



Minutes of the Planning Committee Meeting

held in the Council Chamber
Boxshall Street, Brighton
on Tuesday 16 August 2011
at 7.05pm

PRESENT:

Cr Louise Cooper-Shaw (Chairperson)
Cr Alex del Porto (Mayor)
Cr Felicity Frederico
Cr Clifford Hayes
Cr James Long
Cr Simon Russell

OFFICERS IN ATTENDANCE:

Shiran Wickramasinghe	Director City Strategy
Stuart Caldwell	Statutory Planning Manager
Theodora Jenkin -	Statutory Planning Coordinator
Terry Callant -	Governance Manager
Janice Pouw -	Governance Officer

APOLOGIES:

An apology from Cr Norris was submitted to the meeting.

Moved: Cr Russell

Seconded: Cr del Porto

That the apology from Cr Norris be received and leave of absence be granted.

CARRIED

DECLARATIONS OF INTEREST:

There were no declarations of interest submitted to the meeting.

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Confirmation of the Minutes of the Planning Committee Meeting 26 July 2011

Moved: Cr del Porto

Seconded: Cr Frederico

That the Minutes of the Planning Committee Meeting held on 26 July 2011 be confirmed with the inclusion that Cr Russell submitted his apology at 8.08pm.

CARRIED

REQUESTS TO BE HEARD:

In accordance with Council's Governance Local Law No.1 clause 68, individuals are granted up to 3 minutes to speak upon written application.

Requests to be heard were received from the following people:

Item 4.1 111 Bay Road, Sandringham

Mr John Bright
Mr Adrian Zarb

Item 4.5 380-386 Bay Street, Brighton

Mr Jarrah Lukjanov

Item 4.7 21-25 Wilson Street, Brighton

Mr Kel Twite

Item 4.8 3 Livingston Street, Highett

Ms Catherine Ramsey

Item 4.9 47 Milroy Street, Brighton East

Mr Mark Selover
Mr Adam Grundmann
Mr Alan Soyman
Mrs Calle Selover
Mr John Witorz
Mr Joel Fredman

OFFICERS' REPORTS:

4.1 111 BAY ROAD, SANDRINGHAM

It is recorded that Mr John Bright and Mr Adrian Zarb spoke in relation to this matter.

Moved: Cr Russell

Seconded: Cr Frederico

That Council having caused notice of Planning Application No. 2011/0157/1 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of the Bayside Planning Scheme in respect of the land known and described as 111 Bay Road, Sandringham for the construction of a double storey apartment building with basement car parking and access to a Road Zone Category 1 in accordance with the application dated 2 March 2011, subject to the following conditions, including the specified conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council on 28 November 2006:-

1. Before the development starts three copies of revised plans drawn to scale and dimensioned, 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 generally in accordance with the plans received with the application but modified to show to the satisfaction of the Responsible Authority:
 - a) Alterations as shown in the revised plans marked revision 'A' and date stamped as received on 6 July 2011.
 - b) All paving (except driveways) to be permeable including details of the permeability.
 - c) A schedule of all external materials and finishes to be provided to the buildings and works on the land, showing the materials, colour and finish of all external walls, roof, fascias, window frames and paving.
 - d) The proposed landscape treatment for the site including the existing and replacement plant species in accordance with the requirements of condition 5 of this permit. The landscape plan is to include a canopy tree capable of growing to 15 metres in height within the front setback.
 - e) All plant and equipment (including air conditioning units, heating units, hotwater systems, etc.) which is proposed to be located externally identified on the plans.
 - f) Details of screening to the first floor west, east and south balcony in the form of a 0.5 metre blade on a 45 degree angle on the outer edge of the wraparound balcony to ensure compliance with Clause 55.04-6 Standard B22 (Overlooking) and Standard B23 (Internal Overlooking) of the Bayside Planning Scheme.
 - g) Water sensitive urban design stormwater treatment measures providing a rating of a minimum of 100% in accordance with Condition 12 of this permit.
 - h) Alterations to the development in accordance with VicRoads requirements of condition 13 of this permit.

