



Merri-bek
City Council

PROPOSED
Minutes of the Planning and Related Matters Meeting

Held in Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg
on Wednesday 22 July 2026

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The Mayor opened the meeting at 6.30 pm and stated the Council meeting is being held on the traditional country of the Wurundjeri Woi Wurrung people and acknowledged them as Traditional Owners. The Mayor paid respects to their Elders, past, present and emerging, and the Elders from other communities who may be here today.

Present	Time In	Time Out
Cr Nat Abboud, Mayor	6.30 pm	6.55 pm
Cr Helen Davidson, Deputy Mayor	6.30 pm	6.55 pm
Cr Sue Bolton	6.36 pm	6.55 pm
Cr Liz Irvin	6.30 pm	6.55 pm
Cr Dr Jay Iwasaki	6.30 pm	6.55 pm
Cr Chris Miles	6.30 pm	6.55 pm
Cr Helen Politis	6.30 pm	6.55 pm
Cr Adam Pulford	6.30 pm	6.55 pm
Cr Ella Svensson	6.31 pm	6.55 pm
Cr Katerine Theodosis	Leave of absence	
Cr Oscar Yildiz JP	6.30 pm	6.55 pm

OFFICERS

Chief Executive Officer – Kate McCaughey
 Director Place and Environment – Pene Winslade
 Group Manager City Development – Phil Priest
 Unit Manager Urban Planning – Mark Hughes
 Planning Coordinator – Esha Rahman
 Senior Urban Planner – Houston Watt
 Unit Manager Governance and Risk – Sophie Barison
 Team Leader Governance – Naomi Ellis

6.31 pm Cr Yildiz left the meeting.

6.31 pm Cr Yildiz returned to the meeting.

APOLOGIES/LEAVE OF ABSENCE

Cr Kat Theodosis has requested a leave of absence from 22 July to 25 July 2026 inclusive. As this request requires Council approval, it will be referred to the Council meeting on 12 August 2026, which is the next available Council meeting, in line with Council's Governance Rules.

DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

MINUTE CONFIRMATION

Resolution

Cr Davidson moved, Cr Miles seconded -

The minutes of the Planning and Related Matters Meeting held on 24 June 2026 be confirmed.

Carried

COUNCIL REPORTS

5.1 81 DAVIES STREET, BRUNSWICK - PLANNING APPLICATION - MPS/2026/101



Property:	81 Davies Street, Brunswick
Proposal:	Construction of four triple storey dwellings
Zoning and Overlay/s:	- General Residential Zone – Schedule 1 - Development Contributions Plan Overlay
Strategic setting:	Minimal change Incremental change Significant change
Objections:	12 Objections - Key issues raised: - Neighbourhood character - Overdevelopment - Traffic
Planning Information and Discussion (PID) Meeting:	- Date held: 30 June 2026 - Attendees: 6 objectors, the applicant, 2 Council officers, and Cr Irvin - Prior to this meeting, the applicant submitted discussion plans showing compliance with the front street setback standard of Clause 55. Following this meeting, the applicant agreed to conditions requiring an improved stormwater management response, overlooking treatment and relocation of A/C units.
ESD:	Sustainability objectives and standards of Clause 55 are met, noting Council's Environmentally Sustainable Design Policy is no longer a relevant consideration for this application.
Key reasons for support	- The proposal meets most of the Clause 55 standards including those for, overshadowing and daylight to existing windows. - The proposal provides reasonable liveability and internal amenity. - The proposal meets car parking requirements. - Recommended conditions will require changes to improve the quality of external materials and colours, front street setback and stormwater management.
Recommendation:	That a Notice of Decision to Grant a Planning Permit be issued

Officer Recommendation

That a Notice of Decision to Grant a Planning Permit MPS/2026/101 be issued for the land at 81 Davies Street, Brunswick.

