



Minutes of the Planning and Amenity Committee Meeting

held in the Council Chambers, Civic Centre,
Boxshall Street Brighton
on Thursday 20 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
- Matthew Cripps – Manager Development Services
 - Arthur Vatzakis – Statutory Planning Coordinator
 - Fiona Farrand – Statutory Planning Coordinator
 - Michael Kelleher – Statutory Planning Coordinator
 - Sarah Collins – Statutory Planning Coordinator
 - Terry Callant – Manager Governance
 - Robert Lamb – Governance Officer

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5. Confidential Business

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 no apologies were submitted to the meeting.

2. Disclosure of any Conflict of Interest of any Councillor

It is recorded that Cr del Porto declared a direct interest in relation to item 4.9, given the proposed application may have a financial impact on the property he owns in Well Street.

3. Adoption and Confirmation of the minutes of previous meeting

- 3.1 Confirmation of the Minutes of the Planning & Amenity Committee Meeting held on 10 December 2018.

Moved: Cr del Porto

Seconded: Cr Evans

That the minutes of the Planning & Amenity Committee Meeting held on 10 December 2018, as previously circulated, be confirmed as an accurate record of proceedings.

CARRIED

4. Matters of Decision

4.1 25F BOLTON STREET, BEAUMARIS GRANT A PLANNING PERMIT APPLICATION NO: 2018/617/1 WARD: SOUTHERN

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/289235

It is recorded that Mr Joel Fredman spoke for three minutes in relation to this item.

Moved: Cr Evans

Seconded: Cr Martin

That Council resolve to Grant a Planning Permit under the provisions of the Bayside Planning Scheme in respect of **Planning application 2018/617/1** for the land known and described as **25F Bolton Street, Beaumaris**, for the **construction of a double storey dwelling on a lot less than 500sqm** 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 advertised plans prepared by Fredman Malina Architecture Pty Ltd referenced 2163 and dated 2 November 2018 but modified to show:
 - a) The garage door to be a minimum 5 metres wide;
 - b) The pedestrian door in the north-western corner of the garage to swing outwards;
 - c) Water Sensitive Urban Design measures in accordance with Condition 8 of this permit;
 - d) A Landscaping Plan in accordance with Condition 10 of this permit; and
 - e) Payment of the Development Contributions Levy in accordance with Condition 15 of this permit.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 A15 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 Zenith Concepts, revision B, dated October 2018 and be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. Plantings must be 80% indigenous by species type and count;
 - b) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces; and
 - c) 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.

Drainage

13. 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.
14. 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

15. 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

16. 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.

CARRIED

**4.2 32-40 GRAHAM ROAD, HIGHETT
NOTICE OF DECISION TO GRANT AN AMENDED PERMIT
APPLICATION NO: 2016/861/2 WARD: CENTRAL**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/273221

It is recorded that Mr David O'Sullivan, Rev. Bruce Corben, Ms Janet Garnham, Mr Glen Newham (via proxy Rev. Bruce Corben), Ms Anna Akimova and Ms Louise Rossell (via proxy David O'Sullivan), Mr Shane Newham, Ms Carmel Ackerly and Mr Andrew Bromley each spoke for three minutes in relation to this item.

It is recorded that Councillor del Porto left the Meeting at 7:56 pm. Councillor del Porto returned to the Meeting at 7:58 pm.

Moved Cr Evans

Seconded Cr del Porto

That Mr Andrew Bromley be granted an additional 1 minute to speak in relation to this item.

Moved Cr del Porto

Seconded Cr Castelli

That Mr Andrew Bromley be granted a further 1 minute to speak in relation to this item.

Moved: Cr Castelli

Seconded: Cr del Porto

A) That Council resolve to Issue a **Notice of Decision to Grant an Amended Planning Permit** under the provisions of the Bayside Planning Scheme in respect of Planning application **2016/861/2** for the land known and described as **32-40 Graham Road, Highett**, for the **use and development of the land for a retirement village, construction of a residential aged care facility and a front fence in excess of 1.2 metres in height in the Design and Development Overlay Schedule 5 and the Special Building Overlay, creation and variation of an easement and inclusion of land at 32-34 Graham Road in accordance with the endorsed plans and subject to the following conditions:**

1. **Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the advertised plans prepared by Steller, dated June 2018 but modified to show:**
 - a) **The width of the footpath adjacent to the basement ramp access to be increased to a minimum of 1.5m;**
 - b) **The proposed new easement running adjacent to the boundary with 1/1 and 8/1 Highett Grove to be increased to 3 metres in width;**
 - c) **Screening of all first and second floor habitable room windows on the eastern and northern eastern elevations of the residential aged care facility in accordance with the requirements as set out in Clause 53.17 of the Bayside Planning Scheme;**

