



# Minutes

## Planning Decisions Committee

6.30pm, Wednesday 20 January 2021

MS Teams

## 1. Appointment of Chair

Cr Nguyen nominated Cr Stone as chair.

There being no other nominations, Cr Stone was elected chair.

Cr Stone assumed the chair.

## 2. Statement of recognition of Wurundjeri Woi-wurrung Land

*“Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.*

*We acknowledge their creator spirit Bunjil, their ancestors and their Elders.*

*We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.*

*We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.*

*We pay our respects to Elders from all nations here today—and to their Elders past, present and future.”*

## 3. Attendance and apologies

Attendance

### Councillors

- |                     |            |
|---------------------|------------|
| • Cr Anab Mohamud   | Councillor |
| • Cr Claudia Nguyen | Councillor |
| • Cr Amanda Stone   | Councillor |

### Council officers

- |                    |                                       |
|--------------------|---------------------------------------|
| • Danielle Connell | Senior Coordinator Statutory Planning |
| • Daniel Herrmann  | Coordinator Statutory Planning        |
| • Nish Goontilleke | Senior Statutory Planner              |
| • Rhys Thomas      | Senior Governance Advisor             |

## 4. Declarations of conflict of interest

No declarations were made.

## 5. Confirmation of Minutes

### **RESOLUTION**

**Moved:** Cr Stone    **Seconded:** Cr Nguyen

1. That the minutes of the meeting of the Planning Decisions Committee held on Wednesday (insert date of previous meeting) be confirmed.

**CARRIED**

## 6 Committee business reports

Item		Page	Res. Page
6.1	PLN20/0037 - 25 Balmain Street & 128 - 134 Cubitt Street Cremorne & Laneway TP938653J - Construction of a six-storey building, with a reduction in the car parking requirements associated with the use of the land as a food and drink premises (cafe) and as-of-right office.	4	10

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**6.1**      **PLN20/0037 - 25 Balmain Street & 128 - 134 Cubitt Street  
Cremorne & Laneway TP938653J - Construction of a six-storey  
building, with a reduction in the car parking requirements  
associated with the use of the land as a food and drink premises  
(cafe) and as-of-right office.**

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**Reference**      D21/97  
**Author**          Nish Goonetilleke - Senior Statutory Planner  
**Authoriser**      Senior Coordinator Statutory Planning

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**RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN20/0037 for the construction of a multi-level building, with a reduction in the car parking requirements associated with the use of the land as a food and drink premises (cafe) and as-of-right office at Nos. 25 Balmain Street & 128 - 134 Cubitt Street Cremorne & Laneway TP938653J Cremorne VIC 3121, 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 be generally in accordance with the plans prepared by Jackson Clements Burrows Architects, dated 02.10.2020 (Rev 3: TP0-000, 101, 102, 103, dated 04.03.2020 (Rev 2: TP0-104), dated 02.10.2020 (Rev 3: TP0-105, 106, 107, TP2-101, 102, 103, 104, TP3-101, 102, 103, 104) and dated 05.2020 (Materials) but modified to show the following:
  - (a) Wall-mounted sensor lighting to be provided to all pedestrian entrances;
  - (b) Width of garage door and vehicle crossover annotated on the proposed ground floor plan;
  - (c) A notation confirming any service cabinet door opening onto a Public Highway to swing 180 degrees and be latched to the building when opened;
  - (d) Southern elevation to correctly show extent of EM-01 (black metal flat-lock cladding);
  - (e) Design changes to implement recommendations of the Sustainable Management Plan Condition No. 7 of this permit; and
  - (f) Design changes to implement recommendations of the Wind Assessment Report Condition No. 13 of this permit.
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

**Food and drink premises (Café use)**

3. No more than 35 patrons are permitted on the land at any one time.
4. No more than 3 staff are permitted on the land at any one time.
5. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between Monday to Friday - 7.00am to 6.00pm.
6. 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 Authority.

### **Sustainable Management Plan**

7. Before the plans are endorsed, 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 Sustainable Management Plan will be endorsed and will form part of this permit. The Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Sustainable Development Consultants and dated October 2020, but modified to include the following:
  - (a) All design changes required under Condition 1 of this permit;
  - (b) Increase contingency of innovation points to 4 to 5 points above the threshold to ensure that the 4 star Green Star rating can be reached;
  - (c) Reduce innovation credits which rely on 'Access by Public Transport';
  - (d) Clarify project-wide specification for hazardous materials (adhesives, sealants, carpets, and timer);
  - (e) Confirm, and provide calculations (Section J Analysis) to support improvement on 2019 NCC reference;
  - (f) Include details on façade design and performance to support calculations;
  - (g) Clarify HWS and consider using a heat pump;
  - (h) Clarify HVAC provision and consider 3 pipe VRF;
  - (i) Confirm car park ventilation strategy (whether garage door vented or open to facilitate ventilation);
  - (j) Clarify improvement in lighting density over NCC requirements;
  - (k) Confirm WELS ratings of dishwashers;
  - (l) Clarify treatment of stormwater prior to reuse;
  - (m) Clarify use of recycled or reused materials;
  - (n) Clarify certification (FSC or similar), and/or recycled timber to be used within project;
  - (o) Confirm, and consider the addition of a shower in the DDA compliant bathroom to allow all users access to End of Trip facilities;
  - (p) Provide documentation to support 75% target for UHI materials and green infrastructure claim;
  - (q) Clarify innovative technology includes site-wide leak detection system, and Dematerialisation of PV array and support racking by 20% through use of bifacial modules with high-efficiency cells;
  - (r) Confirm extent of building commissioning and tuning strategy; and
  - (s) Clarify provision of a BUG to support the uptake of sustainable practices by building users.
8. The provisions, recommendation and requirements of the plans and endorsed Sustainable Development Assessment 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 must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

#### **Green Travel Plan**

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

#### **Landscape Plan**

11. 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.
12. Before the development commences, the permit holder must make a one off contribution of \$1,037 to the Responsible Authority to be used for new street tree planting on Balmain Street (in the no standing area) that is required as a result of the development. This fee will cover:
  - (a) Tree sourcing;
  - (b) Planting;
  - (c) 2 years maintenance fee; and
  - (d) this fee must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority.

#### **Wind Assessment Report**

13. Before the development commences, an amended 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 be generally in accordance with the Wind Assessment Report produced by MEL Consultants dated 14 October 2020, but modified to include:
  - (a) Higher balustrading or screening along the northern perimeter of the terrace at Level 5.
14. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

#### **General**

15. 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).
16. Before the development 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.
17. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all external lighting capable of illuminating access to the pedestrian entries and car parking area must be provided. Lighting must be:

- (a) located;
- (b) directed;
- (c) shielded; and
- (d) of limited intensity.

to the satisfaction of the Responsible Authority.

19. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan must:
  - (a) be designed, provided and completed to the satisfaction of the Responsible Authority;
  - (b) thereafter be maintained to the satisfaction of the Responsible Authority;
  - (c) be made available for such use at all times and not used for any other purpose;
  - (d) be properly formed to such levels that it can be used in accordance with the endorsed plan; and
  - (e) be drained and sealed with an all-weather seal coat;all to the satisfaction of the Responsible Authority.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
  - (a) in accordance with any requirements or conditions imposed by Council;
  - (b) at the permit holder's cost; and
  - (c) to the satisfaction of the Responsible Authority.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing on Balmain and Cubitt Streets 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.
22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Balmain and Cubitt Street frontages must be stripped and re-sheeted with a cross-fall of 1:40 or unless otherwise specified by Council;
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
23. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the half width road pavement of Balmain Street (from the centre line of the road to the north kerb) and Cubitt Street (from the centre line of the road to the west kerb) along the property frontages must be profiled (grounded by 50mm) and re-sheeted;
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
24. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, street line markings, car parking sensors, service structures, fire hydrants or service pits necessary to facilitate the development must be undertaken:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
25. 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 full re-sheeting of the footpath at the front of the property if required by Council):

- (a) at the permit holder's cost; and
- (b) to the satisfaction of the Responsible Authority.

