

YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES

held on Wednesday 16 May 2018 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall

I. ATTENDANCE

Councillor Misha Coleman
Councillor Daniel Nguyen
Councillor Danae Bosler

Gary O'Reilly (Senior Statutory Planner)
Vicky Grillakis (Co-Ordinator Statutory Planning)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

III. DECLARATIONS OF CONFLICT OF INTEREST (councillors and staff)
Councillor Danae Bosler – Item 1.2

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

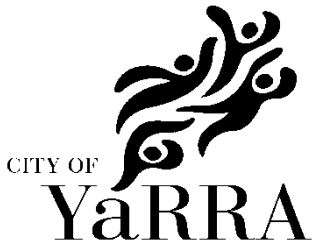
Moved: Councillor Nguyen **Seconded:** Councillor Bosler

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 2 May 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 Bosler nominated Councillor Coleman as Chair.

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

Councillor Coleman assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

| Item | | Page | Res. Page |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------|
| 1.1 | PLN17/0857 - 19 Howard Street, Richmond - Development of the land for a four-storey (plus rooftop terrace) office building (no permit required for use) and an associated reduction in the car parking requirements. | 6 | 10 |
| 1.2 | 33 Peel Street Collingwood - PLN17/1059 - Development of the land for the construction of a ten storey building (plus a two level underground car stacker pit) for nine dwellings and a reduction of car parking requirements. | 11 | 20 |
| 1.3 | 127 George Street Fitzroy - Planning Permit Application No. PLN17/0894 - Development of the land for part demolition and a ground and first floor addition to the existing dwelling. | 21 | 23 |
| 1.4 | PLN17/0313 - 32-34 Bedford St, Collingwood - Development of the land for dwellings, use of the ground floor as a Food and Drinks premises and an associated reduction in car parking and loading bay requirements. [CONFIDENTIAL ITEM - VCAT COMPULSORY CONFERENCE WITHOUT PREJUDICE POSITION] | | |

1.1 PLN17/0857 - 19 Howard Street, Richmond - Development of the land for a four-storey (plus rooftop terrace) office building (no permit required for use) and an associated reduction in the car parking requirements.

Trim Record Number: D18/77740

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 PLN17/0857 be issued for development of the land for the construction of a four-storey (plus rooftop terrace) office building (no permit required for use) and an associated reduction in the car parking requirement 19 Howard Street, Richmond VIC 3121 generally in accordance with the decision plans and 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 prepared by Rachoff Vella Architecture, received by Council on 01 December 2017 but modified to show:
 - (a) the changes shown in the sketch plans prepared by Rachoff Vella Architecture, received by Council on 28 February 2018, which generally show:
 - (i) revised material treatments to the southern and eastern facades;
 - (ii) provision of 8 on-site bicycle spaces;
 but further modified to show:
 - (b) revised side elevations to show only white-coloured wall treatments where the wall abuts an existing habitable window or light court;
 - (c) installation of convex mirrors on the internal walls of the accessway where they connect to the R.O.W. ;
 - (d) recessed section of the ceiling above the car stacker dimensioned;
 - (e) swept path diagram to demonstrate that B85 design vehicles can enter and exit the stacker platforms off the R.O.W.;
 - (f) separate proposed north elevation to demonstrate the adjustable blind system proposed for the north-facing glazed elements, including dimensions and materials;
 - (g) roof terrace plan to show the location, quantity and capacity of the photovoltaic solar panels outlined within the Sustainability Design Assessment produced by Low Impact Development Consulting dated 15 September 2017;
 - (h) provision of automatic sensor lighting to front entrance;
 - (i) glazing provided to the ground level return associated with the Howard Street entrance; and
 - (j) the location of mailboxes, pits and metres.
2. The use and 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 Design Assessment

3. Before the development commences, an amended Sustainability Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainability Design Assessment will be endorsed and will form part of this permit.

