



YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES

held on Wednesday 13 September 2017 at 6.30pm
in Meeting Room 3 at the Richmond Town Hall

I. ATTENDANCE

Councillor Stephen Jolly
Councillor Danae Bosler (substitute for Cr Searle)
Councillor Mike McEvoy

Nikolas Muhllechner (Principal Planner)
Ally Huynh (Senior Coordinator Statutory Planning)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor James Searle

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Jolly **Seconded:** Councillor McEvoy

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 23 August 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 Bosler as Chair.

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

Councillor Bosler assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	306 Burnley Street, Richmond VIC 3121 – Planning Permit Application No. PLN17/0182 - Use of the land as a medical centre and associated reduction of the car parking requirement.	6	7
1.2	1-35 Wellington Street (also known as 2-12 Cambridge Street) Collingwood - PLN16/0941 - Construction of a 6-storey building (inclusive of basement) part demolition, with a reduction in the car parking requirement.	9	21

1.1 306 Burnley Street, Richmond VIC 3121 – Planning Permit Application No. PLN17/0182 - Use of the land as a medical centre and associated reduction of the car parking requirement.

Trim Record Number: D17/122003

Responsible Officer: Principal Statutory Planner

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0182 for use of the land as a medical centre; and an associated reduction of the car parking requirement at 306 Burnley Street, Richmond, in accordance with the plans and reports received by Council (on 26 May 2017 and 7 June 2017) and subject to the following conditions:

1. Before the use 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) Bin storage to be relocated to rear courtyard, or alternatively, a screening fence constructed around the bins within the front setback.
 - (b) The provision of at least one bicycle rack on-site.
2. The use 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. No more than two (2) practitioners are permitted to operate from the land at any one time.
4. Except with the prior written consent of the Responsible Authority, no General Practitioner may practice from the premises.
5. Attendance by patients at the medical centre must be by appointment only.
6. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:
 - (a) Monday to Friday 9.00am – 5.00pm
 - (b) Saturday 9.00am – 1.00pm
7. 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.
8. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
9. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

10. All infectious waste must be removed by a commercial waste contractor which holds an appropriate commercial waste licence to the satisfaction of the Responsible Authority.
11. 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.
12. This permit will expire if the use is not commenced within two years from the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement.

Notes:

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

These premises will be required to comply with the Public Health and Wellbeing Act 2008. The use must not commence until registration has been granted by Council's Health Protection Unit.

Submissions

The Applicant, Mr Peter Diakrisis addressed the Committee.

The following people also addressed the Committee:

Mr James Devaris;
Mr Bill Arsenakis; and
Mr Andrew Devaris.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor McEvoy

Seconded: Councillor Jolly

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0182 for use of the land as a medical centre; and an associated reduction of the car parking requirement at 306 Burnley Street, Richmond, in accordance with the plans and reports received by Council (on 26 May 2017 and 7 June 2017) and subject to the following conditions:

1. Before the use 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:
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2. The use 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. No more than two (2) practitioners are permitted to operate from the land at any one time.

4. Except with the prior written consent of the Responsible Authority, no General Practitioner may practice from the premises.
5. Attendance by patients at the medical centre must be by appointment only.
6. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:
 - (a) Monday to Friday 9.00am – 5.00pm
 - (b) Saturday 9.00am – 1.00pm
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 - (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.
8. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
9. All infectious waste must be removed by a commercial waste contractor which holds an appropriate commercial waste licence to the satisfaction of the Responsible Authority.
10. 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.
11. This permit will expire if the use is not commenced within two years from the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement.

Notes:

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

These premises will be required to comply with the Public Health and Wellbeing Act 2008. The use must not commence until registration has been granted by Council's Health Protection Unit.

CARRIED UNANIMOUSLY

**1.2 1-35 Wellington Street (also known as 2-12 Cambridge Street)
Collingwood - PLN16/0941 - Construction of a 6-storey building
(inclusive of basement) part demolition, with a reduction in the car
parking requirement.**

