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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 22 August 2016

Released to the public on Thursday 25 August 2016

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**MINUTES OF THE MEETING OF THE PLANNING
COMMITTEE OF DAREBIN CITY COUNCIL HELD AT
DAREBIN CIVIC CENTRE ON 22 AUGUST 2016**

THE MEETING COMMENCED AT 7.00 PM

1. PRESENT

Councillors

Cr Vince Fontana (Mayor) (Chairperson)
Cr Gaetano Greco
Cr Bo Li
Cr Trent McCarthy
Cr Steven Tsitas
Cr Oliver Walsh
Cr Julie Williams

Council Officers

Steve Hamilton – Acting Chief Executive
Darren Rudd – Manager City Development
Peter Rollis – Coordinator Statutory Planning
Jacinta Stevens – Executive Manager Corporate Governance and Performance
Katia Croce – Coordinator Council Business

2. APOLOGIES

Cr. Villella is on an approved leave of absence.

An apology was lodged on behalf of Cr. Laurence.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. J. Williams

THAT the Minutes of the Planning Committee meeting held on 8 August 2016 be confirmed as a correct record of business transacted.

CARRIED

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/770/2015 33 Joffre Street, Reservoir

AUTHOR: Statutory Planner – Dale Constable

DIRECTOR: Acting Director Assets and Business Services – Chris Meulblok

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultant
Trent Ustick - Ikonomidis Reid Pty Ltd	Anthony John Nuzzo	

SUMMARY:

- This application seeks approval for a medium density development comprising eight (8) double storey dwellings.
- Units 1 and 4 will have three (3) bedrooms and access to two (2) car parking spaces. Units 2, 3 and 5-8 will have two (2) bedrooms and access to one (1) car parking space. No visitor parking is provided on site.
- Secluded private open space is provided at ground level for each dwelling with areas of between 25.2 square metres and 40.4 square metres.
- The site is zoned General Residential Zone Schedule 2.
- There is a restrictive covenant on title, the proposed development will not breach the terms of the covenant.
- Forty-five (45) objections were received against this application.
- The proposal fails to meet a number of objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be refused.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Urban Design, Capital Works, Darebin Parks and Transport Management and Planning.
- This application was not required to be referred to external authorities.

The following people verbally addressed the meeting and were ultimately thanked for their presentation by the Chairperson, Cr. Fontana:

- Chris McKenzie, on behalf of the Applicant
- Nicole Rasmussen, Objector

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. J. Williams

That Planning Permit Application D/770/2015 be refused and Notice of Refusal be issued on the following grounds:

The proposed building design is contrary to the character of the area and is non-compliant with Clause 22.02 Neighbourhood Character and Clause 55.02-1 Neighbourhood Character.

1. The proposal is contrary to Clause 21.03 Housing and the Darebin Housing Strategy which identifies the land being included within a low change area.
2. The proposal provides insufficient landscaping opportunities to integrate the development with its surrounds and is non-compliant with Clause 22.02 Neighbourhood Character and Clause 55.03-8 Landscaping Clause 55.03-3 Site Coverage, Clause 55.04-1 Side and rear setbacks and Clause 55.04-2 walls on boundaries.
3. The proposed heights and setbacks will result in visual bulk impacts and will be detrimental to the amenity of adjacent properties and are non-compliant with Clause 22.02 Neighbourhood Character and Clause 55.03-3 Site Coverage, Clause 55.04-1 Side and rear setbacks and Clause 55.04-2 walls on boundaries.

CARRIED

5.2

APPLICATION FOR PLANNING PERMIT D/998/2015

2-4 Kelsby Street, Reservoir

AUTHOR: Principal Planner – John Limbach**DIRECTOR: Acting Director Assets and Business Services – Chris Meulblok****OWNER/APPLICANT/CONSULTANT:**

Applicant	Owner	Consultant
ODR Architects	M. Soosaipillai	ODR Architects

SUMMARY:

- It is proposed to demolish the existing dwellings and construct eight (8) double storey dwellings. Units 1 to 5 are located to the north and Units 6 to 8 are located to the south of the site, separated by the central common access way.
- The dwellings will have living areas at ground level, with Dwellings 1 to 5 to have three (3) bedrooms at the first floor level and Dwellings 6 to 8 having two (2) bedrooms and a study alcove to the first floor. Dwellings 1 to 5 are to have a single garage and tandem car space and Dwellings 6 to 8 are to have a single garage.
- Vehicle access is via a common central access way for Units 2-8 and the existing crossover to the north for Unit 1. The dwellings will have a contemporary design with brick walls to the ground level and lightweight cladding to the first floor and largely flat roofs (with pitched/gabled features to the front). It is to have a height of 8 metres to the ridge of the gabled roof feature.
- The site is zoned General Residential Zone Schedule 2.
- There is no restrictive covenant on the title for the subject land.
- 21 objections were received against this application. This includes a petition with six (6) signatures.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via two (2) signs posted on the site frontage and letters were sent to surrounding owners and occupiers.
- This application was referred internally to the Capital Works Unit, Transport Management and Planning Unit and ESD Officer.
- This application was not required to be referred to external authorities.

The following people verbally addressed the meeting and were ultimately thanked for their presentation by the Chairperson, Cr. Fontana:

- Gary Martin, Objector
- Claudio Carriera, Objector

Recommendation

That Planning Permit Application D/98/2015 be supported and a Notice of Decision to Grant a Permit be issued 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. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as drawing nos TP200B, TP201B, TP202B, TP300B, TP301B revision C, dated 18 April 2016, job no. 014-007 and prepared by ODR Architects) but modified to show:
 - a) All dwellings labelled with unit numbers on all elevations and floor plans.
 - b) All elevations labelled according to their orientation on drawing numbers TP300B and TP301B.
 - c) First and ground floor boundary setbacks dimensioned for all dwellings.
 - d) The landscape strip to the front (south) of Unit 4 deleted.
 - e) The landscaped area to the east of the driveway to remain unfenced and is not to be included within the secluded private open space areas of Units 5 and 6. The secluded private open space areas of Units 5 and 6 are not to extend any further than their ground floor southern and northern walls respectively.
 - f) The driveway to be a maximum width of 5 metres for the first 7 metres of the site and the remaining width to be taken up by landscaping.
 - g) The proposed crossover is to have a width of 5 metres and line up with the driveway.
 - h) The garages are to have minimum internal dimensions of 3.5 metres in width and 6 metres in length, clear of any obstructions, such as storage areas.
 - i) Pedestrian doors are not to open into the garages.
 - j) The tandem car space dimensions of Units 1 to 5 must be shown to be a minimum of 4.9 metres length x 2.6 metres width.
 - k) Removal of any redundant crossover and reinstatement of the kerb, channel and nature strip.
 - l) Dimensions to the first floor studies of Units 6, 7 and 8 illustrating a maximum dimension in one (1) direction of 1.9 metres.
 - m) A pedestrian door is to be provided between the garages and secluded private open space areas of Units 1 and 8.
 - n) Each dwelling is to be provided with a minimum of 6 cubic metres of externally accessible secure storage.

- o) Full dimensions and areas of all private open space areas for Units 1, 5, 6, 7 and 8 illustrating a minimum overall area of 40 square metres, with one part of the private open space consisting of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room. The footprints of dwellings may require reducing to meet this requirement, no boundary setbacks are to be reduced.
- p) Full dimensions and areas of all secluded private open space for Units 2, 3 and 4 illustrating a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.
- q) Full details of the proposed screens to first floor balconies showing a fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level. A section diagram must be included to demonstrate how the screens minimise overlooking of adjoining properties.
- r) Full dimensions and areas of the balconies for Units 2, 3 and 4 illustrating a minimum depth of 1.8 metres.
- s) The south-facing upper floor window of the north eastern bedroom of Unit 5 and the north facing first floor north eastern bedroom window of Unit 6 provided with either:
 - A sill with a minimum height of 1.7 metres above finished floor level,
 - A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level or
 - Fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.

Where fixed screens are being utilised a section diagram must be included to demonstrate how the screens minimise overlooking of adjoining properties.

- t) The height of fences on the southern and eastern boundaries (except within 4.5 metres of the front boundary of the land) to be a minimum height of 1.8 metres as measured above natural ground level.

