



## **Minutes of the Planning Committee Meeting**

held in the Council Chambers, Civic Centre  
Boxshall Street, Brighton  
on Wednesday 27 January 2010  
at 7pm

### **PRESENT:**

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

### **OFFICERS IN ATTENDANCE:**

Theodora Jenkin	-	Acting Statutory Planning Manager
Natalie O'Leary	-	Planning Coordinator
Grant Michell	-	Planner
Janice Pouw	-	Governance Officer

**APOLOGIES:** There were no apologies submitted to this meeting.

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**DECLARATIONS OF INTEREST:**

Cr Frederico declared an indirect interest by close association in relation to Item 1.9 – 56E Beach Road, Hampton as her father owns an apartment at 56 Beach Road, Hampton.

**Confirmation of the Minutes of the Planning Committee Meeting 22 December 2009**

**Moved: Cr Cooper-Shaw**

**Seconded: Cr Hayes**

That the Minutes of the Planning Committee Meeting held on 22 December 2009 be confirmed.

**CARRIED**

**REQUESTS TO BE HEARD:**

Requests to be heard were received from the following people:

**Item 1.2 – 21-25 Wilson Street, Brighton**

- 1. Mr Kel Twite

**Item 1.3 – 7 Oswald Thomas Avenue, Hampton East**

- 1. Mrs Ksenia Bettany
- 2. Mr Jeff Bell
- 3. Mr John Parkinson
- 4. Mrs Elaine Bell
- 5. Mr Gavin Crawford

**Item 1.4 – 9 Summerhill Road, Beaumaris**

1. Mr Chris Sutton
2. Ms Paula de Courcey

**Item 1.5 – 145 Bluff Road, Black Rock**

1. Mrs Beryl Wilson

**Item 1.7 – 142 and 142A Esplanade, Brighton**

1. Mr Scott Chapman
2. Mr Lance Dimsey
3. Ms Jo Cannington

**Item 1.8 – 106 Reserve Road, Beaumaris**

1. Mr Alberto Poggi

**Item 1.10 – 15 June Street, Highett**

1. Ms Irena Votavova
2. Mrs Lisa McCallum

**Item 1.11 – 11 Wolseley Grove, Brighton**

1. Mr Adam Darby
2. Mr Nicholas Wright

**OFFICERS' REPORTS:**

**1.1 29 & 33 BEAUMARIS PARADE AND 34 TIBROCKNEY STREET, HIGHETT**

**Moved: Cr Frederico**

**Seconded: Cr Cooper-Shaw**

That Council:

1. advises the Tribunal that the substitute plans have not addressed Council's concerns and that Council still opposes the development as the grounds of refusal for the original application have not been adequately resolved; and
2. resolve to notify all objectors and submitters and the permit applicant of Council's decision.

**CARRIED**

## 1.2 21-25 WILSON STREET, BRIGHTON

*It is recorded that Mr Kieran Kayes spoke for three minutes in relation to this item.  
It is recorded that Mr Kel Twite provided responses to questions raised from Councillors during debate.*

**Moved: Cr Frederico**

**Seconded: Cr Cooper-Shaw**

That the Amended Plans be **approved** by Council under the Secondary Consent provisions of **Planning Permit 2000/6179/1** issued for **twenty-one (21) dwellings and alterations to existing hotel** at 21-25 Wilson Street, Brighton, and the following table be added to the permit.

Date	Amendment
27 January 2010	<p>Secondary Consent to Amend Plans:</p> <p><b>Basement Plan:</b></p> <ul style="list-style-type: none"> <li>• The basement footprint has been extended to the south by approximately 3 metres to the west of the access ramp and 4.5 metres to the east of the access ramp. The north-western and south-eastern walls have been increased in width slightly, and the angled walls to the north-eastern elevation have been regularised.</li> <li>• The access grade at the entrance to the basement level has been amended.</li> <li>• Two 22,500 litre water tanks have been introduced adjacent to the access ramp.</li> <li>• The storage units to the north of the stairwell have been deleted and the plant and storage area in the western corner reconfigured.</li> <li>• The extent of the existing hotel has been shown.</li> <li>• The lift to the hotel above has been deleted and the surrounding layout reconfigured.</li> </ul> <p><b>Ground Floor Plan</b></p> <ul style="list-style-type: none"> <li>• The location of external walls and balconies has been reconfigured. The setbacks from the boundaries are the same or similar to that previously endorsed.</li> <li>• The internal configuration of the apartments has been amended. No increase in the number of bedrooms will result.</li> <li>• Private open space areas have been reconfigured in accordance with the above changes.</li> </ul> <p><b>First floor plan</b></p> <ul style="list-style-type: none"> <li>• The location of external walls and balconies has been reconfigured. The setbacks from the boundaries are the same or similar to that previously endorsed.</li> <li>• The internal configuration of the apartments has been amended. In particular, a study has been deleted from Apartment 13 and a study added to Apartment 15. The study in Apartment 9 has been converted to a third bedroom.</li> <li>• Private open space areas have been amended in accordance with the above changes.</li> </ul>

