



Minutes of the Planning and Amenity Committee Meeting

held in the Council Chambers, Civic Centre,
Boxshall Street Brighton
on Tuesday 9 February 2016

The Meeting commenced at 7:00pm

Councillors	Cr Laurence Evans (Chairperson) Cr Alex del Porto Cr Felicity Frederico Cr Michael Heffernan Cr James Long BM JP Cr Bruce Lowe Cr Heather Stewart
In attendance	Shiran Wickramasinghe – Director City Planning & Amenity Stuart Caldwell – Manager Development Services Arthur Vatzakis – Statutory Planning Coordinator Hew Gerrard – Acting Statutory Planning Coordinator Terry Callant – Manager Governance Janice Pouw – Governance Officer

Table of Contents

1.	Apologies	
2.	Disclosure of any Conflict of Interest of any Councillor	
3.	Adoption and Confirmation of the minutes of previous meeting	
4.	Matters of Decision	
4.1	46 Dendy Street, Brighton Notice of Decision to Grant a Planning Permit Application 2015/278/1 Ward: Central.....	4
4.2	604-608 Hampton Street, Brighton Notice of Decision to Grant a Planning Permit Application: 2015/148/1 Ward: Central.....	8
4.3	34 Willansby Avenue, Brighton East Notice of Decision to Grant a Planning Permit Application 2015/384/1 Ward Northern	14
4.4	13 May Street, Hampton Notice of Decision to Grant a Permit Application No: 2015/453/1 Ward: Central	20
4.5	6 Brooklyn Place, Sandringham Notice of Decision to Grant a PLanning Permit Application: 2015/344/1 Ward: Central	24
5.	Confidential Business	
	Nil	



The Chairman declared the meeting open at 7pm and advised members of the public gallery that the Planning and Amenity Committee meeting is being recorded and streamed live on the internet to enhance the accessibility of Council meetings to the broader Bayside Community.

1. Apologies

There were no apologies submitted to the meeting.

2. Disclosure of any Conflict of Interest of any Councillor

There were no conflicts of interest submitted to the meeting.

3. Adoption and Confirmation of the minutes of previous meeting

- 3.1 Confirmation of the Minutes of the Planning & Amenity Committee Meeting held on 19 January 2016.

Moved: Cr Frederico

Seconded: Cr del Porto

That the minutes of the Planning & Amenity Committee Meeting held on 19 January 2016, as previously circulated, be confirmed as an accurate record of proceedings.

CARRIED

4. Matters of Decision

4.1 46 DENDY STREET, BRIGHTON NOTICE OF DECISION TO GRANT A PLANNING PERMIT APPLICATION 2015/278/1 WARD: CENTRAL

City Planning and Amenity - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/16/13174

Councillor del Porto left the Meeting at 7:23 PM

Councillor del Porto returned to the Meeting at 7:27 PM

It is recorded that Mrs Denise Shine, Mr Frank Shine, Mr Michael Levenda, Mr Richard Rozen OAM, Mr Lex O'Connor, Ms Diarne Revelle, Mr Peter Barber, Mr Kevin Spencer, Miss Veronica Shine, Mr Stephen Andrew, Mr K.S. Smart and Mr Michael Meyer spoke in relation to this matter.

Moved: Cr Lowe

Seconded: Cr Frederico

That Council, having caused notice of Planning Application No. 2015/278/1 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 46 Dendy Street, Brighton for the Use and development of a child care centre for the following reasons:

1. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct E1) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to minimise the loss of front garden space through the provision of excessive decking within the front setback and an excessively large vehicle crossover.
 - b) The proposal fails to respect the dominant building form and scale of buildings in the precinct due to the excessive height and width of the building and a failure to recess the second storey element from the front façade.
2. The proposal fails to respond to the objectives of Clause 22.07 (Discretionary Uses in Residential Areas) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to ensure that development respects the established neighbourhood character through the provision of an inappropriate front setback and by not respecting the prevailing built form and scale of surrounding buildings.
 - b) The proposal fails to provide adequate provision for the on-site parking of staff and visitor vehicles.
 - c) The proposal does not comply with the preferred locational criteria for a discretionary use.
3. The proposal fails to respond to the objectives of Clause 43.02 (Design and Development Overlay Schedule 3) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to achieve an architectural and urban design outcome that contributes positively to local urban character due to the height and width of the building.
 - b) The proposal fails to preserve the existing character and amenity of the area as low rise due to the overall height of the proposed building and its presentation to the street as three storeys.
 - c) The proposal fails to maintain the prevailing streetscape rhythm, building scale and height of the neighbourhood.
4. The proposal would generate adverse traffic impacts within the local road network, particularly along Dendy Street, contrary to the objectives of Clause 22.07 (Discretionary Uses in Residential Areas) of the Bayside Planning Scheme. In particular the proposal would negatively affect residential amenity, cause traffic and on-street parking congestion and negatively impact the through traffic conditions along Dendy Street.

AMENDMENT**Moved: Cr Long****Seconded: Cr del Porto**

- A That Council, having caused notice of Planning Application No. 2015/278/1 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 46 Dendy Street, Brighton for the Use and development of a child care centre for the following reasons:
1. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct E1) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to minimise the loss of front garden space through the provision of excessive decking within the front setback and an excessively large vehicle crossover.
 - b) The proposal fails to respect the dominant building form and scale of buildings in the precinct due to the excessive height and width of the building and a failure to recess the second storey element from the front façade.
 2. The proposal fails to respond to the objectives of Clause 22.07 (Discretionary Uses in Residential Areas) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to ensure that development respects the established neighbourhood character through the provision of an inappropriate front setback and by not respecting the prevailing built form and scale of surrounding buildings.
 - b) The proposal fails to provide adequate provision for the on-site parking of staff and visitor vehicles.
 - c) The proposal does not comply with the preferred locational criteria for a discretionary use.
 3. The proposal fails to respond to the objectives of Clause 43.02 (Design and Development Overlay Schedule 3) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to achieve an architectural and urban design outcome that contributes positively to local urban character due to the height and width of the building.
 - b) The proposal fails to preserve the existing character and amenity of the area as low rise due to the overall height of the proposed building and its presentation to the street as three storeys.
 - c) The proposal fails to maintain the prevailing streetscape rhythm, building scale and height of the neighbourhood.
 4. The proposal would generate adverse traffic impacts within the local road network, particularly along Dendy Street, contrary to the objectives of Clause 22.07 (Discretionary Uses in Residential Areas) of the Bayside Planning Scheme. In particular the proposal would negatively affect residential amenity, cause traffic and on-street parking congestion and negatively impact the through traffic conditions along Dendy Street.



**4.2 604-608 HAMPTON STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION: 2015/148/1 WARD: CENTRAL**

City Planning and Amenity - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/16/19217

It is recorded that Mr Jason Barnfather spoke in relation to this matter.

Moved: Cr Lowe

Seconded: Cr Heffernan

That Council having caused notice of Planning Application No. 2015/148/1 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 604-608 Hampton Street, Brighton for the construction of a four storey building comprising two shops and 22 dwellings, a reduction in the required car parking rate and waiver of the loading and unloading of vehicles requirement in accordance with the endorsed plans and subject to the following conditions:

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) A visible 'joint' be provided in the side elevations through a change in tone or use of lightweight cladding to ensure the form reads in the round with a 2 + 2 massing relationship.
 - b) The inclusion of piers or similar along the shop frontages to divide the frontage into 3 bays of equal width.
 - c) All bedroom windows facing the internal light courts to be full height with an operable component.
 - d) The two retail tenancies located at ground floor nominated as shops.
 - e) Projecting angled screens which prevent direct overlooking into the neighbouring property to the north in accordance with Standard B22 provided to the Dwelling A11 west facing bedroom window and the Dwelling A12 and A19 east and west facing bedroom windows.
 - f) Fixed obscure glazing provided to a height of 1.7m above finished floor level provided along the northern boundary of the western most terrace for Dwelling A05.
 - g) The internal light court expanded at first floor level to enclose the entire bedroom window of Dwelling A03.
 - h) Convex mirrors provided at either side of the car park exit internal to the site which provide for views towards the north and south along the rear laneway.
 - i) All externally located plant and equipment (including air conditioning units, heating units, hot water systems, exhaust fans etc.).

