



## Minutes of the Planning Committee Meeting

held in the Brighton Town Hall  
Corner Wilson and Carpenter Streets, Brighton  
on Tuesday 22 March 2011  
at 7.00pm

**PRESENT:**

Cr Alex del Porto (Mayor)  
Cr Felicity Frederico  
Cr Clifford Hayes  
Cr James Long BM JP  
Cr Michael Norris

**OFFICERS IN ATTENDANCE:**

Shiran Wickramasinghe	Director City Strategy
Theodora Jenkin	- Acting Planning Manager
Natalie O'Leary	- Statutory Planning Coordinator
Paul Truong	- Acting Planning Co-ordinator
Terry Callant	- Manager Governance
Janice Pouw	- Governance Officer

In the absence of the Chairman the Manager Governance called for nominations for the position of Acting Chairperson for the meeting.

**Moved: Cr Long**

**Seconded: Cr Hayes**

That the Mayor be nominated as Acting Chairperson for the meeting.

**CARRIED**

**APOLOGIES:** An apology from Cr Cooper-Shaw and Cr Russell was submitted to the meeting.

**Moved: Cr Norris**

**Seconded: Cr Long**

That the apology from Cr Cooper-Shaw and Cr Russell 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 1 March 2011**

**Moved: Cr Norris**

**Seconded: Cr Frederico**

That the Minutes of the Planning Committee Meeting held on 1 March 2011 be confirmed.

**CARRIED**

### **REQUESTS TO BE HEARD:**

In accordance with Council's Governance Local Law No.1 clause 68, individuals cannot speak for more than 3 minutes.

Requests to be heard were received from the following people:

#### **Item 4.3 20 Prospect Grove, Black Rock**

Mrs Sarah Rosaia

Ms Toni Meath

Mr Robert Vos

#### **Item 4.4 6 Ardoyne Street, Black Rock**

Ms Claire Ferguson

Dr Bryan Dalton

Mr Simon Shaw

#### **Item 4.5 33-35 Bodley Street, Beaumaris**

Mrs Jane Kernot

Mr Kel Twite

Mr Cieran Kayes

**OFFICERS' REPORTS:**

**4.1 432-436 BLUFF ROAD, HAMPTON**

**Moved: Cr Frederico**

**Seconded:**

That Council advises the Tribunal that the substitute plans for 432-436 Bluff Road Hampton, Application No. 2010/0391/1 is supported

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

**Moved: Cr Long**

**Seconded: Cr Hayes**

That Council:

1. advises the Tribunal that the substitute plans for 432-436 Bluff Road Hampton, Application No. 2010/0391/1 have not fully addressed Council's concerns and that Council still opposes the development on grounds that have since been amended in response to substitute plans.
2. advises the second ground of refusal be amended to delete reference to Standard B27 Daylight to New Windows.
3. notifies all objectors, submitters and the permit applicant of Council's decision.

**CARRIED**

**4.2 4 SMALL STREET, HAMPTON**

**Moved: Cr Frederico**

**Seconded: Cr Long**

That the Amended Plans for the changes to the endorsed plans of Planning Permit No. 2008/0548/1 be approved under the Secondary Consent provisions for a mixed use development comprising two offices, two apartments and four townhouses with basement car parking and associated works, a reduction in car parking, waiving of loading and unloading provisions at 4 Small Street, Hampton and the following table be added to the permit:

Date	Amendment
22 March 2011	Secondary consent to amend plans: Amendment to the endorsed plans under Secondary Consent: <ul style="list-style-type: none"> <li>• Inclusion of internal lifts to Townhouses 1 and 2.</li> </ul>

**CARRIED**

### **4.3. 20 PROSPECT GROVE, BLACK ROCK**

*It is recorded that Mrs Sarah Rosaia, Ms Toni Meath and Mr Robert Vos spoke in relation to this matter.*

**Moved: Cr Norris**

**Seconded: Cr Frederico**

That Council having caused notice of Planning Application No. 2010/728/1 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 20 Prospect Grove, Black Rock for the construction of a single storey dwelling at the rear of an existing double storey dwelling, in accordance with the application dated 1 December 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 submitted application but modified to show to the satisfaction of the Responsible Authority:
  - a) The width of the garage door opening for dwelling 2 be a minimum of 2.9 metres.
  - b) The provision of bollard type lighting along the accessway at 7 metres intervals.
  - c) The existing crossover be reconstructed and its width reduced to 3.3 metres and be centred on the accessway.
  - d) The curved driveway edge on the eastern side of the single garage to dwelling 2 be aligned with the door opening point of the garage.
  - e) Dwelling 2 to be constructed on stump footings.
  - f) The southern and eastern boundary fences to be provided with a lattice extension a minimum of 300mm above the fence in front of the habitable room windows to ensure there is no unreasonable overlooking to the adjoining properties.
  - g) The proposed landscape treatment for the site including the existing and proposed species must consist of a minimum 60% canopy trees indigenous to the area and be in accordance with Condition 5 of this permit.
  - h) Tree protection as per Australian Standard 4970 is to be provided to the street tree prior to any works on site commencing and maintained until all works are complete.
2. P4 Layout not altered
3. A20 Boundary walls
4. CP7 Vehicular crossings

