

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

**held on Wednesday 18 April 2018 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall**

I. ATTENDANCE

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

Lara Fiscalini (Senior Statutory Planner)
Amy Hodgen (Co-Ordinator Statutory Planning)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

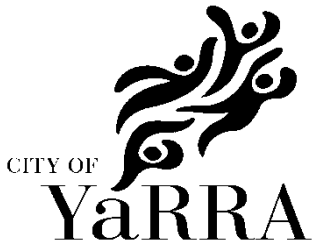
Moved: Councillor Fristacky **Seconded:** Councillor Stone

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 28 March 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 Fristacky nominated Councillor Stone as Chair.

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

Councillor Stone assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN17/0900 - 62 Buckingham Street, Richmond - The construction of two double storey dwellings with roof top terraces and a reduction in the car parking requirement.	6	9
1.2	32 - 68 Mollison Street and 10 Victoria Crescent, Abbotsford - Planning Application No. PLN17/0679 - Development of the land for the construction of a five-storey building(s) generally on land within the Incorporated Plan Overlay (Schedule 1) - 32-68 Mollison Street; and 10 Victoria Crescent (not within the Incorporated Plan Overlay), and a change of use to office and shop, including a reduction in the associated car parking requirement.	13	18
1.3	Confidential Item - 37-39 Shelley Street & 20 Garfield Street, Richmond VIC 3121 - Planning Permit Application No. PLN17/0220 (Development of the land for ten dwellings within a three-storey building, including associated reduction in car parking requirements).		

1.1 PLN17/0900 - 62 Buckingham Street, Richmond - The construction of two double storey dwellings with roof top terraces and a reduction in the car parking requirement.

Trim Record Number: D18/56588

Responsible Officer: Senior Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0900 for the construction of two double storey dwellings with roof top terraces and a reduction in the car parking requirement at 62 Buckingham Street, Richmond, subject to the following conditions:

Amended Plans

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the advertised plans prepared by One Design Office and dated 20 December 2017, but modified to show:
 - (a) the changes shown in the sketch plans prepared by One Design Office and dated 9 April 2018, which generally show:
 - (i) the deletion of all references to Unit 3.
 - (ii) the removal of the staircase and internal corridor to the home office.
 - (iii) the deletion of the kitchen sink from the home office.
 - (iv) the introduction of a winter garden to the rear of the home office with an outlook towards the laneway.
 - (v) subsequent internal changes including an increase to the size of the master bedroom on the ground floor and relocating the laundry and bathroom on the first floor.
 - (vi) the overall height of the home office increased to 7.56 metres.
 - (vii) the setback to the rear boundary from the first floor south-facing wall of the deleted internal corridor reduced to 5.6 metres.
 - (viii) the setback to the rear boundary from the first floor south-facing wall perpendicular to the western boundary increased to 12 metres.
 - (ix) the setback of the first floor wall to the east boundary increased to 2.93 metres.
 - (x) the setback to the west boundary increased to 1.53 metres for the deleted internal corridor wall and to 3 metres for the home office wall.
 - (xi) the setback to the rear boundary with the laneway increased to 2.18 metres.

But further modified to show the following changes:

 - (b) a notation on the plans that the rainwater tank is to be connected to toilet flushing.
 - (c) the pedestrian paths within the proposed development constructed of a permeable material.
 - (d) the raked first floor wall of Dwelling 1 on the eastern elevation cut back to create a clean building line with a minimum setback of 2.8 metres.
 - (e) the first floor 'bay' windows on the east elevation of Dwelling 1 to be more recessed, but still allowing for some articulation.
 - (f) the vehicle crossing (including dimensions) onto Little Buckingham Street to match the width of the garage door.
 - (g) the first floor west facing windows associated with the bathroom, laundry and store of Dwelling 2 compliant with Standard B22 (overlooking) of Clause 55.04-6 of the Yarra Planning Scheme.
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.

Landscape Plan

3. 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:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (b) indicate the location of all areas to be covered by lawn or other surface materials; and
 - (c) provide a specification of works to be undertaken prior to planting,to the satisfaction of the Responsible Authority.
4. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
 - (c) replacing any dead, diseased, dying or damaged plants.to the satisfaction of the Responsible Authority.

