



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

**held on Wednesday 14 March 2018 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Daniel Nguyen
Councillor Misha Coleman
Councillor Danae Bosler

Ally Huynh (Senior Co-Ordinator Statutory Planning)
Patrick Sutton (Senior 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:

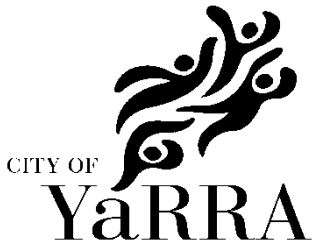
Moved: Councillor Bosler **Seconded:** Councillor Nguyen

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 28 February 2018 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 Coleman 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	66 Cecil Street, Fitzroy - PLN17/0398 - Full demolition of the existing building, and development of the land for the construction of three dwellings.	6	10
1.2	2 - 4 St Georges Road, Fitzroy North - Planning permit application number PLN13/0204.03 - Section 72 amendment to allow for the sale and consumption of liquor and an increase to patron numbers associated with a food and drinks premises (cafe), including buildings and works to modify the ground floor openings of the as-approved building.	14	21

1.1 66 Cecil Street, Fitzroy - PLN17/0398 - Full demolition of the existing building, and development of the land for the construction of three dwellings.

Trim Record Number: D18/15408

Responsible Officer: Principal Statutory Planner

RECOMMENDATION

That having considered all objections and relevant planning policies, the Internal Development Approvals Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0398 for full demolition of the existing building and development of the land for the construction of three dwellings at 66 Cecil Street, Fitzroy, 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 BG Architecture received by Council on 25 January 2018 but modified to show:
 - (a) The dimensions of all setbacks from site boundaries on relevant floor plans and elevations (second-floor and roof terrace);
 - (b) The breeze blocks & security doors to Fitzroy Street to have a minimum transparency of 50%;
 - (c) The material of the west-facing balustrade to Townhouse 1 to be glazing;
 - (d) The following measures to be shown or notated on the relevant plans, as outlined in the ESD Report;
 - (i) The design of the garage doors to allow for ventilation;
 - (ii) External clothes drying lines;
 - (iii) The location of internal bicycle parking spaces for each dwelling;
 - (iv) The location of the electric car charging points within each garage;
 - (v) A notation confirming that the rainwater tanks will be connected to toilets within each dwelling, with an updated STORM report achieving a minimum rating of 100%;
 - (e) An amended design of the bin storage doors, with no outward-opening elements;
 - (f) Amended plans in accordance with the Melbourne Water condition outlined at Condition 10;
 - (g) The provision of planter boxes in front of each entrance to Fitzroy Street (behind the breeze blocks);
 - (h) Compliance with Standard B22 of the Yarra Planning Scheme for the following;
 - (i) First-floor south-facing windows of Townhouse 3;
 - (ii) All west-facing windows;
 - (iii) Southern and western balustrades of roof terraces, with overlooking measures designed to have no increase in the height of these balustrades (i.e. planter boxes/increased setbacks from boundaries);
 - (i) The balustrades between each roof terrace to be minimum heights of 1.7m and maximum transparency of 25%;
 - (i) Any changes to the plans (if any) required by the Acoustic Report at Condition 4.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment (prepared by Low Impact Development Consulting and dated 23 February 2017) must be implemented and complied with to the satisfaction of the Responsible Authority.

4. 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) Potential noise impacts to No. 64 Cecil Street generated by the proposed car stacker systems;
 - (b) Potential internal noise impacts to the bedrooms within the development at first-floor.

The Acoustic Report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) or any other requirement to the satisfaction of the Responsible Authority.

5. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the building occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
8. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
9. Before the 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.

Melbourne Water condition 10

10. The finished floor level of townhouse 1 must be the same as for the other two townhouses (i.e. FFL+ 24.05).

Engineering conditions 11-14

11. Within 2 months of the completion of the development, 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 Fitzroy Street and Cecil Street footpath and the ROW to the south for the width of the property frontage if required by the Responsible Authority and relocation of the grated pit on Fitzroy Street):
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
12. The footpath cross-fall must be no steeper than 1 in 40.
13. The pram crossing on the south-west corner of the Cecil Street and Fitzroy Street intersection (in front of the property) must be reconstructed and made DDA compliant;

- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. 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.
15. 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.
16. 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;
17. 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.
18. 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.