### **4.3. 20 PROSPECT GROVE, BLACK ROCK (continued)**

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 plan must show:

- a) A survey of all existing vegetation to be retained and/or removed.
- b) Buildings and trees 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 including one (1) canopy tree located within the private open space of dwelling 2 capable of growing to a height of 8 metres at maturity. The tree must be indigenous to the area.
- e) Landscaping and planting within all open areas of the site including 70% native or indigenous species.
- f) Bollard type or similar lighting to be provided along the proposed driveway.

All species selected must be to the satisfaction of the responsible authority.

The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.

6. T9 Retention of existing street trees
7. T10 Retention of existing trees
8. E1 Legal Point of Discharge
9. E2 Drainage Plans
10. E3 Stormwater Discharge
11. The water sensitive urban design stormwater treatment system shown on the plans to be retained and maintained at all times in accordance with the Urban Stormwater – Best Practice Environmental Management Guidelines 1999, to the satisfaction of the Responsible Authority.
12. 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

### **4.3. 20 PROSPECT GROVE, BLACK ROCK (continued)**

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.

## **AMENDMENT**

**Moved: Cr Hayes**

**Seconded: Cr Long**

That Council having caused notice of Planning Application No. 2010/728/1 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 20 Prospect Grove, Black Rock for the construction of a single storey dwelling at the rear of an existing double storey dwelling, in accordance with the application dated 1 December 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 submitted application but modified to show to the satisfaction of the Responsible Authority:
  - a) The width of the garage door opening for dwelling 2 be a minimum of 2.9 metres.
  - b) The provision of bollard type lighting along the accessway at 7 metres intervals.
  - c) The existing crossover be reconstructed and its width reduced to 3.3 metres and be centred on the accessway.
  - d) The curved driveway edge on the eastern side of the single garage to dwelling 2 be aligned with the door opening point of the garage.
  - e) Dwelling 2 to be constructed on stump footings.
  - f) The southern and eastern boundary fences to be provided with a lattice extension a minimum of 300mm above the fence in front of the habitable room windows to ensure there is no unreasonable overlooking to the adjoining properties.
  - g) The proposed landscape treatment for the site including the existing and proposed species must consist of a minimum 60% canopy trees indigenous to the area in and be in accordance with Condition 5 of this permit.
  - h) Tree protection as per Australian Standard 4970 is to be provided to the street tree prior to any works on site commencing and maintained until all works are complete.

#### **4.3. 20 PROSPECT GROVE, BLACK ROCK (continued)**

- i) That the rear setback of Unit 2 must comply with Standard B17 of the Bayside Planning Scheme.
2. P4 Layout not altered
3. A20 Boundary walls
4. CP7 Vehicular crossings
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 plan must show:
  - a) A survey of all existing vegetation to be retained and/or removed.
  - b) Buildings and trees 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 including one (1) canopy tree located within the private open space of dwelling 2 capable of growing to a height of 8 metres at maturity. The tree must be indigenous to the area.
  - e) Landscaping and planting within all open areas of the site including 70% native or indigenous species.
  - f) Bollard type or similar lighting to be provided along the proposed driveway.All species selected must be to the satisfaction of the responsible authority.  
The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.
6. T9 Retention of existing street trees
7. T10 Retention of existing trees
8. E1 Legal Point of Discharge
9. E2 Drainage Plans
10. E3 Stormwater Discharge
11. The water sensitive urban design stormwater treatment system shown on the plans to be retained and maintained at all times in accordance with the Urban Stormwater – Best Practice Environmental Management Guidelines 1999, to the satisfaction of the Responsible Authority.
12. PT1 Time for starting and completion.

#### **Permit Notes**

- N1 Crossover Permit
- N2 Building approval

#### **4.3. 20 PROSPECT GROVE, BLACK ROCK (continued)**

N6 Vehicle crossing removal

N7 Retention of existing street trees

N10 Asset Protection

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.

**LOST**

The Original Motion moved by Cr Norris and seconded by Cr Frederico became the Motion before the Chair.

