

# URBAN PLANNING DELEGATED COMMITTEE



## MINUTES

(Open to the public)

**Monday 1 March 2021**

Council Chamber, 8 Inglesby Road, Camberwell and Delivered Online.

**Commencement** 6.30pm

**Attendance**  
Councillor Jim Parke (Chairperson)  
Councillor Garry Thompson (Mayor)  
Councillor Felicity Sinfield  
Councillor Victor Franco  
Councillor Wes Gault  
Councillor Di Gillies  
Councillor Lisa Hollingsworth  
Councillor Jane Addis  
Councillor Cynthia Watson  
Councillor Susan Biggar  
Councillor Nick Stavrou

**Apologies** Nil

**Officers**

Phillip Storer	Chief Executive Officer
Shiran Wickramasinghe	Director Urban Living
Daniel Freer	Director Places & Spaces
Simon Mitchell	Manager Strategic & Statutory Planning
Marjorie Kennedy	Coordinator Statutory Planning
David Thompson	Manager Governance & Legal
Elizabeth Manou	Senior Governance Officer

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## 1. Adoption and confirmation of the minutes

### MOTION

Moved Councillor Thompson

Seconded Councillor Sinfield

That the minutes of the Urban Planning Delegated Committee meeting held on 15 February 2021 be adopted and confirmed.

### CARRIED

## 2. Declaration of conflict of interest of any councillor or council officer

Nil

## 3. Presentation of officer reports

### 3.1 138 Barkers Road HAWTHORN

138 Barkers Road, Hawthorn

**Application no.:** PP14/01036.01

**Responsible director:** Shiran Wickramasinghe, Director Urban Living

**Authorised by:** Simon Mitchell, Manager Strategic and Statutory Planning

**Report officer:** Julia Smith, Senior Statutory Planner

#### Proposal

An application has been made to Council pursuant to Section 72(1) of the *Planning & Environment Act 1987* for an amendment to Planning Permit PP14/01036 which was issued on 5 March 2015.

The proposal seeks to amend plans previously endorsed on 21 April 2020. The proposed changes are summarised as follows:

- Increase to the number of dwellings from 45 to 50 by altering the internal layout of the approved building and the approved apartment typologies;
- Alteration to the internal basement layout, including the relocation of bike rack spaces, increase in visitor car spaces and storage units and alterations to waste room and storage areas;
- Alteration to the vehicle crossover and driveway layout along Barkers Road;
- Internal alterations to apartment layouts;
- Modifications to external window placements to suit internal layout changes;
- Alteration to the location of the boundary fence and pedestrian entry gate along the Hawthorn Grove frontage and deletion of Condition 1(i);

- Minor corrections to building setbacks (all equal or greater than those already approved);
- Alterations to balcony dimensions;
- Extension to the height of balcony planter boxes and removal of clear glass in some areas;
- Increase in the extent of approved privacy screening;
- Minor alteration to floor to ceiling heights along the western and northern side of the building with no change to the approved overall building height;
- Obscure glass added to the bottom of clear glass balustrades in areas where services are located behind;

Alteration to Condition 1(B), 3, 4, 5 and 16.

### Issues

The following are key issues in respect of this application:

- Whether the proposed increase in dwelling numbers will result in any unreasonable off site or onsite amenity impacts (refer to pages 10-11 of the Officer's Report,
- Whether the proposed increase in dwelling numbers will result in any unreasonable impacts associated with traffic and car parking (refer to pages 18-20 of the Officer's Report;
- Whether the proposed built form changes will result in any increased off site amenity impacts, by way of overlooking and visual bulk (refer to pages 18- 31 of the Officer's Report); and
- The matters raised in objections (refer to pages 32-35 of the Officer's Report).

### Officer's response

The proposed amendment seeks to increase the approved dwelling numbers from 45 to 50. The additional dwellings will be largely accommodated through internal alterations within the existing approved building envelope, minimising off site amenity impacts.

The number of resident and visitor car parking spaces provided on the site will remain fully compliant with the requirements of Clause 52.06 (Car Parking) of the Boroondara Planning Scheme and Council's Traffic Engineers are satisfied the volume of additional traffic generated by the increase in dwelling numbers will not result in significant impact to Barkers Road or the wider road network.

