



YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES

held on Wednesday 10 July 2019 at 6.30pm
in Meeting Rooms 1 & 2 at the Richmond Town Hall

I. ATTENDANCE

Councillor Amanda Stone
Councillor Jackie Fristacky
Councillor Mi-Lin Chen Yi Mei

Laura Condon (Senior Planner)
Amy Hodgen (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 Stone **Seconded:** Councillor Fristacky

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 26 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

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 Chen Yi Mei as Chair.

There being no other nominations, Councillor Chen Yi Mei was appointed Chair.

Councillor Chen Yi Mei assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	PLN18/0902 - 48-50 Gipps Street, Collingwood - Development of the site for the construction of a multi-storey building and a reduction in the car parking requirement associated with office use.	6	13
1.2	PLN18/0642 - 27 McKean Street, Fitzroy North - Part demolition and construction of a second dwelling on a lot and associated reduction in the car parking requirements	20	22

1.1 PLN18/0902 - 48-50 Gipps Street, Collingwood - Development of the site for the construction of a multi-storey building and a reduction in the car parking requirement associated with office use.

Trim Record Number: D19/88264

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 (PLN18/0902) for development of the site for the construction of a multi-storey building and a reduction in the car parking requirement at 48-50 Gipps Street, Collingwood 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 SJB Architects and received by Council on 22 January 2019, numbered SD02_01 – SD02_08 (inclusive), SD05_01 – SD05_04 (inclusive) and SD06_01 & SD06_02, but modified to show;
 - (a) The deletion of Level 4 within the northern and southern sections of the development;
 - (b) The amended design of the individual glazed solar screens to the north and south façades as demonstrated in the Sketch Plans submitted to Council on 26 March 2019;
 - (c) The western boundary wall at levels 5 & 6 to be a terracotta finish;
 - (d) An updated materials schedule to show the two types of louvre designs separately (TE02 & TE03);
 - (e) The location of where the organic waste will be stored;
 - (f) The operability of windows;
 - (g) The location of condenser units and external hot water systems;
 - (h) A notation confirming that all service cabinet doors must swing 180-degrees and be latched to the building when opened;
 - (i) The layout of the bike storage room to show a minimum clearance of 2.8m between the two tier bike parking and wall racks (with a 1.2m high bicycle stored on the wall rack);
 - (j) The electric bike charging points to be relocated from the wall racks to horizontal parking spaces;
 - (k) Any changes to the plans as a result of the amended Sustainable Management Plan required at Condition 3;
 - (l) Any changes to the plans as a result of the amended Landscape Plan required at Condition 5;

- (m) Any changes to the plans as a result of the amended Green Travel Plan required at Condition 7;
 - (n) Any changes to the plans as a result of the Wind Assessment required at Condition 11;
 - (o) Any changes to the plans as a result of the Lighting Plan required at Condition 13; and
 - (p) Any changes to the plans as a result of the Infrastructure Design Plan required at Condition 15.
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.

Sustainable Management Plan

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Hip V. Hype and dated November 2018, but modified to include or show:
- (a) The removal of all 'non-committal' language;
 - (b) The BESS report to be officially published from the BESS website;
 - (c) The location of proposed double-glazing to be shown on the plans;
 - (d) Details of the thermal insulation achieved;
 - (e) Details of all space heating and cooling system operation and efficiencies;
 - (f) Details of HVAC and building systems commissioning and tuning commitment; and
 - (g) The provision of a stormwater layout plan, which shows the full site with all catchment areas and treatment measures annotated as per that in the modelling report.
4. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

5. Before the development commences, an amended 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 amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Mala Studio and dated 7 December 2018, but modified to include:
- (a) The Plant Schedule updated to replace the following plants with non-weed species;
 - (i) *Ficus carica*
 - (ii) *Humulus lupulus*
 - (iii) *Marrubium vulgare*
 - (iv) *Passiflora caerulea*
 - (v) *Vinca major*
 - (b) A plan showing exact locations and numbers of the proposed plants;
 - (c) Further details of the raised garden beds and roof top garden; and
 - (d) The incorporation of 'tree anchors' to support proposed trees on the elevated levels.
6. 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.

