



**YARRA CITY COUNCIL
INTERNAL DEVELOPMENT APPROVALS
COMMITTEE
MINUTES – SPECIAL MEETING**

**held on Wednesday 21 March 2018 at 6pm
in Meeting Room 1 at the Richmond Town Hall**

I. ATTENDANCE

Councillor Daniel Nguyen
Councillor Misha Coleman
Councillor Danae Bosler

Amy Hodgen (Coordinator Statutory Planning)
Cindi Johnston (Governance Officer)
Rhys Thomas (Senior Governance Advisor)

II. APOLOGIES AND LEAVE OF ABSENCE

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

IV. CONFIRMATION OF MINUTES

Internal Development Approvals Committee Resolution:

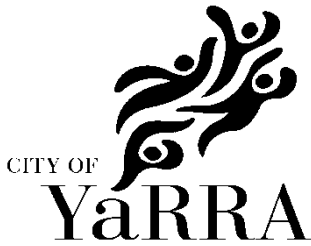
Moved: Councillor Bosler **Seconded:** Councillor Coleman

That the minutes of the meeting of the Internal Development Approvals Committee held on Wednesday 14 March 2018 be confirmed.

CARRIED

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***"Welcome to the City of Yarra.
Yarra City Council acknowledges the
Wurundjeri as the Traditional Owners
of this country, pays tribute to all
Aboriginal and Torres Strait Islander
people in Yarra and gives respect to
the Elders past and present."***



Guidelines for public participation at Internal Development Approval Committee meetings

POLICY

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

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

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

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

**Governance Branch
2008**

Councillor Coleman nominated Councillor Bosler as Chair.

There being no other nominations, Councillor Bosler was appointed Chair.

Councillor Bosler assumed the Chair.

1. INTERNAL DEVELOPMENT APPROVALS COMMITTEE

Item		Page	Res. Page
1.1	Notice of Motion No.1 of 14 March 2018 IDAC Agenda - Rescind Resolution re 66 Cecil Street, Fitzroy - PLN17/0398 - Full demolition of the existing building, and development of the land for the construction of three dwellings.	6	9
1.2	66 Cecil Street, Fitzroy - PLN17/0398 - Full demolition of the existing building, and development of the land for the construction of three dwellings.	10	13

1.1 Notice of Motion No.1 of 14 March 2018 IDAC Agenda - Rescind Resolution re 66 Cecil Street, Fitzroy - PLN17/0398 - Full demolition of the existing building, and development of the land for the construction of three dwellings.

Trim Record Number: D18/49594

Responsible Officer: Group Manager Chief Executive's Office

NOTICE OF MOTION

“That the resolution of IDAC on 14 March 2018 and stating:

‘That having considered all objections and relevant planning policies, the Internal Development Approvals Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0398 for full demolition of the existing building and development of the land for the construction of three dwellings at 66 Cecil Street, Fitzroy, 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 by BG Architecture received by Council on 25 January 2018 but modified to show:
 - (a) The dimensions of all setbacks from site boundaries on relevant floor plans and elevations (second-floor and roof terrace);
 - (b) The breeze blocks & security doors to Fitzroy Street to have a minimum transparency of 50%;
 - (c) The material of the west-facing balustrade to Townhouse 1 to be glazing;
 - (d) The following measures to be shown or notated on the relevant plans, as outlined in the ESD Report;
 - (i) The design of the garage doors to allow for ventilation;
 - (ii) External clothes drying lines;
 - (iii) The location of internal bicycle parking spaces for each dwelling;
 - (vi) The location of the electric car charging points within each garage;
 - (v) A notation confirming that the rainwater tanks will be connected to toilets within each dwelling, with an updated STORM report achieving a minimum rating of 100%;
 - (e) An amended design of the bin storage doors, with no outward-opening elements;
 - (f) Amended plans in accordance with the Melbourne Water condition outlined at Condition 10;
 - (g) The provision of planter boxes in front of each entrance to Fitzroy Street (behind the breeze blocks);
 - (h) Compliance with Standard B22 of the Yarra Planning Scheme for the following;
 - (i) First-floor south-facing windows of Townhouse 3;
 - (ii) All west-facing windows;
 - (iii) Southern and western balustrades of roof terraces, with overlooking measures designed to have no increase in the height of these balustrades (i.e. planter boxes/increased setbacks from boundaries);
 - (i) The balustrades between each roof terrace to be minimum heights of 1.7m and maximum transparency of 25%;
 - (j) Any changes to the plans (if any) required by the Acoustic Report at Condition 4.
 - (k) Height to the top of Level 3 reduced from RL 34.15 to a RL 33.35, resulting in a minimum reduction in the overall building height by 0.9m;
 - (l) A minimum setback of 1.66m from Cecil Street, including landscape plantings; and
 - (m) Modifications to ensure that no additional overshadowing is caused to the existing solar panels of No.64 Cecil Street from 10am at the September Equinox.

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. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment (prepared by Low Impact Development Consulting and dated 23 February 2017) must be implemented and complied with to the satisfaction of the Responsible Authority.
4. Before the development commences, 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 following:
 - (a) Potential noise impacts to No. 64 Cecil Street generated by the proposed car stacker systems;
 - (b) Potential internal noise impacts to the bedrooms within the development at first-floor.

The Acoustic Report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) or any other requirement to the satisfaction of the Responsible Authority.

5. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
6. Before the building 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.
7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
 - (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
8. 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.
9. 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.

Melbourne Water condition 10

10. The finished floor level of townhouse 1 must be the same as for the other two townhouses (i.e. FFL+ 24.05).

Engineering conditions 11-14

11. 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 (including by the re-sheeting of the entire Fitzroy Street and Cecil Street footpath and the ROW to the south for the width of the property frontage if required by the Responsible Authority and relocation of the grated pit on Fitzroy Street):

- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
12. The footpath cross-fall must be no steeper than 1 in 40.
13. The pram crossing on the south-west corner of the Cecil Street and Fitzroy Street intersection (in front of the property) must be reconstructed and made DDA compliant;
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. 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.
15. Before the building is 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.
16. 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;

17. 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.

18. 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.

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

All future property owners, residents and visitors within the development approved under this permit will not be permitted to obtain resident, employee 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.

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

be rescinded."

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Nguyen

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

1.2 66 Cecil Street, Fitzroy - PLN17/0398 - Full demolition of the existing building, and development of the land for the construction of three dwellings.

Trim Record Number: D18/49044

Responsible Officer: Principal Statutory Planner

RECOMMENDATION

That having considered all objections and relevant planning policies, the Internal Development Approvals Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0398 for full demolition of the existing building and development of the land for the construction of three dwellings at 66 Cecil Street, Fitzroy, subject to the following conditions:

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 - (c) The material of the west-facing balustrade to Townhouse 1 to be glazing;
 - (d) The following measures to be shown or notated on the relevant plans, as outlined in the ESD Report;
 - (i) The design of the garage doors to allow for ventilation;
 - (ii) External clothes drying lines;
 - (iii) The location of internal bicycle parking spaces for each dwelling;
 - (iv) The location of the electric car charging points within each garage;
 - (v) A notation confirming that the rainwater tanks will be connected to toilets within each dwelling, with an updated STORM report achieving a minimum rating of 100%;
 - (e) An amended design of the bin storage doors, with no outward-opening elements;
 - (f) Amended plans in accordance with the Melbourne Water condition outlined at Condition 10;
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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.

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

Submissions

Mr Andrea Pagliaro addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Ms Carol Skinner; and
Ms Wendy Williams.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Coleman

Seconded: Councillor Bosler

That having considered all objections and relevant planning policies, the Internal Development Approvals Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0398 for full demolition of the existing building and development of the land for the construction of three dwellings at 66 Cecil Street, Fitzroy, subject to the following conditions:

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- (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;

17. 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.

18. 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.

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

All future property owners, residents and visitors within the development approved under this permit will not be permitted to obtain resident, employee 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.

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

CARRIED UNANIMOUSLY

The meeting closed at 6.33pm.

Confirmed at the meeting held on Wednesday 28 March 2018

Chair