- d) The fencing along the Graham Road frontage to be varied/articulated to the satisfaction of the Responsible Authority and to include a variety of materials such as face brickwork and steel pickets;
- e) The deletion of the colourbond fencing facing Lyle Anderson Reserve and replaced with fencing along the boundary with the Lyle Anderson Reserve to be of similar materials to the fencing along the Graham Road frontage, and include face brickwork and steel pickets to the satisfaction of the Responsible Authority;
- f) 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;
- g) A schedule of construction materials, external finishes and colours (incorporating for example paint samples);
- h) Any changes required by Melbourne Water at conditions 41-49 of this permit;
- i) The provision of a pedestrian link and a notation for an easement of way over the link in favour of Bayside City Council, generally in accordance with the plan prepared by Steller labelled TP103 (dated June 2018) or otherwise agreed between the developer and the Responsible Authority pursuant to conditions 3 and 4 of this permit;
- j) Provision of an open pergola style feature over the entrance to the pedestrian footpath from Graham Road, from the Lyle Anderson Reserve and for a section over the communal walkway near the entrance to the northern building to provide a sense of entry and visual interest;
- k) Provision of a 1m pedestrian path on the south side of the basement entrance to provide better connectivity;
- l) The substation on Highett Grove to be submerged and no higher than 1.2 metres above NGL or relocated/screened so as to not be visible from the street frontage to the satisfaction of the Responsible Authority;
- m) The vehicle crossover on Highett Grove to be removed and the naturestrip/kerb and channel replaced to the satisfaction of the Responsible Authority;
- n) Swept path analysis to demonstrate that a Complex Patient Ambulance Vehicle (CPAV) can be accommodated in the porte-cochere;
- o) Provision of no-entry signs and pavement arrows for southbound travel in the porte-cochere;
- p) Provision of swept paths for the blind aisle spaces in the basement parking area for a 'B85' car with a centreline of 4.91m;
- q) Internal fences to comply with AS2890.1:2004 to allow for sightlines;

- r) **Provision of a splay into the fence at the corner of 32-34 Graham Road and 36-40 Graham Road to be 6.5 metres along the western boundary and 4.5 metres along the southern boundary to ensure that a minimum stopping sight distance under figure 3.2 of AS2890.1:2004 is achieved;**
- s) **Provision of a longitudinal section drawing for the aged care facility ramp that demonstrates headroom clearance in accordance with the requirements of Clause 52.06-9;**
- t) **Provision of 450mm convex mirrors at the 90 degree bends within the basement area;**
- u) **The lobby wall in the pedestrian exit in the basement by the lift to the aged care facility be set back 1.1m to allow for a pedestrian zone external to the lobby;**
- v) **The visitor parking spaces shown at A50-A53 relocated to A46-A49 for improved legibility;**
- w) **Relocation of columns within the basement parking area in accordance with Diagram 1 of Clause 52.06-9;**
- x) **Provision of a direct pedestrian access to the entrance to the Residential Aged Care Facility from Graham Road;**
- y) **Provision of the development contributions fee in accordance with Condition 39 of this permit;**
- z) **The entire building envelopes of the central and southern retirement village buildings shifted north by 500mm without a reduction in their size; and**
- aa) **In addition to the above condition, the central and southern retirement village buildings are to be setback from the southern boundary as follows:**
 - **A minimum of 5.5m at ground floor, to be absorbed within the approved building envelope;**
 - **A minimum of 7.0 at the first floor, to be absorbed within the approved building envelope; and**
 - **A minimum of 14m for the third floor balcony, to be absorbed within the approved building envelope.**

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. **Prior to occupation of the development, the pedestrian link to be provided under condition 1(i) must be shown as an easement of way in favour of Bayside City Council by a registered plan of subdivision at no cost to the Responsible Authority.**

4. Any plan of subdivision registered in accordance with condition 3 must specify, to the satisfaction of the Responsible Authority:
 - a) the location, length, width and route of the proposed easement as generally shown on the endorsed plans or otherwise agreed between the developer and the Responsible Authority;
 - b) that the easement **will be** accessible to the public during daylight hours or alternative hours agreed between the Responsible Authority and the developer and that at all other times access to the easement will be prevented by a self-closing, electronically timed gate at the entry to the Lyle Anderson Reserve as generally shown in the endorsed plans;
 - c) the provision of bollard lighting adjacent to the easement as generally depicted on the endorsed plans or otherwise agreed between the Responsible Authority and the developer;
 - d) details of the materials to be used for the construction of the pedestrian link within the easement generally consistent with the endorsed plans, which are to be constructed at the developer's cost; and
 - e) that the easement will be kept in good repair by the relevant Owners Corporation which has the responsibility for the management of the common property of the land affected by the easement.
5. 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.
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. 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.
8. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
9. Before the occupation of the site commences, screening of windows for the retirement village 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.

Water Sensitive Urban Design

10. Before the development starts, 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; and

- 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.

11. 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.

Vehicle Parking

12. Before the occupation of the development starts, the areas set aside for vehicle parking and accessways must be constructed, drained and line marked to the satisfaction of the Responsible Authority. Such areas must be kept available for these purposes at all times.
13. 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.

Landscaping

14. 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 generally in accordance with the landscape plan drawn by John Patrick, pages 1 and 2 of 2, dated July 2018 and be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A survey, including, botanical names of all existing trees to be retained on the site including Tree Protection Zones calculated in accordance with AS4970-2009;
 - b) A survey including botanical names, 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;
 - c) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - d) The provision of a minimum of 20 canopy trees capable of reaching a minimum height of 12 metres at maturity to the satisfaction of the Responsible Authority;**
 - e) Details of the pergolas along the communal walkway and substation as required by condition 1;**
 - 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; and
 - h) An updated landscaping plan to show increased landscaping areas resulting from condition 1 changes.

15. 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.
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.