Where necessary, the fence height may be increased by raising the height of the fence or by the provision of free-standing, self-supporting trellis adjacent the fence to the required height. If utilised, such trellis must be a maximum of 25% open and be fixed, permanent, durable and coloured or painted to blend with the development.

- u) Provision of sections of Units 6, 7 and 8 and the stairways, showing height and setback details to the south boundary, indicating full compliance with Standard B17 (side and rear setbacks) at Clause 55.04-1 of the Planning Scheme.
- v) The south-facing living area windows of Units 1 to 4 and the north-facing dining and living room windows of Units 6 to 8 must be shown to have sill heights of a minimum of 1.4 metres above the access way.
- w) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the sides of the proposed crossover. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15 metres in height.

- x) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
- y) A comprehensive schedule of external materials, colours and finishes (including colour samples). Construction materials are to be low maintenance. External materials and finishes (including glazing) are to be of a low reflectivity level. The use of painted surfaces must be minimised.

Annotated coloured elevations showing the location/application of the materials, colours and finishes must be provided.
- z) Any modifications in accordance with a revised Sustainable Design Assessment (Refer to Condition No. 8 of this Permit).
- aa) A Landscape Plan in accordance with Condition No. 5 of this Permit.
- bb) A Waste Management Plan in accordance with Condition No. 9 of this Permit.
- cc) All finished floor levels to Australian Height Datum (AHD).
- dd) An operable window to the northern wall of the ground floor bathroom of Unit 7.
- ee) Solar tubes that allow for light and ventilation to all first floor bathrooms and ensuites that do not have access to operable windows.
- ff) Window operation on all elevations, awning windows are to be avoided where possible with louvre and casement windows preferred.
- gg) External operable sun shading devices (excluding roller shutters) to all east and west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a section diagram or photograph must be included to demonstrate the shading type and effectiveness.
- hh) Fixed external sun shading devices to all north facing habitable room windows. The shading is to extend both from the window and past the window sides at least the distance given below:
 - a) 450mm where window height is 900–1,200mm.
 - b) 600mm for a window height of 1,200–1,350mm.
 - c) 900mm for a window height of 1,350–2,100mm.
 - d) 1000mm for a window height of 2,100–2,700mm.

Where sun shading devices are being utilised a section diagram must be included to demonstrate their effectiveness. Shading should not sit directly above the window/ glazing.

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. This Permit will expire if either:
 - The development does not start within three (3) years from the date of this Permit; or
 - 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:

- Before this Permit expires;
 - Within six (6) months after the expiry date; or
 - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
4. Once commenced, the development must be continued and completed to the satisfaction of the Responsible Authority.
 5. Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - a) 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.
 - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the responsible authority.
 - d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
 - e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - f) 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.
 - g) Hard paved surfaces at all entry points to dwellings.
 - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - i) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
 - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.

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- k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
6. The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- 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.
7. The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
8. Before the development starts, revised Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.
- The development must be constructed in accordance with the requirements/recommendations of the Sustainable Design Assessment to the satisfaction of the Responsible Authority.
9. Before the development starts, a waste management plan, to the satisfaction of the Responsible Authority, demonstrating the operation of the garbage and recyclables storage area must be submitted to the Responsible Authority.
- The plan/documentation must demonstrate the means by which garbage and recyclables will be stored on the site and must clearly detail: what waste services will be provided (ie. cardboard paper plastic and metals recycling or comingled waste, general waste and even organic waste), types of bins, types of collection vehicles, frequency of collection, times of collection, location of collection point for vehicles, location of bins for collection and any other relevant matter. The plan may require bin sharing or that collection be undertaken by a private contractor if it cannot be demonstrated to the satisfaction of the Responsible Authority that the kerb-side collection of individual bins will not cause car parking and/ or amenity issues.
- Waste storage and collection must be undertaken in accordance with the approved management plan and must be conducted in such a manner as not to affect the amenity of the surrounding area and which does not cause any interference with the circulation and parking of vehicles on abutting streets.
10. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2010. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
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11. All dwellings that share dividing walls and floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
12. Before the dwellings are occupied, 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/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
13. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
14. The land must be drained to the satisfaction of the Responsible Authority.
15. With the exception of guttering, rain heads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
16. No plant, equipment, services or architectural features 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.
17. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
18. Before occupation of the development 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.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
19. Before the development is occupied 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.

