



Minutes

Planning Decisions Committee

6.30pm, Wednesday 11 August 2021

MICROSOFT TEAMS

1. Appointment of Chair

Cr Jolly nominated Cr Nguyen as chair.

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

Cr Nguyen 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

Councillors

Cr Stephen Jolly (substitute for Cr Anab Mohamud)

Cr Claudia Nguyen

Cr Amanda Stone

Council officers

Ally Huynh (Senior Co-ordinator Statutory Planning)

Jessica Sutherland (Senior Statutory Planner)

Rhys Thomas (Senior Governance Advisor)

Cindi Johnston (Governance Officer)

Apology

Cr Anab Mohamud

4. Declarations of conflict of interest

Cr Stephen Jolly stated that he is currently employed on the construction site at 459-471 Church Street Richmond, and he wishes to declare a General Conflict of Interest in relation to the application at that address, and that he will leave the meeting when that item is considered.

5. Confirmation of Minutes

RESOLUTION

Moved: Cr Stone **Seconded:** Cr Jolly

1. That the minutes of the meeting of the Planning Decisions Committee held on Wednesday 28 July 2021 be confirmed.

CARRIED

6 PLANNING DECISIONS COMMITTEE

Item		Page	Res. Page
6.1	PLN21/0181 - 39 Delbridge Street Fitzroy North - Part demolition and construction of a two storey extension to the rear of the existing dwelling.	4	6
6.2	PLN20/0657 - 459 - 471 Church Street & 20-26 Brighton Street, Richmond	8	11
6.3	PLN21/0148 - 215 Swan Street Richmond & Lot 1 of TP321470H - Sale and consumption of liquor (General Licence), buildings and works (including partial demolition) and a waiver of the bicycle parking requirements associated with a hotel (as-of-right use) with live music.	14	17
6.4	PLN20/0834 - 608 Drummond Street Carlton North - Part demolition and construction of a two storey extension and roof terrace to the existing dwelling.	21	22
6.5	PLN21/0144 - 11 Darlington Parade Richmond - Part demolition and construction of a two storey extension with associated roof terrace to the rear of the existing dwelling.	25	26

6.1 **PLN21/0181 - 39 Delbridge Street Fitzroy North - Part demolition and construction of a two storey extension to the rear of the existing dwelling.**

Reference	D21/74101
Author	Jessica Sutherland - Statutory Planner
Authoriser	Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN21/0181 for part demolition and construction of a two storey extension and a roof terrace to the existing dwelling, at No. 39 Delbridge Street Fitzroy North, 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 Studio Esther, Drawings TP101, TP102, TP103A, TP104A, TP105A, TP106, TP107, TP108, TP109, TP110, TP200, TP201A, TP202A, TP203, TP204, and TP205 dated 16 December 2020, but modified to show:
 - (a) The southern balustrade of the roof terrace in accordance with the sketch plans submitted 1 July 2021, which show a 1.7 metre high screen setback 1.5 metres from the southern title boundary where it is opposite the north-facing window of No. 37 Delbridge Street.
 - (b) The balustrade constructed with obscure glazing where it is opposite the north-facing window of No. 37 Delbridge Street.
 - (c) The south elevation of the dining area set back 1 metre from the southern title boundary.
 - (d) The additional screening on the north boundary fence deleted, and the following design changes:
 - (i) The deck screened in accordance with the objective of Clause 54.04-6 (Overlooking Standard) of the Yarra Planning Scheme, with an Overlooking Diagram demonstrating compliance.
 - (ii) The windows on the north elevation of the dining area in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (iii) The window on the north elevation of the bedroom 4 in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance
 - (e) An Overlooking Diagram demonstrating views to No. 41 Delbridge Street's area of POS from the roof terrace in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (f) An Overlooking Diagram demonstrating views to No. 37 Delbridge Street's area of POS from the roof terrace in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.

- (g) An Overlooking Diagram demonstrating views to No. 37 Delbridge Street's area of POS from the south-facing kitchen window in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (h) Windows as operable where they are not required to be fixed for overlooking purposes.
 - (i) A notation confirming the 'services area' is non-trafficable.
 - (j) A Materials and Finishes schedule to specify colours and the materiality of screens and balustrades.
 - (k) A Roof Demolition Plan.
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 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-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.
 7. 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 further external works.

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.