Sustainable Design

5. The provisions, recommendations and requirements of the endorsed sustainable design assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Car Parking

6. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the area(s) set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans.
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - (c) treated with an all-weather seal or some other durable surface.
 - (d) line-marked or provided with some adequate means of showing the car parking spaces.to the satisfaction of the Responsible Authority.

General

7. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
8. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car parking, pedestrian walkway, and dwelling entrances must be provided within the property boundary. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
11. 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.
12. Before the building is occupied, any wall located on a boundary facing public property (e.g. the rear laneway) must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
13. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
14. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
 - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.

Time Expiry

15. 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

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

A vehicle crossing permit is required for the construction of any vehicle crossing(s). Please contact Council's construction management branch on 9205 5585 for further information.

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 and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor car 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.

The developer must ensure that light projected from any existing, new or modified lights does not spill into the windows of any new dwellings or any existing nearby residences. Any light shielding that may be required shall be funded by the permit holder.

The applicant must liaise with Council's open space unit for the protection of street trees in Buckingham Street.

Submissions

The Applicant, Mr Samson Tiew addressed the Committee.

The following people also addressed the Committee:

Mr Mal Beniston; and
Mr David Brown.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Chen Yi Mei

Seconded: Councillor Fristacky

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0900 for the construction of two double storey dwellings with roof top terraces and a reduction in the car parking requirement at 62 Buckingham Street, Richmond, subject to the following conditions:

Amended Plans

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the advertised plans prepared by One Design Office and dated 20 December 2017, but modified to show:
 - (a) the changes shown in the sketch plans prepared by One Design Office and dated 9 April 2018, which generally show:
 - (i) the deletion of all references to Unit 3.
 - (ii) the removal of the staircase and internal corridor to the home office.
 - (iii) the deletion of the kitchen sink from the home office.
 - (iv) the introduction of a winter garden to the rear of the home office with an outlook towards the laneway.
 - (v) subsequent internal changes including an increase to the size of the master bedroom on the ground floor and relocating the laundry and bathroom on the first floor.
 - (vi) the overall height of the home office increased to 7.56 metres.
 - (vii) the setback to the rear boundary from the first floor south-facing wall of the deleted internal corridor reduced to 5.6 metres.
 - (viii) the setback to the rear boundary from the first floor south-facing wall perpendicular to the western boundary increased to 12 metres.
 - (ix) the setback of the first floor wall to the east boundary increased to 2.93 metres.
 - (x) the setback to the west boundary increased to 1.53 metres for the deleted internal corridor wall and to 3 metres for the home office wall.
 - (xi) the setback to the rear boundary with the laneway increased to 2.18 metres.

But further modified to show the following changes:

- (b) a notation on the plans that the rainwater tank is to be connected to toilet flushing.

- (c) the pedestrian paths within the proposed development constructed of a permeable material.
- (d) the first floor 'bay' windows on the east elevation of Dwelling 1 to be more recessed, but still allowing for some articulation.
- (e) the vehicle crossing (including dimensions) onto Little Buckingham Street to match the width of the garage door.
- (f) the first floor west facing windows associated with the bathroom, laundry and store of Dwelling 2 compliant with Standard B22 (overlooking) of Clause 55.04-6 of the Yarra Planning Scheme.
- (g) location and extent of the porches to both dwellings on floor plans and elevations.

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.

Landscape Plan

3. 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:

- (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
- (b) indicate the location of all areas to be covered by lawn or other surface materials; and
- (c) provide a specification of works to be undertaken prior to planting,

to the satisfaction of the Responsible Authority.

4. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.
- (c) replacing any dead, diseased, dying or damaged plants.

to the satisfaction of the Responsible Authority.

Sustainable Design

5. The provisions, recommendations and requirements of the endorsed sustainable design assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Car Parking

6. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the area(s) set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

- (a) constructed and available for use in accordance with the endorsed plans.
- (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans.
- (c) treated with an all-weather seal or some other durable surface.
- (d) line-marked or provided with some adequate means of showing the car parking spaces.

to the satisfaction of the Responsible Authority.