The Motion was Put and **CARRIED**

#### 4.4 **6 ARDOYNE STREET, BLACK ROCK**

*It is recorded that Ms Claire Ferguson, Dr Bryan Dalton and Mr Simon Shaw spoke in relation to this matter.*

**Moved: Cr Norris**

**Seconded: Cr Long**

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. 2010/0689/1 for the land known and described as 6 Ardoyne Street, Black Rock 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 B8 – Site Coverage
  - d) Standard B14 – Access
  - e) Standard B17- Side and Rear Setback
  - f) Standard B18 – Walls on Boundaries
  - g) Standard B22 - Overlooking
4. The proposed development results in amenity detriment to the surrounding neighbours.

**CARRIED**

#### 4.5 33-35 BODLEY STREET, BEAUMARIS

*It is recorded that Mrs Jane Kernot, Mr Kel Twite and Mr Cieran Kayes spoke in relation to this matter.*

**Moved: Cr Norris**

**Seconded: Cr Frederico**

That Council having caused notice of Planning Application No. 2010/0393/1 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 Notice of Decision to Grant a Permit under the provisions of the Bayside Planning Scheme in respect of the land known and described as 33-35 Bodley Street, Beaumaris for the construction of nineteen (19) double storey dwellings with basement and the removal of six(6) native trees in a Vegetation Protection Overlay Schedule 3, in accordance with the application dated 27 October 2010 and the revised plans dated 15 March 2011 subject to the following conditions, including the specific conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council on 28 November 2006:-

1. Before the use/development commences the hotel operation at 472 Beach Road, Beaumaris, for which this site provides car parking, must have ceased operation or a permit have been granted for its continued operation without relying on 33-35 Bodley Street, Beaumaris for parking for the hotel operation.
2. 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 application dated 27 October 2010 and the revised plans dated 15 March 2011 with application but modified to show to the satisfaction of the Responsible Authority:
  - a) Numbering of dwellings on the first floor.
  - b) The basement level showing forty (40) car spaces including four (4) visitor car spaces and a minimum of one (1) bicycle space per dwelling.
  - c) The side setback of dwelling 19 be increased to a minimum of 2 metres from the eastern property boundary.
  - d) The portion of the balcony to the east side of dwelling 19 be deleted.
  - e) The decking to communal courtyard be setback by at least 1 metre from the rear property boundary to include landscaping.
  - f) Part of the ground floor eastern setback of dwellings 14 and 15 be setback 5.39 metres to replicate the 'cut in' of the first floor. A large native tree capable of growing to 8 metres at maturity must be planted in this space.
  - g) All levels to be shown in metres to AHD.
  - h) All wall heights to be shown above natural ground level.
  - i) The side setback at the first floor of dwelling 1 must be in accordance with the setback requirements of Clause 55, Standard B17 of the Bayside Planning Scheme – Schedule to the Residential 1 Zone.
  - j) The floor layouts of the ground floor living areas of dwellings 11 to 18 be located adjacent to the courtyards similar to the floor layouts of dwelling 3 to 9.

#### 4.5 33-35 BODLEY STREET, BEAUMARIS (continued)

- k) All habitable room windows and balconies must be screened in accordance with the requirements of Clause 55, Standard B22 and B23 of the Bayside Planning Scheme.
- l) A schedule of all external materials and finishes to be provided to the buildings and works on the land. The schedule must show the materials, colour and finish of all external walls, roof, fascias, window frames and paving (including car park surfacing).
- m) The height clearance at the entrance to the basement and throughout the car park must be at least 2.2 metres as per AS2890.1. A provision of 1 in 30 ramp grade throughout the entire parking aisle must not obstruct upon the minimum headroom clearance.
- n) Basement ramps in accordance with the requirements of AS2890.1.
- o) The solid render section of the wall on the eastern property boundary of dwelling 19 which forms part of the balustrade of the balcony above be replaced with other light weight materials such as obscure glass or louver screen.
- p) The location of plant and equipment in accordance with Condition 4 of this permit.
- q) The landscape plan including 60% canopy trees indigenous to the area within the front, side and rear courtyards capable of growing to a height of 8 metres at maturity in accordance with Condition 6 of this permit.

2 P4 Layout not altered

3 A18 Concealment of pipes

4 *No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s or in close proximity to habitable room windows of adjoining properties without the prior written consent of the Responsible Authority.*

5 A20 Boundary Walls

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) 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) 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 trees and other planting must be indigenous to the area;
- d) landscaping and planting within all open areas of the site.