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

Submissions made online during the meeting

Anna Power, Studio Ester and Pietro Papantuono (for the applicant)
Dimitria Matheo (on behalf of Evan and Anthoula Vlahos)
Jill Ingram
Giles Ingram
Allan Willingham
Robert Newbold

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Cr Nguyen

Seconded: Cr Jolly

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN21/0181 for part demolition and construction of a two storey extension and a roof terrace to the existing dwelling, at No. 39 Delbridge Street Fitzroy North, 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 Studio Ester, Drawings TP101, TP102, TP103A, TP104A, TP105A, TP106, TP107, TP108, TP109, TP110, TP200, TP201A, TP202A, TP203, TP204, and TP205 dated 16 December 2020, but modified to show:
 - (a) The southern balustrade of the roof terrace in accordance with the sketch plans submitted 1 July 2021, which show a 1.7 metre high screen setback 1.5 metres from the southern title boundary where it is opposite the north-facing window of No. 37 Delbridge Street.
 - (b) The balustrade constructed with obscure glazing where it is opposite the north-facing window of No. 37 Delbridge Street.
 - (c) The south elevation of the dining area set back 1 metre from the southern title boundary.
 - (d) The additional screening on the north boundary fence deleted, and the following design changes:
 - (i) The deck screened, with obscure glazing or a screen with a maximum transparency of 25% and a minimum height of 1.7metres above deck level, in accordance with the objective of Clause 54.04-6 (Overlooking Standard) of the Yarra Planning Scheme, with an Overlooking Diagram demonstrating compliance.
 - (ii) The windows on the north elevation of the dining area in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.

- (iii) The window on the north elevation of the bedroom 4 in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (e) An Overlooking Diagram demonstrating views to No. 41 Delbridge Street's area of POS from the roof terrace in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (f) An Overlooking Diagram demonstrating views to No. 37 Delbridge Street's area of POS from the roof terrace in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (g) An Overlooking Diagram demonstrating views to No. 37 Delbridge Street's area of POS from the south-facing kitchen window in accordance with the objective of the Clause 55.04-6 (Overlooking Standard) of the Yarra Planning Scheme and, if applicable, any additional screening measures required to demonstrate compliance.
 - (h) Windows as operable where they are not required to be fixed for overlooking purposes.
 - (i) A notation confirming the 'services area' is non-trafficable.
 - (j) A Materials and Finishes schedule to specify colours and the materiality of screens and balustrades.
 - (k) A Roof Demolition Plan.
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 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-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.
7. 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 further external works.

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.

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

CARRIED UNANIMOUSLY

Cr Jolly left the meeting due to conflict of interest in the next matter.

Reference	D21/70582
Author	Alexandra Paraskevakis - Statutory Planner
Authoriser	Senior Coordinator Statutory Planning

RECOMMENDATION

That a Notice of Decision to Grant a Planning Permit PLN20/0657 be issued for display of business identification signs, including internally illuminated and animated signs at 459 – 471 Church Street & 20-26 Brighton Street, Richmond generally in accordance with the plans noted previously as the “decision plans” and 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 a digital copy must be provided. The plans must be generally in accordance with the architectural plans prepared by Diadem, dated 15 December 2020, but modified to show:
 - (a) Provision of only one internally illuminated sign (1D22w) to each tenancy fronting Church Street (the sign on the splay corner “1D22w-G-1A” may be retained).
 - (b) Provision of only one north-facing, internally illuminated sign (1D22w) to each tenancy fronting Shamrock Street.
 - (c) Deletion of notation “exact location to be verified on site by signage contractor”, and elevations to be updated to show all signs.
 - (d) The annotation relating to the secondary site identification sign (ID3w-G-1BA) on sheet 16 amended to refer to the operational hours as per condition 4.
2. The location and details of the signs, including the supporting structure, 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 signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
4. Before the development commences, an amended Lighting Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Lighting Report will be endorsed and will form part of this permit. The amended Lighting Report must be generally in accordance with the *Industry Lanes Signage Lighting Report* by Glowing Structures but modified to include (or show, or address):
 - (a) Reference to Australian Standard updated to (AS4282:2019) as per lighting report received 28 April 2021.
 - (b) The internally illuminated signs within retail windows to Shamrock Street (east of the loading bay) to operate only between 6am and 10pm.

