



**Minutes of the
Planning and Amenity Committee Meeting**

held in the Council Chambers, Civic Centre,
Boxshall Street Brighton
on Monday 10 December 2018

The Meeting commenced at 7:00pm

Councillors Cr Alex del Porto
Cr Laurence Evans
Cr Michael Heffernan (Mayor)
Cr James Long BM JP
Cr Clarke Martin
Cr Sonia Castelli
Cr Rob Grinter

In attendance Jill Colson – Director Corporate Services
Matthew Cripps – Manager Development Services
Arthur Vatzakis – Statutory Planning Coordinator
Fiona Farrand – Statutory Planning Coordinator
Sarah Collins – Statutory Planning Coordinator
Karen Brown – Acting Manager Governance
Robert Lamb – Governance Officer

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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

It is recorded that at the 20 November 2018 Ordinary Meeting of Council, Cr Alex del Porto was granted a leave of absence for the period 1 December to 13 December 2018 (inclusive).

Moved: Cr Castelli

Seconded: Cr Long

That the apology from Cr del Porto be received and leave of absence granted.

CARRIED

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 13 November 2018.

Moved: Cr Long

Seconded: Cr Evans

That the minutes of the Planning & Amenity Committee Meeting held on 13 November 2018, as previously circulated, be confirmed as an accurate record of proceedings.

CARRIED

4. Matters of Decision

4.1 55-57 BEAUMARIS PARADE, HIGHTT NOTICE OF DECISION TO GRANT A PLANNING PERMIT APPLICATION NO: 2018/227/1 WARD: CENTRAL

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/18/265342

It is recorded that Mr Michael Powell and Mr Bruce Keen each spoke for three minutes on this item.

Moved: Cr Castelli

Seconded: Cr Heffernan (Mayor)

That Council resolve to issue a **Notice of Decision to Grant a Planning Permit** under the provisions of the Bayside Planning Scheme in respect of Planning application **5/2018/227/1** for the land known and described as **55-57 Beaumaris Parade, Hightt** for the **construction of four (4) double storey dwellings** in accordance with the endorsed plans and subject to the following conditions from the standard 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 prepared by Archimedium Australia Pty Ltd referenced as Project No. 2018/03 Sheets TP3E, TP4E, TP5E & TP6E dated Sept 2018 and Landscape Plan prepared by Keystone Alliance referenced as Project No. L6705 Rev.E and dated 17 April 2018 but modified to show:
 - a) A 1.0 metre offset to Dwelling 1's crossover from the southern boundary.
 - b) The accurate location of individual trees within the group of Ornamental Pears shown collectively as Tree no. 7 on the development and landscape plan.
 - c) A notation on the plans stating sheds associated with Units 1, 3 and 4 will be constructed at surface level where/if any part of the shed comes within the Tree Protection Zone (TPZ) of Trees no. 2 and no. 4 located at No. 53 Beaumaris Parade.
 - d) Location of all plant and equipment, including hot water services and air conditioners etc. Plant equipment is to be located away from habitable room windows of dwellings and the habitable rooms of adjoining properties.
 - e) Water Sensitive Urban Design measures in accordance with Condition 8 of this permit.
 - f) An amended Landscaping Plan in accordance with Condition 10 of this permit.
 - g) A Tree Management Plan in accordance with Condition 13 of this permit.
 - h) Provision of the development contributions fee in accordance with Condition 20.

All to the satisfaction of the Responsible Authority.

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Bayside Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
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 must be carried out and completed 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/s without the written consent of the Responsible Authority.
5. All pipes (excluding downpipes), 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. Before the occupation of the site commences, screening of windows including fixed privacy screens be designed to limit overlooking as required by Standard B22 and be installed and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.
7. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.

Water Sensitive Urban Design

8. Prior to the endorsement of plans pursuant to Condition 1, detailed plans to the satisfaction of the Responsible Authority must be submitted to and be endorsed by the Responsible Authority. The plan 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.

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.

9. 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.