	<ul style="list-style-type: none"> <li>• The annotated use of some rooms within the existing hotel has been amended.</li> </ul> <p><b>Second Floor</b></p> <ul style="list-style-type: none"> <li>• The location of external walls and balconies has been reconfigured. The setbacks from the boundaries are the same or similar to that previously endorsed.</li> <li>• The internal configuration of the apartments has been amended. In particular, a study has been added to Apartments 19 and 21.</li> </ul> <p><b>Roof Top Plan</b></p> <ul style="list-style-type: none"> <li>• The deck area for Apartment 20 has been deleted and the deck areas for Apartments 17, 18, 19 and 21 reconfigured.</li> <li>• Swimming pools have been added to the deck areas associated with Apartments 18 and 19.</li> <li>• The access arrangements to the decks associated with Apartments 17 and 21 has been amended.</li> <li>• The glass roof has been limited in extent and plant and equipment area rationalised.</li> <li>• The perimeter planter boxes have been deleted.</li> <li>• The footprint at this level is generally the same with the exception of the deletion of the two stairwells along the south-eastern elevation.</li> </ul> <p><b>Elevation Plans</b></p> <ul style="list-style-type: none"> <li>• The elevations have been updated to reflect the changes described above, including amendments to the fenestration.</li> <li>• The finished floor level of the roof top has been increased by 0.4 metres from RL26.78 to RL 27.18.</li> </ul> <p><b>Landscape Plan</b></p> <ul style="list-style-type: none"> <li>• The landscape plan has been updated to reflect changes described above.</li> </ul>
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**CARRIED**

### 1.3. 7 OSWALD THOMAS AVENUE, HAMPTON EAST

*It is recorded that Mrs Ksenia Bettany, Mr Jeff Bell, Mr John Parkinson, Mrs Elaine Bell and Mr Gavin Crawford spoke for three minutes each in relation to this item.*

*It is further recorded that Mr Philip Callil was not present in the Chamber.*

**Moved: Cr Long**

**Seconded: Cr Hayes**

That Council having caused notice of Planning Application No. **2009/0492/1** 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 **Refuse to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of the land known and described as **7 Oswald Thomas Avenue, Hampton East**, for the **construction of one (1) double storey dwelling to the rear of an existing double storey dwelling** in accordance with the application dated **30 September 2009**, 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 proposal will result in unreasonable visual bulk to the adjoining properties and to the streetscape.
3. The proposed side and rear setbacks do not comply with Clause 55 Standard B17 of the Bayside Planning Scheme.
4. The proposed wall on boundary exceeds the average height permitted by Clause 55 – Standard B15 of the Bayside Planning Scheme.
5. The proposed development adversely affects the 'backyardscapes' of the immediate area
6. The proposal does not provide adequate opportunities for landscaping including the provision for canopy trees.

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

**DIVISION** **FOR:** Crs Hayes, Frederico, Cooper-Shaw, Long and del Porto (5)  
**AGAINST:** Crs Norris and Russell (2)

**CARRIED**

## 1.4. 9 SUMMERHILL ROAD, BEAUMARIS

*It is recorded that Mr Chris Sutton and Ms Paula de Courcey spoke for three minutes each in relation to this item.*

**Moved: Cr Norris**

**Seconded: Cr Russell**

That Council having caused notice of **Planning Application No. 2009/54/1** 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 **9 Summerhill Road, Beaumaris** for the **construction on one double storey dwelling and a single storey dwelling to the rear and the removal of vegetation in a Vegetation Protection Overlay Schedule 3** in accordance, with the application dated **11 November 2009**, 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 application but modified to show to the satisfaction of the Responsible Authority:
  - a. The first floor terrace area to Dwelling 2 to the north of the games room be deleted to reduce the potential for overlooking to the adjoining property further north.
  - b. The habitable room windows and terraces to be screened in accordance with Standard B22 of the Bayside Planning Scheme to reduce the potential for overlooking on site.
  - c. The decking area to the west of the lounge to Dwelling 1 deleted to make way for appropriate landscaping including the provision of two (2) additional canopy trees in accordance with the Vegetation Protection Overlay.
  - d. The pedestrian pathway to Dwelling 1 to be redesigned to be at least 5 metres from the lemon scented gum within the front setback of the property in accordance with the tree protection zone requirements of Condition 12.
  - e. The driveway to Dwelling 1 to be 3.3 metre wide at its intersection with the footpath, with a 1 metre offset from the northern property boundary. These dimensions are to be shown on the ground floor plan to the satisfaction of the responsible authority.
  - f. The driveway to Dwelling 2 be 'squared up' with the Summerhill Road footpath, so that the driveway corresponds with the path a vehicle will take.
  - g. The vehicle crossing to Dwelling 2 be 3.0 metres wide and centred on the driveway and the crossing must have a minimum 0.8 metre offset from the conduit of the adjacent power pole. These requirements are to be shown on the ground floor plan.