4.1 111 BAY ROAD, SANDRINGHAM (continued)

- i) Each separate garage within the basement must be a minimum of 5.5 metre wide and 6 metres long with a garage opening a minimum of 4.8 metres. These dimensions must be shown on the plan.
 - j) The minimum accessway width is 6.4 metres and must be indicated on the plan.
 - k) The basement and access ramp must comply with the requirements of Australian Standard AS 2890.1.
 - l) Modification of the development to achieve compliance with Clause 55.04-5, Standard B21 of the Bayside Planning Scheme in respect of shadow cast over the secluded private open space of 3/113 Bay Road.
2. P4 Layout not altered
 3. Before the occupation of the site commences or by such later date as is approved in writing by the responsible authority, all buildings and works and the conditions of this permit must be carried out and completed to the satisfaction of the responsible authority.
 4. A18 Concealment of pipes
 5. A19 Plant and equipment or features on roof
 6. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - c) details of surface finishes of pathways and driveways
 - d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - e) landscaping and planting within all open areas of the site
 7. L2 Completion of landscaping
 8. L3 Landscaping maintenance
 9. Before the development (including demolition) starts, the applicant must submit a report detailing tree protection in accordance with Australian Standard 4970: Protection of Trees on Development Sites, including trees on adjacent properties (within 3 metres of any common property boundary. This must be adhered to before, during and after construction.

4.1 111 BAY ROAD, SANDRINGHAM (continued)

10. Tree protection fencing must be established around the street trees prior to commencement of any works and maintained until all works on site are complete. The fencing is to be constructed and secured so its position cannot be modified by site workers. The fencing is to encompass the entire nature strip adjacent the works site with the exception of the crossovers. The tree protection zone is to be established and maintained in accordance with Australian Standards 4970 Protection of trees on development sites.
11. Before the development begins, detailed plans (3 sets) indicating the method of stormwater discharge to the nominated '*Legal Point of Discharge*' (and Stormwater Detention Systems where applicable), must be lodged with Council's Engineering Services department for approval.
12. Before the commencement of works, detailed plans to the satisfaction of the Responsible Authority must be submitted to and be 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 three copies must be provided. The plans must be in accordance with the guidelines outlined in Clause 22.08 of the Bayside Planning Scheme and must show:-
 - The type of water sensitive urban design stormwater treatment measures to be used;
 - The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas;
 - Design details of the water sensitive urban design stormwater treatment measures, including cross sections;
 - These plans must be accompanied by a report from an industry accepted performance measurement tool, which details the treatment performance achieved and demonstrates the level of compliance with the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999.The water sensitive urban design stormwater treatment system as shown on the endorsed plan must be retained and maintained at all times in accordance with the Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO 1999, to the satisfaction of the Responsible Authority.
13. VicRoads conditions
 - a) The proposed new vehicular crossover on Bay Road must be constructed in accordance with the submitted plans to the satisfaction of the Responsible Authority.
 - b) The edges of the vehicular crossover shall be angled at 60 degrees to the road reserve boundary, to improve entry and exit conditions.
 - c) Car parking spaces must be designed to allow vehicles to drive in a forward direction when both entering and existing the property, to the satisfaction of the Responsible Authority.
 - d) The developer must pay the full cost of all road works, drainage, service relocation and any other associated costs.
14. PT1 Time for starting and completion

4.1 111 BAY ROAD, SANDRINGHAM (continued)

Permit Notes

Prior to commencement of any building works, an Asset Protection Application must be taken out. This can be arranged by calling Council's Asset Protection Administrator, Mon-Fri 9.00am-1.00pm on 9599 4444.

