



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

**held on Wednesday 24 October 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

Laura Condon (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 Nguyen **Seconded:** Councillor Bosler

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 10 October 2018 be confirmed.

**CARRIED**

**Printed on 100% recycled paper**

***"Welcome to the City of Yarra.  
Yarra City Council acknowledges the  
Wurundjeri as the Traditional Owners  
of this country, pays tribute to all  
Aboriginal and Torres Strait Islander  
people in Yarra and gives respect to  
the Elders past and present."***



## **Guidelines for public participation at Internal Development Approval Committee meetings**

### **POLICY**

---

Council provides the opportunity for members of the public to address the Internal Development Approvals Committee.

The following guidelines have been prepared to assist members of the public in presenting submissions at these meetings:

- public submissions are limited to a maximum of five (5) minutes
- where there is a common group of people wishing to make a submission on the same matter, it is recommended that a representative speaker be nominated to present the views of the group
- all public comment must be made prior to commencement of any discussion by the committee
- any person accepting the chairperson's invitation to address the meeting shall confine himself or herself to the subject under consideration
- people making submissions shall address the meeting as a whole and the meeting debate shall be conducted at the conclusion of submissions
- the provisions of these guidelines shall be made known to all intending speakers and members of the public generally prior to the commencement of each committee meeting.

For further information regarding these guidelines or presenting submissions at Committee meetings generally, please contact the Governance Branch on (03) 9205 5110.

**Governance Branch  
2008**

Councillor Coleman nominated Councillor Nguyen as Chair.

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

Councillor Nguyen assumed the Chair.

## INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN17/0959 - 1E Marine Parade, Abbotsford - Use and development of the land for the construction of a mixed use building (permit required for office and retail (food and drink premises) uses) and a reduction in car parking requirements.	6	11
1.2	PLN17/0718 - 141-147 Queens Parade, Clifton Hill - Development of the land for the construction of a four-storey built form (plus basement level), including part demolition and a reduction in the car parking requirement	17	21
1.3	PLN18/0070 - 43 Alfred Crescent, Fitzroy North, VIC 3068 - Part demolition, construction of ground and first floor additions to the existing dwelling	22	23
1.4	109 Dight Street, Collingwood - Planning Permit Application No. PLN14/0134.03 Amendment to the Planning Permit PLN14/0134 to modify the building, including conversion of the service deck into two rooftop terraces and changes to the ground floor pedestrian entrances.	24	28

### Order of Items

- 1.1 was heard first.
- 1.2 was heard second.
- 1.4 was heard third.
- 1.3 was heard last.

---

**1.1 PLN17/0959 - 1E Marine Parade, Abbotsford - Use and development of the land for the construction of a mixed use building (permit required for office and retail (food and drink premises) uses) and a reduction in car parking requirements.**

---

Trim Record Number: D18/160179

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 Planning Permit PLN17/0959 for the use and development of the land for the construction of a mixed use building (permit required for office and retail (food and drink premises) uses) and a reduction in car parking requirements at No.1E Marine Parade, Abbotsford, subject to the following conditions:

- 1 Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the plans being Drawings TP02, TP03, TP04, TP05, TP06, TP07, TP08, TP09, TP10, TP12, TP13, TP14, TP15 and TP16, Revision 7, prepared by CHT Architects Pty Ltd, and dated 01 May 2018 but modified to show:
  - (a) Increase the setback of floor 4 and 5 from the Marine Parade to a minimum of 5.945m and maximum of 6.02m as shown on the sketch plan submitted 13 September 2018;
  - (b) Operability of louvered windows;
  - (c) Show the position and capacity of the battery energy storage system in the basement;
  - (d) A minimum of 20% of the 40 bicycle spaces in the basement to be provided at-grade with no loss in the number of spaces;
  - (e) The basement to have a minimum floor-to-ceiling height of 3.85m;
  - (f) Removal of the three westernmost bicycle hoops on the footpath; and
  - (g) An additional bicycle hoop to be provided at the office entry.
- 2 The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
- 3 The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 4 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 5 Before the development commences, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must include:

- (a) a description of the location in the context of alternative modes of transport;
- (b) employee welcome packs (e.g. provision of Myki/transport ticketing);
- (c) sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- (d) a designated 'manager' or 'champion' responsible for coordination and implementation;
- (e) details of bicycle parking and bicycle routes;
- (f) details of GTP funding and management responsibilities;
- (g) the types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
- (h) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
- (i) security arrangements to access the employee bicycle storage spaces; and
- (j) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
- (k) Reference to EV charging facilities (if proposed); and
- (l) provisions for the Green Travel Plan to be updated not less than every 5 years.