Green Travel Plan

- 7. Before the development commences, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Hip V. Hype and dated November 2018, but modified to include or show:
 - (a) sustainable transport goals should be linked to measurable targets, performance indicators and monitoring timeframes;
 - (b) details of GTP funding and management responsibilities;
 - (c) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
 - (d) security arrangements to access the employee bicycle storage spaces;
 - (e) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
 - (f) reference to the E-bike charging facilities; and
 - (g) provisions for the Green Travel Plan to be updated not less than every 5 years.
- 8. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

- 9. The provisions, recommendations and requirements of the endorsed Waste Management Plan (prepared by Leigh Design and dated 07/02/2019) must be implemented and complied with to the satisfaction of the Responsible Authority.
- 10. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Wind Assessment

- 11. Before the development commences, a Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Wind Assessment Report will be endorsed and will form part of this permit. The Wind Assessment Report must identify the proposed wind conditions within the eastern boundary laneway and ensure that these conditions meet the relevant walking criterion. If this criterion is not met, the report must make recommendations to meet the criterion.
- 12. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting

13. Before the development commences, a Lighting Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Lighting Plan must address lighting along the eastern boundary laneway and the entrances to the approved building. When approved, the Lighting Plan will be endorsed and will form part of this permit. The Lighting Plan must include;
 - (a) New lighting along this laneway to comply with the minimum lighting level of P4 as per the Australian Standard AS/NZS 1158.3.1:2005 *Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*;
 - (b) The lighting levels of all existing public lights near the site must be measured and checked against this standard to determine whether new or upgraded public lights are required;
 - (c) Consultation with affected property owners to be undertaken by the permit holder with respect to the location of any new pole/s and light/s (if required);
 - (d) Light spillage into the windows of existing and proposed residences must be avoided or minimised and must comply with the requirements of Australian Standard AS 4282 - 1997 *Control of the obtrusive effects of outdoor lighting*; and
 - (e) The locations of any new light poles must not obstruct vehicular access into private property.
14. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority

Infrastructure

15. Before the development commences, a detailed Infrastructure Design Plan of all road and drainage works along the eastern boundary laneway must be submitted to and approved by the Responsible Authority. The Infrastructure Design Plan must be prepared by a qualified Civil Engineer and must address the reconstruction of the laneway. When approved, the Infrastructure Design Plan will be endorsed and will form part of this permit. The Infrastructure Design Plan must include;
 - (a) A longitudinal section plan of the laneway to show grade of the existing and proposed inverts and building lines, including floor levels at doorways and vehicle entry;
 - (b) A cross-section plan at 5m intervals from building line to building line showing existing and proposed levels and pavement cross-falls;
 - (c) Plan view showing pavement types, chainages, fitting/fixtures, reference to relevant Council Standards, extent of works, etc.;
 - (d) The excavation of the existing bluestone and asphalt overlay;
 - (e) The preparation of a new sub-base;
 - (f) The installation of a new laneway pavement comprised of asphalt with a bluestone central invert; and
 - (g) The installation of a painted road pavement treatment;
 - (h) Details of the proposed painting treatment, including:
 - (i) Location;
 - (ii) Materials;
 - (iii) Colours; and
 - (iv) Dimensions.
16. The provisions, recommendations and requirements of the endorsed Infrastructure Design Plan must be implemented and complied with at no cost to Council and 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 works approved under the endorsed Infrastructure Design Plan must be completed at no cost to Council and to the satisfaction of the Responsible Authority.

18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing on Singleton Street must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath along the Gipps Street frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 40, unless otherwise specified by Council.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Laneway painting

21. Before the building is occupied, a monetary contribution to the value of \$20,000 must be paid by the permit holder to the Responsible Authority for the purpose of on-going maintenance of the laneway painting as required by Condition 15.

General

22. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
23. 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.
24. 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.
25. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
26. 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.
27. All redundant property drains are to be removed and reinstated with paving, kerb and channel to Council's satisfaction and at the Permit Holder's cost.
28. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
29. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
30. The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

Construction Management Plan

31. 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.
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.

32. 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.
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.
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.

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

Notes:

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

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

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

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

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

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

Submissions

Mr Hugh Smyth addressed the Committee on behalf of the Applicant.