Landscaping

10. Prior to the endorsement of plans pursuant to Condition 1, a detailed landscape plan to the satisfaction of the Responsible Authority must be submitted to and be endorsed by the Responsible Authority. The plan must be generally in accordance with the landscape concept plan drawn by Keystone Alliance Pty Ltd dated 17 April 2018 and be drawn to scale with dimensions and three copies must be provided. The plan must show:

- a) The accurate location of individual trees within the group of Ornamental Pears shown collectively as Tree no. 7 within the arborist report prepared by Glenn Waters dated 4 January 2018.
 - b) A notation on the plans stating sheds associated with Units 1, 3 and 4 will be constructed at surface level where any part of the shed comes within the Tree Protection Zone (TPZ) of Trees no. 2 and no. 4 located at No. 53 Beaumaris Parade.
 - c) A canopy tree each within the secluded private open space of Dwellings 3 and 4 which will grow to a minimum height of 8.0m at maturity, with a height of at least 2.0m at the time of planting.
 - d) A survey including botanical names, Tree Protection Zones (TPZ's) and Structural Root Zones (SRZ's), of all existing trees on neighbouring properties where the Tree Protection Zones of such trees calculated in accordance with AS4970-2009 fall partially within the subject site.
 - e) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - f) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces.
 - g) Details of surface finishes of pathways and driveways.
11. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
 12. 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.

Tree Management and Protection Plan

13. Prior to the endorsement of plans pursuant to Condition 1, including any related demolition or removal of vegetation, a Tree Management Plan/Construction Impact Report prepared by a qualified Arborist in accordance with AS4970 Protection of Trees on Development Sites (2009) for all trees on neighbouring properties which have a Tree Protection Zone which extends into the subject site.

The report should demonstrate construction methods and materials proposed to ensure trees to be retained will remain viable post development to the satisfaction of the Responsible Authority.
14. All protection measures identified in the Construction Impact Report must be implemented, and development works undertaken on the land must be undertaken in accordance with the Construction Impact Report to the satisfaction of the Responsible Authority.
15. Before the development starts, including demolition or removal of vegetation, the name and contact details of the project Arborist responsible for preparing and implementing the Construction Impact Report must be submitted to the Responsible Authority.
16. Any pruning that is required to be done to the canopy of any tree to be retained (specify particular tree/s) is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996. Any pruning of the root

system of any tree to be retained (specify particular tree/s) is to be done by hand by a qualified Arborist.

Street tree protection

17. Before the development starts, tree protection fencing is to be established around the street trees 10, 12 and 13 marked for retention 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 AS 4970-2009. During construction of the crossover, tree protection fencing may be reduced to the edge of the Council approved crossover to facilitate the construction of the crossover.

There is to be no soil excavation within 2.0 metres of street trees 10, 12 and 13 measured from the edge of the trunk.

Street trees 11 and 14 (asset #s 476630 and 436239) can be removed under Clause 6.5 of the Street and Park Tree Management Policy (2016) to allow the development to proceed with the installation of the proposed vehicle crossings in their proposed locations.

Drainage

18. Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where stormwater is drained under gravity to the Council network.
19. Before the development, detailed plans indicating, but not limited to, the method of stormwater discharge to the nominated Legal Point of Discharge (and On-Site Detention System where applicable) must be submitted to and approved by Council's City Assets and Projects Department.

Development Contribution

20. Prior to endorsement of the plan/s required under Condition 1 of this permit, the permit holder must pay a drainage levy in accordance with the amount specified under the Bayside Drainage Development Contributions Plan. The levy amount payable will be adjusted to include the Building Price Index applicable at the time of payment.

The levy payment shall be submitted to Council with the Bayside Drainage Development Levy Charge Sheet and it must include the Building Price Index applicable at the time of payment.

Permit Expiry

21. 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.

In accordance with Section 69 of the *Planning and Environment Act 1987*, a request may be submitted to the Responsible Authority within the prescribed timeframes for an extension of the periods referred to in this condition.

Permit Notes:

- This permit does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained.
- 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.
- 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.
- Before the development starts, the applicant must pay \$6,060.00 to the Responsible Authority for the removal and replacement of an existing street tree. This amount has been determined in accordance with Council's current policy for the removal of street tree(s). This amount may be increased by the Responsible Authority if an extension of time to commence work is granted and the amenity value of the street tree has increased. The Responsible Authority, or a contractor or agent engaged by the Responsible Authority, must undertake the removal and replacement of the street tree. Any replacement planting will be at the discretion of the Responsible Authority.
- The installation of the vehicle crossings at their proposed locations will severely impact on street trees 11 and 14 (asset #s 476630 and 436239). As the design does not allow any other option for the location of this vehicle crossing and to allow this development to proceed, the tree may be approved for removal under Clause 6.5 of the Street and Park Tree Management Policy (2016).