Trim Record Number: D17/117397

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 PLN16/0941 for construction of a 6-storey building (inclusive of basement) part demolition, with a reduction in the car parking requirement at 1-35 Wellington Street (2-12 Cambridge Street) Collingwood, 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 by Koichi Takada Architecture received by Council on 12 October and 2 December 2016 but modified to show:
 - (a) The following changes in accordance with details demonstrated in the sketch plans received by Council on 24 July 2017;
 - (i) Relocation of the common stairwell away from the south boundary to a central location;
 - (ii) Reconfiguration of the internal layout of the development at each floor level (including basement) in association with the relocation of the common stairwell;
 - (iii) A minimum of 30 bicycle parking spaces;
 - (iv) Reduction in the size of the light well on the south side of the development from 2.35m x 3.48m to 1.5m x 2.18m;
 - (v) Increased size of balconies for all dwellings;
 - (vi) The south-east corner set back a minimum of 1.31m from the southern boundary at Level 2 and 3.56m at Levels 3 & 4;
 - (vii) The south-west corner set back a minimum of 4.895m from the southern boundary at Level 3;
 - (viii) Reduction in the height of the wall on the south boundary on the east side of the light well from 17.8m to 8.05m;
 - (ix) Level 4 setbacks from the southern boundary increased as follows;
 - (i) On-boundary wall set back 3.55m;
 - (ii) 0.8m & 1.2m to 4m & 4.2m.
 - (x) Parapet height at Level 4 reduced from RL 43.2 to RL42.95;
 - (xi) Adjoining properties to be correctly referenced with regards to use.
 - (b) All apartments to be numbered;
 - (c) A notation on the plans indicating that the rainwater tank will be connected to toilets within the development and utilised for irrigation. If necessary, the capacity of the tank should be increased to cater for both uses;
 - (d) A section demonstrating that views from the east-facing kitchen window within the southern-most dwelling at Level 1 and the south-facing bedroom at Level 2 are appropriately limited into areas of SPOS to the south;
 - (e) A minimum height of 1.7m for all privacy screens to be dimensioned on the plans;
 - (f) The location of mail boxes;

- (g) A solar PV array with the capacity to provide energy consumption for common areas;
 - (h) The removal of the plant room at Level 4 and associated staircase at Levels 3 & 4, with the plant room to be relocated within the proposed building footprint;
 - (i) All adjoining properties and boundary fences to be removed from the elevations (or shown as dashed-lines);
 - (j) Any changes that may be generated by the amended Landscape Management Plan required at Condition 8;
 - (k) Any changes that may be generated by the amended Sustainable Management Plan required at Condition 3;
 - (l) Any changes that may be generated by the Acoustic Report required at Condition 5;
 - (m) The following dimensions and details to be included on the basement plan;
 - (i) car parking spaces;
 - (ii) column setbacks;
 - (iii) headroom clearances;
 - (iv) stacker platforms;
 - (v) swept path diagrams;
 - (vi) ramp grades;
 - (vii) floor levels.
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.

Sustainable Management Plan

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by ADP Consulting and dated 7 November 2016, but modified to include or show:
- (a) Either external adjustable shading systems to all east, north and west-facing glazing exposed to summer sun or confirmation that the dwellings on the upper levels have reasonable cooling loads (<30MJ/m²) without additional shading.
 - (b) The correct heating and cooling loads entered into the BESS report, to equal the 6.5 Star average rating in Melbourne climate zone.
 - (c) The total site area amended to 623sqm in the STORM report.
 - (d) A solar PV array with the capacity to provide energy consumption for common areas within the development.
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. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:

- (a) Any noise impacts generated by mechanical plants, car stackers, lifts and building services, and any surrounding noise impacts, including those generated by the Baden-Powell Hotel.
 - (b) If necessary, the acoustic report must make recommendations to limit these noise impacts.
- 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 must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

- 8. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit.

The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Jack Merlo Design and Landscaping and dated 5 November 2016, but modified to include or show:

- (a) Reference the existing street trees on Cambridge Street, directly in front of the subject site.
 - (b) Details of how the planters will be water proofed, drained and irrigated;
 - (c) Details of how the external planters will be accessed for maintenance;
 - (d) Details on how vertical planting will be achieved
- 9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority
- 10. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
 - (a) the protection of the street trees in front of the site on Cambridge Street:
 - (i) pre-construction;
 - (ii) during construction; and
 - (iii) post construction
 - (b) the provision of any barriers;
 - (c) any pruning necessary; and
 - (d) watering and maintenance regimes, to the satisfaction of the Responsible Authority.

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

Road Infrastructure

12. 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 (including by the re-sheeting of the entire Cambridge Street footpath for the width of the property frontage if required by the Responsible Authority):
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure within the Right-of-Way (including the stormwater bluestone drain along the site's eastern boundary) resulting from the development must be reinstated;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. Pedestrian access must be constructed to a level no steeper than 1 in 40 from the building line to the top of kerb.
15. The street light on pole number 20149 in Cambridge Street must be replaced or shielded to avoid light spillage into the windows of the new residential development at the cost of the Permit Holder.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing on Cambridge Street must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

General

17. 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.
18. 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.
19. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the 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.
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 9am or after 3pm; or
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Construction Management

22. 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;
- (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.
- (q) 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;
 - (v) other relevant considerations; and

(vi) any site-specific requirements.

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) 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;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Time expiry

23. 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;

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

Notes:

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

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

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 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 residents, owners, occupiers and visitors within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

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.

No parking restriction signs are to be removed, adjusted, changed or relocated without approval or authorisation from Council Parking Management unit and Construction Management branch.

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, Mr Rob Kelderman addressed the Committee.

The following people also addressed the Committee:

Mr Sam Fuller; and
Mr Joe Battisti.

PROPOSED INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Jolly

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0941 for construction of a 6-storey building (inclusive of basement) part demolition, with a reduction in the car parking requirement at 1-35 Wellington Street (2-12 Cambridge Street) Collingwood, 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 by Koichi Takada Architecture received by Council on 12 October and 2 December 2016 but modified to show:
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 - (ii) Reconfiguration of the internal layout of the development at each floor level (including basement) in association with the relocation of the common stairwell;
 - (iii) A minimum of 30 bicycle parking spaces;
 - (iv) Reduction in the size of the light well on the south side of the development from 2.35m x 3.48m to 1.5m x 2.18m;
 - (v) Increased size of balconies for all dwellings;
 - (vi) The south-east corner set back a minimum of 1.31m from the southern boundary at Level 2 and 3.56m at Levels 3 & 4;
 - (vii) The south-west corner set back a minimum of 4.895m from the southern boundary at Level 3;
 - (viii) Reduction in the height of the wall on the south boundary on the east side of the light well from 17.8m to 8.05m;
 - (ix) Adjoining properties to be correctly referenced with regards to use.
 - (b) All apartments to be numbered;
 - (c) A notation on the plans indicating that the rainwater tank will be connected to toilets within the development and utilised for irrigation. If necessary, the capacity of the tank should be increased to cater for both uses;
 - (d) A section demonstrating that views from the east-facing kitchen window within the southern-most dwelling at Level 1 and the south-facing bedroom at Level 2 are appropriately limited into areas of SPOS to the south;
 - (e) A minimum height of 1.7m for all privacy screens to be dimensioned on the plans;

- (f) The location of mail boxes;
 - (g) A solar PV array with the capacity to provide energy consumption for common areas;
 - (h) The removal of Level 4;
 - (i) All adjoining properties and boundary fences to be removed from the elevations (or shown as dashed-lines);
 - (j) Any changes that may be generated by the amended Landscape Management Plan required at Condition 8;
 - (k) Any changes that may be generated by the amended Sustainable Management Plan required at Condition 3;
 - (l) Any changes that may be generated by the Acoustic Report required at Condition 5;
 - (m) The following dimensions and details to be included on the basement plan;
 - (i) car parking spaces;
 - (ii) column setbacks;
 - (iii) headroom clearances;
 - (iv) stacker platforms;
 - (v) swept path diagrams;
 - (vi) ramp grades;
 - (vii) floor levels.
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.

Sustainable Management Plan

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by ADP Consulting and dated 7 November 2016, but modified to include or show:
- (a) Either external adjustable shading systems to all east, north and west-facing glazing exposed to summer sun or confirmation that the dwellings on the upper levels have reasonable cooling loads (<30MJ/m²) without additional shading.
 - (b) The correct heating and cooling loads entered into the BESS report, to equal the 6.5 Star average rating in Melbourne climate zone.
 - (c) The total site area amended to 623sqm in the STORM report.
 - (d) A solar PV array with the capacity to provide energy consumption for common areas within the development.
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. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
- (a) Any noise impacts generated by mechanical plants, car stackers, lifts and building services, and any surrounding noise impacts, including those generated by the Baden-Powell Hotel.

- (b) If necessary, the acoustic report must make recommendations to limit these noise impacts.
- 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 must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

- 8. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit.

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 - (b) Details of how the planters will be water proofed, drained and irrigated;
 - (c) Details of how the external planters will be accessed for maintenance;
 - (d) Details on how vertical planting will be achieved
- 9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority
- 10. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
 - (a) the protection of the street trees in front of the site on Cambridge Street:
 - (i) pre-construction;
 - (ii) during construction; and
 - (iii) post construction
 - (b) the provision of any barriers;
 - (c) any pruning necessary; and
 - (d) watering and maintenance regimes, to the satisfaction of the Responsible Authority.
- 11. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

Road Infrastructure

12. 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 (including by the re-sheeting of the entire Cambridge Street footpath for the width of the property frontage if required by the Responsible Authority):
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure within the Right-of-Way (including the stormwater bluestone drain along the site's eastern boundary) resulting from the development must be reinstated;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. Pedestrian access must be constructed to a level no steeper than 1 in 40 from the building line to the top of kerb.
15. The street light on pole number 20149 in Cambridge Street must be replaced or shielded to avoid light spillage into the windows of the new residential development at the cost of the Permit Holder.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing on Cambridge Street must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

General

17. 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.
18. 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.
19. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the 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.
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 9am or after 3pm; or

- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Construction Management

22. 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;
 - (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.
 - (q) 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;
 - (v) other relevant considerations; and
 - (vi) any site-specific requirements.

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) 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;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Time expiry

23. 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;

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

Notes:

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

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

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 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 residents, owners, occupiers and visitors within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

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.

No parking restriction signs are to be removed, adjusted, changed or relocated without approval or authorisation from Council Parking Management unit and Construction Management branch.

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.

Motion lapsed for want of a seconder.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor McEvoy

Seconded: Councillor Bosler

That the Recommendation be adopted.

CARRIED

The meeting closed at 7.32pm.

Confirmed at the meeting held on Wednesday 27 September 2017

Chair