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 permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant Sections of the *Planning and Environment Act* 1987. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- 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.

Committee Decision

MOVED: Cr. B. Li
SECONDED: Cr. G. Greco

That Planning Permit Application D/988/2015 be refused and a Notice of Refusal be issued subject to the following grounds:

1. Does not meet Clause 55 of the Darebin Planning Scheme in relation to street setback.
2. Lack of visitor car parking provided on site.
3. Lack of landscaping opportunities on site.
4. Development represents an overdevelopment of the site.

CARRIED

Cr. Walsh temporarily left the meeting during discussions of the above item at 7.15 pm and returned at 7.17 pm.

5.3 APPLICATION FOR PLANNING PERMIT D/643/2015
50-52 Wales Street, Thornbury

AUTHOR: Principal Planner – Jennifer Roche

DIRECTOR: Acting Director Assets and Business Services – Chris Meulblok

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultant
Archsign Pty Ltd	Fredasken Pty Ltd	Andrew Smith Terrain Consulting Group (Titles advice) Stem Arboriculture (Arborist report)

SUMMARY:

- This application seeks approval for a medium density development comprising five (5) double storey dwellings.
- Dwellings 1 and 2 will have two (2) bedrooms and access to one (1) car space and Dwellings 3-5 will have three (3) bedrooms and access to two (2) car parking spaces.
- No visitor parking is provided on site.
- Secluded private open space is provided at first floor level in the form of balconies for Dwellings 1-3 with areas between 9m² and 18m² and at ground level for Dwellings 4 and 5 with areas of 41 square metres and 32 square metres respectively.
- The site which comprises two (2) lots is within two zones. The property at 50 Wales Street is within a General Residential Zone Schedule 2 and the property at 52 Wales Street is within a Commercial 1 Zone.
- There is no restrictive covenant on the title for the subject land.
- Twenty-one (21) objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Darebin Parks, Transport Management and Planning and Capital Works.
- This application was not required to be referred to external authorities.

The following person verbally addressed the meeting and was ultimately thanked for his presentation by the Chairperson, Cr. Fontana:

- Daniel Defazio, Applicant

Recommendation

That Planning Permit Application D/643/2015 be supported and a Notice of Decision to Grant a Permit be issued 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. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as Site/Ground Floor Plan and First Floor Plan TP1 Rev C and Elevations TP2 Rev C, dated 25 February 2016 and prepared by Archsign) but modified to show:
 - a) A landscape plan in accordance with Condition No. 5 of this Permit. The plan must include at least four (4) suitable medium canopy trees and four (4) suitable small canopy trees to the satisfaction of the Responsible Authority.
 - b) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 4 of this Permit).
 - c) Annotations detailing Tree Protection Zones and associated Tree Protection Fences with radii as follows (measured from the outside edge of the trunk) for the nominated trees in accordance with the requirements of Condition 8 of this Permit.
 - i. 4.4 metres for the Kohuhu (*Pittosporum tenuifolium*) located at 24 Speight Street Thornbury;
 - ii. 2.8 metres for the Jacaranda (*Jacaranda mimosifolia*) located at 24 Speight Street Thornbury;
 - iii. 4.0 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in front of 24 Speight Street;
 - iv. 4.9 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in Speight Street (identified as Tree 4 in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015);
 - v. 4.0 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in Speight Street (identified as Tree 5 in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015);
 - vi. 2.0 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in Wales Street (identified as Tree 6 in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015);
 - vii. 2.0 metres for the Lemon Tree (*Citrus limon*) located at 48 Wales Street.A notation must be added to state that any works in the Tree Protection Zone must be carried out without excavation.
 - d) A 1.0 metre, fully constructed pathway between the front doors of Dwellings 2-5 and the public footpath at the front of the property.

- e) A swept path assessment, prepared by a suitably qualified transport professional, confirming the ability of vehicles accessing Dwellings 2-4 to egress the site in a forward direction.
- f) A minimum height clearance of 2.1 metres within all car parking and vehicle circulation areas clearly marked.
- g) The ground level room immediately adjacent to the entry nominated as a living room or home office.

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. This Permit will expire if either:
 - The development does not start within three (3) years from the date of this Permit; or
 - 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:

- Before this Permit expires;
 - Within six (6) months after the expiry date; or
 - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
4. Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.

