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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Tuesday 29 March 2016

Released to the public on Friday 1 April 2016

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**MINUTES OF THE MEETING OF THE PLANNING
COMMITTEE OF DAREBIN CITY COUNCIL HELD AT
DAREBIN CIVIC CENTRE ON 29 MARCH 2016**

THE MEETING COMMENCED AT 7.01 PM

1. PRESENT

Councillors

Cr Vince Fontana (Mayor) (Chairperson)
Cr Tim Laurence
Cr Bo Li
Cr Trent McCarthy
Cr Steven Tsitas
Cr Oliver Walsh (Deputy Mayor)
Cr Julie Williams

Council Officers

Steve Hamilton – Director Assets and Business Services
Darren Rudd – Manager City Development
Julie Smout – Coordinator Statutory Planning
Jacinta Stevens – Executive Manager Corporate Governance and Performance
Jody Brodribb – Acting Coordinator Council Business

2. APOLOGIES

Apologies were lodged for the absence of Cr. Villella and Cr. Greco

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. B. Li

THAT the Minutes of the Planning Committee meeting held on 15 March 2016 be confirmed as a correct record of business transacted.

CARRIED

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/981/2013
 121 Hutton Street, Thornbury Vic 3071

AUTHOR: Principal Planner– Chris Lelliott

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner
Architectural Plans and Permits	Dong Lin

SUMMARY:

- This application is for a medium density development comprising the construction of three (3) double storey dwellings. Each dwelling would have three (3) bedrooms and access to two (2) car parking spaces. Vehicle access is provided via an existing crossover to the west of the site and a proposed crossover to the east of the site. Secluded private open space is provided at ground level for each dwelling with areas of between 41 square metres and 50 square metres.
- The site is zoned General Residential Zone Schedule 2.
- There is a restrictive covenant on title relating to quarrying and brick making. The proposed development will not breach the terms of the covenant.
- 32 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 initially given in June 2015 via one (1) sign posted on the site and letters sent to surrounding owners and occupiers.
- The application was readvertised in November 2015 via one (1) sign posted on the site and letters sent to surrounding owners and occupiers. The readvertising was the result of an error on the plans and that the layout of the land of 140 Harold Street changing with the demolition of the dwelling and clearing of the site in preparation for the construction of a new dwelling.
- This application was referred internally to the Capital Works Unit, Transport Management and Planning Unit and Darebin Parks.
- 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:

- Christine Glynatsis, Objector
- Louisa Ennis, Objector
- Yolanda Aarons, Objector

Recommendation

THAT Planning Permit Application D/981/2013 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 Ground Floor Plan TP 2 of 9, First Floor Plan TP 3 of 9 and Elevations TP 4 of 9, dated 17 November 2015 and prepared by Architectural Plans and Permits) but modified to show:
 - a) The garage for Unit 1 setback 0.5 metres from the front facade of the dwelling.
 - b) First floor ensuite to Unit 1 setback and additional 1 metre from the front façade. This shall be achieved by reducing the footprint of the dwelling and not by reducing any other boundary setback.
 - c) The dimension of the secluded private open space to the southern side of the kitchen, meals and powder room of Unit 1 increased from 2.6 metres to 3.0 metres. This shall be achieved by reducing the footprint of the dwelling and not by reducing any other boundary setbacks.
 - d) The dimension of the secluded private open space to the western side of the living and meals areas of Units 2 and 3 increased from 3.0 metres to a minimum of 4.0 metres. This shall be achieved by reducing the footprint of the dwellings and not by reducing and other boundary setback.
 - e) The setback of the first floors of Units 2 and 3 increased to a minimum of 4 metres from the west boundary. This shall be achieved by reducing the footprint of the dwellings and not by reducing any other boundary setback.
 - f) The living room of Unit 3 setback a minimum of 3.0 metres from the rear (south) boundary at ground. This shall be achieved by reducing the footprint of the dwellings and not by reducing any other boundary setback.
 - g) The first floor stairwell of unit 3 shall be setback a minimum of 2.5 metres from the rear (south) boundary.
 - h) Removal of the garage structure for Unit 3 from over the easement along the southern (rear) boundary. A light weight structure with removable roof may be provided over the easement.
 - i) A notation detailing that the north-facing windows of bedrooms 1 and 3 to Unit 2 have a sill height of 1.7 metres above the finished floor level.
 - j) A notation detailing that the north-facing window of bedroom 1 of Unit 3 has a sill height of 1.7 metres above the finished floor level.

- k) The east, west and south-facing upper storey windows and the north facing upper storey window to bedroom 1 of Unit 3 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. This must be clearly noted on the plans.

- l) A landscape plan in accordance with Condition No. 4 of this Permit.
- m) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the eastern side of the existing crossover and western side of the proposed crossover to Hutton Street. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15 metres in height.
- n) Any changes as required by the Arborist report, including but not limited to the location and extent of any tree protection zones and associated fencing in accordance with Condition No. 5 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. 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 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.
5. Before buildings and works (including demolition) start, an Arborist's Report prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The report must identify any impacts to trees on the subject site and adjoining lots as a result of the proposed development and make recommendations to protect any affected trees on the subject site (where appropriate) and to protect trees on adjoining lots.

The tree protection fences must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

Any tree protection fence must remain in place until construction is completed.

During construction (except for the purpose of constructing the driveway), no vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zones.

If vehicle access is required within the tree protection zones, an 18mm layer form ply board that can withstand construction traffic must be erected within the tree protection zone, to minimise any damage to the root system of trees.

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

The ground surface of the tree protection zones 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.

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. 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.
9. 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.
10. 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.

11. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
12. The land must be drained to the satisfaction of the Responsible Authority.
13. 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.
14. 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.
15. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
16. 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.

17. 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, naturestrip 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.

