



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

**held on Wednesday 27 June 2018 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Stephen Jolly
Councillor James Searle
Councillor Mike McEvoy

Michelle King (Senior Statutory Planner)
Sarah Griffiths (Senior 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:

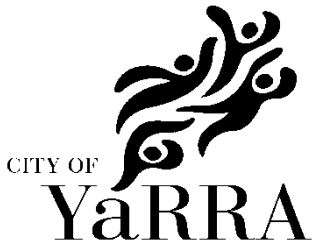
Moved: Councillor Jolly **Seconded:** Councillor McEvoy

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 13 June 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 McEvoy nominated Councillor Searle as Chair.

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

Councillor Searle assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

| Item | | Page | Res. Page |
|------|--|------|--------------|
| 1.1 | 102 - 106 Scotchmer Street Fitzroy North - PLN18/0066 - Use of the land as a place of assembly and reduction in the car parking requirements associated with a Place of Assembly and an Arts and Craft Centre (no permit required for use), and the sale and consumption of liquor | 6 | 9 |
| 1.2 | 3 Park Crescent, Fairfield - PLN17/0213 - Buildings and works to construct a second dwelling on the allotment and for works associated with the existing dwelling, a two (2) lot subdivision and vegetation removal | 12 | 16 |

1.1 102 - 106 Scotchmer Street Fitzroy North - PLN18/0066 - Use of the land as a place of assembly and reduction in the car parking requirements associated with a Place of Assembly and an Arts and Craft Centre (no permit required for use), and the sale and consumption of liquor

Trim Record Number: D18/98401

Responsible Officer: Coordinator Statutory Planning

RECOMMENDATION

That having all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit PLN18/0066 to use of the land as a Place of Assembly and reduction in the car parking requirements associated with a Place of Assembly and an Art and Craft Centre (no permit required for use), and the sale and consumption of liquor at 102-106 Scotchmer Street, Fitzroy North. The report recommends approval of the application subject to conditions.

1. Before the use and 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 14 March 2018) but amended to show;
 - (a) Remove reference to 'indoor courtyard';
 - (b) Remove reference to 'bar' on the floor plans;
 - (c) 'Red line' modified to restrict the licensed areas to the performance space and exhibition areas only;
 - (d) Location of two bicycle spaces within the site boundaries;
 - (e) Any amendments as required by the Acoustic Report pursuant to condition 13; and
 - (f) Any amendments as required by the Waste Management Plan required pursuant to condition 19.
2. The use and the sale and consumption of liquor 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. Except with the prior written consent of the Responsible Authority, no more than 19 patrons are permitted within the performance space (Place of Assembly) at any one time;
4. Except with the prior written consent of the Responsible Authority, no more than 51 patrons are permitted within the red line/licensed area of the art and craft centre at any one time.
5. Except with the prior written consent of the Responsible Authority, the Place of Assembly (performance space) use authorised by this permit may only operate between the following hours;
 - (a) Sunday – Wednesday 12pm to 9:30pm;
 - (b) Thursday 12pm to 10:30pm;
 - (c) Friday and Saturday 12pm to 11pm
6. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:
 - (a) Sunday – Wednesday 12pm to 9:30pm;
 - (b) Thursday 12pm to 10:30pm;
 - (c) Friday and Saturday 12pm to 11pm

7. In addition to Condition 6, the sale and consumption of liquor associated with the art and craft centre may only occur during scheduled/planned events.
8. Without the prior written consent of the Responsible Authority, live music is only permitted within the 'performance space' (Place of Assembly) as shown on the plans;
9. The door to Egremont Street must not be accessed (or used) by patrons (except in case of emergency).
10. 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.
11. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
12. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
13. Before the use commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Norman Disney and Young (Revision 3.0, issued 14 March 2018) and received by Council on 14 March 2018, but modified to include:
 - (a) Assessment of noise sensitive receivers at the east-facing windows at No.100 Scotchmer Street;
14. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
15. Amended Noise and Amenity Action Plans (NAAPs) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended the NAAPs will be endorsed and will form part of this permit. The amended NAAPs must be generally in accordance with the NAAPs received by Council on 13 March 2018 but modified to include (or show, or address):
 - (a) The contact person/ venue manager for after hours complaints and management.
 - (b) The amended hours of operation as per condition 6.
16. The provisions, recommendations and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
17. Speakers external to the building must not be erected or used.
18. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner

19. Before the use and/or 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.
20. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
21. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
22. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
23. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.
24. This permit will expire if the use or the sale and consumption of liquor are not commenced within two years from the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within 6 months afterwards for commencement.

Notes:

These premises will be required to comply with the *Food Act* 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

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

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

Clause 74 of the Yarra Planning Scheme, the definition of an Arts and Craft is *Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures.*

Submissions

The Applicant, Mr Jason Govenor addressed the Committee.