Before the vehicle crossing application will be approved, the applicant must pay \$9,748.35 to the Responsible Authority for the removal and replacement of the existing street tree(s). This amount has been determined in accordance with Council's current policy for the removal of street trees. This amount may be increased by the Responsible Authority if an extension of time to commence work is granted and the amenity value of the street tree has increased. The Responsible Authority, or a contractor or agent engaged by the Responsible Authority, must undertake the removal and replacement of the street tree. Any replacement planting will be at the discretion of the responsible authority.

CARRIED

**4.2 427A & 427B HAMPTON STREET, HAMPTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2018/276/1 WARD: CENTRAL**

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/278344

It is recorded that Miss Veronica Jenkin spoke for three minutes on this item.

Moved: Cr Castelli

Seconded: Cr Martin

That Council resolve to issue a **Notice of Decision to Grant a Planning Permit** under the provisions of the Bayside Planning Scheme in respect of Planning application **2018/276/1** for the land known and described as **427A & 427B Hampton Street, Hampton**, for the **sale and consumption of liquor (in association with a food and drink premises)** in accordance with the endorsed plans and subject to the following conditions from the standard conditions:

- 1) The layout of the uses on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 2) The licenced area as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3) The sale of liquor may only occur within the licenced area as shown on the endorsed plan and may only occur between the following hours:

Internally

- Sunday to Thursday, 12pm - 11pm
- Friday to Saturday, 12pm - 12.30am

Rear external courtyard

- 7 days a week 12pm - 9pm

No amendment to these hours of operation is to occur without the prior written consent of the Responsible Authority.

- 4) The predominant activity carried out on the premises (food and drink premises), must be the preparation and serving of meals for consumption on the premises.
- 5) All operations from the site (internally and externally) must comply with State Environment Protection Policy (SEPP) No. N-1 and/or N-2 and/or EPA Technical Guidelines.

Internal

- 6) No more than 135 patrons may be accommodated internally on the premises at any one time without the written consent of the Responsible Authority.
- 7) Tables and chairs are to be available for at least 75 per cent of patrons attending the premises at any one time.

External Courtyard

- 8) The external rear courtyard must be vacated by 9pm, 7 days a week.

- 9) No more than 35 patrons may be accommodated in the rear external area at any one time without the written consent of the Responsible Authority.
- 10) Tables and chairs are to be available for all patrons to the rear external area to discourage vertical drinking.
- 11) No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.

Permit Expiry

- 12) This permit will expire if one of the following circumstances applies:
 - a) The premises is not licenced under the *Liquor Control Reform Act 1998* within two (2) years of the date of this permit.
 - b) The use is not started within two (2) years of the date of this permit.
 - c) The use is discontinued for a period of two (2) years or more.

In accordance with Section 69 of the *Planning and Environment Act 1987*, a request may be submitted to the Responsible Authority within the prescribed timeframes for an extension of the periods referred to in this condition.

Permit Notes

- This permit does not constitute any authority to carry out any building works.
- Unless a permit is not required under the Bayside Planning Scheme, signs must not be constructed or displayed without a further planning permit.
- Bayside City Council's Local Law No. 2 – Neighbourhood Amenity, Part 12 – Schedule 2, clause 5.2.1, specifies that no sound amplification equipment, or like equipment may be erected or utilised in the outdoor seating area (Hampton Street frontage) to protect the amenity of the area.

CARRIED

**4.3 6 BROOKLYN PLACE, SANDRINGHAM
SECONDARY CONSENT - APPROVE
APPLICATION NO: 2015/344/2 WARD: CENTRAL**

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/266249

Moved: Cr Castelli

Seconded: Cr Long

That Council resolve to:

1. Approve the amended plans in accordance with secondary consent provisions of Planning Permit **2015/344/2**.
2. Plans identified as Elevations (Sheet No. 7, 8 and 15 of 16), prepared by TRENERGY be endorsed. These plans are to be read in conjunction with the plans previously endorsed on 5 March, 2018.
3. Plans labelled as sheet 5, 6, and 8 endorsed on 5 March, 2018 be superseded.