The amended Sustainability Design Assessment must be generally in accordance with the Sustainability Design Assessment prepared by Low Impact Development Consulting, dated 15 September 2017, but modified to delete the following components from the Innovation section of the BESS assessment:

- (a) use of low VOC and formaldehyde products; and
- (b) use of sustainable timbers.

- 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.

Landscape

- 5. 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.
- 6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority.

Waste Management Plan

- 7. Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
- 8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

General

- 9. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 10. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 11. The amenity of the area must not be detrimentally affected by the use or development, 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.

12. 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 laneway and 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.
13. 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.
14. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
15. 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.
16. 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.
17. 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.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas 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.

Construction

19. 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.
20. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
21. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday to 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.

Civil Works

22. 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.
23. 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.
24. Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Howard Street road frontage must be stripped and re-sheeted to Council's satisfaction and at the Permit Holder's expense.

Expiry

25. 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; or

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:

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.

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

All future property owners, business owners and employees within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

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.

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.

Submissions

Mr Peter Doyle addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Mr Colin Harris; and
Mr Caleb Hawk.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Nguyen

Seconded: Councillor Bosler

That the Recommendation be adopted.

CARRIED

For: Cllrs Nguyen & Bosler

Abstain: Cllr Coleman

Councillor Bosler left the meeting due to a conflict of interest for the next item (Item 1.2)

1.2 33 Peel Street Collingwood - PLN17/1059 - Development of the land for the construction of a ten storey building (plus a two level underground car stacker pit) for nine dwellings and a reduction of car parking requirements.

Trim Record Number: D18/71167

Responsible Officer: Manager 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 PLN17/1059 for development of the land for the construction of a mixed use building and reduction in car parking requirements at 33 Peel Street, Collingwood, subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans by CHT Architect received by Council on 7 February 2018 but modified to show:
 - (a) the deletion of two of the middle floors (between first and sixth floors) resulting in a total reduction of two floors;
 - (b) the ground floor corner splay retained as per the sketch plan provided on 1 May 2018;
 - (c) the ground floor café kitchen layout, as per the sketch plan provided on 1 May 2018;
 - (d) the gas and water meters relocated as per the sketch plan provided on 1 May 2018;
 - (e) the northern elevation to include additional glazing to the stairwell;
 - (f) the ground floor plan amended to show the stairwell as unwallled to the 'entry lobby' to provide an actual lobby effect rather than just a hallway;
 - (g) clarification of how the internal garage will receive adequate ventilation;
 - (h) notations to be included for the adaptable bathrooms on the Apartment Type Plans to specify the design option;
 - (i) the Better Apartment Design Standard Assessment Tables to be updated with the correct dimensions as per the Apartment Type Plans;
 - (j) any service cabinet door opening onto a Public Highway must swing 180-degrees and be latched to the building when opened;
 - (k) any requirement of the endorsed Sustainable Management Plan (condition 3) (where relevant to show on plans);
 - (l) any requirement of the endorsed Waste Management Plan (condition 5) (where relevant to show on plans); and
 - (m) any requirement of the endorsed acoustic report (condition 7) (where relevant to show on 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 Intrax Engineering (prepared on 30 November 2017), but modified to include or show:

- (a) the BESS report amended to confirm that 223m² of roof will be connected to the rainwater tank (as outlined in the STORM report);
 - (b) the Transport section of the BESS report amended to correctly state the location of bike spaces;
 - (c) a clear commitment to a 7 Star average NatHERS standard;
 - (d) comprehensive commissioning and tuning of all major appliances and building services.
 - (e) Confirm a recycling/reuse target of 80% for construction and demolition waste;
 - (f) specify FSC certified sustainable timber, or re-used timber across the project;
 - (g) specify concrete and steel with a recycled content;
 - (h) a sample NatHERS ratings provided for all dwellings that demonstrates all cooling loads do not exceed the 30MJ/m² threshold; and
 - (i) a PV solar array sized to cover the common area electricity demands.
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. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
6. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Acoustic report

7. 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) Compliance of the plant and equipment on the roof, car stacker, car lift and vehicle entrance door operation with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1) (in relation to dwellings outside and inside the development).