The development must be constructed in accordance with the requirements/recommendations of the Sustainable Design Assessment to the satisfaction of the Responsible Authority.

5. Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - a) 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.
 - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the responsible authority.
 - d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling

and within the front setback of the property, commensurate with the size of planting area available.

All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).

- e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - f) 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.
 - g) Hard paved surfaces at all entry points to dwellings.
 - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - i) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
 - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
 - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
6. The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- 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.
7. The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
8. Before buildings and works (including demolition) start, tree protection fences must be erected around the following trees at radii as noted from the base of the trunk to define a 'tree protection zone' -
- i. 4.4 metres for the Kohuhu (*Pittosporum tenuifolium*) located at 24 Speight Street Thornbury;
 - ii. 2.8 metres for the Jacaranda (*Jacaranda mimosifolia*) located at 24 Speight Street Thornbury;

- iii. 4.0 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in front of 24 Speight Street;
- iv. 4.9 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in Speight Street (identified as Tree 4 in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015);
- v. 4.0 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in Speight Street (identified as Tree 5 in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015);
- vi. 2.0 metres for the QLD Brush Box (*Lophostemon confertus*) on the naturestrip in Wales Street (identified as Tree 6 in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015);
- vii. 2.0 metres for the Lemon Tree (*Citrus limon*) located at 48 Wales Street.

The fences must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority and installed around the naturestrip trees adjacent to the subject site prior to any work on-site.

The tree protection fences must remain in place until construction is completed and be installed in accordance with Australian Standard AS4970 - 2009: Protection of trees on development sites.

No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

The tree protection fencing for Trees 4 and 6 (as identified in Stem Arboriculture's Arboricultural Assessment and Report, dated 30 November 2015) can be moved whilst accommodating crossover construction and reinstated to original distance immediately after.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

- 9. The existing driveway on the eastern edge of the site, off Speight Street must be removed under direct supervision of a qualified arborist and the newly constructed driveway must remain at existing grade.
- 10. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- 11. All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
- 12. Before the dwellings are occupied, 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/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
13. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
 14. The land must be drained to the satisfaction of the Responsible Authority.
 15. With the exception of guttering, rain heads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
 16. No plant, equipment, services or architectural features 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.
 17. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
 18. Before occupation of the development, 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; and
 - d) Drained
 to the satisfaction of the Responsible Authority.
- Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

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 permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If any other modifications are proposed, application must also be made for their approval under the relevant sections of the Planning and Environment Act 1987. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.

- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

Committee Decision

MOVED: Cr. B. Li
SECONDED: Cr. G. Greco

That Planning Permit Application D/643/2015 be refused and a Notice of Refusal be issued subject to the following grounds:

1. The proposal represents an overdevelopment of the site.
2. The proposal does not provide sufficient car parking in accordance with Clause 52.06 of the Darebin Planning Scheme.
3. The proposal does not achieve the objectives of Clause 22.02 of the Darebin Planning Scheme – Neighbourhood Character.
4. The proposal does not achieve the preferred neighbourhood character identified for Precinct C2 in the Darebin Neighbourhood Character Study in terms of its massing, siting, provision for vegetation, and building form.
5. The proposed residential uses do not achieve the purpose of the Commercial 1 Zone as outlined in Clause 34.01.
6. The proposal does not comply with the Standard contained in Clause 55.03-1 of the Darebin Planning Scheme (Standard B6 – Street Setbacks).
7. The proposal does not comply with the Standard contained in Clause 55-05-5 of the Darebin Planning Scheme (Standard B29 – Solar Access to Open Space).

CARRIED UNANIMOUSLY

Cr. Walsh temporarily left the meeting during discussions of the above item at 7.44 pm.