CARRIED

**4.4 4 BEMMERSYDE AVENUE, BRIGHTON
SUPPORT THE GRANT OF A PLANNING PERMIT (CONSENT ORDER)
APPLICATION NO: 2018/146/1 WARD: NORTHERN**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/18/284631

Moved: Cr Heffernan (Mayor)

Seconded: Cr Evans

That Council resolve to:

Support the Grant of a Planning Permit under the provisions of the Bayside Planning Scheme in respect of Planning application **2018/146/1** for the land known and described as **4 Bemmersyde Avenue, Brighton** for the **construction of a three storey building consisting of ten (10) dwellings with basement parking and a front fence in excess of 1.5 metres in the Design and Development Overlay** 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 generally be in accordance with the advertised plans prepared by Jackson Clements Burrows Architects but modified to show:
 - a) Alteration to all floor plans and elevations consistent with drawings SK-01, SK-02 and SK-03 prepared by Jackson Clements Burrows dated 27 November 2018.
 - b) Relocation of the swimming pool for apartment 0.04 so that it does not encroach into the north-east drainage easement.
 - c) The basement ramp to show all intermediate levels and headroom of 2.2m in accordance with AS2890.1.
 - d) Increase the gap between the visitor parking space and the lift to 3m to allow a garbage vehicle to turn around and exit in a forward manner without encroaching into the visitor parking space.
 - e) The new vehicle crossing to be constructed with a separator with the adjoining crossing and removal of redundant crossing.

General conditions

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Bayside Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
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 must be carried out and completed 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/s without the written consent of the Responsible Authority.
5. All pipes (excluding downpipes), 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. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.

Water Sensitive Urban Design

7. 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.

Landscaping

8. Before the development starts, a detailed landscape plan to the satisfaction of the Responsible Authority must be submitted to and be endorsed by the Responsible Authority. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must be generally in accordance with the advertised plans prepared by Eckersley Garden Architecture Pty Ltd but modified to show:
 - a) Additional taller canopy tree planting within the front setback adjacent to both entrances to the satisfaction of the Responsible Authority.
 - b) Sufficient planting areas to facilitate the future growth of all proposed canopy tree plantings, including both above and below ground parts (canopies and roots).
 - c) No canopy tree plantings located within service easements.
 - d) No grade changes within the TPZ of neighbouring trees where garden beds currently exist.
 - e) Further details on proposed planting boxes for Levels 2 and 3 including;
 - o A cross section view of construction detail and irrigation system proposed.
9. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
10. 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.

Tree Management and Protection Plan

11. Before the development starts, including any related demolition or removal of vegetation, a Tree Management Plan (report) and Tree Protection Plan

(drawing), to the satisfaction of the Responsible Authority, must be submitted to and be endorsed by the Responsible Authority.

12. The Tree Management Plan (report) must be specific to the site, be in accordance with Australian Standard: Protection of Trees on Development Sites AS4970-2009 and include:
 - Details of Tree Protection Zones for all trees to be retained on the site and for all trees on neighbouring properties where any part of the Tree Protection Zone falls within the subject site, including all Bayside City Council street trees to be retained;
 - Comment on methods to be utilised and instruction on how to deploy them;
 - Comment on when the protection measures are to be deployed;
 - Comment on when the protection measures can be modified;
 - Process that will be followed if any damage occurs to a tree;
 - Process that will be followed if construction works require alteration to protection measures outlined in report; and
 - Stages of development at which inspections will occur.

Any proposed alteration to the plan must be assessed by the site arborist and can only occur following the approval of the site arborist. Such approval must be noted and provided to the Responsible Authority within 28 working days of a written request.

Any damaged tree must be inspected by the site arborist without any delay and remedial actions undertaken. Such actions must be documented.

The Tree Protection Plan must be drawn to scale and show the location of all tree protection measures to be utilised.

If tree protection measures are proposed to be changed during the development, one plan for each stage of tree protection measures must be submitted.

13. All protection measures identified in the Tree Management and Protection Plans must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Management and Protection Plans, to the satisfaction of the Responsible Authority.
14. Before the development starts, including demolition or removal of vegetation, the name and contact details of the project arborist responsible for implementing the Tree Management Plan must be submitted to the Responsible Authority.

