



Minutes of the Planning Committee Meeting

held in the Council Chamber
Boxshall Street, Brighton
on Tuesday 17 May 2011
at 7.00pm

PRESENT:

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

OFFICERS IN ATTENDANCE:

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

APOLOGIES: There were no apologies submitted to the meeting.

DECLARATIONS OF INTEREST:

- Cr Hayes declared an Indirect Conflict of Interest by close association in Item 4.3 as his mother owns a property in close proximity to the application site.
- Cr Russell declared an Indirect Conflict of Interest by close association in Item 4.8 as the applicant for this item is developing plans for Cr Russell.
- Cr Cooper-Shaw declared a Direct Conflict of Interest in Item 4.7 as she owns a property in close proximity to the application site.

TABLE OF CONTENTS

Page No

REPORTS:

4.9 16 PLUNKET STREET, BRIGHTON EAST – APPLICATION NO: 2010/0514/14

4.1 27 SMITH STREET, HAMPTON – APPLICATION NO: 2010/0213/14

4.2 1-7 WALTHAM STREET, SANDRINGHAM – APPLICATION NO: 2002/7765/15

4.3 30-42 WARLEIGH GROVE, BRIGHTON – APPLICATION NO: 2005/0810/1...6

4.4 188 THE ESPLANADE, BRIGHTON – APPLICATION NO: 2006/0961/17

4.5 50 MILROY STREET, BRIGHTON EAST – APPLICATION NO: 2010/0573/1 ..8

4.6 11 BANOOL STREET, CHELTENHAM – APPLICATION NO: 2010/0646/1 ...10

4.7 71 TRAMWAY PARADE, BEAUMARIS – APPLICATION NO: 2010/0782/1 ..15

4.8 77 BONANZA ROAD, BEAUMARIS – APPLICATION NO: 2010/0550/117

Confirmation of the Minutes of the Planning Committee Meeting 19 April 2011

Moved: Cr Frederico

Seconded: Cr Long

That the Minutes of the Planning Committee Meeting held on 19 April 2011 be confirmed.

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 4.4 188 Esplanade, Brighton

Ms Claire Betteridge

Item 4.5 50 Milroy Street, Brighton East

Dr Isobel Crombie

Ms Patricia N'Ivor

Ms Anna McCredie

Dr Louise Batchelor

Ms Maria Lazzaro

Mr Alan Soyman

Mr Peter Barber

Item 4.6 11 Banool Street, Cheltenham

Mr Will Leaf

Item 4.7 71 Tramway Parade, Beaumaris

Mr Rob Stewart

Mr Dale Ross

Mr Chris Shaw

Item 4.8 77 Bonanza Road, Beaumaris

Mr Noel Broadway

Item 4.9 16 Plunket Street, Brighton East

Mr Peter Baker

OFFICERS' REPORTS:

Moved: Cr Frederico

Seconded: Cr Hayes

That Item 4.9 – 16 Plunket Street, Brighton East be brought forward and dealt with at this stage of the meeting.

CARRIED

4.9 16 PLUNKET STREET, BRIGHTON EAST

It is recorded that Mr Peter Baker did not pursue his right to speak on this matter.

Moved: Cr Frederico

Seconded: Cr Hayes

That Council defer this matter for two cycles given the applicant has submitted amended plans for consideration.

CARRIED

4.1 27 SMITH STREET, HAMPTON

Moved: Cr Frederico

Seconded: Cr Long

That the Amended Plans for the changes to the endorsed plans of Planning Permit No. 2010/0213/1 be approved under the Secondary Consent provisions for the construction of two (2) double storey attached dwellings at 27 Smith Street, Hampton and the following table be added to the permit:

Date	Amendment
17 May 2011	<p>Secondary consent to amend plans:</p> <p>Amendment to the endorsed plans under Secondary Consent:</p> <ul style="list-style-type: none"> • Deletion of the basement level entertainment areas for both dwellings.

CARRIED

4.2 1-7 WALTHAM STREET, SANDRINGHAM

Moved: Cr Norris

Seconded: Cr Russell

A. That Council decides to support the amendments to the endorsed plans under Secondary Consent of Planning Permit No 2002/7765/1 in respect of the land known and described as 1-7 Waltham Street, Sandringham in accordance with the plans received dated 9 May 2011.

Date	Amendment
17 May 2011	<p>Secondary consent to amend plans:</p> <p>Amendment to the endorsed plans under Secondary Consent:</p> <ul style="list-style-type: none"> • Installation of a stairway platform lift in lieu of secondary accesses for shops 1 and 2. • Deletion of landings in front of platform lift for shop 3 and 4 due to structural problems and restriction of space. • Installation of external sliding doors for shops 1 to 4.

B: That the applicant be informed of the Committees' view that the deterioration of the orange paint on the building detracts from the streetscape and should be remedied as soon as possible.

CARRIED

4.3. 30-42 WARLEIGH GROVE, BRIGHTON

- *It is recorded that Cr Hayes declared an Indirect Conflict of Interest by close association in Item 4.3 as his mother owns a property in close proximity to the application site.*

Cr Hayes vacated the Hall at 7.19pm prior to the consideration of this matter.

Moved: Cr del Porto

Seconded: Cr Long

That Council decides to not support the amendments to the endorsed plans and planning permit conditions under Section 87A of the Planning and Environment Act (1987) of Planning Permit No 2005/0810/1 in respect of the land known and described as 30-42 Warleigh Grove, Brighton in accordance with the application dated 7 April 2011 as Council considers that the proposed changes would result in inappropriate built form outcomes that are not consistent with the planning policy outcomes sought for this area.

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

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

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

It is recorded that Cr Hayes was absent from the Chamber whilst this matter was discussed and was not present in the Chamber whilst the vote was taken on this item.

It is recorded Cr Hayes returned to the Chamber at 7.31pm.

4.4 188 THE ESPLANADE, BRIGHTON

It is recorded that Ms Claire Betteridge spoke in relation to this matter.

Moved: Cr del Porto

Seconded: Cr Hayes

That Council having considered the Application to Amend the Permit under Section 87A of the Planning & Environment Act 1987 advises the Victorian Civil and Administrative Tribunal as follows in respect to the proposed modification to Condition 1g and the deletion of Condition 8 to Planning Permit 2006/0961/1 issued for construction of a double storey dwelling containing two (2) apartment with basement car parking, access to a declared main road and roof decks in a Design and Development Overlay 1 in accordance with the application dated 7 March 2011 but amended as follows

Amendment of Conditions

- Amend Condition 1(g) to read "The privacy screen on the north side of the first floor level terrace to be solid ~~and fully enclosed between the angled sections,~~ to a height of 1.7 metres above terrace level.

To delete Condition 8 which requires "Two coastal tea tree planted to the east and west ends of the terraces trimmed above the existing fence height."

CARRIED

4.5 50 MILROY STREET, BRIGHTON EAST

It is recorded that Dr Isobel Crombie, Ms Patricia N' Ivor, Ms Anna Mc Credie, Dr Louise Batchelor, Ms Maria Lazzaro, Mr Alan Soyman and Mr Peter Barber spoke in relation to this matter.

Moved: Cr Frederico

Seconded: Cr Hayes

That Council having cause notice of Planning Application No. 2010/573/1 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 to land known and described as 50 Milroy Street, Brighton East for the use of the site for the purpose of a Place of Assembly within a Residential 1 Zone and the associated reduction in car parking in accordance with the application material dated 28 September 2010, 3 November 2011 and 8 March 2011, subject to the following conditions, including the conditions set out in the Councils 'Town Planning Standard Conditions' adopted by the Council on 28 November 2006.

1. P5 – Layout not altered – use of land.
2. The use may only operate between the hours of 7:20 – 9:30 pm once a month on a Thursday.
3. The area from which the use operates must be in accordance with the plans endorsed under this Planning Permit and must not be altered without the prior written consent of the Responsible Authority.
4. The outside terrace area must not be used at any time when the gatherings are to take place.
5. Three (3) designated visitors car parking spaces must be provided on site when the use is operating.
6. Not more than fifty (50) patrons may be present on the premises at any one time without the prior written consent of the Responsible Authority.
7. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Music noise from Public Premises), No. N-2 and Environment protection (Residential Noise) Regulation 2008.
8. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
9. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.
10. A1 – General amenity provision
11. PT1 – Time for starting and completion (use)
12. The use may only be operated by Ms Maria Lazzaro and / or Mr Alan Soyman without the further written consent of the Responsible Authority.