Mr Yimin Liu also addressed the Committee.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**Moved:** Councillor Stone**Seconded:** Councillor Fristacky

That having considered all objections and relevant planning documents, the Committee resolves to issue a Notice of Decision to Grant a Permit (PLN18/0902) for development of the site for the construction of a multi-storey building and a reduction in the car parking requirement at 48-50 Gipps Street, Collingwood 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 SJB Architects and received by Council on 22 January 2019, numbered SD02_01 – SD02_08 (inclusive), SD05_01 – SD05_04 (inclusive) and SD06_01 & SD06_02, but modified to show:
 - (a) The deletion of Level 4 within the northern and southern sections of the development;
 - (b) The amended design of the individual glazed solar screens to the north and south façades as demonstrated in the Sketch Plans submitted to Council on 26 March 2019;
 - (c) The western boundary wall at levels 5 & 6 to be a terracotta finish;
 - (d) An updated materials schedule to show the two types of louvre designs separately (TE02 & TE03);
 - (e) The location of where the organic waste will be stored;
 - (f) The operability of windows;
 - (g) The location of condenser units and external hot water systems;
 - (h) A notation confirming that all service cabinet doors must swing 180-degrees and be latched to the building when opened;
 - (i) The layout of the bike storage room to show a minimum clearance of 2.8m between the two tier bike parking and wall racks (with a 1.2m high bicycle stored on the wall rack);
 - (j) The electric bike charging points to be relocated from the wall racks to horizontal parking spaces;
 - (k) Any changes to the plans as a result of the amended Sustainable Management Plan required at Condition 3;
 - (l) Any changes to the plans as a result of the amended Landscape Plan required at Condition 5;
 - (m) Any changes to the plans as a result of the amended Green Travel Plan required at Condition 7;
 - (n) Any changes to the plans as a result of the Wind Assessment required at Condition 11;
 - (o) Any changes to the plans as a result of the Lighting Plan required at Condition 13;
 - (p) Any changes to the plans as a result of the Infrastructure Design Plan required at Condition 15; and
 - (q) Any changes to the plans as a result of the Road Safety Audit required at Condition 22.
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.

Sustainable Management Plan

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Hip V. Hype and dated November 2018, but modified to include or show:
 - (a) The removal of all 'non-committal' language;
 - (b) The BESS report to be officially published from the BESS website;

- (c) The location of proposed double-glazing to be shown on the plans;
- (d) Details of the thermal insulation achieved;
- (e) Details of all space heating and cooling system operation and efficiencies;
- (f) Details of HVAC and building systems commissioning and tuning commitment; and
- (g) The provision of a stormwater layout plan, which shows the full site with all catchment areas and treatment measures annotated as per that in the modelling report.

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

Landscape Plan

5. Before the development commences, an amended 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 amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Mala Studio and dated 7 December 2018, but modified to include:
 - (a) The Plant Schedule updated to replace the following plants with non-weed species;
 - (i) Ficus carica
 - (ii) Humulus lupulus
 - (iii) Marrubium vulgare
 - (iv) Passiflora caerulea
 - (v) Vinca major
 - (b) A plan showing exact locations and numbers of the proposed plants;
 - (c) Further details of the raised garden beds and roof top garden; and
 - (d) The incorporation of 'tree anchors' to support proposed trees on the elevated levels.
6. 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.

Green Travel Plan

7. Before the development commences, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Hip V. Hype and dated November 2018, but modified to include or show:
 - (a) sustainable transport goals should be linked to measurable targets, performance indicators and monitoring timeframes;
 - (b) details of GTP funding and management responsibilities;
 - (c) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
 - (d) security arrangements to access the employee bicycle storage spaces;
 - (e) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
 - (f) reference to the E-bike charging facilities; and

(g) provisions for the Green Travel Plan to be updated not less than every 5 years.

8. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

9. The provisions, recommendations and requirements of the endorsed Waste Management Plan (prepared by Leigh Design and dated 07/02/2019) must be implemented and complied with to the satisfaction of the Responsible Authority.
10. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Wind Assessment

11. Before the development commences, a Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Wind Assessment Report will be endorsed and will form part of this permit. The Wind Assessment Report must identify the proposed wind conditions within the eastern boundary laneway and ensure that these conditions meet the relevant walking criterion. If this criterion is not met, the report must make recommendations to meet the criterion.
12. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting

13. Before the development commences, a Lighting Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Lighting Plan must address lighting along the eastern boundary laneway and the entrances to the approved building. When approved, the Lighting Plan will be endorsed and will form part of this permit. The Lighting Plan must include;
- (a) New lighting along this laneway to comply with the minimum lighting level of P4 as per the Australian Standard AS/NZS 1158.3.1:2005 *Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*;
 - (b) The lighting levels of all existing public lights near the site must be measured and checked against this standard to determine whether new or upgraded public lights are required;
 - (c) Consultation with affected property owners to be undertaken by the permit holder with respect to the location of any new pole/s and light/s (if required);
 - (d) Light spillage into the windows of existing and proposed residences must be avoided or minimised and must comply with the requirements of Australian Standard AS 4282 - 1997 *Control of the obtrusive effects of outdoor lighting*; and
 - (e) The locations of any new light poles must not obstruct vehicular access into private property.
14. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority

Infrastructure

15. Before the development commences, a detailed Infrastructure Design Plan of all road and drainage works along the eastern boundary laneway must be submitted to and approved by the Responsible Authority. The Infrastructure Design Plan must be prepared by a qualified Civil Engineer and must address the reconstruction of the laneway. When approved, the Infrastructure Design Plan will be endorsed and will form part of this permit. The Infrastructure Design Plan must include;
 - (a) Any recommendations as required by the Road Safety Audit pursuant to Condition 22;
 - (b) A longitudinal section plan of the laneway to show grade of the existing and proposed inverts and building lines, including floor levels at doorways and vehicle entry;
 - (c) A cross-section plan at 5m intervals from building line to building line showing existing and proposed levels and pavement cross-falls;
 - (d) Plan view showing pavement types, chainages, fitting/fixtures, reference to relevant Council Standards, extent of works, etc.;
 - (e) The excavation of the existing bluestone and asphalt overlay;
 - (f) The preparation of a new sub-base;
 - (g) The installation of a new laneway pavement comprised of asphalt with a bluestone central invert;
 - (h) The installation of a painted road pavement treatment; and
 - (i) Details of the proposed painting treatment, including:
 - (i) Location;
 - (ii) Materials;
 - (iii) Colours; and
 - (iv) Dimensions.
16. The provisions, recommendations and requirements of the endorsed Infrastructure Design Plan must be implemented and complied with at no cost to Council and 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 works approved under the endorsed Infrastructure Design Plan must be completed at no cost to Council and to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing on Singleton Street must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
19. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath along the Gipps Street frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 40, unless otherwise specified by Council.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated;
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Laneway painting

21. Before the building is occupied, a monetary contribution to the value of \$20,000 must be paid by the permit holder to the Responsible Authority for the purpose of on-going maintenance of the laneway painting as required by Condition 15.

Road Safety Audit

22. Before the development commences, a Road Safety Audit must be submitted to and approved by the Responsible Authority. The Road Safety Audit must be prepared by a suitably qualified professional and address any potential future conflicts between pedestrians, cyclists and vehicles within the lane to the east (labelled as Rokeby Street on the plans) as a consequence of the development approved by this permit and measures for mitigating any identified conflicts. When approved, the Road Safety Audit will be endorsed and will form part of this permit.
23. The provisions, recommendations and requirements of the endorsed Road Safety Audit must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.

General

24. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
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. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
28. 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.
29. All redundant property drains are to be removed and reinstated with paving, kerb and channel to Council's satisfaction and at the Permit Holder's cost.
30. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
31. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
32. The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

Construction Management Plan

33. 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.
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.

34. 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.

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

36. 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.

37. 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.

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

Notes:

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

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

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

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

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

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

CARRIED UNANIMOUSLY

1.2 PLN18/0642 - 27 McKean Street, Fitzroy North - Part demolition and construction of a second dwelling on a lot and associated reduction in the car parking requirements

Trim Record Number: D19/92468

Responsible Officer: Senior Coordinator Statutory Planning

RECOMMENDATION

That a Notice of Decision (NOD) to Grant Planning Permit PLN18/0642 be issued for part demolition and construction of a second dwelling on the lot and associated reduction in the car parking requirements at 27 McKean Street, Fitzroy North, generally in accordance with the decision plans and subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans received by application plans, but modified to show:
 - (a) Plans corrected to notate the rear room of No. 177 Alfred Crescent as a bedroom;
 - (b) Plans updated to show the windows of No. 177 Alfred Crescent adjacent to the courtyard;
 - (c) The first floor, habitable room windows screened in accordance with Clause 55.04-6 (Overlooking) of the Yarra Planning Scheme (including clarification on fixed/openable windows);
 - (d) First floor plan corrected to delete reference to fluted glass on the west-facing, first-floor windows and replaced with a notation for louvered screening (to match elevations);
 - (e) Ground floor plan provided with a corrected notation to clarify a minimum capacity of 1650L for the rain water tank;
 - (f) Finished floor levels of the storage areas/sheds to the existing and new dwelling must be set no lower than 26.78 metres to Australian Height Datum (AHD); and
 - (g) North point shown on plans.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the new building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