The proposed amendment seeks to alter approved balustrade designs, alter balcony dimensions and increase privacy screening to selected windows. The proposed changes will not increase any amenity impacts experienced by adjoining property owners and occupiers, given the amended balcony balustrades will be constructed to the same height as the approved balustrades, the size of approved balconies are proposed to be reduced not increased and all windows and balconies previously required to be screened will remain screened.

The proposed amendment does not seek to introduce a new vehicle entry to the site from Hawthorn Grove and the existing approved central pedestrian access is proposed to remain, albeit with the entry gate slightly setback from the street frontage.

Details of the proposal, discussion of all objections and assessment against relevant controls and policies are contained in the attachment to this report.

*One speaker in support of the officers recommendation chose to address the meeting.*

*One speaker in support of the officers recommendation chose not to address the meeting.*

## **MOTION**

**Moved Councillor Gault**

**Seconded Councillor Sinfield**

**That the Urban Planning Special Committee resolve that a Notice of Decision to Grant an Amended Planning Permit (Planning Permit No. PP14/01036.01) for the buildings and works to construct 50 dwellings (within 4 buildings ranging between 2-4 storeys) above a basement car park; demolition and removal of a building (selected boundary fences); construction of a building and construction and carrying out of works under the Heritage Overlay, including: domestic services normal to a dwelling if the services are visible from a street; a fence; road works (the vehicle crossings to Barkers Road); and a domestic swimming pool or spa and associated mechanical and safety equipment; and creation of access to a road in a Road Zone Category 1, in accordance with the endorsed plans at 138 Barkers Road, Hawthorn be issued under the Boroondara Planning Scheme subject to the following conditions:**

### **Amended plans required**

- 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 three (3) copies provided. When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the plans by CATT Architects, drawing nos. TP03 Rev C and TP13 Rev B both dated 31 January 2018, TP11 Rev D and TP11 Rev G both dated 24 June 2019; TP04 Rev I, TP05 Rev H, TP06 Rev H, TP07 Rev G, TP08 Rev G, TP09 Rev K, TP10 Rev J and TP12 Rev C all dated 19 August 2019 and DS01 Rev C dated 5 August 2019 and must show:
  - a. The changes shown and described on the “Draft Copy” plans prepared by CATT Architects (DS10A, DS11A, both dated 16 December 2014 and DS12, dated 2 December 2014) and date stamped received by Statutory Planning on 19 December 2014, including:****

- i. A notation indicating that the existing Peppercorn tree at No. 13 Hawthorn Grove is to be protected in accordance with the recommendations contained within the Arborist Report prepared by John Patrick, dated 23 September 2014; The boundary fence of No. 9 Hawthorn Grove to be increased in height by attaching a 0.68m high timber lattice screen (maximum 25% openings) above the proposed 2.1m high paling boundary fence;
  - ii. A horizontal screen (maximum 25% openings) with a height of 1.7m above the finished floor level along the western and southern side of the balcony for Dwelling 20. A fully dimensioned and annotated cross-section of the screen must be provided, at a scale of 1:20;
  - iii. The deletion of the two (2) west-facing bedroom windows of Dwelling 20 and replaced with a new south-facing bedroom window;
  - iv. Obscure glazing for the two (2) east-facing master bedroom windows of Dwellings 27 and 39;
  - v. The deletion of the two (2) east-facing bedroom windows of Dwelling 14. For the southern-most bedroom, the deleted window is to be replaced with a new window on the southern facade;
  - vi. A notation indicating that the existing boundary fence along 134 Barkers Road will be replaced at the expense of the permit holder;
  - vii. Deletion of the first floor space that attached Dwelling 15 with Dwelling 16, so that the dwellings are not attached above ground and the first floor setback between the dwellings matches the ground floor setback;
  - viii. Deletion of the tall window design that protrudes above the roof eave along the Hawthorn Grove façade of Dwellings 15 and 16;
  - ix. The removal of the circular window designs along the Hawthorn Grove façade on Dwellings 15 and 16;
  - x. Deletion of the south-facing first floor balconies of Dwellings 15 and 16;
  - xi. The provision of uniform sized and spaced windows on the southern facades of Dwellings 15 and 16;
  - xii. Modifications to the design of the front fence along the Hawthorn Grove boundary, so that it will have a render finish instead of natural stone; and
  - xiii. The use of stone cladding to some sections of the east and west elevations.
- b. A minimum of ~~nine (9)~~ ten (10) visitor car parking spaces are to be provided within the basement level;
  - c. (Deleted);
  - d. Modifications to the northeast corner of Level 4, to increase setbacks to apartments 42 and 43, generally as shown on Sketch Plan 1 dated 21 May 2015 [Amended by the Tribunal in Application No P484/2015];

