construction workers;
 - (s) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (t) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (u) 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;
 - (v) 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.
 - (w) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (x) using lower noise work practice and equipment;
 - (y) the suitability of the land for the use of an electric crane;
 - (z) silencing all mechanical plant by the best practical means using current technology;
 - (aa) fitting pneumatic tools with an effective silencer;
 - (bb) other relevant considerations; and
 - (cc) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority;
 - (dd) confirmation that existing public lighting would only be disconnected once temporary alternative lighting scheme becomes operational;
 - (ee) confirmation that the temporary lighting scheme will remain operational until a permanent lighting scheme is reinstated.

20. During the construction of the approved development:
 - (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (c) vehicle borne material must not accumulate on the roads abutting the land;
 - (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
21. 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.
22. Council assets must not be altered in any way except with the prior written consent of the Responsible Authority.
23. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the following works must be carried out, at the permit holder's cost and to the satisfaction of the Responsible Authority:
 - (a) the re-sheeting of the Swan Street footpath; and
 - (b) unless with the prior written consent of the Responsible Authority, the reconstruction of Hilton's Lane, from the rear of the site to Mary Street (including the crossover).
24. Prior to the commencement of the development, the developer must prepare and submit detailed design drawings of all road infrastructure works and drainage works associated with this development (outlined in condition 23) for assessment and endorsement to the satisfaction of the Responsible Authority.
25. Before the development 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.
26. Before the development 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.
27. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath, nature strip, and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the development 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,
- all to the satisfaction of the Responsible Authority.

29. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, and dwelling entrances must be provided. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- all to the satisfaction of the Responsible Authority.

PTV Condition (condition 30)

30. The permit holder must take all reasonable steps to ensure that disruption to tram operation along Swan Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction and mitigation measures must be communicated to YarraTrams and Public Transport Victoria fourteen days (14) prior. Any damage to public transport infrastructure must be rectified to the satisfaction of Public Transport Victoria at the full cost of the permit holder.
31. This permit will expire if:
- (a) the development is not commenced within four years of the date of this permit;
 - (b) the development is not completed within six years of the date of this permit; or
 - (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:

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

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.

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

All future property owners, residents, business owners and employees 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.

CARRIED UNANIMOUSLY

1.2 47 Ramsden Street, Clifton Hill - PLN16/0168 - Part demolition, use and development of the land for the construction of three dwellings and a shop (permit not required for shop use) and a reduction of the car parking requirement.

Trim Record Number: D16/132042
 Responsible Officer: Principal Planner

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN16/0168 for part demolition, use and development of the land for the construction of three dwellings and a shop (permit not required for shop use) and a reduction of the car parking requirement at 47 Ramsden Street, Clifton Hill 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 dated 12 May 2016 but modified to show:
 - (a) The shop's waste storage area to be relocated, with the entrance midway along Myrtle Street, as demonstrated in the sketch plan submitted to Council on 25 October 2016. The residential waste storage areas are also to be amended (with two separate spaces provided) as shown on this sketch plan;
 - (b) The pedestrian entrances to Units 1 & 2 to be setback 1m from the Myrtle Street boundary;
 - (c) Operable windows for the habitable rooms of all dwellings to be shown clearly on the plans;
 - (d) The eastern wall at second floor associated with Unit 3 (for a length of 8.96m) to be raked westward, resulting in a minimum 1m setback from the eastern boundary for the top of this wall;
 - (e) The eastern on-boundary wall to be finished with a light shade of render;
 - (f) An overlooking diagram demonstrating whether overlooking to the secluded private open space to the east (49 Ramsden Street) is possible from the two north-facing Unit 1 decks and the south-facing deck associated with Unit 3. If so, the balustrades along the eastern perimeters of these decks must be amended to comply with the objectives of Standard B22 – Overlooking of the Yarra Planning Scheme;
 - (g) The location of mechanical services (i.e. air conditioning units) for each dwelling with these services to be located in areas that cause minimal noise impacts to the main habitable areas of each dwelling;
 - (h) The dimensions of each storage unit;
 - (i) The location of mail boxes for each dwelling;
 - (j) Lighter colours and unpainted face brickwork to be incorporated into the finishes, to accord with a more Edwardian-era colour scheme;
 - (k) The southern wall of the development to be setback from the site's southern boundary, so that this southern wall is aligned with the eastern kerb of the vehicle crossing on Myrtle Street;
 - (l) Amended swept path diagrams to clearly demonstrate the swept path for vehicles entering and exiting the car stacker off the ROW.

2. The use and 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 use and development commences, a Sustainable Design Assessment (as a separate document) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Sustainable Design Assessment will be endorsed and will form part of this permit.
4. Before the use and 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.
5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
6. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the dwelling entrances and garage must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
7. 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.
8. 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.
9. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
11. The proposed car stackers must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
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;
 - (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. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) before 7.00 am or after 6 .00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
14. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; or
 - (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:

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

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

All future property owners, residents, business owners and employees within the development approved under this permit will not be permitted to obtain resident, employee 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.

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

Submissions

The Applicant, Ms Nicole McGowan addressed the Committee.

The following people also addressed the Committee:

*Ms Ro Marks;
Ms Katie Hughes; and
Ms Pam Matthews.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Coleman

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN16/0168 for part demolition, use and development of the land for the construction of three dwellings and a shop (permit not required for shop use) and a reduction of the car parking requirement at 47 Ramsden Street, Clifton Hill 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 dated 12 May 2016 but modified to show:
 - (a) The shop's waste storage area to be relocated, with the entrance midway along Myrtle Street, as demonstrated in the sketch plan submitted to Council on 25 October 2016. The residential waste storage areas are also to be amended (with two separate spaces provided) as shown on this sketch plan;
 - (b) The pedestrian entrances to Units 1 & 2 to be setback 1m from the Myrtle Street boundary;
 - (c) Operable windows for the habitable rooms of all dwellings to be shown clearly on the plans;
 - (d) The eastern wall at second floor associated with Unit 3 (for a length of 8.96m) to be raked westward, resulting in a minimum 1m setback from the eastern boundary for the top of this wall;
 - (e) The eastern on-boundary wall to be finished with a light shade of render;
 - (f) An overlooking diagram demonstrating whether overlooking to the secluded private open space to the east (49 Ramsden Street) is possible from the two north-facing Unit 1 decks and the south-facing deck associated with Unit 3. If so, the balustrades along the eastern perimeters of these decks must be amended to comply with the objectives of Standard B22 – Overlooking of the Yarra Planning Scheme;
 - (g) The location of mechanical services (i.e. air conditioning units) for each dwelling with these services to be located in areas that cause minimal noise impacts to the main habitable areas of each dwelling;
 - (h) The dimensions of each storage unit;
 - (i) The location of mail boxes for each dwelling;
 - (j) Lighter colours and unpainted face brickwork to be incorporated into the finishes, to accord with a more Edwardian-era colour scheme;

- (k) The southern wall of the development to be setback from the site's southern boundary, so that this southern wall is aligned with the eastern kerb of the vehicle crossing on Myrtle Street;
 - (l) Amended swept path diagrams to clearly demonstrate the swept path for vehicles entering and exiting the car stacker off the ROW; and
 - (m) One additional on-site car parking space, to provide a total of four on-site car parking spaces.
2. The use and 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 use and development commences, a Sustainable Design Assessment (as a separate document) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Sustainable Design Assessment will be endorsed and will form part of this permit.
 4. Before the use and 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.
 5. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
 6. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the dwelling entrances and garage must be provided. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
 7. 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.
 8. 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.
 9. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
 10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
 11. The proposed car stackers must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

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;
 - (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. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) before 7.00 am or after 6 .00 pm, Monday-Friday (excluding public holidays);
 - (b) before 9.00 am or after 3.00 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
14. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; or
 - (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:

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

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

All future property owners, residents, business owners and employees within the development approved under this permit will not be permitted to obtain resident, employee 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.

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

CARRIED UNANIMOUSLY

1.3 158 Mcllwraith Street Princes Hill VIC 3054 - Planning Permit Application No. PLN15/0351 - for part demolition, development of the land to carry out works and convert the existing garage into a second dwelling on a lot, including a reduction in the car parking requirements.