The Permit would allow:

The construction of four dwellings

Planning Scheme Clause	Matters for which permit is required
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The following conditions would apply to this permit:**Amended Plans**

1. Before the development commences, 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 the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans prepared by Beyond Design Group, Sheet No.'s TP1-TP7, dated 19/05/2026 but modified to show:
 - a) Changes, generally in accordance with the discussion plans dated 26/06/2026, including:
 - i. Reducing the size of the balcony to Dwelling 1 and ensuring the first floor does not encroach into the 6 metre front setback.
 - ii. A porch to the front entrance of Dwelling 1. The height and encroachment of the porch must comply with the requirements of Standard B3-4 of Clause 55.03-4 (Street setback).
 - b) The elevations updated to include a notation that confirms all windows nominated as 'obs' as fixed shut obscure glazing to a minimum of 1.7 metres above finished floor level.
 - c) The east facing second floor bed 4 windows of Dwelling 2 and 3 to have fixed obscure glazing to a minimum of 1.7 metres above finished floor level.
 - d) The east-facing first floor powder room windows of Dwellings 1 to 3 must be obscurely glazed and restricted to a maximum opening of 10 millimeters.
 - e) The east facing stairwell windows of all dwellings to have fixed obscure glazing to a minimum height of 1.7 metre above finished floor level.
 - f) Removal of the two street trees located on the nature strip along Davies Street, adjacent to the crossover serving Dwelling 1.
 - g) The air conditioning unit associated with Dwelling 3 must be relocated to the second floor south-facing wall of bed 4.
 - h) The air conditioning unit associated with Dwelling 4 must be relocated to the first floor north-facing wall of the laundry.
 - i) Floor plans updated to show the setbacks of the dwellings measured from the eastern title boundary.
 - j) An updated schedule of all proposed exterior decorations, materials, finishes and colours, which includes:
 - i. Weatherboard cladding or similar to be the primary and visually dominant material to the first and second floors, covering the majority of visible external wall areas.
 - ii. The use of monument for any external surfaces of the building to be replaced with lighter colour tones.
 - k) Any changes to the plans arising from the Landscape Plan in accordance with Condition 3 of this permit.
 - l) Tree protection zones in accordance with Condition 6 of this permit, to the street trees within the Barrow Street road reserve fronting the site.
 - m) The Environmentally Sustainable Design initiatives that are required to be shown on plans, as contained within Condition 8 of this permit.

Compliance with Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority, except where no permit is required under the Merri-bek Planning Scheme, provided the minimum garden area requirement under the Scheme continues to be met and the alteration is not contrary to any specific condition of this permit.

Landscaping

3. Concurrent with the submission of plans for endorsement under Condition 1, an amended landscape plan must be submitted to the Responsible Authority. The landscape plan must be generally in accordance with the plan prepared by Zenith Concepts dated 17/02/2026 but amended to show:
 - a) Any changes required to align with the plans for endorsement.
 - b) Identification of existing tree(s) and vegetation within the road reserves fronting the site proposed to be removed and retained, including the tree protection zone(s) of trees to be retained and protected.
 - c) Strategies for the retainment of vegetation (i.e. barriers and signage during the construction process) consistent with any conditions of this permit.

When submitted and approved to the satisfaction of the Responsible Authority, the landscape plan will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

4. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all landscaping works must be completed in accordance with the endorsed landscape plan to the satisfaction of the Responsible Authority.
5. All landscaping must be maintained to the satisfaction of the Responsible Authority in accordance with the endorsed landscape plans. Any dead, diseased or damaged plants must be replaced with a suitable species to the satisfaction of the Responsible Authority.

Tree Protection

6. Prior to development commencing (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), the street trees located within the Barrow Street road reserve must have a Tree Protection Zone (TPZ) in accordance with AS4970-2025 Protection of Trees on Development Sites to the satisfaction of the Responsible Authority:

The TPZ must meet the following requirements:

- a) Tree Protection Fencing

Tree Protection Fencing (TPF) is to be provided to the extent of the TPZ, calculated as being a radius of 12 x Diameter at Standard Height (DSH) as defined by the Australian Standard AS 4970.2025). The TPF may be aligned with roadways, footpaths and boundary fences where they intersect the TPZ.

The TPF must be erected to form a visual and physical barrier, be a minimum height of 1.5 metres above ground level and of mesh panels, chain mesh or similar material. A top line of high visibility plastic tape must be erected around the perimeter of the fence.