- e. An increase in the setback of Level 3 of the eastern-most apartment building (Dwelling 39) from the common boundary with No. 1/11A Hawthorn Grove, to a minimum of 6.59m;
- f. A notation on the basement plan that each dwelling will be allocated a minimum of two (2) car spaces;
- g. The overall height of Dwellings 15 and 16 to be reduced to a maximum of 9.0m above natural ground level;
- h. The height of the front fence along the Hawthorn Grove (south) boundary to have a maximum height of 1.5m above natural ground level;
- i. ~~Modifications to the alignment of the pedestrian entry gate facing Hawthorn Grove, so that it is sited on the southern boundary, not set back Deleted;~~
- j. Further details at a scale of 1:20 of the design of the chimneys for Dwellings 15 and 16;
- k. The use of Welsh slate as the roofing material for Dwellings 15 and 16;
- l. Details, including plans and elevations that show the height and materials, of the fences that will separate the front yards of Dwellings 15 and 16;
- m. Correction to the basement plan to dimension the minimum setback from the southern boundary as 8.0m, not 5.0m;
- n. A notation that pedestrian access through the gate on the Hawthorn Grove boundary will be controlled via a security pass or intercom system or similar;
- o. A full schedule of construction materials, external finishes and colours (including a sample board) that demonstrates the high quality of the proposed finishes and their compatibility with the existing streetscapes;
- p. Modifications to the plans in accordance with the VicRoads requirements at Condition 3 of this Permit;
- q. Details of bicycle signage in accordance with the requirements of Clause 52.34-5;
- r. Details of the capacity of the proposed water tanks and a notation that harvested rainwater will be re-used on-site for garden irrigation;
- s. The location of the power pole adjacent to the carriageway easement;
- t. The location of the existing street infrastructure within the Barkers Road nature strip, including the street trees, power poles, fire hydrant and street signs and setbacks to the proposed vehicle crossings;
- u. Details of the proposed removal or relocation of any existing street infrastructure within the Barkers Road nature strip;
- v. Details of the location of an intercom system to allow visitor access into the basement car park;
- w. Any modifications to the building materials, layout or siting as recommended by the ESD Report required by this Permit;
- x. A fully dimensioned and annotated internal northern elevation of Dwellings 15 and 16;

- y. A fully dimensioned and annotated internal western and eastern elevations of Dwellings 15 and 16, respectively;
- z. Deleted;
- (aa) Fully dimensioned and annotated elevations of the port-cochere structure;
- (bb) Enlarged elevations of the substation, at a scale of 1:100, that detail the proposed materials and finishes and demonstrate the high quality of the selected materials and their cohesion with the overall development;
- (cc) A minimum of 45 bicycle parking spaces allocated to dwelling residents and a minimum of five (5) bicycle parking spaces allocated to dwelling visitors;
- (dd) Further details of the design of the bicycle parking spaces, including the dimensions of the height, length and width of the space, type of rail or fixing and the width of any internal access paths. The design of the bicycle facilities should meet the requirements of Clause 52.34-4 Design of bicycle spaces.
- (ee) Sandstone cladding and textured render applied to the external walls of the development generally as shown on drawing nos. SK01, SK02, SK03 and SK04 all dated 17 December 2019.
- (ff) The changes and details shown on the plans amended 28 January 2021 (prepared by Plus Architecture, Drawings TP03-TP12 and Drawings DS01, various revision numbers, all dated 28/01/2021).**

**Layout not to be altered**

- 2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

**Conditions required by the Head, Transport for Victoria**

- 1. **Prior to the commencement of the buildings and works; amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans date stamped 14/09/2020 and annotated Drawing No TP04, Revision J but modified to show:**
  - a. **The width of the crossover and details of the accessway up to the proposed gate including the splitter island;**
  - b. **The edges of the vehicle crossovers angled at 60 degrees to the road reserve boundary at least for the first 3.0m from the edge of the road with 3.0m radial turnouts;**
  - c. **The width of the crossover at the site boundary and the accessway to the proposed gate must be designed to allow concurrent movement of ingress of service vehicle and egress of a B85;**
  - d. **Details of access arrangement on Cardno Consultants Plans CG140473-TR-SK007 Rev 2 and CG140473-TR-SK-0008 Revision 2 and drawing TPO4 must be consistent and demonstrated using swept path analysis;**
  - e. **Redundant vehicle crossovers onto Barkers Road to be removed and the kerb, channel, nature strip and footpath reinstated.**