Tree Management and Protection Plan

17. 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.
18. The Tree Management Plan must be specific to the trees shown on the Tree Protection Plan, in accordance with AS4970-2009, prepared by a suitably qualified arborist and provide details of tree protection measures that will be utilised to ensure all trees to be retained remain viable post-construction. Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.
19. The Tree Protection Plan must be in accordance with AS4970-2009, be drawn to scale and provide details of:
 - a) The Tree Protection Zone and Structural Root Zone 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; and
 - b) The location of tree protection measures to be utilised.
20. 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.
21. 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.

Street tree protection

22. Deleted.
23. **The two *Lophostemon confertus* street tree assets 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.**
24. **Before the development starts, tree protection fencing is to be established around the street trees 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 AS4970-2009. 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.**

- 25. Street trees must not be removed, lopped, damage or pruned by any party other than Bayside City Council authorised tree care contractors. There is to be no soil excavation within 2 metres of the any street or park tree asset measured from the edge of the trunk. Any installation of services and drainage within the TPZ must be undertaken using root-sensitive, non-destructive techniques.**

Drainage

25. 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.
26. 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.
27. Council records indicate that there is a 1.83m wide drainage and sewerage easement along the southern property boundary as indicated on the drawings provided. The plans indicate no proposals to encroach into the easement with any buildings or structures of note. Proposal to be built over the easement will require Build Over Easement consent from the Responsible Authority/Authorities. Minimum easement width must be the greater of 2 metres from the boundary or 0.5 metres from the asset.

Waste Management Plan

28. Before the commencement of buildings and works hereby approved (excluding demolition and any works required to remediate the site), a Waste Management Plan must be submitted to and approved by the Responsible Authority. The Waste Management Plan must clearly indicate that waste collection is to be via a private contractor, not Council, and include:
- a) Dimensions of storage waste areas;
 - b) Storm water drains in storage areas should be fitted with a litter trap;
 - c) The number and size of bins to be provided;
 - d) Facilities for bin cleaning;
 - e) Method of waste and recyclables collection;
 - f) Types of waste for collection, including colour coding and labelling of bins;
 - g) Hours of waste and recyclables collection (to correspond with Council Local Laws and EPA Noise Guidelines);
 - h) Method of hard waste collection;
 - i) Method of presentation of bins for waste collection;
 - j) Sufficient headroom within the basement to accommodate waste collection vehicles;
 - k) Sufficient turning circles for the waste collection vehicles to enter and exit the site in a forward direction;
 - l) Strategies for how the generation of waste and recyclables will be minimised; and

m) Compliance with relevant policy, legislation and guidelines.

When approved, the plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the plan, to the satisfaction of the Responsible Authority.

Construction conditions

29. Before the commencement of works (excluding demolition and any works required to remediate the site), 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; and
- r) Details of crane activities, if any.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

- 30. Except with the written consent of the Responsible Authority, demolition or construction works must be carried out in accordance with EPA regulations.
- 31. Construction and maintenance of the buildings must be in accordance with the recommendations contained in the report by Octave Acoustics dated 26 July 2018, to the satisfaction of the Responsible Authority.**
- 31. All works must be undertaken in accordance with the endorsed Rail Noise Impact Assessment to the satisfaction of the Responsible Authority. No alterations to the report may occur without the prior written consent of the Responsible Authority.
- 32. The provisions, recommendations and requirements of the endorsed Rail Noise Impact Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

ESD Conditions

- 33. Before the development starts, an Environmentally Sustainability Development (ESD) Management Plan to the satisfaction of the Responsible Authority must be submitted to and be endorsed by the Responsible Authority.
- 34. All works must be undertake in accordance with the endorsed Environmentally Sustainable Development (ESD) Management Plan to the satisfaction of the Responsible Authority. No alterations to the ESD Management Plan may occur without the prior written consent of the Responsible Authority.
- 35. Prior to the occupation of any dwellings approved under this permit, a report from the author of the Environmentally Sustainable Development (ESD) Management Plan report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Environmentally Sustainable Development (ESD) Management Plan have been implemented in accordance with the approved plan.

Environmental Audit Conditions

36. Prior to the commencement of construction or carrying out works pursuant to this permit (other than buildings and works, which may include works reasonably required for the excavation of the basement, required to facilitate the remediation of the land), either:
- a) A Certificate of Environmental Audit for the land must be issued in accordance with Section 53Y of the Environment Protection Act 1970 and provided to the Responsible Authority; or
 - b) An Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must make a Statement in accordance with Section 53Z of that Act that the environmental conditions of the land are suitable for the use and development that are the subject of this permit and that statement must be provided to the Responsible Authority.

Where a Statement of Environmental Audit is issued for the land, the buildings and works and the use(s) of the land that are the subject of this permit must comply with all directions and conditions contained within the Statement.

Where a Statement of Environmental Audit is issued for the land, prior to the commencement of the use, and prior to the issue of a Statement of Compliance under the Subdivision Act 1988, and prior to the issue of an Occupancy Permit under the Building Act 1993, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied.

Where a Statement of Environmental Audit is issued for the land, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the Owner(s) must enter into an Agreement with Council pursuant to Section 173 of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of the permitted use, and prior to the certification of the plan of subdivision under the Subdivision Act 1988. All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, must be met by the Owner(s).

37. Prior to any remediation works being undertaken in association with the Environmental Audit, a 'remediation works' plan must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works detailed in the approved remediation works plan are permitted to be carried out prior to the issue of a Certificate or Statement of Environmental Audit.

