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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Tuesday 15 March 2022

Released to the public on 18 March 2022



ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging.

Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.



English

These are the Minutes for the Planning Committee meeting. For assistance with any of the items in the minutes, please telephone 8470 8888.

Arabic

هذه هي محاضر اجتماع لجنة التخطيط. للحصول على المساعدة في أي من البنود في المحاضر، يرجى الاتصال بالهاتف 8470 8888.

Chinese

这些是规划委员会会议纪要。如需协助了解任何纪要项目，请致电8470 8888。

Greek

Αυτά είναι τα Πρακτικά της συνεδρίασης της Επιτροπής Προγραμματισμού. Για βοήθεια με οποιαδήποτε θέματα στα πρακτικά, παρακαλείσθε να καλέσετε το 8470 8888.

Hindi

ये योजना समिति की बैठक का सारांश है। सारांश के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

Italian

Questo è il verbale della riunione del comitato di pianificazione. Per assistenza con qualsiasi punto del verbale, si prega di chiamare il numero 8470 8888.

Macedonian

Ова е Записникот од состанокот на Одборот за градежно планирање. За помош во врска со која и да било точка од записникот, ве молиме телефонирајте на 8470 8888.

Nepali

यी योजना समितिको बैठकका माइन्युटहरू हुन्। माइन्युटका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

Punjabi

ਇਹ 'ਪੇਜਨਾਰਬੰਦੀ ਕਮੇਟੀ' (Planning Committee) ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਹੈ। ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਵਿਚਲੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

Somali

Kuwaani waa qodobada kulanka Guddiga Qorshaynta. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriiir 8470 8888.

Spanish

Estas son las Actas de la reunión del Comité de planificación. Para recibir ayuda acerca de algún tema de las actas, llame al teléfono 8470 8888.

Urdu

یہ پلاننگ کمیٹی کی میٹنگ کی روداد کے نقاط ہیں۔ روداد کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

Vietnamese

Đây là những Biên bản Hội Ủy ban Quy hoạch. Muốn có người trợ giúp mình về bất kỳ mục nào trong biên bản họp, xin quý vị gọi điện thoại số 8470 8888.

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE DAREBIN CITY COUNCIL HELD IN THE COUNCIL CHAMBER,
DAREBIN CIVIC CENTRE, 350 HIGH STREET PRESTON ON
TUESDAY 15 MARCH 2022**

THE MEETING OPENED AT 6.35 PM

The Chairperson, Deputy Mayor Councillor Trent McCarthy advised that the meeting was being streamed live and that the audio and video would be made available on the Council's website as soon as practically after the meeting.

WELCOME

The Chairperson, Deputy Mayor Councillor Trent McCarthy opened the meeting with the following statement:

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land and waters we now call Darebin and pays respect to their Elders, past, present and emerging.

Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.

1. PRESENT

Councillors

Cr. Trent McCarthy (Deputy Mayor) (Chairperson)

Cr. Gaetano Greco

Cr. Tom Hannan

Cr. Tim Laurence

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

Council Officers

Chad Griffiths – Acting General Manager City Sustainability and Strategy

Kathryn Pound – Manager City Development

Julie Smout – Coordinator Statutory Planning

Stephen Mahon - Coordinator Council Business

Rachna Gupta Singh - Senior Council Business Officer

Georgina Steele - Council Business Officer

Milan Nagda – Service Desk Support Officer

2. APOLOGIES

Apologies were received from the Mayor Councillor Lina Messina and Councillor Emily Dimitriadis.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Officer Recommendation

That the Minutes of the Planning Committee Meeting held on 14 February 2022 be confirmed as a correct record of business transacted.

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. J Williams

That the Minutes of the Planning Committee Meeting held on 14 February 2022 be confirmed as a correct record of business transacted.

CARRIED UNANIMOUSLY

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/764/2020 224 Broadway Reservoir

SUMMARY

- It is proposed to construct a four (4) storey mixed-use development comprised of two (2) ground floor shops and 18 dwellings. The overall height of the development will be 13.7 metres from natural ground level (NGL).
- Five (5) dwellings will contain two (2) bedrooms and 13 dwellings will contain one (1) bedroom. All private open space is in the form of balconies in excess of 8 square metres.
- The two (2) shop tenancies will front Broadway with a combined floor space of 162 square metres.
- A total of 11 car spaces will be provided on the ground floor accessed via the rear right of way from Marchant Avenue. A car parking reduction associated with seven (7) dwellings and the retail tenancies is proposed.
- The site is zoned Commercial 1 and is affected by the Development Contributions Plan Overlay (currently expired).
- The Transport Zone 2 applies to Broadway.
- There is a restrictive covenant on title. The title contains restrictive covenant 1506985 which restricts excavation other than for construction purposes. Given the exemption within the covenant to allow construction, the proposed development will not breach the terms of the covenant.
- No objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clause 22.06 Multi Residential and Mixed-Use Development and Clause 58 Apartment Development of the Darebin Planning Scheme.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via three (3) signs posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the following units in Council: Asset and Capital Delivery, City Designer, City Works, Climate Emergency and Sustainable Transport, Environmental Sustainability Officer and Property Management.
- This application was referred externally to Head, Transport for Victoria.

Officer Recommendation

That Planning Permit Application D/764/2020 be supported and Planning Permit be issued for a four storey, mixed use development comprising a shop and 18 dwellings and reduction of the car parking requirement on land in the Commercial 1 Zone as shown on the plans accompanying the application at 224 Broadway, Reservoir subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as Sheets TP-06, TP-08 to TP-13, TP-15 to TP-17, Revision A, dated 15 April 2021, prepared by Ark8 Architects and received by Council on the 27 April 2021 and Landscape Concept Plan received 27 April 2021) but modified to show:
 - (a) 50% of all bicycle parking spaces provided as a ground mounted device.
 - (b) Addition of an operable window to the bathroom of dwelling 16 along either the northern or western wall.
 - (c) Addition of an operable east facing window to the bedroom of dwelling 15.
 - (d) The horizontal exposed concrete band being continuous between the two bedrooms on the southern elevation.
 - (e) Modifications to the north wall and car park entry to include a metal grill or open bricks or similar to increase natural ventilation and daylight.
 - (f) A section diagram of the storage cages shown with useable dimension in cubic metres.
 - (g) Reconfiguration of storage spaces so that all storage units are proximal to allocated dwelling car spaces.
 - (h) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - (i) co-located where possible;
 - (ii) located or screened to be minimally visible from the public realm;
 - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - (iv) integrated into the design of the building.
 - (i) The location of gas, water and electricity metres. Where metres would be visible from the public realm, these are to be:
 - (i) co-located where possible;
 - (ii) positioned on a side boundary or adjacent to the accessway; and
 - (iii) screened from view using either landscaping or durable screening that integrates with the development.
 - (j) Any modifications required as a result of the approved Landscape Plan required by Condition No. 3 of this Permit.
 - (k) Annotations and modifications required as a result of the approved Sustainable Management Plan (SMP) required by Condition No. 4 of this Permit.
 - (l) The provision of a Stormwater Management System Report, including a Water