- b) Signage

Fixed signs are to be provided on all visible sides of the TPF clearly stating "Tree Protection Zone – No entry. No excavation or trenching. No storage of materials or waste.". The TPF signage must be complied with at all times.

- c) Irrigation

The area within the TPZ and TPF must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.

d) Provision of Services

All services (including water, electricity, gas and telephone) must be installed underground, and located outside of any TPZ, wherever practically possible. If underground services are to be routed within an established TPZ, this must occur in accordance with Australian Standard AS4970-2025.

e) Access to TPF

The TPF once erected, must be maintained and not altered, tampered or moved. If any works are proposed within the TPZ or require the TPF to be moved or altered, then such works must only be carried out with the prior written approval of, and under the direction of, a suitably qualified Arborist (minimum Level 5 Diploma of Arboriculture). A copy of the approval must be provided to Council upon request.

Street Tree Removal and Replacement

7. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the owner must pay Council the amenity value, removal, replacement and establishment costs in accordance with the Merri-bek Urban Forest Strategy 2017 for each street tree removed or damaged through the building works, to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design (ESD)

8. Prior to the endorsement of plans, an amended sustainable design response must be submitted to the satisfaction of the Responsible Authority. The sustainable design response must be generally in accordance with the sustainable design response prepared by Beyond Design Group, advertised 19/05/2026 but modified to include the following changes:

- a) Plans modified to show compliance with Standard B5-1 Clause 55.05-1 (permeability and stormwater objective) by:
 - i. Providing an amended WSUD (Water Sensitive Urban Design) catchment plan that is consistent with the Blue Factor report, clearly showing roof details including location of parapet walls, box gutters, roof fall direction, and downpipes (either charged, gravity or internal) to demonstrate how stormwater catchments drain to the rainwater tanks without charged pipes running under building slabs.
 - ii. Providing a Blue Factor report and stormwater management response that:
 - Maintains a minimum score of 100 per cent but is modified so that the dwelling 1 roof area is approx. 89.4m², to match the WSUD plan.
 - Achieves an 80 per cent reduction in suspended solids mean annual load

Where an alternative response is 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) sustainability design response outcomes in association with the development.

When submitted and approved to the satisfaction of the Responsible Authority, the amended sustainable design response and associated notated plans will be endorsed to form part of this permit. No alterations to the sustainable design response may occur without the written consent of the Responsible Authority.

9. Prior to the issue of a Statement of Compliance or Certificate(s) of Occupancy whichever occurs first, all works must be undertaken in accordance with the endorsed sustainable design response to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.
10. All stormwater treatment devices (e.g., raingardens, rainwater tanks etc.) must be maintained, to ensure water quality discharged from the site complies with the performance standard in the endorsed Sustainable Design Assessment.

No Residential reticulated gas service connection

11. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Merri-bek Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Car Parking and Vehicle Access

12. Prior to issue of an Occupancy Permit or issue of a Statement of Compliance, whichever occurs first, No Stopping yellow-edge line on street markings, are to be installed at the cost of the applicant to ban parking in the undersized on-street car parking space(s) created by the development between the crossovers of Dwellings 2 and 3 on Barrow Street to the satisfaction of the Responsible Authority.
13. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a vehicle crossing must be constructed in every location shown on the endorsed plans to a standard satisfactory to the Responsible Authority (Merri-bek City Council, City Infrastructure Department).
14. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any existing vehicle crossing not to be used in this use or development must be removed and the kerb and channel, footpath and nature strip reinstated to the satisfaction of the Responsible Authority (Merri-bek City Council, City Infrastructure Department).
15. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any Council or service authority pole or pit within 1 metre of a proposed vehicle crossing must be relocated or modified at the expense of the permit holder to the satisfaction of the Responsible Authority and the relevant service authority.
16. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the garage roller doors must be automatic and remote controlled.

Undergrounding cables

17. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all telecommunications and power connections (where by means of a cable) and associated infrastructure to the land (including all existing and new buildings) must be underground to the satisfaction of the Responsible Authority.

