



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

**held on Wednesday 8 May 2019 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Danae Bosler
Councillor Misha Coleman
Councillor Daniel Nguyen

Lara Fiscalini (Principal 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 1 May 2019 be confirmed.

CARRIED

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



Guidelines for public participation at Internal Development Approval Committee meetings

POLICY

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

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

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

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

**Governance Branch
2008**

Councillor Nguyen nominated Councillor Coleman as Chair.

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

Councillor Coleman assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN16/0807 - 33-35 Stewart Street, Richmond - Part demolition and development of a nine storey building for use as office and retail (shop) and a reduction in the car parking requirements of the Yarra Planning Scheme.	6	14

1.1 PLN16/0807 - 33-35 Stewart Street, Richmond - Part demolition and development of a nine storey building for use as office and retail (shop) and a reduction in the car parking requirements of the Yarra Planning Scheme.

Trim Record Number: D19/15384

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 PLN16/0807 for part demolition and construction of a mixed use building and a reduction in the car parking requirements at No.33-35 Stewart Street, Richmond, subject to the following conditions:

Condition 1

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 development plans being Drawings TP020 dated 05/06/2018, TP99, TP100, TP101, TP0102, TP103, TP107, TP108, TP200, TP201, TP202, TP203, TP220, TP221 and materials and finishes schedule, Revision 5 dated 17/04/2019 prepared by PLUS Architecture Pty Ltd, and the landscape plans L-TP01, L-TP02 and L-TP03, dated July 2018 prepared John Patrick Landscape Architects PTY LTD by but modified to show:
 - (a) the landscape plans updated to show the basement boundary to accord with TP99 basement plan prepared by PLUS Architecture Pty Ltd dated 17/04/2019,
 - (b) precast concrete walls will be treated with a sealant to maintain an acceptable finish,
 - (c) the retail premises to be nominated as a shop,
 - (d) An existing elevation to Stewart Street detailing all demolition including further clarification of proposed demolition to windows,
 - (e) The replacement casements windows to the Stewart Street façade to generally match the appearance of the existing windows with the remaining replacement windows to be sash windows with no glazing bars,
 - (f) Detail of replacement windows to be provided at a scale of 1:50 and to demonstrate the materials and detailing of the windows will be appropriate to the period of the building,
 - (g) The proposed ground floor stringcourses to the existing western part of the Stewart Street façade to be deleted,
 - (h) The window sills to the existing building not to be detailed in a different colour to the façade,
 - (i) Detail of the proposed canopy or any wind mitigation structures to be an acceptable design, size and material from a heritage perspective and in accordance with the requirements of condition 19,

- (j) A minimum of 20% of the bicycle spaces in the basement to be provided at grade,
- (k) The roof terrace balustrades to be increased to a minimum height of 1.8m,
- (l) Column depth and setbacks in the basement and undercroft and to ensure the positions of columns comply with diagram 1 clearances to car spaces of clause 52.06-8,
- (m) Way-faring signs to be installed in car parking areas discouraging staff from exiting and entering the site via Gibson's Way,
- (n) Redbrick window reveal geometry to have a depth of 0.5m on west and north wall from floor 3 to 8 and must not overhang the northern and western easement,
- (o) A materials board to demonstrate that the wall finishes will be a suitably high quality finish to compliment the heritage area, and
- (p) Any alterations to the development required by the updated show any changes to the plans required by the updated Façade Management Plan at condition 14 Sustainable Design Management Plan at condition 16, Wind Assessment at condition 19, and Waste Management Plan at condition 21.

Use

- 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. No more than 300 staff are permitted to operate from the offices at any one time.
- 4. 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 – 8.00pm.
 - (b) Saturday and Sunday 9.00am – 6.00pm.
- 5. Except with the prior written consent of the Responsible Authority, the retail premises (shop) use authorised by this permit may only operate between the following hours:
 - (a) Monday to Sunday 6.00am – 9.00pm.
- 6. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.
- 7. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.

to the satisfaction of the Responsible.

