



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

held in the Council Chamber  
Boxshall Street, Brighton  
on Tuesday 4 October 2011  
at 7.00pm

### **PRESENT:**

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

### **OFFICERS IN ATTENDANCE:**

Shiran Wickramasinghe	Director City Strategy
Stuart Caldwell	Statutory Planning Manager
Terry Callant	- Governance Manager

**APOLOGIES:** An apology from Cr Frederico was submitted to the meeting

**Moved Cr del Porto**

**Seconded Cr Russell**

That the apology from Cr Frederico 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  
6 September 2011**

**Moved: Cr del Porto**

**Seconded: Cr Hayes**

That the Minutes of the Planning Committee Meeting held on 6 September 2011 be confirmed.

**CARRIED**

**REQUESTS TO BE HEARD:**

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

Requests to be heard were received from the following people:

**Item 4.1 133-135 Were Street Brighton**

- Mr Mark Summers
- Mrs Helen Armstrong
- Mr Ken Armstrong
- Ms Shirley Andersson
- Dr Elias Laufer
- Mr Ararat Avakian

**Item 4.2 170-171 Beach Road Sandringham**

- Mr Will Pearce

**OFFICERS' REPORTS:**

**4.1 133-135 WERE STREET BRIGHTON**

*It is recorded that Mr Mark Summers, Mrs Helen Armstrong, Mr Ken Armstrong, Ms Shirley Andersson, Dr Elias Laufer spoke in relation to this item. It is noted that Mr Ararat Avakian did not pursue his right to speak to this matter.*

**Moved: Cr Long**

**Seconded: Cr del Porto**

That Council issue a refusal to amend Planning Permit Application 2003/0546/2 issued for an on-premises liquor license on the following ground:

1. The proposed amendments to the existing liquor license hours will unreasonably impact upon the amenity of the adjoining properties by way of noise impact from patrons leaving the premises resultant from the reliance of the use on car parking in surrounding streets located in front of existing dwellings.

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

<b><u>DIVISION:</u></b>	<b>FOR:</b>	Crs Hayes, Norris, Russell, del Porto, Long and Cooper-Shaw (6)
	<b>AGAINST:</b>	Nil

**CARRIED**

## 4.2 170-171 BEACH ROAD SANDRINGHAM

*It is recorded that Mr Will Pearce spoke in relation to this item.*

**Moved: Cr Norris**

**Seconded: Cr Russell**

That the amended plans lodged on 27 July 2011 be approved under the Secondary Consent Provisions of Planning Permit No. 2007/0389/1 for the construction of thirty five (35) double storey dwellings with basement car parking and roof decks in a Design & Development Overlay 1 at 170-171 Beach Road, Sandringham and the following table be added to the permit:

Date	Change to permit
	<p>Secondary Consent to Amend Plans:</p> <p>Basement (TP1.01/J)</p> <ul style="list-style-type: none"> <li>▪ Escape stair added in north-east corner to meet Building Code of Australia and Fire Engineering requirements.</li> </ul> <p>Ground (TP1.02/K)</p> <ul style="list-style-type: none"> <li>▪ Escape Stair from north-east corner of basement indicated with relocated bin storage from east boundary.</li> <li>▪ Car parking along east boundary adjusted to include relocated visitor car space due to the need for a basement escape stair.</li> <li>▪ Bin store now located adjacent to the new escape stairs behind the substation, previously located on the east boundary.</li> <li>▪ Services along north east corner of site and landscape areas along the northern boundary reconfigured to allow for relocated car space.</li> <li>▪ Horizontal highlight window added to the rear elevation of units 2-10 adjacent to the landscaping.</li> </ul> <p>Roof (TP1.04/K)</p> <ul style="list-style-type: none"> <li>▪ Car park exhaust riser added above unit 30.</li> <li>▪ Condenser units added for unit 1 within the roof deck area, at floor level, behind the screens.</li> <li>▪ Unit 11 and 30 roof fall amended.</li> <li>▪ Balustrade material between unit 10 and 11 changed from glass to rendered wall with no change to the overall height.</li> </ul> <p>Sections (TP2.01/H)</p> <ul style="list-style-type: none"> <li>▪ Glazing for windows on marked 'G3' changed to 'opaque glass soft white' (affects to south-west facing windows) shown on section B-B (south west elevation of units 12 through 21).</li> <li>▪ Garage doors in basement shown on section B-B which were omitted on the previously endorsed sections.</li> <li>▪ Sections A-A and B-B corrected to delete reference to the ground detention tank which should not appear in these sections.</li> </ul>

### Sections (TP2.02/C)

- Section C-C (north-east elevation of units 1 through 11) is a new plan, which was endorsed 6 May 2008, but has not been amended since. The latest plan includes a range of changes to address inconsistencies which have been generated by other amendments processed since this plan was endorsed, including:
  - The window in the north-east facing wall at the top of each roof deck access stair-well reduced in width.
  - The ground floor vertically oriented windows within units 2 through 10 adjacent to the landscape area replaced with horizontal highlight windows. Corresponding change also made on plan TP1.02/K.
  - First floor vertical window between each façade ‘box’ reduced in width.
  - Garage doors in basement for units 1 through 11 shown on section C-C which were omitted on the previously endorsed sections.
  - Location of external hot water units and external condenser units shown on the north-east side of the inward facing roof deck screens so as to be minimally visible from outside the development site.
  - Material ‘T1’ added for units 1 & 11.
  - Canopy roof added between units 1 and 2.
- Section E & F corrected to address inconsistencies with the other endorsed plans including:
  - Splayed facade deleted and replaced with a flat infill roof.
  - Roof deck deleted.

### Elevations (TP3.01/J)

- North Elevation amended as follows:
  - Fire Hydrant enclosure shown in elevation (1400mm high).
  - Letterbox enclosures shown in elevation (1400mm high).
  - T1 capping codes amended to C1 in elevation to accord with the updated materials schedule.
- East Elevation amended as follows:
  - Basement Car park / Bin Enclosure Timber screen shown in elevation (1650mm high).
  - Capping code C1 between ‘façade boxes’ amended to C3 in elevation.

### Elevations (TP3.02/J)

- South Elevation
  - Car park exhaust enclosure louvre shown on plan – on eastern-most building, facing south, approximately 200mm below the highest point of the wall.
  - Glazed roof balustrade amended to solid R2 balustrade finish.

	<ul style="list-style-type: none"><li>▪ West Elevation<ul style="list-style-type: none"><li>– Letterboxes shown with face plate (1400mm high).</li><li>– Roof top balustrade amended to utilise material G1 rather than G2.</li><li>– Unit 10 solid balustrade end indicated.</li></ul></li></ul> <p>Material Schedule (Elevations and Sections)</p> <ul style="list-style-type: none"><li>▪ M3 colour amended to Sandblasted Aluminium metallic.</li><li>▪ R4 render deleted and all elevations amended to replace R4 with R3.</li></ul> <p>Landscape Plan</p> <ul style="list-style-type: none"><li>▪ New plan reflecting layout changes which have occurred on the site.</li></ul>
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**CARRIED**

**The Chairperson declared the meeting closed at 7.45pm.**