



Minutes of the Planning & Amenity Committee Meeting

held in the Council Chamber
Boxshall Street, Brighton
on Tuesday 10 February 2015
at 7.00pm

PRESENT:

Cr Alex del Porto (Chairman)
Cr Felicity Frederico (Mayor)
Cr Laurence Evans
Cr Michael Heffernan
Cr James Long BM JP
Cr Bruce Lowe
Cr Heather Stewart

OFFICERS IN ATTENDANCE:

Shiran Wickramasinghe	-	Director City Strategy
Stuart Caldwell	-	Statutory Planning Manager
Connor Perrott	-	Statutory Planning Co-ordinator
Janice Pouw	-	Governance Officer

The Chairman declared the meeting open at 7.00pm and advised members of the public gallery that the Planning & Amenity Committee meeting is being recorded and streamed live on the internet to enhance the accessibility of these meetings to the broader Bayside Community.



APOLOGIES: There were no apologies submitted to the meeting.

DECLARATIONS OF INTEREST: There were no declarations of interest submitted to the meeting.

Confirmation of the Minutes of the Planning & Amenity Committee Meeting 20 January 2015

Moved: Cr Long

Seconded: Cr Frederico

That the Minutes of the Planning & Amenity Committee Meeting held on 20 January 2015 be confirmed.

CARRIED

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REQUESTS TO BE HEARD:

In accordance with Council's Governance Local Law No.1 clause 69, 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 22 Heathfield Road and 163 South Road Brighton East

1. Mr James de Villiers (O)
2. Ms Karen Jenkin (O)
3. Mr Stephen Olesnicky (O)
4. Mrs Natalie Gray (A)

Item 4.2 25 Clonmore Street, Beaumaris

1. Mr Terence Baker (O)
2. Mr David Blake (O)
3. Mr David Blake on behalf of John and Jennifer Halliday (O)
4. Mr Rohan Murley (A)
5. Dr Sherif Youssef (A)

Item 4.3 693 Hampton Street, Brighton

1. Mr Michael Sojka (O)

Item 4.5 420 Beach Road, Beaumaris

1. Mr Ross Boyd (S)
2. Mr Anthony Gosling (A)

Item 4.6 24 St Andrews Street, Brighton

1. Mr How Ng(S)
2. Mr Martin Friedrich (S)

OFFICERS' REPORTS:

4.1 22 HEATHFIELD ROAD AND 163 SOUTH ROAD BRIGHTON EAST

It is recorded that Mr James de Villiers, Ms Karen Jenkin, Mr Stephen Olesnicky and Mrs Natalie Gray spoke in relation to this matter.

Moved: Cr Frederico

Seconded: Cr Heffernan

That Council having caused notice of Planning Application No. 2014/510/1 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 22 Heathfield Road, Brighton East and 163 South Road, Brighton East, for buildings and works (construction of a new arts building) associated with an existing education centre in accordance with the endorsed plans and subject to the following conditions:-

1. Prior to the commencement of development authorised under this permit, a planning permit application must be submitted to and be approved by the Responsible Authority for the variation/removal, as relevant, of Easements E1, E12 and E13 on Plan of Consolidation 366523M and on Plan of Subdivision 008081, as relevant.
2. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) The vehicle accessway reduced to a width of 3.5m with the landscaping strip along the western boundary increased to a width of 1m.
 - b) The vehicle turning area within the front setback reduced to the minimum extent necessary to allow a 6.4m long small rigid vehicle to enter and exit the site in a forwards manner. Vehicle swept paths must be provided. Any area currently proposed as part of this vehicle turning area but shown not to be required on the submitted vehicle swept paths must be converted into landscaping.
 - c) The vehicle turning area provided with permeable paving.
 - d) A 0.5m landscape area provided between the pedestrian path and light well in the front setback.
 - e) The light well provided with appropriate batters, fencing or transparent covering to satisfy the requirements of the *Building Act 1993* and *Building Regulations 2006*.
 - f) Vertical windows incorporated into both stairwells on the eastern side of the proposed building to allow for passive surveillance.
 - g) All external lighting, baffled to prevent light spill to neighbouring properties.
 - h) The provision of vertical glazed shafts or other similar rebate effect on the western elevation.
 - i) A landscape plan in accordance with Condition 11 of this planning permit.
3. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