The following people also addressed the Committee:

Ms Ros Mcconville;
Ms Heather Reva Sharp;
Ms Jane Anderson;
Mr Neil Twist;
Ms Elda Colagrande;
Mr Richard Watts;
Ms Ange Callo;
Ms Julie Govenor;
Mr Colin Craig;
Mr Max Bracegirdle;

Mr Zac Svorge;
Mr Jacob Edwards; and
Tim.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor McEvoy

Seconded: Councillor Searle

That having all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit PLN18/0066 to use of the land as a Place of Assembly and reduction in the car parking requirements associated with a Place of Assembly and an Art and Craft Centre (no permit required for use), and the sale and consumption of liquor at 102-106 Scotchmer Street, Fitzroy North. The report recommends approval of the application subject to conditions.

1. Before the use and 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 14 March 2018) but amended to show;
 - (a) Remove reference to 'indoor courtyard';
 - (b) Remove reference to 'bar' on the floor plans;
 - (c) 'Red line' modified to restrict the licensed areas to the performance space and exhibition areas only;
 - (d) Location of two bicycle spaces within the site boundaries;
 - (e) Any amendments as required by the Acoustic Report pursuant to condition 13; and
 - (f) Any amendments as required by the Waste Management Plan required pursuant to condition 19.
2. The use and the sale and consumption of liquor 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. Except with the prior written consent of the Responsible Authority, no more than 19 patrons are permitted within the performance space (Place of Assembly) at any one time;
4. Except with the prior written consent of the Responsible Authority, no more than 51 patrons are permitted within the red line/licensed area of the art and craft centre at any one time.
5. Except with the prior written consent of the Responsible Authority, the Place of Assembly (performance space) use authorised by this permit may only operate between the following hours;

| | |
|-----------------------|------------------|
| (a) Monday – Saturday | 10am to 11:00pm; |
| (b) Sunday | 10am to 10:00pm. |
6. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:

| | |
|-------------------------|------------------|
| (a) Sunday – Wednesday | 12pm to 9:30pm; |
| (b) Thursday | 12pm to 10:30pm; |
| (c) Friday and Saturday | 12pm to 11pm |

7. In addition to Condition 6, the sale and consumption of liquor associated with the art and craft centre may only occur during scheduled/planned events.
8. Without the prior written consent of the Responsible Authority, live music is only permitted within the 'performance space' (Place if Assembly) as shown on the plans;
9. The door to Egremont Street must not be accessed (or used) by patrons (except in case of emergency).
10. 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.
11. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
12. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).
13. Before the use commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Norman Disney and Young (Revision 3.0, issued 14 March 2018) and received by Council on 14 March 2018, but modified to include;
 - (a) Assessment of noise sensitive receivers at the east-facing windows at No.100 Scotchmer Street;
 - (b) Assessment of SEPPN-2 (including night limits) to reflect the operation and hours referenced in other conditions of this Planning Permit
14. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
15. Amended Noise and Amenity Action Plans (NAAPs) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended the NAAPs will be endorsed and will form part of this permit. The amended NAAPs must be generally in accordance with the NAAPs received by Council on 13 March 2018 but modified to include (or show, or address):
 - (a) The contact personal/ venue manager for after hours complaints and management.
 - (b) The amended hours of operation as per condition 6.
 - (c) Measures to discourage patrons from congregating/smoking etc in Egremont Street.
16. The provisions, recommendations and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
17. Speakers external to the building must not be erected or used.

18. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner
19. Before the use and/or 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.
20. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
21. The collection of waste from the site must be by private collection, unless the endorsed Waste Management Plan shows that the waste produced can be accommodated by the Council collection.
22. Emptying of bottles and cans into bins may only occur between 7am and 10pm on any day.
23. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.
24. This permit will expire if the use or the sale and consumption of liquor are not commenced within two years from the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within 6 months afterwards for commencement.

Notes:

These premises will be required to comply with the *Food Act* 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

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

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

Clause 74 of the Yarra Planning Scheme, the definition of an Arts and Craft is *Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures.*

CARRIED UNANIMOUSLY

1.2 3 Park Crescent, Fairfield - PLN17/0213 - Buildings and works to construct a second dwelling on the allotment and for works associated with the existing dwelling, a two (2) lot subdivision and vegetation removal

Trim Record Number: D18/89990

Responsible Officer: Senior Coordinator Statutory Planning

RECOMMENDATION

That a Notice of Decision to Grant a Planning Permit PLN17/0213 be issued for buildings and works to construct a second dwelling on the allotment and for works associated with the existing dwelling, a two (2) lot subdivision and vegetation removal at 3 Park Crescent, Fairfield generally in accordance with the plans noted previously as the “decision plans” and subject to the following conditions:

Development Conditions

1. Before the development starts, 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 the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans, but modified to show:
 - (a) A revised STORM Rating Report, for each allotment, demonstrating best practice in stormwater management (minimum score of 100%).
 - (b) A detailed diagram demonstrating compliance with the Objective of Standard B22 (Overlooking) of Clause 55 from the Living 1 and Bed 4 windows into the habitable room windows of 7A Park Crescent. Any additional screening measures used to achieve compliance are to be shown.
 - (c) Provision of 1.8 metre high fencing along the western boundary and between the two proposed allotments to ensure compliance with the Objective of Standard B22 (Overlooking) and Standard B23 (Internal Views) of Clause 55.
 - (d) The north facing habitable room windows at the upper floor of the proposed dwelling are to be screened in accordance with the Objective of Standard B22 (Overlooking) of Clause 55.
 - (e) The proposed Park Crescent Streetscape in accordance with the North and South Elevations and N&S Section plan, revision 4 dated 23 February 2018.
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 development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
 - (a) the protection of all trees on adjoining properties and on the subject site, where construction is proposed within The TPZs of these trees:
 - (i) pre-construction;
 - (ii) during construction; and
 - (iii) post construction
 - (b) The use of tree sensitive construction materials and methods for the construction of:
 - (i) The carport to the existing dwelling where within the TPZ of Trees 25, 26 and 27;
 - (ii) The proposed dwelling where within the TPZ of Trees 2, 3, 6, 7, 8, 9, 10, 17 and 18;

(iii) All boundary and internal fencing within the TPZ of Trees 2, 22, 23, 24, 41, 17, 16 and 15.

- (c) How tree roots will be protected;
- (d) Tree management plan project inspection schedule;
- (e) Actual measurements of TPZ incursion by the development for all trees;
- (f) Management of TPZ where fencing does not/ cannot cover the whole TPZ;
- (g) Management of roots found during construction works;
- (h) Management of TPZ incursion by landscape works;
- (i) TPZ fencing, mulching and irrigation requirements (where possible throughout the development process).

to the satisfaction of the Responsible Authority.

4. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.
5. An arborist must be present on site where excavation works occur within the TPZ of any tree on the site or within surrounding properties.
6. 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 planting of at least two (2) upper canopy trees, one to be native, with a minimum mature height of 15 metres.
 - (b) Show the six replacement trees required by Planning Permit PLN16/0023;
 - (c) Show all existing vegetation, abutting street trees, natural features, buildings, outbuildings and trees in neighbouring lots that would affect the landscape design;
 - (d) Provide planting within and around the perimeter of the site comprising trees and shrubs capable of softening the building bulk and minimising the potential of any overlooking between habitable rooms of adjacent dwellings;
 - (e) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - (f) indicate the location of all areas to be covered by lawn, paving, mulch or other surface materials; and
 - (g) provide a specification of works to be undertaken prior to planting,

to the satisfaction of the Responsible Authority.

7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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.

8. Before the development commences, the permit holder must make a one off contribution of \$1,411.99 (including GST) to the Responsible Authority to be used for replacement/new street tree plantings that are required as a result of the development.

9. Before the building 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. Prior to the completion of the development, subject to the relevant authority's consent, the position of the letterbox to the proposed dwelling must be finalised:
 - (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
11. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of the any assets necessary to facilitate the development must be undertaken:
 - (a) in accordance with any requirements or conditions imposed by the relevant authority;
 - (b) at the permit holder's cost; and
 - (c) 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 new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
13. 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.
14. 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.
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.

Subdivision Conditions

16. The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
17. This permit will expire if:

- (a) The subdivision is not certified under the Subdivision Act 1988 within two years of the issue of the permit; or
- (b) The subdivision is not completed within five years of the date of certification under the Subdivision Act 1988.

If the subdivision is not certified within two years of the issue of the permit, the Responsible Authority may extend this period if a request is made before the permit expires or within six months after the expiry date.

18. Before a Statement of Compliance is issued, unless the building works approved by planning permit PLN17/0213 have been completed, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* which provides for the development of the land in accordance with planning permit PLN17/0213 or any other permit issued by the Responsible Authority. The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.
19. Before a Statement of Compliance is issued, all buildings straddling lot boundaries must be demolished and removed from the site, to the satisfaction of the Responsible Authority.
20. Buildings and works, other than as authorised by planning permit PLN17/0213 or any further planning permit issued by the Responsible Authority, must not be constructed on the land.
21. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
22. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
23. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
24. The owner of the land must enter into an agreement with:
 - (a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - (b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
25. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - (a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

- (b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Notes:

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

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

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.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and metres. No private pits, valves or meters on Council property will be accepted.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorization from Council's Parking Management Unit and Construction Management branch.

All future property owners and residents within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

The cost of \$1,411.99 (including GST) associated with the replacement/new street tree plantings that is required as a result of this development is based on the current schedule of rates and may change in line with contract specifications and annual CPI variations.

Submissions

Mr Richard Armas addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Mr David Vow;
Ms Wendy Fisher; and
Graeme.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor McEvoy

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The meeting closed at 8.07pm.

Confirmed at the meeting held on Wednesday 11 July 2018

Chair