- (c) The secondary site identification sign (ID3w-G-1BA) must only operate between 6am and 10pm.
- 5. The provisions, recommendations and requirements of the endorsed Lighting Report must be implemented and complied with to the satisfaction of the Responsible Authority.
- 6. The signs must not be flashing, scrolling or intermittent light, except the secondary site identification sign (ID3w-G-1BA).
- 7. The animated, secondary identification sign (1D3w-G-1BA) along Shamrock Street facing Church Street, must only operate between 6am and 10pm on any day.
- 8. All internally illuminated business identification signs along Shamrock Street façade to be turned off between 10pm and 6am each day.
- 9. The signs must not:
 - (a) Dazzle or distract drivers due to their colouring;
 - (b) Be able to be mistaken for a traffic signal because they have, for example, red circles, octagons, crosses or triangles;
 - (c) Be able to be mistaken as an instruction to drivers.
- 10. This permit will expire if the signs are not erected within 2 years of the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or twelve months afterwards for completion.
- 11. This permit expires 15 years from the date of the permit.
- 12. On expiry of this permit the approved signs and structures built specifically to support or illuminate it must be removed.

Notes:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5428 to confirm.

Submissions made online during the meeting

Joe Fisher, Human Habitats (for the applicant)
Chris Bonnici
Louise Johnson

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Cr Stone

Seconded: Cr Nguyen

That a Notice of Decision to Grant a Planning Permit PLN20/0657 be issued for display of business identification signs, including internally illuminated signs at 459 – 471 Church Street & 20-26 Brighton Street, Richmond generally in accordance with the plans noted previously as the “decision plans” and 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 a digital copy must be provided. The plans must be generally in accordance with the architectural plans prepared by Diadem, dated 15 December 2020, but modified to show:
 - (a) Provision of only one internally illuminated sign (1D22w) to each tenancy fronting Church Street (the sign on the splay corner “1D22w-G-1A” may be retained).
 - (b) Provision of only one north-facing, internally illuminated sign (1D22w) to each tenancy fronting Shamrock Street.
 - (c) Deletion of notation “exact location to be verified on site by signage contractor”, and elevations to be updated to show all signs.
 - (d) The secondary site identification sign (ID3w-G-1BA) deleted from plans and elevations.
2. The location and details of the signs, including the supporting structure, 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 signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
4. Before the development commences, an amended Lighting Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Lighting Report will be endorsed and will form part of this permit. The amended Lighting Report must be generally in accordance with the *Industry Lanes Signage Lighting Report* by Glowing Structures but modified to include (or show, or address):
 - (a) Reference to Australian Standard updated to (AS4282:2019) as per lighting report received 28 April 2021.
 - (b) The internally illuminated signs within retail windows to Shamrock Street (east of the loading bay) to operate only between 6am and 10pm.
 - (c) The secondary site identification sign (ID3w-G-1BA) deleted.
5. The provisions, recommendations and requirements of the endorsed Lighting Report must be implemented and complied with to the satisfaction of the Responsible Authority.
6. The signs must not be flashing, scrolling or intermittent light.
7. All internally illuminated business identification signs along Shamrock Street façade to be turned off between 10pm and 6am each day.
8. The signs must not:
 - (a) Dazzle or distract drivers due to their colouring;
 - (b) Be able to be mistaken for a traffic signal because they have, for example, red circles, octagons, crosses or triangles;
 - (c) Be able to be mistaken as an instruction to drivers.

9. This permit will expire if the signs are not erected within 2 years of the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or twelve months afterwards for completion.
10. This permit expires 15 years from the date of the permit.
11. On expiry of this permit the approved signs and structures built specifically to support or illuminate it must be removed.

Notes:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5428 to confirm.

CARRIED UNANIMOUSLY

Cr Jolly returned to the meeting after this matter.

6.3 PLN21/0148 - 215 Swan Street Richmond & Lot 1 of
TP321470H - Sale and consumption of liquor (General Licence),
buildings and works (including partial demolition) and a waiver of
the bicycle parking requirements associated with a hotel (as-of-
right use) with live music.