- 6 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 7 Before the development commences, the permit holder must make a one-off contribution of \$991 to the Responsible Authority to be used for a new street tree planting that is required as a result of the development.
- 8 No more than 120 staff are permitted to operate from the land at any one time.
- 9 Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the following hours:
  - (a) Monday to Friday 7.00am – 9.00pm.
- 10 Except with the prior written consent of the Responsible Authority, the food and drinks premises use authorised by this permit may only operate between the following hours:
  - (a) Monday to Sunday 7.00am – 8.00pm.
- 11 The uses must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 12 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.

- 13 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. No pipes, ducting or protrusions from the ceilings, walls or the underside of slabs are to be installed above or within the parking space clearance envelopes for the car stacker devices. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
- 14 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 15 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 (including the reconstruction of the footpath immediately outside the property's road frontage if required by the Responsible Authority):
  - (a) at the permit holder's cost,
  - (b) to the satisfaction of the Responsible Authority.
- 16 Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
- 17 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the existing Marine Parade vehicle crossover must be fully demolished, with the new vehicle crossing to 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.
- 18 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes and associated works must be:
  - (a) constructed and available for use in accordance with the endorsed plans; and
  - (b) line-marked or provided with some adequate means of showing the car parking spaces; and
  - (c) to the satisfaction of the Responsible Authority.
- 19 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park and pedestrian 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.



- 20 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.

- (q) In preparing the Noise and Vibration Management Plan, consideration must be given to:
  - (viii) using lower noise work practice and equipment;
  - (ix) the suitability of the land for the use of an electric crane;
  - (x) silencing all mechanical plant by the best practical means using current technology;
  - (xi) fitting pneumatic tools with an effective silencer;
  - (xii) other relevant considerations.

21 During the construction:

- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) 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;
- (c) vehicle borne material must not accumulate on the roads abutting the land;
- (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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

23 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;
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

24 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
- (c) the use is not commenced within 5 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.

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

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

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

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.

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.

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

### Submissions

The Applicant, Mr Tim Ryder addressed the Committee.

The following people also addressed the Committee:

Mr Gary Pertile;  
Ms Anna Lucas;  
Ms Kaye Currey;  
Mr Piere McMahaon;  
Mr Chris O'Shaughnessy;  
Mr Karl Weeks; and  
Ms Lorrae Wild.

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Bosler

**Seconded:** Councillor Coleman

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN17/0959 for the use and development of the land for the construction of a mixed use building (permit required for office and retail (food and drink premises) uses) and a reduction in car parking requirements at No.1E Marine Parade, Abbotsford, subject to the following conditions:

- 1 Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the plans being Drawings TP02, TP03, TP04, TP05, TP06, TP07, TP08, TP09, TP10, TP12, TP13, TP14, TP15 and TP16, Revision 7, prepared by CHT Architects Pty Ltd, and dated 01 May 2018 but modified to show:

- (a) Increase the setback of floor 4 and 5 from the Marine Parade to a minimum of 5.945m and maximum of 6.02m as shown on the sketch plan submitted 13 September 2018;
- (b) Operability of louvered windows;
- (c) Show the position and capacity of the battery energy storage system in the basement;
- (d) A minimum of 20% of the 40 bicycle spaces in the basement to be provided at-grade with no loss in the number of spaces;
- (e) The basement to have a minimum floor-to-ceiling height of 3.85m;
- (f) Removal of the three westernmost bicycle hoops on the footpath;
- (g) An additional bicycle hoop to be provided at the office entry; and
- (h) Deletion of level 5.

- 2 The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
- 3 The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 4 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 5 Before the development commences, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must include:
  - (a) a description of the location in the context of alternative modes of transport;
  - (b) employee welcome packs (e.g. provision of Myki/transport ticketing);
  - (c) sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
  - (d) a designated 'manager' or 'champion' responsible for coordination and implementation;
  - (e) details of bicycle parking and bicycle routes;
  - (f) details of GTP funding and management responsibilities;
  - (g) the types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
  - (h) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
  - (i) security arrangements to access the employee bicycle storage spaces; and

- (j) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
  - (k) Reference to EV charging facilities (if proposed); and
  - (l) provisions for the Green Travel Plan to be updated not less than every 5 years.
- 6 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 7 Before the development commences, the permit holder must make a one-off contribution of \$991 to the Responsible Authority to be used for a new street tree planting that is required as a result of the development.
- 8 No more than 120 staff are permitted to operate from the land at any one time.
- 9 Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the following hours:
- (a) Monday to Friday 7.00am – 9.00pm.
- 10 Except with the prior written consent of the Responsible Authority, the food and drinks premises use authorised by this permit may only operate between the following hours:
- (a) Monday to Sunday 7.00am – 8.00pm.
- 11 The uses must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 12 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.
- 13 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. No pipes, ducting or protrusions from the ceilings, walls or the underside of slabs are to be installed above or within the parking space clearance envelopes for the car stacker devices. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
- 14 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 15 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 (including the reconstruction of the footpath immediately outside the property's road frontage if required by the Responsible Authority):
- (a) at the permit holder's cost,
  - (b) to the satisfaction of the Responsible Authority.
- 16 Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

- 17 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the existing Marine Parade vehicle crossover must be fully demolished, with the new vehicle crossing to 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.
- 18 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes and associated works must be:
  - (a) constructed and available for use in accordance with the endorsed plans; and
  - (b) line-marked or provided with some adequate means of showing the car parking spaces; and
  - (c) to the satisfaction of the Responsible Authority.
- 19 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park and pedestrian 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.
- 20 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.
- (q) In preparing the Noise and Vibration Management Plan, consideration must be given to:
  - (viii) using lower noise work practice and equipment;
  - (ix) the suitability of the land for the use of an electric crane;
  - (x) silencing all mechanical plant by the best practical means using current technology;
  - (xi) fitting pneumatic tools with an effective silencer;
  - (xii) other relevant considerations.

21 During the construction:

- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) 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;
- (c) vehicle borne material must not accumulate on the roads abutting the land;
- (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

- 22 The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 23 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;
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
- 24 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
  - (c) the use is not commenced within 5 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.

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

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

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

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.

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.

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

**CARRIED UNANIMOUSLY**



---

**1.2 PLN17/0718 - 141-147 Queens Parade, Clifton Hill - Development of the land for the construction of a four-storey built form (plus basement level), including part demolition and a reduction in the car parking requirement**

---

Trim Record Number: D18/174280

Responsible Officer: Senior Co-ordinator Statutory Planning

**RECOMMENDATION**

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit (PLN17/0718) for the development of the land for the construction of a four-storey built form (plus basement level), including part demolition and a reduction in the car parking requirement at 141-147 Queens Parade, Clifton Hill 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 but modified to show the following:
  - (a) A planter box along the southern portion of the balcony (within the south-west corner) of Apartment 3, to limit overlooking into No. 94 Hodgkinson Street, within a 9 metre radius.
  - (b) The terraces associated with Apartment 3 and Apartment 5 provided with screens to a height of 1.7 metres above the finished floor level, to ensure limited views within a 9 metre radius of the south-west facing first floor habitable room window at No. 104-106 Hodgkinson Street.
  - (c) The pedestrian entry to Gold Street setback into the site so that doors do not open onto Gold Street and are within the title boundary.
  - (d) At least 50% of apartments to comply with the requirements of Standard D17 of Clause 58.05-1 (Accessibility) of the Yarra Planning Scheme.
  - (e) The provision of storage areas within all apartments in accordance with Standard D20 of Clause 58.05-4 (Storage) of the Yarra Planning Scheme.
  - (f) The vehicle headroom clearance at the entrance designed to allow a 6.41 metre long waste collection vehicle to enter the building or as confirmed in the endorsed Waste Management Plan.
  - (g) The sag transition grade at the base of the 1 in 4 ramp section of the vehicle access ramp to be lengthened to 2.5 metres.
  - (h) A plan notation confirming that the rainwater tank will be connected to all toilets within the 5 apartments approved under the development.
  - (i) Any plan changes resulting from the endorsed Sustainable Management Plan required at condition 3 of this permit, the Waste Management Plan required at condition 5 of this permit, the Conservation Management Plan required at condition 7 of this permit, or any other condition of this permit.
2. Before 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 Energy Lab and dated January 2018, but modified to include (but not limited to) the following:

- (a) Demonstrate that the dwellings will not exceed the maximum NatHERS annual cooling load specified (30MJ/m<sup>2</sup> per annum) for Climate Zone 21 (Melbourne);
  - (b) That the first flush system does not re-direct pollutants directly into the stormwater system.
4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

### **Waste Management Plan**

5. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated 1 December 2018, but modified to include (but not limited to) the following:
- (a) Bin infrastructure provision to match that of the waste generated.
  - (b) Provide a table demonstrating bin room sizes vs occupation footprint of bins intended to be placed there.
  - (c) Dimensions of bins, the hard waste area and total area of bin storage room in order to confirm conditions 5(a) and 5(b) is met and that all bins will fit and able to be manoeuvred.
  - (d) Show the designated area for hard waste in the bin storage areas.
6. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

### **Conservation Management Plan**

7. Before the demolition commences, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will form part of this permit. The Conservation Management Plan must include, but not be limited to, the following:
- (a) A conservation works schedule, developed by a qualified heritage consultant, detailing proposed repair works to the façade.
  - (b) Details of the proposed external colour scheme for the building.

### **Road Infrastructure**

8. 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.
9. Before the buildings 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.
10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
11. The Right of Way abutting the southern boundary of the site must be reconstructed from Gold Street to the eastern edge of the proposed loading bay to Council's satisfaction and at the Permit Holder's cost.
12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) Constructed and available for use in accordance with the endorsed plans;
  - (b) Formed to such levels and drained so that they can be used in accordance with the endorsed plans;
  - (c) Treated with an all-weather seal or some other durable surface; and
  - (d) Line- marked or provided with some adequate means of showing the car parking spaces.

To the satisfaction of the Responsible Authority.

### **Lighting**

13. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkway, laneway and dwelling entrances must be provided within the property boundary. Lighting must be:
- (a) Located;
  - (b) Directed;
  - (c) Shielded; and
  - (d) Of limited intensity.

### **General**

14. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
15. 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.
16. Before the buildings are 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.

17. 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.
18. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
19. 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) Saturday 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**

20. 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.

21. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

**Time Expiry**

22. This permit will expire if:

- (a) The development is not commenced within two years of the date of this permit; or
- (b) The development is not completed within four years of the date of this permit.

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

**Notes**

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

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.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

A 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.

**Submission**

The Applicant, Mr Ian Feldman addressed the Committee.

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Coleman

**Seconded:** Councillor Bosler

That the Recommendation be adopted.

**CARRIED UNANIMOUSLY**

---

**1.3      PLN18/0070 - 43 Alfred Crescent, Fitzroy North, VIC 3068 - Part demolition, construction of ground and first floor additions to the existing dwelling**

---

Trim Record Number: D18/166103

Responsible Officer: Senior Coordinator Statutory Planning

**RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN18/0070 for part demolition and development of the land for a ground and first floor addition to the rear of the existing dwelling at No. 43 Alfred Crescent, Fitzroy North, 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 but modified to show:
  - (a) The location of all treatments (permeable surfaces, rainwater tanks etc.) as identified in the approved STORM report; and
  - (b) A notation that any rainwater tank is to be connected to all toilets
  - (c) Removal of repair notations "as necessary" and include reference to works being undertaken in accordance with the Conservation Management Plan.
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 demolition commences, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will form part of this permit. The Conservation Management Plan must include, but not be limited to, the following:
  - (a) A conservation works schedule, developed by a qualified heritage consultant, detailing proposed repair works to the façade;
  - (b) All existing slates must be retained, reset and gently cleaned where required;
  - (c) Repair of timber elements like for like; or restore to historically accurate details based on evidence which can be supplied;
  - (d) All render repair to be in traditional-lime render. No hard cement render to be used.
4. A complete, accurate and correct STORM or equivalent assessment report of the development is required in accordance with Clause 22.16 (Stormwater Management) of the Yarra Planning Scheme. The STORM rating must achieve a minimum of 100%, <http://storm.melbournewater.com.au>
5. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
6. Before the buildings are 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.
7. 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) Saturday 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.

8. This permit will expire if:

- (a) The development is not commenced within two years of the date of this permit; or
- (b) The development is not completed within four years of the date of this permit.

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

## Notes

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

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.

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.

This application was not assessed against Clause 54 of the Yarra Planning Scheme (ResCode) as the subject site is greater than 500sqm.

