



Minutes

Planning Decisions Committee Meeting

6:30 pm, Tuesday 28 October 2025

Richmond Town Hall



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1. Acknowledgement of Country

“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.”

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors:

- Cr Stephen Jolly Mayor
- Cr Sarah McKenzie Deputy Mayor
- Cr Evangeline Aston
- Cr Edward Crossland
- Cr Andrew Davies
- Cr Kenneth Gomez
- Cr Sharron Harrison
- Cr Meca Ho
- Cr Sophie Wade

Council staff:

- Mary Osman General Manager City Sustainability and Strategy
- Danielle Connell Manager Statutory Planning (Acting)
- Erryn Megennis Senior Statutory Planner

Governance

- Phil De Losa Manager Governance and Integrity
- Patrick O’Gorman Senior Governance Coordinator
- Mel Nikou Governance Officer

3. Declarations of Conflict of Interest

Cr Aston, Cr Crossland, Cr Davies, Cr Gomez, Cr Jolly, Cr Harrison, Cr Ho, Cr McKenzie and Cr Wade declared that they had familiarised themselves with the matters being presented to this meeting and that they do not have a conflict of interest.

4. Confirmation of Minutes

COUNCIL RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Harrison

That the minutes of the Planning Decisions Committee held on Tuesday 23 September 2025 be confirmed.

CALL FOR A DIVISION

For: Councillor Jolly, Councillor McKenzie, Councillor Aston, Councillor Crossland, Councillor Davies, Councillor Gomez, Councillor Harrison, Councillor Ho and Councillor Wade

Against: Nil

CARRIED UNANIMOUSLY

5. Planning Committee Reports

5.1. – PLN24/0847 - 41-43 Stewart Street, Richmond

Author	Erryn Megennis – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/0847 at 41-43 Stewart St, Richmond for:

Control	Clause	Matter for which the permit has been granted
Mixed Use Zone	32.04-2	To use the land for a Food and Drinks Premises (Bar)
Mixed Use Zone	32.04-10	To construct a building and carry out works
Heritage Overlay	43.01-1	To construct a building and carry outworks
Car Parking	52.06-3	A reduction in the car parking requirements associated with the Bar
Bicycle Parking	52.34-2	A reduction in the bicycle parking requirement

subject to the following conditions:

Amended Plans

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 must be generally in accordance with the decision plans prepared by Studio Enes, Drawing Nos. 0103, 1100, 1500, 2002, 2004, 2005, 3001 & 8000 but modified to show:
 - (a) The materials of the proposed solid walls notated on the elevations and included in the materials schedule;
 - (b) Removal of references to Gibsons Way for deliveries and waste collection; and
 - (c) Provision of a maximum of 40 seats in the “Bar” area and 60 in the dining area.
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.

Acoustic Reports

3. Concurrent with the submission of Condition 1 Plans, 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 Watson Moss Growcott Acoustics and dated 21 May 2025 but modified to show:
 - (a) Hours of operation in accordance with Condition 13 of this permit;
 - (b) Numbers of patrons to be a total of 100 patrons, with a maximum of 40 patrons in the bar area and maximum 60 patrons in the dining area.
 - (c) Confirmation that the operable roof will be closed at 10pm, Thursdays to Saturdays; and
 - (d) Confirmation that calibration measurements for music noise will be conducted at the most-affected receiver location.
 4. Before the use commences, a Noise Limiter must be installed on the land. The Noise Limiter must:
 - (a) Be set to ensure music volume does not exceed background music levels in the order of 68-71db(A)Leq, calibrated at the most-affected receiver location;
 - (b) Be installed in a tamperproof box or have a software lock, not accessible to personnel other than the venue's acoustic consultant;
 - (c) Control all audio amplification equipment and associated loudspeakers;
 - (d) Following calibration of the limiter an acoustic report is to be submitted to Council and must include:
 - (i) A description of the noise limiter, including make and model;
 - (ii) A description of the means by which the system is locked to prevent access from unauthorised parties; and
 - (iii) Confirmation that the noise limiter has been calibrated to background music levels of 68-71db(A)Leq, at the most-affected receive location.
 - (e) Confirmation that the device will be recalibrated as necessary to maintain compliance when any changes are made to the audio equipment or to the layout, which have the potential to affect the compliance status of the venue, to the satisfaction of the Responsible Authority.
 5. Within 3 months of the commencement of the use, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The acoustic report must assess the compliance of the use and, where necessary, make recommendations to limit the noise impacts in accordance with Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.
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6. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
7. The use and development must 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), as may be amended from time to time.