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) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.

8. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

9. 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) provide details of the raised planters and terrace/rooftop planting (including planter box materials and dimensions, mulch layer – something that won't blow away, growing media – suitable in weight and content for roof top gardens, filter media, irrigation method, drainage system, root barrier / water proofing layer);
- (c) provide details of the *proposed method for irrigation and drainage*;
- (d) detail the *maintenance (duration, regime) and irrigation*;
- (e) show the materiality of the proposed spaces;
- (f) provide a specification of works to be undertaken prior to planting;
- (g) further detail on any sustainable treatments and water harvesting methods ;and
- (h) detail plant/planting maintenance schedules and requirements.

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, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
- (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
- (c) replacing any dead, diseased, dying or damaged plants,

to the satisfaction of the Responsible Authority.

Street and Park Trees

11. Before the development starts, the permit holder must provide a security bond for each of the two street trees on Peel Street and tree within the park to the total sum of total of \$66,632 (\$26,955 for the eastern tree along the Peel St frontage, \$28,772 for the western tree along the Peel St frontage and \$10,905 for the closest adjacent Lemon-Scented Gum (*Corymbia citriodora*) in Cambridge Reserve) to the Responsible Authority. The security bond:

- (a) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
- (b) may be held by the Responsible Authority until the works are completed to the satisfaction of the Responsible Authority; and
- (c) in accordance with the requirements of this permit; or
- (d) otherwise to the satisfaction of the Responsible Authority.

12. Before the development commences, the permit holder must make a one off contribution of \$4639 to the Responsible Authority to be used for the additional infill street tree planting. All tree planting and maintenance work will be undertaken by City of Yarra Contractors.

Tree Management Plan

13. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit.

The Tree Management Plan must provide measures for tree protection for all trees within 10m of the development site:

- (a) pre-construction;
- (b) during construction; and
- (c) post construction
- (d) the provision of any barriers;
- (e) any pruning necessary; and
- (f) watering and maintenance regimes,

to the satisfaction of the Responsible Authority.

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

Cambridge Street Reserve Improvements

15. Before the development commences, or by such later date as approved in writing by the Responsible Authority, an amended Cambridge Reserve Park Concept Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Cambridge Reserve Park Concept Plan will be endorsed and will form part of this permit. The amended Hutchings Streetscape Works plan must be generally in accordance with the Cambridge Reserve Park Concept Plan sketch plan prepared by CHT Architects on 23 March 2018 , but modified to include (or show, or address):

- (a) The location of the bbq to be central between the two picnic settings.

16. Before the development commences, a Cambridge Reserve Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Cambridge Reserve Landscape Plan will be endorsed and will form part of this permit. The Cambridge Reserve Landscape Plan must:

- (a) show paving type, stool type, footing details;
- (b) show the type, location and quantities of planting proposed;
- (c) a plant schedule indicating botanical and common names, quantities, pot size, mature height and spread of all proposed plants;
- (d) provide a specification of works to be undertaken prior to planting; and
- (e) detail plant/planting maintenance schedules and requirements.

to the satisfaction of the Responsible Authority.

17. All works associated with the Cambridge Reserve Park Concept Plan and Cambridge Reserve Landscape Plan as shown on the endorsed plans and within the Cambridge Reserve Park Concept Plan and Cambridge Reserve Landscape Plan (referred to in Conditions 15 and 16) must be carried out, at the permit holder's cost and to the satisfaction of the Responsible Authority.
18. Before the building is occupied, all works associated with the Cambridge Reserve Park as shown on the endorsed plans and within the Cambridge Reserve Park Concept Plan and Cambridge Reserve Landscape Plan (referred to in Conditions 15 and 16) must be fully constructed and completed by the owner to the satisfaction of the Responsible Authority.