Stormwater

18. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Responsible Authority (Note: Please contact Merri-bek City Council, City Infrastructure Department).
19. Stormwater from the land must not be directed to the surface of the right-of-way to the satisfaction of the Responsible Authority.

General Amenity

20. Unless with the prior written consent of the Responsible Authority, any plumbing pipe, ducting, and plant equipment must be concealed from external views. This does not include external guttering or associated rainwater down pipes.
21. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all boundary walls must be constructed, cleaned, and finished to the satisfaction of the Responsible Authority.

Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, bollard lighting standing no higher than 1.2 metres above ground level is to be installed and maintained on the land to automatically illuminate pedestrian access to the dwelling(s) between dusk and dawn with no direct light emitted onto adjoining property to the satisfaction of the Responsible Authority.

22. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the Responsible Authority. Any screening measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the Responsible Authority.
23. Prior to commencement of the development hereby approved, a Construction Management Plan must be submitted to, and approved by, Council's City Infrastructure Department under Council's General Local Law. Guidance on how to prepare a Construction Management Plan can be found on Council's website.

Permit Expiry

24. This permit will expire if one of the following circumstances applies:
 - a) the development is not commenced within three (3) years from the date of issue of this permit;
 - b) the development is not completed within five (5) years from the date of issue of this permit.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or;

- i. within six months after the permit expires to extend the commencement date.
- ii. within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: Should Council impose car parking restrictions in this street, the owners and/or occupiers of the land would generally not be eligible for residential or visitor parking permits to allow for on street parking. See Council's website for more information: <https://www.merri-bek.vic.gov.au/residential-parking-permits>

Note 2: Further approvals are required from Council's City Infrastructure Department who can be contacted on 9240 1111 for any works beyond the boundaries of the property. Planting and other vegetative works proposed on road reserves can be discussed with Council's Open Space Unit on 9240 1111.

Resolution

Cr Irvin moved, Cr Miles seconded -

That a Notice of Decision to Grant a Planning Permit MPS/2026/101 be issued for the land at 81 Davies Street, Brunswick.

The Permit would allow:

The construction of four dwellings

Planning Scheme Clause	Matters for which permit is required
Clause 32.08-7	Construct two or more dwellings on a lot

The following conditions would apply to this permit:

Amended Plans

1. Before the development commences, 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 the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans prepared by Beyond Design Group, Sheet No.'s TP1-TP7, dated 19/05/2026 but modified to show:
 - a) Changes, generally in accordance with the discussion plans dated 26/06/2026, including:
 - i. Reducing the size of the balcony to Dwelling 1 and ensuring the first floor does not encroach into the 6 metre front setback.
 - ii. A porch to the front entrance of Dwelling 1. The height and encroachment of the porch must comply with the requirements of Standard B3-4 of Clause 55.03-4 (Street setback).
 - b) The elevations updated to include a notation that confirms all windows nominated as 'obs' as fixed shut obscure glazing to a minimum of 1.7 metres above finished floor level.
 - c) The east facing second floor bed 4 windows of Dwelling 2 and 3 to have fixed obscure glazing to a minimum of 1.7 metres above finished floor level.
 - d) The east-facing first floor powder room windows of Dwellings 1 to 3 must be obscurely glazed and restricted to a maximum opening of 10 millimeters.
 - e) The east facing stairwell windows of all dwellings to have fixed obscure glazing to a minimum height of 1.7 metre above finished floor level.
 - f) Removal of the two street trees located on the nature strip along Davies Street, adjacent to the crossover serving Dwelling 1.
 - g) The air conditioning unit associated with Dwelling 3 must be relocated to the second floor south-facing wall of bed 4.
 - h) The air conditioning unit associated with Dwelling 4 must be relocated to the first floor north-facing wall of the laundry.
 - i) Floor plans updated to show the setbacks of the dwellings measured from the eastern title boundary.
 - j) An updated schedule of all proposed exterior decorations, materials, finishes and colours, which includes:
 - i. Weatherboard cladding or similar to be the primary and visually dominant material to the first and second floors, covering the majority of visible external wall areas.
 - ii. The use of monument for any external surfaces of the building to be replaced with lighter colour tones.
 - k) Any changes to the plans arising from the Landscape Plan in accordance with Condition 3 of this permit.

- l) Tree protection zones in accordance with Condition 6 of this permit, to the street trees within the Barrow Street road reserve fronting the site.
- m) The Environmentally Sustainable Design initiatives that are required to be shown on plans, as contained within Condition 8 of this permit.

Compliance with Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority, except where no permit is required under the Merri-bek Planning Scheme, provided the minimum garden area requirement under the Scheme continues to be met and the alteration is not contrary to any specific condition of this permit.

Landscaping

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 - b) Identification of existing tree(s) and vegetation within the road reserves fronting the site proposed to be removed and retained, including the tree protection zone(s) of trees to be retained and protected.
 - c) Strategies for the retainment of vegetation (i.e. barriers and signage during the construction process) consistent with any conditions of this permit.

When submitted and approved to the satisfaction of the Responsible Authority, the landscape plan will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

- 4. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all landscaping works must be completed in accordance with the endorsed landscape plan to the satisfaction of the Responsible Authority.
- 5. All landscaping must be maintained to the satisfaction of the Responsible Authority in accordance with the endorsed landscape plans. Any dead, diseased or damaged plants must be replaced with a suitable species to the satisfaction of the Responsible Authority.

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The TPZ must meet the following requirements:

- a) Tree Protection Fencing

Tree Protection Fencing (TPF) is to be provided to the extent of the TPZ, calculated as being a radius of 12 x Diameter at Standard Height (DSH) as defined by the Australian Standard AS 4970.2025). The TPF may be aligned with roadways, footpaths and boundary fences where they intersect the TPZ.

The TPF must be erected to form a visual and physical barrier, be a

minimum height of 1.5 metres above ground level and of mesh panels, chain mesh or similar material. A top line of high visibility plastic tape must be erected around the perimeter of the fence.

b) Signage

Fixed signs are to be provided on all visible sides of the TPF clearly stating "Tree Protection Zone – No entry. No excavation or trenching. No storage of materials or waste.". The TPF signage must be complied with at all times.

c) Irrigation

The area within the TPZ and TPF must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.

d) Provision of Services

All services (including water, electricity, gas and telephone) must be installed underground, and located outside of any TPZ, wherever practically possible. If underground services are to be routed within an established TPZ, this must occur in accordance with Australian Standard AS4970-2025.

e) Access to TPF

The TPF once erected, must be maintained and not altered, tampered or moved. If any works are proposed within the TPZ or require the TPF to be moved or altered, then such works must only be carried out with the prior written approval of, and under the direction of, a suitably qualified Arborist (minimum Level 5 Diploma of Arboriculture). A copy of the approval must be provided to Council upon request.

Street Tree Removal and Replacement

7. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the owner must pay Council the amenity value, removal, replacement and establishment costs in accordance with the Merri-bek Urban Forest Strategy 2017 for each street tree removed or damaged through the building works, to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design (ESD)

8. Prior to the endorsement of plans, an amended sustainable design response must be submitted to the satisfaction of the Responsible Authority. The sustainable design response must be generally in accordance with the sustainable design response prepared by Beyond Design Group, advertised 19/05/2026 but modified to include the following changes:
 - a) Plans modified to show compliance with Standard B5-1 Clause 55.05-1 (permeability and stormwater objective) by:
 - i. Providing an amended WSUD (Water Sensitive Urban Design) catchment plan that is consistent with the Blue Factor report, clearly showing roof details including location of parapet walls, box gutters, roof fall direction, and downpipes (either charged, gravity or internal) to demonstrate how stormwater catchments drain to the rainwater tanks without charged pipes running under building slabs.
 - ii. Providing a Blue Factor report and stormwater management response that:
 - Maintains a minimum score of 100 per cent but is modified so that the dwelling 1 roof area is approx. 89.4m², to match the

WSUD plan.

- **Achieves an 80 per cent reduction in suspended solids mean annual load**

Where an alternative response is 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) sustainability design response outcomes in association with the development.