#### 1.4. **9 SUMMERHILL ROAD, BEAUMARIS (Continued)**

- h. Bollard type lighting or similar must be provided along the length of Dwelling 2's driveway at 6 – 8 metre spacing, and must be shown on the ground floor plan.
  - i. The height of the wall proposed to be built on the title boundary to be reduced to an average height of 3.0 metres in accordance with the requirements of Clause 55 Standard B18.
  - j. The storage locations for the garbage and recycling bins shall be shown on the drawing. The storage area cannot be confined within the minimum internal dimensions of the garages.
  - k. Water sensitive urban design stormwater treatment measures to be provided in accordance with Condition 20 of this permit.
  - l. The proposed landscape treatment for the site including the existing and proposed species in accordance with Condition 9 and the indication of Tree Protection Zones for trees to be retained on site as outlined within Condition 12 of this permit.
  - m. Tree five *Corymbia Citriodora* (lemon scented gum) to be retained in accordance with condition 12 and changes to be made to the proposed paving to protect the critical root zone.
2. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
  3. Before the development of the site commences or by such a 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. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.
  5. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings without the written consent of the responsible authority.
  6. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the responsible authority.
  7. Before the occupation of the development starts, the areas 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;
    - 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.

#### 1.4. **9 SUMMERHILL ROAD, BEAUMARIS (Continued)**

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

8. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the responsible authority *and any existing crossing or crossing opening must be removed and replaced with footpath, nature strip, and kerb and channel to the satisfaction of the responsible authority.*
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 in excess of two metres in height 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. Details should show porosity of surface finish and any footings or sub surfaces.
  - d. A planting schedule of all proposed trees including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - e. All species selected must not be environmental or noxious weeds.
  - f. The landscape plan must also indicate that an in ground irrigation system is to be provided to all landscaped areas.
  - g. The tree protection zone requirements as outlined within Condition 12 must be nominated on the landscape plan.
10. Before the occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, *including that any dead, diseased or damaged plants are to be replaced.*
12. Before the development (including demolition) starts, a tree protection fence must be erected inside the property from the centre of the following trees.

**1.4. 9 SUMMERHILL ROAD, BEAUMARIS (Continued)**

Note: locations are approximate with existing boundary details as no further information has been supplied. Tree numbers as per Landscape plan – Zenith Concepts December 2008.

Tree No & Name	Tree Protection Zone Distances
T6 <i>Corymbia citriodora</i>	5 metres
T10 <i>Corymbia maculata</i> (Spotted Gum)	Existing south and west boundaries, 4 metres east and north.
T11 <i>Corymbia maculata</i> (Spotted Gum)	Existing south and west boundaries, 4 metres east and north.
T16 <i>Melaleuca linariifolia</i> (Small-leaf Paperbark)	Existing boundary fence
T17 <i>Eucalyptus botryoides</i> (Southern Mahogany Gum)	Existing boundary fence
T5 <i>Corymbia Citriodora</i> (lemon scented gum)	To be determined on site by Council’s arborist

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.

13. The existing street tree(s) must not be removed or damaged.
14. All existing vegetation shown on the endorsed plans to be retained must not be removed, destroyed, pruned or lopped without the written consent of the responsible authority, all tree pruning must be carried out by a qualified Arborist to AS 4373, Pruning of Amenity Trees.
15. The proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply point of discharge and local drain information, if available, otherwise on site verification should be undertaken by the applicant.
16. 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.
17. Any seepage / agricultural drainage water must 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.
18. 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.
19. The driveway / Parking areas / paved courtyards / paths and 'pervious' pavements must be graded / drained to prevent stormwater discharge onto the front footpath and into adjacent properties.

#### 1.4. **9 SUMMERHILL ROAD, BEAUMARIS (Continued)**

20. 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 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 treatments, 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 demonstrate 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.