5.4

APPLICATION FOR PLANNING PERMIT D/1083/2015
375 St Georges Road, Northcote**AUTHOR:** Principal Planner – Gavin Crawford**DIRECTOR:** Acting Director Assets and Business Services – Chris Meulblok**OWNER/APPLICANT/CONSULTANT:**

Applicant	Owner	Consultant
Urban Planning Mediation	375 St Georges Pty Ltd	Vaastu P/L TTM consulting

SUMMARY:

- It is proposed to develop the land for a three storey building comprising a takeaway food premises and four (4) dwellings.
- The application also seeks approval for a reduction of the car parking and loading facilities.
- The site is zoned General Residential Zone Schedule 3.
- Amendment C136 seeks to rezone the land to Commercial 1 Zone and introduce the Design and Development Overlay – Schedule 16 (DDO16) with a 4 storey / 14 metre mandatory maximum height.
- There is no restrictive covenant on the title for the subject land.
- 18 objections were received against this application, seven (7) from owners or occupiers within 200 metres of the subject site.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- This application was inadvertently determined under delegation and a Notice of Decision to Grant a Planning permit was issued on 25 July 2016 contrary to the Instrument of Delegation and the Planning Committee Charter. Legal advice was sought from Council's Solicitor. Based on this advice, the Notice of Decision was issued without legal authority, the objectors and applicant were provided with a full disclosure of this mistake and further advised that the matter is to be reported to Planning Committee.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- Public notice of the S57A amendment (to remove a floor, delete a dwelling and alter setbacks from the rear boundary) was given via letters sent owners and occupiers to the rear.
- This application was referred internally to Council's Solicitor, Transport Management, Property Management Unit, ESD officer and Planning Unit and Capital Works Unit.
- This application was referred externally to VicRoads.

The following people verbally addressed the meeting and were ultimately thanked for their presentation by the Chairperson, Cr Fontana:

- Matt Ryan, Applicant
- Robyn Winslow, Objector

Recommendation

That Planning Permit Application D/1083/2015 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as drawing numbers SD2001, SD2002, SD2003, CD2101, SD3001, SD3002, SD3003, SD3004 SD3101 and SD3102 Issue C prepared by Vaastu P/L dated 14 June 2016 Job No 1513) but modified to show:
 - a) The west and south side of the Dwelling A.02 balcony and the south side of the dwelling A.04 balcony provided with either:
 - A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level or
 - Fixed obscure glazing (not film) to a minimum height of 1.7 metres above finished floor level.
 - b) The south facing dwelling A.02 eastern bedroom's habitable room window provided with either:
 - A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level,
 - Fixed obscure glazing (not film) to a minimum height of 1.7 metres above finished floor level: or,
 - Sill heights offset a minimum 1.5m above the head height of the north facing habitable room windows at 365 st georges road, head height levels must be provided by a qualified surveyor.
 - c) South facing western bedroom habitable room windows of Dwelling A.02 and dwelling A.04 provided with either:
 - A sill with a minimum height of 1.7 metres above finished floor level,

- A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level or
 - Fixed obscure glazing (not film) to a minimum height of 1.7 metres above finished floor level.
- d) Dwelling A.02 balcony to measure a minimum 2m in width and other balconies to be dimensioned as 1.6m in width with no reduction of setbacks.
- e) If fixed screens are utilised a scaled and dimensioned section diagram provided demonstrating how 25% permeability is achieved having regard to the habitable room windows to the west and south and secluded private open space to the south.
- f) Swept paths for the 85th percentile vehicles entering and exiting the stacker platforms in accordance with the requirements of AS2890.1:2004 with all platforms entered in a forwards direction with a maximum three-point manoeuvre with a 3.05 metre wide right of way (not reliant on adjacent private land).
- g) Provision of two secure bike spaces under the ground floor stair adjacent to the lift.
- h) Provision of daylight tubes, skylights or clerestory windows to second floor habitable rooms.
- i) Any modifications in accordance with the Sustainable Design Assessment (SDA) (Refer to Condition No. 4 of this Permit).
- j) Any modifications and / or notations in accordance with the Acoustic Report (Refer to Condition No. 6 of this Permit).
- k) A single communal antenna for the development. The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated.
- l) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building. Full details of all rooftop screening measures with sections and elevation details at 1:50 of screens. Screens are to be a maximum 25% visually permeable.
- m) Details of window operation to all windows.

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. This Permit will expire if either:
 - The development does not start within three (3) years from the date of this Permit; or
 - The development is not completed or the use is not commenced 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:

- Before this Permit expires;
- Within six (6) months after the expiry date; or

- Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
4. Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. A Built Environment Sustainability Scorecard (BESS) report achieving a minimum 50% (i.e. a pass) must undertaken as part of the SDA.

