



Minutes of the Planning Committee Meeting

held in the Council Chambers, Civic Centre
Boxshall Street, Brighton
on Wednesday 18 May 2010
at 7pm

PRESENT:

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

OFFICERS IN ATTENDANCE:

Angela Meinke	-	Planning Manager
Theodora Jenkin	-	Planning Coordinator
Hugh Charlton	-	Acting Planning Coordinator
Terry Callant	-	Governance Manager

APOLOGIES:

An apology from Cr Louise Cooper-Shaw was submitted to this meeting.

Moved: Cr Norris

Seconded: Cr Frederico

That the apology from Cr Cooper-Shaw be received and leave of absence be granted.

CARRIED

TABLE OF CONTENTS

Page No

REPORTS:

1.1 62 EARLSFIELD ROAD, HAMPTON – APPLICATION NO: 2007/400/14

1.2 34 COLE STREET, BRIGHTON – APPLICATION NO: 2007/27/14

1.3 1/20 KENT AVENUE, BRIGHTON – APPLICATION NO: 2002/7969/15

1.4 21 – 25 WILSON STREET, BRIGHTON – APPLICATION NO: 2000/6179/16

1.5 4 SOUTHEY STREET, BRIGHTON – APPLICATION NO: 2008/463/17

1.6 7 HOLMHURST COURT, BRIGHTON EAST – APPLICATION NO: 2007/0414/17

1.7 2/74 ESPLANADE, BRIGHTON –APPLICATION NO: 2005/588/18

1.8 10 ILUKA STREET, BLACK ROCK – APPLICATION NO: 2009/646/18-13

1.9 80B ESPLANADE, BRIGHTON – APPLICATION NO: 2010/41/114

1.10 118 LINACRE ROAD, HAMPTON – APPLICATION NO: 2009/0673/115-17

DECLARATIONS OF INTEREST:

There were no declarations of interest submitted to the meeting.

Confirmation of the Minutes of the Planning Committee Meeting 27 April 2010

Moved: Cr Hayes

Seconded: Cr Frederico

That the Minutes of the Planning Committee Meeting held on 27 April 2010 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 1.1 – 62 Earlsfield Road, Hampton

No speakers

Item 1.2 – 34 Cole Street, Brighton

Mr Morris Rubinstein

Mr David Conolly

Item 1.3 – 1/20 Kent Avenue, Brighton

Ms Amanda Ring

Item 1.4 – 21 – 25 Wilson Street, Brighton

Mr Cieran Kayes

Item 1.5 – 4 Southey Street, Brighton

No speakers

Item 1.6 – 7 Holmhurst Court, Brighton East

No speakers

Item 1.7 – 2/74 Esplanade, Brighton

No speakers

Item 1.8 – 10 Iluka Street, Black Rock

Ms Sophie Loddo

Item 1.9 – 80B Esplanade, Brighton

Mr Malcolm Baird

Mrs Elizabeth Baird

Mr Graeme Stewart

Dr Cecil Gill

Mr Tim Radisich

Item 1.10 – 118 Linacre Road, Hampton

Mr Rohan Murley

OFFICERS' REPORTS:

1.1 62 EARLSFIELD ROAD, HAMPTON

Moved: Cr Long

Seconded: Cr Frederico

That the amended plans for the changes to the endorsed plans be approved by Council under the Secondary Consent provisions of Planning Permit 2007/400/1 issued for the construction of three (3) double storey attached dwellings in a Special Building Overlay and the following table be added to the permit.

Date	Amendment
18 May 2010	Secondary Consent to Amend Plans: <ul style="list-style-type: none"> • The extension of the front fence along the Raynes Park Road frontage to the eastern boundary at a height of 1.8-1.85 metres for the pillars and 0.9-0.95 metres for the pillars. • Construction must only occur within the subject site's legal title boundaries.

CARRIED

1.2 34 COLE STREET, BRIGHTON

It is recorded that Mr Morris Rubinstein and Mr David Conolly spoke in relation to this item.

Moved: Cr Hayes

Seconded: Cr Norris

That Council having considered the application to Amend the Permit under Section 87A of the Planning and Environment Act 1987 advises the Victorian Civil and Administrative Tribunal as follows in respect to the proposed changes to Planning Permit 2007/27/1 issued for the construction of a double storey dwelling with basement parking, a roof deck in a DDO1, a tennis court and associated lighting on the same lot as an existing single storey dwelling in accordance with the application dated 12 April 2010 be refused on the following grounds:

Part A

1. The Aracauria heterophylla – Norfolk Pine is in good health and structure and provides a high level of amenity to the streetscape and area.
2. The Aracauria heterophylla – Norfolk Pine is considered to be of high retention value and provides a high landscape value.
3. The proposed replacement planting is not considered to be appropriate.