When submitted and approved to the satisfaction of the Responsible Authority, the amended sustainable design response and associated notated plans will be endorsed to form part of this permit. No alterations to the sustainable design response may occur without the written consent of the Responsible Authority.

- 9. Prior to the issue of a Statement of Compliance or Certificate(s) of Occupancy whichever occurs first, all works must be undertaken in accordance with the endorsed sustainable design response to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.**
- 10. All stormwater treatment devices (e.g., raingardens, rainwater tanks etc.) must be maintained, to ensure water quality discharged from the site complies with the performance standard in the endorsed Sustainable Design Assessment.**

No Residential reticulated gas service connection

- 11. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Merri-bek Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.**

Car Parking and Vehicle Access

- 12. Prior to issue of an Occupancy Permit or issue of a Statement of Compliance, whichever occurs first, No Stopping yellow-edge line on street markings, are to be installed at the cost of the applicant to ban parking in the undersized on-street car parking space(s) created by the development between the crossovers of Dwellings 2 and 3 on Barrow Street to the satisfaction of the Responsible Authority.**
- 13. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a vehicle crossing must be constructed in every location shown on the endorsed plans to a standard satisfactory to the Responsible Authority (Merri-bek City Council, City Infrastructure Department).**
- 14. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any existing vehicle crossing not to be used in this use or development must be removed and the kerb and channel, footpath and nature strip reinstated to the satisfaction of the Responsible Authority (Merri-bek City Council, City Infrastructure Department).**
- 15. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any Council or service authority pole or pit within 1 metre of a proposed vehicle crossing must be relocated or modified at the expense of the permit holder to the satisfaction of the Responsible Authority and the relevant service authority.**
- 16. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the garage roller doors must be automatic and remote controlled.**

Undergrounding cables

- 17. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all telecommunications and power connections (where by means of a cable) and associated infrastructure to the land (including all existing and new buildings) must be underground to the satisfaction of the Responsible Authority.**

Stormwater

- 18. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Responsible Authority (Note: Please contact Merri-bek City Council, City Infrastructure Department).**
- 19. Stormwater from the land must not be directed to the surface of the right-of-way to the satisfaction of the Responsible Authority.**

General Amenity

- 20. Unless with the prior written consent of the Responsible Authority, any plumbing pipe, ducting, and plant equipment must be concealed from external views. This does not include external guttering or associated rainwater down pipes.**
- 21. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all boundary walls must be constructed, cleaned, and finished to the satisfaction of the Responsible Authority.**

Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, bollard lighting standing no higher than 1.2 metres above ground level is to be installed and maintained on the land to automatically illuminate pedestrian access to the dwelling(s) between dusk and dawn with no direct light emitted onto adjoining property to the satisfaction of the Responsible Authority.

- 22. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the Responsible Authority. Any screening measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the Responsible Authority.**
- 23. Prior to commencement of the development hereby approved, a Construction Management Plan must be submitted to, and approved by, Council's City Infrastructure Department under Council's General Local Law. Guidance on how to prepare a Construction Management Plan can be found on Council's website.**

Permit Expiry

- 24. This permit will expire if one of the following circumstances applies:**
 - a) the development is not commenced within three (3) years from the date of issue of this permit;**
 - b) the development is not completed within five (5) years from the date of issue of this permit.**

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or;

- i. within six months after the permit expires to extend the commencement date.**

- ii. within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: Should Council impose car parking restrictions in this street, the owners and/or occupiers of the land would generally not be eligible for residential or visitor parking permits to allow for on street parking. See Council's website for more information: <https://www.merri-bek.vic.gov.au/residential-parking-permits>

Note 2: Further approvals are required from Council's City Infrastructure Department who can be contacted on 9240 1111 for any works beyond the boundaries of the property. Planting and other vegetative works proposed on road reserves can be discussed with Council's Open Space Unit on 9240 1111.

Carried

URGENT BUSINESS

Nil.

The Council meeting closed at 6.55 pm.

Confirmed

Cr Nat Abboud
MAYOR