Road Infrastructure

19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, four bicycle hoops (eight bike spaces) must be installed on the Cambridge Street frontage, within the roadway between the existing street tree and car parking bays:
 - (a) with the existing hoop within the footpath removed to create footpath space, and provide easier access to the spaces within the roadway;
 - (b) the existing parking restriction sign relocated to align with the marked parking bays;
 - (c) the hoops offset from the curb by 600mm to allow for effective gutter maintenance and cleaning;
 - (d) the hoops spaced 500mm from the tree cut-out, 1m apart and at least 1m from the nearest parking bay;
 - (e) at the permit holder's cost; and
 - (f) in a location and manner,to the satisfaction of the Responsible Authority.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the existing vehicle crossing along the southern side of Peel Street must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) must be able to accommodate the ground clearance for a B99 design vehicle;
 - (c) at the permit holder's cost; and
 - (d) to the satisfaction of the Responsible Authority.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, full-width footpath and kerb and channel immediately outside the property's Peel Street road frontage must be re-constructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
23. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, full-width footpath immediately outside the property's Cambridge Street road frontage must be stripped and re-sheeted:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
24. 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.

Car parking

25. Before the development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
- (a) the number of car parking spaces allocated to each tenancy/apartment and that each space is allocated;
 - (b) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (c) policing arrangements and formal agreements;
 - (d) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
 - (e) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 5; and
 - (f) details regarding the management of loading and unloading of goods and materials.
26. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
27. 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, 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.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.
29. The car stacker devices must be installed, operated and maintained in accordance with the manufacturer's specifications and requirements.
30. No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices.

Lighting

31. 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 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

32. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
33. 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.
34. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
35. The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
36. 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.
37. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
38. 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.
39. 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

40. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;

- (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. 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

41. 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 maybe 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 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.

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.

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.

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.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

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.

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the Building Regulations 2006 from Yarra Building Services unit. 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), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Contaminated groundwater seepage into basements from above the water table must be discharged to the sewer system through a trade waste agreement with the relevant authority or in accordance with EPA guidelines.

Contaminated groundwater from below the water table must be discharged to the sewer system through a trade waste agreement from the relevant sewer authority.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

The developer must prepare and submit detailed design drawings of all road infrastructure works and drainage works associated with this development for assessment and approval.

Protection of Car Stacker Pit

The Permit Holder/developer is responsible for the management and protection of their building from groundwater.

The developer needs to ensure that the car stacker pit and any portions of the development at or below natural surface level have a level of protection to minimise the seepage of subterranean water (groundwater) or any rainfall run-off from penetrating the walls or floors of the site. The excavation for the basement would be to a depth of in excess of 6.0 metres and it is possible that groundwater would be encountered.

In the event that any contaminated groundwater seeps through the walls of the car stacker pit, this water must not be discharged into Council's stormwater drainage system under any circumstances. Any contaminated groundwater that is present within the site must be treated and disposed of in accordance with a Trade Waste Agreement and as per EPA guidelines and Melbourne Water/City West Water guidelines.

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

Submissions

Mr Kel Twite addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Ms Irene Plakidis;

Ms Sharon Davis;

Mr Ashley Horne;

Ms Jane Schnittler; and

Mr Iva Schnittler.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Coleman

Seconded: Councillor Nguyen

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Refusal to Grant a Planning Permit PLN17/1059 for development of the land for the construction of a mixed use building and reduction in car parking requirements at 33 Peel Street, Collingwood, on the following grounds:

1. The height of the proposed development does not respond to the site context as envisaged under Clauses 15.01-1 (Urban Design), 22.10-3.2 (Urban Form and Character) and 22.10-3.3 (Setbacks and Building Height), and results in excessive overshadowing to the park to the south.