Trim Record Number: D16/85789

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That Notice of Decision to Grant Planning Permit PLN15/0351 be issued for development of the land for part demolition, development of the land to carry out works and convert the existing garage into a second dwelling on a lot, including a reduction in the car parking requirements at 158 Mcllwraith Street, Princes Hill in accordance with the decision plans received by Council on 15 March 2016, 23 June 2016 and 17 August 2016 and subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 15 March 2016, 23 June 2016 and 17 August 2016 but modified to show:
 - (a) Demolition roof plan to clearly show demolition of the roof over the garage;
 - (b) Garage door widened to a minimum 3.5m, and to incorporate vertical lines/elements;
 - (c) Details of the screen to the first floor deck and bedroom, to clearly demonstrate compliance with Standard B22 and Standard B23 (overlooking and internal views objectives) of Clause 55 of the Yarra Planning Scheme;
 - (d) Deletion of words referencing 'title boundary' between the retained dwelling and the new dwelling;
 - (e) A minimum of 6 cubic metres of storage space for the retained dwelling; and
 - (f) Water tank notation to be connected to toilets for flushing only (not for watering garden) and/or showing details consistent with Condition 3; with the water tank shown on elevations (to be no higher than 2.1m).
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. Prior to plans being endorsed, a STORM rating report must be submitted to the satisfaction of the Responsible Authority. The report is to demonstrate the proposal achieves 100% STORM rating as per Clause 22.16 – *Stormwater Management* of the Yarra Planning Scheme.

Melbourne Water conditions 4, 5 and 6

4. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
5. The finished floor level of the additional ground floor area must be set no lower than 37.20 metres to Australian Height Datum (AHD). The applicable flood level for a storm event with a 1% chance in any given year is 36.90 to AHD.

6. Prior to the development plans being endorsed and the commencement of works, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).
7. 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 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.
8. Before the development 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 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.
10. 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.
11. 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.
12. 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.
13. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

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

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

All current and 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.

Melbourne Water Notes:

*If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference **252342**.*

Submission

The Applicant, Mr Peter Brayden addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.4 98 Hunter Street, Richmond - PLN16/0351 - Development of the land for the construction of a double storey addition with roof top terrace to an existing dwelling

Trim Record Number: D16/158052

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit PLN16/0351 be issued for the construction of a first floor addition to the existing dwelling and rooftop terrace, at 98 Hunter 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) Deletion of the planter box on Hunter Street outside title boundaries;
 - (b) Screening along the western section of the roof terrace to be increased and details/cross-sections provided demonstrating compliance with Clause 54.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (c) Floor plans and elevations to correctly identify all streets; and
 - (d) Elevations to clearly show materials and colours.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
4. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent 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) 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) 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.
8. This permit will expire if any of the following occur:

- (a) The development is not commenced within two (2) years from the date of this permit;
- (b) The development is not completed within four (4) 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 after the expiry date for commencement, or within twelve months after the expiry date for completion.

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

The Applicant, Mr Andrew Knox addressed the Committee.

The following people also addressed the Committee:

*Mr Kim Francis;
Dr Sharyn Harrison; and
Mr Mike Reid.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Jolly

That a Notice of Decision to Grant Planning Permit PLN16/0351 be issued for the construction of a first floor addition to the existing dwelling and rooftop terrace, at 98 Hunter 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) Deletion of the planter box on Hunter Street outside title boundaries;
 - (b) Screening along the western section of the roof terrace to be increased and details/cross-sections provided demonstrating compliance with Clause 54.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (c) Floor plans and elevations to correctly identify all streets;
 - (d) Elevations to clearly show materials and colours; and
 - (e) An additional 0.9m setback from the southern title boundary to the southern side of the roof terrace.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
4. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent 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) 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) 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.
8. This permit will expire if any of the following occur:
 - (a) The development is not commenced within two (2) years from the date of this permit;
 - (b) The development is not completed within four (4) 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 after the expiry date for commencement, or within twelve months after the expiry date for completion.