Drainage

15. Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where storm-water is drained under gravity to the Council network.
16. Before the development, detailed plans indicating, but not limited to, the method of storm-water discharge to the nominated Legal Point of Discharge (and On-Site Detention System where applicable) must be submitted to and approved by Council's Infrastructure Assets Department.

17. Before Council records indicate that there is a 1.22m wide drainage easement along the north east and east property boundary as well as 1.37m wide drainage easement along south property boundary as indicated on the drawings provided. The plans indicate that a swimming pool with decking shall be constructed over the north east easement. A swimming pool cannot be built over an easement; however, decking can be built over an easement. Any proposal to encroach into the easement will require Build Over Easement consent from the Responsible Authority/Authorities.

Waste Management Plan

18. All Waste Management measures on the site must be carried out in accordance with the endorsed Waste Management Plan to the satisfaction of the Responsible Authority.

Construction Management Plan

19. Before the commencement of works, a Construction Management Plan (CMP), 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 and shall thereafter be complied with. The CMP must specify and deal with, but not be limited to the following as applicable:
 - a) A detailed schedule of works including a full project timing.
 - b) A traffic management plan for the site, including when or whether any access points would be required to be blocked, an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services, preferred routes for trucks delivering to the site, queuing/sequencing, excavation and swept-path diagrams.
 - c) The location for the parking of all construction vehicles and construction worker vehicles during construction.
 - d) Delivery of materials including times for loading/unloading, unloading points, expected frequency and details of where materials will be stored and how concrete pours would be managed.
 - e) Proposed traffic management signage indicating any inconvenience generated by construction.
 - f) Fully detailed plan indicating where construction hoardings would be located.
 - g) A waste management plan including the containment of waste on site: disposal of waste, stormwater treatment and on-site facilities for vehicle washing.
 - h) Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site.
 - i) Site security.
 - j) Public safety measures.
 - k) Construction times, noise and vibration controls.
 - l) Restoration of any Council assets removed and/or damaged during construction.

- m) Protection works necessary to road and other infrastructure (limited to an area reasonable proximate to the site).
- n) Remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site).
- o) An emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experience.
- p) Traffic management measures to comply with provisions of AS 1742.3-2009 Manual of uniform traffic control devices – Part 3: Traffic control devices for works on roads.
- q) All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.
- r) Details of crane activities, if any.

Development Contribution Condition

20. Prior to commencement of development, the permit holder must pay a drainage levy in accordance with the amount specified under the Bayside Drainage Development Contributions Plan. The levy amount payable will be adjusted to include the Building Price Index applicable at the time of payment.

The levy payment shall be submitted to Council with the Bayside Drainage Contributions Levy Charge Sheet and it must include the Building Price Index applicable at the time of payment.

21. This permit will expire if one of the following circumstances applies:
- a) The development is not started within three years of the date of this permit.
 - b) The development is not completed within five years of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, a request may be submitted to the Responsible Authority within the prescribed timeframes for an extension of the periods referred to in this condition.

CARRIED

**4.5 MAYFLOWER (7 CENTRE ROAD, BRIGHTON EAST)
SECONDARY CONSENT - APPROVE
APPLICATION NO: 2006/1023/3 WARD: NORTHERN**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/18/271741

It is recorded that Mr Robert Pahor spoke for three minutes on this item.

Moved: Cr Heffernan (Mayor)

Seconded: Cr Evans

That Council resolve to:

1. Approve the amended plans in accordance with secondary consent provisions of Planning Permit **2006/1023/3**.
2. Plans identified as Drawing TP.13 (Part Plan – Level 1 C) prepared by Godfrey Spowers (Victoria) Pty Ltd and dated 10/4/18 be endorsed. These plans are to be read in conjunction with the previously endorsed plans.

CARRIED

4.6 VCAT REPORT - DECISIONS MADE IN AUGUST AND OCTOBER 2018

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/269127

Moved: Cr Evans

Seconded: Cr Long

That Council:

1. receives and notes the report; and
2. notes the outcome of VCAT decisions on the planning applications handed down during August and October 2018.

CARRIED

5. Confidential Business

There were no items of Confidential Business submitted to the meeting.

Following consideration of Confidential Business, the Chairperson declared the meeting closed at 7:43pm.