4.1 22 HEATHFIELD ROAD AND 163 SOUTH ROAD BRIGHTON EAST (continued)

4. 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.
5. 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.
6. 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
7. Deliveries to and from the site (including waste collection) must only take place between 7am and 7pm Monday to Friday. A maximum of five deliveries per day may occur.
8. The loading and unloading of goods from vehicles must only be carried out on the land and must occur by a small rigid vehicle no greater than 6.4m in length.
9. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
10. All operations of the site (internally and externally) must comply with N-1 and/or N-2 policies and/or EPA Technical Guidelines as relevant.
11. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A survey of all existing vegetation to be retained and/or removed
 - b) Buildings and trees including botanical names on neighbouring properties within three metres of the boundary
 - c) Details of surface finishes of pathways and driveways
 - d) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the Responsible Authority.
 - e) Landscaping and planting within all open areas of the site.
 - f) The provision of an in-ground irrigation system within all landscape areas.
 - g) The creeper proposed along the eastern elevation of the arts building replaced with low level shade tolerant planting.
 - h) Medium sized shrubs provided along the front northern boundary.
 - i) Canopy trees to a minimum height of 8 metres provided along the entire length of the western boundary.
 - j) Tree protection zones (TPZs) in accordance with AS4970 for all trees located on the land known as 20 Heathfield Road where such TPZs extend into the subject site.

4.1 22 HEATHFIELD ROAD AND 163 SOUTH ROAD BRIGHTON EAST (continued)

- k) Any and all works, including ground level changes, proposed within the TPZs outlined under part j) of this condition to accord with AS4970. Dependent on the nature of any such works an arborist report confirming that the works can and will accord with AS4970-2009 *Protection of Trees on Development Sites* may be required to be submitted to and approved by the Responsible Authority.
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. 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.
14. Before the use or occupation of the development starts, the area(s) 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.
- Car spaces, access lanes and driveways must be kept available for these purposes at all times.
15. All vehicles must enter and exit the property in a forwards direction.
16. Prior to the commencement of development, a Construction Management Plan (CMP) must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of this permit. The CMP must include (but is not limited to) the following unless otherwise agreed by the Responsible Authority:
- a) Pedestrian access will be maintained at all times along the Heathfield Road footpath adjacent to the site;
 - b) All site facilities will be located on site during the construction period;
 - c) All waste material not required for further on-site processing will be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.
 - d) All storage areas/external stockpiles/vacant areas must be covered and maintained to avoid dust nuisance to any residential area to the satisfaction of the Responsible Authority.

4.1 22 HEATHFIELD ROAD AND 163 SOUTH ROAD BRIGHTON EAST (continued)

- e) A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways to the satisfaction of the Responsible Authority.

The CMP must be implemented to the satisfaction of the Responsible Authority with all works completed in accordance with EPA requirements.

17. The applicant must apply for the nominated legal point of discharge for the development where stormwater run-off must be collected and free drained to Council's drainage assets to Council standards.
18. 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. The design must meet the requirements of Council's discharge of Pumped Subterranean Water Associated with Basements or Below-Ground Structures.
19. All on-site stormwater is to be collected from the hard surface areas and must not be allowed to flow uncontrolled onto adjoining properties. The on-site drainage system must prevent discharge from each driveway onto the footpath. Such a system may include either:
- a) A trench grate (150mm minimum internal width) located within the property; and/or
 - b) Shaping the driveway so that water is collected in a grated pit on the property; and/or
 - c) Another Council approved equivalent.
20. 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.
21. 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.
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 above if a request is made in writing:-

- Before the permit expires; or
- Within 6 months afterwards if development has not commenced; or

Within 12 months afterwards if the development has lawfully commenced.

4.1 22 HEATHFIELD ROAD AND 163 SOUTH ROAD BRIGHTON EAST (continued)

Permit Notes

Build over easement

Council records indicate that there is an easement on the property, as indicated on the plans. But there are no proposals to build over or encroach into the easement with any building/structure of note. Any proposals to be built over an easement will require Build Over Easement approval from the Responsible Authority(s)

Permits to be acquired

Construction of any fence/ wall/ letterbox structures may necessitate removal/ damage of some sections of 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 Infrastructure Department prior to the commencement of the connection to the Council drain/ kerb/ channel.