Reference D21/70827
Author Samantha Tham - Statutory Planner
Authoriser Senior Coordinator Statutory Planning

RECOMMENDATION

Amended Plans

1. Before the development or sale and consumption of liquor 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 but modified to show:
 - (a) Title boundaries of the subject site to correspond with Plan of Subdivision 413209V and Title Plan 321470H.
 - (b) Annotation to confirm the front door along Swan Street will remain closed at all times (except for egress and ingress).
 - (c) A total of four (4) car spaces within the hard-stand area.
 - (d) The accessible WC toilet removed from the red line area.
 - (e) Material and finish of the accessible ramp along Swan Street.
 - (f) Annotations outlining acoustic attenuation measures to reference specifications within relevant sections of the amended Acoustic Report required by Condition 14.
 - (g) Details of acoustic attenuation for the office door of the hotel (i.e. acoustic seals and an automatic closing mechanism) as required by Section 5.3 of the Acoustic Report prepared by Clarity Acoustics and dated 18 June 2021.
2. The development and sale and consumption of liquor 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.

Sale and consumption of liquor

3. Except with the prior written consent of the Responsible Authority, the sale of liquor for consumption **on premises** may only occur:
 - (a) Monday to Saturday: 9am to 1am (the following day)
 - (b) Sunday: 10am to 11pm
4. Except with the prior written consent of the Responsible Authority, the sale of liquor for consumption **off premises** may only occur:
 - (a) Monday to Saturday: 9am to 11pm

(b) Sunday: 10am to 11pm

5. Except with the prior written consent of the Responsible Authority, no more than 96 patrons are permitted on the land at any one time.
6. The provision of live music on the land is limited to a 2 or 3-piece band (Jazz/Classical music) and must cease at 11pm, after which, only background level music is permitted.
7. The use and development must comply at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
8. Speakers external to the building must not be erected or used.
9. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
10. Emptying of bottles and cans into bins may only occur between 7am and 10pm on Monday to Saturday or after 9am on a Sunday or public holiday.
11. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
12. Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
13. The amenity of the area must not be detrimentally affected by the use, development or sale and consumption of liquor, 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.

Amended Acoustic Report

14. Before the sale and consumption of liquor commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Clarity Acoustics and dated 18 June 2021, but modified to include (or show, or address):
 - (a) Confirmation that the proposed ventilation system for the accessible WC does not impact music noise compliance at all noise sensitive receivers.
 - (b) Table at Section 7 corrected to reflect exceedance of criteria at No.3 Yan Lane.
15. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended Noise and Amenity Action Plan

16. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity Action Plan must be generally in accordance with the Noise and Amenity Action Plan prepared by Goff Associates Hospitality Design & Interior Architecture, but modified to address:
 - (a) Measures to prevent patrons smoking and loitering within Yan Lane.
 - (b) Measures to prevent the obstruction of the footpath along Swan Street.
 - (c) Confirmation of food offering to patrons during the proposed licensed hours.
 - (d) Confirmation of the hours within which live music performances may occur instead of a general indication.
 - (e) Remove reference to patrons 'leaving gradually over 30 minutes from cessation of trade'.
 - (f) The shared interface between residential uses and the staff car park and proposed measures to limit noise disturbance.
 - (g) Collection of waste from the premises to occur within the hours permitted under Council's local laws.
 - (h) Responsible Service of Alcohol (RSA) training for staff to ensure the safe and responsible licensed premises.
17. The provisions recommendation and requirements of the endorsed Venue Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

18. Before the use commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
19. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

General

20. Within 2 months of completion of the development, 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.
21. Within 2 months of completion of the development, 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.
22. 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; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time

Permit Expiry

23. This permit will expire if:

- (a) the development or sale and consumption of liquor 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
- (c) the sale and consumption of liquor is discontinued for a period of two years.

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.

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 5555 to confirm.

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

Submissions made online during the meeting

Dan Goff, Goff Associates (the applicant)
Vickie Stratis

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Cr Nguyen

Seconded: Cr Jolly

Amended Plans

1. Before the development or sale and consumption of liquor 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 but modified to show:
 - (a) Title boundaries of the subject site to correspond with Plan of Subdivision 413209V and Title Plan 321470H.
 - (b) Annotation to confirm the front door along Swan Street will remain closed at all times (except for egress and ingress).
 - (c) A total of four (4) car spaces within the hard-stand area.
 - (d) The accessible WC toilet removed from the red line area, unless required by VCGLR.
 - (e) Material and finish of the accessible ramp along Swan Street.
 - (f) Annotations outlining acoustic attenuation measures to reference specifications within relevant sections of the amended Acoustic Report required by Condition 14.