Noise and Amenity Action Plan

8. Concurrent with the submission of Condition 1 Plans, 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 and Action Plan must be modified to include:
 - (a) Hours of operation consistent with Condition 13 of this permit;
 - (b) Maximum patron numbers consistent with Condition 14 of this permit;
 - (c) Reference to the licenced premises policy removed;
 - (d) Confirmation that the operable roof will close at 10pm between Thursday and Saturday; and
 - (e) Reference to the use of Gibsons Way for deliveries and waste collection removed and instead refer to the loading bays on Stewart Street for these activities.
9. The provisions, recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

10. Concurrent with the submission of Condition 1 Plans, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 3 October 2024 but modified to include:
 - (a) Reference to the use of Gibsons Way for waste collection removed and instead refer to the loading bays on Stewart Street for this activity.
11. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Use

13. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:
 - (a) Sunday to Wednesday: 12pm – 10pm; and
 - (b) Thursday to Saturday: 12pm – 11pm.

14. Except with the prior written consent of the Responsible Authority, no more than 100 patrons are permitted on the land at any one time, including a maximum of 40 patrons within the "Bar" area and a maximum 60 patrons in the dining area.
15. The operable louvre roof must be closed at 10pm between Thursday to Saturday.
16. The provision of music and entertainment on the land must be at a background noise level.
17. Emptying of bottles and cans into bins may only occur between 7am and 10pm on Monday to Saturday or between 9am and 10pm on a Sunday or public holiday.
18. 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.
19. Before the use commences the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
20. 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.

General

21. Prior to the commencement of the development the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.
 22. Before the use commences, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, laneway and dwelling entrances must be provided within the property boundary. Lighting must be:
 - (a) Located;
 - (b) Directed;
 - (c) Shielded; and
 - (d) Of limited intensity,To the satisfaction of the Responsible Authority.
 23. Within 2 months of the 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.
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24. 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.
25. 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; or
 - (c) The 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

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.

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.

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.

All future business (whether as owners, lessees/tenants, occupiers) within a development approved under this planning permit, will not be eligible for business parking permits unless the development has heritage controls where parking would adversely affect the integrity of the heritage place, or if there's no increase in separate occupancies and the development does not reduce existing on-site parking. For more information refer to www.yarracity.vic.gov.au/residents/transport/parking/parking-permits.

Public Submissions

The following people addressed the Committee:

Andrew Savvas - Savvas Hospitality (Applicant);

Reuben Delamore;

Laura Johnston;

Mitchell Shaw;

Carol Pelham-thorman;

Izzy Bigaignon;

Robert Clarke;

Tracey Rankin;

Simone Tickell;

Diane Collins;

Trevor Fuller, Treler Pty Ltd;

Cole Pitman; and

Jordan Berry.

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Councillor Davies

Seconded: Councillor Gomez

That a Notice of Refusal be issued for:

Control	Clause	Matter for which the permit has been granted
Mixed Use Zone	32.04-2	To use the land for a Food and Drinks Premises (Bar)
Mixed Use Zone	32.04-10	To construct a building and carry out works
Heritage Overlay	43.01-1	To construct a building and carry outworks
Car Parking	52.06-3	A reduction in the car parking requirements associated with the Bar
Bicycle Parking	52.34-2	A reduction in the bicycle parking requirement

at 41-43 Stewart Street, Richmond on the following grounds:

1. The proposed Food and Drinks Premises (Rooftop Bar) use is inconsistent with the purposes of the Mixed Use Zone.
2. The subject site is an inappropriate location for the Food and Drinks Premises (Rooftop Bar) use.
3. The proposed Food and Drinks Premises (Rooftop Bar) use lacks strategic support and is inconsistent with the objectives and strategies of the Municipal Planning Strategy and the Planning Policy Framework.
4. The proposed Food and Drinks Premises (Rooftop Bar) use will result in unreasonable noise and amenity impacts on surrounding existing residential dwellings.