38. The owner must ensure that no mud, dirt or dust is transferred from the site onto adjoining public roads to the satisfaction of the Responsible Authority. In the event that roads are affected, the owner must upon the direction of the Responsible Authority, take the necessary remedial action, to the satisfaction of the Responsible Authority.

Development Contributions Levy

39. 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 Contributions Levy Charge Sheet and it must include the Building Price Index applicable at the time of payment.

Transport for Victoria conditions

40. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Graham Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen (14) days prior.

Melbourne Water conditions

41. Prior to the endorsement of plans, amended plans must be submitted to the Responsible Authority and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).
42. A minimum setback of 5 metres from the front western boundary must be maintained as open space with no obstructions, to allow flows to pass through the property. This setback must be set at nature surface level and be free from earth filling and obstructions such as raised garden beds, other than open-styled fencing.
43. Finished floor levels of dwellings must be constructed no lower than 33.15 metres to Australian Height Datum (AHD) which is 300mm above the applicable flood level of 32.85 metres to AHD.
44. Finished surface levels of garages and any outbuildings must be constructed no lower than 33.00 metres to AHD which is 150mm above the applicable flood level of 32.85 metres to AHD.
45. Basement entry/exit must incorporate a flood proof apex constructed at a minimum level of 33.15 metres to Australian Height Datum (AHD) which is 300mm above the applicable flood level of 32.85 metres to AHD to minimise risks associated with flood damage during a significant storm event.
45. All openings to basement carpark including doors, windows, vents etc. must also be set no lower than 33.15m AHD, which is 300mm above the applicable flood level of 32.85 AHD.
47. Any new fencing or gates within the flood-affected front area (western boundary) must be open style (50%) up to the flood level to allow for the conveyance of overland flow, or out of timber paling.

48. Any new or modified stormwater connection to Melbourne Water's drainage system must obtain separate approval from Melbourne Water's Asset Service Team.
49. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- 50. Before the development starts, a detailed public realm improvement plan to the satisfaction of the Responsible Authority must be submitted to and be endorsed by the Responsible Authority. The plan must show:**
- a) Street tree planting along the Graham Road/Highett Grove frontage of the site;**
 - b) Details, including specifications of the access pathway to the site from the Lyle Anderson Reserve;**
 - c) Provision of an access pathway from the site to the playground in the Lyle Anderson Reserve;**
 - d) Demolition of the existing toilet block and rebuilding of a new public toilet in the same location to the satisfaction of the Responsible Authority; and**
 - e) Replacement of any lost vegetation within Lyle Anderson Reserve with a minimum of 10 trees or an agreed outcome with Bayside City Council.**
- 51. Before the occupation of the development, the public realm works on the endorsed plans must be carried out, completed and paid for by the owner to the satisfaction of the Responsible Authority unless otherwise agreed to in writing by the Responsible Authority.**

Permit Expiry

52. 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.
- 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 \$3,699.70 to the Responsible Authority for the removal and replacement of an existing street tree. This amount has been determined in accordance with Councils 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 following table is to be added at the end of the Notice of Decision:

Date	Details
20/12/2018	<p>Amendment to the permit under Section 72 of the <i>Planning and Environment Act 1987</i> to:</p> <ul style="list-style-type: none"> • Change to the permit preamble to allow the use and development of the land for a retirement village, construction of a residential aged care facility and a front fence in excess of 1.2 metres in height in the Design and Development Overlay Schedule 5 and the Special Building Overlay, creation and variation of an easement and inclusion of land at 32-34 Graham Road; • Revised condition 1 to reflect the new proposal; • Updated condition 3 to reflect the new condition 1; • Revised condition 4(b) • Inclusion of condition 14(d) in relation to a requirement for canopy trees and 14(e) relating to the pergola and substation and subsequent renumbering of the remaining condition 14 subsets; • Deletion of condition 22; • Updated condition 23, inclusion of conditions 24 and 25 in relation to street trees and subsequent conditions renumbered accordingly; • Additional drainage condition included (condition 27); • Updated condition to reflect updated Acoustic Report (formerly condition 29, now condition 31) • Inclusion of a public works condition (condition 50).



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

DIVISION: **FOR:** Crs Alex del Porto, Laurence Evans, Michael Heffernan (Mayor),
James Long, Clarke Martin, Sonia Castelli and Rob Grinter (7)
AGAINST: Nil (0)

CARRIED

Moved: Cr del Porto

Seconded: Cr Evans

B) That Council officers undertake a car parking review of the Lyle Anderson Reserve, with a view to determine the usage of the car park by various community organisations and members of the community, and the findings of the report be presented to a Councillor Briefing prior to the March 2019 Planning and Amenity Committee meeting.