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. B. Li

THAT the application be deferred to the next Planning Committee meeting to allow for a detailed comparison between this application and a previous application for 109 Hutton Street, Thornbury which was refused by Planning Committee and VCAT, highlighting particular issues with setbacks, overshadowing and neighbourhood character.

CARRIED

Cr. Walsh called for a Division:

<u>For</u>	<u>Against</u>
Cr. Bo Li	Cr. Tim Laurence
Cr. Trent McCarthy	Cr. Steven Tsitas
Cr. Julie Williams	
Cr. Vince Fontana	
Cr. Oliver Walsh	

The Chairperson, Cr. Fontana declared the Motion to be carried

5.2 APPLICATION FOR PLANNING PERMIT D/602/2015
 13 Dean Street Preston, Vic 3072

AUTHOR: Principal Planner – Paul Miziewicz

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultant
Ikonomidis Reid Pty Ltd	Exors Norma Smith	TTM Consulting (Vic) Pty Ltd (Traffic)

SUMMARY:

- It is proposed to construct a two storey development comprising six (6) dwellings and six (6) car spaces.
- Three dwellings are located on each floor of the proposed development. Each dwelling will have two (2) bedrooms. Vehicle access is to be gained via a constructed right-of-way at the rear. Courtyards of between 25sqm and 40.1sqm are provided as secluded private open space for three (3) the ground floor dwellings and balconies of 8.0sqm are provided for each of the three (3) first floor dwellings.
- The site is zoned General Residential Zone Schedule 2.
- There is no restrictive covenant on the title for the subject land.
- 27 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 one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Capital Transport Management and Planning Unit, Environmental Sustainable Development Officer, Property Unit, Darebin Parks and Capital Works Unit.
- 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 MacKenzie, on behalf of Applicant*
- *George Vitsentzos, Objector*

Recommendation

THAT Planning Permit Application D/602/2015 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 Ground Floor Plan TP-04B, First Floor Plan TP-05B and Elevations TP-06B, dated October, 2015 and prepared by Ikonomidis Reid, Arboricultural Report for the potential development of 13 Dean Street, Preston prepared by *Tree Response*) but modified to show:
 - a) A single communal antenna for the development (refer also to Condition No. 13 of this Permit). The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated.
 - b) The first floor of Dwelling 5 is setback a minimum of 2.872 metres from the southern boundary this is to be achieved without the reduction of any other setback.
 - c) Swept path movements confirming all car spaces can enter and exit the property in a forward direction.
 - d) The secluded private open space for Dwelling 1 increased to receive solar access in accordance with the requirements of standard B29 this is to be achieved through the reduction in floor area.
 - e) The area set aside for bicycle parking, to be increased in area, so that a 1.5m footpath/accessway is provided adjacent to a 1.8m wide area for bicycle storage (as per Figure B5 (a) of AS2890.3:2015).
 - f) The roller-door width to the rear of the property widened to a minimum of 6.39 metres.
 - g) A landscape plan in accordance with Condition No. 4 of this Permit.
 - h) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 5 of this Permit).
 - i) Following alterations made to the building:
 - Install fixed shading to the glazed doors and window of the living area of Dwelling 1 and 2.
 - Install adjustable shading to the west facing windows and glazed doors of Dwelling 6. Draw and label on the plans.

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 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). A minimum of two (2) medium canopy trees are to be provided within the front setback and six (6) suitable small canopy trees.
 - 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.
5. The development must incorporate the sustainable design initiatives in accordance with the SMP report (identified as SMP Report proposed Multi Unit Development 13 Dean Street, Preston prepared by *Keystone Alliance* and dated October 2015) to the satisfaction of the Responsible Authority. The report must be updated for the IEQ section to have a pass.

Prior to the occupation of the development, a report from the author of the SMP Report proposed Multi Unit Development 13 Dean Street, Preston prepared by *Keystone Alliance* and dated October 2015, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP Report proposed Multi Unit Development 13 Dean Street, Preston prepared by *Keystone Alliance* and dated October 2015 have been implemented in accordance with the approved Plan

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. 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.
9. 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.
10. 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.

11. Before buildings and works (including demolition) start, a Tree Protection Zone (TPZ) must be established around:

Tree 9 for a distance of 10.9 metres (within the confines of the nature strip to Dean Street)

Tree 6, 7 and 8 as outlined in the recommendations of Arboricultural Report for the potential development of 13 Dean Street, Preston dated 11 June 2015 prepared by *Tree Response*.

The TPZ must be measured from the base of the trunk of the tree and provide for suitable tree protection barriers to be erected and maintained around the street trees' TPZ. Once established, the TPZ's barriers must be maintained at all times and may only be moved to the amount necessary for approved works to occur within the TPZ's. The movement of the TPZ's barriers to allow such work shall only occur for a period that the works are being undertaken after which time the full extent of the TPZ's barriers must be reinstated.

The construction of the crossover (and any other works within the TPZ) must be undertaken under the supervision and direction of a qualified arborist.

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.

Be generally in accordance with the recommendations of Arboricultural Report for the potential development of 13 Dean Street, Preston dated 11 June 2015 prepared by *Tree Response*.

12. Boundary walls facing 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. Only one (1) communal television antenna may be erected on the building. Individual antennae for individual dwellings/tenancies must not be erected.
15. 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.
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) Drainedto 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.
- N5 To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible Authority recommends the use of Sustainable Tools for Environmental Performance Strategy (STEPS) and/or Sustainable Design Scorecard (SDS) to assess the developments environmental performance against appropriate standards.

Committee Decision

MOVED: Cr. J. Williams

SECONDED: Cr. B. Li

THAT Council refuse the proposal with grounds as follows:

1. The proposal does not meet the objectives of Clause 22.04 Neighbourhood Character Policy in terms of not responding to the preferred neighbourhood character of the area through secluded private open space provided at first floor.
2. The proposal provide for inappropriate vehicular access under Clause 52.06-8 Design standards for car parking in the Darebin Planning Scheme.
3. The proposal does not meet the objectives Clause 55 of the Darebin Planning Scheme, more particularly:
 - a) Non-compliance with residential policy, as the proposal is an overdevelopment (Standard B2).

