



YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES

held on Wednesday 11 October 2017 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall

I. ATTENDANCE

Councillor Amanda Stone
Councillor Jackie Fristacky
Councillor James Searle (substitute for Cr Chen Yi Mei)

Tarquin Leaver (Senior Coordinator Statutory Planning)
Lara Fiscalini (Senior Statutory Planner)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Councillor Mi-Lin Chen Yi Mei

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

Moved: Councillor Fristacky **Seconded:** Councillor Searle

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 27 September 2017 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 Stone nominated Councillor Searle as Chair.

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

Councillor Searle assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	2 Reserve Street Carlton North - Planning Permit Application PLN17/0048 - Development of the land for the construction of one, three-storey dwelling, including part demolition	6	8

1.1 2 Reserve Street Carlton North - Planning Permit Application PLN17/0048 - Development of the land for the construction of one, three-storey dwelling, including part demolition

Trim Record Number: D17/151202

Responsible Officer: Senior Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN17/0048 for development of the land for the construction of one, three-storey dwelling, including part demolition at 2 Reserve Street Carlton North VIC 3054 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 sketch plans (dated 18/09/17) showing:
 - (a) Setback of the garage at ground floor increased to 2m from the western (front) boundary.
 - (b) Provision of a northern light-court (3.2m long x 1.2m wide) at both first and second floors adjacent to the existing, south-facing habitable room window of No. 6 Reserve Street.
 - (c) Addition of a pillar-style letter box within the front setback; at the corner of Reserve and the ROW to the south, including pavers leading to the front pedestrian entrance.
 - (d) Installation of sensor-lighting to the pedestrian entrance.
 - (e) Deletion of the window on boundary at ground floor and addition of skylights, including an additional south-facing window at second floor (office).
 - (f) Changes to the materials and finishes schedule; showing Colorbond interlocking panels (grey) on the front portion of the southern wall at first floor in place of rendered blue board and rendered blue-board (Cream) or radial timber battens to the southern and eastern walls at first floor;
 - (g) Screening to the air conditioning units on the southern side.

but further modified to show:

- (h) The extent of existing boundary walls to be demolished.
- (i) The existing south-facing habitable room window of No. 6 Reserve Street.
- (j) Height dimensions of all proposed and existing boundary walls (which are to remain) taken from natural ground level.
- (k) The following to demonstrate compliance with the objective of Standard A15 (Overlooking objective) of Clause 54 of the Yarra Planning Scheme:
 - (i) South-facing family room window and south-facing staircase window at first floor;
 - (ii) East-facing balcony at first floor;
 - (iii) South-facing staircase window at second floor;
 - (iv) East-facing bedroom window at second floor; and
 - (v) North-facing window of the office at second floor.
- (l) Southern and eastern elevations to confirm proposed materials and finishes of the first floor.
- (m) Details of the screening treatment to the air condition units.
- (n) The existing crossover widened to the same width as the proposed garage doorway.
- (o) The position of the existing vehicle crossing.
- (p) The setback area (inside of the garage) to be constructed in a different material to the footpath.
- (q) The grade and length of the internal pedestrian ramp; with the ramp being constructed no steeper than 1 in 14.

2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
4. 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 building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
7. This permit will expire if 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: This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

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

NOTE: Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5585 for further information.

NOTE: A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

Submissions

The Applicant, Mr Craig Guttridge addressed the Committee.

The following people also addressed the Committee:

Ms Miranda Batur;
Mr Nicholas Howard; and
Ms Laura Howard.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Stone

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CARRIED UNANIMOUSLY

The meeting closed at 7.17pm.

Confirmed at the meeting held on Wednesday 25 October 2017

Chair