4.6 11 BANOOL STREET, CHELTENHAM

It is recorded that Mr Will Leaf spoke in relation to this matter.

Moved: Cr Norris

Seconded: Cr Russell

That Council having caused notice of Planning Application No. 2010/0646/1 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 11 Banool Street, Cheltenham for the construction of two (2) double storey dwellings and removal of a native tree in a Vegetation Protection Overlay Schedule 3 in accordance with the application dated 27 October 2010 and revised plans dated 22 February 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 dated 27 October 2010 and 22 February 2011 but modified to show to the satisfaction of the Responsible Authority:
 - a) The front setback of the dwellings to be increased to a minimum of 7 metres.
 - b) All first floor habitable room windows to be screened in accordance with Clause 55, Standards B22 and B23 of the Bayside Planning Scheme.
 - c) Addition of privacy screens (trellis) on top of the existing side and rear boundary fence to a minimum of 1.7 metres above the finished floor level of the decks in accordance with Clause 55, Standard of the Standard B22 of the Bayside Planning Scheme.
 - d) 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 (including car park surfacing).
 - e) The proposed landscape treatment for the site including the existing and replacement plant species in accordance with the requirements of Condition 6 of this permit. Replacement planting must comprise of at least 60% indigenous planting. The landscape plan must show a minimum of one (1) canopy tree to the front and rear of each dwelling.
 - f) All plant and equipment (including air conditioning units, heating units, hotwater systems, etc.) which is proposed to be located externally identified on the plans.
 - g) Water sensitive urban design stormwater treatment measures providing a STORM rating of a minimum of 100% in accordance with Condition 14 of this permit.
2. P4 Layout not altered
3. A18 Concealment of pipes.
4. A19 Plant and equipment or features on roof.
5. A20 Boundary Walls

4.6 11 BANOOL STREET, CHELTENHAM (continued)

- 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. At least 60% of all planting must consist of indigenous species and a minimum of one (1) canopy tree to the front and rear of each dwelling.
 - 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, a tree protection fence must be erected inside the property from the centre of the following trees.

Tree Name	Tree Protection Zone Distances
T10 Quercus palustris next to the rear boundary of 6 Timmis Street	To be 1 metre east of the western property boundary, 10 metres north and south of the trunk of the tree on the subject site...

The fence must be constructed of star pickets and chain mesh or similar to a minimum height of 1.8m.

The tree protection fence must remain in place until construction is completed. A 100mm deep layer of mulch must cover the ground surface of the Tree Protection Zone before the development starts.

Watering of trees must occur as directed by any written request from Council.

Any excavation within the above distance must be done by hand to a minimum depth of 500mm below surface level and in the presence of a Qualified Arborist.

Any roots encountered must be cut cleanly with a sharp implement.

Excavations may continue with machinery below the 500mm minimum depth, once the 500mm minimum depth by hand has been achieved.

4.6 11 BANOOL STREET, CHELTENHAM (continued)

10. The area that comprises the tree protection Zone that is located between the building envelope and the tree protection fence for the following trees

Tree Name
T10 Quercus palustris

- Must be covered by 100mm of mulch and covered with a solid board, or by a structure that will provide protection from compaction.
- No heavy machinery, excavator or similar is to operate in this area.
- No storage or dumping of tools, equipment or waste is to occur within this area.

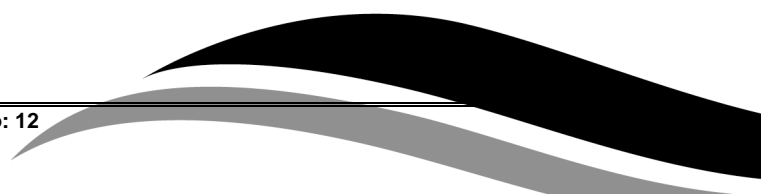
11. Footings for any buildings within the following distances must comply with the following conditions.

The distances are to be measured from the middle of the tree.

Tree Name	Approximate location	Construction Technique Distances
T10 Quercus palustris		10m

The footings for the dwelling must be constructed on:

- an above grade slab that does not require any excavation
- bored piers, screw piles or similar, with beams to be totally above grade.
- Bores must be able to be repositioned to enable retention of any root over 40mm in diameter.
- Excavation for bores or piles must be done by hand to a minimum depth of 500mm below surface level and in the presence of a Qualified Arborist.
- Excavations may continue with machinery below the 500mm minimum depth, once the 500mm minimum depth by hand has been achieved.
- Any roots less than 40mm encountered must be cut cleanly with a sharp implement.
- If any roots over 40mm are encountered in the proposed bore hole, the bore hole for the footing must be repositioned to at least 100mm from the root over 40mm.
- Any surface coverings should be permeable and above grade.



4.6 11 BANOOL STREET, CHELTENHAM (continued)

12. Within the following distance from the centre of the following trees

Tree Name Approximate location	Excavation Supervision Distances
T10 Quercus palustris	10.0m

- Any excavation within the above distance must be done by hand to a minimum depth of 500mm below surface level and in the presence of a Qualified Arborist.
 - Any roots encountered must be cut cleanly with a sharp implement.
 - Excavations may continue with machinery below the 500mm minimum depth, once the 500mm minimum depth by hand has been achieved.
 - Excavations must be documented (photographs and notes) and documentation must be submitted to Council within 28 days of request for such documentation.
13. Stormwater discharge is to be retained on site to the pre development level of peak stormwater discharge. The development is to have a *'Stormwater Detention System'* installed - the design capacity to be Council approved.
14. Prior to 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 22.10 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, to be a minimum of 100%, 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.

15. 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.

4.6 11 BANOOL STREET, CHELTENHAM (continued)

16. PT1 Time for starting and completion

Permit Notes

N1 Crossover permit
N2 Building approval
N10 Asset Protection

- Any seepage/agricultural waters are to be filtered to rain water clarity and must be pumped to the nearest Council Drain /Pit and not be discharged to the kerb and channel unless directed otherwise.
- Before the development begins, three sets of detailed plans 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.
- The driveway / Parking areas / paved courtyards / paths and 'pervious' pavements must be graded / drained to prevent stormwater discharge neither onto front footpath nor into adjacent properties.

CARRIED

It is recorded that Cr Cooper-Shaw declared a Direct Conflict of Interest in Item 4.7 as she owns a property in close proximity to the application site, and accordingly Cr Cooper-Shaw vacated the Chamber at 8.49pm prior to the consideration of this matter.

In the absence of the Chairperson for item 4.7, the Governance Manager called for nominations for the position of Acting Chairperson.

Moved; Cr Hayes

Seconded Cr Russell

That Cr del Porto be appointed Acting Chairperson for consideration of Item 4.7 – 71 Tramway Parade, Beaumaris.

CARRIED

4.7 71 TRAMWAY PARADE, BEAUMARIS

It is recorded that Mr Rob Stewart, Mr Dale Ross, Mr Chris Shaw and Mr Rob Stewart spoke in relation to this matter.

Moved: Cr Russell

Seconded: Cr Hayes

That Council having considered all the matters required under the Planning and Environment Act 1987 decides to Refuse to Grant a Permit in respect of Planning Permit Application No. 2010/0782/1 for the land known and described as 71 Tramway Parade, Beaumaris on the following grounds:-

1. The proposed development does not accord with the Neighbourhood Character objectives of Clause 22.07 of the Bayside Planning Scheme.
2. The proposed development does not comply with the objectives and requirements of Clauses 15 – Built Environment and Heritage and 16 – Housing of the Bayside Planning Scheme.
3. The proposed development does not accord with following standards of Clause 55 and the Schedule to the Residential 1 Zone of the Bayside Planning Scheme:
 - a) Standard B1 - Neighbourhood Character
 - b) Standard B6 – Street setback
 - c) Standard B17 – Side and Rear Setbacks
 - e) Standard B32 – Front Fence
4. The proposed development will result in unreasonable visual bulk to the adjoining properties.
5. The proposed front fence does not accord with the preferred neighbourhood character guidelines for residential precinct H3.
6. The proposed development requires the removal of a large liquid amber tree which adds significantly to the character of the area.

4.7 71 TRAMWAY PARADE, BEAUMARIS (continued)

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

DIVISION: **FOR:** Crs Hayes, Norris, Russell, Long and del Porto (5)
 AGAINST: Crs Frederico (1)

CARRIED

It is recorded that Cr Cooper-Shaw was absent from the Chamber whilst this matter was discussed and was not present in the Chamber whilst the vote was taken on this item.

It is recorded Cr Cooper-Shaw returned to the Chamber at 9.13pm and took the Chair for the remainder of the meeting.

It is recorded that Cr Russell declared an Indirect Conflict of Interest by close association in Item 4.8 as the applicant for this item is developing plans for Cr Russell.

*Cr Russell vacated the Hall at 9.13pm prior to the consideration of this matter.
Cr Norris vacated the Chamber at 9.12pm and re-entered at 9.14pm*

4.8 77 BONANZA ROAD, BEAUMARIS

It is recorded that Mr Noel Broadway spoke in relation to this matter.

Moved: Cr Norris

Seconded: Cr del Porto

That Council having caused notice of Planning Application No. 2010/0550/1 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 77 Bonanza Road, Beaumaris, for the construction of one (1) double storey dwelling on a lot less than 500 square metres in accordance with the application dated 22 September 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, 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) A schedule of construction materials, external finishes and colours (incorporating two (2) paint samples).
 - b) The double garage must be set back a minimum of 2m from the southern boundary.
 - c) The double garage must have a minimum width of 5.5m when measured internally.
 - d) The driveway where it intersects with the footpath to be at least 3m wide and indicated on the plan.
 - e) The door opening to the double garage to be at least 4.8m wide and indicated on the plan.
 - f) A pedestrian door opening must be provided outwards from the garage.
 - g) The existing vehicle crossing to be removed and a new vehicle crossing is to be constructed with at least a 3.3m boxed width, centred to the driveway.
 - h) Tree protection measures to be notated on the plans in accordance with condition 5.

4.8 77 BONANZA ROAD, BEAUMARIS (continued)

- i) A landscape plan in accordance with Condition 5 of this planning permit.
 - j) The proposed screening treatment for the first floor retreat window (facing east) is to be fixed, in accordance with Standard A15 of the Bayside Planning Scheme.
 - k) Water sensitive urban design stormwater treatment measures in accordance with Condition 7 of this planning permit.
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. A20 Boundary walls
5. 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) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - b) Details of surface finishes of pathways and driveways.
 - c) Details of water sensitive urban design elements to be incorporated and the plant species to be used.
 - 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. At least 60% of all planting must consist of indigenous species.
 - e) Landscaping and planting within all open areas of the site.

All species selected must be to the satisfaction of the Responsible Authority.

6. T9 Retention of existing street trees
7. 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 22.10 of the Bayside Planning Scheme and must show:-
- a) The type of water sensitive urban design stormwater treatment measures to be used including the 2000L underground water tank
 - b) The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas;

4.8 77 BONANZA ROAD, BEAUMARIS (continued)

- c) 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.

8. Any seepage / agricultural drainage water are to be filtered to rain water clarity and must be pumped to the nearest Council Drain / Pit and not be discharged to the kerb and channel unless directed otherwise.
9. The driveway / parking areas / paved courtyards / paths and 'pervious' pavements must be graded / drained to prevent stormwater discharge neither onto the front footpath nor into adjacent properties.
10. Tree protection fencing is to be established around the street tree prior to demolition and maintained until all works on site are complete.
 - The fencing is to be constructed and secured so its positioning cannot be modified by site workers.
 - The fencing is to encompass the entire nature strip
 - The Tree Protection Zone is to be established and maintained in accordance with *Australian Standards 4970 Protection of Trees on Development Sites*.
 - The only excavation for the construction of the brick pier fence is to be post holes for the piers
11. PT1 Time for starting and completion

Permit Notes

- N1 Crossover permit
- N2 Building approval
- N6 Vehicle crossing removal
- N7 Retention of existing street trees
- N10 Asset Protection

CARRIED

It is recorded that Cr Russell was absent from the Chamber whilst this matter was discussed and was not present in the Chamber whilst the vote was taken on this item.

The Chairperson declared the meeting closed at 9.28pm.