- j) A schedule of external finishes and materials in accordance with Condition 3 of this planning permit.
 - k) An acoustic report in accordance with Condition 8 of this planning permit.
 - l) A sustainability management plan in accordance with Condition 12 of this planning permit.
 - m) A landscape plan in accordance with Condition 14 of this planning permit
 - n) A construction management plan in accordance with Condition 17 of this planning permit.
 - o) A waste management plan in accordance with Condition 19 of this planning permit.
2. The use and/or 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 (incorporating paint samples) 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. 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.
 5. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
 6. 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.
 7. The car stacker to be installed is a 20 space Woehr Combilift 543 unless with the written consent of the Responsible Authority.
 8. Prior to the commencement of any works, an Acoustic Report must be submitted to and approved by the Responsible Authority. The Acoustic Report must address, but is not limited to:
 - a) Protect all dwelling occupants from external noise sources associated with the abutting Hampton Street to achieve an internal noise level of 50dBA Lmax in bedrooms and living rooms.
 - b) Protect all dwelling occupants at 310 Hampton Street from noise associated with the operation of the mechanical car stacker to achieve an internal noise level of 50dBA Lmax in bedrooms and living rooms.
 - c) Protect all dwelling occupants from noise reverberation within the internal light wells and noise generated from the communal corridors to achieve an internal noise level of 50dBA Lmax in bedrooms and living rooms.
 - d) Protect all dwelling occupants from noise associated with the operation of the internal lifts to achieve an internal noise level of 50dBA Lmax in bedrooms and living rooms.
 9. The recommendations of the Acoustic Report must be implemented to the satisfaction of the Responsible Authority.



10. The Responsible Authority may request at the sole cost of the permit holder that a further acoustic report be submitted demonstrating that the required level of noise attenuation outlined within the initial acoustic report has been achieved, or, if not, what works must be undertaken to achieve the required levels of noise attenuation.
11. At least 80% of the building façade at ground floor level must be maintained as an entry or window with clear glazing.
12. Before the occupation of the development starts, an amended Sustainability 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 be generally in accordance with the Sustainability Management Plan submitted by EcoResults, Report No: 2015-377-SMP, dated 4 September 2015 but amended to include:
 - a) The additional sustainability measures outlined as part of the amended application received by Council on 16 November 2015.
 - b) Details of how all sustainability measures are to be implemented and maintained in good working condition for the life of the development.
13. The amenity of the area must not be detrimentally affected by the use or development, by the:
 - a) Transport of materials, goods or commodities to or from the land;
 - b) Appearance of any building, works or materials;
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) Presence of vermin;
 - e) By other circumstances.
14. 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) Details of water sensitive urban design elements to be incorporated and the plant species to be used
 - b) 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.
15. Before the use/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.
16. 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.
17. Prior to the commencement of any works, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:
 - a) Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;



- b) All traffic management plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;
 - c) The location of all areas on-and/or off-site to be used for construction staff parking;
 - d) A parking management plan for all associated construction vehicles;
 - e) All site sheds, portable toilet, storage and materials, etc. must be confined to the site;
 - f) The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;
 - g) A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;
 - h) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
 - i) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
 - j) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site; and
 - k) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.
18. All works must accord with the approved Construction Management Plan to the satisfaction of the Responsible Authority.
19. Before the occupation of the development starts, an amended 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 be generally in accordance with the Waste Management Plan submitted by EcoResults, Report No: 2014-377-WMP, dated 27 February 2015 but amended to include:
- a) Collection to be undertaken entirely within the ground floor car park and not within the rear laneway.
 - b) Details of the proposed times for collection.
 - c) A vehicle swept path demonstrating that the waste collection vehicle can reverse into the car park and exit in a forwards motion.
 - d) Compliance with the guidelines in Schedule 1 of Local Law No. 2 Environment, Section 15 and EPA Noise Control Guidelines, Industrial Waste Collection, Section 6.
20. 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.
21. 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.



22. 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.
23. 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.
24. Stormwater discharge must be retained for the portion above the discharge calculated using a coefficient of runoff of 0.60. The development is to have a Stormwater Detention System installed the design capacity to be to the satisfaction of the Responsible Authority.
25. 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". 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
26. All on-site stormwater is to be collected form 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.
27. 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.
28. 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
29. 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.

LOST

Moved: Cr del Porto**Seconded: Cr Frederico**

That Council, having caused notice of Planning Application No. 2015/148/1 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 604-608 Hampton Street, Brighton for the Construction of a four storey building comprising two shops and 22 dwellings, a reduction in the required car parking rate and waiver of the loading and unloading of vehicles requirement for the following reasons:

1. The proposal fails to respond to the objectives of Clause 43.02 (Design and Development Overlay Schedule 12) of the Bayside Planning Scheme, on the following grounds:
 - a) The height of the proposed development exceeds the nominated preferred building height and does not appropriately respond to the preferred future role and character of the Hampton Street Activity Centre.
 - b) The proposal fails to conserve and enhance the valued urban character of Hampton Street as the proposal will overwhelm the streetscape due to its height and as the proposal does not present a fine grained, human scale to the street.
2. The proposal will adversely affect the useability of the rear laneway through the increased number of vehicle movements generated which will overload the capacity of the laneway, cause traffic conflicts and raise safety issues.
3. The proposal would adversely impact the ability of adjoining properties to be redeveloped in a manner consistent with the built form espoused under Design and Development Overlay Schedule 12 and the Hampton Street Centre Final Structure Plan.
4. The proposal provides for a poor level of internal amenity for future residents due to a reliance on light courts and light wells to provide solar access and outlook for bedrooms.
5. The proposed development does not provide sufficient car parking for the intended users and would adversely impact upon the available public car parking in the area.

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

DIVISION: **FOR:** Crs del Porto, Evans, Frederico, Long and Stewart (5)
 AGAINST: Crs Heffernan and Lowe (2)

CARRIED



**4.3 34 WILLANSBY AVENUE, BRIGHTON EAST
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION 2015/384/1 WARD NORTHERN**

City Planning and Amenity - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/16/12875

It is recorded that Mr Jason Barnfather spoke in relation to this matter.

Moved: Cr Heffernan

Seconded: Cr Frederico

That Council having caused notice of Planning Application No. 2015/384/1 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 34 Willansby Avenue, Brighton, for the Construction of a three storey building containing five dwellings, construction of a front fence exceeding 1.5m in height and a reduction in the required car parking rate in accordance with the endorsed plans and subject to the following conditions:

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) The horizontal metal cladding shown above the second floor and the vertical metal cladding shown on the southern side of the front façade replaced with render.
 - b) The meals and family area of dwelling 5 setback from the northern boundary by 3.2m with no change in any other setback.
 - c) The secondary bedrooms of dwelling 5 setback from the northern boundary by 3.2m with no change in any other setback.
 - d) All windows annotated with obscure glazing to be annotated with fixed obscure glazing.
 - e) The northernmost bedroom window of dwelling 1 annotated as being provided with double glazing.
 - f) The vehicle crossover and basement accessway ramp offset from the southern property boundary by 1m.
 - g) A longitudinal section of the ramp provided on the south elevation showing the proposed grades, length of grades and levels in accordance with Design Standard 3 of Clause 52.06-8.
 - h) A minimum headroom clearance of 2.2m at the entrance to the basement and throughout the car park.
 - i) All externally located plant and equipment (including air conditioning units, heating units, hot water systems, exhaust fans etc.).
 - j) A schedule of external materials and finishes in accordance with Condition 3 of this permit.

- k) A landscape plan in accordance with Condition 7 of this permit.
 - l) An arboricultural impact assessment in accordance with Condition 10 of this permit.
 - m) A tree protection plan in accordance with Condition 11 of this permit.
 - n) A waste management plan in accordance with Condition 15 of this permit.
 - o) A construction management plan in accordance with Condition 16 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 (incorporating paint samples) 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.
 6. 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.
 7. Before the development starts, a detailed 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 be generally in accordance with the concept plan prepared by Cycas Landscape Design, Dated July 2015, Job Number 061503 but modified to 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) Tree Protection Zones (TPZ) for all trees to be retained on the subject site and for all trees on neighbouring properties where the TPZ extends into the subject site.
 - d) Details of surface finishes of pathways and driveways.
 - e) Details of water sensitive urban design elements to be incorporated and the plant species to be used
 - f) 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.
 - g) Landscaping and planting within all open areas of the site including the provision of canopy trees.



- h) Removal of the water feature, pond and steppers from the rear of the property.
 - i) The extent of paving within the front setback of Dwelling 1 to only cover the terrace area as indicated on the development plans.
8. 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.
9. 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.
10. Before the development starts, including demolition or removal of vegetation, an Arboricultural Impact Assessment is required for the prickly-leaved Paperbark (*Melaleuca styphelioides*). The Arboricultural Impact Assessment must be prepared by a suitably qualified and experienced arborist in accordance with AS 4970-2009 *Protection of Trees on Development Sites*. Specifically the Arboricultural Impact Assessment must address the following TPZ encroachment considerations:
- a) The actual location and distribution of the roots.
 - b) The loss of foot mass resulting from the encroachment, number and size of roots.
 - c) How root loss will impact the health and structure of the tree.
11. Before the development starts, including demolition or removal of vegetation, a Tree Protection Plan prepared by a suitably qualified and experienced arborist in accordance with AS4970-2009 *Protection of Trees on Development Sites* must be submitted to and be endorsed by the Responsible Authority in relation to the Prickly-leaved Paperbark (*Melaleuca styphelioides*). The recommendations of the endorsed Tree Protection Plan must be followed throughout the course of the development, including demolition and landscaping phases of the works.
- The Tree Protection Plan must specify a project arborist(s) who are responsible for ensuring the recommendations of the Tree Protection Plan are followed throughout all phases of the works. Names, contact details, qualifications and experience of the project arborist(s) must be provided.
12. Before the 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.



13. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.
14. 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.
15. 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) Details of the frequency and hours of refuse collection. All collection must occur via private means entirely within the confines of the site.

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.

16. Prior to the commencement of any works, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:
 - a) Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;
 - b) All traffic management plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;
 - c) The location of all areas on-and/or off-site to be used for construction staff parking;
 - d) A parking management plan for all associated construction vehicles;
 - e) All site sheds, portable toilet, storage and materials, etc. must be confined to the site;
 - f) The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;
 - g) A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;
 - h) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;



- i) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
 - j) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site; and
 - k) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.
- All works must accord with the approved Construction Management Plan to the satisfaction of the Responsible Authority.
- 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. 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.
 - 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. The design must meet the requirements of Council's discharge of Pumped Subterranean Water Associated with Basements or Below-Ground Structures.
 - 20. 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.
 - 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. 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.
 - 23. 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.

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

DIVISION: **FOR:** Crs Frederico, Heffernan and Lowe (3)
 AGAINST: Crs del Porto, Evans, Long and Stewart (4)

LOST

Moved: Cr del Porto**Seconded: Cr Stewart**

That Council, having caused notice of Planning Application No. 2015/384/1 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 34 Willansby Avenue, Brighton East for the Construction of a three storey building containing five dwellings, construction of a front fence exceeding 1.5m in height and a reduction in the required car parking rate for the following reasons:

1. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct B2) of the Bayside Planning Scheme, on the following grounds:
 - a) The proposal fails to maintain and enhance the garden setting by failing to provide adequate landscaping opportunities.
 - b) The proposal fails to respect the dominant building forms and scale in the precinct through a lack of appropriate articulation and recession of the upper storeys.
 - c) The proposal fails to provide an appropriate streetscape presentation due to the materials proposal which will make the development appear visually bulky within the streetscape.
 - d) The proposal fails to provide an appropriate visual connection between the building and the streetscape due to the height and solid nature of the front fencing proposed.
2. The proposal fails to comply with the Objectives and Standards of Clause 55 of the Bayside Planning Scheme, in particular:
 - a) Standard B1 – Neighbourhood Character. The proposal fails to provide an appropriate design response which respects the existing neighbourhood character and contributes to a preferred neighbourhood character.
 - b) Standard B6 – Street Setback. The ground and first floor street setbacks to Willansby Avenue fail to respect the existing or preferred neighbourhood character and will result in a bulky presentation to Willansby Avenue to the detriment of the streetscape.
 - c) Standard B13 – Landscaping. The development fails to provide appropriate landscaping opportunities and consequently fails to respect the landscape character of the neighbourhood.
 - d) Standard B17 – Side and Rear Setbacks. The proposal fails to ensure that the height and setback of the building from the boundary respects the preferred neighbourhood character and fails to limit the impact on the amenity of neighbouring properties.
 - e) Standard B20 – North Facing Windows. The proposal fails to allow adequate solar access into the existing north-facing habitable room windows of the adjoining property to the south.
 - f) Standard B32 – Front Fences. The proposal fails to provide a front fence design which respects the preferred neighbourhood character.

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

DIVISION: **FOR:** Crs del Porto, Evans, Long and Stewart (4)
 AGAINST: Crs Frederico, Heffernan and Lowe (3)

CARRIED

**4.4 13 MAY STREET, HAMPTON
NOTICE OF DECISION TO GRANT A PERMIT
APPLICATION NO: 2015/453/1 WARD: CENTRAL**

City Planning and Amenity - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/16/10832

Moved: Cr Long

Seconded: Cr Lowe

That Council having caused notice of Planning Application No. 2015/453/1 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 13 May Street Hampton for the construction of two double storey dwellings and front fence exceeding 1.2 metres in height in accordance with the application dated 31 July 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 use and/or 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 crossover of dwelling 2 to be reconstructed and increased in width to 4.5 metres to match the proposed on site driveway.
 - b) Deletion of the paving to the east of the sitting and living area of dwelling 1, south and east of the sitting area of dwelling 2, west and north of the garage of dwelling 2 and replaced with landscaping.
 - c) Visibility splays/sightlines in accordance with Design Standard 1 of Clause 52.06-8 of the Bayside Planning Scheme.
 - d) A materials schedule in accordance with Condition 3 of this permit.
 - e) A landscape plan in accordance with Condition 9 of this permit.
 - f) A Tree Protection Plan in accordance with Condition 13 of this permit.
 - g) A water sensitive urban design plan in accordance with Condition 14 of this permit.
 - h) Location of all plant equipment, including hot water services and air conditioners etc. Plant equipment is to be located away from habitable room windows of the dwellings and the adjoining properties habitable rooms.
 - i) The rear setback of unit 2 at ground floor from the west boundary increased to 3 metres and 4.8 metres at first floor.
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 (incorporating paint samples) 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 use and/or 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 the dwellings 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 dwellings 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. Before the occupation of the development starts, new or altered vehicle crossing(s) servicing the development must be constructed to the satisfaction of the Responsible Authority and any existing disused or redundant crossing or crossing opening must be removed and replaced with footpath/nature strip/ 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) Modifications to the site and ground floor plan as required by Condition 1 of this permit.
 - g) The provision of a canopy tree in the North West corner of the site capable of reaching 6 metres height and 6 metres canopy at maturity.
 - h) The provision of a canopy tree to the south of the sitting room of dwelling 2 capable of reaching 6 metres height and 6 metres canopy at maturity.
 - i) The provision of a canopy tree to the south of the sitting room of dwelling 1 and the east of the living room of dwelling 1 capable of reaching 6 metres height and 6 metres canopy at maturity.
 - j) Landscaping and planting within all open areas of the siteAll species selected must be to the satisfaction of the Responsible Authority.



10. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
12. The existing street tree/s must not be removed or damaged.
13. 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 drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - a) A site specific tree protection methodology for trees to be retained on site and for trees on neighbouring properties which Tree Protection Zone extends into the subject site.
 - b) A plan which accurately depicts the location of any trees protected within report and any tree protection fencing and/or ground protection.
14. Before the commencement of works, detailed plans to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be in accordance with the guidelines outlined in Clause 22.08 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.
15. 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.
16. 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.
17. Any seepage / agricultural drainage water must be filtered to rain water clarity and must be pumped to the nearest Council Drain /Pit and not be discharged to the kerb and channel unless directed otherwise.



18. Before the development begins, three sets of detailed plans indicating the method of stormwater discharge to the nominated Legal Point of Discharge (and Stormwater Detention Systems where applicable) must be lodged with Council's Engineering Services department for approval.
19. The driveway / Parking areas / paved courtyards / paths and 'pervious' pavements must be graded / drained to prevent stormwater discharge onto the front footpath and into adjacent properties.
20. 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

- A permit must be obtained from Council for all vehicular crossings. These must be constructed under Council's supervision for which 24 hours notice is required.
- Building approval must be obtained prior to the commencement of the above approved works.
- Consultation should take place with Council respect of the removal of the vehicular crossing and reinstatement works.

The applicant must clearly identify what impact, if any, the proposed vehicle crossing will have on Council assets including pits and trees.

The applicant is to bear the cost to remove and reinstate any street furniture or infrastructure items to provide the required access to the proposed development

- The existing street tree/s must not be removed or damaged.
- Reticulated sewerage must be provided to the requirements of the Sewerage Authority.

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

DIVISION: **FOR:** Crs del Porto, Evans, Heffernan, Long, Lowe and Stewart (6)
 AGAINST: Cr Frederico (1)

CARRIED

**4.5 6 BROOKLYN PLACE, SANDRINGHAM
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION: 2015/344/1 WARD: CENTRAL**

City Planning and Amenity - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/16/14188

It is recorded that Mr Bruce Clarke and Mr Coleby McDonough spoke in relation to this matter.

Moved: Cr Frederico

Seconded: Cr Stewart

That Council having caused notice of Planning Application No. 2015/344/1 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 6 Brooklyn Place, Sandringham, for the construction of a double storey dwelling on a lot less than 500 square metres and variation of the building envelope in accordance with the application dated 18 June 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 Council date stamped 18 June 2015 but modified to show:
 - a) A Landscape plan in accordance with Condition 5.
 - b) Screening of all first floor windows facing west, east and north in accordance with Standard A15 of the Bayside Planning Scheme.
 - c) Screening to the east side of the first floor balcony off bedroom 3 in accordance with Standard A15 of the Bayside Planning Scheme.
 - d) Screening to the west side of the first floor balcony off the library in accordance with Standard A15 of the Bayside Planning Scheme.
 - e) Increase in first floor setbacks along the west side boundary at first floor level to comply with Standard A10 of ResCode.
 - f) A schedule of construction materials, external finishes and colours to the satisfaction of the Responsible Authority.
 - g) Plan of Subdivision PS 406693C amended to reflect the building envelope on the dwelling approved under this permit.
 - h) Elevation details of the front fence and gate.
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 buildings without the written consent of the Responsible Authority.
4. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.

5. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must the following:
 - 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) 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 including increased landscaping within the front setback.

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

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 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



- 9. The subject site must be drained to the satisfaction of Bayside Council's Engineering Services department. The applicant may apply for legal point of discharge and local drain information, or carry out on site verification.
- 10. 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.
- 11. 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.
- 12. Before the development begins, the Plan of Subdivision PS406693C must be amended to the satisfaction of the Responsible Authority to reflect the building envelope approved and endorsed under this permit.
- 13. 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

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

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

CARRIED

5. Confidential Business

Nil

Following consideration of Confidential Business the Chairperson declared the meeting closed at 10.11pm.

CONFIRMED THIS INSERT 8 DAY OF MARCH 2016

CHAIRPERSON:

