



YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES

**held on Wednesday 7 November 2018 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Danae Bosler
Councillor Daniel Nguyen
Councillor Jackie Fristacky (substitute for Cr Misha Coleman)

Vicky Grillakis (Co-ordinator Statutory Planning)
Sarah Griffiths (Senior Co-ordinator Statutory Planning)
Cindi Johnston (Governance Officer)

II. APOLOGIES AND LEAVE OF ABSENCE

Cr Misha Coleman

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 24 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 Fristacky nominated Councillor Nguyen as Chair.

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

Councillor Nguyen assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN16/1116 - 341-347 George Street, Fitzroy - Part demolition for the construction of a mixed-use building and a reduction in the car parking requirements	6	12

1.1 **PLN16/1116 - 341-347 George Street, Fitzroy - Part demolition for the construction of a mixed-use building and a reduction in the car parking requirements**

Trim Record Number: D18/179169

Responsible Officer: Senior Coordinator 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 (PLN16/1116) for part demolition for the construction of a mixed-use building and a reduction in the car parking requirement at 341-347 George Street, Fitzroy subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans, prepared by D-ARC Architects, received at Council on 27 September 2017 (TP10-B11 Rev M, TP10-B21 Rev K, TP10-001 Rev L, TP10-011 Rev J, TP10-021 Rev K, TP10-031 Rev M, TP10-041 Rev K, TP10-051 Rev A, TP10-061 Rev K, TP00-101 Rev G, TP40-001 Rev J, TP40-002 Rev I and TP41-001 Rev F), but amended to include:
 - (a) all details as shown in the sketch plans (received by Council on 28th March and 5th September 2018) as follows;
 - (i) Increased male and female end of bicycle trip facilities;
 - (ii) Office areas of 100sqm, 112sq, and 198sqm,
 - (iii) Widened corridor areas;
 - (iv) Planter around edge of terrace;
 - (v) 1.7m high translucent glazed screen added to north end of terrace on boundary to Rochester Hotel;
 - (vi) Northern terraces amended to include cut-outs and planters;
 - (vii) Deletion of windows on the south end of the west wall and the east end of the south wall at both level 4 and 5 and replacement with windows facing into balcony areas;
 - (viii) Private terrace amended to communal terrace to north-east corner and planters to terraces;
 - (ix) Increased number of moveable shading screens including material change from a white perforated metal shutters to a timber finish; and
 - (x) Wall colour changed to dark grey lysaght steel cladding on floor 3.

But further modified to show the following:

- (b) Accurately detail demolition to all elevations and floor plans;
- (c) Delete landscaping from void areas to terraces at level 3;
- (d) Dimensioned setbacks of all exterior walls and terrace balustrades to the site boundaries;
- (e) Demonstrate the visible boundary wall adjacent to the Rochester Hotel beer garden will have an articulated finish;
- (f) Deletion of bi-fold doors to the ground floor George Street façade, with an increased solid to void/glazing ratio to both George and Chapel Street ground floor facades through a reduction in the area occupied by glazing;
- (g) Privacy screening to 2nd floor north-facing bedroom windows ensuring no overlooking to secluded private open space or habitable room windows within 9m; and amend external finishes legend to show translucent/glazing to north as per floor plans;

- (h) Detail a sight line triangle and demonstrate the perforated brick façade will allow for adequate visibility at the vehicle exit point;
 - (i) The 1:8 grade sections of the basement ramp to a minimum length of 2.5m;
 - (j) Car spaces 28 and 55 to have a minimum width of 2.7m;
 - (k) Detail a wall clearance for car space 14 of no less than 300m;
 - (l) The dimension of the accessible car spaces to be notated and to be a minimum of 2.4m wide; and
 - (m) Any alterations to the development required by the updated Acoustic Report at Condition 4.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 4. Before the development commences, an amended Acoustic Report Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Acoustic Logic dated 1 September 2017, but modified to include or show:
 - (a) An assessment of music noise from the Rochester Castle Hotel beer garden either when the beer garden is fully occupied, or when music is played at levels commensurate with those that occur when the area is fully occupied. The measurement is to be coordinated with the venue operator. If an exceedance of SEPP N-2 limits is identified at the development, façade upgrade treatments are to be implemented to ensure that the measured levels of music comply with SEPP N-2 indoors, with doors and windows closed.
 - (b) An assessment of music from the Rochester Castle Hotel ground floor dining room either while this space is used for an event with music, or while music is played at levels commensurate with those that occur when the space is used for events. The measurement is to be coordinated with the venue operator. If an exceedance of SEPP N-2 limits is identified at the development, façade upgrade treatments are to be implemented to ensure that the measured levels of music comply with SEPP N-2 indoors, with doors and windows closed.
 - (c) The octave music levels at the façade of the development determined in the assessments referred to in (a) and (b) are to be presented in the report, and
 - (d) The acoustic report must make recommendations to limit the noise impacts (as necessary) inside the proposed dwellings and to the satisfaction of the Responsible Authority.
 5. Within 3 months of the completion of the building and prior to the occupation of the dwellings, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess and demonstrate the following:
 - (a) Patron noise does not exceed 30 dBA Leq in bedrooms at night and 35 dBA Leq in habitable rooms at any time, when the outdoor patron area of the Rochester Castle Hotel is fully occupied.
 - (b) Music from the venue does not exceed SEPP N-2 noise limits indoors when music is played within the venue front bar, function room and dining room, and within the beer garden.

- (c) Mechanical plant noise from the Rochester Castle Hotel does not exceed SEPP N-1 noise limits inside apartments.
 - (d) Demonstrate that assessments of noise from the Rochester Castle Hotel have been coordinated with the hotel management.
6. The provisions, recommendations and requirements of the endorsed Acoustic Report, must be implemented and complied with to the satisfaction of the Responsible Authority.
 7. Before the development commences, an amended Waste Management Plan (WMP) 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 WMP prepared by One Mile Grid dated 8 September 2017, but modified to include or show:
 - (a) The waste collection vehicles swept path ingress and egress to the site in the One Mile Grid letter dated 31 August 2018 must be included in/attached to the Waste Management Plan.
 - (b) clearly specify the bin cleaning schedule and who will be responsible for the bin cleaning.
 - (c) specify the washing facilities in the bin room including water supply and connection to sewer for the drain.
 - (d) specify that there will be ventilation in the bin room and the type of ventilation system proposed, and
 - (e) provide detail of how the bin room will be kept vermin proof.
 8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 9. As part of the ongoing consultant team, D-Arc Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
 10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the George, Rochester and Chapel Street footpath frontages to the site and redundant crossovers must be demolished and re-instated as standard footpath and bluestone kerb and channel must have a cross-fall of 1 in 40 or unless otherwise specified by Council:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the pram crossing to the front of the site on the corner of Chapel Street and George Street George must be demolished and re-instated in bluestone pitchers:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost,
 - (b) to the satisfaction of the Responsible Authority.
 13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the bluestone laneway to the north of the site must be repaired:

- (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, 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.
15. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating 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.
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. No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices.
18. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
19. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
20. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, street line markings, car parking sensors, service structures or service pits necessary to facilitate the development must be undertaken:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
21. 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.
22. 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.
23. Before the building is occupied, any wall/garage door located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
24. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

25. 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.
26. 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.
27. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

28. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
29. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
30. 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.
31. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

Notes:

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

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. 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 meters. No private pits, valves or meters on Council property will be accepted.

All future property owners, residents, employees 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.

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.

Submissions

Mr Danny Hacey and Mr Patrika addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Mr Jeremy Reynolds;

Ms Andrea Momikos;

Mr John Karas;

Ms Tania Burdett; and

Mr Martin Palmer.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Bosler

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit (PLN16/1116) for part demolition for the construction of a mixed-use building and a reduction in the car parking requirement at 341-347 George Street, Fitzroy subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans, prepared by D-ARC Architects, received at Council on 27 September 2017 (TP10-B11 Rev M, TP10-B21 Rev K, TP10-001 Rev L, TP10-011 Rev J, TP10-021 Rev K, TP10-031 Rev M, TP10-041 Rev K, TP10-051 Rev A, TP10-061 Rev K, TP00-101 Rev G, TP40-001 Rev J, TP40-002 Rev I and TP41-001 Rev F), but amended to include:
 - (a) all details as shown in the sketch plans (received by Council on 28th March and 5th September 2018) as follows;
 - (i) Increased male and female end of bicycle trip facilities;
 - (ii) Office areas of 100sqm, 112sq, and 198sqm,
 - (iii) Widened corridor areas;
 - (iv) Planter around edge of terrace;
 - (v) 1.7m high translucent glazed screen added to north end of terrace on boundary to Rochester Hotel;
 - (vi) Northern terraces amended to include cut-outs and planters;
 - (vii) Deletion of windows on the south end of the west wall and the east end of the south wall at both level 4 and 5 and replacement with windows facing into balcony areas;
 - (viii) Private terrace amended to communal terrace to north-east corner and planters to terraces;
 - (ix) Increased number of moveable shading screens including material change from a white perforated metal shutters to a timber finish; and
 - (x) Wall colour changed to dark grey lysaght steel cladding on floor 3.

But further modified to show the following:

- (b) Accurately detail demolition to all elevations and floor plans;

- (c) Delete landscaping from void areas to terraces at level 3;
- (d) Dimensioned setbacks of all exterior walls and terrace balustrades to the site boundaries;
- (e) Demonstrate the visible boundary wall adjacent to the Rochester Hotel beer garden will have an articulated finish;
- (f) Deletion of bi-fold doors to the ground floor George Street façade, with an increased solid to void/glazing ratio to both George and Chapel Street ground floor facades through a reduction in the area occupied by glazing;
- (g) All habitable room windows and balconies in the north elevation of the building to be screened in accordance with the policy objective of Standard B22 (Overlooking);
- (h) Detail a sight line triangle and demonstrate the perforated brick façade will allow for adequate visibility at the vehicle exit point;
- (i) The 1:8 grade sections of the basement ramp to a minimum length of 2.5m;
- (j) Car spaces 28 and 55 to have a minimum width of 2.7m;
- (k) Detail a wall clearance for car space 14 of no less than 300mm;
- (l) The dimension of the accessible car spaces to be notated and to be a minimum of 2.4m wide;
- (m) Any alterations to the development required by the updated Acoustic Report at Condition 4;
- (n) Deletion of level 5;
- (o) A low-maintenance metal material for the shading screens in lieu of the timber finish shown on the sketch plans and referenced at condition 1(a)(ix) of this permit;
- (p) End of trip facilities to include a gender neutral toilet;
- (q) For the secondary entry for bicycles, located on the northern façade laneway of the building, to be designed as a 'stair ramp'.

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. Before the development commences, an amended Acoustic Report Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Acoustic Logic dated 1 September 2017, but modified to include or show:
 - (a) An assessment of music noise from the Rochester Castle Hotel beer garden either when the beer garden is fully occupied, or when music is played at levels commensurate with those that occur when the area is fully occupied. The measurement is to be coordinated with the venue operator. If an exceedance of SEPP N-2 limits is identified at the development, façade upgrade treatments are to be implemented to ensure that the measured levels of music comply with SEPP N-2 indoors, with doors and windows closed.
 - (b) An assessment of music from the Rochester Castle Hotel ground floor dining room either while this space is used for an event with music, or while music is played at levels commensurate with those that occur when the space is used for events. The measurement is to be coordinated with the venue operator. If an exceedance of SEPP N-2 limits is identified at the development, façade upgrade treatments are to be implemented to ensure that the measured levels of music comply with SEPP N-2 indoors, with doors and windows closed.
 - (c) The octave music levels at the façade of the development determined in the assessments referred to in (a) and (b) are to be presented in the report, and

- (d) The acoustic report must make recommendations to limit the noise impacts (as necessary) inside the proposed dwellings and to the satisfaction of the Responsible Authority.
5. Within 3 months of the completion of the building and prior to the occupation of the dwellings, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess and demonstrate the following:
 - (a) Patron noise does not exceed 30 dBA Leq in bedrooms at night and 35 dBA Leq in habitable rooms at any time, when the outdoor patron area of the Rochester Castle Hotel is fully occupied.
 - (b) Music from the venue does not exceed SEPP N-2 noise limits indoors when music is played within the venue front bar, function room and dining room, and within the beer garden.
 - (c) Mechanical plant noise from the Rochester Castle Hotel does not exceed SEPP N-1 noise limits inside apartments.
 - (d) Demonstrate that assessments of noise from the Rochester Castle Hotel have been coordinated with the hotel management.
 6. The provisions, recommendations and requirements of the endorsed Acoustic Report, must be implemented and complied with to the satisfaction of the Responsible Authority.
 7. Before the development commences, an amended Waste Management Plan (WMP) 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 WMP prepared by One Mile Grid dated 8 September 2017, but modified to include or show:
 - (a) The waste collection vehicles swept path ingress and egress to the site in the One Mile Grid letter dated 31 August 2018 must be included in/attached to the Waste Management Plan.
 - (b) clearly specify the bin cleaning schedule and who will be responsible for the bin cleaning.
 - (c) specify the washing facilities in the bin room including water supply and connection to sewer for the drain.
 - (d) specify that there will be ventilation in the bin room and the type of ventilation system proposed, and
 - (e) provide detail of how the bin room will be kept vermin proof.
 8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 9. As part of the ongoing consultant team, D-Arc Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
 10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the George, Rochester and Chapel Street footpath frontages to the site and redundant crossovers must be demolished and re-instated as standard footpath and bluestone kerb and channel must have a cross-fall of 1 in 40 or unless otherwise specified by Council:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

11. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the tram crossing to the front of the site on the corner of Chapel Street and George Street must be demolished and re-instated in bluestone pavers:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost,
 - (b) to the satisfaction of the Responsible Authority.
13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the bluestone laneway to the north of the site must be repaired:
 - (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, 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.
15. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
16. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating 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.
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. No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices.
18. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
19. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
20. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, street line markings, car parking sensors, service structures or service pits necessary to facilitate the development must be undertaken:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

21. 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.
22. 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.
23. Before the building is occupied, any wall/garage door located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
24. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
25. 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) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (r) 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;
- (s) vehicle borne material must not accumulate on the roads abutting the land;
- (t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths, driveways or roads; and
- (u) all litter and waste (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly, including recycling of materials wherever possible.

- 26. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 27. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
- 28. The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 29. 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.
- 30. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

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

Notes:

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

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. 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 meters. No private pits, valves or meters on Council property will be accepted.

All future property owners, residents, employees 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.

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.

CARRIED

The meeting closed at 7.44pm.

Confirmed at the meeting held on Wednesday 21 November 2018

Chair