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 UNANIMOUSLY

1.5 54-56 Bridge Road, Richmond VIC 3121 - Planning Permit Application No. PLN15/0645 - Full demolition of the existing buildings, the construction of a seven storey building containing office, shop and dwellings, the use of the land for dwellings, a reduction in the car parking requirement and a waiver of the loading bay requirement.

Trim Record Number: D16/152177

Responsible Officer: Principal Statutory Planner

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN15/0645 for the full demolition of the existing buildings, the construction of a seven storey building containing office, shop and dwellings, the use of the land for dwellings, a reduction in the car parking requirement and a waiver of the loading bay requirement at 54-56 Bridge Road, Richmond, subject to the following conditions:

Amended Plans

1. Before the use and 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 amended plans by Wall Architects received by Council on 15 September 2016 but modified to show:
 - (a) The gap between the Bridge Road façade and the front wall of the second floor east and west elevations enclosed to create a solid street wall.
 - (b) The depth of the residential entrance to be reduced to a maximum of one third of its width from the front property boundary.
 - (c) The balconies associated with Dwellings 15 and 16 on the third floor extended converted to terraces, subject to any balustrade being sufficiently setback from Bridge Road so as not to be visible from the footpath on the northern side of Bridge Road.
 - (d) Screening between balconies on the same level to a height of 1.7 metres to minimise internal overlooking.
 - (e) The inclusion of a window (or similar) in the northern stairwell wall on the fifth floor.
 - (f) The horizontal expressed floor slab joints and patterned concrete clearly shown on the elevations detailing how this is to be achieved.
 - (g) The balconies associated with Dwellings 3, 7, 12 and 17 redesigned to match the width of the laneway, retaining a minimum area of 6 square metres and a minimum width of 1.6 metres.
 - (h) Windows to all habitable rooms are operable.
 - (i) The deletion of all windows on the east and west (side) boundaries.
 - (j) The tank size, the connected toilets and the rainwater collection areas.

2. The use and 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.

Sustainable Management Plan

3. Prior to the endorsement of plans, an amended sustainable management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended sustainable management plan will be endorsed and will form part of this permit. The amended sustainable management plan must be generally in accordance with the sustainable management plan prepared by Lucid Consulting Australia and dated 14 July 2016, but modified to include or show:
 - (a) The NatHERS thermal energy efficiency standard to meet Council's best practice standard of 10 per cent above the minimum NCC requirements.

4. The provisions, recommendations and requirements of the endorsed sustainable management plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

5. Prior to the endorsement of plans, an amended acoustic report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended acoustic report will be endorsed and will form part of this permit. The amended acoustic report must be generally in accordance with the acoustic report prepared by Watson Moss Growcott Acoustics and dated June 2015, but modified to include (or show, or address):
 - (a) Noise from the garage entrance gate will be required to comply with SEPP N-1 at both the existing dwellings and at dwellings within the development.
6. The provisions, recommendations and requirements of the endorsed acoustic report must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

7. The provisions, recommendations and requirements of the endorsed waste management plan, generally in accordance with the plan prepared by JJ Richards and dated August 2016, must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

8. The provisions, recommendations and requirements of the endorsed green travel plan, generally in accordance with the plan prepared by Traffix Group and dated December 2015 must be implemented and complied with to the satisfaction of the Responsible Authority.

Access

9. Upon the completion of all building works and connections for underground utility services, the Right of Way adjoining the site's rear boundary must be fully reconstructed to the satisfaction of the Responsible Authority and at the permit holder's expense.
10. The road pavement (south kerb to central tram reservation) must be profiled and re-sheeted along the property frontage to Bridge Road at the permit holder's cost and to the satisfaction of the Responsible Authority.

Car Parking

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, to the satisfaction of the Responsible Authority, 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.

General

12. The amenity of the area must not, to the satisfaction of the Responsible Authority, 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.
 - (d) The presence of vermin.
13. 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.
 14. 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.
 15. 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.
 16. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
 17. 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.
 18. 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.
 19. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
 20. Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Bridge Road street frontage must be stripped and re-sheeted at the permit holder's cost and to the satisfaction of the Responsible Authority.
 21. 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 7:00am or after 6:00pm.
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9:00am or after 3:00pm.
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Construction Management Plan

22. Before the use and/or 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;
- (p) A noise and vibration management plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The noise and vibration management plan must be prepared to the satisfaction of the Responsible Authority. In preparing the noise and vibration management plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer; and
 - (v) other relevant considerations.
- (q) Any site-specific requirements.