Flood zone

Property is not in a 'Flood Zone'

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

DIVISION: **FOR:** Crs Heffernan, Frederico, Lowe and del Porto (4)
 AGAINST: Crs Stewart and Long (2)

CARRIED

4.2 25 CLONMORE STREET BEAUMARIS

It is recorded that Mr Terence Baker, Mr David Blake, Mr David Blake on behalf of John and Jennifer Halliday, Mr Rohan Murley and Dr Sherif Youssef spoke for three minutes in relation to this matter.

Moved: Cr Stewart

Seconded: Cr Long

That Council, having caused notice of Planning Application No 2014/332/1 to be given in accordance with Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required by Section 60 of the Act decides to issue a Notice of Refusal to Grant a Permit in respect of the land known and described as 25 Clonmore Street, Beaumaris for construction of two double storey dwellings and removal of native trees in a Vegetation Protection Overlay Schedule 3 for the following reasons:

1. The proposal does not comply with the objectives of Precinct H3 of Clause 22.06 (Neighbourhood character policy) of the Bayside Planning Scheme with respect to the removal of large trees which form a valued part of the vegetated character of the area and lack of visual separation between buildings in particular at ground floor level.
2. The development does not comply with the following objectives of Clause 55 (Two or more dwellings on a lot and residential buildings) of the Bayside Planning Scheme:
 - a) Standard B1 – Neighbourhood Character: The lack of visual separation between buildings in particular at ground floor level lends itself to increased visual bulk along the streetscape.
 - b) Standard B6 – Street Setback: The reduced front setback of Dwelling 1 will limit landscaping opportunities and result in a dominant building form which will impact adversely upon the streetscape.
 - c) Standard B17 – Side and Rear Setbacks: The reduced side setbacks of Dwelling 2 from the west boundary will impact adversely upon the general amenity of the residents of the adjoining dwelling by way of visual bulk.
3. The removal of native trees from the site would be contrary to the objectives of clause 42.02 (Vegetation Protection Overlay) of the Bayside Planning Scheme and undermines the landscape character of the immediate surrounding area.

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

DIVISION: **FOR:** Crs Stewart and Long (2)
 AGAINST: Crs Heffernan, Frederico, Lowe and del Porto (4)

LOST

4.2 25 CLONMORE STREET BEAUMARIS (continued)

Moved: Cr Heffernan

Seconded: Cr Lowe

That Council having caused notice of Planning Application No. 2014/332/1 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 25 Clonmore Street, BEAUMARIS, for construction of two double storey dwellings and removal of native vegetation in a Vegetation Protection Overlay Schedule 3 in accordance with the advertised plans dated 10 July 2014, 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 10 July 2014 but modified to show:
 - a) The first floor front setback of dwelling 1 increased to 9 metres.
 - b) The front part of the front dwelling lowered by a minimum of 400mm to better reflect the topography of the site. This may require a step(s) within the dwelling.
 - c) A 1 metre separation between the dwellings at ground floor without reducing the setbacks and to allow for landscape opportunities.
 - d) The west facing ground floor kitchen wall setback a minimum of 2 metres from the western boundary.
 - e) The west facing first floor wall of dwelling 2 setback a minimum of 3.86 metres from the western boundary.
 - f) The height of the north and west boundary fences that abut the secluded private open spaces of the dwellings increased to a minimum of 1.7 metres above the finished ground level of both dwellings.
 - g) The widths of garage door openings increased to a minimum of 4.8 metres.
 - h) The gradient of the driveways of both dwellings.
 - i) The location of plant and equipment including air conditioning units and condensers located so as to minimise amenity impacts to adjoining properties;
 - j) The pool pump to be located away from the existing habitable room windows of the adjoining dwelling to the west or located in a sound proof case to minimise noise to adjoining properties.
 - k) An amended landscape plan in accordance with Condition 9 of this planning permit.
 - l) Tree Protection report as required by Condition 12 and any modifications to the development required to enable identified trees to be protected.
 - m) The retention of the canopy trees in the front setback referred to in condition 9(i) of this permit
 - n) The provision of acoustic fencing around the pool of dwelling one adjacent to the habitable room windows of 23 Clonmore Street
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

4.2 25 CLONMORE STREET BEAUMARIS (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. 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 building without the written consent of the Responsible Authority.
6. The walls on boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
7. Vehicular crossings must be constructed to the road to suit the proposed driveways 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.
8. All disused or redundant vehicle crossings must be removed and the area reinstated to 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 to be retained and/or removed
 - b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - c) Details of surface finishes of pathways and driveways
 - d) Details of water sensitive urban design elements to be incorporated and the plant species to be used
 - e) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - f) 80% of all new plantings being indigenous species
 - g) Landscaping and planting within all open areas of the site including within the setback required by Condition 1c) of this permit.
 - h) The planting of 9 indigenous canopy trees on site including within the front setback of dwelling two fronting Hume Street
 - i) The retention of the existing canopy trees in the front setback of dwelling one
 - j) Tall screening shrubs within the front setback of dwelling two fronting Hume Street

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

4.2 25 CLONMORE STREET BEAUMARIS (continued)

10. Before the occupation of the building 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. Prior to the commencement of the works an Impact Assessment Report including a tree protection methodology for construction period in accordance AS4970 must be provided to the satisfaction of the Responsible Authority detailing the protection measures for Tree 38 (*Leptospermum laevigatum*), located within the front setback of 23 Clonmore Street.
13. The existing street trees must not be removed or damaged.
14. 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.
15. 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 to the satisfaction of the Responsible Authority.
16. 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.
17. 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.
18. 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.
19. 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 above if a request is made in writing:-

- Before the permit expires; or
- Within 6 months afterwards if development has not commenced; or
- Within 12 months afterwards if the development has lawfully commenced.

Permit Notes

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

CARRIED

4.3 693 HAMPTON STREET BRIGHTON

Moved: Cr Frederico

Seconded: Cr Long

That the Committee under section 73(c) of the Governance Local Law 1, grant Mr Keith Butterworth the opportunity to speak for three minutes.

CARRIED

It is recorded that Mr Michael Sojka and Mr Keith Butterworth spoke in relation to this matter.

Moved: Cr Frederico

Seconded: Lowe

That Council having caused notice of Planning Application No. 2014/607/1 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 693 Hampton Street Brighton, for the construction of a two-storey rear addition on lot less than 500 square metres in accordance with the plans dated 14 November 2014, 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 amended plans dated 14 November 2014 but modified to show:
 - a) Screening to the two (2) southern facing bedroom windows of the master bedroom in accordance with Standard A15 of Clause 54 of the Bayside Planning Scheme.
 - b) Screening to the western edge of the first floor balcony in accordance with Standard A15 of the Bayside Planning Scheme.
 - c) The garage be deleted.
 - d) The recommendation of the report required in accordance with condition 8 of this permit.
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 starts, a schedule of construction materials, external finishes and colours to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the schedule will be endorsed and will then form part of the permit.
4. 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.
5. 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.

4.3 693 HAMPTON STREET BRIGHTON (continued)

6. 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
7. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
8. Prior to the commencement of buildings and works an Arboricultural impact assessment which provides specific details of the construction methods to be used to minimise impacts on the trees abutting the extension at 695 Hampton Street must be submitted to and approved by the Responsible Authority. The report must demonstrate to the satisfaction of the Responsible Authority that the trees will remain viable post construction. The arboricultural impact assessment must be prepared in accordance with AS 4970 – 2009 *Protection of Trees on Development Sites*, Section 2.3.5 and will explain the design and construction methods proposed to minimize impacts on trees where there is encroachment into TPZs.
9. 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.
10. 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 22.08 of the Bayside Planning Scheme and must show:-
 - a) The type of water sensitive urban design stormwater treatment measures to be used;
 - b) The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas;
 - c) Design details of the water sensitive urban design stormwater treatment measures, including cross sections;

These plans must be accompanied by a report from an industry accepted performance measurement tool, which details the treatment performance achieved and demonstrates the level of compliance with the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999.

The water sensitive urban design stormwater treatment system as shown on the endorsed plan must be retained and maintained at all times in accordance with the Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO 1999, to the satisfaction of the Responsible Authority.

4.3 693 HAMPTON STREET BRIGHTON (continued)

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

- a) The development has not commenced 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 above if a request is made in writing:-

- Before the permit expires; or
- Within 6 months afterwards if development has not commenced; or
- Within 12 months afterwards if the development has lawfully commenced.