21. The plans to be endorsed and which will then form part of the permit are *the plans submitted with the application*.

22. This permit will expire if one of the following circumstances applies:

- a. The development is not started within *two* years of the date of this permit.
- b. The development is not completed within *four* years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

#### **Permit Notes**

- N1 Crossover permit
- N2 Building approval
- N6 Vehicle crossing removal
- N8 Sewerage
- N10 Asset Protection

**CARRIED**

## 1.5. 145 BLUFF ROAD, BLACK ROCK

*It is recorded that Mrs Beryl Wilson spoke for three minutes in relation to this item.*

**Moved: Cr Russell**

**Seconded: Cr Cooper-Shaw**

That Council having caused notice of **Planning Application No. 2009/0515/1** 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 **145 Bluff Road, Black Rock** for the **Construction of two (2) double storey dwellings and removal of vegetation in a Vegetation Protection Overlay – Schedule 3** in accordance with the application dated 6 October 2009, 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 application but modified to show to the satisfaction of the Responsible Authority:
  - a. The balcony of Dwelling 2 must be set back a minimum of 3 metres from the Eliza Street frontage.
  - b. The proposed walls on boundaries must comply with Clause 55 – Standard B18.
  - c. The decking area adjacent to the Master Bedroom of Dwelling 1 must be deleted.
  - d. The storage areas provided to each dwelling to be noted as a minimum of 6m<sup>3</sup>.
  - e. The fence provided to Dwelling 2 on the Eliza Street frontage to be a maximum height of 1.80 metres with a minimum of 25% transparency.
  - f. All obscured glazing to be noted as fixed, or if openable, to not result in direct views to habitable room windows or secluded private open space areas of adjoining properties, in accordance with Clause 55 – Standard B22.
  - g. The proposed garages to be a minimum of 6.00 metres long and 5.50 metres wide with a 4.80 metre opening.
  - h. The driveway for Unit 1 to be 4.80 metres at its intersection with the footpath, with a minimum 12 metre offset from the eastern edge of Unit 2's driveway.
  - i. The driveway for Unit 2 to be 4.80 metres at its intersection with the footpath, with a minimum 0.60 metre offset from the western property boundary.
  - j. The garage door for Dwelling 2 to be removed and the 'garage' to be replaced with an 'open sided carport' to allow access to the drainage easement at all times.
  - k. Bin storage locations in accordance with Condition 10.

**1.5. 145 BLUFF ROAD, BLACK ROCK (Continued)**

- l. One (1) tree of native or indigenous species capable of growing to a minimum height of 5 metres at maturity within the rear setback of Dwelling 2.
  - m. A landscape plan in accordance with Condition 7. The landscape plan must include two (2) trees of native or indigenous species capable of growing to a minimum height of 7 metres at maturity within the Bluff Road setback, and two (2) trees of native or indigenous species capable of growing to a minimum height of 7 metres at maturity within the Eliza Street setback.
  - n. Tree protection zones in accordance with Condition 8.
  - o. A schedule of construction materials, external finishes and colours (incorporating for example paint samples).
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, etc.
5. A19 Plant/equipment or features on roof
6. A20 Boundary walls
7. L1 Landscape plan required
8. All vegetation proposed for retention to be protected in accordance with AS4970-2009 to the satisfaction of the Responsible Authority.
9. T2 Regulation of activities in Tree Protection Zone
10. T9 Retention of existing street trees
11. Before the occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be, to the satisfaction of the Responsible Authority:
  - a. Constructed.
  - b. Properly formed to such levels that they can be used in accordance with the plans.
  - c. Drained.
12. Provision must be made on the land for the storage 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.
13. E2 Stormwater Discharge
14. E5 Graded & Drained Discharge
15. The proposed internal drainage is to be connected to the existing legal point of discharge.
16. Stormwater discharge is to be retained on site to the pre development level of peak stormwater discharge.

**1.5. 145 BLUFF ROAD, BLACK ROCK (Continued)**

17. Prior to the development commencing, unless otherwise agreed in writing by the Responsible Authority, the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the Responsible Authority to the effect that:

- a. The responsibility for any damages to the assets within the easement to be borne by the owner.
- b. Right of access to the easement to be afforded to the relevant authority of whom the easement is in favour, with all associated costs to be borne by the owner.

The owner/operator under this permit must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

18. 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.

19. PT1 Time for starting and completion

**Permit Notes**

A permit must be obtained from Council for all vehicular crossings. These must be constructed under Council's supervision for which 24 hours notice is required.

Building approval must be obtained prior to the commencement of the above-approved works.

Consultation should take place with Council respect of the removal of the vehicular crossing and reinstatement works.

Prior to commencement of any building works, an Asset protection Application must be taken out. This can be arranged by calling Asset Protection Administrator, Mon-Fri 9:00am to 1:00pm on 9599 4638.