- (g) Details of acoustic attenuation for the office door of the hotel (i.e. acoustic seals and an automatic closing mechanism) as required by Section 5.3 of the Acoustic Report prepared by Clarity Acoustics and dated 18 June 2021.
- 2. The development and sale and consumption of liquor 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.

Sale and consumption of liquor

- 3. Except with the prior written consent of the Responsible Authority, the sale of liquor for consumption **on premises** may only occur:
 - (a) Monday to Saturday: 9am to 1am (the following day)
 - (b) Sunday: 10am to 11pm
- 4. Except with the prior written consent of the Responsible Authority, the sale of liquor for consumption **off premises** may only occur:
 - (a) Monday to Saturday: 9am to 11pm
 - (b) Sunday: 10am to 11pm
- 5. Except with the prior written consent of the Responsible Authority, no more than 96 patrons are permitted on the land at any one time.
- 6. The provision of live music on the land is limited to a 2 or 3-piece band (Jazz/Classical music) and must cease at 11pm, after which, only background level music is permitted.
- 7. The use and development must comply at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
- 8. Speakers external to the building must not be erected or used.
- 9. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
- 10. Emptying of bottles and cans into bins may only occur between 7am and 10pm on Monday to Saturday or after 9am on a Sunday or public holiday.
- 11. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
- 12. Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
- 13. The amenity of the area must not be detrimentally affected by the use, development or sale and consumption of liquor, 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.

Amended Acoustic Report

14. Before the sale and consumption of liquor commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Clarity Acoustics and dated 18 June 2021, but modified to include (or show, or address):
- (a) Confirmation that the proposed ventilation system for the accessible WC does not impact music noise compliance at all noise sensitive receivers.
 - (b) Table at Section 7 corrected to reflect exceedance of criteria at No.3 Yan Lane.
15. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended Noise and Amenity Action Plan

16. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity Action Plan must be generally in accordance with the Noise and Amenity Action Plan prepared by Goff Associates Hospitality Design & Interior Architecture, but modified to address:
- (a) Measures to prevent patrons smoking and loitering within Yan Lane.
 - (b) Measures to prevent the obstruction of the footpath along Swan Street.
 - (c) Confirmation of food offering to patrons during the proposed licensed hours.
 - (d) Confirmation of the hours within which live music performances may occur instead of a general indication.
 - (e) Remove reference to patrons 'leaving gradually over 30 minutes from cessation of trade'.
 - (f) The shared interface between residential uses and the staff car park and proposed measures to limit noise disturbance.
 - (g) Collection of waste from the premises to occur within the hours permitted under Council's local laws.
 - (h) Responsible Service of Alcohol (RSA) training for staff to ensure the safe and responsible licensed premises.
17. The provisions recommendation and requirements of the endorsed Noise & Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

18. Before the use commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

Once approved, the Waste Management Plan will be endorsed and will form part of this permit.

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

General

20. Within 2 months of completion of the development, 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.
21. Within 2 months of completion of the development, 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.
22. 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; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time

Permit Expiry

23. This permit will expire if:
 - (a) the development or sale and consumption of liquor 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
 - (c) the sale and consumption of liquor is discontinued for a period of two years.

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.

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 5555 to confirm.

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

CARRIED UNANIMOUSLY

6.4 [PLN20/0834 - 608 Drummond Street Carlton North - Part demolition and construction of a two storey extension and roof terrace to the existing dwelling.](#)

Reference	D21/75188
Author	Jessica Sutherland - Statutory Planner
Authoriser	Coordinator Statutory Planning

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN20/0834 for part demolition and construction of a two storey extension and a roof terrace to the existing dwelling, at No. 608 Drummond Street, Carlton North, 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 as lodged pursuant to Section 57a of the *Planning and Environment Act* (1987) on 27 May 2021 and prepared by Architecture Jack, Drawings TP01-TP24 and date 26 May 2021 but modified to show:
 - (a) The retention of the original roof for a depth of one room which is a minimum of 4.5 metres deep.
 - (b) The fins along the southern elevation of the roof terrace angled in accordance with the angle of the retained roof and the depth of the fins increased to 1 metre.
 - (c) The raingardens in accordance with the STORM report submitted, with the area and depth notated.
 - (d) The rear area of POS with a permeable surface.
 - (e) All windows, unless required to be fixed for overlooking purposes, as operable.
 - (f) The hit-and-miss brickwork of the terrace with a maximum transparency of 25%.
 - (g) The built-in seat on the roof terrace replaced with a planterbox (or similar non-trafficable item) and the depth dimensioned.
 - (h) Removal of the "like-for-like" notation from the Demolition Floorplan in association with the replacement of the front window.
 - (i) A Demolition Front Elevation.
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 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-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.
7. 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 further external works.