Sensitive Urban Design (WSUD) Plan, in accordance with Standard W2 of Clause 53.18 – 5 of the Darebin Planning Scheme. Refer to Condition No. 6 of this Permit.

- (m) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.
- (n) Any modifications required as a result of the approved Waste Management Plan (WMP) required by Condition No. 8 of this Permit.
- (o) Any modifications required as a result of the approved Acoustic Report required by Condition No. 9 of this Permit.
- (p) A comprehensive schedule of construction materials, external finishes and colours (including colour samples). Annotated coloured elevations and 3D renders accurately representing the proposed materials, colours and finishes in accordance with the approved schedule of construction materials.

When approved, the plans will be endorsed and form part of this Permit.

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3. Before plans are endorsed under Condition No. 1 of this Permit, a Landscape Plan to the satisfaction of the Responsible Authority detailing the proposal must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must include:
 - (a) Site analysis details such as:
 - (i) climatic factors (wind, rainfall, solar radiation and air temperature)
 - (ii) local environment
 - (b) Green wall establishment details such as:
 - (iii) weight loading (dead load, live load and transient load)
 - (iv) access
 - (v) construction layers including sectional diagrams
 - (vi) support structures
 - (vii) waterproofing
 - (viii) irrigation and plant nutrition
 - (ix) vegetation
 - (x) lighting
 - (c) A maintenance planting schedule, including:
 - (xi) details of who will be responsible for the maintenance of the garden wall and landscaping
 - (xii) required maintenance tasks (establishment, routine, cyclic, reactive/emergency, renovation)
 - (xiii) access requirements/ agreements.
 - (xiv) irrigation and plant nutrition

The requirements of the endorsed Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

The development must not be occupied, unless otherwise approved by the Responsible Authority in writing, until the landscaping works shown on the endorsed Landscape Plan are completed to the satisfaction of the Responsible Authority.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

4. Before plans are endorsed under Condition No. 1 of this Permit, an amended Sustainability Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended SMP will be endorsed and will then form part of this Permit. The amended SMP must be generally in accordance with the document identified as Sustainability Management Plan (SMP), dated 15 April 2021, prepared by Northern Environmental Design and received by Council on the 27 April 2021 but modified to show:
 - a) All ESD commitments are clearly drawn, labelled and listed on the plans. Provision of an ESD table on the plans is required.
 - b) Bess Management 3.3 - Remove shops from this credit;
 - c) Bess Water 4.1 – Draw and label the water tanks to save water for the Fire Testing system, or remove this credit as there appears to be no fire tank;
 - d) Bess Energy - reduce the dryers to 3 stars.

The requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.

5. The development must not be occupied until a report to the satisfaction of the Responsible Authority prepared by the author of the Sustainability Management Plan (SMP) endorsed under Condition 4 of this Permit, or similarly qualified person, is submitted to the Responsible Authority, confirming that all measures specified in the SMP have been implemented in accordance with the endorsed SMP.

6. Before plans are endorsed under Condition No. 1 of this Permit, an amended Stormwater Management System Report (SMSR) and Water Sensitive Urban Design (WSUD) Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended SMSR Report and WSUD Plan will be endorsed and will then form part of this Permit. The amended SMSR Report and WSUD Plan must be generally in accordance with the document identified as (Water Sensitive Urban Design Report – Revision B, dated 15 April 2021, prepared by Northern Environmental Design and received by Council on the 27 April 2021) but modified to show:

The STORM report amended to show tank water supply reliability of at least 80% or an increase in the capacity of rainwater tanks.

- (a) The garden beds are all connected to the drainage system with the plans using minimal amount of water. Please update this in the report;
- (b) The water tank reliability in the STORM report must be a minimum of 80%;

- (c) Provide information on how Clause 53.18 will be addressed;
- (d) The area connected to the drainage system with the plants using a minimal amount of water.

The requirements of the endorsed SMSR and WSUD Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

7. Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's *Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:

- (a) Erosion and sediment.
- (b) Stormwater.
- (c) Litter, concrete and other construction wastes.
- (d) Chemical contamination.

The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

8. Before plans are endorsed under Condition No. 1 of this Permit, the Waste Management Plan submitted as part of the application (identified as Waste Management Plan, dated 15 April 2021, must be approved to the satisfaction of the Responsible Authority. When approved, the Waste Management Plan will be endorsed and will then form part of this Permit. The Waste Management Plan must:

- (a) Be updated to include e-waste, food waste and separate glass recycling for residential and commercial areas;
- (b) Please provide the following bins for the residential component of the development:
 - i. Waste = 1 x 1100 bin required collected weekly;
 - ii. FOGO = 4 x 120 litre organic bins collected weekly;
 - iii. Recycling = 2 x 1100 bins for the chute;
 - iv. Glass = 385L per week (to be implemented);
- (c) Ensure all bin types, bin sizes, the size of the waste storage area/s and any other relevant detail/s specified in the Waste Management Plan are shown to scale on the endorsed plans.
- (d) Include measures to minimise waste material sent to landfill including details of how recycling of and treatment of organic/food waste will be maximised;
- (e) Confirm that educational material will be displayed in the waste bin storage area explaining what material can be recycled;
- (f) Include calculations showing the amount of general, recycle, glass and organic waste (including food waste) expected to be generated;
- (g) Detail the size of bins, frequency of collection and hours of collection;
- (h) Include a dimensioned plan showing:
 - (i) the location of the bin storage area on the site.
 - (ii) details of screening of the bin storage area from public view.