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.

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 and visitors 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 crossings. Please contact Council's Construction Management Branch on 9205 5585 for further information.

Submissions

Mr Andrea Padiaro addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Ms Alison Hallahan;
Ms Wendy Williams;
Mr David Jay; and
Ms Fay Koindini.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**Moved:** Councillor Coleman**Seconded:** Councillor Bosler

That having considered all objections and relevant planning policies, the Internal Development Approvals Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0398 for full demolition of the existing building and development of the land for the construction of three dwellings at 66 Cecil Street, Fitzroy, 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 BG Architecture received by Council on 25 January 2018 but modified to show:
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 - (b) The breeze blocks & security doors to Fitzroy Street to have a minimum transparency of 50%;
 - (c) The material of the west-facing balustrade to Townhouse 1 to be glazing;
 - (d) The following measures to be shown or notated on the relevant plans, as outlined in the ESD Report;
 - (i) The design of the garage doors to allow for ventilation;
 - (ii) External clothes drying lines;
 - (iii) The location of internal bicycle parking spaces for each dwelling;
 - (vi) The location of the electric car charging points within each garage;
 - (v) A notation confirming that the rainwater tanks will be connected to toilets within each dwelling, with an updated STORM report achieving a minimum rating of 100%;
 - (e) An amended design of the bin storage doors, with no outward-opening elements;
 - (f) Amended plans in accordance with the Melbourne Water condition outlined at Condition 10;
 - (g) The provision of planter boxes in front of each entrance to Fitzroy Street (behind the breeze blocks);
 - (h) Compliance with Standard B22 of the Yarra Planning Scheme for the following;
 - (i) First-floor south-facing windows of Townhouse 3;
 - (ii) All west-facing windows;
 - (iii) Southern and western balustrades of roof terraces, with overlooking measures designed to have no increase in the height of these balustrades (i.e. planter boxes/increased setbacks from boundaries);
 - (i) The balustrades between each roof terrace to be minimum heights of 1.7m and maximum transparency of 25%;
 - (j) Any changes to the plans (if any) required by the Acoustic Report at Condition 4.
 - (k) Height to the top of Level 3 reduced from RL 34.15 to a RL 33.35, resulting in a minimum reduction in the overall building height by 0.9m;
 - (l) A minimum setback of 1.66m from Cecil Street, including landscape plantings; and
 - (m) Modifications to ensure that no additional overshadowing is caused to the existing solar panels of No.64 Cecil Street from 10am at the September Equinox.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment (prepared by Low Impact Development Consulting and dated 23 February 2017) must be implemented and complied with to the satisfaction of the Responsible Authority.

4. 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:
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5. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the building occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
8. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
9. Before the 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.

Melbourne Water condition 10

10. The finished floor level of townhouse 1 must be the same as for the other two townhouses (i.e. FFL+ 24.05).

Engineering conditions 11-14

11. Within 2 months of the completion of the development, 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 Fitzroy Street and Cecil Street footpath and the ROW to the south for the width of the property frontage if required by the Responsible Authority and relocation of the grated pit on Fitzroy Street):
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
12. The footpath cross-fall must be no steeper than 1 in 40.
13. The pram crossing on the south-west corner of the Cecil Street and Fitzroy Street intersection (in front of the property) must be reconstructed and made DDA compliant;

- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. 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.
15. 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.
16. 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;
17. 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.
18. 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.

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.

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 and visitors 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 crossings. Please contact Council's Construction Management Branch on 9205 5585 for further information.

CARRIED UNANIMOUSLY

Note

This resolution was rescinded at a Special Meeting of the Internal Development Approvals Committee on 21 March 2018.