General

7. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
8. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
9. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car parking, pedestrian walkway, and dwelling entrances must be provided within the property boundary. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.
11. 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.
12. Before the building is occupied, any wall located on a boundary facing public property (e.g. the rear laneway) must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
13. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
14. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
 - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
 - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.

Time Expiry

15. 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

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

A vehicle crossing permit is required for the construction of any vehicle crossing(s). Please contact Council's construction management branch on 9205 5585 for further information.

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 and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor car 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.

The developer must ensure that light projected from any existing, new or modified lights does not spill into the windows of any new dwellings or any existing nearby residences. Any light shielding that may be required shall be funded by the permit holder.

The applicant must liaise with Council's open space unit for the protection of street trees in Buckingham Street.

CARRIED UNANIMOUSLY

-
- 1.2 32 - 68 Mollison Street and 10 Victoria Crescent, Abbotsford - Planning Application No. PLN17/0679 - Development of the land for the construction of a five-storey building(s) generally on land within the Incorporated Plan Overlay (Schedule 1) - 32-68 Mollison Street; and 10 Victoria Crescent (not within the Incorporated Plan Overlay), and a change of use to office and shop, including a reduction in the associated car parking requirement.**
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Trim Record Number: D18/58225

Responsible Officer: Senior Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0579 for the development of the land for the construction of a five-storey building(s) and a change of use to office and shop and reduction in the associated car parking requirement at 32 – 68 Mollison Street and 10 Victoria Crescent, Abbotsford subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 01 November 2017 but modified to show:
 - (a) a maximum building height of 23m above the natural ground level (not including architectural features, building services, electronic media, antennas and lighting poles);
 - (b) the existing splay at the south-east corner maintained at the ground floor of the building and shown as part of the footpath;
 - (c) the third and fourth floors of the Stage 2 building setback a minimum 2m from Mollison Street and Victoria Crescent
 - (d) the third and fourth floors of the Stage 3 building setback a minimum 2m from Mollison Street;
 - (e) the deletion of the extended “fin” at the south-east corner of the Stage 2 building;
 - (f) the installation of convex mirrors at the Little Nicholson Street entrance and the entrance for the truck access off Victoria Crescent;
 - (g) the widening of the truck access-way and the parking module of Stage 03 at ground level as recommended by One Mile Grid consultants in Appendix A of the Transport Impact Assessment;
 - (h) the column depths and setbacks in the car park areas dimensioned;
 - (i) all car spaces without additional clearances widened to 2.7m;
 - (j) a translucent material to the wall at the south-west corner of the site (i.e. the Stage 1 building) to provide visibility for motorists exiting Little Nicholson Street;
 - (k) the deletion of the annotation “Truck Delivery Access Only” from the ground floor plan of the Stage 2 building; and
 - (l) any requirement of the endorsed Sustainable Management Plan (condition 3) (where relevant to be shown on the plans); and
 - (m) any requirement of the endorsed Waste Management Plan (condition 5) (where relevant to be shown on the plans);
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 the Meydan Group prepared June 2017, but modified to include or show:
 - (a) mechanical ventilation with fresh air rates exceeding AS1668 rates by at least 50%;
 - (b) appropriate shading devices to the western elevation and glare control throughout the development to reduce cooling loads;
 - (c) correct spelling of "Indoor Environment Quality" used in the section headings of the report;
 - (d) details of all air conditioning and hot water systems and their standard of energy efficiency.
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.

Waste Management Plan

5. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated 28 July 2017, but modified to:
 - (a) exclude any rubbish collections from taking place from any surrounding laneways;
 - (b) include bin washing facilities.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Use

7. Except with the prior written consent of the Responsible Authority, the shops authorised by this permit may only operate between the hours of 8.00am to 8.00pm, Monday to Sunday.
8. The amenity of the area must not be detrimentally affected by the shop or office 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.

9. 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.

Road Infrastructure

10. 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.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all building works and connections for underground utility services outside the building's frontage must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
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:
 - (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 the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
 - (c) at the permit holder's cost; and
 - (d) to the satisfaction of the Responsible Authority.

Car parking

14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces;

to the satisfaction of the Responsible Authority.

Green Travel Plan

15. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting

16. 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 pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,

to the satisfaction of the Responsible Authority.