- (iii) suitably dimensioned bin storage area with convenient access.
- (iv) the storage area is capable of accommodating and allowing convenient access to the waste bins.
- (v) the location on the site where the bins will be placed for collection.
- (vi) where the waste trucks will stop to service the waste bins and whether No Parking restrictions will be required for the waste trucks to access that space.
- (vii) Detail the ventilation to prevent garbage odours entering the car park and/or dwellings.
- (viii) Show how waste bins will be taken to the point of waste collection.
- (ix) Confirm that the bins will be removed from the street promptly after collection.
- (x) If the waste is to be collected from a Basement Level, specify the size of the collection vehicle and demonstrate:
 - (i) sufficient head-height clearance is available for access and collection; and
 - (ii) through swept path diagrams that the specified vehicle can enter and exit the site conveniently in a forward direction.

The requirements of the approved Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Waste storage and collection must not affect the amenity of the surrounding area.

Waste storage and collection must not cause any interference with the circulation and parking of vehicles on abutting streets.

9. Before plans are endorsed under Condition No. 1 of this Permit, an Acoustic Report to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will then form part of this Permit. The Acoustic Report must be prepared by a suitably qualified acoustic engineer and must include recommended acoustic attenuation measures and treatments to ensure that:
- a) Noise levels associated with the operation of surrounding and nearby non-residential uses such as retail and commerce, train lines and road traffic do not impact adversely on the amenity of the dwellings.
 - b) Dwellings are designed to achieve the following noise levels:
 - i. Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
 - ii. Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
 - iii. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Noise levels within the development (including the operation of plant, mechanical car stackers, roller doors and the use of the car park) do not impact adversely on the amenity of dwellings within the development and neighbouring residential properties.

The requirements of the approved Acoustic Report must be implemented and complied

with to the satisfaction of the Responsible Authority.

10. At the completion of the constructed ground floor level(s), and before the starting of the building frame or walls, a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority, confirming the ground floor level(s). The report must be submitted to the Responsible Authority no later than 7 days from the date of the inspection.

The development must not be occupied until a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority is submitted to the Responsible Authority, confirming the floor level(s).
11. Before the use starts, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.
12. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
13. The land must be drained to the satisfaction of the Responsible Authority.
14. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:
 - (a) concealed in service ducts or otherwise hidden from view; or
 - (b) located and designed to integrate with the development,to the satisfaction of the Responsible Authority.
15. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building without the prior written consent of the Responsible Authority.
16. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.
17. Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.
18. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;
 - (e) line-marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways,to the satisfaction of the Responsible Authority.
19. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
20. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All

redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

21. This Permit will expire if either:

- (a) The development does not start within three (3) years from the date of this Permit; or
- (b) The development is not completed within five (5) years of the date of this Permit.

As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:

- (a) Before this Permit expires;
- (b) Within six (6) months after the expiry date; or
- (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

VicRoads Condition No. 20

22. Prior to the commencement of use, the crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

NOTATIONS

(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)

- N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the development they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.
- N4. This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- N5. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N6. This planning permit is to be attached to the "statement of matters affecting land being sold", under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.
- N7. The proposed development requires the construction of a crossover. Separate approval under the Road Management Act 2004 for this activity may be required from

the Head, Transport for Victoria. Please contact the Department of Transport prior to commencing any works.

Committee Decision

MOVED: Cr. G Greco
SECONDED: Cr. S Newton

That Planning Permit Application D/764/2020 be supported and Planning Permit be issued for a four storey, mixed use development comprising a shop and 18 dwellings and reduction of the car parking requirement on land in the Commercial 1 Zone as shown on the plans accompanying the application at 224 Broadway, Reservoir subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as Sheets TP-06, TP-08 to TP-13, TP-15 to TP-17, Revision A, dated 15 April 2021, prepared by Ark8 Architects and received by Council on the 27 April 2021 and Landscape Concept Plan received 27 April 2021) but modified to show:
 - (a) 50% of all bicycle parking spaces provided as a ground mounted device.
 - (b) Addition of an operable window to the bathroom of dwelling 16 along either the northern or western wall.
 - (c) Addition of an operable east facing window to the bedroom of dwelling 15.
 - (d) The horizontal exposed concrete band being continuous between the two bedrooms on the southern elevation.
 - (e) Modifications to the north wall and car park entry to include a metal grill or open bricks or similar to increase natural ventilation and daylight.
 - (f) A section diagram of the storage cages shown with useable dimension in cubic metres.
 - (g) Reconfiguration of storage spaces so that all storage units are proximal to allocated dwelling car spaces.
 - (h) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - (i) co-located where possible;
 - (ii) located or screened to be minimally visible from the public realm;
 - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - (iv) integrated into the design of the building.
 - (i) The location of gas, water and electricity metres. Where metres would be visible from the public realm, these are to be:
 - (i) co-located where possible;
 - (ii) positioned on a side boundary or adjacent to the accessway; and
 - (iii) screened from view using either landscaping or durable screening that

integrates with the development.

- (j) Any modifications required as a result of the approved Landscape Plan required by Condition No. 3 of this Permit.
- (k) Annotations and modifications required as a result of the approved Sustainable Management Plan (SMP) required by Condition No. 4 of this Permit.
- (l) The provision of a Stormwater Management System Report, including a Water Sensitive Urban Design (WSUD) Plan, in accordance with Standard W2 of Clause 53.18 – 5 of the Darebin Planning Scheme. Refer to Condition No. 6 of this Permit.
- (m) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.
- (n) Any modifications required as a result of the approved Waste Management Plan (WMP) required by Condition No. 8 of this Permit.
- (o) Any modifications required as a result of the approved Acoustic Report required by Condition No. 9 of this Permit.
- (p) A comprehensive schedule of construction materials, external finishes and colours (including colour samples). Annotated coloured elevations and 3D renders accurately representing the proposed materials, colours and finishes in accordance with the approved schedule of construction materials.

When approved, the plans will be endorsed and form part of this Permit.