CARRIED UNANIMOUSLY

1.3 127 George Street Fitzroy - Planning Permit Application No. PLN17/0894 - Development of the land for part demolition and a ground and first floor addition to the existing dwelling.

Trim Record Number: D18/71479

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to inform VCAT that had it been in a position, it would have issued a Notice of Decision to Grant a Planning Permit PLN17/0894 for development of the land for part demolition and construction of a ground and first floor addition to the existing dwelling at 127 George 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 (received by Council on 23 October 2017) but modified to show:
 - (a) changes depicted on the sketch plans submitted to Council on 19 December 2017, as follows:
 - (i) the length of the subject dwelling's existing northern boundary wall and southern boundary wall dimensioned on the proposed ground floor plan;
 - (ii) the height of the proposed first floor terrace arbour dimensioned on the proposed north elevation and south elevation;
 - (iii) the height of the proposed first floor terrace planter dimensioned on the proposed north elevation;
 - (iv) details of the material of the proposed first floor arbour provided via notation on the proposed north and south elevations.
 - (b) changes depicted on the sketch plans submitted to Council on 30 April 2018, as follows:
 - (i) the 2.085m length of the proposed "fibre-cement sheet" southern boundary wall associated with the ground floor addition shown correctly on the proposed north elevation, consistent with the proposed floor plans;
 - (ii) west-facing highlight window to ground floor living/dining area to be identified clearly on first floor plan and proposed west elevation;
 - (iii) the proposed north elevation and material schedule updated to correctly refer to the material of the proposed new roof over the rear wing as "translucent sheeting";
 - (iv) the proposed north elevation updated to clarify that the opening to the former north-facing kitchen window is proposed to be infilled with brick to match existing;
 - (v) identification of barbeque in south-west corner of first floor terrace;
 - (vi) confirmation via notations to the proposed north elevation and the material schedule that clear glazing will be provided to north-facing windows;
 - (c) existing/demolition east and west elevations correctly labelled.
 - (d) title boundary dimensions stipulated on the plan to be consistent with dimensions of the subject land as set out on the title plan associated with the Certificate of Title;
 - (e) lot area stipulated on plans to reflect correct title boundaries, and the site coverage and permeability percentages on the floor plans updated accordingly.
 - (f) permeability percentage on plans exclude all roofed areas and areas covered by impermeable paving.
 - (g) the material and finish of new external window/door frames specified.
 - (h) retention of the existing front tiled pathway.

- (i) privacy screens in compliance with Standard A15 of Clause 54.04-6 of the Yarra Planning Scheme provided along the western edge of the first floor terrace.
 - (j) the proposed ground floor northern boundary wall reduced in height to comply with Standard A12 (Daylight to Existing Windows) of Clause 54.04-3 of the Yarra Planning Scheme.
 - (k) the planter associated with the first floor terrace set back from the northern boundary to comply with Standard A12 (Daylight to Existing Windows) of Clause 54.04-3 of the Yarra Planning Scheme.
 - (l) the modified planter as required pursuant to condition 1(k) to demonstrate compliance with Standard A15 (Overlooking) of Clause 54.04-6 of the Yarra Planning Scheme.
 - (m) the overall length of the proposed new ground floor southern boundary wall dimensioned to include the reveal to the rear windows to the ground floor addition.
 - (n) confirmation that the west-facing door to the first floor sitting room is glazed.
 - (o) central courtyard roofing to be insulated translucent panels and to demonstrate thermal energy performance exceeds National Construction Code requirements.
 - (p) roof glazing to rear living area to have a Solar Heat Gain Coefficient of no more than 0.5.
 - (q) operable glazing provided to north facing (upper) windows of the rear wing.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
4. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm,;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
7. This permit will expire if:
- (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 5585 to confirm.

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

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5166.