### **Construction Management Plan**

26. 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;



If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

27. 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.
28. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
29. The development, once commenced, must be completed to the satisfaction of the Responsible Authority.
30. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
  - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm;
  - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

### **Permit Expiry**

31. 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 food and drink premises (café) use is not commenced within five years of the date of this permit.

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

### **Notes:**

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 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 5555 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.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the Permit Holder's expense after seeking approval from the relevant authority.

The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.

Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.

All future employees working within the development approved under this permit will not be permitted to obtain employee car 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.

### Submissions

The following people addressed the Committee on behalf of the applicant:

Graeme Dickson , Graeme Dickson Partners Pty Ltd, and  
Graham Burrows, JCB Architects.

The following people also addressed the Committee:

Bryn Pender,  
Francesca Walshe, and  
Philip Connole.

## **PLANNING DECISIONS COMMITTEE RESOLUTION**

**Moved:** Councillor Nguyen

**Seconded:** Councillor Mohamud

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN20/0037 for the construction of a multi-level building, with a reduction in the car parking requirements associated with the use of the land as a food and drink premises (cafe) and as-of-right office at Nos. 25 Balmain Street & 128 - 134 Cubitt Street Cremorne & Laneway TP938653J Cremorne VIC 3121, subject to the following conditions:

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- (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensity.
- to the satisfaction of the Responsible Authority.
18. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan must:
- (a) be designed, provided and completed to the satisfaction of the Responsible Authority;
  - (b) thereafter be maintained to the satisfaction of the Responsible Authority;
  - (c) be made available for such use at all times and not used for any other purpose;
  - (d) be properly formed to such levels that it can be used in accordance with the endorsed plan; and
  - (e) be drained and sealed with an all-weather seal coat;
- all 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, any new vehicle crossing must be constructed:
- (a) in accordance with any requirements or conditions imposed by Council;
  - (b) at the permit holder's cost; and
  - (c) to the satisfaction of the Responsible Authority.
20. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redundant vehicular crossing on Balmain and Cubitt Streets 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.
21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Balmain and Cubitt Street frontages

must be stripped and re-sheeted with a cross-fall of 1:40 or unless otherwise specified by Council;

- (a) at the permit holder's cost; and
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22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the half width road pavement of Balmain Street (from the centre line of the road to the north kerb) and Cubitt Street (from the centre line of the road to the west kerb) along the property frontages must be profiled (grounded by 50mm) and re-sheeted;

- (a) at the permit holder's cost; and
- (b) to the satisfaction of the Responsible Authority.

23. Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any service poles, street line markings, car parking sensors, service structures, fire hydrants or service pits necessary to facilitate the development must be undertaken:

- (a) at the permit holder's cost; and
- (b) to the satisfaction of the Responsible Authority.

24. 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 full re-sheeting of the footpath at the front of the property if required by Council):

- (a) at the permit holder's cost; and
- (b) to the satisfaction of the Responsible Authority.

### **Construction Management Plan**

25. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
- (b) works necessary to protect road and other infrastructure;
- (c) remediation of any damage to road and other infrastructure;
- (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
- (e) facilities for vehicle washing, which must be located on the land;
- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to:
  - (i) contaminated soil;
  - (ii) materials and waste;
  - (iii) dust;
  - (iv) stormwater contamination from run-off and wash-waters;
  - (v) sediment from the land on roads;

- (vi) washing of concrete trucks and other vehicles and machinery; and
- (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;

If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

26. During the construction:

- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (c) vehicle borne material must not accumulate on the roads abutting the land;
- (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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

28. The development, once commenced, must be completed to the satisfaction of the Responsible Authority.

29. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
- (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm;
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

### **Permit Expiry**

30. 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 food and drink premises (café) use is not commenced within five years of the date



of this permit.

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

**Notes:**

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 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 5555 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.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the Permit Holder's expense after seeking approval from the relevant authority.

The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.

Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.

All future employees working within the development approved under this permit will not be permitted to obtain employee car 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.

**CARRIED**

The meeting closed at 7.28pm.

**Confirmed at the meeting held on Wednesday 10 February 2021**

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**Chair**