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3. Before plans are endorsed under Condition No. 1 of this Permit, a Landscape Plan to the satisfaction of the Responsible Authority detailing the proposal must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must include:
 - (a) Site analysis details such as:
 - (i) climatic factors (wind, rainfall, solar radiation and air temperature)
 - (ii) local environment
 - (b) Green wall establishment details such as:
 - (iii) weight loading (dead load, live load and transient load)
 - (iv) access
 - (v) construction layers including sectional diagrams
 - (vi) support structures
 - (vii) waterproofing
 - (viii) irrigation and plant nutrition
 - (ix) vegetation
 - (x) lighting
 - (c) A maintenance planting schedule, including:
 - (xi) details of who will be responsible for the maintenance of the garden wall

and landscaping

- (xii) required maintenance tasks (establishment, routine, cyclic, reactive/emergency, renovation)
- (xiii) access requirements/ agreements.
- (xiv) irrigation and plant nutrition

The requirements of the endorsed Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

The development must not be occupied, unless otherwise approved by the Responsible Authority in writing, until the landscaping works shown on the endorsed Landscape Plan are completed to the satisfaction of the Responsible Authority.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

4. Before plans are endorsed under Condition No. 1 of this Permit, an amended Sustainability Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended SMP will be endorsed and will then form part of this Permit. The amended SMP must be generally in accordance with the document identified as Sustainability Management Plan (SMP), dated 15 April 2021, prepared by Northern Environmental Design and received by Council on the 27 April 2021 but modified to show:
 - a) All ESD commitments are clearly drawn, labelled and listed on the plans. Provision of an ESD table on the plans is required.
 - b) Bess Management 3.3 - Remove shops from this credit;
 - c) Bess Water 4.1 – Draw and label the water tanks to save water for the Fire Testing system, or remove this credit as there appears to be no fire tank;
 - d) Bess Energy - reduce the dryers to 3 stars.

The requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.

5. The development must not be occupied until a report to the satisfaction of the Responsible Authority prepared by the author of the Sustainability Management Plan (SMP) endorsed under Condition 4 of this Permit, or similarly qualified person, is submitted to the Responsible Authority, confirming that all measures specified in the SMP have been implemented in accordance with the endorsed SMP.
6. Before plans are endorsed under Condition No. 1 of this Permit, an amended Stormwater Management System Report (SMSR) and Water Sensitive Urban Design (WSUD) Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended SMSR Report and WSUD Plan will be endorsed and will then form part of this Permit. The amended SMSR Report and WSUD Plan must be generally in accordance with the document identified as (Water Sensitive Urban Design Report – Revision B, dated 15 April 2021, prepared by Northern Environmental Design and received by Council on the 27 April 2021) but modified to show:

The STORM report amended to show tank water supply reliability of at least 80% or an increase in the capacity of rainwater tanks.

- (a) The garden beds are all connected to the drainage system with the plans using minimal amount of water. Please update this in the report;
- (b) The water tank reliability in the STORM report must be a minimum of 80%;
- (c) Provide information on how Clause 53.18 will be addressed;
- (d) The area connected to the drainage system with the plants using a minimal amount of water.

The requirements of the endorsed SMSR and WSUD Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

7. Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's *Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:

- (a) Erosion and sediment.
- (b) Stormwater.
- (c) Litter, concrete and other construction wastes.
- (d) Chemical contamination.

The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

8. Before plans are endorsed under Condition No. 1 of this Permit, the Waste Management Plan submitted as part of the application (identified as Waste Management Plan, dated 15 April 2021, must be approved to the satisfaction of the Responsible Authority. When approved, the Waste Management Plan will be endorsed and will then form part of this Permit. The Waste Management Plan must:

- (a) Be updated to include e-waste, food waste and separate glass recycling for residential and commercial areas;
- (b) Please provide the following bins for the residential component of the development:
 - i. Waste = 1 x 1100 bin required collected weekly;
 - ii. FOGO = 4 x 120 litre organic bins collected weekly;
 - iii. Recycling = 2 x 1100 bins for the chute;
 - iv. Glass = 385L per week (to be implemented);
- (c) Ensure all bin types, bin sizes, the size of the waste storage area/s and any other relevant detail/s specified in the Waste Management Plan are shown to scale on the endorsed plans.
- (d) Include measures to minimise waste material sent to landfill including details of how recycling of and treatment of organic/food waste will be maximised;
- (e) Confirm that educational material will be displayed in the waste bin storage area explaining what material can be recycled;
- (f) Include calculations showing the amount of general, recycle, glass and organic waste (including food waste) expected to be generated;

- (g) Detail the size of bins, frequency of collection and hours of collection;
- (h) Include a dimensioned plan showing:
 - (i) the location of the bin storage area on the site.
 - (ii) details of screening of the bin storage area from public view.
 - (iii) suitably dimensioned bin storage area with convenient access.
 - (iv) the storage area is capable of accommodating and allowing convenient access to the waste bins.
 - (v) the location on the site where the bins will be placed for collection.
 - (vi) where the waste trucks will stop to service the waste bins and whether No Parking restrictions will be required for the waste trucks to access that space.
 - (vii) Detail the ventilation to prevent garbage odours entering the car park and/or dwellings.
 - (viii) Show how waste bins will be taken to the point of waste collection.
 - (ix) Confirm that the bins will be removed from the street promptly after collection.
 - (x) If the waste is to be collected from a Basement Level, specify the size of the collection vehicle and demonstrate:
 - (i) sufficient head-height clearance is available for access and collection; and
 - (ii) through swept path diagrams that the specified vehicle can enter and exit the site conveniently in a forward direction.

The requirements of the approved Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Waste storage and collection must not affect the amenity of the surrounding area.

Waste storage and collection must not cause any interference with the circulation and parking of vehicles on abutting streets.

9. Before plans are endorsed under Condition No. 1 of this Permit, an Acoustic Report to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will then form part of this Permit. The Acoustic Report must be prepared by a suitably qualified acoustic engineer and must include recommended acoustic attenuation measures and treatments to ensure that:
- a) Noise levels associated with the operation of surrounding and nearby non-residential uses such as retail and commerce, train lines and road traffic do not impact adversely on the amenity of the dwellings.
 - b) Dwellings are designed to achieve the following noise levels:
 - i. Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
 - ii. Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
 - iii. Noise levels should be assessed in unfurnished rooms with a finished

floor and the windows closed.