If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

23. During the construction:

- (a) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (c) Vehicle borne material must not accumulate on the roads abutting the land;
- (d) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (e) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

24. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Permit Expiry

25. 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; or
- (c) the use has 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:

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

A vehicle crossing permit is required for the construction of any vehicle crossing(s). Please contact Council's construction management branch 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.

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 and meters. No private pits, valves or meters on Council property will be accepted.

All future property owners, residents, business owners and employees within the development approved under this planning 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.

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

Submissions

The Applicant, Mr Jason Barnfather addressed the Committee.

The following people also addressed the Committee:

*Mr Shayne Linke;
Ms Judy Morton;
Ms Sandra Batten;
Mr Robert Osborne; and
Mr Bruce Baade.*

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Stone

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Refusal to Grant a Planning Permit PLN15/0645 for the full demolition of the existing buildings, the construction of a seven storey building containing office, shop and dwellings, the use of the land for dwellings, a reduction in the car parking requirement and a waiver of the loading bay requirement at 54-56 Bridge Road, Richmond, on the following grounds:

1. The height and scale will visually dominate the heritage place which is contrary to the purpose of the Heritage Overlay at Clause 43.01 and fails to comply with Clauses 21.05-1 (Heritage) and Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay).
2. The scale, height and architectural quality of the proposed development does not respond to the site context nor fit into the emerging built form context and streetscape as envisaged under Clause 15.01-1 (Urban Design) and Clause 21.05-2 (Urban Design).
3. The proposed building will have a monolithic appearance and will be visually dominating in Sherwood Street and Rotherwood Street and the immediate surrounding area, failing to satisfy Clause 15.01-5 (Cultural Identity and Neighbourhood Character), Clause 21.05-2 (Urban Design) and Clause 21.08-10 (Central Richmond).
4. The proposed development provides an inadequate level of internal amenity and sharing of equitable development opportunities, contrary to Clause 15.01-2 (Urban Design Principles) and Clause 21.05-2 (Urban Design).

CARRIED UNANIMOUSLY

1.6 193 Brunswick Street Fitzroy - Planning Permit Application PLN16/0015 - Sale and consumption of liquor (Restaurant & Cafe Licence) extended to the first floor associated with the existing restaurant (no permit required for the use) and the hours for the sale and consumption of liquor at the ground floor altered.

Trim Record Number: D16/155715
 Responsible Officer: Principal Planner

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN16/0015 to extend the current liquor license operating hours at ground floor, and extend the licensing area to the first floor at 193 Brunswick Street Fitzroy VIC 3065 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) Plans to confirm the rear pedestrian gate to the Right-of-Way to be locked during licensed hours;
 - (b) Plans to confirm the rear door to the courtyard to be closed at 10.00pm on all seven days; and
 - (c) Red-line plan amended to only show the areas proposed to sell and consume liquor.
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. The rear gate to the Right-of-Way must be locked during licensed hours.
4. No more than 87 patrons 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 following hours:
 - (a) Monday to Saturday 10.00am – 12.00 Midnight
 - (b) Sunday 10.00am – 11.00pm
 - (c) Rear courtyard to close at 10.00pm seven (7) days a week
6. 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 Bon Ap and dated 14 June 2016, but modified to include (or show, or address):
 - (a) The rear pedestrian gate to the Right-of-Way to be locked during licensed hours.
 - (b) The rear door to the courtyard to be closed at 10.00pm on all seven days.
 - (c) To delete reference to the word “amplified” under background music.

7. 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.
8. 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.
9. 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.
10. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
11. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
12. 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.
13. Except with the prior written consent of the Responsible Authority, no live music is permitted on the premises. All music must be limited to background music only.
14. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
15. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
16. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
17. 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.
18. 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.

NOTE: 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.

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.

Submission

The Applicant, Mr Sebastian Kumler addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Jolly

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The meeting closed at 9.06pm.

Confirmed at the meeting held on Wednesday 30 November 2016

Chair