2. **Prior to the occupation of the development; all disused or redundant vehicle crossings must be removed, and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.**
3. **Prior to the occupation of the development; all works to facilitate vehicular access to the development including all alteration to the crossover are to be constructed to the satisfaction of the Head, Transport for Victoria and at no cost to the Head, Transport for Victoria.**

#### **Public Art Strategy**

4. **Concurrent with the submission of plans pursuant to Condition 1 of this Permit, a Public Art Strategy must be prepared by a suitably qualified expert and submitted to the Responsible Authority for approval. The Strategy must detail the proposed locations of public or communal art within the development, including plans and any other relevant information. The Strategy must also detail how the public or communal art work will be commissioned, managed and maintained. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority.**

#### **Payment of Fees for the Removal and Replacement of Street Trees**

5. **Prior to the commencement of the development, a fee of \$700 plus GST must be paid to the Responsible Authority for the removal and replacement of the existing (western-most) street tree located within the nature strip adjacent to the northern boundary of No. 138 Barkers Road and the installation of one (1) new street tree.**

**Removal of the existing street tree and supply and installation of the new street tree may only be undertaken by the Responsible Authority.**

#### **Landscape Plan**

6. **Concurrent with the submission of plans pursuant to Condition 1 of this Permit, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Landscape Plans prepared by Jack Merlo Design, Revision F, Dated 16/06/2020 but modified to show:**
  - a. **A survey (including botanical names) of all existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;**
  - b. **Details of the surface finish of all pathways, paved areas and accessways;**
  - c. **A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and the quantities of each plant;**
  - d. **Landscaping within the pedestrian sight triangles adjacent to the Barkers Road exit lane to be comprised of species that do not exceed 900mm in height at maturity;**
  - e. **Planting required by any other condition of this permit;**
  - f. **Landscaping and planting within all open areas of the site;**
  - g. **Deletion of the proposed canopy over the Hawthorn Grove pedestrian entry;**

- h. The front fence displayed on the development plans received by Council on 28 January 2021 and in accordance with conditions of this permit.**

#### **Completion of landscaping works**

- 1. Landscaping as shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.**

#### **Landscaping maintenance**

- 2. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.**

#### **Tree Management Plan**

- 3. Concurrent with the submission of plans pursuant to Condition 1 of this Permit, a Tree Management Plan must be prepared by a suitably qualified and experienced Arborist in relation to the management and maintenance of the Peppercorn tree located at No. 13 Hawthorn Grove and submitted to the Responsible Authority for approval. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority. No works whatsoever are permitted to commence on the site until the Tree Management Plan is approved by the Responsible Authority. The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the responsible authority ensuring that the tree remains healthy and viable throughout the construction period:**
  - a. A Tree Protection Plan to scale is to be submitted along with the Tree Management Plan that is to show:**
    - i. all tree protection zones and structural root zones,**
    - ii. all tree protection fenced off areas and areas where ground protection systems will be used**
    - iii. The type of footings within the Tree Protection Zone**
    - iv. All services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the tree protection zone or bored under the Tree Protection Zone; and**
    - v. A notation to refer to the tree management plan for specific detail on what actions are required within the Tree Protection Zone.**
  - b. Results of exploratory trenching required to be undertaken by the Responsible Authority or if there is encroachment (construction or excavation) greater than 10% into the Tree Protection Zone (in accordance with Australian Standard AS4970:2009 - Protection of Trees on Development Sites) of any tree to be retained. This must include photographic evidence of any trenching/ excavation undertaken;**
  - c. Details of appropriate footings within the Tree Protection Zone;**
  - d. Supervision timetable required by the Project Arborist to the satisfaction of the responsible authority;**
  - e. The details of how the root zone within the tree protection zone will be managed throughout the project;**

- f. **All remedial pruning works that are required to be performed on the tree development of the site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.**

**The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority.**

#### **Trees to be protected**

4. **All existing trees specified on the endorsed plans, including the neighbouring Peppercorn at No. 13 Hawthorn Grove and the existing Hawthorn Grove and Barkers Road street trees, are to be protected and maintained throughout the construction period in accordance with Australian Standard AS4970: 2009 - Protection of Trees on Development Sites, to the satisfaction of the Responsible Authority.**