General

17. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
18. As part of the ongoing progress and development of the site, Wireframe Architecture or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
19. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
20. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
21. 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.
22. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
23. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
24. 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.

Construction Management

25. Before the use and development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;

- (ii) materials and waste;
- (iii) dust;
- (iv) stormwater contamination from run-off and wash-waters;
- (v) sediment from the land on roads;
- (vi) washing of concrete trucks and other vehicles and machinery; and
- (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008.
The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
- (q) 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

26. 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;
- (c) the "shop" use is not commenced within five years of the date of this permit.

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

Notes:

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

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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 employees within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

Submissions

The Applicant, Ms Natasha Liddell addressed the Committee.

Mr Michael Roof also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Stone

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0579 for the development of the land for the construction of a five-storey building(s) and a change of use to office and shop and reduction in the associated car parking requirement at 32 – 68 Mollison Street and 10 Victoria Crescent, Abbotsford subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans received by Council on 01 November 2017 but modified to show:
 - (a) a maximum building height of 23m above the natural ground level (not including architectural features, building services, electronic media, antennas and lighting poles);
 - (b) the existing splay at the south-east corner maintained at the ground floor of the building and shown as part of the footpath;
 - (c) the third and fourth floors of the Stage 2 building setback a minimum 2m from Mollison street and Victoria Crescent
 - (d) the third and fourth floors of the Stage 3 building setback a minimum 2m from Mollison Street;
 - (e) the deletion of the extended "fin" at the south-east corner of the Stage 2 building;
 - (f) the installation of convex mirrors at the Little Nicholson Street entrance and the entrance for the truck access off Victoria Crescent;

- (g) the widening of the truck access-way and the parking module of Stage 03 at ground level as recommended by One Mile Grid consultants in Appendix A of the Transport Impact Assessment;
 - (h) the column depths and setbacks in the car park areas dimensioned;
 - (i) all car spaces without additional clearances widened to 2.7m;
 - (j) a translucent material to the wall at the south-west corner of the site (i.e. the Stage 1 building) to provide visibility for motorists exiting Little Nicholson Street;
 - (k) the deletion of the annotation "Truck Delivery Access Only" from the ground floor plan of the Stage 2 building; and
 - (l) any requirement of the endorsed Sustainable Management Plan (condition 3) (where relevant to be shown on the plans); and
 - (m) any requirement of the endorsed Waste Management Plan (condition 5) (where relevant to be shown on the plans);
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 the Meydan Group prepared June 2017, but modified to include or show:
- (a) mechanical ventilation with fresh air rates exceeding AS1668 rates by at least 50%;
 - (b) appropriate shading devices to the western elevation and glare control throughout the development to reduce cooling loads;
 - (c) correct spelling of "Indoor Environment Quality" used in the section headings of the report;
 - (d) details of all air conditioning and hot water systems and their standard of energy efficiency; and
 - (e) include an organic waste system.
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.

Waste Management Plan

5. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated 28 July 2017, but modified to:
- (a) exclude any rubbish collections from taking place from any surrounding laneways;
 - (b) include bin washing facilities; and
 - (c) include an organic waste system.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Use

7. Except with the prior written consent of the Responsible Authority, the shops authorised by this permit may only operate between the hours of 8.00am to 8.00pm, Monday to Sunday.
8. The amenity of the area must not be detrimentally affected by the shop or office 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.
9. 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.

Road Infrastructure

10. 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.
11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all building works and connections for underground utility services outside the building's frontage must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
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:
 - (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 the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
 - (c) at the permit holder's cost; and
 - (d) to the satisfaction of the Responsible Authority.

Car parking

14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and

- (d) line-marked or provided with some adequate means of showing the car parking spaces;

to the satisfaction of the Responsible Authority.

Green Travel Plan

- 15. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting

- 16. 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 pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:
 - (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,to the satisfaction of the Responsible Authority.

General

- 17. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 18. As part of the ongoing progress and development of the site, Wireframe Architecture or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
- 19. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
- 20. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 21. 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.
- 22. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
- 23. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 24. 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.

Construction Management

25. Before the use and 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;
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CARRIED UNANIMOUSLY

The meeting closed at 8.07pm.

Confirmed at the meeting held on Wednesday 2 May 2018

Chair