



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

**held on Wednesday 11 February 2015 at 6.30pm  
in Meeting Room 3 at the Richmond Town Hall**

**I. ATTENDANCE**

Councillor Roberto Colanzi  
Councillor Amanda Stone  
Councillor Phillip Vlahogiannis

Tarquin Leaver (Co-ordinator Statutory Planning)  
Meagan Merritt (Principal Planner)  
Cindi Johnston (Governance Officer)

**II. APOLOGIES AND LEAVE OF ABSENCE**

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

**IV. CONFIRMATION OF MINUTES**

**Internal Development Approvals Committee Resolution:**

**Moved:** Councillor Stone **Seconded:** Councillor Vlahogiannis

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 28 January 2015 be confirmed.

**CARRIED**

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***"Welcome to the City of Yarra.  
Council acknowledges the Wurundjeri  
community as the first owners of this  
country.***

***Today, they are still the custodians of  
the cultural heritage of this land.***

***Further to this, Council acknowledges  
there are other Aboriginal and Torres  
Strait Islander people who have lived,  
worked and contributed to the cultural  
heritage of Yarra."***



## **Guidelines for public participation at Internal Development Approval Committee meetings**

### **POLICY**

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Council provides the opportunity for members of the public to address the Internal Development Approvals Committee.

The following guidelines have been prepared to assist members of the public in presenting submissions at these meetings:

- public submissions are limited to a maximum of five (5) minutes
- where there is a common group of people wishing to make a submission on the same matter, it is recommended that a representative speaker be nominated to present the views of the group
- all public comment must be made prior to commencement of any discussion by the committee
- any person accepting the chairperson's invitation to address the meeting shall confine himself or herself to the subject under consideration
- people making submissions shall address the meeting as a whole and the meeting debate shall be conducted at the conclusion of submissions
- the provisions of these guidelines shall be made known to all intending speakers and members of the public generally prior to the commencement of each committee meeting.

For further information regarding these guidelines or presenting submissions at Committee meetings generally, please contact the Governance Branch on (03) 9205 5110.

**Governance Branch  
2008**

Councillor Stone nominated Councillor Colanzi as Chairperson.

There being no other nominations, Councillor Colanzi was appointed Chairperson.

Councillor Colanzi assumed the Chair.

## 1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

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**1.1 372-378 Hoddle Street, Clifton Hill - PLN14/0814**


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Trim Record Number: D15/4852

Responsible Officer: Coordinator Statutory Planning

### RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a planning permit PLN14/0814 for use of the land as a child-care centre, buildings and works and a reduction in the car parking requirement at 372-378 Hoddle Street, Clifton Hill, subject to the following conditions:

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans dated 4 September and 11 November 2014, but modified to show:
  - (a) The removal of all advertising notations from the plans;
  - (b) The new section of fence along the western boundary to be acoustically treated in line with recommendations received from the amended acoustic report required via condition 7;
  - (c) The driveway and car parking spaces to be finished in bare concrete, with no painted or resin surfaces provided;
  - (d) The location of all mechanical services and equipment;
  - (e) The location and capacity of rainwater tanks, with notations on the plans stating that these tanks will be connected to bathrooms;
  - (f) 4 bicycle parking spaces and end of trip facilities for employees;
  - (g) The installation of either;
    - (i) an energy efficient gas boosted solar hot water system, or a heat pump hot water system; or,
    - (ii) a solar PV system with a minimum capacity of 5kW.
  - (h) Shading devices for the north and west-facing windows;
  - (i) The vehicle entry on Hoddle Street to be left in only;
  - (j) The inclusion of a "No Right Hand Turn" sign at the Hoddle Street vehicular entry.
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. No more than 150 children are permitted on the land at any one time.
4. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the hours of 6.30am to 6.30pm, Monday to Friday.
5. Before the use and development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by WSP and dated 28 October 2014, but modified to include:
  - (a) An HRV ventilation system to be provided for all internal child care rooms and play spaces;
  - (b) A STORM report, with this report to achieve a minimum score of 100%;
  - (c) The capacity of rainwater tanks to be specified, with these tanks to be connected to bathrooms within the site;
  - (d) Shading devices provided for the north and west-facing windows;

- (e) 4 bicycle parking spaces and end of trip facilities for employees;
  - (f) A commitment to LED lighting;
  - (g) The installation of either;
    - (i) an energy efficient gas boosted solar hot water system, or a heat pump hot water system; or,
    - (ii) a solar PV system with a minimum capacity of 5kW.
  - (h) The provision of energy efficient clothes drying systems, such as clothes hoists/racks and heat pump electric dryers;
  - (i) The provision of a heating/cooling system within one star of the highest available in the appropriate capacity at the time of construction, with mixed mode capability and a 100% economy cycle (properly filtered);
  - (j) A commitment of 80% recycling of demolition and construction waste going to landfill.
6. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before the use and development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by WSP Acoustics and dated 4 September 2014, but modified to include;
- (a) An assessment of on-site amenity impacts caused by traffic noise along Hoddle Street, and recommendations for acoustic treatments for the proposed new fence along the western boundary in order to offset these impacts.
8. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
9. 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.
10. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
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. 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.
13. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.

14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
  - (a) constructed and available for use in accordance with the endorsed plans;
  - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
  - (c) treated with an all-weather seal or some other durable surface; and
  - (d) line-marked or provided with some adequate means of showing the car parking spaces to the satisfaction of the Responsible Authority.
  
15. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car parking spaces and entrances must be provided. Lighting must be:
  - (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensityto 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, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
  
17. 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.
  
18. The use must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
  
19. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 6.30pm on any day.
  
20. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
  - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
  - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
  
21. 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;
  - (c) the use is not commenced within five years from 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 maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

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

Submissions

*Mr Tim Hamilton addressed the Committee on behalf of the Applicant.*

*Ms Eleanor Moffatt also addressed the Committee regarding this matter.*

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Stone

**Seconded:** Councillor Vlahogiannis

That the Recommendation be adopted.

**CARRIED**

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**1.2 PLN14/0384 - 2 Hodgson Terrace, Richmond - Demolition of the existing dwelling and construction of four dwellings**

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Trim Record Number: D15/6987

Responsible Officer: Coordinator Statutory Planning

**RECOMMENDATION**

That having considered all objections and relevant Planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit (PLN14/0384) for the development of the land for demolition of the existing dwelling and construction of four storey dwellings subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
  - (a) Improved garage door design for each dwelling, such as panel lift door or architectural feature screen door, or similar.
  - (b) Deletion of eastern on-boundary windows.
  - (c) Provision of front fencing, no higher than 1.2m if solid or no higher than 1.5m if minimum 50% transparent.
  - (d) Updated STORM report to accurately reflect impervious surfaces ensuring treatment methods meets a minimum 100% score with updated floor plans to reflect treatment methods, if necessary.
  - (e) Sun protection to north-facing second floor windows.
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit
4. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. All proposed external plant and equipment (including roof top plant and equipment and air conditioning units) to be concealed from the street and be acoustically baffled, to the satisfaction of the Responsible Authority.
6. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, the Hodgson Terrace road pavement must be reinstated and 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.
7. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
  - (a) in accordance with any requirements or conditions imposed by Council;
  - (b) at the permit holder's cost; and

- (c) to the satisfaction of the Responsible Authority.
8. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
    - (a) at the permit holder's cost; and
    - (b) to the satisfaction of the Responsible Authority.
  9. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
    - (a) constructed and available for use in accordance with the endorsed plans;
    - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans; and
    - (c) treated with an all-weather seal or some other durable surface. to the satisfaction of the Responsible Authority.
  10. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
  11. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
  12. Before the buildings are 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.
  13. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
    - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
    - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
    - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
  14. 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;
- (viii) the construction program;
- (ix) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (i) parking facilities for construction workers;
- (j) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (k) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (l) 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;
- (m) 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.

15. This permit will expire if:

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

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

#### NOTES:

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

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

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

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.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

Submissions

*The Applicants, Ms Sophie Loddo and Mr Adrian Kucyk addressed the Committee.*

*The following people also addressed the Committee regarding this matter:*

*Mr Maurice Sheehan; and  
Mr Peter Walters.*

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Vlahogiannis

**Seconded:** Councillor Stone

That having considered all objections and relevant Planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit (PLN14/0384) for the development of the land for demolition of the existing dwelling and construction of four storey dwellings subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
  - (a) Improved garage door design for each dwelling, such as panel lift door or architectural feature screen door, or similar.
  - (b) Deletion of eastern on-boundary windows.
  - (c) Provision of front fencing, no higher than 1.2m if solid or no higher than 1.5m if minimum 50% transparent.
  - (d) Updated STORM report to accurately reflect impervious surfaces ensuring treatment methods meets a minimum 100% score with updated floor plans to reflect treatment methods, if necessary.
  - (e) Sun protection to north-facing second floor windows.
  - (f) The deletion of the second floor (third level).
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Before the development commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit
4. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
5. All proposed external plant and equipment (including roof top plant and equipment and air conditioning units) to be concealed from the street and be acoustically baffled, to the satisfaction of the Responsible Authority.

6. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, the Hodgson Terrace road pavement must be reinstated and 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.
7. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
  - (a) in accordance with any requirements or conditions imposed by Council;
  - (b) at the permit holder's cost; and
  - (c) to the satisfaction of the Responsible Authority.
8. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
9. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
  - (a) constructed and available for use in accordance with the endorsed plans;
  - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans; and
  - (c) treated with an all-weather seal or some other durable surface.  
to the satisfaction of the Responsible Authority.
10. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.
11. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
12. Before the buildings are 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.
13. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (a) before 7 am or after 6 pm, Monday-Friday (excluding public holidays);
  - (b) before 9 am or after 3 pm, Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday); or
  - (c) at any time on Sundays, ANZAC Day, Christmas Day and Good Friday.
14. 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;
  - (viii) the construction program;
  - (ix) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (i) parking facilities for construction workers;
- (j) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (k) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (l) 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;
- (m) 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.

15. This permit will expire if:

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

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

NOTES:

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

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

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

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.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

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

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

**CARRIED**



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**1.3 1-21 Robert Street, Collingwood - Heritage Victoria Referral**

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Trim Record Number: D15/10157

Responsible Officer: Coordinator Statutory Planning

**RECOMMENDATION**

1. That Council, based on the above advice, issue a letter to Heritage Victoria outlining no objection to the proposed works at 1- 21 Robert Street, Collingwood.

**INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION**

**Moved:** Councillor Stone

**Seconded:** Councillor Vlahogiannis

1. That Council, based on the above advice, issue a letter to Heritage Victoria outlining no objection to the proposed works at 1- 21 Robert Street, Collingwood, subject to the re-use or storage of the materials to be removed where appropriate.

**CARRIED**

The meeting closed at 7.33 pm.

**Confirmed at the meeting held on Wednesday 25 February 2015**

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**Chairperson**