CALL FOR A DIVISION

For: Councillor Jolly, Councillor McKenzie, Councillor Davies, Councillor Gomez, Councillor Harrison and Councillor Ho

Against: Councillor Aston, Councillor Crossland and Councillor Wade

CARRIED

5.2. – PLN24/1007 - 117-119 Dover Street, Cremorne

Author Erryn Megennis – Senior Statutory Planner
Authoriser General Manager City Sustainability and Strategy

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/1007 at 117-119 Dover Street Cremorne for:

Control	Clause	Matter for which the permit has been granted
Commercial 2 Zone	34.02-1	Use of the land as a residential hotel
Commercial 2 Zone	34.02-4	To construct a building
Design and Development Overlay	43.02-2	To construct a building
Car Parking	52.06-3	A reduction in the car parking requirement associated with the food and drink premises
Bicycle Parking	52.34-2	A reduction in the visitor bicycle requirement associated with the hotel

subject to the following conditions:

1. Before the use and development commence, 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 generally in accordance with the decision plans prepared by Tristan Wong Architecture and Design, dated 28 February 2025 (SD01_01 - SD01_03, SD02_02 - SD02_12, SD05_03, SD05_07, SD05_09, SD14_01 - SD14_15) and 1 August 2025 (SD00_01, SD02_00, SD02_01, SD05_01, SD05_02, SD05_04, SD05_05, SD05_06, SD05_08, SD06_01, SD06_02, SD40_01) but modified to include/show;
 - (a) Deletion of one level, with this level to be level 6, 7 or 8;
 - (b) The service equipment and lift core to occupy less than 50% of the overall roof area (except for solar panels/green roofs) and to be no higher than 3.6m above the maximum building height.;
 - (c) The ground floor plan updated to include;
 - (i) A notation for the service cupboard within the front setback;

- (ii) Confirmation that the substation doors will not obstruct the laneway when opened;
 - (iii) A minimum of two electric bicycle charging points within the employee bicycle storage;
 - (iv) A notation confirming that the maximum size of the vehicle using the hotel drop-off zone must be no greater than a B99 design vehicle; and
 - (v) The location of lighting to hotel/café entrance;
- (d) Deletion of the northern on-boundary window at level 10;
 - (e) The roof plan updated to include details on how the roof garden/landscaped areas will be accessed;
 - (f) Heights of all balustrades and planter boxes within all balconies and the roof terrace to be dimensioned, with these to be consistent with heights required in the amended Wind Report at Condition 13;
 - (g) Any changes required by the Façade Strategy at Condition 4;
 - (h) Any changes required by the amended Sustainable Management Plan at Condition 7;
 - (i) Any changes required by the amended Waste Management Plan at Condition 10;
 - (j) Any changes required by the amended Wind Assessment Report at Condition 13;
 - (k) Any changes required by the amended Landscape Plan at Condition 15; and
 - (l) Any changes required by the Public Realm Plan at Condition 19.
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.
3. As part of the ongoing progress and development of the site, Tristan Wong Architecture and Design, or an architectural firm to the satisfaction of the Responsible Authority, must be engaged to:
- (a) Oversee design and construction of the development; and
 - (b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy will be endorsed and will then form part of this permit. This must detail:
- (a) Elevations at a scale of 1:50 illustrating typical street wall and upper level details, entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Details of the ground floor frontage;
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- (d) Details of all services proposed along Dover Street, with these to be integrated into the overall design of the building;
- (e) A sample board and coloured renders outlining colours, materials and finishes;
- (f) Confirmation that the glazing materials used on all external walls must be of a type that does not reflect more than 20% of visible light, when measured at an angle of 90 degrees to the glass surface; and
- (g) Information about how the façade and vegetation will be maintained.

Hotel Management Plan

5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Hotel Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Hotel Management Plan will be endorsed and will then form part of this permit. This must detail:
 - (a) Reception operating procedures, including staffing numbers and hours;
 - (b) Confirmation that the gym, conference facilities and roof terrace is for hotel guest use only;
 - (c) Operating hours of the gym and conference facilities;
 - (d) Confirmation that the roof terrace will be closed at 10pm every night;
 - (e) Cleaning and maintenance details;
 - (f) Hours of deliveries;
 - (g) Security measures;
 - (h) The maintenance of a complaint register; and,
 - (i) Confirmation that the Hotel Management Plan will be reviewed periodically to identify if/where operational and safety practices can be improved.
6. The provisions, recommendations and requirements of the endorsed Hotel Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

7. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan 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 Low Impact Development Consulting and dated 7 March 2025, but updated to include the following:
 - (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1; and
 - (b) The size of the rainwater tank increased (if necessary) to allow irrigation by rainwater only.
 8. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
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9. Prior to the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.