## Submissions

The Applicant, Ms Sharon Kouros addressed the Committee.

The following people also addressed the Committee:

Ms Roz Leveski; and  
Mr Peter Testorff.

## **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Coleman

**Seconded:** Councillor Bosler

That the Recommendation be adopted.

**CARRIED UNANIMOUSLY**

---

**1.4 109 Dight Street, Collingwood - Planning Permit Application No. PLN14/0134.03 Amendment to the Planning Permit PLN14/0134 to modify the building, including conversion of the service deck into two rooftop terraces and changes to the ground floor pedestrian entrances.**

---

Trim Record Number: D18/166484

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 an Amended Planning Permit PLN14/0134 to modify the building, including conversion of the service deck into two rooftop terraces and changes to the ground floor pedestrian entrances at 109 Dight Street, Collingwood, subject to the following amended conditions;

**(a) (amended conditions in bold)**

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 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 decisions plans, but modified to show:**
  - (a) **The provision of a 1.7m high privacy screen to a minimum of 50% of the interface between the two adjoining rooftop terraces.**
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.
3. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
4. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. The northern wall of the building must be painted, texture finished or rendered, to the satisfaction of the Responsible Authority.
6. The area between the southern boundary and the south wall of the building must be used for no other purpose other than the passage of vehicles and pedestrians and that area must be kept free of any obstructions at all times (other than waste bins at collection time, positioned as far west as possible in accordance with the approved waste management plan).
7. 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.
- 8. 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.
- 9. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
  - (a) constructed and available for use in accordance with the endorsed plans;
  - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
  - (c) treated with an all-weather seal or some other durable surface; and
  - (d) line-marked or provided with some adequate means of showing the car parking spaces.to the satisfaction of the Responsible Authority.
- 10. 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.

### **Engineering Requirements**

- 11. The finished floor levels along the edge of the setback area must be set 40mm higher than the edge of the bluestone pavement of York Street. The 40mm lips must be slightly chamfered to remove any sharp edges in the concrete work.
- 12. The setback area provided (to York Street) on the property must be robust to take vehicle loadings.
- 13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath immediately outside the property's Dight Street road frontage must be reconstructed:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
- 14. 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.
- 15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway, laneway and entrances must be provided. Lighting must be:
  - (a) located;
  - (b) directed;
  - (c) shielded; and

(d) of limited intensity.

to the satisfaction of the Responsible Authority.

16. 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.
17. All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained 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, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
19. **Before the construction of the rooftop terraces as approved under amendment PLN14/0134.03 commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the endorsed Acoustic Report prepared by Watson Moss Growcott (WMG) and dated November 2017, but modified to include (or show, or address):**
  - (a) An updated roof plan showing the roof terraces;**
20. The provisions, recommendations and requirements of the endorsed Acoustic Report 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) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
  - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
  - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
22. Before the use and development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
  - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
  - (b) works necessary to protect road and other infrastructure;
  - (c) remediation of any damage to road and other infrastructure;
  - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
  - (e) facilities for vehicle washing, which must be located on the land;

- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to,:
  - (i) contaminated soil;
  - (ii) materials and waste;
  - (iii) dust;
  - (iv) stormwater contamination from run-off and wash-waters;
  - (v) sediment from the land on roads;
  - (vi) washing of concrete trucks and other vehicles and machinery; and
  - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- (p) the Construction Management Plan for the site must also take the following into account:
  - (i) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority.
  - (ii) existing public lighting could only be disconnected once temporary alternative lighting scheme becomes operational.
  - (iii) a temporary lighting scheme must remain operational until a permanent lighting scheme is reinstated.

23. This permit will expire if:

- (a) the development is not commenced within three years of the date of this permit; or
- (b) the development is not completed within five years of the date of this permit.

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

Notes:

- A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 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 5095 for further information.

- 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.
- Upon the completion of all building works and connections for underground utility services, the footpath outside the property's Dight Street frontage (from northern alignment of York Street to the site's northern boundary) must be reconstructed to Council's satisfaction and at the developer's expense.
- 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.

#### Submission

The Applicant addressed the Committee.

#### **INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Bosler

**Seconded:** Councillor Coleman

That the Recommendation be adopted.

**CARRIED UNANIMOUSLY**

The meeting closed at 8.13pm.

**Confirmed at the meeting held on Wednesday 7 November 2018**

---

**Chair**