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.

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

Submissions made online during the meeting

David De Giovanni, DD Planning (for the applicant)
John Teschendorf
Jason Edwards
Andrew Osborne
Jason Edwards also spoke on behalf of Cathleen Pivec

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Cr Stone

Seconded: Cr Jolly

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN20/0834 for part demolition and construction of a two storey extension and a roof terrace to the existing dwelling, at No. 608 Drummond Street, Carlton North, 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 as lodged pursuant to Section 57a of the *Planning and Environment Act (1987)* on 27 May 2021 and prepared by Architecture Jack, Drawings TP01-TP24 and date 26 May 2021 but modified to show:
 - (a) The retention of the original roof for a depth of one room which is a minimum of 4.5 metres deep.
 - (b) The fins along the southern elevation of the roof terrace angled in accordance with the angle of the retained roof and the depth of the fins increased to 1 metre.
 - (c) The raingardens in accordance with the STORM report submitted, with the area and depth notated.
 - (d) The rear area of POS with a permeable surface.
 - (e) All windows, unless required to be fixed for overlooking purposes, as operable.
 - (f) The hit-and-miss brickwork of the terrace with a maximum transparency of 25%.
 - (g) The built-in seat on the roof terrace replaced with a planterbox (or similar non-trafficable item) and the depth dimensioned.
 - (h) Removal of the "like-for-like" notation from the Demolition Floorplan in association with the replacement of the front window.
 - (i) A Demolition Front Elevation.
 - (j) A 1.5metre high screen with a maximum transparency of 25% on the eastern elevation of the roof terrace.
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 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-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.
7. 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 further external works.

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.

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

CARRIED UNANIMOUSLY

6.5 **PLN21/0144 - 11 Darlington Parade Richmond - Part demolition and construction of a two storey extension with associated roof terrace to the rear of the existing dwelling.**

Reference D21/75175
Author Jessica Sutherland - Statutory Planner
Authoriser Coordinator Statutory Planning

RECOMMENDATION

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 Maison Co Architects, Drawings TP01, TP02, TP03, TP04, TP05, TP06 and TP07, rev A, dated 20 April 2021, but modified to show:
 - (a) The eastern boundary wall of the garage designed in accordance with Standard A12 (Daylight to existing windows objective) of Clause 54 of the Yarra Planning Scheme.
 - (b) The east-facing window of Bed 4 designed in accordance with the objectives of Clause 54.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (c) The driveway as permeable.
 - (d) A notation confirming rainwater tanks are connected to toilet flushing or irrigation systems.
 - (e) Section S.01 (as submitted in sketch plans on 5 July 2021)
 - (f) The proposed paling gate with a maximum height of 1.5 metres.
 - (g) The roof sheeting to be galvanised iron heritage grade z600.
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 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-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.

7. 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 further external works.

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.

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

Submissions made online during the meeting

Jim Giamarelos, Mason Bright (for the applicant)
Sophie Morgan
James Gould

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Cr Nguyen

Seconded: Cr Stone

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 Maison Co Architects, Drawings TP01, TP02, TP03, TP04, TP05, TP06 and TP07, rev A, dated 20 April 2021, but modified to show:
 - (a) The eastern boundary wall of the garage designed in accordance with Standard A12 (Daylight to existing windows objective) of Clause 54 of the Yarra Planning Scheme.
 - (b) The east-facing window of Bed 4 designed in accordance with the objectives of Clause 54.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (c) The driveway as permeable.

- (d) A notation confirming rainwater tanks are connected to toilet flushing or irrigation systems.
 - (e) Section S.01 (as submitted in sketch plans on 5 July 2021)
 - (f) The proposed paling gate with a maximum height of 1.5 metres.
 - (g) The roof sheeting to be galvanised iron heritage grade z600.
 - (h) All buildings and works within the subject site's title boundaries.
 - (i) All plant and equipment to be appropriately screened from the public realm and the adjoining properties.
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 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-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.
 7. 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 further external works.

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.

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

CARRIED UNANIMOUSLY

The meeting closed at 9.04pm

Confirmed at the meeting held on Wednesday 25 August 2021

Chair