The development must be constructed in accordance with the requirements/recommendations of the Sustainable Design Assessment to the satisfaction of the Responsible Authority.

5. Before the development starts, a waste management plan, to the satisfaction of the Responsible Authority, demonstrating the operation of the garbage and recyclables storage area must be submitted to the Responsible Authority.

The plan/documentation must demonstrate the means by which garbage and recyclables will be stored on the site and must clearly detail: what waste services will be provided (ie. cardboard paper plastic and metals recycling or comingled waste, general waste and even organic waste), types of bins, types of collection vehicles, frequency of collection, times of collection, location of collection point for vehicles and any other relevant matter. The plan must require that collection be undertaken by a private contractor.

Waste storage and collection must be undertaken in accordance with the approved management plan and must be conducted in such a manner as not to affect the amenity of the surrounding area and which does not cause any interference with the circulation and parking of vehicles on abutting streets.

6. Before the development starts, an Acoustic Assessment of the development, to the satisfaction of the Responsible Authority, must be submitted to the Responsible Authority. The assessment must be prepared by a suitably qualified acoustic engineer and must detail recommended treatments of the development and/or the adoption of appropriate measures to ensure that:
 - a) Noise emissions from the development (including the operation of plant, 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.
 - b) Details of any car stacker operation controls required to minimise noise impacts off site (refer condition 16) are taken into consideration.
 - c) The design of habitable rooms of all dwellings adjacent to a road limits internal noise levels to a maximum 45 dB(A) (living areas) and 40 dB(A) (bedrooms) in accordance with relevant Australian Standards for acoustic control (including AS3671 – Road Traffic and AS2107 – Recommended Design Sound Levels).

The development must be constructed in accordance with the requirements/recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.

7. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2010.

This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection.

The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.

8. All dwellings that share dividing walls and floors must be constructed to limit noise transmission in accordance with Part F (5) of the Building Code of Australia.
9. Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to the dwellings, access to the garage and car parking area 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/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.

10. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
11. The land must be drained to the satisfaction of the Responsible Authority.
12. With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
13. No plant, equipment, services or architectural features 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.
14. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
15. Before occupation of the development 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; and
 - d) Drained

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

16. Except with the written consent of the Responsible Authority car stackers can only be operated when garage doors are closed to minimise off site noise impacts.
17. Noise from fixed domestic plant must comply with section 48A of the *Environment Protection Act 1970* and the Environment Protection (Residential Noise) Regulations 2008.
18. Before the use commences a contribution must be made (equivalent to one bicycle space) to cycling infrastructure within the vicinity of the subject site (where possible) or within the municipality, to the satisfaction of the Responsible Authority.

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 permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant Sections of the *Planning and Environment Act 1987*. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

Committee Decision

MOVED: Cr. T. McCarthy
SECONDED: Cr. O. Walsh

That Planning Permit Application D/1083/2015 be refused and Notice of Refusal be issued on the following grounds:

1. The height and setbacks of the proposal from the west boundary will be detrimental to the character and amenity of the area and are contrary to proposed Amendment C136 Design and Development Overlay building envelopes.
2. The proposal results in overlooking to the west adjacent habitable room window.
3. The proposed car stackers are an inappropriate form of parking.

CARRIED

Cr. Walsh returned to the meeting during discussions of the above item at 7.46 pm.

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS, SIGNIFICANT APPLICATIONS AND APPLICATIONS FOR THE NEXT PLANNING COMMITTEE MEETING

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).

Where an appeal has been adjourned and a new hearing date not yet set, the details appear with the text 'struck out'.

- Applications with a cost of construction of at least \$3,000,000 currently under consideration.
- Applications for the upcoming Planning Committee Meeting. The list of applications is based upon best available advice at the time of publishing the Planning Committee Agenda. For confirmation of agenda items reference should be made to the Planning Committee Agenda on Council's website the Friday prior to the scheduled meeting.

Committee Decision

MOVED: Cr. B. Li

SECONDED: Cr. T. McCarthy

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

CARRIED

7. URGENT BUSINESS

Nil

8. CLOSE OF MEETING

The meeting closed at 8.09 pm.