7 L2 Completion of Landscaping

8 L3 Landscaping Maintenance

#### **4.5 33-35 BODLEY STREET, BEAUMARIS (continued)**

- 9 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.
- 10 Drainage associated with basement during construction (seepage and agricultural waters are to be filtered to rain water clarity) must be pumped to the nearest Council Drain/Pit and not be discharged to the kerb and channel unless directed otherwise.
- 11 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.
- 12 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:
- Control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints.
  - No water containing oil, foam, grease, scum or litter to be discharged to the stormwater drainage system from the site;
  - All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
  - 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.
  - No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;
  - 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.

- 13 Before the 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.
  - Waste collection service must be carried out not site and no garbage receptacles are to be stored in the road reserve at any time.
  - 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.

#### **4.5 33-35 BODLEY STREET, BEAUMARIS (continued)**

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.

14 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:

- 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;
- 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 a minimum 100% STORM rating 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.
16. Prior to commencement of works a temporary sign must be erected on the Bodley street site directing patrons of the hotel to the hotel car park at 472 Beach Road Beaumaris. The sign must be removed when construction is completed.
17. PT1 Time for starting and completion.

**CARRIED**

## 4.6 17 SIMS STREET, SANDRINGHAM

**Moved: Cr Norris**

**Seconded: Cr Frederico**

That Council having caused notice of Planning Application No. 2010/0611/1 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 17 Sims Street, Sandringham for the construction of two (2) double storey attached dwellings with roof decks and basement, with the application date 14 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 submitted on 14 February 2011 but modified to show:
  - a) The overall building height to be no greater than 11 metres and the proposed basement not to protrude greater than 1.2 metres from natural ground level.
  - b) The garage door opening for each dwelling to be a minimum of 4.8 metres.
  - c) The kerb height of the landscaped area in between the two driveways to be a minimum 150mm
  - d) A longitudinal section of each basement ramp from the footpath to the parking area indicating all the proposed grades, length of grades and levels in accordance with AS2890.1. The proposed ramp grades are also to be shown on the basement plan.
  - e) The crossing for dwelling 1 to be 3.3 metres in width. The driveway where it intersects the footpath to be 3 metres and centred on the crossover.
  - f) The crossing for dwelling 2 to be 3.3 metres in width. The driveway where it intersects the footpath to be 3 metres and centred on the crossover.
  - g) The existing street tree to be shown as removed.
  - h) Screening to be provided along the entire northern and western section of the first floor balcony of Dwelling 1 in accordance with Standard B17 of the Bayside Planning Scheme.
  - i) The proposed access structure to the roof deck to be reduced in height to a maximum of 2.4 metres.
  - j) Privacy Screening to be provided to the eastern and western sides of the roof deck to a height of 1.7 metres in accordance with Standard B17 of the Bayside Planning Scheme.
  - k) The proposed landscape treatment for the site including the existing and proposed species in accordance with Condition 6 of this permit.
  - l) Water sensitive urban design stormwater treatment measures in accordance with Condition 14 of this permit.

#### 4.6 17 SIMS STREET, SANDRINGHAM (continued)

- m) Dwelling 2's proposed pool and spa to be relocated and shown not to be in the critical root zone of the mature *Melaleuca linariifolia* (Small-leaf Paperbark) located on the adjoining property at 19 Sims Street.

2. P4 Layout not altered
3. A20 Boundary walls
4. CP7 Vehicular crossings
5. CP8 Vehicle crossing removal
6. L1 Landscape plan required

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) Details of water sensitive urban design elements to be incorporated and the plant species to be used.
- e) 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.
- f) landscaping and planting within all open areas of the site.
- g) provision of an inground irrigation system to all landscaped areas.
- h) The planting of a canopy tree within the rear private open space of each dwellings capable of growing to a height of 8 metres at maturity.
- i) The planting of a canopy tree within the front setback capable of growing to a height of 6 metres at maturity.
- j) The proposed pool and spa to be relocated and shown not to be in the critical root zone of the mature *Melaleuca linariifolia* (Small-leaf Paperbark) located on the adjoining property at 19 Sims Street.

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

7. L3 Landscaping maintenance
8. T4 Removal of Street Trees
9. T8 Street Tree – Owners Expense
10. E2 Stormwater Discharge
11. E3 Kerb & Channel
12. E4 Stormwater Plans

#### **4.6 17 SIMS STREET, SANDRINGHAM (continued)**

13. E5 Graded & Drained Discharge
14. 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;
  - b) The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas;
  - 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.

15. PT1 Time for starting and completion

##### Permit Notes

- N1 Crossover Permit  
N2 Building approval  
N6 Vehicle crossing removal  
N7 Retention of existing street trees/protection during construction  
N10 Asset Protection

The proposed street trees to be removed and replaced in Consultation with Council's Arboricultural Officer.

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**

**The Chairperson declared the meeting closed at 8.30pm.**