- b) Non-compliance with secluded private open space for Dwelling 4 Clause 55.05-4 B28 Private Open Space.

CARRIED UNANIMOUSLY

Cr. Walsh temporarily left the meeting during discussion of the above item at 7.21 pm and returned at 7.22 pm.

Cr. Walsh temporarily left the meeting at the conclusion of the above item at 7.40 pm.

5.3 APPLICATION FOR PLANNING PERMIT D/665/2015
 3 Gillies Street, Fairfield Vic 3078

AUTHOR: Principal Planner – Jolyon Boyle

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultant
P and L Tsakmakis c/o Cornetta Partners Architects	Phillip Tsakmakis and Laura Jane Tsakmakis	Chris McKenzie Melbourne Planning Solutions

SUMMARY:

- This application is for the development of a three (3) storey (plus basement) building comprising 9 dwellings and 11 car spaces. Each dwelling provides two (2) bedrooms and access to at least one (1) car parking space. Each dwelling provides a balcony of eight (8) to 26 square metres in area.
- Vehicle access is provided via a crossover located adjacent the north boundary.
- There is no restrictive covenant on the title for the subject land.
- The site is zoned General Residential Zone (Schedule 2).
- 25 objections were received against this application.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the Transport Management and Planning Unit, Capital Works Unit and the ESD officer.
- The 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 MacKenzie, on behalf of the Applicant*
- *Clare King, Objector*

Recommendation

THAT Planning Permit Application D/655/2015 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 TPA03, TPA04, TPA05, TPA06 and TPA07 Job No 15-08 prepared by Cornetta Partners) but modified to show:
 - a) A landscape plan in accordance with Condition No. 4 of this Permit.
 - b) Any modifications in accordance with the Sustainable Design Assessment (Refer to Condition No. 5 of this Permit).
 - c) Fixed horizontal shading devices to all north elevation windows.
 - d) Retractable vertical shading devices to all west elevation windows.
 - e) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to either side of the crossover to Gillies Street. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15 metres in height.
 - f) The location of all plant and equipment (including air conditioners, solar panels, solar hot water systems as outlined in the Sustainable Design Assessment). These are to be screened to be minimally visible from the public and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building. Solar hot water tanks are to be flush mounted on the roof and not elevated on stands.

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.
1. 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 (eg. 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.
2. 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.

3. 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.

4. 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.
5. 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.

6. 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.
7. 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.

8. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
9. The land must be drained to the satisfaction of the Responsible Authority.
10. 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.
11. 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.
12. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
13. 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) Line marked and;
- e) 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.

14. Before the development is occupied, vehicular crossings 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.

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.

Motion**MOVED: Cr. O. Walsh****SECONDED: Cr. T. McCarthy****THAT** Council refuse the application with grounds as follows:

1. The height of the development fails to reflect the predominantly low scale dwellings in the street, result in in the presentation of a dominant form and scale to the street.
2. Dwellings 6, 7 and 8 provide a substandard level of internal amenity as a result of screening measures which restrict outlook and access to daylight.
3. The car parking provision does not achieve Clause 52.06 of the Darebin Planning Scheme.

Cr. McCarthy proposed to the mover that points 4. and 5. Be added as follows. This was accepted by Cr. Walsh.

4. The proposal represents an overdevelopment of the site.
5. The proposal is inconsistent with Clauses 55.03-3 B8 Site Coverage, 55.03-4 B9 Permeability, 55.04-1 B17 Side rear setbacks, 55.04-2 B18 Walls on boundaries and 55.05-6 B30 Storage.

Cr. Li proposed a further amendment to the motion that a point 6. be added as follows. This was accepted by the mover (Cr. Walsh) and seconder (Cr. McCarthy).

6. The application does not adequately address the privacy issues of the in grounds pool at 5 Gillies Street, particularly in relation to the position and location of balconies of Units 7 and 8.

THE AMENDED MOTION THEN READ AS FOLLOWS:

Amended Motion**MOVED: Cr. O. Walsh****SECONDED: Cr. T. McCarthy****THAT** Council refuse the application with grounds as follows:

1. The height of the development fails to reflect the predominantly low scale dwellings in the street, result in in the presentation of a dominant form and scale to the street.
2. Dwellings 6, 7 and 8 provide a substandard level of internal amenity as a result of screening measures which restrict outlook and access to daylight.
3. The car parking provision does not achieve Clause 52.06 of the Darebin Planning Scheme.
4. The proposal represents an overdevelopment of the site.
5. The proposal is inconsistent with Clauses 55.03-3 B8 Site Coverage, 55.03-4 B9 Permeability, 55.04-1 B17 Side rear setbacks, 55.04-2 B18 Walls on boundaries and 55.05-6 B30 Storage.

6. The application does not adequately address the privacy issues of the in grounds pool at 5 Gillies Street, particularly in relation to the position and location of balconies of Units 7 and 8.

THE AMENDED MOTION WAS PUT AND CARRIED AND BECAME THE COMMITTEE DECISION AS FOLLOWS:

Committee Decision

MOVED: Cr. O. Walsh

SECONDED: Cr. T. McCarthy

THAT Council refuse the application with grounds as follows:

1. The height of the development fails to reflect the predominantly low scale dwellings in the street, result in in the presentation of a dominant form and scale to the street.
2. Dwellings 6, 7 and 8 provide a substandard level of internal amenity as a result of screening measures which restrict outlook and access to daylight.
3. The car parking provision does not achieve Clause 52.06 of the Darebin Planning Scheme.
4. The proposal represents an overdevelopment of the site.
5. The proposal is inconsistent with Clauses 55.03-3 B8 Site Coverage, 55.03-4 B9 Permeability, 55.04-1 B17 Side rear setbacks, 55.04-2 B18 Walls on boundaries and 55.05-6 B30 Storage.
6. The application does not adequately address the privacy issues of the in grounds pool at 5 Gillies Street, particularly in relation to the position and location of balconies of Units 7 and 8.