Submissions

Mr Joel Frickman and the Architect addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Ms Pauline Semmens;
Mr Peter Bucovaz;
Mr Henry Josling; and
Ms Debora Mcinnes.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Bosler

Seconded: Councillor Nguyen

That having considered all relevant planning policies, the Committee resolves to inform VCAT that had it been in a position, it would have issued a Notice of Decision to Grant a Planning Permit PLN17/0894 for development of the land for part demolition and construction of a ground and first floor addition to the existing dwelling at 127 George 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 (received by Council on 23 October 2017) but modified to show:
 - (a) changes depicted on the sketch plans submitted to Council on 19 December 2017, as follows:
 - (i) the length of the subject dwelling's existing northern boundary wall and southern boundary wall dimensioned on the proposed ground floor plan;
 - (ii) the height of the proposed first floor terrace arbour dimensioned on the proposed north elevation and south elevation;
 - (iii) the height of the proposed first floor terrace planter dimensioned on the proposed north elevation;
 - (iv) details of the material of the proposed first floor arbour provided via notation on the proposed north and south elevations.

- (b) changes depicted on the sketch plans submitted to Council on 30 April 2018, as follows:
- (i) the 2.085m length of the proposed “fibre-cement sheet” southern boundary wall associated with the ground floor addition shown correctly on the proposed north elevation, consistent with the proposed floor plans;
 - (ii) west-facing highlight window to ground floor living/dining area to be identified clearly on first floor plan and proposed west elevation;
 - (iii) the proposed north elevation and material schedule updated to correctly refer to the material of the proposed new roof over the rear wing as “translucent sheeting”;
 - (iv) the proposed north elevation updated to clarify that the opening to the former north-facing kitchen window is proposed to be infilled with brick to match existing; and
 - (v) confirmation via notations to the proposed north elevation and the material schedule that clear glazing will be provided to north-facing windows;
 - (c) existing/demolition east and west elevations correctly labelled.
 - (d) title boundary dimensions stipulated on the plan to be consistent with dimensions of the subject land as set out on the title plan associated with the Certificate of Title;
 - (e) lot area stipulated on plans to reflect correct title boundaries, and the site coverage and permeability percentages on the floor plans updated accordingly.
 - (f) permeability percentage on plans exclude all roofed areas and areas covered by impermeable paving.
 - (g) the material and finish of new external window/door frames specified.
 - (h) retention of the existing front tiled pathway.
 - (i) privacy screens in compliance with Standard A15 of Clause 54.04-6 of the Yarra Planning Scheme provided along the western edge of the first floor terrace.
 - (j) a 1m (minimum) setback from the northern site boundary for the ground and first floor additions (equating to the deletion of the covered ground floor pedestrian access proposed along the northern site boundary).
 - (k) the planter associated with the first floor terrace set back from the northern boundary to comply with Standard A12 (Daylight to Existing Windows) of Clause 54.04-3 of the Yarra Planning Scheme.
 - (l) the modified planter as required pursuant to condition 1(k) to demonstrate compliance with Standard A15 (Overlooking) of Clause 54.04-6 of the Yarra Planning Scheme.
 - (m) the overall length of the proposed new ground floor southern boundary wall dimensioned to include the reveal to the rear windows to the ground floor addition.
 - (n) confirmation that the west-facing door to the first floor sitting room is glazed.
 - (o) central courtyard roofing to be insulated translucent panels and to demonstrate thermal energy performance exceeds National Construction Code requirements.
 - (p) roof glazing to rear living area to have a Solar Heat Gain Coefficient of no more than 0.5.
 - (q) operable glazing provided to north facing (upper) windows of the rear wing.
 - (r) the proposed first floor terrace, and all associated structures, set back an additional 1m from the western site boundary (Little George Street), equating to a minimum setback from the western site boundary of 10.53m.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

4. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
7. This permit will expire if:
 - (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 5585 to confirm.

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

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5166.

CARRIED UNANIMOUSLY

The meeting closed at 8.03pm.

Confirmed at the meeting held on Wednesday 30 May 2018

Chair