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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 12 August 2024

Released to the public on 15 August 2024



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

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

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

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

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



English

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

Arabic

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

Chinese

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

Greek

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

Hindi

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

Italian

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

Macedonian

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

Nepali

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

Punjabi

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

Somali

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

Spanish

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

Urdu

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

Vietnamese

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

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**MINUTES OF THE DAREBIN CITY COUNCIL
PLANNING COMMITTEE MEETING HELD ON
MONDAY 12 AUGUST 2024**

THE MEETING OPENED AT 6.35PM

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

The Chairperson, Mayor Susan Newton opened the meeting with the following statement:

“I acknowledge the Wurundjeri Woi-wurrung people who are the Traditional Owners of the land. I recognise their continuing connection to the land, water and culture. I pay my respects to Elders past, present and emerging.”

1. PRESENT

Councillors

Cr. Susanne Newton (Mayor) (Chairperson)

Cr. Tim Laurence (Deputy Mayor)

Cr. Lina Messina (online)

Cr. Susan Rennie

Cr. Tom Hannan

Cr. Trent McCarthy

Council Officers

Vanessa Petrie - General Manager City Sustainability and Strategy

Neil Cooney – Assistant Manager City Development

Marisia Hammerton – Planning Coordinator

Paul Moriarty – Senior Planner

Felicity Walsh – Interim Manager Governance and Communications

2. APOLOGIES

Cr. Gaetano Greco was on an approved leave of absence.

Apologies were submitted by Cr. Emily Dimitriadis and Cr. Julie Williams.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Committee Decision

MINUTE NO. 24-125

MOVED: Cr. T McCarthy
SECONDED: Cr. T Laurence

That the Minutes of the Planning Committee Meeting held on 8 April 2024 be confirmed as a correct record of business transacted.

CARRIED UNANIMOUSLY

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/631/2023 154 MITCHELL STREET NORTHCOTE

Author: Senior Statutory Planner

Reviewed By: General Manager City Sustainability and Strategy

Submissions

The following people addressed the Committee in relation to this item:

1. Sue Sukkar (Applicant)
2. Tony Martin (Objector)
3. Anne Harris (Objector)
4. Robert Kisgen (Objector)

Applicant	Address	Consultant
C.Kairouz Architects	154 Mitchell St Pty Ltd	Stantec EcoHarmony

EXECUTIVE SUMMARY

Property Address:	154 Mitchell Street Northcote
Proposal:	Construction of three triple storey dwellings on a lot, as shown on the plans accompanying the application.
Zoning and Overlay/s:	<ul style="list-style-type: none"> • General Residential Zone – Schedule 2 (GRZ2) • Development Contribution Plan Overlay (DCPO)
Car Parking:	Two (2) car parking spaces are provided to each dwelling. The required statutory rate of car parking is met for all dwellings.
Is a Developer Contribution required?	Yes. The proposal is subject to a levy in accordance with Schedule 1 of Clause 45.06 (Development Contributions Plan Overlay) of the Darebin Planning Scheme. A planning permit condition requiring payment of the levy would be applied to any approval issued for this application.
Consultation:	<ul style="list-style-type: none"> • A public notice sign to the front of the property. • Letters sent to surrounding owners and occupiers.
Objections:	Eighteen (18) objections were received against this application. The key objection grounds raised include:

	<ul style="list-style-type: none"> • Reduced front setback not appropriate • Car parking reduction • Impact of proposal on available on-street parking • Visual bulk and overdevelopment concerns related to three storey form • Roof form not in keeping with area • Overlooking/privacy concerns • Overshadowing impacts
<p>Key reasons for support:</p>	<ul style="list-style-type: none"> • This is an unrestricted site, with no heritage or flood overlays affecting it, has good access to services and transport and is zoned to provide diverse housing types and housing growth. • The development accords with Council’s Incremental Change strategic policy direction. • A quality contemporary design which provides a positive response to the Council adopted Good Design Guide for Medium Density Development, and a high level of compliance with Clause 55 (ResCode) of the Planning Scheme. • The car parking provision for each dwelling is fully compliant with the requirements of Clause 52.06 (Car Parking) of the Darebin Planning Scheme. • The proposal comfortably fits within the height requirement of the General Residential Zone and appropriately manages change by providing reasonable standards of amenity for existing and new residents. • The three storey form is akin to a two storey outcome with attic conversion at the upper level, ensuring it fits into the context. • The site context, particularly the nature of the building to the west, the laneway to the east and the location in proximity to services and public transport support the proposed three storey form of the development.
<p>Recommendation:</p>	<p>Notice of Decision to Grant a Planning Permit, subject to conditions.</p>

Committee Decision

MINUTE NO. 24-126

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

RECOMMENDATION PART A:

That Planning Permit Application D/631/2023 be supported and a notice of decision to grant a permit be issued for the construction of three triple storey dwellings on a lot, in accordance with the endorsed plans at 154 Mitchell Street Northcote, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The plans

must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as *a08 to a12, produced by c. Kairouz architects, dated 05/06/2024*) but modified to show:

- (a) The second floor east facing retreat windows of dwellings 2 and 3 provided with a sill with a minimum height of 1.7 metres above finished floor level.
- (b) Annotations on the plans amended to confirm that all obscured glazing is fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.
- (c) Dwelling 3 first floor bedroom 2 and second floor retreat amended to comply with the requirements of standard b20 at clause 55.04-4 of the Darebin planning scheme. No other setbacks are to be reduced in order to achieve compliance with the requirements of the standard.
- (d) Provide permeable paving to the pedestrian pathway abutting the laneway, and paved areas of the secluded private open spaces.
- (e) A tap provided to each second floor retreat balcony.
- (f) Double glazing indicated on plans in accordance with the submitted BESS report.
- (g) Dwelling 1 first and second floor north facing windows to be openable.
- (h) External operable sun shading devices (excluding roller shutters to windows that face the street or common areas at ground floor) to all east and west facing habitable room windows and glazed doors. A dimensioned section diagram or photograph of the device must be provided on the plans. The first and second floor window shading devices must be operable from within the dwellings. Windows that have external adjustable shading must be able to be opened when using the shading device.
- (i) A comprehensive schedule of construction materials, external finishes and colours (including colour samples).
- (j) 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 to Mitchell street. Where within the site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- (k) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - (i) co-located where possible;
 - (ii) located or screened to be minimally visible from the public realm;
 - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - (iv) integrated into the design of the building.
- (l) The location of water and electricity metres. Where metres would be visible from the public realm, these are to be:
 - (i) co-located where possible;
 - (ii) positioned on a side boundary or adjacent to the accessway; and
 - (iii) screened from view using either landscaping or durable screening that integrates with the development.
- (m) Any fencing visible from the street, other than fencing along common boundaries

shared with an adjoining site, to be of a design, colour and quality of material (not timber palings) that matches the character of the development.

- (n) Any modifications required as a result of the approved landscape plan required by condition no. 4 of this permit.
- (o) Annotations detailing tree protection zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of condition no. 5 and 6 of this permit.
- (p) Any modifications required as a result of the approved sustainable design assessment (SDA) required by condition no. 7 of this permit.
- (q) The provision of a stormwater management system plan, including a water sensitive urban design plan, in accordance with standard w1 of clause 53.18-4 of the Darebin planning scheme. Refer to condition no. 8 of this permit.
- (r) The provision of a site management plan in accordance with standard w3 of clause 53.18-6 of the Darebin planning scheme. Refer to condition no. 9 of this permit.
- (s) Waste storage and management for the development, in accordance with condition no. 10 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. Any new dwellings allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the Darebin planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.
- 4. Before plans are endorsed under condition no. 1 of this permit, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of this permit. The landscape plan must be prepared by a suitably qualified person and drawn to scale with dimensions. The landscape plan must be prepared by a suitably qualified person and must incorporate:
 - (a) Tree protection measures in accordance with condition no. 5 and 6 of this permit.
 - (b) Any modifications relating to landscaping required as a result of the sustainable design assessment required by condition no. 7 of this permit.
 - (c) Any modifications relating to landscaping required as a result of the water sensitive urban design report required by condition no. 8 of this permit.
 - (d) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified. All existing trees to be retained must be retained and protected in accordance with Australian standards.
 - (e) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - (f) A diversity of plant species and forms.
 - (g) 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 must have a minimum height of 1.6 metres in 40 litre containers at the time of installation and must have the following

minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).

- (h) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
- (i) 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.
- (j) Hard paved surfaces at all entry points to dwellings.
- (k) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, tanks, storage, bike racks and the like).
- (l) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
- (m) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences.
- (n) The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
- (o) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
- (p) Scale, north point and appropriate legend.
- (q) Landscape specification notes including general establishment and maintenance requirements.

The requirements of the endorsed landscape plan must be complied with and implemented to the satisfaction of the responsible authority.

The development must not be occupied, unless otherwise approved by the responsible authority in writing, until the landscaping works shown on the endorsed landscape plan are completed to the satisfaction of the responsible authority.

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

The landscaping shown on the endorsed landscape plan must be maintained to the satisfaction of the responsible authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the responsible authority.

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

- 5. Before the development (including demolition) starts, tree protection fencing (TPF) must be erected in accordance with the following requirements to provide a tree protection zone (TPZ):

Tree*	Location	TPZ (radius from the base of the tree trunk)
Tree 1	Naturestrip	2.0 metres

Tree 2	Adjoining property (south)	2.0 metres
*as defined by council's arborist		

6. The following tree protection measures must be implemented for trees identified in the table to condition no. 4 of this permit:
 - (a) Tree protection measures must be in accordance with Australian standard as4970 – 2009: protection of trees on development sites or as otherwise approved in writing by the responsible authority.
 - (b) Tree protection fencing must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the responsible authority. The tree protection fence must remain in place until construction is completed or unless otherwise agreed by the responsible authority in writing.
 - (c) The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a tree protection zone (TPZ). The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.
 - (d) Except with the written consent of the responsible authority:
 - (i) no vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.
 - (ii) no storage or dumping of tools, equipment or waste is to occur within a TPZ.
 - (e) Any pruning works must be carried out in accordance with the Australian standard as4373 - 2007: pruning of amenity trees and undertaken by a suitably qualified arborist.
 - (f) The construction of the crossover (and any other buildings and works within a TPZ) must be undertaken under the supervision and direction of a qualified arborist.
 - (g) Where applicable to a nature strip tree, a TPZ is confined to the width of the nature strip.
 - (h) Where applicable to a tree on a neighbouring lot, a TPZ only applies where within the site.
 - (i) Before any development (including demolition) starts, all existing vegetation shown on the endorsed plan(s) to be retained must be marked and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority.

7. Before plans are endorsed under condition no.1 of this permit, a sustainable design assessment (SDA) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the SDA will be endorsed and will then form part of this permit. The SDA must be prepared by a suitably qualified professional and must:
 - (a) Provide details of how water efficient landscaping is achieved by the development.
 - (b) Provide a full preliminary energy rating for each thermally unique dwelling that achieves a minimum average 6.5 star NatHERS across all dwellings.
 - (c) Provide details of the permeable paving with a cross sectional drawing showing the different layers and their depth, the slotted pipes and the connection to

stormwater pits.

- (d) All ESD items must be drawn and labelled or listed on the plans to ensure greater compliance in the final built development. Where items cannot be drawn, they are to be included in a table summary on the plans.

Where alternative ESD initiatives are proposed to those specified in this condition, the responsible authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

When submitted and approved to the satisfaction of the responsible authority, the amended SDA and associated notated plans will be endorsed to form part of this permit. No alterations to the SDA may occur without the written consent of the responsible authority.

- 8. Before plans are endorsed under condition no. 1 of this permit, a detailed stormwater management system report to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the stormwater management system report will be endorsed and will then form part of this permit. The report must include:

- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including:
 - (i) An assessment using an industry recognised stormwater tool;
 - (ii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - (iii) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - (iv) A plan illustrating where all impervious surfaces will be treated and drained;
 - (v) A construction and maintenance schedule;
- (b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
- (c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements;

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

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

The requirements of the endorsed site management plan must be implemented and

complied with to the satisfaction of the responsible authority.

10. Before the development is occupied, a waste storage and collection area must be provided for each dwelling in accordance with the endorsed plans.

The waste storage and collection area must have dimensions suitable to accommodate and conveniently access:

- (a) 80 litre General Waste/week
- (b) 240 litre Recyclable Waste/fortnight
- (c) 120 litre FOGO Waste/fortnight
- (d) 120 litre Glass Waste/fortnightly or monthly (TBA by Council), and

Provision of a to-scale bin layout plan of the naturestrip is to be provided showing minimum 300mm separation between bins and from street furniture, light poles, trees, etc. Where the site's frontage is not wide enough to accommodate the number of waste bins individually for each dwelling, a shared waste arrangement must be nominated.

If located outside a building, the waste storage and collection area must be surrounded by a screen so that it is not visible from any public road, thoroughfare or common property to the satisfaction of the responsible authority.

The waste storage and collection area must not be used for any other purpose and must be maintained in a clean and tidy condition, and free from offensive odour, to the satisfaction of the responsible authority.

*FOGO: Food Organics and Garden Organics

11. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority or the Responsible Authority without the prior written consent of the Responsible Authority and/or any relevant authority with vested interest in the easement
12. Before the use starts, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.
- The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.
13. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
14. The land must be drained to the satisfaction of the Responsible Authority.
15. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:
- (a) concealed in service ducts or otherwise hidden from view; or
 - (b) located and designed to integrate with the development,
- To the satisfaction of the responsible authority.
16. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the responsible authority.
17. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.

18. A clothesline must be provided to each dwelling. Clotheslines must not be visible from Mitchell street.
19. Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.
20. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;To the satisfaction of the Responsible Authority.
21. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
22. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
23. Prior to the issue of a Building Permit in relation to the development approved by this permit, a Community Infrastructure Levy and/or Development Infrastructure Levy must be paid to Darebin City Council in accordance with the approved Development Contributions Plan Overlay.
24. This Permit will expire if either:
 - (a) The development does not start within three (3) years from the date of this Permit; or
 - (b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
 - (a) Before this Permit expires;
 - (b) Within six (6) months after the expiry date; or
 - (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

NOTATIONS

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

- N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the

development they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.

- N4. This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- N5. To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.
- N6. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N7. This planning permit is to be attached to the "statement of matters affecting land being sold", under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.
- N8. Please note the Development Contribution Plan levy will be invoiced separately.

RECOMMENDATION PART B:

That Council delegates the Manager City Development to instruct Officers and/or Solicitors in appearing for Council at any appeal to the Victorian Civil and Administrative Tribunal (VCAT) and/or in further discussions/consultation with parties.

Carried

For: Cr's Rennie, McCarthy, Laurence, Newton and Messina (5)

Abstained: Cr. Hannan (1)

6. OTHER BUSINESS

6.1 APPLICATIONS DETERMINED BY VCAT - REPORT FOR PLANNING COMMITTEE

EXECUTIVE SUMMARY

The General Planning Information attached at Appendix A contains:

- A summary of decisions by VCAT to date in financial year 2024-2025, at Table 1; and
- A summary of decisions issued since last reported to Council (financial year 2023-2024) at Table 2.

Committee Decision

MINUTE NO. 24-127

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

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

CARRIED UNANIMOUSLY

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil.

8. CLOSE OF MEETING


The meeting closed at 7.13pm.

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