CARRIED UNANIMOUSLY

Cr. Walsh returned to the meeting at the beginning of the above item at 7.41 pm.

Cr. Laurence and Cr. Tsitas temporarily left the meeting at the conclusion of the above item at 8.10 pm.

5.4 APPLICATION FOR PLANNING PERMIT D/820/2015
 283-291 Gilbert Road, Preston, Vic 3072

AUTHOR: Principal Planner – Jolyon Boyle

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultant
George Avtzoglou - Terrain Consulting Group	Georges Lingerie Pty Ltd	Lorenzo Rigoni Terrain Consulting Group

SUMMARY:

- It is proposed to construct a development of a 3–4 storey building comprising 23 dwellings and a café at the site.
- Each dwelling provides two (2) bedrooms and access to at least one (1) car parking space. Each dwelling provides a balcony of eight (8) to 26 square metres in area.
- 31 car parking spaces are provided at semi basement level. A reduction to the café and visitor car parking allocation is sought.
- The site is zoned General Residential Zone (Schedule 2).
- There is no restrictive covenant on title for the subject land.
- 17 objections received, including one (1) petition comprising 183 signatories.
- The proposal fails to meet a number of objectives and standards of Clauses 22.06 and 55 of the Darebin Planning Scheme.
- It is recommended that the application be refused.

CONSULTATION:

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the Transport Management and Planning Unit, the Capital Works Unit, the ESD Officer and the Urban Design Officer.
- The application was not required to be referred any external authorities.

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

- *Gabrielle Sesta, on behalf of Applicant*
- *Vincent Gallichio, Objector*

Recommendation

THAT Planning Permit Application D/820/2015 be refused and a Notice of Refusal issue, subject to the following grounds:

1. The development will have an unacceptable impact on the amenity of the neighbouring residential area.
2. The development is contrary to the objectives of Clause 21.03-2 (Objective 1 Housing Provision) of the Darebin Planning Scheme in regard to design interface and visual intrusion.
3. The development is contrary to the objectives of Clause 21.03-2 (Objective 3 Residential Amenity) of the Darebin Planning Scheme in regard to its design, materials and ESD measures.
4. The development is contrary to the standards and objectives of Clause 22.02 (Neighbourhood character) in regard to materials and the height and rear interface of the proposal with neighbouring residential properties.
5. The development is contrary to Clause 22.06 (Multi Residential and Mixed Use Development) in regard to materials, setbacks, visual bulk, ESD measures and equitable development.
6. The development is contrary to Clause 52.34 (Bicycle Parking) in regard to the provision of residential and visitor bicycle parking.
7. The development is contrary to the standards and objectives of Clause 55 of the Darebin Planning Scheme in regard to: residential policy; neighbourhood character, height, side (south boundary) and rear setbacks, walls on boundary, ESD measures and solar access.

Motion

MOVED: Cr. T. McCarthy

SECONDED: Cr. J. Williams

THAT Planning Permit Application D/820/2015 be refused and a Notice of Refusal issue, subject to the following grounds:

1. The development will have an unacceptable impact on the amenity of the neighbouring residential area.
2. The development is contrary to the objectives of Clause 21.03-2 (Objective 1 Housing Provision) of the Darebin Planning Scheme in regard to design interface and visual intrusion.
3. The development is contrary to the objectives of Clause 21.03-2 (Objective 3 Residential Amenity) of the Darebin Planning Scheme in regard to its design, materials and ESD measures.
4. The development is contrary to the standards and objectives of Clause 22.02 (Neighbourhood character) in regard to materials and the height and rear interface of the proposal with neighbouring residential properties.

5. The development is contrary to Clause 22.06 (Multi Residential and Mixed Use Development) in regard to materials, setbacks, visual bulk, ESD measures and equitable development.
6. The development is contrary to Clause 52.34 (Bicycle Parking) in regard to the provision of residential and visitor bicycle parking.
7. The development is contrary to the standards and objectives of Clause 55 of the Darebin Planning Scheme in regard to: residential policy; neighbourhood character, height, side (south boundary) and rear setbacks, walls on boundary, ESD measures and solar access.

Cr. Li proposed to the mover and seconder of the motion that point 7. included the following words. This was accepted by Cr. McCarthy and Cr. Williams

7. The development is contrary to the standards and objectives of Clause 55 of the Darebin Planning Scheme in regard to: residential policy; neighbourhood character, height, side (south boundary) and rear setbacks, walls on boundary, ESD measures, solar access **and dwelling diversity**.

THE AMENDED MOTION THEN READ AS FOLLOWS:

Amended Motion

MOVED: Cr. T. McCarthy

SECONDED: Cr. J. Williams

THAT Planning Permit Application D/820/2015 be refused and a Notice of Refusal issue, subject to the following grounds:

1. The development will have an unacceptable impact on the amenity of the neighbouring residential area.
2. The development is contrary to the objectives of Clause 21.03-2 (Objective 1 Housing Provision) of the Darebin Planning Scheme in regard to design interface and visual intrusion.
3. The development is contrary to the objectives of Clause 21.03-2 (Objective 3 Residential Amenity) of the Darebin Planning Scheme in regard to its design, materials and ESD measures.
4. The development is contrary to the standards and objectives of Clause 22.02 (Neighbourhood character) in regard to materials and the height and rear interface of the proposal with neighbouring residential properties.
5. The development is contrary to Clause 22.06 (Multi Residential and Mixed Use Development) in regard to materials, setbacks, visual bulk, ESD measures and equitable development.
6. The development is contrary to Clause 52.34 (Bicycle Parking) in regard to the provision of residential and visitor bicycle parking.
7. The development is contrary to the standards and objectives of Clause 55 of the Darebin Planning Scheme in regard to: residential policy; neighbourhood character, height, side (south boundary) and rear setbacks, walls on boundary, ESD measures, solar access and dwelling diversity.