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

DIVISION: **FOR:** Crs Alex del Porto, Laurence Evans, Michael Heffernan (Mayor),
James Long, Clarke Martin, Sonia Castelli and Rob Grinter (7)
AGAINST: Nil (0)

CARRIED

**4.3 1 ROOSEVELT COURT, BRIGHTON EAST
VCAT AMENDED PLANS - SUPPORT THE GRANT OF A PERMIT
APPLICATION NO: 2017/793/1 WARD: CENTRAL**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/298793

Moved: Cr Castelli

Seconded: Cr Long

That Council resolves to advise all parties and original objectors that it **Supports** the amended plans in respect of **Planning application 2017/793/1** for the land known and described as **1 Roosevelt Court, Brighton East**, for the **construction of two dwellings on a lot** in accordance with the amended plans and subject to the following draft 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 amended plans prepared by The Silver Arc referenced For VCAT Application, date 9.11.2018 and revision number E but modified to show:
 - a) The eastern side setback to the first floor master bedroom of Dwelling 2 increased to comply with Standard B17, Side and Rear Setbacks of the Bayside Planning Scheme and absorbed within the building footprint and with no further increases to the built form;
 - b) The northern side setback to the first floor master bedroom of Dwelling 2 increased to comply with Standard B17, Side and Rear Setbacks of the Bayside Planning Scheme and absorbed within the building footprint and with no further increases to the built form;
 - c) The rendered front fence associated with Dwelling 1 and located along Collis Street and Roosevelt Court frontage, deleted and replaced with the proposed open style steel slats;
 - d) The front fence to Roosevelt Court reduced to a maximum height of 1.2 metres above natural ground level;
 - e) The width of the accessways to be reduced to a maximum of 4.5 metres in width to facilitate one on street car parking space in between the two crossovers on Collis Street;
 - f) Adequate sight lines where each driveway intersects with the front footpath in accordance with Design Standard 1 – Accessways of Clause 52.06-9 of the Bayside Planning Scheme;
 - g) The existing 3 metres x 3 metre concreted corner splay at the south east corner of the property to be retained with no changes;
 - h) 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 adjoining properties habitable rooms;
 - i) Details of the access arrangements to the underground water tanks and cross sections of the drainage details for the proposed buffer strips in accordance with the advertised Urban Leaf report, Revision B and dated 16 February 2018 to be reflected on all development plans;

- j) A Landscaping Plan in accordance with Condition 8 of this permit;
- k) A Tree Management Plan (report) and Tree Protection Plan (drawing) in accordance with Condition 11; and
- l) Provision of the development contributions fee in accordance with Condition 19.

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.

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. 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 The Loney Tree, reference TLT-01K, dated 5.11.2018 and be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A minimum of 25m² of soil volume to allow the establishment and viability of the proposed *Eucalyptus radiata* located in the front setback for dwelling 2.
 - b) Details of the access arrangements to the underground water tanks and cross sections of the drainage details for the proposed buffer strips in accordance with the advertised Urban Leaf report, Revision B and dated 16 February 2018.
 - c) All development changes.
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. Prior to the endorsement of plans pursuant to Condition 1, 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.

The Tree Management Plan must be specific to the trees shown on the Tree Protection Plan, in accordance with AS4970-2009, prepared by a suitably qualified Arborist and provide details of tree protection measures that will be utilised to ensure all trees to be retained remain viable post-construction. Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.

The Tree Protection Plan must be in accordance with AS4970-2009, be drawn to scale and provide details of:

- a) The Tree Protection Zone and Structural Root Zone 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;
 - b) The location of tree protection measures to be utilised;
 - c) Comment on methods to be utilised and instruction on how to deploy them;
 - d) Comment on when the protection measures are to be deployed;
 - e) Comment on when the protection measures can be modified;
 - f) Process that will be followed if any damage occurs to a tree;
 - g) Process that will be followed if construction works require alteration to protection measures outlined in report;
 - h) Stages of development at which inspections will occur;
 - i) 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;
 - j) Any damaged tree must be inspected by the site arborist without any delay and remedial actions undertaken. Such actions must be documented; and
 - k) If tree protection measures are proposed to be changed during the development, one plan for each stage of tree protection measures must be submitted.
12. 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.
 13. 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.
 14. Any pruning of the root system of any tree to be is to be done by hand by a qualified Arborist.

Street tree protection

15. Soil excavation must not occur within 3 metres from the edge of both Fraxinus Excelsior Aurea (Golden Ash) street tree asset's stem at ground level.
16. A tree protection fence is for the protection of a tree's canopy and root zone. Conditions for street tree protection fencing during development are as follows:
 - a) Fencing is to be secured and maintained prior to demolition and until all site works are complete;
 - b) Fencing must be installed to comply with AS4970-2009, Protection of trees on development sites;
 - c) Fencing should encompass the Tree Protection Zone (TPZ) for all street trees adjacent to the development;
 - d) Fencing is to be constructed and secured so its positioning cannot be modified by site workers;
 - e) If applicable, prior to construction of the Council approved crossover, TPZ fencing may be reduced to the edge of the new crossover to facilitate works;
 - f) Prior to soil excavation for a Council approved crossover within the TPZ, a trench must be excavated along the line of the crossover adjacent to the tree using root sensitive non-destructive techniques. All roots that will be affected by must correctly pruned; and
 - g) Any installation of services and drainage within the TPZ must be undertaken using root sensitive non-destructive techniques.

Drainage

17. 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.
18. 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

19. Prior to endorsement of the plans 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

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.

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:

- Council records indicate that there is a 1.83m wide drainage and sewerage easement along the northern property boundary as indicated on the drawings provided. The plans indicate no proposals to encroach into the easement with any buildings or structures of note. Proposals to be built over the easement will require Build Over Easement consent from the responsible Authority/Authorities.
- Subsurface water must be treated in accordance with Council's Policy for "Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.
- 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.

CARRIED

**4.4 2 HAROLD STREET, SANDRINGHAM
NOTICE OF DECISION TO GRANT AN AMENDED PLANNING PERMIT
APPLICATION NO: 2014/394/3 WARD:SOUTHERN**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/285060

It is recorded that Ms Melinda Smith, Ms Susan Sampson and Mr Garry Williams each spoke for three minutes in relation to this item.

It is recorded that Councillor del Porto left the Meeting at 9:32 pm. Councillor del Porto returned to the Meeting at 9:35 pm.

It is recorded that Councillor Heffernan (Mayor) left the Meeting at 9:34 pm. Councillor Heffernan (Mayor) returned to the Meeting at 9:36 pm.

Moved: Cr Evans

Seconded: Cr Martin

That Council resolve to Issue a **Notice of Decision to Grant an Amended Planning Permit** under the provisions of the Bayside Planning Scheme in respect of **Planning Application No. 2014/394/3** for the land known and described as 2 Harold Street SANDRINGHAM, for the **construction of two double storey dwellings including rooftop decks in a Design and Development Overlay, Schedule 1 and associated front fences exceeding a height of 1.2 metres** 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 schedule of construction materials, external finishes and colours (incorporating two (2) paint samples);
 - b) Details of the first floor screen to prevent overlooking into 183 Beach Road, adjacent to bedroom 3 of Dwelling 2. The proposed screen must be constructed of obscure glazing and designed to accord with Standard B22, Overlooking, of the Bayside Planning Scheme;
 - c) Screening in accordance with Standard B23, Internal Views, to the first floor west facing windows of the sitting room to Dwelling 1;
 - d) First floor, south facing windows to Dwelling 1 and 2 screened in accordance with Standard B22 Overlooking and Standard B23 Internal Views;
 - e) Screening devices to the roof decks to be setback a minim of 2 metres from the roof edge of the floor immediately below to minimise overlooking in accordance with DDO1;
 - f) The entry porch to Dwellings 1 and 2 reduced to a maximum height of 3.6 metres;
 - g) The driveway of dwelling 1 where it intersects with the property boundary to be 3 metres wide, with a 1 metre offset from the eastern property boundary;

- h) The existing crossover of Dwelling 1 removed. A new 3 metre wide crossover with a 1 metre offset from the from the eastern property boundary to be constructed;
 - i) The driveway of dwelling 2 where it intersects with the property boundary to be 3 metres wide, with a 0.8 metre offset from the western property boundary;
 - j) A new 3 metre wide crossover with a 1 metre offset from the from the western property boundary to be constructed;
 - k) Splays in accordance with Design Standard 1 – Accessways of Clause 52.06-8 of the Bayside Planning Scheme;
 - l) A landscape plan in accordance with Condition 7 of this planning permit;
 - m) The Arborist Report as required by Condition 10 of this Planning Permit;
 - n) The Water Sensitive Urban Design (WSUD) measures in accordance with Condition 13 of this Planning Permit; and
 - o) The location of all plant, equipment and services displayed with none shown above the roof level of the building.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
 3. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
 4. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building) without the written consent of the Responsible Authority.
 5. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
 6. Any damage to the existing brick wall at 183 Beach Road, adjacent to the boundary with 2 Harold Street, caused by the development to be replaced or repaired at the landowner's cost.
 7. Before the development starts, an amended landscaping plan generally in accordance with the Zenith Concepts Landscape Plan Dwg No. 1 of 1 Rev A and dated September 2014 but amended to show:
 - a) A survey of all existing vegetation to be retained and/or removed (including botanical names);
 - b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary whose Tree Protection Zone extend into the subject site;
 - 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) At least 80% indigenous vegetation by both species and plant count;

- g) An indigenous canopy tree in the front setback of each dwelling capable of reaching a minimum mature height of 8 meters and mature canopy width of 6 meters. The trees are to be centrally located within the open space areas;
 - h) The exact layout of the ground floor plan, including the driveways in the correct locations;
 - i) Landscaping and planting within all open areas of the site; and
 - j) All species selected must be to the satisfaction of the Responsible Authority.
8. 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.
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, an Arborist Report (Tree protection methodology/plan) is to be submitted and approved to the satisfaction of the Responsible Authority. The purpose of this report is to outline how those trees on neighbouring properties whose Tree Protection Zones extend into the subject site will be adequately protected during construction and remain viable post construction. The Arborist Report is to include, at a minimum, the following:
 - a) A plan that accurately locates all vegetation to be retained/protected with their Tree Protection Zone (TPZ) identified;
 - b) A plan that accurately locates the location of tree protection fencing and/or ground protection;
 - c) A plan that accurately locates the proposed built form and all services. Services are to be located outside a TPZ or to be bored under the TPZ;
 - d) A plan that accurately identifies finished levels for outdoor areas;
 - e) A plan that accurately locates footing systems and surface details of all works inside a TPZ;
 - f) A legend and north point;
 - g) Clear time frames as to when the tree protection zones must be installed and when they can be removed; and
 - h) Clear direction on what actions must not occur inside the area defined as a TPZ.
11. The recommendations of the Arborist Report referenced in Condition 10 to be undertaken to the satisfaction of the Responsible Authority.
12. Before development commences the applicant must pay \$4,135.09 to the Responsible Authority for the removal and replacement of the existing street tree. This amount has been determined in accordance with Councils current policy for the removal of street tree. 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.
13. 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; and
- 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.