Part B

1. Council considers that notification of the application should be given to neighbouring properties prior to VCAT hearing the request.

CARRIED

1.3. 1/20 KENT AVENUE, BRIGHTON

It is recorded that Ms Amanda Ring spoke in relation to this item.

Moved: Cr Hayes

Seconded: Cr Long

That the amended plans be approved under the Secondary Consent Provisions of Planning Permit 2002/7969/1 issued for alterations and additions to an existing double storey dwelling on a lot less than 500 sqm. at 1/20 Kent Avenue, Brighton, and the following table be added to the permit:

Date	Amendment
18 May 2010	<p>Secondary consent to amend plans:</p> <p>LOWER GROUND FLOOR</p> <ul style="list-style-type: none"> • Three new windows along the northern elevation of the basement storeroom. (TP04 – Rev D). <p>GROUND FLOOR</p> <ul style="list-style-type: none"> • The glazed wall cladding changed to metal cladding under the window to the kitchen of the southern elevation at ground floor and first floor. (TP05 – Rev D and TP06 – Rev D). • Double glazed doors to replace existing fire place within the rumpus room and steps to garden area from this doors (TP05 – Rev E). • New sashless window to replace gothic arched window. (TP05 – Rev E). <p>NORTH AND SOUTH ELEVATIONS</p> <ul style="list-style-type: none"> • Amendments to the northern and southern elevations and material / finishes schedule in accordance with the above changes (TP08 – Rev D and TP09 – Rev D).

CARRIED

1.4. 21 25 WILSON STREET, BRIGHTON

It is recorded that Mr Cieran Kayes spoke in relation to this item.

Moved: Cr Hayes

Seconded: Cr Long

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
18 May 2010	<p>Secondary Consent to Amend Plans:</p> <p>Basement Plan</p> <ul style="list-style-type: none"> • The ramp access gradient length (of 1 in 5) increased to a length of 11.5 metres (from 10 metres) with the gradient of the ramp at 1 in 10 reduced in length (from 2.7 metres to 2 metres) at access entrance. (TP Sheet 2 of 9 Rev A) • The basement level reduced in height by 200 mm to an R.L. of 14.88 from 15.08. (TP Sheet 2 of 9 Rev A) • A water tank introduced under basement slab with a length of 15 metres and width of 2.3 metres. (TP Sheet 2 of 9 Rev A) <p>Ground Floor Plan</p> <ul style="list-style-type: none"> • A larger pergola structure added to entrance foyer for apartments (via Wilson Street). (TP Sheet 3 of 9 Rev A) • A window added to the south of the entrance foyer (within common lobby area). (TP Sheet 3 of 9 Rev A) <p>First Floor Plan (TP Sheet 4 of 9 Rev A)</p> <ul style="list-style-type: none"> • Alteration to the first floor window to the south of the entrance foyer from 2700 mm x 800 mm to 1750 mm x 900 mm. <p>Second Floor (TP Sheet 5 of 9 Rev A)</p> <ul style="list-style-type: none"> • Internal reconfiguration of Apartment 21, including deletion of staircase and an increase of common area space as a result of this. <p>Roof Top Plan (TP Sheet 6 of 9 Rev A)</p> <ul style="list-style-type: none"> • Roof top pool to apartment 19 increased in length by 2.6 metres to become a 15.1 metre x 3.1 metre lap pool. • Roof deck to Apartment 21 removed with additional deck space and new lap pool added to Apartment 17. • Roof top pool to Apartment 18 decreased in length by 1.3 metres to 11.2 metres x 3.1 metres. <p>Elevation Plans (TP Sheet 7 and 8 of 9 Rev A)</p> <ul style="list-style-type: none"> • The elevations have been updated to reflect the changes described above, including amendments to the fenestration. <p>Landscape Plan (TP Sheet 9 of 9 Rev A)</p> <ul style="list-style-type: none"> • The landscape plan has been updated to reflect changes described above.

CARRIED

1.5. 4 SOUTHEY STREET, BRIGHTON

Moved: Cr Hayes

Seconded: Cr Norris

That the Amended Plans be approved under the Secondary Consent Provisions of Planning Permit No. 2008/463/1 for the construction of a second dwelling on a lot at 4 Southey Street, Brighton and the following table be added to the permit:

Date	Amendment
18 May 2010	Secondary consent to amend plans: <ul style="list-style-type: none"> • Alteration to the material of the rear-dividing wall at the second storey between the dwellings from brick to Hebel panel wall.