N1 Vehicle Crossing Permit

N2 Building approval

N6 Vehicle crossing removal

N7 Retention of existing street trees/protection during construction

Construction of any fence/wall/letterbox structures may necessitate removal/damage of some sections of the footpath. If this is the case, a '**Road Opening Permit**' must be obtained to facilitate such work.

A '**Road Opening / Stormwater Tapping Permit**' is to be obtained from the Bayside City Council Infrastructure Department prior to the commencement of the connection to the kerb/channel.

CARRIED

4.2 390 – 394 NEW STREET, BRIGHTON

Moved: Cr Hayes

Seconded: Cr del Porto

That Council decides to not support the amendments to the endorsed plans under Secondary Consent of Planning Permit No 2010/0393/1 in respect of the land known and described as 390-394 New Street, Brighton in accordance with the application dated 1 April 2011 as Council considers that the proposed changes are inappropriate.

The Motion was Put and a **DIVISION** was called.

DIVISION: **FOR:** Crs Hayes, del Porto and Long (3)
 AGAINST: Crs Russell, Frederico and Cooper-Shaw (3)

The Chairperson used her casting vote against, and the Motion was **LOST**

Moved: Cr Russell

Seconded: Cr Frederico

That the Amended Plans dated 1 April 2011 for the changes to the endorsed plans of Planning Permit No. 2010/0393/1 be approved under the Secondary Consent provisions for the development of a three (3) storey building comprising fourteen (14) apartments and basement car parking in a Design and Development Overlay Schedule 2 at 390-394 New Street, Brighton and the following table be added to the permit:

Date	Change to permit
16 August 2011	Secondary Consent to Amend Plans: 1. Enlargement of the basement car park to increase the numbers of car parking spaces from twenty-one (21) to twenty-seven (27).

The Chairperson used her casting vote in favour of the Motion, and the Motion was **CARRIED**

4.3. 2 WILLIS LANE, HAMPTON

Moved: Cr Frederico

Seconded: Cr Russell

That the changes to the endorsed plans of Planning Permit No. 2010/0174/1 be approved under the Secondary Consent provisions for the use and development of the land for a multi level building comprising multiple dwellings, shop, cafe and laundromat; a reduction in car parking requirements and waiver of a loading bay at 2 Willis Lane, Hampton and the following table be added to the permit:

Date	Amendment
16 August 2011	<p>Secondary consent to amend plans:</p> <p>Amendment to the endorsed plans under Secondary Consent:</p> <p><u>Basement Level</u></p> <ul style="list-style-type: none"> • Creation of a disabled toilet at basement level adjacent to the lift and rearrangement of the secure storage area. <p><u>Ground Level</u></p> <ul style="list-style-type: none"> • Internal rearrangement of the bicycle and refuse store area. <p><u>First Floor</u></p> <ul style="list-style-type: none"> • The layout of apartment 1.6 has been amended including the deletion of the secondary balcony area. <p><u>Elevations</u></p> <ul style="list-style-type: none"> • Relocation of the windows within the southern elevation for apartment 1.6, 2.8, 3.8, and 4.8.

It is recorded that Cr Russell withdrew as Seconder of the Motion.

The Motion **LAPSED** for want of a seconder.

Moved: Cr del Porto

Seconded: Cr Hayes

That Council decides to not support the amendments to the endorsed plans under Secondary Consent of Planning Permit No 2010/0174/1 in respect of the land known and described as 2 Willis Lane Hampton in accordance with the application dated 15 July 2011 as Council considers that

- The reduction of the size of the water tanks and deletion of the balconies will compromise the energy efficiency and residential amenity of the development.
- The location of the disabled toilet is inappropriate

CARRIED

4.4 546 BALCOMBE ROAD, BLACK ROCK

Moved: Cr Russell

Seconded: Cr Frederico

That the changes to the endorsed plans be approved under the Secondary Consent provisions of Planning Permit No. 2006/750/1 issued for the construction of double storey dwelling to the rear of an existing dwelling at 546 Balcombe Road, Black Rock and the following table be added to the permit:

Date	Amendment
16 August 2011	<p>Secondary consent to amend plans:</p> <ul style="list-style-type: none"> • Increase the height of the wall on the southern boundary from 3.1 to 3.5 metres. • Installation of air conditioning units to the first floor west elevation.

CARRIED

4.5 380 – 386 BAY STREET, BRIGHTON

It is recorded that Mr Jarrah Lukjanov spoke in relation to this matter.

Moved: Cr del Porto

Seconded: Cr Hayes

That the amended plans lodged on 5 July 2011 be approved in accordance with the Secondary Consent Provisions of Planning Permit No. 2008/0685/1 issued on 23 November 2010 for the use of the land for a five storey building containing a supermarket and retail premises at ground level and four levels of dwellings above with 3 basements of car parking at 380-386 Bay Street, Brighton and the following table be added to the permit:

Date	Amendment
16 August 2011	<p>Secondary consent to amend plans approve:</p> <p><u>Basement Level</u></p> <ul style="list-style-type: none"> • Drawing TPO1.00 replaces JDA Architect Drawing VCAT 07 Rev EP • Access to basement level 3 now via direct access speed ramp from Basement level 1 • Basement extended to western title boundary along gridlines B through to G • Residential spaces increased from 106 to 121 spaces including 16 tandem spaces • Visitor spaces remain unchanged at 13 spaces • Retail spaces remain unchanged at 6 spaces • 96 stores provided at a minimum size of 6 cubic metres • 1 retail storage cage added • Provision made for 26 bicycles • Consolidation of basement plant areas <p><u>Basement Level 2</u></p> <ul style="list-style-type: none"> • Drawing TP01.01 replaces JDA Architect Drawing VCAT08 Rev EP • Basement extended to western title boundary along gridlines B through to G • Increase from 104 Coles retail spaces to 105 • 2 disable car spaces • 6 staff car spaces • Consolidation of basement plant areas

4.5 380 – 386 BAY STREET, BRIGHTON (continued)

	<p><u>Basement Level 1</u></p> <ul style="list-style-type: none">• Drawing TP01.02 replaces JDA Architects Drawing VCAT 09 Rev EP• New direct access speed ramp to Basement level 3 residential car park• Basement extended to western title boundary along gridlines B through to to G• 71 Coles retail spaces• 2 disabled car spaces• 4 staff car parks• 2 staff car parks at 45 degrees• Consolidation of basement plant areas
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CARRIED

4.6 333 BEACH ROAD, BLACK ROCK

Moved: Cr Russell

Seconded: Cr del Porto

That the changes to the endorsed plans of Planning Permit No. 2003/944/1 be approved under the Secondary Consent provisions for the development of a two (2) storey building comprising of five (5) apartments and basement car parking and alterations to access in a Road Zone Category 1 at 333 Beach Road, Black Rock and the following table be added to the permit:

Date	Amendments
16 August 2011	Secondary Consent to Amend Plans: <ul style="list-style-type: none"> • Extension of the existing deck within the front yard of Apartment 2 and inclusion of a planter box located along the inside of the front fence.

CARRIED

4.7 21 – 25 WILSON STREET, BRIGHTON

It is recorded that Mr Kel Twite spoke in relation to this matter.

Moved: Cr del Porto

Seconded: Cr Russell

That the amended plans lodged on 15 July 2011 be approved in accordance with the Secondary Consent Provisions of Planning Permit No. 2000/6179/1 issued on 30 October 2001 and amended on 29 October 2010 to allow for the construction of multiple dwellings and associated car parking at 21-25 Wilson Street, Brighton and the following table be added to the permit:

Date	Amendment
16 August 2011	<p>Secondary consent Amendments approved are as follows:</p> <ul style="list-style-type: none"> • Reconfiguration of the southwest corner of the basement in order to substitute four (4) car parallel parking spaces with four (4) tandem car parking spaces and the inclusion of a new storage, switch and fire pump room. The provision of car parking in accordance with Clause 55 will continue to be provided and the proposed tandem spaces will be allocated to the same dwelling. • Internal reconfiguration of dwellings located within the former Khyats building, including the removal of the enclosed balconies • Internal rearrangements of Apartments 2, 3, 6, 10, 11, 14, and 19 (located within the apartment building). • Removal of obsolete internal stairs for Apartments 18 and 19 (a consequence of previous amendment) • Construction of a roof over part of approved roof top open space area, (behind the approved stair structure which is located towards the front of the property)

The Motion was Put and a **DIVISION** was called.

DIVISION: **FOR:** Crs Frederico, Russell, del Porto, Long and Cooper-Shaw (5)
AGAINST: Cr Hayes (1)

CARRIED

4.8 3 LIVINGSTON STREET, HIGHETT

It is recorded that Ms Catherine Ramsey spoke in relation to this matter.

Moved: Cr Frederico

Seconded: Cr Long

That Council having caused notice of Planning Application No. 2010/0706/1 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of the Bayside Planning Scheme in respect of the land known and described as 3 Livingston Street, Highett for the use and development of an indoor recreation facility within a Special Building Overlay in accordance with the application dated 19 November 2010, subject to the following conditions, including the specified conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council on 28 November 2006:-

1. Before the development starts three copies of revised plans drawn to scale and dimensioned, 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 generally in accordance with the plans received with the application but modified to show to the satisfaction of the Responsible Authority:
 - a) All paving (except driveways) to be permeable including details of the permeability.
 - b) A schedule of all external materials and finishes to be provided to the buildings and works on the land, showing the materials, colour and finish of all external walls, roof, fascias, window frames and paving.
 - c) The proposed landscape treatment for the site including the existing and replacement plant species in accordance with the requirements of condition 9 of this permit.
 - d) All plant and equipment (including air conditioning units, heating units, hotwater systems, etc.) which is proposed to be located externally identified on the plans.
 - e) Water sensitive urban design stormwater treatment measures providing a rating of a minimum of 100% in accordance with Condition 16 of this permit.
 - f) Alterations to the development in accordance with Melbourne Waters requirements of condition 20 of this permit.
 - g) The deletion of the four (4) car spaces within the open space area at 7 Worthing Road.
 - h) Safety bollards are to be provided to the rear of 9 Worthing Road.
 - i) Details of all lighting within the community centre.
 - j) increase the setback of Activity Halls 3 & 4 from the northern boundary by 1.0 metre.
2. P4 Layout not altered
3. No more than 28 seats may be made available at any one time to patrons of the 'café' use, without the written consent of the Responsible Authority.

4.8 3 LIVINGSTON STREET, HIGHETT (continued)

4. No more than ninety (90) students may use the site at any one time, with the exception of five special occasion events in any one year, without prior written consent of the Responsible Authority.
5. The use of the building must not operate after 10pm unless with the prior written consent from the Responsible Authority.
6. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 and State Environment Protection Policy (Control of Music Noise from Public Premises) No N-2.
7. A18 Concealment of pipes
8. A19 Plant and equipment or features on roof
9. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - c) details of surface finishes of pathways and driveways
 - d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - e) landscaping and planting within all open areas of the site
10. L2 Completion of landscaping
11. L3 Landscaping maintenance
12. Before the development (including demolition) starts, the applicant must submit a report detailing tree protection in accordance with Australian Standard 4970: Protection of Trees on Development Sites, including trees on adjacent properties (within 3 metres of any common property boundary. This must be adhered to before, during and after construction.
13. Before the use of the development, the area set aside for the parking of vehicles and access lanes as shown on the endorsed plans 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-seal coat
 - d) Drained

4.8 3 LIVINGSTON STREET, HIGHETT (continued)

- e) Line marked to indicate each car space and all access lanes
 - f) Clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the Responsible Authority.
14. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
15. Before the development begins, detailed plans (3 sets) indicating the method of stormwater discharge to the nominated '*Legal Point of Discharge*' (and Stormwater Detention Systems where applicable), must be lodged with Council's Engineering Services department for approval.
16. Before the commencement of works, detailed plans to the satisfaction of the Responsible Authority must be submitted to and be 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 three copies must be provided. The plans must be in accordance with the guidelines outlined in Clause 22.08 of the Bayside Planning Scheme and must show:-
- The type of water sensitive urban design stormwater treatment measures to be used;
 - The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas;
 - Design details of the water sensitive urban design stormwater treatment measures, including cross sections;
 - These plans must be accompanied by a report from an industry accepted performance measurement tool, which details the treatment performance achieved and demonstrates the level of compliance with the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999.

The water sensitive urban design stormwater treatment system as shown on the endorsed plan must be retained and maintained at all times in accordance with the Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO 1999, to the satisfaction of the Responsible Authority.

17. Before the occupation of the site commences or by such later date as is approved in writing by the responsible authority, all buildings and works and the conditions of this permit must be carried out and completed to the satisfaction of the responsible authority.

4.8 3 LIVINGSTON STREET, HIGHETT (continued)

18. Waste Management Plan

Before the use or occupation of the development starts, a waste management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. Three copies of the plan must be submitted. The plan must include but is not limited to:

- Provision on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.
- All waste material must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.

The waste management plan must be implemented to the satisfaction of the Responsible Authority. The waste management plan must not be modified unless with the written consent of the Responsible Authority.

19. Prior to the commencement of any works, a construction management plan must be submitted to and be approved by the Responsible Authority. The construction management plan must address, but is not limited to:

- a) Hours of operation consistent with the applicable local law.
- b) Control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints.
- c) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site.
- d) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system.
- e) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
- f) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

All works must accord with the approved construction management plan to the satisfaction of the Responsible Authority.

4.8 3 LIVINGSTON STREET, HIGHETT (continued)

20. Melbourne Water conditions

- a) No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
- b) The recreation facility must be constructed with finished floor levels a minimum of 300mm above the applicable flood level.
- c) The building line including eaves must be set back a minimum of 2.5 metres clear of the outside edge of the Melbourne Water drain.
- d) Prior to the commencement of works, the design of the footings for the building adjacent to the Melbourne Water drain on the eastern boundary must be submitted to Melbourne Water for assessment. Details of the location of the Melbourne Water drain in relation to footings must be detailed on the drawings.
- e) The depth of the footings must be adequate to satisfy the angle of repose relative to the drain as per Melbourne Water's specification. See attached Standard Drawing: 'Angle of Repose - Footing Design' for details. Levels are to be shown to Australian Height Datum.
- f) No additional loading is to be placed directly on the Melbourne Water drain.
- g) Prior to the commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.
- h) Prior to the issue of a Certificate of Occupancy, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

21. PT1 Time for starting and completion

Permit Notes

Prior to commencement of any building works, an Asset Protection Application must be taken out. This can be arranged by calling Council's Asset Protection Administrator, Mon-Fri 9.00am-1.00pm on 9599 4444.

N2 Building approval

N7 Retention of existing street trees/protection during construction

Construction of any fence/wall/letterbox structures may necessitate removal/damage of some sections of the footpath. If this is the case, a '*Road Opening Permit*' must be obtained to facilitate such work.

A '*Road Opening / Stormwater Tapping Permit*' is to be obtained from the Bayside City Council Infrastructure Department prior to the commencement of the connection to the kerb/channel.

4.8 3 LIVINGSTON STREET, HIGHETT (continued)

Melbourne Water

The applicable flood level for the property is 30.58 metres to Australian Height Datum. If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on telephone 9235 2517, quoting Melbourne Water's reference 112088.

CARRIED