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- 1.2 2 - 4 St Georges Road, Fitzroy North - Planning permit application number PLN13/0204.03 - Section 72 amendment to allow for the sale and consumption of liquor and an increase to patron numbers associated with a food and drinks premises (cafe), including buildings and works to modify the ground floor openings of the as-approved building.**
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Trim Record Number: D18/37836

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN13/0204 to allow for the sale and consumption of liquor associated with the approved food and drink premises (café) and modified shopfront windows at 2-4 St Georges Road, North Fitzroy, subject to the following conditions (new or amended conditions highlighted in **bold**):

Endorsed Plans

1. **All development must accord with the endorsed plans (drawing no's TP1-102 – Revision C, TP1-103 – Revision C, TP2-102 – Revision C, TP2-102-A – Revision E, TP2-103 - Revision E, TP2-104 – Revision C, TP2-105 – Revision C, TP2-106 – Revision C, TP2-107 – Revision C, TP3-101 – Revision E, TP3-103 – Revision E, TP3-103- Revision E, TP3-104 – Revision E, TP4-101 – Revision C, TP4-102 Revision C, TP5-101 – Revision C, TP5-102 – Revision C, TP5-103 – Revision C and materials schedule dated 03 / 10 / 2016). Any alterations must be approved in writing by the Responsible Authority.**
2. Floor levels shown on the endorsed plan(s) must not be altered or modified 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.
5. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

Acoustic Report

6. Before the plans are endorsed, an acoustic report prepared by a suitably qualified expert to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the acoustic report will be endorsed and will then form part of the permit.

The report must include an assessment of how the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1 and any other relevant Australian Standards will be met and must prescribe the form of acoustic treatment to the following:

- (a) any off-site impacts;
- (b) plant and equipment; and
- (c) noise from nearby street traffic (i.e. trams and traffic along Nicholson Street).

7. **Before the sale and consumption of liquor commences, 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 dated December 2016 but modified to include (or show, or address):**
 - (a) **The hours of operation as outlined at Condition 14; and**
 - (b) **Include the correct address.**
8. **The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.**

Environmentally Sustainable Design Principles

9. 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 report will then form part of this permit. The Report must be generally in accordance with the Sustainable Management Plan prepared by GIW Environmental Solutions dated 24 June 2015 to include:
 - (a) Fly screens and security mechanisms to openable windows/doors to allow for convenient and effective night purging (ventilation during night) during summer months;
 - (b) Selection of clear glazing;
 - (c) Cross ventilation opportunities to all apartments;
 - (d) Intended operation of shading elements; and
 - (e) Rainwater collection areas and number of connected toilet(s).

Food and drink premises (café)

10. 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.
11. **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 received by Council on 30 June 2017, but modified to include and make reference to:**
 - (a) ***The hours of operation as outlined at Condition 14; and***
 - (b) ***Reference the updated acoustic report (as per condition 7).***
12. **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.**
13. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the hours of 8.00am to 8.00pm, Monday to Sunday (seven days a week).

14. **Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the hours of 9.00am to 8.00pm, Monday to Sunday (Seven days a week).**
15. No more than **46** patrons are permitted on the land at any one time.
16. 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.
17. 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.
18. **The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).**
19. **The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).**
20. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
21. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
22. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
23. 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.

Landscaping

24. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must show the following:
 - (a) key materials and construction details for the garden beds;
 - (b) the location, quantity and maturity of all proposed plants;
 - (c) the botanical name of all new planting; and
 - (d) details of proposed irrigation drainage and maintenance methods for all proposed planting, confirming use of recycled water (where possible).
25. 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.

Lighting

26. 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 semi-exposed basement car park, and 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.

General Parking Areas

27. Unless with the prior written consent of the Responsible Authority, no fewer than 14 car parking spaces must be provided on the land at all times, to the satisfaction of the Responsible Authority.
28. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan must:
- (a) be designed, provided and completed to the satisfaction of the Responsible Authority prior to the commencement of the development hereby permitted;
 - (b) thereafter be maintained to the satisfaction of the Responsible Authority;
 - (c) be made available for such use at all times and not used for any other purpose;
 - (d) be properly formed to such levels that it can be used in accordance with the endorsed plan; and
 - (e) be drained and sealed with an all-weather seal coat.

all to the satisfaction of the Responsible Authority.

29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 24 bicycle spaces must be provided:
- (a) at the developer's cost; and
 - (b) in a location and manner.

to the satisfaction of the Responsible Authority.

30. Bicycle access must at all times be clearly signed and marked, to the satisfaction of the Responsible Authority.

Drainage

31. Provision must be made for the drainage of the site including communal, landscaped and roofed areas all to the satisfaction of the Responsible Authority.

Vehicle Crossings and Accessways

32. Upon the completion of all building works and connections for underground utility services, the footpaths surrounding the development must be reconstructed to Council's satisfaction and at the developer's expense.

33. Any damaged road(s) and footpath(s) and other infrastructure adjacent to the development site as a result of the construction works including but not limited to trenching and excavation for utility service connections must be reinstated to the satisfaction of the Responsible Authority.
34. Before the building 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 and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
35. The development's finished floor levels relative to the existing footpath and road levels must be such that pedestrian and vehicular access accord with the Australian/New Zealand Standard AS/NZS 2890.1:2004.
36. The development's finished floor levels for pedestrian access and car parking areas must be such that pedestrian and vehicular access accords with Australian Standards.
37. Existing footpath, kerb and channel, and road pavement surface levels must not be altered unless with the prior written approval of the Responsible Authority.

Waterproofing of Building and Management of Rainfall Run-off

38. The designer and developer must ensure that the semi-exposed basement and any portions of the development at or below natural surface level are completely waterproofed to prevent any subterranean water or any rainfall run-off from penetrating the walls or floors of the site.
39. It is the designer's onus and responsibility to ensure that rainfall run-off does not enter the property in the event of a heavy storm. Adequate measures must be in place to prevent backwash from entering the property.

Melbourne Water's Conditions (40-44)

40. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
41. The finished ground floor levels must be a minimum of 300mm above the applicable flood level.
42. The entry / exit driveway of the basement car park must incorporate a flood proof apex of a minimum of 300mm above the applicable floor level.
43. All doors, windows, vents and openings to the basement car park must be a minimum of 300mm above the applicable flood level.
44. A bund wall to a minimum of 300mm above the applicable flood level is to be constructed along the driveway to prevent flood waters entering the basement car park.

Waste Management

45. Before the plans are endorsed an amended Waste Management Plan generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 4 October 2013 must be submitted to the Responsible Authority for endorsement.

The collection of all waste must be in accordance with the approved Waste Management Plan. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view and be managed to the satisfaction of the Responsible Authority in accordance with the approved Waste Management Plan.

Environmental Audit Conditions (46-51)

46. Before commencement of construction or carrying out of any buildings and works, save for demolition, bulk excavation and site preparation/remediation works, the owner must submit to the satisfaction of the Responsible Authority either:
 - (a) A site assessment prepared by a suitably qualified environmental professional that determines if an environmental audit is required and, if not, the assessment:
 - (i) confirms that the site is or can be made suitable for sensitive uses (residential); and
 - (ii) specifies requirements to effectively manage contamination prior to the occupation of the land for residential use; or
 - (b) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
 - (c) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the residential use.
47. Any ongoing groundwater management and abatement of groundwater contamination must be in accordance with all requirements of any Clean Up Notice issued by the Environment Protection Authority under section 62A of the Environment Protection Act 1970, or any other relevant written notice or direction issued by the Environment Protection Authority, to the satisfaction of the Environment Protection Authority.
48. A copy of the site assessment, certificate of environmental audit and/or statement, and the complete audit report and audit area plan must be submitted to the Responsible Authority.
49. The use and/or development/buildings and works allowed by this permit must comply with the directions and conditions of any site assessment or statement of environmental audit issued for the land.
50. Prior to the occupation of dwellings a letter must be submitted to the Responsible Authority by an Environmental Auditor accredited with the EPA, to advise that all construction and remediation works necessary and required by a site assessment or an environmental audit or statement have been carried out.
51. Any handling and disposal of contaminated site soil must be in accordance with the requirements of any statement of environmental audit issued for the land, the requirements of the Environment Protection Authority and the Environment Protection Act 1970.

Construction

52. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

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

53. The development, once commenced, must be completed to the satisfaction of the Responsible Authority.

54. 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.

Time limits

55. This permit will expire if:

- (a) The development is not commenced within two (2) years from the date of this amended permit;
- (b) The development is not completed within four (4) years from the date of this amended permit; and
- (c) The use (food and drink premises (cafe)) is not commenced within 5 years of this amended 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.

The site must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.

A building permit may be required before development is commenced. Please contact Council's Building Services Unit on Ph. (03) 9205 5095 to confirm.

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

Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

Submissions

The Applicant, Mr Joseph Dominico addressed the Committee.

Mr Michael McCormack also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Bosler

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN13/0204 to allow for the sale and consumption of liquor associated with the approved food and drink premises (café) and modified shopfront windows at 2-4 St Georges Road, North Fitzroy, subject to the following conditions (new or amended conditions highlighted in **bold**):

Endorsed Plans

1. **All development must accord with the endorsed plans (drawing no's TP1-102 – Revision C, TP1-103 – Revision C, TP2-102 – Revision C, TP2-102-A – Revision E, TP2-103 - Revision E, TP2-104 – Revision C, TP2-105 – Revision C, TP2-106 – Revision C, TP2-107 – Revision C, TP3-101 – Revision E, TP3-103 – Revision E, TP3-103- Revision E, TP3-104 – Revision E, TP4-101 – Revision C, TP4-102 Revision C, TP5-101 – Revision C, TP5-102 – Revision C, TP5-103 – Revision C and materials schedule dated 03 / 10 / 2016). Any alterations must be approved in writing by the Responsible Authority.**
2. Floor levels shown on the endorsed plan(s) must not be altered or modified 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.
5. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

Acoustic Report

6. Before the plans are endorsed, an acoustic report prepared by a suitably qualified expert to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the acoustic report will be endorsed and will then form part of the permit.

The report must include an assessment of how the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1 and any other relevant Australian Standards will be met and must prescribe the form of acoustic treatment to the following:

- (a) any off-site impacts;
 - (b) plant and equipment; and
 - (c) noise from nearby street traffic (i.e. trams and traffic along Nicholson Street).
7. **Before the sale and consumption of liquor commences, 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 dated December 2016 but modified to include (or show, or address):**
 - (a) **The hours of operation as outlined at Condition 14; and**
 - (b) **Include the correct address.**
8. **The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.**

Environmentally Sustainable Design Principles

9. 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 report will then form part of this permit. The Report must be generally in accordance with the Sustainable Management Plan prepared by GIW Environmental Solutions dated 24 June 2015 to include:
 - (a) Fly screens and security mechanisms to openable windows/doors to allow for convenient and effective night purging (ventilation during night) during summer months;
 - (b) Selection of clear glazing;
 - (c) Cross ventilation opportunities to all apartments;
 - (d) Intended operation of shading elements; and

(e) Rainwater collection areas and number of connected toilet(s).

Food and drink premises (café)

10. 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.
11. **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 received by Council on 30 June 2017, but modified to include and make reference to:**
 - (a) *The hours of operation as outlined at Condition 14; and*
 - (b) *Reference the updated acoustic report (as per condition 7).*
12. **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.**
13. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the hours of 8.00am to 10.00pm, Monday to Sunday (seven days a week).
14. **Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the hours of 9.00am to 10.00pm, Monday to Sunday (Seven days a week).**
15. No more than **46** patrons are permitted on the land at any one time.
16. 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.
17. 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.
18. **The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).**
19. **The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).**
20. Except with the prior written consent of the Responsible Authority, speakers external to the building must not be erected or used.
21. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.

22. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
23. 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.

Landscaping

24. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must show the following:
 - (a) key materials and construction details for the garden beds;
 - (b) the location, quantity and maturity of all proposed plants;
 - (c) the botanical name of all new planting; and
 - (d) details of proposed irrigation drainage and maintenance methods for all proposed planting, confirming use of recycled water (where possible).
25. 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.

Lighting

26. 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 semi-exposed basement car park, and 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.

General Parking Areas

27. Unless with the prior written consent of the Responsible Authority, no fewer than 14 car parking spaces must be provided on the land at all times, to the satisfaction of the Responsible Authority.
28. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan must:
 - (a) be designed, provided and completed to the satisfaction of the Responsible Authority prior to the commencement of the development hereby permitted;
 - (b) thereafter be maintained to the satisfaction of the Responsible Authority;
 - (c) be made available for such use at all times and not used for any other purpose;

- (d) be properly formed to such levels that it can be used in accordance with the endorsed plan; and
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all to the satisfaction of the Responsible Authority.

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- (a) at the developer's cost; and
- (b) in a location and manner.

to the satisfaction of the Responsible Authority.

30. Bicycle access must at all times be clearly signed and marked, to the satisfaction of the Responsible Authority.

Drainage

31. Provision must be made for the drainage of the site including communal, landscaped and roofed areas all to the satisfaction of the Responsible Authority.

Vehicle Crossings and Accessways

32. Upon the completion of all building works and connections for underground utility services, the footpaths surrounding the development must be reconstructed to Council's satisfaction and at the developer's expense.
33. Any damaged road(s) and footpath(s) and other infrastructure adjacent to the development site as a result of the construction works including but not limited to trenching and excavation for utility service connections must be reinstated to the satisfaction of the Responsible Authority.
34. Before the building 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 and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
35. The development's finished floor levels relative to the existing footpath and road levels must be such that pedestrian and vehicular access accord with the Australian/New Zealand Standard AS/NZS 2890.1:2004.
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37. Existing footpath, kerb and channel, and road pavement surface levels must not be altered unless with the prior written approval of the Responsible Authority.

Waterproofing of Building and Management of Rainfall Run-off

38. The designer and developer must ensure that the semi-exposed basement and any portions of the development at or below natural surface level are completely waterproofed to prevent any subterranean water or any rainfall run-off from penetrating the walls or floors of the site.

39. It is the designer's onus and responsibility to ensure that rainfall run-off does not enter the property in the event of a heavy storm. Adequate measures must be in place to prevent backwash from entering the property.

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 - (a) A site assessment prepared by a suitably qualified environmental professional that determines if an environmental audit is required and, if not, the assessment:
 - (i) confirms that the site is or can be made suitable for sensitive uses (residential); and
 - (ii) specifies requirements to effectively manage contamination prior to the occupation of the land for residential use; or
 - (b) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
 - (c) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the residential use.
47. Any ongoing groundwater management and abatement of groundwater contamination must be in accordance with all requirements of any Clean Up Notice issued by the Environment Protection Authority under section 62A of the Environment Protection Act 1970, or any other relevant written notice or direction issued by the Environment

Protection Authority, to the satisfaction of the Environment Protection Authority.

48. A copy of the site assessment, certificate of environmental audit and/or statement, and the complete audit report and audit area plan must be submitted to the Responsible Authority.
49. The use and/or development/buildings and works allowed by this permit must comply with the directions and conditions of any site assessment or statement of environmental audit issued for the land.
50. Prior to the occupation of dwellings a letter must be submitted to the Responsible Authority by an Environmental Auditor accredited with the EPA, to advise that all construction and remediation works necessary and required by a site assessment or an environmental audit or statement have been carried out.
51. Any handling and disposal of contaminated site soil must be in accordance with the requirements of any statement of environmental audit issued for the land, the requirements of the Environment Protection Authority and the Environment Protection Act 1970.

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52. 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;
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- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.

53. The development, once commenced, must be completed to the satisfaction of the Responsible Authority.

54. 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.

Time limits

55. This permit will expire if:

- (a) The development is not commenced within two (2) years from the date of this amended permit;
- (b) The development is not completed within four (4) years from the date of this amended permit; and
- (c) The use (food and drink premises (cafe) is not commenced within 5 years of this amended 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.

The site must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.

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Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

CARRIED UNANIMOUSLY

The meeting closed at 7.45pm.

Confirmed at the Special IDAC Meeting on Wednesday 21 March 2018

Chair