CARRIED

1.6 7 HOLMHURST COURT, BRIGHTON EAST

Moved: Cr Frederico

Seconded: Cr Hayes

That the amended plans for the alterations to the plans to include a deck for dwelling 2, be approved by Council under the Secondary Consent provisions of Planning Permit 2007/414/1 issued for the construction of two (2) double storey attached dwellings, at the land known as 7 Holmhurst Court, Brighton East, and the following table be added to the permit.

Date	Amendment
18 May 2010	Secondary Consent to Amend Plans: <ul style="list-style-type: none"> • Removed a window to the ground floor on the east elevation. • Altered the design of the ground floor windows on the east elevation. • Altered the location of the first floor windows on the east elevation. • Removed a window to the ground floor on the west elevation. • Altered the design of the ground floor windows on the west elevation. • Removed a window to the first floor on the west elevation. • Added a window to the first floor on the west elevation. • Modifications to the internal layout.

CARRIED

1.7 2/74 ESPLANADE, BRIGHTON

Moved: Cr Hayes

Seconded: Cr Frederico

That the Amended Plans for the alterations to the plan, be approved by Council under the Secondary Consent provisions of Planning Permit No. 2005/588/1 for alterations and additions including a first floor and rood deck to a dwelling in a lot less than 500sqm and in a height control area (Design and Development Overlay Schedule 1), and the following table be added to the permit.

Date	Amendment
18 May 2010	Secondary Consent to Amend Plans: <ul style="list-style-type: none"> • Relocation of the air-conditioning/heating units from within the roof terrace/deck to the roof adjacent and positioned along with the heater unit to the east side of the stair enclosure. The units are proposed to be visually screened by timber battens around two sides to a height of 1.7m.

CARRIED

1.8 10 ILUKA STREET, BLACK ROCK

It is recorded that Ms Sophie Loddo spoke in relation to this item.

Moved: Cr Norris

Seconded: Cr Russell

That Council having caused notice of Planning Application No. 2009/0646/1 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of the Bayside Planning Scheme in respect of the land known and described as 10 Iluka Street Black Rock for the Construction of a multi-unit development for eight (8) dwellings and removal of native trees in a Vegetation Protection Overlay 3 in accordance with the advertised plans dated 27 January 2010, subject to the following conditions, including the specified conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council on 28 November 2006:-

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the advertised plans dated 27 January 2010 but modified to show:

1.8 10 ILUKA STREET, BLACK ROCK (continued)

- a) Garage of Unit 2 setback 1m from the southern boundary.
- b) Provision of one (1) additional visitor car space.
- c) Unit 4's first floor south-facing habitable room windows must be treated to comply with Standard B22 of Clause 55 of the Bayside Planning Scheme.
- d) Southern side of Unit 2 balcony screened to comply with Standard B22 of Clause 55 of the Bayside Planning Scheme.
- e) West-facing bedroom window of Unit 7 shown on elevations.
- f) Internal views between Units, 3 and 4, and between Units 5 and 6 must be redesigned to comply with Standard B23 of Clause 55 of the Bayside Planning Scheme.
- g) All habitable room windows to be highlight windows or adequately setback from the driveway to reduce the transmission of vehicular noise and comply with Standard B15 of the Bayside Planning Scheme
- h) Common driveway must be relocated to clear the speed-hump, to be offset 4m from the northern edge of Unit 2's driveway and 3.3m wide at its intersection with the footpath. Crossover must be 3.3m wide and centred on the driveway.
- i) Driveway to Unit 2 relocated to be offset 4m from the edge of the relocated common driveway, constructed to be 4.2m wide at its intersection with the footpath and offset 1.5m from the southern boundary. Crossover must be 4.2m wide and centred on the driveway.
- j) Bollard-type lighting to be provided along the length of the common driveway at 6-8 metre intervals.
- k) All plant and equipment (including air conditioning units, heating units, hotwater systems etc) which is proposed to be located externally be identified on the plans.
- l) Landscape plan submitted in accordance with Condition 9 of this permit, and must provide more substantial, predominantly indigenous species in accordance with the VPO3 objectives which encourages the regeneration of native vegetation.
- m) Tree protection measures in accordance with Condition 12 of this permit.
- n) Eaves or shading devices installed over north and west facing windows to reduce harsh solar access during warmer months
- o) First floor retreat/living areas of Units 2, 5, and 8 to be relocated to the northern side of each dwelling to capture more natural light.
- p) Schedule of external materials, finishes and colours (incorporating paint samples) that provides a minimum of two varying colour schemes between dwellings to appear more distinct from one another.
- q) Water Sensitive Urban Design measures in accordance with Condition 18 of this permit.

1.8 10 ILUKA STREET, BLACK ROCK (continued)

- r) The layout of the dwellings to be further staggered to minimise the “gunbarrel” appearance of the dwellings when viewed from the street.
 - s) The plans to show all levels and building height to AHD.
2. P4 Layout not altered
 3. Before the occupation of the site commences or by such later date as is approved in writing by the responsible authority, all buildings and works and the conditions of this permit must be carried out and completed to the satisfaction of the responsible authority.
 4. A18 Concealment of pipes
 5. A19 Plant/equipment or features on roof
 6. A20 Boundary walls
 7. CP1 Car park construction
 8. CP8 Vehicle crossing removal
 9. L1 Landscape plan required
 10. L2 Completion of landscaping
 11. L3 Landscaping maintenance
 12. 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. The tree protection plan must address:
 - a) Impact of the proposed development on the trees to be retained by sensitive design construction methods.
 - b) How the aforementioned trees are to be protected.
 13. All trees to be retained must be maintained to the satisfaction of the Responsible Authority.
 14. 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.

1.8 10 ILUKA STREET, BLACK ROCK (continued)

15. E1 Drainage Plan

16. Prior to the commencement of any works, a construction management plan shall be submitted to and approved by the responsible authority. The construction management plan must address, but is not limited to:
- hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;
 - provision of a truck wheel-wash so that vehicles leaving the site do not deposit mud or other materials on roadways;
 - the covering and maintenance of all roads/storage areas/external stockpiles/vacant or grazed areas to avoid dust nuisance to any residential and commercial premises;

All works must accord with the approved construction management plan to the satisfaction of the responsible authority.

17. Prior to the commencement of any works, a waste management plan 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:
- the times during which waste will be collected;
 - provision on the land for the storage and collection of garbage by a private waste collection contractor and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the responsible authority.

The waste management plan must be implemented to the satisfaction of the responsible authority. The waste management plan must not be modified unless with the consent of the responsible authority.

18. The applicant must bear all costs associated with the removal and replacement of the one (1) *Prunus cerasifera* 'nigra' tree (Purple Leaved Plum) street tree in accordance with Council's adopted policy. Before works start a fee must be paid to the Responsible Authority. The Responsible Authority must undertake the removal and replacement with (2) street trees. The replacement planting is at the discretion of the Responsible Authority. A minimum of two (2) weeks prior to when the tree is to be removed please contact Council's Parks Arborist on (03) 9599 4444.

1.8 10 ILUKA STREET, BLACK ROCK (continued)

19. 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:
- 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; and
 - Design details of the water sensitive urban design stormwater treatment measures, including cross sections.

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

N1 Crossover permit

N2 Building approval

The remaining street trees must not be removed or damaged.

N8 Sewerage

N10 Asset Protection

Any seepage and drainage waters are to be filtered to rain water clarity and to be pumped to the nearest Council drain/pit and not to discharge to the kerb and channel unless directed otherwise.

A Road Opening/Storm water Tapping Permit is required from Bayside City Council prior to the commencement of the connection to the Council's drain or the erection of the front fence/ wall/ letterbox.

LOST

1.8 10 ILUKA STREET, BLACK ROCK (continued)

Moved Cr Hayes

Seconded Cr Long

That Council having caused notice of Planning Application No. **2009/646/1** 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 10 Iluka Street, Black Rock for the construction of a multi-unit development for eight (8) dwellings and removal of native trees in a Vegetation Protection Overlay 3 in accordance with the advertised plans dated 27 January 2010, on the following grounds:-

1. The proposal does not respect the existing or preferred future neighbourhood character of the area as stated within Clause 22.07 – Neighbourhood Character and Standard B1, Clause 55 of the Bayside Planning Scheme.
2. The proposal would be detrimental to the amenity of the surrounding residential properties due to an overdevelopment of site resulting in excessive visual bulk, inappropriate side and rear setbacks, and lack of adequate landscaping opportunities.
3. The proposal does not comply with Clause 22.10 (Water Sensitive Urban Design – Stormwater Management) of the Bayside Planning Scheme, including any stormwater quality treatment measures, methods to reduce the amount of runoff, waste or impact on the stormwater drainage system.
4. The proposal does not satisfy the provisions of Clause 55 of the Bayside Planning Scheme, in particular;
 - Standard B1 – Neighbourhood Character
 - Standard B2 – Residential Policy
 - Standard B10 – Energy Efficiency
 - Standard B13 – Landscaping
 - Standard B17 – Side and rear setbacks
 - Standard B20 – North facing windows
 - Standard B22 – Overlooking
 - Standard B23 – Internal Views
 - Standard B32 – Front fences
 - Standard B34 – Site services

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

DIVISION: **FOR:** Cr Long, Hayes and del Porto (3)
AGAINST: Cr Frederico, Norris and Russell (3)

The Chairman used his Casting vote in favour of the motion

The motion was **CARRIED**

1.9 80B ESPLANADE, BRIGHTON

It is recorded that Mr Malcolm Baird, Mrs Elizabeth Baird, Mr Graeme Stewart, Dr Cecil Gill and Mr Tim Radisich spoke in relation to this item.

Moved: Cr Frederico

Seconded: Cr Long

- A. That Council having caused notice of Planning Application No. **2010/41/1** 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 80B Esplanade, Brighton for the construction of a roof deck in a Design and Development Overlay Schedule 1 in accordance with the plans received 4 May 2010 on the following grounds:-
1. The proposal is not in keeping with the character of the area and does not achieve the relevant objective of Clause 43.02 – Design and Development Overlay 1 of the Bayside Planning Scheme.
 2. The proposal will result in unreasonable visual bulk when viewed from adjoining properties.
 3. The proposal results in unreasonable overlooking to neighbouring properties.
- B. That Council Officers ensure that the street address (numbering) is clear.

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

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

CARRIED

It is recorded that Cr Long vacated the Chamber at 8.14pm and re-entered at 8.15pm.

1.10 118 LINACRE ROAD, HAMPTON

It is recorded that Mr Rohan Murley spoke in relation to this item.

Moved: Cr Frederico

Seconded: Cr Russell

That Council having caused notice of Planning Application No. 2009/0673/1 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 118 Linacre Road Hampton for the construction of two (2) dwellings in accordance with the endorsed plans, with the application date 23 December 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) Setback of the first floor walls and north-facing balconies by a minimum of 1m from the ground floor below and retaining a covered porch entrance to each dwelling.
 - b) Revised landscape plan showing at least one (1) tree that will grow to 10m at maturity in the front setback of dwelling 1
 - c) The front fencing / gates reduced in height to 1.2m
 - d) 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 and located to the satisfaction of the Responsible Authority.
 - e) The width of the driveway to each dwelling increased to 3.3m with a 0.7m offset from the eastern boundary for dwelling one (1) and a 0.9m offset from the western boundary for dwelling two (2).
 - f) A 2.8m wide (minimum) garage door opening in each dwelling.
 - g) All walls on boundaries notated as cleaned and finished to the satisfaction of the Responsible Authority.
 - h) Water Sensitive Urban Design measures in accordance with condition six (6) of this permit.
 - i) The retention of the Banksia located within the front setback of proposed dwelling 2 the bluestone column of the front fence located at the north western corner of the property and the bluestone driveway surrounding the Banksia.

1.10 118 LINACRE ROAD, HAMPTON (continued)

2. P4 Layout not altered
3. Before the occupation of the dwellings 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 to the satisfaction of the responsible authority.
4. In the event that the Banksia tree located to the north western corner of dwelling 2 as shown on the endorsed plan dies, a replacement canopy tree must be planted within the front setback of dwelling 2.
5. A18 Concealment of pipes
6. 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;
 - d) 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.
7. Drainage plans showing the stormwater detention system to be connected to the legal point of discharge must receive Bayside City Council approval prior to the commencement of the development.
8. 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, or carry out on site verification.

1.10 118 LINACRE ROAD, HAMPTON (continued)

9. 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.
10. 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.
11. 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, and at the expense of the developer.
12. 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.
13. This permit will expire if one of the following circumstances applies:
 - The development is not started within two years of the date of this permit.
 - 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

Prior to commencement of any building works, an Asset Protection Application must be taken out. This can be arranged by telephoning Bayside Council's Asset Protection Administrator, Mon-Fri 9.00am-1.00pm on 9599 4638.

- N1 Vehicle Crossing Permit
- N2 Building approval
- N6 Vehicle crossing removal

CARRIED

The Chairperson declared the meeting closed at 8.26pm