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**

## 1.6 78 TEDDINGTON ROAD, HAMPTON

### Moved Cr Frederico

### Seconded Cr Cooper-Shaw

That Council having caused notice of **Planning Application No. 2009/0526/1** 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 **78 Teddington Road, Hampton** for the **construction of one (1) double storey and one (1) single storey dwelling** in accordance with the application dated 14 October 2009, 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 application but modified to show to the satisfaction of the Responsible Authority:
  - a. The ground floor kitchen and first floor living room wall setback of Dwelling 1 to be increased by a minimum of 500mm.
  - b. The storage provided to each dwelling to be noted as a minimum of 6m<sup>3</sup>.
  - c. The two (2) garages to have a minimum opening width of 4.80 metres.
  - d. The driveway for Dwelling 1 to be 3.30 metres wide at its intersection with the footpath, with a 1.20 metre offset from the western property boundary.
  - e. The turning circle provided to Dwelling 2 to have a minimum internal radii of 4.00 metres.
  - f. The vehicle crossover provided to Dwelling 2 to be a minimum width of 3.30 metres and centred on the driveway.
  - g. The proposed gates to Dwelling 2 to be deleted.
  - h. Bollard-type lighting to be provided along the length of the driveway of Dwelling 2 at 6.00-8.00 metres intervals.
  - i. Bin storage locations.
  - j. All plant and equipment (including air conditioning units, heating units, hotwater systems, pool plant equipment, etc.), which is proposed to be located externally, shall be identified on the plans and located to the satisfaction of the Responsible Authority.
  - k. A schedule of all external materials and finishes to be provided to the buildings and works on the land. The schedule shall show the materials, colour (including two colour samples) and finish of all external walls, roof, fascias, window frames and paving (including car park surfacing).
  - l. A landscape plan in accordance with Condition 7.
  - m. Tree protection zones in accordance with Condition 8.
  - n. Water sensitive urban design measures in accordance with Condition 19.
2. P4 Layout not altered

**1.6 78 TEDDINGTON ROAD, HAMPTON (Continued)**

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, etc.
5. A19 Plant/equipment or features on roof
6. A20 Boundary walls
7. L1 Landscape plan required
8. Before the development starts, a tree protection 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 in accordance with AS 4970-2009. The tree protection plan must address:
  - a. Impact of the proposed development on the one (1) *Corymbia citriodora* (Lemon Scented Gum) and one (1) *Corymbia ficifolia* (Red Flowering Gum) at 80 Teddington Road.
  - b. How the aforementioned trees are to be protected.
9. Before the occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be, to the satisfaction of the Responsible Authority:
  - a. Constructed;
  - b. Properly formed to such levels that they can be used in accordance with the plans; and
  - c. Drained.
10. T9 Retention of existing street trees
11. All vegetation proposed for retention on, or within 3 metres of, the site must be protected in accordance with AS 4970-2009.
12. T2 Regulation of activities in Tree Protection Zone
13. E2 Stormwater Discharge
14. E4 Stormwater Plans
15. E5 Graded & Drained Discharge
16. The proposed internal drainage is to be connected to the existing legal point of discharge.
17. Stormwater discharge is to be retained on site to the pre development level of peak stormwater discharge.
18. Before the development starts, 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 show:
  - a. The type of water sensitive urban design stormwater treatment measures to be used;

**1.6 78 TEDDINGTON ROAD, HAMPTON (Continued)**

- b. The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas; and
  - c. Design details of the water sensitive urban design stormwater treatment measures, including cross sections.
19. 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.
20. PT1 Time for starting and completion

**Permit Notes**

A permit must be obtained from Council for all vehicular crossings. These must be constructed under Council's supervision for which 24 hours notice is required.

Building approval must be obtained prior to the commencement of the above approved works.

Consultation should take place with Council in respect of the removal of the vehicular crossing and reinstatement works.

Prior to commencement of any building works, an Asset protection Application must be taken out. This can be arranged by calling Asset Protection Administrator, Mon-Fri 9:00am to 1:00pm on 9599 4638.

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**

## 1.7 142 ESPLANADE, BRIGHTON

*It is recorded that Mr Scott Chapman, Mr Lance Dimsey and Ms Jo Cannington spoke for three minutes in relation to this item.*

**Moved Cr Hayes**

**Seconded Cr Long**

That Council having caused notice of Planning Permit Application **No. 2009/0406/1** to be given under Section 52 of the Planning & Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to **Refuse to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of for the land known and described as **142 Esplanade, Brighton**, for the **construction of a double storey building containing three (3) apartments with basement car parking and a roof deck in a DDO1** on the following grounds:-

1. The proposal is an over development of the site.
2. The proposal is out of character with the neighbourhood objectives of Clause 22.07 of the Bayside Planning Scheme.
3. The proposal does not comply with the following standards of the Bayside Planning Scheme:
  - Standard B6 – Street Setback
  - Standard B7 – Building Height
  - Standard B8 – Site Coverage
  - Standard B17 – Side and Rear Setbacks
  - Standard B18 – Walls on Boundaries
  - Standard B22 – Overlooking
  - The proposed development will result in unreasonable traffic conflicts to the rear right of way (row) and safety concerns
  - The proposed development does not provide adequate space for landscape opportunities.
  - The proposed private open space does not provide adequate solar access and amenity for future occupants of the development.