Waste Management Plan

10. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Traverse Transport and dated 5 March 2025, but modified to include:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) A risk assessment of waste management procedures; and
 - (c) Reference to specific Council officers removed.
11. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Wind Assessment report

13. In conjunction with the submission of development plans under Condition 1, an amended Wind Impact Assessment Report to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the amended Wind Impact Assessment Report will be endorsed and will form part of this permit. The Wind Impact Assessment Report must be generally in accordance with the Wind Impact Assessment Report prepared by Windtech Consultants, dated 28 November 2024, but modified to include:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) Confirmation that safe wind conditions will be achieved in all outdoor areas, with clarification that the following specific criteria are achieved for each area as follows:
 - (i) Dover Street footpath – Walking criterion;
 - (ii) Level 4, 9 and 10 balconies – Walking criterion; and
 - (iii) Roof terrace – Standing criterion; and
 - (c) Consistent details for all mitigation measures shown in the Wind Report, Landscape Plan and Architectural Plans.
14. The provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
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Landscape Plan

15. In conjunction with the submission of development plans under Condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the amended Landscape Plan will then form part of this permit. The plan must be generally in accordance with the Landscape Concept Plan, prepared by Ratio and dated 6 March 2025, but modified to show:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1; and
 - (b) All details/heights of balustrades and planter boxes to be consistent with heights required in the Wind Report at Condition, to the satisfaction of the Responsible Authority.
16. 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

17. Before the development is occupied, 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 plan must be generally in accordance with the Green Travel Plan, prepared by Traverse Transport and dated 27 November 2024, but modified to show:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1.
18. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Realm Plan

19. Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Responsible Authority, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
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- (b) The Dover Street footpath along the property's frontage to be reconstructed in concrete and have DDA compliant grades (cross & longitudinal);
- (c) Details of internal finished floor levels (FFL) aligned to the proposed DDA compliant footpath levels at the interface with the property boundary;
- (d) Any civil and landscape aspects within the public realm, indicating general dimensions and providing annotations where relevant;
- (e) All paving compliant with Australian Standards for slip resistance and DDA;
- (f) The reconstruction of the laneway along the property's southern and eastern boundaries;
- (g) The reconstruction of kerb and channel along the property's Dover Street frontage;
- (h) Any associated drainage works; and
- (i) Details of any re-located street infrastructure.

All at the permit holders cost and to the satisfaction of the Responsible Authority.

20. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 19) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

General

21. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
22. 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.
23. Before the buildings is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to pedestrian entries must be provided within the property boundary. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
24. 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.
25. 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.
26. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
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27. The amenity of the area must not be detrimentally affected by the construction, 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.
28. The development must 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), as may be amended from time to time.
29. 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.

Road infrastructure

30. 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.
 31. Before the building is occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Dover Street frontage must be re-sheeted in asphalt:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 32. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Dover Street frontage must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 33. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the laneway along the property's southern and eastern boundaries must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
 34. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the road pavement along the property's Dover Street frontage must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
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35. 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) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
36. Within 2 months of the completion 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) in accordance with Yarra Standard Drawings;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

Development Contributions

37. Prior to the commencement of the development the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Construction Management

38. 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.
39. 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; and
 - (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; and
 - (vi) any site-specific requirements.
40. 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;
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- (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.

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

Permit Expiry

42. 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; and
- (c) the hotel 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.

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.

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

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.

The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent predevelopment levels or 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.

The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.

All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.

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.

Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly:

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

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.

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.

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.

Legal duties and obligations to protect human health and the environment from pollution and waste are set out in the Environment Protection Act 2017. Please refer to the Environment Protection Authority Victoria website www.epa.vic.gov.au/meeting-your-obligations for more information on identifying potential contamination and complying with your duty to manage contaminated land under the Environment Protection Act 2017.