4. 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.
5. 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.
6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Melbourne Water conditions (7-13)

7. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must show:
 - (a) Finished floor levels of the storage areas/sheds to the existing and new dwelling must be set no lower than 24.63 metres to AHD.
8. Finished floor levels of the dwelling must be constructed no lower than 26.78 metres to Australian Height Datum (AHD).
9. The layout of the northern (front) boundary setback as shown on the submitted plans must not be altered without further written consent from Melbourne Water, this setback is to allow for the conveyance of overland flow.
10. Finished floor levels of the external storage area to the new dwelling and the storage shed to the existing dwelling must be constructed no lower than 26.63 metres to AHD.
11. Imported fill must be kept to a minimum on the property and must only be used for the sub floor areas of the dwelling.
12. Any new front fence must be open style (50%) of construction or timber paling to allow for the conveyance of overland flow.
13. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

14. This permit will expire if:

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

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

NOTES:

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

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

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

Submissions

Mr Andrew Maynard and Mr James Stewart-Menteth addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Ms Lucy McBride;
Mr Altay Altuntas;
Ms Michelle Foley; and
Ms Maria Havrilova.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Fristacky

Seconded: Councillor Chen Yi Mei

That a Notice of Decision (NOD) to Grant Planning Permit PLN18/0642 be issued for part demolition and construction of a second dwelling on the lot and associated reduction in the car parking requirements at 27 McKean Street, Fitzroy North, generally in accordance with the decision plans and subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans received by application plans, but modified to show:

- (a) Bedroom 4 deleted;
 - (b) The north-east corner of the building to be setback to align with south-west corner of the verandah at No. 177 Alfred Crescent;
 - (c) Plans corrected to notate the rear room of No. 177 Alfred Crescent as a bedroom;
 - (d) Plans updated to show the windows of No. 177 Alfred Crescent adjacent to the courtyard;
 - (e) The first floor, habitable room windows screened in accordance with Clause 55.04-6 (Overlooking) of the Yarra Planning Scheme (including clarification on fixed/openable windows);
 - (f) First floor plan corrected to delete reference to fluted glass on the west-facing, first-floor windows and replaced with a notation for louvered screening (to match elevations);
 - (g) Ground floor plan provided with a corrected notation to clarify a minimum capacity of 1650L for the rain water tank;
 - (h) Finished floor levels of the storage areas/sheds to the existing and new dwelling must be set no lower than 26.78 metres to Australian Height Datum (AHD); and
 - (i) North point shown on plans.
- 2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
- 3. Before the new building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- 4. 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.
- 5. 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.
- 6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Tree Management Plan Required

7. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

- (a) the protection of the tree within the front setback of No.177 Alfred Crescent:
 - (i) pre-construction;
 - (ii) during construction; and
 - (iii) post construction
- (b) the provision of any barriers;
- (c) any pruning necessary; and
- (d) watering and maintenance regimes.

to the satisfaction of the Responsible Authority.

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

Melbourne Water conditions (9-15)

9. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must show:
- (a) Finished floor levels of the storage areas/sheds to the existing and new dwelling must be set no lower than 24.63 metres to AHD.
10. Finished floor levels of the dwelling must be constructed no lower than 26.78 metres to Australian Height Datum (AHD).
11. The layout of the northern (front) boundary setback as shown on the submitted plans must not be altered without further written consent from Melbourne Water, this setback is to allow for the conveyance of overland flow.
12. Finished floor levels of the external storage area to the new dwelling and the storage shed to the existing dwelling must be constructed no lower than 26.63 metres to AHD.
13. Imported fill must be kept to a minimum on the property and must only be used for the sub floor areas of the dwelling.
14. Any new front fence must be open style (50%) of construction or timber paling to allow for the conveyance of overland flow.

15. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
16. This permit will expire if:

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

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

NOTES:

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

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

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

CARRIED UNANIMOUSLY

The meeting closed at 8.55pm

Confirmed at the meeting held on Wednesday 24 July 2019

Chair