Ongoing Architect Involvement

8. As part of the ongoing consultant team, Plus 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.

Structural report

9. Before the demolition commences, a Structural Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the structural report will be endorsed and will form part of this permit. The structural report must be prepared by a suitably qualified structural engineer, or equivalent, and demonstrate the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention.
10. The provisions, recommendations and requirements of the endorsed structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic

11. The provisions, recommendations and requirements of the endorsed Acoustic Report, must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The uses must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
13. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

Facade Management plan

14. Before the demolition commences, a Façade Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Façade Management Plan will be endorsed and will form part of this permit. The plan must be prepared by a suitably qualified person, and demonstrate the following:
 - (a) means by which paint from the existing façade will be removed,
 - (b) detail of any proposed rendering or painting works (as applicable), and
 - (c) to demonstrate that any restoration works will not damage the façade.
15. The provisions, recommendations and requirements of the endorsed Façade Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

16. 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 Lucid Consulting Australia and dated 2 October 2018, but modified to include or show:
 - (a) Undertake STORM or MUSIC assessment and provide detailed response to Council's WSUD policy, including how the trafficable roof areas will be adequately treated for reuse on site,
 - (b) Daylight modelling to demonstrate BESS daylight benchmark being met and include daylight modelling outputs, and
 - (c) provide table summarising differences between reference and actual input data for energy modelling.
17. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Wind Assessment

18. Before the development commences, an amended Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment will be endorsed and will form part of this permit. The amended Wind Assessment must be generally in accordance with the Wind Assessment prepared by Vicpac Engineers and Scientists and dated 8 October 2018, but modified to include or show:
 - (a) A wind tunnel model study of the development be undertaken to quantify the wind conditions in the surrounding streetscapes and on the terraces due to the relative height of the proposed development compared to the surrounding buildings resulting in full exposure to prevailing wind directions. Any wind mitigation strategies (wind controls) determined to be required by the wind tunnel study must not rely on existing or future street trees.
19. The provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

20. 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 Leigh Design Pty Ltd and dated 17 October 2016, but modified to include or show:
 - (a) Clearly show the size of the bin room, and

- (b) Further information must be included on the separation, storage and disposal of e-waste.
- 21. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 22. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Landscape Plan

- 23. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants to the second floor terrace and demonstrate that the planter height and plant species will be suitable to prevent views of them above the existing parapet.to the satisfaction of the Responsible Authority.
- 24. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,to the satisfaction of the Responsible Authority.

General

- 25. 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.
- 26. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
- 27. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 28. 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).

The cross-fall of the reconstructed footpath must be no steeper than 1 in 40 and any existing service pit lids within the vehicle crossings must be replaced with pit lids that can accommodate vehicle loadings

- (a) at the permit holder's cost,
 - (b) to the satisfaction of the Responsible Authority.
29. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
30. 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.
31. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the 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.

Construction Management Plan

32. 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:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations.

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (t) vehicle borne material must not accumulate on the roads abutting the land;

- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
33. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
34. 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.

Expiry

35. 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 5428 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 5428 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 5428 to confirm.

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

Submissions

Mr Tim Petro addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Ms Jennifer Young;
Mr Reuben Delamore; and
Ms Kate Sloane.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Bosler

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN16/0807 for part demolition and construction of a mixed use building and a reduction in the car parking requirements at No.33-35 Stewart Street, Richmond, subject to the following conditions:

Condition 1

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 development plans being Drawings TP020 dated 05/06/2018, TP99, TP100, TP101, TP0102, TP103, TP107, TP108, TP200, TP201, TP202, TP203, TP220, TP221 and materials and finishes schedule, Revision 5 dated 17/04/2019 prepared by PLUS Architecture Pty Ltd, and the landscape plans L-TP01, L-TP02 and L-TP03, dated July 2018 prepared John Patrick Landscape Architects PTY LTD by but modified to show:
 - (a) the landscape plans updated to show the basement boundary to accord with TP99 basement plan prepared by PLUS Architecture Pty Ltd dated 17/04/2019,
 - (b) precast concrete walls will be treated with a sealant to maintain an acceptable finish,
 - (c) the retail premises to be nominated as a shop,
 - (d) An existing elevation to Stewart Street detailing all demolition including further clarification of proposed demolition to windows,
 - (e) The replacement casements windows to the Stewart Street façade to generally match the appearance of the existing windows with the remaining replacement windows to be sash windows with no glazing bars,
 - (f) Detail of replacement windows to be provided at a scale of 1:50 and to demonstrate the materials and detailing of the windows will be appropriate to the period of the building,
 - (g) The proposed ground floor stringcourses to the existing western part of the Stewart Street façade to be deleted,

- (h) The window sills to the existing building not to be detailed in a different colour to the façade,
- (i) Detail of the proposed canopy or any wind mitigation structures to be an acceptable design, size and material from a heritage perspective and in accordance with the requirements of condition 19,
- (j) A minimum of 20% of the bicycle spaces in the basement to be provided at grade,
- (k) The roof terrace balustrades to be increased to a minimum height of 1.8m,
- (l) Column depth and setbacks in the basement and undercroft and to ensure the positions of columns comply with diagram 1 clearances to car spaces of clause 52.06-8,
- (m) Way-faring signs to be installed in car parking areas discouraging staff from exiting and entering the site via Gibson's Way,
- (n) Redbrick window reveal geometry to have a depth of 0.5m on west and north wall from floor 3 to 8 and must not overhang the northern and western easement,
- (o) A materials board to demonstrate that the wall finishes will be a suitably high quality finish to compliment the heritage area,
- (p) Any alterations to the development required by the updated show any changes to the plans required by the updated Façade Management Plan at condition 14 Sustainable Design Management Plan at condition 16, Wind Assessment at condition 19, and Waste Management Plan at condition 21,
- (q) Deletion of one (1) level above the existing retained building, and
- (r) The provision of an additional seven (7) bicycle parking (employee) spaces within the basement car park.

Use

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. No more than 300 staff are permitted to operate from the offices at any one time.
4. 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 – 8.00pm.
 - (b) Saturday and Sunday 9.00am – 6.00pm.
5. Except with the prior written consent of the Responsible Authority, the retail premises (shop) use authorised by this permit may only operate between the following hours:
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6. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.

7. The amenity of the area must not be detrimentally affected by the use or development, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin.

to the satisfaction of the Responsible.

Ongoing Architect Involvement

8. As part of the ongoing consultant team, Plus 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.

Structural report

9. Before the demolition commences, a Structural Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the structural report will be endorsed and will form part of this permit. The structural report must be prepared by a suitably qualified structural engineer, or equivalent, and demonstrate the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention.
10. The provisions, recommendations and requirements of the endorsed structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic

11. The provisions, recommendations and requirements of the endorsed Acoustic Report, must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The uses must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
13. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

Facade Management plan

14. Before the demolition commences, a Façade Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Façade Management Plan will be endorsed and will form part of this permit. The plan must be prepared by a suitably qualified person, and demonstrate the following:
- (a) means by which paint from the existing façade will be removed,

- (b) detail of any proposed rendering or painting works (as applicable), and
 - (c) to demonstrate that any restoration works will not damage the façade.
15. The provisions, recommendations and requirements of the endorsed Façade Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

16. 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 Lucid Consulting Australia and dated 2 October 2018, but modified to include or show:
- (a) Undertake STORM or MUSIC assessment and provide detailed response to Council's WSUD policy, including how the trafficable roof areas will be adequately treated for reuse on site,
 - (b) Daylight modelling to demonstrate BESS daylight benchmark being met and include daylight modelling outputs, and
 - (c) provide table summarising differences between reference and actual input data for energy modelling.
17. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Wind Assessment

18. Before the development commences, an amended Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment will be endorsed and will form part of this permit. The amended Wind Assessment must be generally in accordance with the Wind Assessment prepared by Vicpac Engineers and Scientists and dated 8 October 2018, but modified to include or show:
- (a) A wind tunnel model study of the development be undertaken to quantify the wind conditions in the surrounding streetscapes and on the terraces due to the relative height of the proposed development compared to the surrounding buildings resulting in full exposure to prevailing wind directions. Any wind mitigation strategies (wind controls) determined to be required by the wind tunnel study must not rely on existing or future street trees.
19. The provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

20. 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 Leigh Design Pty Ltd and dated 17 October 2016, but modified to include or show:
 - (a) Clearly show the size of the bin room, and
 - (b) Further information must be included on the separation, storage and disposal of e-waste.
21. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
22. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Landscape Plan

23. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) show the type, location, quantity, height at maturity and botanical names of all proposed plants to the second floor terrace and demonstrate that the planter height and plant species will be suitable to prevent views of them above the existing parapet.to the satisfaction of the Responsible Authority.
24. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,to the satisfaction of the Responsible Authority.

General

25. 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.

26. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
27. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
28. 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.

The cross-fall of the reconstructed footpath must be no steeper than 1 in 40 and any existing service pit lids within the vehicle crossings must be replaced with pit lids that can accommodate vehicle loadings

 - (a) at the permit holder's cost,
 - (b) to the satisfaction of the Responsible Authority.
29. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
30. 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.
31. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the 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.

Construction Management Plan

32. 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:

- (i) using lower noise work practice and equipment;
- (ii) the suitability of the land for the use of an electric crane;
- (iii) silencing all mechanical plant by the best practical means using current technology;
- (iv) fitting pneumatic tools with an effective silencer;
- (v) other relevant considerations.

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (t) vehicle borne material must not accumulate on the roads abutting the land;
 - (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
33. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
34. 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.

Expiry

35. 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 5428 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 5428 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 5428 to confirm.

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

CARRIED

The meeting closed at 7.23pm.

Confirmed at the meeting held on Wednesday 22 May 2019

Chair