THE AMENDED MOTION WAS PUT AND CARRIED AND BECAME THE COMMITTEE DECISION AS FOLLOWS:

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. J. Williams

THAT Planning Permit Application D/820/2015 be refused and a Notice of Refusal issue, subject to the following grounds:

1. The development will have an unacceptable impact on the amenity of the neighbouring residential area.
2. The development is contrary to the objectives of Clause 21.03-2 (Objective 1 Housing Provision) of the Darebin Planning Scheme in regard to design interface and visual intrusion.
3. The development is contrary to the objectives of Clause 21.03-2 (Objective 3 Residential Amenity) of the Darebin Planning Scheme in regard to its design, materials and ESD measures.
4. The development is contrary to the standards and objectives of Clause 22.02 (Neighbourhood character) in regard to materials and the height and rear interface of the proposal with neighbouring residential properties.
5. The development is contrary to Clause 22.06 (Multi Residential and Mixed Use Development) in regard to materials, setbacks, visual bulk, ESD measures and equitable development.
6. The development is contrary to Clause 52.34 (Bicycle Parking) in regard to the provision of residential and visitor bicycle parking.
7. The development is contrary to the standards and objectives of Clause 55 of the Darebin Planning Scheme in regard to: residential policy; neighbourhood character, height, side (south boundary) and rear setbacks, walls on boundary, ESD measures, solar access and dwelling diversity.

CARRIED UNANIMOUSLY

Cr. Laurence returned to the meeting during discussion of the above item at 8.12 pm.

Cr. Tsitas returned to the meeting during discussion of the above item at 8.19 pm.

5.5 APPLICATION FOR PLANNING PERMIT D/738/2015
 32 Miranda Road, Reservoir VIC 3073

AUTHOR: Principal Planner – Ben Porteous

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner
Ikonomidis Reid Pty Ltd	Alexander Magos and Danielle Maree Pandoff

SUMMARY:

- The proposal is to construct a double storey dwelling to the rear of the existing dwelling.
- The existing dwelling has three (3) bedrooms and will have a single carport and tandem car space to its rear (north). The dwelling will be provided with 48 square metres of secluded private open space to its rear (north).
- The proposed Dwelling is to have a study and an open plan kitchen/meals/living area at the ground floor level. The first floor is to have four (4) bedrooms, ensuite and a bathroom. The proposed dwelling is also to have a double garage. 40 square metres of secluded private open space is located to the rear of the dwelling.
- Vehicle access is via the existing crossover and a driveway along the west boundary.
- The proposed dwelling will have a traditional design with brick walls at ground level and rendered walls to the first floor, with a pitched and hipped tile roof.
- The site is zoned General Residential Zone Schedule 1.
- There is no restrictive covenant on the title for the subject land.
- 14 objections were received against this application. Two (2) of the objections are from the same property address.
- 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 one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Transport Management and Planning Unit and Capital Works Unit.
- 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:

- *Chris MacKenzie, on behalf of Applicant*

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. O. Walsh

THAT Planning Permit Application D/738/2015 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 TP05, TP06, TP06, Revision B, dated November 2015, job no. 008695, and prepared by Ikonmidis Reid) but modified to show:
 - a) The north boundary fence to have a height of 1.8 metres as measured above natural ground level.
 - b) A 1.7 metre high screen, as measured above the finished floor level of the ground floor of Dwelling 2 and the alfresco, abutting the northern boundary. The screen must be self-supporting and have a maximum transparency or openings of 25%.
 - c) The landscaping between the west property boundary and the common accessway increased in width where opposite the car spaces to achieve an apex width of 1.5 metres. This landscaping area must include at least one (1) small-medium sized canopy tree.
 - d) The Dwelling 2 alfresco set back from the north property boundary in accordance with the requirements of Standard B17 of the Darebin Planning Scheme.
 - e) 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.
 - f) A Landscape Plan in accordance with Condition No. 4 of this Permit. The landscape plan must include a minimum of five (5) small-medium sized canopy trees.

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 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) A minimum of five (5) small-medium sized canopy trees.
 - b) 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.
 - c) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - d) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - e) 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).
 - f) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - g) 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.
 - h) Hard paved surfaces at all entry points to dwellings.
 - i) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - j) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - k) 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.
 - l) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - m) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.

5. 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.

6. 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.
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 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.
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 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.

- 16. 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, naturestrip 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.

CARRIED

Cr. Walsh called for a Division:

<p><u>For</u> Cr. Bo Li Cr. Trent McCarthy Cr. Julie Williams Cr. Steven Tsitas Cr. Vince Fontana Cr. Oliver Walsh</p>	<p><u>Against</u> Cr. Tim Laurence</p>
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The Chairperson, Cr. Fontana, declared the motion to be carried.

5.6 APPLICATION FOR PLANNING PERMIT D/703/2015
 33 Swift Street, Thornbury VIC 3071

AUTHOR: Principal Planner - Ben Porteous

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultant
Kest Trading Pty Ltd	Stephen Phillips and Megan Sloley	Caroline Vernon Architect Melbourne Arborist report Consultant Name

SUMMARY:

- It is proposed to construct three (3) double storey dwellings at this location. The dwellings will have a kitchen/meals and living area at ground floor level, with a single garage each. The first floor levels will each have two (2) bedrooms and a 'rumpus' area, with balconies to the east of 18 to 22 square metres. The ground level private open space areas are to be provided to the side (north), with areas of 44 square metres (Dwelling 1), 44 square metres (Dwelling 2) and 53 square metres (Dwelling 3). The overall height is approximately 7.9 metres to the ridge.
- The site is zoned General Residential Zone Schedule 1.
- There is no restrictive covenant on the title for the subject land.
- Twelve (12) objections were received against the 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 a sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the Darebin Parks and Gardens Unit, Transport Management and Planning Unit and the Capital Works Unit.
- This application was not required to be referred to external authorities.