Permit Notes

N2 Building approval

CARRIED

4.4 4 MILLER STREET BRIGHTON

Moved: Cr Heffernan

Seconded: Cr Stewart

That Council having caused notice of Planning Application No. 2009/509/3 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 an Amended Planning Permit under the provisions of the Bayside Planning Scheme in respect of the land known and described as 4 Miller Street, Brighton, for alterations to the screening around the existing roof deck in accordance with the advertised plans dated 17 June 2013, 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 revised plans dated 17 June 2013 but modified to show:
 - a) Lobby/landing to roof terrace reduced to the minimum area required for access purposes only (with storage deleted), to not enclose any useable floor space and comply with Clause 43.02 - Design and Development Overlay Schedule 1.
 - b) Section plan of roof terrace updated to accord with revised plans received 2 February 2010.
 - c) The retention of obscure glazing to 1m in height along the northern balustrade for a length of 4 metres from the north-west corner and for a length of 1m from the north-east corner.
 - d) The eastern balustrade finished in obscure glazing to a height of 1.5m
 - e) The western balustrade to be clear glass to a height of 1.5m with a planter box reaching a minimum height of 1.0m above finished deck level. The planter box is to be located between the balustrade and the pool to ensure no direct overlooking is possible to the adjoining property to the west.
2. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
3. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s) without the written consent of the responsible authority.

4.4 4 MILLER STREET BRIGHTON (continued)

4. 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.

The following table should be added to the permit.

10 February 2015	<ul style="list-style-type: none"> • Amendment pursuant to section 72 of the <i>Planning and Environment Act 1987</i> to include condition 1c, 1d and 1e as follows: <ul style="list-style-type: none"> ○ The retention of obscure glazing to 1m in height along the northern balustrade for a length of 4 metres from the north-west corner and for a length of 1m from the north-east corner. ○ The eastern balustrade finished in obscure glazing to a height of 1.5m ○ The western balustrade to be clear glass to a height of 1.5m with a planter box reaching a minimum height of 1.0m above finished deck level. The planter box is to be located between the balustrade and the pool to ensure no direct overlooking is possible to the adjoining property to the west.
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CARRIED

4.5 420 BEACH ROAD BEAUMARIS

It is recorded that Mr Ross Boyd and Mr Anthony Gosling spoke in relation to this matter.

Moved: Cr Stewart

Seconded: Cr Long

That Council, having caused notice of Planning Application No 2014/13/3 to be given in accordance with Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required by Section 60 of the Act decides to issue a Notice of Refusal to Grant a Permit in respect of the land known and described as 420 Beach Road, Beaumaris for the construction of three two-storey dwellings, access to a Road Zone, Category 1 and removal of vegetation in a Vegetation Protection Overlay, Schedule 3 for the following reasons:

1. The proposal is contrary to the objectives of Clause 32.09 (Neighbourhood Residential Zone) of the Bayside Planning Scheme which seeks to limit residential development.
2. The proposal does not comply with the objectives of Precinct H4 of Clause 22.06 (Neighbourhood character policy) of the Bayside Planning Scheme with respect to maintaining the rhythm of visual separation between buildings.
3. The development contravenes the following objectives of Clause 55 (Two or more dwellings on a lot and residential buildings) of the Bayside Planning Scheme:
 - a) Standard B6 – Street Setback: The reduced front setbacks of dwellings 1 and 2 from Beach Road will result in a bulky presentation to the street and as such will impact adversely upon streetscape character.
 - b) Standard B8 – Site coverage: The site coverage of the development exceeds 50% and this undermines the preferred neighbourhood character of the immediate surrounding area.
 - c) Standard B17 – Side and rear setbacks: The reduced rear setback of dwelling 3 from the north boundary and dwellings 1 and 2 from the west boundary will impact adversely upon the general amenity of the residents of neighbouring dwellings by way of visual bulk.
4. The proposed development will result in the loss of existing vegetation which provides amenity value to the surrounding area and this undermines the objectives of Clause 42.02 – Vegetation Protection Overlay (Schedule 3) of the Bayside Planning Scheme.

The Chairman used his casting vote in favour of the motion and the motion was

CARRIED

4.6 24 ST ANDREWS STREET BRIGHTON

It is recorded that Mr How Ng spoke in relation to this matter.

It is further recorded that Mr Martin Friedrich did not pursue his right to speak.

It is recorded Cr Stewart vacated the Chamber at 9.08pm and re-entered at 9.10pm.

Moved: Cr Heffernan

Seconded: Cr Frederico

That Council having caused notice of Planning Application No. 2013/760/1 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 advise the applicant and VCAT that it supports the Grant of a Permit under the provisions of the Bayside Planning Scheme in respect of the land known and described as 24 St Andrews Street Brighton for the Construction of three (3) double storey dwellings and a front fence exceeding 1.2 metres in height in a Special Building Overlay in accordance with the amended plans supplied to Council on 21 January 2015, subject to the following conditions, including the specified conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council on 28 November 2006:-

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) Reduction in the area of paving in the front setback of Dwelling 2 to provide more space for landscaping;
 - b) Modification of the entry ramp to the basement car park so as to comply with the requirements of Clause 52.06-8 of the Bayside Planning Scheme, including in respect of transitional grades between ramp sections;
 - c) The re-construction of the crossover to the rear laneway and construction of that rear laneway in an all-weather seal between the crossover and the access ramp to the basement car parking, together with civil construction drawings of these works as required by condition 8;
 - d) A revised landscape plan in accordance with Condition 3 of this planning permit.
 - e) An arborists report in accordance with Condition 4 of this planning permit, and any modifications to the proposed front fence required by that report.
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 starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - a) A survey (including botanical names) of all existing vegetation to be retained and/or removed

4.6 24 ST ANDREWS STREET BRIGHTON (continued)

- b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
- c) Details of surface finishes of pathways and driveways
- d) Details of water sensitive urban design elements to be incorporated and the plant species to be used
- e) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
- f) Landscaping and planting within all open areas of the site
- g) An in-ground irrigation system to all landscaped areas.
- h) Reduction in the area of paving in the front setback of Dwelling 2 and replacement landscaping.

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

- 4. Before the commencement of the development, a report by a qualified arborist must be submitted to the satisfaction of, and be approved by the Responsible Authority. The report must detail an assessment of the proposed fencing along the Lindsay Street frontage of the land and any construction methods necessary to ensure the protection from damage of the adjacent mature street trees. Construction of the fence must be in accordance with the approved report.
- 5. Tree Protection Fencing is to be established around the street trees adjacent to the land prior to demolition and maintained until all works on site are complete. The fencing is to be constructed and secured so its positioning cannot be modified by site workers. The fencing is to encompass the entire nature strip under the drip line of the tree. The Tree Protection Zone is to be established and maintained in accordance with Australian Standards 4970 Protection of trees on development sites.
- 6. 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.
- 7. 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.
- 8. Before the commencement of the development, civil construction drawings must be prepared to the satisfaction of, and be approved by, the Responsible Authority showing the detail of construction of the crossover to the rear laneway and sealing of that laneway to the point of access to the basement car park.
- 9. All pipes, fixtures, fittings and vents servicing the dwellings must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

4.6 24 ST ANDREWS STREET BRIGHTON (continued)

10. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the dwellings without the written consent of the responsible authority.
11. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
12. 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 22.08 of the Bayside Planning Scheme and must show:-
 - a) The type of water sensitive urban design stormwater treatment measures to be used;
 - b) The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas;
 - c) Design details of the water sensitive urban design stormwater treatment measures, including cross sections;

These plans must be accompanied by a report from an industry accepted performance measurement tool, which details the treatment performance achieved and demonstrates the level of compliance with the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999.

The water sensitive urban design stormwater treatment system as shown on the endorsed plan must be retained and maintained at all times in accordance with the Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO 1999, to the satisfaction of the Responsible Authority.

13. The applicant must apply for the nominated legal point of discharge for the development where stormwater run-off must be collected and free drained to Council's drainage assets to Council standards.
14. Before the development starts, 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.
15. Stormwater discharge must be retained for the portion above the discharge calculated using a Coefficient of Runoff of 0.35. The development is to have a Stormwater Detention System installed, the design capacity to be to the satisfaction of the Responsible Authority.
16. 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. The design must meet the requirements of Council's discharge of Pumped Subterranean Water Associated with Basements or Below-Ground Structures.

4.6 24 ST ANDREWS STREET BRIGHTON (continued)

17. All on-site stormwater is to be collected from the hard surface areas and must not be allowed to flow uncontrolled onto adjoining properties. The on-site drainage system must prevent discharge from each driveway onto the footpath. Such a system may include either: a trench grate (150mm minimum internal width) located within the property and/or shaping the driveway so that water is collected in a grated pit on the property and/or another Council approved equivalent.
18. Any subsurface water captured on the site must be treated in accordance with Council's Policy for 'Discharge of pumped Subterranean Water Associated with Basement or Below Ground Structures'.
19. 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 above if a request is made in writing:-

- Before the permit expires; or
- Within 6 months afterwards if development has not commenced; or
- Within 12 months afterwards if the development has lawfully commenced.