#### **Contractors to be advised of trees to be retained**

5. **The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained as detailed in the endorsed plans and are advised of any obligations in relation to the protection of those trees.**

#### **Regulation of activities in Tree Protection Zone**

6. **No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Zone of any trees to be protected without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.**

#### **Drainage**

7. **The site must be drained to the satisfaction of the Responsible Authority.**

#### **Number of car parking spaces**

8. **A minimum of 142 car parking spaces must be provided on the land, including a minimum of two (2) car spaces allocated to each dwellings and a minimum of ~~nine (9)~~ ten (10) car spaces allocated to dwelling visitors, to the satisfaction of the Responsible Authority.**

#### **Use of car parking spaces and driveways**

9. **Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.**

#### **Visitor parking spaces**

10. **Visitor parking spaces within the development must be:**
  - a. **Clearly identified by appropriate signage having an area no greater than 0.3m<sup>2</sup>;**
  - b. **Line marked to indicate each car space; and**
  - c. **Available for visitor usage at all times.**

**Vehicle crossovers**

- 11. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.**

**Removal of redundant vehicle crossovers**

- 12. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.**

**External lighting**

- 13. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.**

**Concealment of pipes**

- 14. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.**

**Waste Management Plan**

- 15. Concurrent with the submission of plans pursuant to Condition 1 of this Permit, a Waste Management Plan that is generally consistent with the Waste Management Plan submitted with the Application (Waste Management Plan, prepared by Waste Tech Engineering, (dated 22 July 2014) but modified to include a notation that states, "As waste collection will not be provided by Council, residents within the development will not be entitled to use the "hard waste" collection service operated by Council", must be prepared by a suitably qualified expert and submitted to the Responsible Authority for approval. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority.**

**Hours for waste collection**

- 16. Collection of waste (including recyclables) must be conducted so as to not cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:**

**Monday to Friday: 7:00am to 7:00pm  
(excluding AM and PM peak commuter times);**  
**Saturday & Public Holidays: 9:00am to 7:00pm;**  
**Sunday: No collection allowed;**

**to the satisfaction of the Responsible Authority.**

**Maintenance of waste storage area**

- 17. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:**

- a. Properly paved and drained to a legal point of discharge;**
- b. Screened from view with a suitably designed enclosure;**
- c. Supplied with adequate hot and cold water; and**

- d. Maintained in a clean and tidy condition free from offensive odours to the satisfaction of the Responsible Authority.**

#### **Environmentally Sustainable Design Report**

- 18. Concurrent with the submission of plans pursuant to Condition 1 of this Permit, an Environmentally Sustainable Design (ESD) Report that is to the satisfaction of the Responsible Authority must be prepared by a suitably qualified expert and submitted to the Responsible Authority for approval. The report must address ESD principles proposed for the site including, but not limited to, energy efficiency, stormwater collection and re-use on the site for garden irrigation and waste and building materials. Any recommended changes to the building must be incorporated into the plans required by Condition 1. Once approved, such a plan must be implemented prior to the occupation of the dwellings to the satisfaction of the Responsible Authority.**

#### **Construction Management Plan**

- 19. Prior to the commencement of any site works (including demolition of fences) a Construction Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must provide details of the following:**
- a. Hours for construction activity in accordance with any other condition of this permit;**
  - b. Measures to control noise, dust, water and sediment laden runoff;**
  - c. Measures relating to removal of hazardous or dangerous material from the site, where applicable;**
  - d. A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;**
  - e. A Traffic Management Plan showing truck routes to and from the site;**
  - f. Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;**
  - g. A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;**
  - h. Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;**
  - i. Contact details of key construction site staff;**
  - j. A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves;**
  - k. Any other relevant matters, including VicRoads' requirements;**
  - l. Construction vehicles must only use and occupy the existing carriageway easement within the site and connecting lane to access the site at times and days, as agreed by the Responsible Authority [Amended by the Tribunal in Application No P484/2015].**

**Hours for demolition and construction**

**20. All works including earthworks, demolition and construction activity associated with the approved development must take place only during the following hours, except with the prior written consent of the Responsible Authority:**

<b>Monday to Thursday:</b>	<b>7:00am to 6:30pm</b>
<b>Friday:</b>	<b>7:00am to 5:00pm</b>
<b>Saturday:</b>	<b>9:00am to 5:00pm</b>
<b>Sunday &amp; Public Holidays:</b>	<b>No construction</b>

**Provision of letter boxes**

**21. Provision must be made on the site for letter boxes and receptacles for papers to the satisfaction of the Responsible Authority.**

**Permit to expire:**

**22. This permit will expire if:**

- a. The development does not start within two (2) years of the issue date of this permit; or
- b. The development is not completed within four (4) years of the issue date of this permit.