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

- *Kerry Bell, on behalf of Applicant*

Committee Decision

MOVED: Cr. T. Laurence

SECONDED: Cr. J. Williams

THAT Planning Permit Application D/703/2015 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 TP03, TP03.1 and TP04, revision C, dated 5 November 2015, job no. 2015-03 and prepared by Caroline Vernon Architect but modified to show:

a) The height of fences on the northern, southern and western common boundaries (except within 7.33 metres of the front (east) 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.

b) The height of fences between the secluded private open space areas of the dwellings to be a minimum height of 1.8 metres, as measured above finished ground level.

c) The first floor north-facing landing and the first floor south-facing bedroom 2 windows of Dwelling 1 are to be shown with fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level

d) The east-facing first floor Bed 1 windows of Dwellings 2 and 3 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.

e) All south-facing first floor balconies and the northern edge of the balcony of Dwelling 1 are to be provided with a fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above the finished floor level.

f) Full details of the proposed screens to the first floors 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.

- g) Notations on the first-floor plans indicating that the first floor 'rumpus' areas of the dwellings are not used as bedrooms and that these areas are to remain open to the adjoining landings, corridors and stairways.
- h) Annotations detailing a Tree Protection Zone and associated Tree Protection Fence with a radius of 2.1 metres for Tree 1, 3.0 metres for Tree 2, 2.0 metres for Tree 3, 3.6 metres for Tree 4, 2.0 metres for Tree 5, 2.0 metres for Tree 6 (measured from the outside edge of the trunk) as identified in the submitted Arboricultural Report (identified as: Arboricultural Report, 33 Swift Street, Thornbury, 3071, dated 11 November 2015 and prepared by Melbourne Arborist Reports) in accordance with Condition No. 8 of this Permit.
- A notation must be added to state that any works in the Tree Protection Zone must be carried out under the supervision of a suitably qualified arborist and any roots uncovered must be pruned by sharp and sterile hand tools.
- i) The deletion of the Dwelling 3 terrace and associated replacement of the Bed 2 and rumpus doors with windows.
- j) The extent of driveway area reduced and replaced with landscaping by increasing the west property boundary setback of the driveway to 4.3 metres. This landscaping area must include a minimum of one (1) small-medium sized canopy tree.
- k) The provision of a 1.8 metre high fence between the south property boundary and Dwelling 3. The fence must be set back 3.0 metres from the west property boundary. The area to the west of this fence must be allocated as private open space to Dwelling 3. The fence may include a gate to the common accessway.
- l) The areas noted as being 'pavers with grass' in the rear secluded private open space areas are to be replaced with 'grass'.
- m) A Landscape Plan in accordance with Condition No.5 of this Permit. The landscape plan must include a minimum of eight (8) small-medium sized canopy trees.

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.

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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) A minimum of eight (8) small-medium sized canopy trees.
 - b) 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.
 - c) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - d) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - e) 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).
 - f) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - g) 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.
 - h) Hard paved surfaces at all entry points to dwellings.
 - i) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - j) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - k) 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.
 - l) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - m) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
 - n) Provision of a minimum of eight (8) canopy trees.

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 Trees 1-6 (inclusive) in accordance with the endorsed plans.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

During construction (except for the purpose of constructing the driveway and ground floor powder room of Dwelling 3), no vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zones.

If vehicle access is required within the tree protection zones, an 18 layer form ply board that can withstand construction traffic must be erected within the tree protection zone, to minimise any damage to the root system of trees 2, 3 and 6.

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.

The requirements of Section 5.1 of the submitted arboricultural assessment (identified as: Arboricultural Report, 33 Swift Street, Thornbury, 3071, dated 11 November 2015 and prepared by Melbourne Arborist Reports) must be complied with.

9. The Tree Protection Zones between the building footprint and property boundaries must remain at existing grade. Ground protection (rumble boards, mulch etc.) must be installed between the building footprint and property boundaries following demolition and remain in place for the duration of construction.
10. Any demolition or construction works in the Tree Protection Zone must be carried out under the supervision of a suitably qualified arborist and any roots uncovered must be pruned by sharp and sterile hand tools.
11. The first floor 'rumpus' areas of the dwellings must not be used as bedrooms and must remain open to the adjoining landings, corridors and stairways.
12. 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.
13. 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.
14. 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.

15. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
16. The land must be drained to the satisfaction of the Responsible Authority.
17. 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.
18. 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.
19. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
20. 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) Drainedto 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.
21. 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, naturestrip 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.

CARRIED

5.7 APPLICATION FOR PLANNING PERMIT D/762/2015
 448-452 Plenty Road, Preston VIC 3071

AUTHOR: Principal Planner – Gavin Crawford

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner
Cornetta Partners Architects	Meng Chong

SUMMARY:

- It is proposed to amend the endorsed plans to provide a third floor (increasing from three storeys to four storeys with dwelling numbers unaltered - 12 dwellings), with dwellings 10 and 11 living areas, amenities and bedroom areas increased in size.
- Planning Permit D1020/2011 was granted on 30 April 2012 and this application proposes to amend the plans approved under the planning permit.
- The site is zoned General Residential Zone Schedule 3.
- There is no restrictive covenant on the title for the subject land.
- 11 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 amendments to the endorsed plans 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 not required to be referred to other Council units.
- This application was not required to be referred to external authorities.

Committee Decision

MOVED: Cr. J. Williams
SECONDED: Cr. T. Laurence

THAT the application to amend Planning Permit D/1020/2011 be supported and a Notice of Decision to Amend a Permit be issued as follows:

WHAT AMENDMENT IS BEING MADE TO THE PERMIT?

Amend the Planning Permit description from:

- Construction of a medium density housing development comprising a three (3) storey building with twelve (12) dwellings and use the land for dwellings in accordance with the endorsed plans.

To:

- Construction of a medium density housing development comprising a four (4) storey building with twelve (12) dwellings and use the land for dwellings in accordance with the endorsed plans.

Amend condition 1 from:

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 plan submitted with the application (identified as drawing numbers TPA03, TPA04, TPA05, TPA06, dated December 2011, job no. 10-39, prepared by Cornetta Partners Architects) but modified to show:
 - a) Provision of appropriate turning circles showing all vehicles able to enter and exit the street network in a forward direction.
 - b) Provision of sunshades to west and east facing windows (where not already shaded by balconies or other architectural shade feature).
 - c) Full details of mechanical car parking systems to be provided on plan with adequate dimensions to accommodate the system.
 - d) Noise attenuation to address traffic and tramline noise from both Murray and Plenty Roads.
 - e) Full details of all wall heights and setbacks to ensure compliance with standard B20 of clause 55.04-4 of the Planning Scheme (north-facing windows).
 - f) Additional variety of materials to the south elevation with the each of two largest wall planes at first and second floor respectively provided with a minimum of two (2) different materials of approximately equal areas and comprising no more than 50% render.
 - g) A Landscape Plan in accordance with Condition No.6 of this Permit.

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

To:

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 plan submitted with the application (identified as drawing numbers TPA03, TPA04, TPA05, TPA06, TPA09 Rev C, dated 13 November 2015, job no. 10-39, prepared by Cornetta Partners Architects, external colours and materials schedule received by Council 15 December 2011 and Landscape Concept Plan Rev B dated 22 October 2015 prepared by Justin Hutchison) but modified to show:
 - a) Dwelling 11 bedroom 2 south facing third floor window with a sill height 1.7m above finished floor level.

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

Amending the endorsed plans to show:

- Addition of an additional storey with dwelling 10 and 11 increased in size.

CARRIED UNANIMOUSLY

5.8 APPLICATION FOR PLANNING PERMIT D/327/2015
 20 Chingford Street, Fairfield VIC 3078

AUTHOR: Senior Planner – Chris Lelliott

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

<p>Applicant</p> <p>Vnt Engineering Pty Ltd</p>	<p>Owner</p> <ul style="list-style-type: none"> • Exors Antonio Di Giovine • Exors Olga Di Giovine • Frank Di Giovine • Catherine Di Giovine
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SUMMARY:

- The application seeks planning approval to use of the land for a warehouse (timber flooring) with ancillary office and showroom and to reduce the standard car parking requirement.
- The site is Zoned Industrial 3 and is covered by the Development Contributions Plan Overlay.
- There is no restrictive covenant on the title for the subject land.
- Nine (9) objections were received to the application.
- The proposal is generally consistent with the provisions of the Darebin Planning Scheme including Clause 33.03 (Industrial 3 Zone).
- It is recommended that the application be supported subject to conditions.

CONSULTATION:

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Transport Management and Planning.
- This application was not required to be referred to external authorities.

Committee Decision

MOVED: Cr. T. McCarthy

SECONDED: Cr. T. Laurence

THAT Planning Permit Application D/327/2015 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. The plans to be endorsed and which will then form part of the permit are the plans submitted with the application (identified as; Proposed Ground Floor Plan and Proposed First Floor Plan, date stamped by Council on 15 May 2015).
2. The layout of the use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

This Permit will expire if the use is not started within three (3) years from the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date.

3. The use may operate (including loading and unloading) only between the hours of 8:00AM to 6:00PM Monday to Sunday.
4. The amenity of the area must not be adversely affected by the use or development as a result of the:
 - a) Transport of materials, goods or commodities to or from the land; and/or
 - b) Appearance of any building, works, stored goods or materials; and/or
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/orand/or in any other way, to the satisfaction of the Responsible Authority.
5. Noise from the premises must not exceed the relevant limits prescribed by the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
6. No external sound amplification equipment or loudspeakers are to be used on the land.
7. No goods, equipment, packaging material, or any other material/object must be stored, or left exposed, outside a building so as to be visible from any public road or thoroughfare, to the satisfaction of the Responsible Authority.
8. Before the use starts 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;
 - f) Clearly marked to show the direction of traffic along the access lanes and driveways

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.

9. The loading and unloading of goods from vehicles must only be carried out on the subject land and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land or on abutting streets.
10. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land or on abutting streets.
11. Before the use starts, two (2) bicycle racks must be provided within the warehouse building to the satisfaction of the Responsible Authority.

NOTATIONS:

- 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 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.

CARRIED

5.9 APPLICATION FOR PLANNING PERMIT D/1109/2014
 682-684 Bell Street, Preston VIC 3072

AUTHOR: Principal Planner – Gavin Crawford

DIRECTOR: Director Assets and Business Services – Steve Hamilton

OWNER/APPLICANT/CONSULTANT:

Applicant	Owner	Consultants
L and L Investments (Vic) Pty Ltd	L and M Crapper	MAP Architecture and Design Ask Planning Services P/L Prior and Kelly P/L

SUMMARY:

- It is proposed to demolish the existing building on the site and construct six (6) dwellings, four (4) double storey and two (2) triple storey comprised of three (3) x two (2) bedroom dwellings and three (3) x three (3) bedroom dwellings. Private open space will be provided in the form of balconies on the first floor and Dwellings 1, 3, 4, 5 and 6 will have access to a ground floor courtyard. Each two (2) bedroom dwelling has a single garage. Each three (3) bedroom dwelling has two car spaces with either a single garage and uncovered car space in a tandem arrangement or a double garage. A reduction of one (1) visitor car space is proposed.
- The site is zoned General Residential Zone - Schedule 2.
- 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 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 the Transport Management and Planning Unit, Capital Works Unit, Council’s Environmental Sustainable Design (ESD) Officer and Darebin Parks.
- This application was not required to be referred to external authorities.

