

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

**held on Wednesday 26 April 2017 at 6.30pm  
in Meeting Room 3 at the Richmond Town Hall**

**I. ATTENDANCE**

Councillor Amanda Stone  
Councillor Jackie Fristacky  
Councillor Mi Lin Chen Yi Mei

Tarquin Leaver (Coordinator Statutory Planning)  
Michelle King (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:**

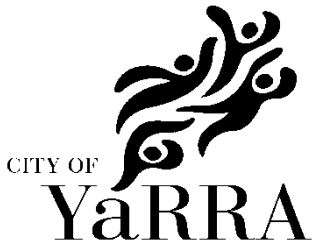
**Moved:** Councillor Fristacky **Seconded:** Councillor Stone

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 19 April 2017 be confirmed.

**CARRIED**

**Printed on 100% recycled paper**

***"Welcome to the City of Yarra.  
Yarra City Council acknowledges the  
Wurundjeri as the Traditional Owners  
of this country, pays tribute to all  
Aboriginal and Torres Strait Islander  
people in Yarra and gives respect to  
the Elders past and present."***



## **Guidelines for public participation at Internal Development Approval Committee meetings**

### **POLiCY**

---

Council provides the opportunity for members of the public to address the Internal Development Approvals Committee.

The following guidelines have been prepared to assist members of the public in presenting submissions at these meetings:

- public submissions are limited to a maximum of five (5) minutes
- where there is a common group of people wishing to make a submission on the same matter, it is recommended that a representative speaker be nominated to present the views of the group
- all public comment must be made prior to commencement of any discussion by the committee
- any person accepting the chairperson's invitation to address the meeting shall confine himself or herself to the subject under consideration
- people making submissions shall address the meeting as a whole and the meeting debate shall be conducted at the conclusion of submissions
- the provisions of these guidelines shall be made known to all intending speakers and members of the public generally prior to the commencement of each committee meeting.

For further information regarding these guidelines or presenting submissions at Committee meetings generally, please contact the Governance Branch on (03) 9205 5110.

**Governance Branch  
2008**

Councillor Stone nominated Councillor Chen Yi Mei as Chair.

There being no other nominations, Councillor Chen Yi Mei was appointed Chair.

Councillor Chen Yi Mei assumed the Chair.

## 1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	2 St Phillips Street, Abbotsford VIC 3067 - Planning Application Permit No. PLN16/0610 - Demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirement of the Yarra Planning Scheme.	6	8

---

**1.1 2 St Phillips Street, Abbotsford VIC 3067 - Planning Application Permit No. PLN16/0610 - Demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirement of the Yarra Planning Scheme.**

---

Trim Record Number: D17/43321

Responsible Officer: Coordinator Statutory Planning

### **RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0610 for the demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirements of the Yarra Planning Scheme at 2 St Phillips Street, Abbotsford, 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 sketch plans received by Council on 16 March 2017 which show:
  - (a) Each garage shown with a minimum width dimension of 3m;
  - (b) The swept path diagrams of the vehicle turning circle at the corner of the laneway;
  - (c) A plan notation indicating that the rear setback will be paved with concrete and the levels raised to the garage and the first floor of each dwelling by 300mm (no increase in maximum building height);
  - (d) The red bricks replaced with honed light coloured masonry blockwork;
  - (e) The front verandah / canopy to each dwelling painted in black (in lieu of a dark timber stain finish);
  - (f) The timber fence painted in black (in lieu of a timber stained finish); and
  - (g) The articulation of the metal standing seam at the first floor modified from a simple vertical composition to a combination of horizontal, vertical and diagonal.

but further modified to show:

- (h) The first floor wall of bedroom 1 to Dwelling 2 setback 0.75m from the northern boundary;
- (i) The provision of a minimum 12sq.m. of private open space to each dwelling;
- (j) The south-east corner of the Dwelling 1 setback an additional 0.5m from the western edge of the splay;
- (k) Permeable areas/surfaces shown confirming that the site will achieve a minimum permeable area of 20%;
- (l) The provision of sensor lighting to each porch / entry of the new dwelling, appropriately shielded and of limited intensity so as to avoid any light spillage into adjoining properties;
- (m) The provision of 6m<sup>3</sup> of storage space to each dwelling;
- (n) Elevations to show operable windows, with at least one operable window to each habitable room;
- (o) All first floor habitable room windows screened in accordance with the standard at Clause 55.04-6 (Overlooking);
- (p) All site services to be shown on the ground floor plan, including mailboxes;
- (q) An updated schedule of all external materials and finishes (including all screen detail with samples included).

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, any damage to Council infrastructure resulting from the development must be reinstated:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
4. Any service poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
5. Before the dwellings 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 must be provided. Lighting must be:
  - (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensity,to the satisfaction of the Responsible Authority.
6. 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.
7. 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.
8. 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.
9. This permit will expire if:
  - (a) the development is not commenced within two years of the date of this permit; or
  - (b) the development is not completed within four years of the date of this permit.

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

**Notes:**

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

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

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

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

### Submissions

*The Applicant addressed the Committee.*

*The following people also addressed the Committee:*

*Mr Matthew Riddle; and  
Ms Therese Kompacki.*

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Stone

**Seconded:** Councillor Fristacky

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0610 for the demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirements of the Yarra Planning Scheme at 2 St Phillips Street, Abbotsford, 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 sketch plans received by Council on 16 March 2017 which show:
  - (a) Each garage shown with a minimum width dimension of 3m;
  - (b) The swept path diagrams of the vehicle turning circle at the corner of the laneway;
  - (c) A plan notation indicating that the rear setback will be paved with concrete and the levels raised to the garage and the first floor of each dwelling by 300mm (no increase in maximum building height);
  - (d) The articulation of the metal standing seam at the first floor modified from a simple vertical composition to a combination of horizontal, vertical and diagonal.

but further modified to show:

- (e) The first floor wall of bedroom 1 to Dwelling 2 setback 0.75m from the northern boundary;
- (f) The provision of a minimum 12sq.m. of private open space to each dwelling;
- (g) The south-east corner of the Dwelling 1 setback an additional 0.5m from the western edge of the splay;
- (h) Permeable areas/surfaces shown confirming that the site will achieve a minimum permeable area of 20%;
- (i) The provision of sensor lighting to each porch / entry of the new dwelling, appropriately shielded and of limited intensity so as to avoid any light spillage into adjoining properties;



- (j) The provision of 6m<sup>3</sup> of storage space to each dwelling;
  - (k) Elevations to show operable windows, with at least one operable window to each habitable room;
  - (l) All first floor habitable room windows screened in accordance with the standard at Clause 55.04-6 (Overlooking);
  - (m) All site services to be shown on the ground floor plan, including mailboxes;
  - (n) An updated schedule of all external materials and finishes (including all screen detail with samples included); and
  - (o) The provision of bicycle storage and charging points in garages.
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, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
4. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
5. Any service poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
6. Before the dwellings 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 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 development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
8. Before the 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.
9. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
  - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

10. This permit will expire if:

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

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

Notes:

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 5095 to confirm.

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

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

**CARRIED UNANIMOUSLY**

The meeting closed at 7.26pm.

**Confirmed at the meeting held on Wednesday 10 May 2017**

---

**Chair**