Noise levels within the development (including the operation of plant, mechanical car stackers, roller doors and the use of the car park) do not impact adversely on the amenity of dwellings within the development and neighbouring residential properties.

The requirements of the approved Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

10. At the completion of the constructed ground floor level(s), and before the starting of the building frame or walls, a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority, confirming the ground floor level(s). The report must be submitted to the Responsible Authority no later than 7 days from the date of the inspection.

The development must not be occupied until a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority is submitted to the Responsible Authority, confirming the floor level(s).

11. Before the use starts, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

12. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

13. The land must be drained to the satisfaction of the Responsible Authority.

14. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:

- (a) concealed in service ducts or otherwise hidden from view; or
- (b) located and designed to integrate with the development,

to the satisfaction of the Responsible Authority.

15. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building without the prior written consent of the Responsible Authority.

16. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.

17. Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.

18. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:

- (a) constructed;
- (b) properly formed to such levels that they can be used in accordance with the plans;
- (c) surfaced with an all-weather sealcoat;
- (d) drained;
- (e) line-marked to indicate each car space and all access lanes; and
- (f) clearly marked to show the direction of traffic along the access lanes and driveways,

to the satisfaction of the Responsible Authority.

19. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
20. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
21. This Permit will expire if either:
 - (a) The development does not start within three (3) years from the date of this Permit; or
 - (b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
 - (a) Before this Permit expires;
 - (b) Within six (6) months after the expiry date; or
 - (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

VicRoads Condition No. 20

22. Prior to the commencement of use, the crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

NOTATIONS

(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)

- N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the development they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.
- N4. This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- N5. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N6. This planning permit is to be attached to the "statement of matters affecting land being sold", under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants

and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.

- N7. The proposed development requires the construction of a crossover. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport prior to commencing any works.

CARRIED UNANIMOUSLY

**5.2 APPLICATION FOR PLANNING PERMIT D/470/202 20A
DUNDAS STREET THORNBURY**

EXECUTIVE SUMMARY

- Construction is proposed of two new double-storey dwellings in a tandem (front and back) configuration.
- Notably, the lot is a battle-axe shaped lot with a 1.2 metre frontage to Dundas Street, a rear width of 10.3 metres and a maximum depth of 58.03 metres.
- Unit 1 comprises an open plan living/dining/kitchen, separate laundry, pantry and 25.75 sqm of secluded private open space (SPOS) at ground level, with two (2) bedrooms with ensuites and WIR on the first floor.
- Unit 2 comprises a bedroom, bathroom, laundry, open plan living/dining/kitchen, and 25.76 sqm of SPOS at ground level, with bedroom, ensuite and open study area on the first floor.
- The building has a maximum height of 7.66 metres.
- Two (2) car spaces are provided (unroofed) accessed from the ROW at the southern boundary of the site. No car parking reduction is required.
- Materials include face brickwork, metal cladding with metal privacy louvres. No paving or decking is indicated within the SPOS of either dwelling.
- No bicycle parking is indicated.
- The site is located in the General Residential 2 Zone and is affected by the Development Contributions Plan Overlay (the provisions of this overlay are currently expired).
- The mandatory garden area requirement is not applicable as the lot is less than 400sqm.
- There is no restrictive covenant on the title for the subject land.
- Six (6) objections were received against this application.
- The proposal is generally consistent with the objectives of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

Officer Recommendation

That Planning Permit Application D/470/2021 be supported and a Notice of Decision to Grant a Permit be issued for Construction of two (2) double storey dwellings on a lot at 20A Dundas Street, Thornbury subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as, TP02 and TP04 to TP07 prepared by Archiscale and received by Council on the 14/12/2021) but modified to show:
 - (a) The Unit 2 east-facing wall height reduced to ensure no additional overshadowing onto the private open space of 7/24 Dundas Street at 2 pm on September 22 in accordance with Standard B21 of the Darebin Planning Scheme.
 - (b) Both dwelling's private open space areas increased to satisfy Standard B28 of the Darebin Planning Scheme, without further reducing side setbacks. This may be achieved by increasing the private open space areas to the rear or side of each dwelling through the reduction of floor area.
 - (c) Upper level cladding to be a lighter tone pursuant to Standard B31 of the Darebin Planning Scheme.
 - (d) Entry arbour to be roofed for its entire length in translucent material to provide shelter and sense of address pursuant to Standard B26 of the Darebin Planning Scheme. In addition, the arbour should provide a legible and safe access for the dwellings.
 - (e) Shared pedestrian accessway to be permeable in accordance with Condition No. 3 of this Permit. The design of this space must include creative landscaping, shelter, lighting, paving and/ or other appropriate treatments to improve the pedestrian experience and sense of safety within the space for future occupants and visitors.
 - (f) Details of fencing on the eastern boundary (except where existing walls on boundary are provided) in accordance with Condition No. 9 of this Permit.
 - (g) Screening to Unit 2 east-facing windows clearly annotated on elevations to be 1.7 metres above finished floor level.
 - (h) Provision of bike storage within the secluded private open space of both dwellings.
 - (i) External operable sun shading devices (excluding roller shutters to windows that face the street or common areas at Ground Floor) to all *east and west* facing habitable room windows/ glazed doors. Where sun shading devices are used a dimensioned section diagram or photograph must be provided.
 - (j) All habitable room windows to be operable. Window operation must not increase overlooking of adjoining secluded private open space and/or habitable room windows. Casement, sliding and sash windows must be used for habitable room windows.
 - (k) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - (i) co-located where possible;

- (ii) located or screened to be minimally visible from the public realm;
 - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - (iv) integrated into the design of the building.
- (l) The location of gas, water and electricity metres. Where metres would be visible from the public realm, these are to be:
- (i) co-located where possible;
 - (ii) positioned on a side boundary or adjacent to the accessway; and
 - (iii) screened from view using either landscaping or durable screening that integrates with the development.
- (m) Any modifications required as a result of the approved Landscape Plan required by Condition No. 3 of this Permit.
- (n) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 4 and 5 of this Permit.
- (o) Any modifications required as a result of the approved Sustainable Design Assessment (SDA) required by Condition No. 6 of this Permit.
- (p) The provision of a Stormwater Management System Plan, including a Water Sensitive Urban Design Plan, in accordance with Standard W1 of Clause 53.18-4 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.
- (q) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 8 of this Permit.