Recommendation

THAT Planning Permit Application D/1109/2014 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 Ground Floor and Site Plan, TP1 Rev A, First Floor and Site Plan TP2 Rev A and Elevations TP3 Rev A, dated 04.09.15 and prepared by Beyond Design Group) but modified to show:
 - a) Dwelling 5 and 6 garages setback 5.4 metres from the east boundary with internal garage dimensions of 3.5 metres by 6 metres, bin areas maintained and no reduction in any setbacks.
 - b) Dwelling 1 ground floor bedroom 1 wall setback 1m from the west boundary.
 - c) Pedestrian doors to not open into garages.
 - d) Dwelling 2 and 3 ground floor study east internal wall removed and the door to the garage relocated to the west side of the room.
 - e) Dwelling 4 and 6 balconies setback a minimum 3 metres from the Bischoff Street frontage with no reduction in any other boundary setbacks with balconies a minimum 8 square metres in area with a minimum 1.6 metre width.
 - f) The material palette to comprise predominantly brick and weatherboard or other timber cladding on the facades, minimisation / deletion of cement sheet, metal cladding and custom or, light colours applied to upper level facades and deletion of all reference to "or similar" on the materials schedule.
 - g) Clerestory windows provided to:
 - i. Dwelling 4, 5 and 6 above the living / dining room setback approximately 7.2 metres from the west boundary to ensure no overshadowing to the west.
 - ii. Dwelling 1 provided above the living / dining room setback approximately 3 metres from the west boundary to ensure no overshadowing to the west.
 - h) The plans to match the elevations with:
 - i. Dwelling 6 first floor north facing dining room window shown on the elevations with a sill height of 1.7 metres above finished floor level.
 - ii. Dwelling 6 first floor bathroom window shown on the plans.
 - iii. Dwelling 3 second floor east facing stairway window shown on the plans.
 - iv. Dwelling 2 and 3 first floor north facing kitchen windows shown on the plans.
 - i) Dwelling 5 bedroom 3 south facing window with a sill height of 1.7 metres above finished floor level.
 - j) Natural light and / or ventilation provided to non-habitable rooms with:
 - i. Dwelling 1 and 6 first floor bathroom provided with a north facing obscure glazed highlight (1.7 metres high sill height) window.

- ii. Dwelling 6 ground floor bathroom and Dwelling 5 first floor bathroom provided with a west facing obscure glazed highlight (1.7 metres high sill height) window.
- iii. Dwelling 2 and 3 second floor bath rooms provided with skylights / light tubes.
- k) Fence on the north boundary retained as existing.
- l) Deletion of internal boundary fencing in the front setbacks to Bell Street and Bischoff Street with fencing to the dwelling 3 service yard retained.
- m) Details of access to the dwelling 3 service yard.
- n) Landscaping increased / paving reduced with:
 - i. The Dwelling 1, 2, 3 and 4 driveway width measured at the east boundary a maximum 3 metres wide
 - ii. The Dwelling 1, 2, 3 and 4 crossover a maximum 3 metres wide.
 - iii. A 0.5 metre wide landscape strip adjacent to the Dwelling 4 south facing bedroom walls.
 - iv. Turning circles for Dwelling 1, 2, 3 and 4 garages shown with increased landscaping.
 - v. The Dwelling 5 and 6 driveway width measured at the east boundary a maximum 5.2 metres wide to provide a "wine glass" arrangement to the uncovered car spaces.
 - vi. The Dwelling 5 and 6 crossover a maximum 5.2 metres wide.
 - vii. A 0.8 metres wide landscape strip setback 3 metres from the east boundary between the Dwelling 5 and 6 uncovered car spaces.
- o) A landscape plan in accordance with Condition No. 4 of this Permit.
- p) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 5 of this Permit).
- q) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the east and west sides of the existing crossover to Bailey Avenue. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15 metres in height.

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 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, 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.

5. 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 STEPS report (residential) or Sustainable Design Scorecard (SDS) 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.

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. 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.
9. 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.
10. 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.
11. 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.
12. Boundary walls facing 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. 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.
15. 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.
16. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.

17. 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.

VicRoads

18. The redundant vehicle crossing to Bell Street must be removed and the area reinstated to kerb and channel to the satisfaction of and at no cost to the Roads Corporation prior to the occupation of the buildings or works hereby approved.
19. The redundant vehicle crossing to Bell Street must not be used for the purpose of the construction of the development hereby approved.
20. Proposed new vehicle crossings to Bischoff Street must be setback a minimum of 18 metres from the Bell Street intersection unless with the written consent of VicRoads.
21. Plantings and fencing at the south-eastern corner of the development near Bischoff/Bell St intersection must maintain sufficient sightlines for traffic safety to the satisfaction of VicRoads and 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 Sustainable Tools for Environmental Performance Strategy (STEPS) and/or Sustainable Design Scorecard (SDS) to assess the developments environmental performance against appropriate standards.

Committee Decision

MOVED: Cr. B. Li
SECONDED: Cr. J. Williams

THAT Council refuse the application on the following:

The application fails to meet the following standards of the Darebin Planning Scheme:

1. 55-03-1 Street set back
2. 55-04-2 Walls on boundaries
3. 55-05-6 Storage
4. The development is an overdevelopment of the site.

CARRIED

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. S. Tsitas
SECONDED: Cr. B. Li

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

CARRIED

7. CLOSE OF MEETING

The meeting closed at 8.53 pm.