20. Condition required by (Melbourne Water

- a) No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
- b) Dwellings must be constructed with finished floor levels a minimum of 9.57 metres to Australia Height Datum (AHD) (300mm above the applicable flood level).
- c) Prior to the issue of a Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- d) Imported fill must be kept to a minimum on the property and must only be used for the sub floor areas of the dwellings, garages and the driveway ramp. The setback of buildings to the south-east and south-west boundaries must be maintained at natural surface level and free of obstruction.
- e) Building setbacks to boundaries are to be maintained and must not be altered without further assessment and approval of Melbourne Water.
- f) Internal fencing between Dwellings 1, 2 and 3 within the frontage to Lindsay Street and boundary fencing within the north-west corner and the south corner of the site, needs to be of an open style of construction (a type with 50% openings) to allow the passage of floodwaters.
- g) The entry porches to dwellings must be constructed at natural surface levels.

4.6 24 ST ANDREWS STREET BRIGHTON (continued)

- h) Prior to the commencement of works or endorsement of plans, amended plans must be submitted to Melbourne Water demonstrating compliance with these set conditions.
- i) Prior to the commencement of works, a separate application direct to Melbourne Water must be made for approval of any new or modified storm water connection to Melbourne Water's drains or watercourses.

Permit Notes

Build over easement

There is no easement within the property.

Permits to be acquired

Construction of any fence/ wall/ letterbox structures may necessitate removal/ damage of some sections of 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 Infrastructure Department prior to the commencement of the connection to the Council drain/ kerb/ channel.

Melbourne Water Notes

The applicable flood level for the property is 9.27 metres to Australian Height Datum (AHD).

If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on telephone 9679 7517, quoting Melbourne Water's reference 229989.

The Chairman used his casting vote against the motion and the motion was **LOST**

Moved: Cr Stewart

Seconded: Cr Long

That Council, having caused notice of Planning Application No 2013/760/1 to be given in accordance with Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required by Section 60 of the Act decides to advise the VCAT that it does Not Support the issuance of a Planning Permit in respect of the land known and described as 24 St. Andrews Street, Brighton for the construction of three double storey dwellings and a front fence exceeding 1.2 metres in height in a Special Building Overlay, for the following reasons:

1. The proposal is contrary to the objectives of Clause 32.09 (Neighbourhood Residential Zone) of the Bayside Planning Scheme which seeks to limit residential development.

4.6 24 ST ANDREWS STREET BRIGHTON (continued)

2. The proposal does not comply with the objectives of Precinct B2 of Clause 22.06 (Neighbourhood character policy) of the Bayside Planning Scheme with respect to the lack of garden setting for the dwellings, their attached nature, and the lack of spacious visual separation between buildings, and articulation in the form of building facades and elevations.
3. The development contravenes the following objectives of Clause 55 (Two or more dwellings on a lot and residential buildings) of the Bayside Planning Scheme:
 - a) Standard B6 – Street Setback: The reduced front setback does not respect the existing or preferred neighbourhood character as it would not maintain a rhythm of spacing along St. Andrews Street.
 - b) Standard B7 – Building Height: The height of the proposed building is greater than the standard and other building heights in this area.
 - c) Standard B17 – Side and Rear Setbacks: The reduced setbacks proposed reduce the space available for landscaping to complement the garden character of the area.
 - d) Standard B32 – Front fences: The proposed height of solid fencing to St. Andrews Street is contrary to the neighbourhood character objectives for this area.

The Chairman used his casting vote in favour of the motion and the motion was **CARRIED**

4.7 98 ASLING STREET BRIGHTON

Moved: Cr Heffernan

Seconded: Cr Frederico

That Council determine to Support the application under the provisions of the Bayside Planning Scheme in respect of the land known and described as 98 Asling Street, Brighton, for the construction of three storey building containing seven dwellings plus basement car parking and a reduction in the required car parking rate, subject to the following conditions:-

1. Before the development commences, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) A minimum 1m long by 1.35m wide canopy provided over the entry point to the dwellings located off Asling Street.
 - b) Visibility splays in accordance with Design Standard 1 of Clause 52.06-8.
 - c) An external schedule of materials and finishes in accordance with Condition 5 of this permit.
 - d) A Construction Management Plan in accordance with Condition 6 of this permit.
 - e) A Waste Management Plan in accordance with Condition 13 of this permit.
 - f) All plant and equipment (including air-conditioning units, heating units, hot water systems and the electrical substation etc.) which is proposed to be located externally. Any such equipment should be located away from the bedrooms of adjoining properties;
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. All pipes (excluding down pipes), fixtures, fittings and vents servicing the building must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
4. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building without the written consent of the Responsible Authority.
5. Before the development starts, a schedule (including printed samples) of all external materials and colours for all walls, roofs, and doors including hard surface areas to be used for the construction of the proposed dwellings, including access ways must be submitted to and approved by the Responsible Authority. Any proposed access way must be constructed from coloured concrete, bricks, pavers and not from plain concrete.
6. Prior to the commencement of the development hereby approved, the applicant must submit to the Responsible Authority, a Construction Management Plan (CMP). This CMP must state that:
 - a) Pedestrian access will be maintained at all times along the Asling Street footpath adjacent to the site; and
 - b) All site facilities will be located on site during the construction period.

4.7 98 ASLING STREET BRIGHTON (continued)

7. 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 landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.
8. 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.
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:
 - 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
 - g) to the satisfaction of the Responsible Authority.

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

10. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.
11. The vehicular crossing must be constructed to the road to suit the proposed driveway 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.
12. All costs associated with the removal and relocation of Council or other service authority assets adjacent to the site to accommodate the development must be borne by the property owner and any relocated assets must be provided in accordance with Council or other service authority specifications as relevant.
13. Before the occupation of the development starts, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. Three copies of the plan must be submitted. The plan must include, but is not limited to:
 - a) Provision on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.
 - b) All waste material must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.
 - c) The waste collection service must be carried out within the property by a private contractor at no expense to the Responsible Authority.

4.7 98 ASLING STREET BRIGHTON (continued)

The Waste Management Plan must be implemented to the satisfaction of the Responsible Authority. The Waste Management Plan must not be modified unless with the written consent of the Responsible Authority.

14. Before the commencement of building works, detailed plans must be submitted to and be approved by the Responsible Authority. When approved, these plans will form part of the permit. These 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;
 - b) The location of the water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaped areas;
 - c) Design details of the water sensitive urban design stormwater treatment measures, including cross sections.

The plans must be accompanied by a report in accordance with 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 plans must be retained and maintained at all times in accordance with the Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO 1999, to the satisfaction of the Responsible Authority.

15. The applicant must apply for the nominated legal point of discharge for the development where stormwater run-off must be collected and free drained to Council's drainage assets to Council's standards.
16. Stormwater discharge must be retained for the portion above the discharge calculated using a Coefficient of Runoff of 0.35. The development is to have a Stormwater Detention System installed, the design capacity of which is to be to the satisfaction of the Responsible Authority.
17. Any subsurface water captured on the site must be treated in accordance with Council's Policy for "Discharge of Pumped Subterranean Water Associated with Basement or Below Ground Structures".
18. All on-site stormwater is to be collected from the hard surface areas and must not be allowed to flow uncontrolled onto adjoining properties. The on-site drainage system must prevent discharge from the driveway onto the footpath. Such a system may include either:
 - a) A trench grate (150mm minimum internal width) located within the property and/or;
 - b) Shaping the driveway so that water is collected in a grated pit on the property; and/or
 - c) Another Council approved equivalent.
19. 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.

4.7 98 ASLING STREET BRIGHTON (continued)

- 20. 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.
- 21. 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.
- 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 above if a request is made in writing before the permit expires; or

 - Within 6 months afterwards if development has not commenced; or
 - Within 12 months afterwards if the development has lawfully commenced.

CARRIED

It is recorded Cr Lowe vacated the Chamber at 9.27pm

Moved: Cr Long

Seconded: Cr Stewart

That an apology from Cr Evans be received and leave of absence be granted.

CARRIED

The Chairman declared the meeting closed at 9.29pm.

CONFIRMED THIS 10 DAY OF MARCH 2015

CHAIRPERSON:

