



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

**held on Wednesday 26 June 2019 at 6.30pm**  
**in Meeting Rooms 1 & 2 at the Richmond Town Hall**

**I. ATTENDANCE**

Councillor James Searle  
Councillor Bridgid O'Brien

Chris Stathis (Senior Planner)  
Ally Huynh (Senior Co-Ordinator Statutory Planning)  
Cindi Johnston (Governance Officer)

**II. APOLOGIES AND LEAVE OF ABSENCE**

Councillor Stephen Jolly

**III. DECLARATIONS OF CONFLICT OF INTEREST (councillors and staff)**

**IV. CONFIRMATION OF MINUTES**

**Internal Development Approvals Committee Resolution:**

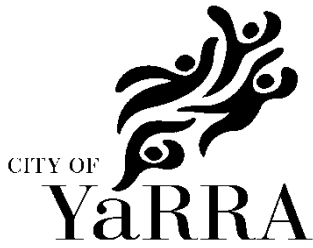
**Moved:** Councillor Searle   **Seconded:** Councillor O'Brien

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 5 June 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**

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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 O'Brien nominated Councillor Searle as Chair.

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

Councillor Searle assumed the Chair.

## 1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN18/0873 - 571-573 Victoria Street, Abbotsford - Use of the land for a Restricted Recreation Facility (Gymnasium) and the display of business identification signage	6	8

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**1.1 PLN18/0873 - 571-573 Victoria Street, Abbotsford - Use of the land for a Restricted Recreation Facility (Gymnasium) and the display of business identification signage**

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Trim Record Number: D19/104707

Responsible Officer: Coordinator Statutory Planning

**RECOMMENDATION**

That having considered all relevant planning controls and policies, it is recommended that a Notice of Decision to Grant a Planning Permit (PLN18/0873) be issued for use of the land for a Restricted Recreation Facility (Gymnasium) and the display of business signage at 571 – 573 Victoria Street, Abbotsford, generally in accordance with the decision plans and subject to the following conditions:

1. Before the use commences or signage is displayed, 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) Deletion of reference to the disabled parking spot;
  - (b) An annotation confirming 6 bicycles spaces will be located within the internal bicycle storage area;
  - (c) The bin storage location concealed from the public realm;
  - (d) An annotation confirming a minimum 750mm distance of the internally illuminated sign to the edge of the kerb.
2. The use, and the location and details of signage 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 Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Prior to the commencement of the use, an Operational Management Plan must be submitted to and approved to the satisfaction of the Responsible Authority. Once approved, the management plan must not be altered without the prior written consent of the responsible authority. The Management Plan must show:
  - (a) How the maximum patron numbers will be monitored during unstaffed hours
  - (b) Details of security, safety measures/emergency contact when the facility is unstaffed.
  - (c) How music levels will be maintained
  - (d) How doors and windows remain closed during evening/night time hours
  - (e) How patron behaviour will be managed (e.g. prevention of dropping weights)
5. The provisions, recommendations and requirements of the endorsed Operational Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Use conditions (6 -14)

6. A maximum of 50 patrons are permitted on the land at any one time.
7. Except with the prior written consent of the Responsible Authority, a maximum of 2 staff are permitted on the land at any one time.
8. Except with the prior written consent of the Responsible Authority, no group classes are to be held on site.

9. All windows to be closed during the evening/night time periods
10. The provision of music on the land must be at a background noise level.
11. Speakers external to the building must not be erected or used.
12. The amenity of the area must not be detrimentally affected by the use, including through:
  - (a) the transport of materials, goods or commodities to or from land;
  - (b) the appearance of any buildings, works or materials;
  - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
  - (d) the presence of vermin.to the satisfaction of the Responsible Authority.
13. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
14. The use must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

Signage Conditions (15-18)

15. The signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
16. The signs must not be illuminated by external or internal light unless otherwise shown.
17. The signs must not include any flashing or intermittent light.
18. The signage component of this permit expires 15 years from the date of the permit.

Permit Expiry

19. This permit will expire if:
  - (a) the use is not commenced within two years of the date of this permit;
  - (b) the signs are not erected within two 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.

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.

### Submissions

Mr Paul Shay addressed the Committee on behalf of the Applicant.  
The Applicant, Mr Jonathan Queros also addressed the Committee.

The following people also addressed the Committee:

Mr Tony Wang;  
Ms Sally Moser;  
Mr David McMullen; and  
Ms Aylie Murphy.

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

**Moved:** Councillor Searle

**Seconded:** Councillor O'Brien

That the Recommendation be adopted.

**CARRIED UNANIMOUSLY**



The meeting closed at 7.10pm.

**Confirmed at the meeting held on Wednesday 10 July 2019**

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**Chair**