**CARRIED**

*Cr Long vacated the Chamber at 8.50pm.*

## 1.8 106 RESERVE ROAD, BEAUMARIS

*It is recorded that Mr Albert Poggi spoke for three minutes in relation to this item.*

### **Moved Cr Norris**

### **Seconded Cr Russell**

That Council having caused notice of Planning Application No. **2009/0539/1** 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 **106 Reserve Road, Beaumaris, for the removal of a restrictive covenant contained in instrument of transfer No. 1377723 of certificate of title Vol. 5477 Fol. 305**, in accordance with the application dated 26 October 2009, subject to the following conditions:-

1. The removal of the covenant shall be registered with the Land Titles Office prior to the commencement of any multi-dwelling development.
2. The applicant is to lodge a text plan to remove the restrictive covenant comprised in Instrument of Transfer No. 1377723.
3. This permit will expire if:
  - The covenant is not removed and registered with the Land Titles Office, within two (2) years of the date of this permit.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within three months afterwards.

**CARRIED**

*Cr Frederico declared an indirect interest by close association in relation to Item 1.9 – 56E Beach Road, Hampton as her father owns an apartment at 56 Beach Road, Hampton.*

## **1.9 56E BEACH ROAD, HAMPTON**

**Moved Cr Cooper-Shaw**

**Seconded Cr Norris**

That Council having caused notice of Planning Application No. **2009/0128/1** 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 **56E Beach Road, Hampton** for the **construction of a sunroom to an existing second floor roof deck on a lot less than 500square metres** in accordance with the application dated 6 April 2009, 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. P4 Layout not altered
2. A20 Boundary Walls
3. PT1 Time for starting and completion.

### Permit Notes

N2 Building approval

N10 Asset Protection

**LOST**

*Cr Long re-entered the Chamber at 8.57pm.*

**Moved: Cr Hayes**

**Seconded: Cr Norris**

That Council having caused notice of Planning Application No. **2009/0128/1** 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 **Refuse to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of the land known and described as **56E Beach Road, Hampton** for the **construction of a sunroom to an existing second floor roof deck on a lot less than 500 square metres** in accordance with the application dated **6 April 2009** on the following grounds:-

1. The proposal does not respond appropriately to the guidelines for Precinct F1 of Clause 22.07 Neighbourhood Character Policy of the Bayside Planning Scheme.

### 1.9 56E BEACH ROAD, HAMPTON (Continued)

2. The proposal will present an unreasonable amount of visual bulk when viewed from adjoining properties and the street.
3. The proposal does not accord with the Bayside Council's strategic direction.

**CARRIED**

*It is recorded that Cr Frederico vacated the Chamber immediately prior to the discussion on this item and was absent whilst the vote was taken.*

### 1.10 15 JUNE STREET, HIGHETT

*It is recorded that Ms Irena Votavova and Mrs Lisa McCallum spoke for three minutes in relation to this item.*

**Moved Cr Cooper-Shaw**

**Seconded Cr Frederico**

That Council having caused notice of Planning Application No. **2009/0514/1** 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 **15 June Street, Highett** for the **construction of two (2) double storey (side by side) dwellings in a Special Building Overlay** in accordance with the application dated 7 October 2009, 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 application but modified to show to the satisfaction of the Responsible Authority:
  - a. A roof structure (canopy) to be extended for a minimum of 2 metres from the front entry area of each dwelling to provide an appropriate 'sense of address' for the dwellings.
  - b. Side privacy screens must be provided to the upper west-facing windows (bedroom 3 of each dwelling) to comply with Standards B22 and B23, Clause 55 of the Bayside Planning Scheme.
  - c. All paving (except driveways) to be permeable.
  - d. A schedule of all external materials and finishes to be provided to the buildings and works on the land. The schedule shall show the materials, colour (including two colour samples) and finish of all external walls, roof, fascias, window frames and paving (including car park surfacing).

## 1.10 15 JUNE STREET, HIGHETT (Continued)

- e. The proposed landscape treatment for the site including the existing and proposed species in accordance with Condition 5 of this permit including the planting of four (4) canopy trees: one within the front setback of Dwelling 1, one within the front setback of Dwelling 2, one within the rear setback of Dwelling 1 and one within the rear setback of Dwelling 2.
  - f. All plant and equipment (including air conditioning units, heating units, hot water systems, etc.) which is proposed to be located externally shall be identified on the plans.
  - g. The driveway for Dwelling 1 must be 3 metres wide at its intersection with the footpath, with a 0.6 metre offset from the north property boundary. The width of the new crossover must be 3 metres wide and aligned with the width of the proposed driveway.
  - h. The driveway for Dwelling 2 must be 3.3 metres wide at its intersection with the footpath with a 0.6 metre offset from the northern property boundary. The existing vehicle crossing must be removed and a new 3.3 metres wide is to be reconstructed centred to the driveway.
  - i. Garage door openings with a minimum width of 2.8 metres.
  - j. 6 cubic metres storage facility must be provided each dwelling.
  - k. Compliance with Melbourne Water's requirements as set out in Condition 14.
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. L1 Landscape plan