Public Submissions

The following people addressed the Committee:

Simon Martin - Ratio Consultants Pty Ltd (Applicant);

Mark Hosking - Hosking Development Group (Applicant);

Fiona Murdoch, on behalf of Andrew Bennett; and

Louis Schlaghecke.

MOTION

Moved: Councillor Crossland

Seconded: Councillor Harrison

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/1007 at 117-119 Dover Street Cremorne for:

Control	Clause	Matter for which the permit has been granted
Commercial 2 Zone	34.02-1	Use of the land as a residential hotel
Commercial 2 Zone	34.02-4	To construct a building
Design and Development Overlay	43.02-2	To construct a building
Car Parking	52.06-3	A reduction in the car parking requirement associated with the food and drink premises
Bicycle Parking	52.34-2	A reduction in the visitor bicycle requirement associated with the hotel

subject to the following conditions:

1. Before the use and development commence, 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 generally in accordance with the decision plans prepared by Tristan Wong Architecture and Design, dated 28 February 2025 (SD01_01 - SD01_03, SD02_02 - SD02_12, SD05_03, SD05_07, SD05_09, SD14_01 - SD14_15) and 1 August 2025 (SD00_01, SD02_00, SD02_01, SD05_01, SD05_02, SD05_04, SD05_05, SD05_06, SD05_08, SD06_01, SD06_02, SD40_01) but modified to include/show;
 - (a) Deletion of one level, with this level to be level 6, 7 or 8;
 - (b) The service equipment and lift core to occupy less than 50% of the overall roof area (except for solar panels/green roofs) and to be no higher than 3.6m above the maximum building height.;
 - (c) The ground floor plan updated to include;
 - (i) A notation for the service cupboard within the front setback;
 - (ii) Confirmation that the substation doors will not obstruct the laneway when opened;
 - (iii) A minimum of two electric bicycle charging points within the employee bicycle storage;
 - (iv) A notation confirming that the maximum size of the vehicle using the hotel drop-off zone must be no greater than a B99 design vehicle; and
 - (v) The location of lighting to hotel/café entrance;

- (d) Deletion of the northern on-boundary window at level 10;
 - (e) The roof plan updated to include details on how the roof garden/landscaped areas will be accessed;
 - (f) Heights of all balustrades and planter boxes within all balconies and the roof terrace to be dimensioned, with these to be consistent with heights required in the amended Wind Report at Condition 13;
 - (g) The doors to the external stairwell on the northern boundary to include fire rated glazing or the like;
 - (h) Any changes required by the Façade Strategy at Condition 4;
 - (i) Any changes required by the amended Sustainable Management Plan at Condition 7;
 - (j) Any changes required by the amended Waste Management Plan at Condition 10;
 - (k) Any changes required by the amended Wind Assessment Report at Condition 13;
 - (l) Any changes required by the amended Landscape Plan at Condition 15; and
 - (m) Any changes required by the Public Realm Plan at Condition 19.
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.
3. As part of the ongoing progress and development of the site, Tristan Wong Architecture and Design, or an architectural firm to the satisfaction of the Responsible Authority, must be engaged to:
- (a) Oversee design and construction of the development; and
 - (b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy will be endorsed and will then form part of this permit. This must detail:
- (a) Elevations at a scale of 1:50 illustrating typical street wall and upper level details, entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Details of the ground floor frontage;
 - (d) Details of all services proposed along Dover Street, with these to be integrated into the overall design of the building;
 - (e) A sample board and coloured renders outlining colours, materials and finishes;
 - (f) Confirmation that the glazing materials used on all external walls must be of a type that does not reflect more than 20% of visible light, when measured at an angle of 90 degrees to the glass surface; and
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- (g) Information about how the façade and vegetation will be maintained.

Hotel Management Plan

5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Hotel Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Hotel Management Plan will be endorsed and will then form part of this permit. This must detail:
- (a) Reception operating procedures, including staffing numbers and hours;
 - (b) Confirmation that the gym, conference facilities and roof terrace is for hotel guest use only;
 - (c) Operating hours of the gym and conference facilities;
 - (d) Confirmation that the roof terrace will be closed at 10pm every night;
 - (e) Cleaning and maintenance details;
 - (f) Hours of deliveries;
 - (g) Security measures;
 - (h) The maintenance of a complaint register; and,
 - (i) Confirmation that the Hotel Management Plan will be reviewed periodically to identify if/where operational and safety practices can be improved.
6. The provisions, recommendations and requirements of the endorsed Hotel Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

7. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan 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 Low Impact Development Consulting and dated 7 March 2025, but updated to include the following:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1; and
 - (b) The size of the rainwater tank increased (if necessary) to allow irrigation by rainwater only.
8. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
9. Prior to the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.
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Waste Management Plan

10. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Traverse Transport and dated 5 March 2025, but modified to include:
 - (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) A risk assessment of waste management procedures; and
 - (c) Reference to specific Council officers removed.
11. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Wind Assessment report

13. In conjunction with the submission of development plans under Condition 1, an amended Wind Impact Assessment Report to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the amended Wind Impact Assessment Report will be endorsed and will form part of this permit. The Wind Impact Assessment Report must be generally in accordance with the Wind Impact Assessment Report prepared by Windtech Consultants, dated 28 November 2024, but modified to include:
 - (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) Confirmation that safe wind conditions will be achieved in all outdoor areas, with clarification that the following specific criteria are achieved for each area as follows:
 - (i) Dover Street footpath – Walking criterion;
 - (ii) Level 4, 9 and 10 balconies – Walking criterion; and
 - (iii) Roof terrace – Standing criterion; and
 - (c) Consistent details for all mitigation measures shown in the Wind Report, Landscape Plan and Architectural Plans.
14. The provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

15. In conjunction with the submission of development plans under Condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the amended Landscape Plan will then form part of this permit. The plan must be generally in

accordance with the Landscape Concept Plan, prepared by Ratio and dated 6 March 2025, but modified to show:

- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1; and
 - (b) All details/heights of balustrades and planter boxes to be consistent with heights required in the Wind Report at Condition,
to the satisfaction of the Responsible Authority.
16. 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

17. Before the development is occupied, 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 plan must be generally in accordance with the Green Travel Plan, prepared by Traverse Transport and dated 27 November 2024, but modified to show:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1.
18. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Realm Plan

19. Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Responsible Authority, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) The Dover Street footpath along the property's frontage to be reconstructed in concrete and have DDA compliant grades (cross & longitudinal);
 - (c) Details of internal finished floor levels (FFL) aligned to the proposed DDA compliant footpath levels at the interface with the property boundary;
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- (d) Any civil and landscape aspects within the public realm, indicating general dimensions and providing annotations where relevant;
- (e) All paving compliant with Australian Standards for slip resistance and DDA;
- (f) The reconstruction of the laneway along the property's southern and eastern boundaries;
- (g) The reconstruction of kerb and channel along the property's Dover Street frontage;
- (h) Any associated drainage works; and
- (i) Details of any re-located street infrastructure.

All at the permit holders cost and to the satisfaction of the Responsible Authority.

20. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 19) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

General

21. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
22. 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.
23. Before the buildings is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to pedestrian entries must be provided within the property boundary. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
24. 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.
25. 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.
26. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
27. The amenity of the area must not be detrimentally affected by the construction, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
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- (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.
28. The development must 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), as may be amended from time to time.
29. 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.

Road infrastructure

30. 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.
31. Before the building is occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Dover Street frontage must be re-sheeted in asphalt:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
32. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Dover Street frontage must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
33. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the laneway along the property's southern and eastern boundaries must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
34. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the road pavement along the property's Dover Street frontage must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
35. 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) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
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36. Within 2 months of the completion 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) in accordance with Yarra Standard Drawings;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

Development Contributions

37. Prior to the commencement of the development the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Construction Management

38. 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;
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- (vi) washing of concrete trucks and other vehicles and machinery; and
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- (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; and
- (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;
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40. 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;
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- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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NOTES

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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.

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

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.

The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent predevelopment levels or 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.

The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.

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Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly:

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

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.

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AMENDMENT

Moved: Councillor Davies

Seconded: Councillor Jolly

Removal of 1. (a) ~~Deletion of one level, with this level to be level 6, 7 or 8;~~

CALL FOR A DIVISION

For: Councillor Davies

Against: Councillor Jolly, Councillor McKenzie, Councillor Aston, Councillor Crossland, Councillor Gomez, Councillor Harrison, Councillor Ho and Councillor Wade

LOST

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Councillor Crossland

Seconded: Councillor Harrison

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/1007 at 117-119 Dover Street Cremorne for:

Control	Clause	Matter for which the permit has been granted
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Bicycle Parking	52.34-2	A reduction in the visitor bicycle requirement associated with the hotel

subject to the following conditions:

1. Before the use and development commence, 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 generally in accordance with the decision plans prepared by Tristan Wong Architecture and Design, dated 28 February 2025 (SD01_01 - SD01_03, SD02_02 - SD02_12, SD05_03, SD05_07, SD05_09, SD14_01 - SD14_15) and 1 August 2025 (SD00_01, SD02_00, SD02_01, SD05_01, SD05_02, SD05_04, SD05_05, SD05_06, SD05_08, SD06_01, SD06_02, SD40_01) but modified to include/show;
 - (a) Deletion of one level, with this level to be level 6, 7 or 8;
 - (b) The service equipment and lift core to occupy less than 50% of the overall roof area (except for solar panels/green roofs) and to be no higher than 3.6m above the maximum building height.;
 - (c) The ground floor plan updated to include:
 - (i) A notation for the service cupboard within the front setback;
 - (ii) Confirmation that the substation doors will not obstruct the laneway when opened;
 - (iii) A minimum of two electric bicycle charging points within the employee bicycle storage;
 - (iv) A notation confirming that the maximum size of the vehicle using the hotel drop-off zone must be no greater than a B99 design vehicle; and
 - (v) The location of lighting to hotel/café entrance;

- (d) Deletion of the northern on-boundary window at level 10;
 - (e) The roof plan updated to include details on how the roof garden/landscaped areas will be accessed;
 - (f) Heights of all balustrades and planter boxes within all balconies and the roof terrace to be dimensioned, with these to be consistent with heights required in the amended Wind Report at Condition 13;
 - (g) The doors to the external stairwell on the northern boundary to include fire rated glazing or the like;
 - (h) Any changes required by the Façade Strategy at Condition 4;
 - (i) Any changes required by the amended Sustainable Management Plan at Condition 7;
 - (j) Any changes required by the amended Waste Management Plan at Condition 10;
 - (k) Any changes required by the amended Wind Assessment Report at Condition 13;
 - (l) Any changes required by the amended Landscape Plan at Condition 15; and
 - (m) Any changes required by the Public Realm Plan at Condition 19.
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.
3. As part of the ongoing progress and development of the site, Tristan Wong Architecture and Design, or an architectural firm to the satisfaction of the Responsible Authority, must be engaged to:
- (a) Oversee design and construction of the development; and
 - (b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy will be endorsed and will then form part of this permit. This must detail:
- (a) Elevations at a scale of 1:50 illustrating typical street wall and upper level details, entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Details of the ground floor frontage;
 - (d) Details of all services proposed along Dover Street, with these to be integrated into the overall design of the building;
 - (e) A sample board and coloured renders outlining colours, materials and finishes;
 - (f) Confirmation that the glazing materials used on all external walls must be of a type that does not reflect more than 20% of visible light, when measured at an angle of 90 degrees to the glass surface; and
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- (g) Information about how the façade and vegetation will be maintained.

Hotel Management Plan

5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Hotel Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Hotel Management Plan will be endorsed and will then form part of this permit. This must detail:
 - (a) Reception operating procedures, including staffing numbers and hours;
 - (b) Confirmation that the gym, conference facilities and roof terrace is for hotel guest use only;
 - (c) Operating hours of the gym and conference facilities;
 - (d) Confirmation that the roof terrace will be closed at 10pm every night;
 - (e) Cleaning and maintenance details;
 - (f) Hours of deliveries;
 - (g) Security measures;
 - (h) The maintenance of a complaint register; and,
 - (i) Confirmation that the Hotel Management Plan will be reviewed periodically to identify if/where operational and safety practices can be improved.
6. The provisions, recommendations and requirements of the endorsed Hotel Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

7. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan 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 Low Impact Development Consulting and dated 7 March 2025, but updated to include the following:
 - (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1; and
 - (b) The size of the rainwater tank increased (if necessary) to allow irrigation by rainwater only.
 8. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 9. Prior to the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.
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Waste Management Plan

10. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Traverse Transport and dated 5 March 2025, but modified to include:
 - (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) A risk assessment of waste management procedures; and
 - (c) Reference to specific Council officers removed.
11. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Wind Assessment report

13. In conjunction with the submission of development plans under Condition 1, an amended Wind Impact Assessment Report to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the amended Wind Impact Assessment Report will be endorsed and will form part of this permit. The Wind Impact Assessment Report must be generally in accordance with the Wind Impact Assessment Report prepared by Windtech Consultants, dated 28 November 2024, but modified to include:
 - (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) Confirmation that safe wind conditions will be achieved in all outdoor areas, with clarification that the following specific criteria are achieved for each area as follows:
 - (i) Dover Street footpath – Walking criterion;
 - (ii) Level 4, 9 and 10 balconies – Walking criterion; and
 - (iii) Roof terrace – Standing criterion; and
 - (c) Consistent details for all mitigation measures shown in the Wind Report, Landscape Plan and Architectural Plans.
14. The provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

15. In conjunction with the submission of development plans under Condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the amended Landscape Plan will then form part of this permit. The plan must be generally in

accordance with the Landscape Concept Plan, prepared by Ratio and dated 6 March 2025, but modified to show:

- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1; and
 - (b) All details/heights of balustrades and planter boxes to be consistent with heights required in the Wind Report at Condition,
to the satisfaction of the Responsible Authority.
16. 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

17. Before the development is occupied, 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 plan must be generally in accordance with the Green Travel Plan, prepared by Traverse Transport and dated 27 November 2024, but modified to show:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1.
18. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Realm Plan

19. Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Responsible Authority, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:
- (a) All changes included within the S57A amended plans, and any further changes required by the amended plans referred to in Condition 1;
 - (b) The Dover Street footpath along the property's frontage to be reconstructed in concrete and have DDA compliant grades (cross & longitudinal);
 - (c) Details of internal finished floor levels (FFL) aligned to the proposed DDA compliant footpath levels at the interface with the property boundary;
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- (d) Any civil and landscape aspects within the public realm, indicating general dimensions and providing annotations where relevant;
- (e) All paving compliant with Australian Standards for slip resistance and DDA;
- (f) The reconstruction of the laneway along the property's southern and eastern boundaries;
- (g) The reconstruction of kerb and channel along the property's Dover Street frontage;
- (h) Any associated drainage works; and
- (i) Details of any re-located street infrastructure.

All at the permit holders cost and to the satisfaction of the Responsible Authority.

20. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 19) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

General

21. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
22. 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.
23. Before the buildings is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to pedestrian entries must be provided within the property boundary. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
24. 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.
25. 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.
26. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
27. The amenity of the area must not be detrimentally affected by the construction, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
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- (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.
28. The development must 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), as may be amended from time to time.
29. 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.

Road infrastructure

30. 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.
31. Before the building is occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Dover Street frontage must be re-sheeted in asphalt:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
32. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Dover Street frontage must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
33. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the laneway along the property's southern and eastern boundaries must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
34. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the road pavement along the property's Dover Street frontage must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
35. 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) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
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36. Within 2 months of the completion 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) in accordance with Yarra Standard Drawings;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.

Development Contributions

37. Prior to the commencement of the development the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Construction Management

38. 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.
39. 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;
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- (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; and
- (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; and
 - (vi) any site-specific requirements.

40. 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.

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

Permit Expiry

42. 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; and
- (c) the hotel 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.

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.

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

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.

The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent predevelopment levels or 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.

The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.

All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.

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.

Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly:

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

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.

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.

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.

Legal duties and obligations to protect human health and the environment from pollution and waste are set out in the Environment Protection Act 2017. Please refer to the Environment Protection Authority Victoria website www.epa.vic.gov.au/meeting-your-obligations for more information on identifying potential contamination and complying with your duty to manage contaminated land under the Environment Protection Act 2017.

CALL FOR A DIVISION

For: Councillor Jolly, Councillor McKenzie, Councillor Aston, Councillor Crossland, Councillor Davies, Councillor Gomez, Councillor Harrison, Councillor Ho and Councillor Wade

Against: Nil

CARRIED UNANIMOUSLY

6. DTP Applications

Nil.

7. Confidential Planning Decisions Committee Reports

Nil.

8. Close of Business

Conclusion

The meeting concluded at 8.23pm.

Confirmed on Tuesday 25 November 2025.

Mayor