When approved, the plans will be endorsed and form part of this Permit.

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before plans are endorsed under Condition No. 1 of this Permit, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and drawn to scale with dimensions. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
- (a) Tree protection measures in accordance with Condition No. 4 and 5 of this Permit.
 - (b) A notation on plan that:
 - i. The TPZ of trees within No. 24 Dundas Street to be adequately protected with suitably ground protection in accordance with AS4970-2009 Protection of Trees on Development Sites. All tree protection measures are to be implemented prior to all works including demolition, excavation and construction works commencing on the site. Protection measures can only be removed to allow for approved works to occur under supervision.
 - ii. All excavation works within the TPZ of trees within No. 24 Dundas Street are to be supervised by a suitably qualified experienced arborist.
 - (c) Any modifications relating to landscaping required as a result of the Sustainable Design Assessment required by Condition No. 6 of this Permit.
 - (d) Any modifications relating to landscaping required as a result of the Water

Sensitive Urban Design Plan/Report required by Condition No. 7 of this Permit.

- (e) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified. All existing trees to be retained must be retained and protected in accordance with Australian Standards.
- (f) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- (g) A diversity of plant species and forms.
- (h) Provision of one (1) medium canopy tree within the secluded private open space of each dwelling. All canopy trees must have a minimum height of 1.6 metres in 40 litre containers at the time of installation and must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
- (i) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, entrance pedestrian arbour, retaining walls, raised planter bed and decking.
- (j) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
- (k) Hard paved surfaces at all entry points to dwellings.
- (l) Shared pathway to be permeable paving.
- (m) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, tanks, storage, bike racks and the like).
- (n) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
- (o) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences.
- (p) The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
- (q) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
- (r) Scale, north point and appropriate legend.
- (s) Landscape specification notes including general establishment and maintenance requirements.

The requirements of the endorsed Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

The development must not be occupied, unless otherwise approved by the Responsible Authority in writing, until the landscaping works shown on the endorsed Landscape Plan are completed to the satisfaction of the Responsible Authority.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

All landscaped areas must be provided with an appropriate irrigation system to the satisfaction of the Responsible Authority.

4. Before the development (including demolition) starts, tree protection fencing (TPF) must be erected in accordance with the following requirements to provide a Tree Protection Zone (TPZ):

Tree*	Location	TPZ (radius from the base of the tree trunk)
Tree group (south-west corner)	Adjoining property at No. 7/24 Dundas Street (east)	2 metres
*as defined in internal referral comments from Council’s Planning Arborist		

5. The following tree protection measures must be implemented for trees identified in the table to Condition No. 4 of this Permit:

- (a) Tree protection measures must be in accordance with Australian Standard AS4970 – 2009: Protection of trees on development sites or as otherwise approved in writing by the Responsible Authority.
- (b) Tree protection fencing must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed or unless otherwise agreed by the Responsible Authority in writing.
- (c) The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a Tree Protection Zone (TPZ). The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.
- (d) Except with the written consent of the Responsible Authority:
 - (i) The area within the TPZ and Tree Protection Fencing (TPF) must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.
 - (ii) No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.
 - (iii) No storage or dumping of tools, equipment or waste is to occur within a TPZ.
- (e) All excavation works within the TPZ of trees within No. 24 Dundas Street are to be supervised by a suitably qualified arborist.
- (f) Any pruning works must be carried out in accordance with the Australian Standard AS4373 - 2007: Pruning of Amenity Trees and undertaken by a suitably qualified arborist.
- (g) The construction of the crossover (and any other buildings and works within a TPZ) must be undertaken under the supervision and direction of a qualified arborist.
- (h) Where applicable to a tree on a neighbouring lot, a TPZ only applies where within

the site.

- (i) Before any development (including demolition) starts, all existing vegetation shown on the endorsed plan(s) to be retained must be marked and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.
6. Before plans are endorsed under Condition No.1 of this Permit, a Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the SDA will be endorsed and will then form part of this Permit. The SDA must be prepared by a suitably qualified professional and must:
- (a) Detail the sustainable design strategies to be incorporated into the development.
 - (b) Outline proposed sustainable design initiatives within the development including energy efficiency, water conservation, stormwater quality, waste management and material selection.
 - (c) Be accompanied by a report from an industry accepted performance measurement tool.

The requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority.

7. Before plans are endorsed under Condition No. 1 of this Permit, a detailed Stormwater Management System Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Stormwater Management System Report will be endorsed and will then form part of this Permit. The report must include:
- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including;
 - (i) An assessment using an industry recognised stormwater tool;
 - (ii) Water tanks to be correctly shown on plans;
 - (iii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - (iv) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - (v) A plan illustrating where all impervious surfaces will be treated and drained;
 - (vi) A construction and maintenance schedule;
 - (b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
 - (c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements;

The requirements of the endorsed Stormwater Management System Report must be implemented and complied with to the satisfaction of the Responsible Authority.

8. Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's *Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and

during the construction period, including requirements for:

- (a) Erosion and sediment.
- (b) Stormwater.
- (c) Litter, concrete and other construction wastes.
- (d) Chemical contamination.

The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

9. The development must not be occupied until a fence to a minimum height of 1.8 metres above natural ground level is erected along the eastern property boundary. The fence must be constructed to the satisfaction of the Responsible Authority.

If the existing fence/s on the eastern property boundary with a height less than 1.8 metres is structurally sound, the fence height may be increased by the addition of a free-standing, self-supporting trellis adjacent to the fence to the required height. If used, such trellis must be a maximum of 25% visually permeable and be fixed, permanent, durable and of materials, finishes and colour that will blend in with the development.

10. At the completion of the constructed ground floor level(s), and before the starting of the building frame or walls, a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority, confirming the ground floor level(s). The report must be submitted to the Responsible Authority no later than 7 days from the date of the inspection.

The development must not be occupied until a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority is submitted to the Responsible Authority, confirming the floor level(s).

11. Before the use starts, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

12. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

13. The land must be drained to the satisfaction of the Responsible Authority.

14. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:

- (a) concealed in service ducts or otherwise hidden from view; or
- (b) located and designed to integrate with the development,

to the satisfaction of the Responsible Authority.

15. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.

16. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.

17. A clothesline must be provided to each dwelling. Clotheslines must not be visible from the public realm.

18. Provision must be made on the land for letter boxes and a slot for newspapers to the

satisfaction of the Responsible Authority.

19. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;to the satisfaction of the Responsible Authority.
20. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
21. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
22. This Permit will expire if either:
 - (a) The development does not start within three (3) years from the date of this Permit; or
 - (b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
 - (a) Before this Permit expires;
 - (b) Within six (6) months after the expiry date; or
 - (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

NOTATIONS

(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)

- N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the [insert development or use or both] they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.
- N4. This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- N5. To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible

Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.

- N6. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N7. This planning permit is to be attached to the “statement of matters affecting land being sold”, under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. T Hannan

That Planning Permit Application D/470/2021 be supported and a Notice of Decision to Grant a Permit be issued for Construction of two (2) double storey dwellings on a lot at 20A Dundas Street, Thornbury subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as, TP02 and TP04 to TP07 prepared by Archiscale and received by Council on the 14/12/2021) but modified to show:
 - (a) The Unit 2 east-facing wall height reduced to ensure no additional overshadowing onto the private open space of 7/24 Dundas Street at 2 pm on September 22 in accordance with Standard B21 of the Darebin Planning Scheme.
 - (b) Both dwelling’s private open space areas increased to satisfy Standard B28 of the Darebin Planning Scheme, without further reducing side setbacks. This may be achieved by increasing the private open space areas to the rear or side of each dwelling through the reduction of floor area.
 - (c) Upper level cladding to be a lighter tone pursuant to Standard B31 of the Darebin Planning Scheme.
 - (d) Entry arbour to be roofed for its entire length in translucent material to provide shelter and sense of address pursuant to Standard B26 of the Darebin Planning Scheme. In addition, the arbour should provide a legible and safe access for the dwellings.
 - (e) Shared pedestrian accessway to be permeable in accordance with Condition No. 3 of this Permit. The design of this space must include creative landscaping, shelter, lighting, paving and/ or other appropriate treatments to improve the pedestrian experience and sense of safety within the space for future occupants and visitors.
 - (f) Details of fencing on the eastern boundary (except where existing walls on

- boundary are provided) in accordance with Condition No. 9 of this Permit.
- (g) Screening to Unit 2 east-facing windows clearly annotated on elevations to be 1.7 metres above finished floor level.
 - (h) Provision of bike storage within the secluded private open space of both dwellings.
 - (i) External operable sun shading devices (excluding roller shutters to windows that face the street or common areas at Ground Floor) to all *east and west* facing habitable room windows/ glazed doors. Where sun shading devices are used a dimensioned section diagram or photograph must be provided.
 - (j) All habitable room windows to be operable. Window operation must not increase overlooking of adjoining secluded private open space and/or habitable room windows. Casement, sliding and sash windows must be used for habitable room windows.
 - (k) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - (i) co-located where possible;
 - (ii) located or screened to be minimally visible from the public realm;
 - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - (iv) integrated into the design of the building.
 - (l) The location of gas, water and electricity metres. Where metres would be visible from the public realm, these are to be:
 - (i) co-located where possible;
 - (ii) positioned on a side boundary or adjacent to the accessway; and
 - (iii) screened from view using either landscaping or durable screening that integrates with the development.
 - (m) Any modifications required as a result of the approved Landscape Plan required by Condition No. 3 of this Permit.
 - (n) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 4 and 5 of this Permit.
 - (o) Any modifications required as a result of the approved Sustainable Design Assessment (SDA) required by Condition No. 6 of this Permit.
 - (p) The provision of a Stormwater Management System Plan, including a Water Sensitive Urban Design Plan, in accordance with Standard W1 of Clause 53.18-4 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.
 - (q) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 8 of this Permit.

When approved, the plans will be endorsed and form part of this Permit.

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before plans are endorsed under Condition No. 1 of this Permit, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably

qualified person and drawn to scale with dimensions. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:

- (a) Tree protection measures in accordance with Condition No. 4 and 5 of this Permit.
- (b) A notation on plan that:
 - i. The TPZ of trees within No. 24 Dundas Street to be adequately protected with suitably ground protection in accordance with AS4970-2009 Protection of Trees on Development Sites. All tree protection measures are to be implemented prior to all works including demolition, excavation and construction works commencing on the site. Protection measures can only be removed to allow for approved works to occur under supervision.
 - ii. All excavation works within the TPZ of trees within No. 24 Dundas Street are to be supervised by a suitably qualified experienced arborist.
- (c) Any modifications relating to landscaping required as a result of the Sustainable Design Assessment required by Condition No. 6 of this Permit.
- (d) Any modifications relating to landscaping required as a result of the Water Sensitive Urban Design Plan/Report required by Condition No. 7 of this Permit.
- (e) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified. All existing trees to be retained must be retained and protected in accordance with Australian Standards.
- (f) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- (g) A diversity of plant species and forms.
- (h) Provision of one (1) medium canopy tree within the secluded private open space of each dwelling. All canopy trees must have a minimum height of 1.6 metres in 40 litre containers at the time of installation and must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
- (i) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, entrance pedestrian arbour, retaining walls, raised planter bed and decking.
- (j) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
- (k) Hard paved surfaces at all entry points to dwellings.
- (l) Shared pathway to be permeable paving.
- (m) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, tanks, storage, bike racks and the like).
- (n) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
- (o) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences.

- (p) The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
- (q) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
- (r) Scale, north point and appropriate legend.
- (s) Landscape specification notes including general establishment and maintenance requirements.

The requirements of the endorsed Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

The development must not be occupied, unless otherwise approved by the Responsible Authority in writing, until the landscaping works shown on the endorsed Landscape Plan are completed to the satisfaction of the Responsible Authority.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

All landscaped areas must be provided with an appropriate irrigation system to the satisfaction of the Responsible Authority.