Before the developments 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 two copies must be provided. The landscaping plan must show:-

- a survey (including botanical names) of all existing vegetation to be retained and/or removed;
- buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
- details of surface finishes of pathways and driveways;
- details of water sensitive urban design elements to be incorporated and the plant species to be used;
- 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;

## 1.10 15 JUNE STREET, HIGHETT (Continued)

- landscaping and planting within all open areas of the site.
  - provision of an inground irrigation system to all landscaped areas.  
All species selected must be to the satisfaction of the Responsible Authority.
6. L2 Landscaping before commencement of use
  7. L3 Landscaping maintenance
  - 8 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 1999, to the satisfaction of the Responsible Authority.
  9. T9 Retention of existing street trees
  10. The proposed internal drainage must be connected to the existing legal point of discharge.
  11. Stormwater discharge must 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 Bayside City Council approved.
  12. 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 curb and channel unless directed otherwise.
  13. 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.
  - 14 Conditions required by Melbourne Water
    - a. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
    - b. The dwellings must be constructed with finished floor levels a minimum of 300mm above the applicable flood level.
    - c. The garage/carport must be constructed with finished surface levels a minimum of 150mm above the applicable flood level.
    - d. The decks to remain unenclosed to enable the passage of floodwaters through the property.
  15. PT1 Time for starting and completion.

### Permit Notes

- N1 Vehicle Crossing Permit
- N2 Building approval
- N6 Vehicle crossing removal
- N7 Retention of existing street trees/protection during construction
- N8 Sewerage
- N10 Asset Protection

## 1.10 15 JUNE STREET, HIGHETT (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.

The designated flood level for the property is 27.02 metres to Australian Height Datum (AHD).

If further information is required in relation to Melbourne Water's conditions shown above, please contact Land Development on Telephone 92352517 quoting Melbourne Water's Reference 103889.

**CARRIED**

## 1.11 11 WOLSELEY GROVE, BRIGHTON

*It is recorded that Mr Adam Darby and Mr Nicholas Wright spoke for three minutes in relation to this item.*

**Moved Cr Hayes**

**Seconded Cr Long**

That Council having caused notice of Planning Application No. **2009/0466/1** 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 **Refuse to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of the land known and described as **11 Wolseley Grove, Brighton** for the **construction of two (2) double storey dwellings** in accordance with the application dated **17 September 2009** 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 presents as an overdevelopment of the site.
3. The proposal will present an unreasonable amount of visual bulk when viewed from adjoining properties.
4. The development will unreasonably impact upon the 'backyardscapes' of adjoining properties.
5. The proposed setbacks do not comply with the requirements of the Schedule to the Residential 1 Zone of the Bayside Planning Scheme.

**LOST**

**Moved: Cr Frederico**

**Seconded: Cr Cooper-Shaw**

That Council having caused notice of Planning Application **No. 2009/0466/1** 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 Wolseley Grove, Brighton** for the **construction of two (2) double storey dwellings** in accordance with the application dated 17 September 2009, 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 application but modified to show to the satisfaction of the Responsible Authority:
  - a. All wall heights above ground level to be nominated on the plans

## **1.11 11 WOLSELEY GROVE, BRIGHTON (Continued)**

- 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 (including car park surfacing).
  - d. The proposed landscape treatment for the site including the existing and proposed species in accordance with the requirements of condition 6 of this permit.
  - 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 all screening to ensure compliance with Clause 55.04-6 Standard B22 Overlooking and Standard B23 Internal Views of the Bayside Planning Scheme.
  - g. The ramp for Unit 1 (11 Wolseley) to be 3.3 metres wide at its intersection with the footpath, with a 2 metre offset from the western property boundary. A new 3.3 metre wide crossing constructed and centred on the driveway. The service power pole must be removed/relocated at the applicant's expense.
  - h. The ramp for Unit 2 (11a Wolseley) to be 3.3 metres wide at its intersection with the footpath, with a 1 metre offset from the eastern property boundary. The existing vehicle crossing removed and a new 3.3 metre wide crossing construction that is centred on the ramp.
  - i. All vehicles within the basements are to be able to exit the site within a forward direction.
  - j. A longitudinal section of each ramp showing all relevant design levels, grades, transitions and main ramp lengths and headroom clearance. The basement ramps are to be 2 metres long top transition a 9%, a second transition 2 metres long at 17%, a main grade between 20.5 and 25% and a base transition 2 metres long at 12.5%.
  - k. The dimensions of the car spaces must be 5.4 metres and 2.6 to 3.0 metres wide depending on whether that abuts a wall/column.
  - l. Water sensitive urban design stormwater treatment measures in accordance with Condition 17.
  - m. The retention of tree 3 (Liquid Amber) Located within the front setback of the site.
  - n. The landscape plan to include at least 60% of any new planting to be native planting.
  - o. Greater articulation along the eastern and western elevations.
  - p. Deletion of the security gates and the extension of the porticos to the boundary.
2. P4 Layout not altered
  3. A18 Concealment of pipes.
  4. A19 Plant and equipment or features on roof.

**1.11 11 WOLSELEY GROVE, BRIGHTON (Continued)**

- 5. A20 Boundary Walls
- 6. L1 Landscape plan required
- 7. L2 Completion of landscaping
- 8. L3 Landscaping maintenance.
- 9. Before development starts all tree protection measures must be in accordance with AS4970- 2009 including trees on adjacent properties (within 3 metres of any common property boundary) must be adhered to before, during and after construction
- 10. Tree protection fencing requirements during construction  
Before the development (including demolition) starts, a tree protection fence must be erected inside the property from the centre of the following trees.

Note: locations are approximate with existing boundary details as no further information has been supplied. Tree numbers as per Landscape plan – Zenith Concepts December 2008.

Tree Name Approximate location	Tree Protection Zone Distances
T3 <i>Liquidambar styraciflua</i> (Liquidambar) adjacent to south boundary	5 metres north and east, existing property boundary south and 4 metres west.

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.

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. The proposed internal drainage must be connected to the existing legal point of discharge. The applicant may apply for legal point of discharge and local drain information, if available; otherwise on site verification should be undertaken by the applicant.
- 12. 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.
- 13. 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.
- 14. 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.

## 1.11 11 WOLSELEY GROVE, BRIGHTON (Continued)

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. 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.
17. 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;
  - 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.
18. 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.
19. 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.

- N1 Vehicle Crossing Permit
- N2 Building approval
- N6 Vehicle crossing removal
- N7 Retention of existing street trees/protection during construction
- N8 Sewerage

**1.11 11 WOLSELEY GROVE, BRIGHTON (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.

**LOST**

**Moved: Cr Norris**

**Seconded: Cr Hayes**

That this item be deferred for two cycles to allow the applicant to consider modifications to the plans.

**CARRIED**

**1.12 1-3/35 WILLIS STREET, HAMPTON**

**Moved: Cr Frederico**

**Seconded: Cr Cooper-Shaw**

That the Amended Plans be **approved** by Council under the Secondary Consent provisions of **Planning Permit 2006/0060/1** issued for the development of a four (4) storey building with single level basement car parking with stackers, and use of the land for offices and a reduction in car parking, at the land known as 1-3/35 Willis Street, Hampton and the following table be added to the permit.

Date	Amendment
27 January 2010	Secondary Consent to Amend Plans: <ul style="list-style-type: none"> <li>• To rearrange the front entrance stair.</li> </ul>

**CARRIED**

**1.13 3 ABERDEEN ROAD, SANDRINGHAM**

**Moved: Cr Norris**

**Seconded: Cr Russell**

That the Amended Plans for the alterations to the landscape plan, be **approved** by Council under the Secondary Consent provisions of **Planning Permit 2006/0204/2** issued for the development and use of a two (2) storey aged care facility with basement car parking and the following table be added to the permit.

Date	Amendment
27 January 2010	Secondary Consent to Amend Plans: <ul style="list-style-type: none"> <li>• Alterations to the landscape plan.</li> </ul>

**CARRIED**

**1.14 12 LOLLER STREET, BRIGHTON**

**Moved: Cr Hayes**

**Seconded: Cr Frederico**

That the Amended Plans for the alterations be **approved** by Council under the Secondary Consent provisions of **Planning Permit 2008/0392/1** issued for **12 Loller Street, Brighton**, for the purpose of alterations and additions to an existing dwelling (including a first floor addition) in a Special Building Overlay, Design and Development Overlay Schedule 6 and on a lot less than 500 square metres. That the following table be added to the permit:

Date	Notes
27 January 2010	Amendment under Secondary Consent: <ul style="list-style-type: none"> <li>• The setback of the rear portion of the double storey eastern wall to be removed from the boundary to a 470mm setback.</li> <li>• The rear brick work fence abutting the southern boundary reduced in length from 4.99 metres to 4.70 metres.</li> <li>• Alterations to the first floor highlight window (south elevation).</li> <li>• Alterations to the ground floor windows and finishes provided to the meals, dining and passage areas.</li> <li>• An outdoor BBQ and benchtop area provided to the courtyard.</li> </ul>

**CARRIED**

**The Chairperson declared the meeting closed at 9.34pm.**