**The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:**

- i. within six (6) months afterwards if the development has not commenced; or
- ii. within twelve (12) months afterwards if the development has not been completed.

**Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant times.**

- ***Headings are for ease of reference only and do not affect the interpretation of permit conditions.***
- ***Pursuant to Council's Residential Parking Permit Policy (2011), the owners and occupiers of dwellings approved in this development will not be eligible to obtain resident or visitor parking permits.***
- ***This is not a Building Permit. A Building Permit may be required prior to the commencement of any works associated with the proposed development.***
- ***Prior to the commencement of any works on the site, the owner/developer must submit drainage plans for assessment and approval by the Responsible Authority (Engineering and Traffic Department).***
- ***Existing Telstra pit may be in close proximity to proposed crossover. It is recommended that the applicant contact Telstra in order to discuss the location of the crossover in relation to the pit.***

- **Stormwater drains are to be connected to a legal point of discharge approved by Council. Drainage Connections within a road reserve, right-of-way, parkland, within an easement or to a Health Act drain must be to Council's standards. A Council Supervision Permit is required for this work. All fees and charges associated with the connection are to be borne by the applicant.**
- **An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Local Law 1E.**
- **Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.**
- **The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.**

**Discharge to the legal point of discharge will be allowed subject to the flow being limited to a rate equivalent to pre-development levels or less. Any additional discharge and / or runoff above the pre-development level is to be detained on site, via an approved storm water detention system. This matter should be discussed with Council's Engineering Department.**

- **On-site Detention (OSD) design must be submitted for assessment and approval. The approved OSD system must be inspected and approved by Council's Engineering Department.**
- **Stormwater drainage runoff shall be collected in a complete and effective system of drains and connected to the Approved Point of Stormwater Discharge.**
- **The Permissible Site Discharge (PSD) for the entire site is to be limited to 66 L/s for a 5 year ARI event. Storage that temporarily detains / retains stormwater runoff for the 20 year ARI event is required.**
- **An Onsite detention (orifice) control pit is required is to be designed to meet the above mentioned PSD and is to be in accordance with Council's standard drawing SD999 revJ. Mesh screen to orifice to be of 'Maximesh Rh3030' zinc coated or equivalent.**
- **No structure is to be built over and no cut or fill over:**
  - i. A drainage easement or carriageway on Title; or**
  - ii. An existing Council stormwater drain that is located outside any easement on Title.**
- **Carriageway easements shown as E-1 and E-3 on PS 527947V is to be amended to show the City of Boroondara as a joint beneficiary on the relevant titles.**

- ***Drainage easement shown as E-2 on PS 527947V is to be amended to show the City of Boroondara as a joint beneficiary with the lots on LP 222203.***
- ***No Groundwater or anything other than Stormwater is to be discharged into Council's Stormwater Drainage system.***
- ***Basement car parks, or similar large scale below-ground voids, are to be 'tanked' (watertight).***
- ***At a minimum, detailed drainage design plans need to contain the following information:***
  - ***control pit orifice diameter in millimetre (+0/-2mm);***
  - ***orifice invert level in metres and AHD (Australian Height Datum);***
  - ***cross-sectional details.***
- ***The proposed development requires reinstatement of disused crossovers to kerb and channel. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.***

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

## **CARRIED**

### **5. General business**

#### **5.1 Parking in Hawthorn Grove, Hawthorn**

**Councillor Gault** referred to the planning application considered earlier in the meeting with respect to 138 Barkers Road, Hawthorn.

Councillor Gault requested officers conduct a study of parking restrictions in Hawthorn Grove, Hawthorn once the development at 138 Barkers Road, Hawthorn was complete.

**The Director Urban Living** noted the Director Places and Spaces was in attendance and this request would be referred to the Traffic and Transport department to look into in due course.

### **6. Urgent business**

Nil



**7. Confidential business**

Nil

**The meeting concluded at 6.42pm**

**Confirmed**

**Chairperson**

\_\_\_\_\_

**Date**

\_\_\_\_\_