4. Before the development (including demolition) starts, tree protection fencing (TPF) must be erected in accordance with the following requirements to provide a Tree Protection Zone (TPZ):

Tree*	Location	TPZ (radius from the base of the tree trunk)
Tree group (south-west corner)	Adjoining property at No. 7/24 Dundas Street (east)	2 metres
*as defined in internal referral comments from Council’s Planning Arborist		

5. The following tree protection measures must be implemented for trees identified in the table to Condition No. 4 of this Permit:
 - (a) Tree protection measures must be in accordance with Australian Standard AS4970 – 2009: Protection of trees on development sites or as otherwise approved in writing by the Responsible Authority.
 - (b) Tree protection fencing must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed or unless otherwise agreed by the Responsible Authority in writing.
 - (c) The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a Tree Protection Zone (TPZ). The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.
 - (d) Except with the written consent of the Responsible Authority:
 - (i) The area within the TPZ and Tree Protection Fencing (TPF) must be

irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.

- (ii) No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.
 - (iii) No storage or dumping of tools, equipment or waste is to occur within a TPZ.
- (e) All excavation works within the TPZ of trees within No. 24 Dundas Street are to be supervised by a suitably qualified arborist.
- (f) Any pruning works must be carried out in accordance with the Australian Standard AS4373 - 2007: Pruning of Amenity Trees and undertaken by a suitably qualified arborist.
- (g) The construction of the crossover (and any other buildings and works within a TPZ) must be undertaken under the supervision and direction of a qualified arborist.
- (h) Where applicable to a tree on a neighbouring lot, a TPZ only applies where within the site.
- (i) Before any development (including demolition) starts, all existing vegetation shown on the endorsed plan(s) to be retained must be marked and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.
6. Before plans are endorsed under Condition No.1 of this Permit, a Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the SDA will be endorsed and will then form part of this Permit. The SDA must be prepared by a suitably qualified professional and must:
- (a) Detail the sustainable design strategies to be incorporated into the development.
 - (b) Outline proposed sustainable design initiatives within the development including energy efficiency, water conservation, stormwater quality, waste management and material selection.
 - (c) Be accompanied by a report from an industry accepted performance measurement tool.

The requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority.

7. Before plans are endorsed under Condition No. 1 of this Permit, a detailed Stormwater Management System Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Stormwater Management System Report will be endorsed and will then form part of this Permit. The report must include:
- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including:
 - (i) An assessment using an industry recognised stormwater tool;
 - (ii) Water tanks to be correctly shown on plans;
 - (iii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - (iv) The location of stormwater treatment measures in relation to buildings,

sealed surfaces, neighbouring properties and landscaped areas;

- (v) A plan illustrating where all impervious surfaces will be treated and drained;
- (vi) A construction and maintenance schedule;
- (b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
- (c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements;

The requirements of the endorsed Stormwater Management System Report must be implemented and complied with to the satisfaction of the Responsible Authority.

8. Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's *Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:
- (a) Erosion and sediment.
 - (b) Stormwater.
 - (c) Litter, concrete and other construction wastes.
 - (d) Chemical contamination.

The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

9. The development must not be occupied until a fence to a minimum height of 1.8 metres above natural ground level is erected along the eastern property boundary. The fence must be constructed to the satisfaction of the Responsible Authority.

If the existing fence/s on the eastern property boundary with a height less than 1.8 metres is structurally sound, the fence height may be increased by the addition of a free-standing, self-supporting trellis adjacent to the fence to the required height. If used, such trellis must be a maximum of 25% visually permeable and be fixed, permanent, durable and of materials, finishes and colour that will blend in with the development.

10. At the completion of the constructed ground floor level(s), and before the starting of the building frame or walls, a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority, confirming the ground floor level(s). The report must be submitted to the Responsible Authority no later than 7 days from the date of the inspection.

The development must not be occupied until a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority is submitted to the Responsible Authority, confirming the floor level(s).

11. Before the use starts, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

12. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

13. The land must be drained to the satisfaction of the Responsible Authority.

14. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:
 - (a) concealed in service ducts or otherwise hidden from view; or
 - (b) located and designed to integrate with the development, to the satisfaction of the Responsible Authority.
15. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
16. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.
17. A clothesline must be provided to each dwelling. Clotheslines must not be visible from the public realm.
18. Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.
19. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;to the satisfaction of the Responsible Authority.
20. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
21. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
22. This Permit will expire if either:
 - (a) The development does not start within three (3) years from the date of this Permit; or
 - (b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
 - (a) Before this Permit expires;
 - (b) Within six (6) months after the expiry date; or
 - (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

NOTATIONS

(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)

- N1. Any failure to comply with the conditions of this planning permit may result in the issue

of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the [insert development or use or both] they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.
- N4. This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- N5. To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.
- N6. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N7. This planning permit is to be attached to the “statement of matters affecting land being sold”, under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.

CARRIED

For: Cr's. Greco, Hannan, McCarthy, Newton and Rennie (5)

Against: Cr's. Laurence and Williams (2)

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS

The General Planning Information attached at **Appendix A** contains lists of:

- Scheduled VCAT appeals for the information of the Planning Committee. The table includes appeals heard as well as those scheduled for the coming months (but does not include mediations and practice day hearings).

Officer Recommendation

That the General Planning Information attached as **Appendix A** be noted.

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. G Greco

That the General Planning Information attached as **Appendix A** be noted.

CARRIED UNANIMOUSLY

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

CLOSE OF MEETING

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. J Williams

That in accordance with section 66(2) of the *Local Government Act 2020*, the Committee resolves to close the meeting to members of the public to consider the items designated confidential by the Chief Executive Officer on the basis that the matters are confidential in accordance with Section 3(1) of the Act.

7.1 State Government Facilitation Of Development

This item is designated confidential because it contains land use information, being information that if prematurely released is likely to encourage speculation in land values pursuant to Section 3(1) (c) of the Act .

7.1 25 Separation Street, Northcote

This item is designated confidential because it contains Council business information that would prejudice the Council's position in commercial negotiations if prematurely released pursuant to Section 3(1) (a) of the Act .

CARRIED UNANIMOUSLY

The meeting was closed to the members of the public at 7.09 pm.

The Planning Committee considered and resolved on Item 7.1 State Government Facilitation Of Development and Item 7.1 25 Separation Street, Northcote in the closed meeting.

8. CLOSE OF MEETING


The meeting closed at 7.37 pm.

**CITY OF
DAREBIN**

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