14. 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.
15. Stormwater discharge must be retained for the portion above the discharge calculated using a Coefficient of Runoff of 0.35. The development is to have a Stormwater Detention System installed, the design capacity to be to the satisfaction of the Responsible Authority.
16. Any 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.
17. Before the development begins, three sets of detailed plans indicating the method of stormwater discharge to the nominated Legal Point of Discharge (and Stormwater Detention Systems where applicable) must be lodged with Council's Engineering Services department for approval.
18. The driveway / parking areas / paved courtyards / paths and 'pervious' pavements must be graded / drained to prevent stormwater discharge onto the front footpath and into adjacent properties.
19. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to above if a request is made in writing:

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

Permit Notes

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 remaining street tree to the east of the property must not be removed or damaged. Reticulated sewerage must be provided to the requirements of the Sewerage Authority.

Date	Amendment
28 June 2017	<p>Amendment to the endorsed plans under Section 72 of the <i>Planning and Environment Act 1987</i> to include:</p> <ul style="list-style-type: none"> • Elevational changes both dwellings, each of which will have a different design. • Decking area in front garden of dwelling 2 • Inclusion of a window seat to bedroom 4 (dwelling 1) • Setbacks of roof deck on rear and side (eastern) elevation of both dwellings increased <p>This amends and supersedes sheets 1-4 and 7 of the previously endorsed plans dated 31 October 2016.</p>
Date	Amendment
20 December 2018	<p>Amendment to the permit under Section 72 of the <i>Planning and Environment Act 1987</i> to include:</p> <ul style="list-style-type: none"> • Deletion of the sliding hatch entry to the roof decks. • Addition of stairwell access to the roof decks resulting in an increase to the overall building height <p>This amends and supersedes sheets 2-4 of the previously endorsed plans dated 28 June 2017.</p>

CARRIED

**4.5 1/1 GILLIES STREET, HAMPTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2017/719/1 WARD: CENTRAL**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/275970

It is recorded that Mr Michael Meyer spoke for three minutes in relation to this item.

Moved: Cr Castelli

Seconded: Cr Long

That Council resolve to Issue a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning application **2017/719/1** for the land known and described as **1/1 Gillies Street, Hampton**, for the **alterations and additions to an existing dwelling on a lot less than 500 square metres** 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 amended plan prepared by Finnis Architects, dated 20/8/2018 and revision B but modified to show:
 - a) Water Sensitive Urban Design measures in accordance with Condition 7 of this permit.

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 A15 and be installed and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.

Water Sensitive Urban Design

7. 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; and
- 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.

8. 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.

Tree Impact Assessment Report

9. Prior to the endorsement of plans pursuant to Condition 1, a Tree Impact Assessment Report, to the satisfaction of the Responsible Authority, must be submitted to and be endorsed by the Responsible Authority.

The Tree Impact Assessment Report must be drawn to scale and provide details of:

- a) The level of soil volume removed due to excavation required to construct the proposed deck;
 - b) The impacts that the deck construction has on the tree on the common property land; and
 - c) The location of tree protection measures to be utilised (if required).
10. All protection measures identified in the Tree Assessment Report must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Assessment report, to the satisfaction of the Responsible Authority.

Street Tree Protection

11. Before the development starts, tree protection fencing is to be established around the street trees 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.
12. Street trees must not be removed, lopped, damaged or pruned by any party other than Bayside City Council authorised tree care contractors. There is to be no soil excavation within 2 metres of the street tree asset measured from the edge of the trunk. Any installation of services and drainage within the TPZ must be undertaken using root-sensitive, non-destructive techniques.

Drainage

13. 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.

Permit Expiry

14. 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.
- Council records indicate that there is no easement within the property.
- Subsurface water must be treated in accordance with Council's Policy for "Works on Assets within the Road Reserve Policy 2018".

CARRIED

**4.6 7 CARPENTER STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2018/422/1 WARD: NORTHERN**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/283514

It is recorded that Mr Damien Costello, Mr John Lockhead and Mr Jason Barnfather each spoke for three minutes in relation to this item.

Moved: Cr del Porto

Seconded: Cr Heffernan (Mayor)

That Council resolve to Issue a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of **Planning application 2018/422/1** for the land known and described as **7 Carpenter Street, Brighton**, for

- **General Residential Zone Schedule 2: Construction of a three storey multi-dwelling building over a basement car park;**
- **Design and Development Overlay Schedule 11: Construct a building with a building height more than 9 metres; and**
- **Special Building Overlay: Construction of a dwelling**

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 and advertised) prepared by in2 Pty Ltd referenced RUUHM, date May 2018 and revision number 2 but modified to show:
 - a) Details to demonstrate all the windows and the balcony to the Living Room of Unit 2 comply with Standard B22 (Overlooking) of the Bayside Planning Scheme;
 - b) Allocation of the proposed storage areas for each dwelling;
 - c) Details to demonstrate both dwellings achieve compliance with Standard B41 (Accessibility) of the Bayside Planning Scheme;
 - d) Manufacture specifications of the proposed car turntable;
 - e) A schedule of construction materials, external finishes and colours (incorporating for example paint samples);
 - f) A Landscaping Plan in accordance with Condition 9 of this permit;
 - g) Tree Management Plan in accordance with Condition 12 of this permit;
 - h) Waste Management Plan in accordance with Condition 20 of this permit;
 - i) Construction Management Plan in accordance with Condition 21 of this permit; and
 - j) Development Contributions in accordance with Condition 22 of this permitAll 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. Unless otherwise agreed by the Responsible Authority, the proposed dwellings must be designed to ensure that no shadow is cast on the solar panels at number 5 Carpenter Street, Brighton, between the hours of 9am and 3pm at the equinox (22 March).
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 must be carried out and completed to the satisfaction of the Responsible Authority.
5. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the Responsible Authority.
6. 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.
7. 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.
8. 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

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 COS Design, project name: Carpenter Street LANDSCAPE DESIGN, dated 14 August 2018 and be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A survey, including botanical names, of all existing trees to be retained and removed on the site;
 - b) A survey, including botanical names, of all existing trees on neighbouring properties where their Tree Protection Zones (calculated in accordance with AS4970-2009) encroach into the subject site;
 - c) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - d) Details of all landscaping, water sensitive urban design elements (as applicable) and surface finishes;

- e) Details of proposed planting box for the Honey Locust (*Gleditsia triacanthos* "Sunburst") and Ornamental Pears (*Pyrus calleryana* 'Capital') proposed for the private open space including:
 - Soil depth and volume
 - Proposed irrigation system; and
 - f) The relocation of the proposed BBQ to outside the TPZ of Tree #1 and #2.
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 (report) and Tree Protection Plan (drawing), to the satisfaction of the Responsible Authority, must be submitted to and be endorsed by the Responsible Authority.

The Tree Management Plan must be specific to all the retained trees shown on the Tree Protection Plan including street tree, in accordance with AS4970-2009, prepared by a suitably qualified Arborist and provide details of tree protection measures that will be utilised to ensure all trees to be retained remain viable post-construction. Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.

The Tree Protection Plan must be in accordance with AS4970-2009, be drawn to scale and provide details of:

- a) The Tree Protection Zone and Structural Root Zone 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; and
 - b) The location of tree protection measures to be utilised.
14. 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.
15. 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.

Street tree protection

16. A tree protection fence is for the protection of a tree's canopy and root zone. Conditions for street tree protection fencing during development are as follows:
- a) Fencing is to be secured and maintained prior to demolition and until all site works are complete;
 - b) Fencing must be installed to comply with AS4970-2009, Protection of trees on development sites;
 - c) Fencing should encompass the Tree Protection Zone (TPZ) for all street trees adjacent to the development;

- d) Fencing is to be constructed and secured so its positioning cannot be modified by site workers; and
 - e) If applicable, prior to construction of the Council approved crossover, TPZ fencing may be reduced to the edge of the new crossover to facilitate works.
17. Prior to soil excavation for a Council approved crossover within the TPZ, a trench must be excavated along the line of the crossover adjacent to the tree using root sensitive non-destructive techniques. All roots that will be affected by must correctly pruned.
18. Any installation of services and drainage within the TPZ must be undertaken using root sensitive non-destructive techniques.

Drainage

19. 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.
20. 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.

Waste Management Plan

21. Before the endorsement of plans, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The Waste Management Plan must clearly indicate that waste collection is to be via a private contractor, not Council, and include:
- a) Dimensions of storage waste areas;
 - b) Storm water drains in storage areas should be fitted with a litter trap;
 - c) The number and size of bins to be provided;
 - d) Facilities for bin cleaning;
 - e) Method of waste and recyclables collection;
 - f) Types of waste for collection, including colour coding and labelling of bin;
 - g) Hours of waste and recyclables collection (to correspond with Council Local Laws and EPA Noise Guidelines);
 - h) Method of hard waste collection;
 - i) Method of presentation of bins for waste collection;
 - j) Sufficient headroom within the basement to accommodate waste collection vehicles;
 - k) Sufficient turning circles for the waste collection vehicles to enter and exit the site in a forward direction;
 - l) Strategies for how the generation of waste and recyclables will be minimised; and
 - m) Compliance with relevant policy, legislation and guidelines.

When approved, the plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the plan, to the satisfaction of the Responsible Authority.

Construction Management Plan

22. 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; and
- r) Details of crane activities, if any.

Development Contributions

23. 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 Contributions Levy Charge Sheet and it must include the Building Price Index applicable at the time of payment.

Permit Expiry

24. 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.
- Council records indicate that there is no easement within the property.
- Subsurface water must be treated in accordance with Council's Policy for "Works on Assets within the Road Reserve Policy 2018".

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

DIVISION: **FOR:** Crs Alex del Porto, Laurence Evans, Michael Heffernan (Mayor),
 Clarke Martin, Sonia Castelli and Rob Grinter (6)
AGAINST: Cr James Long (1)

CARRIED

**4.7 21 DUDLEY STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PERMIT
APPLICATION NO: 2018/517/1 WARD: NORTHERN**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/294193

It is recorded that Mr Robert Bassat, Mr Bill Craig and Mr Nicholas Day each spoke for three minutes in relation to this item.

It is further recorded that Mr Gavan Hogan (via proxy Mr David Cooke) was not present at the meeting.

It is recorded that Councillor Castelli left the Meeting at 10:42 pm. Councillor Castelli returned to the Meeting at 10:44 pm.

PROCEDURAL MOTION

Moved Cr Evans

Seconded Cr del Porto

That the Mayor, Cr Michael Heffernan take the chair at this time of the meeting.

It is recorded that the Mayor, Cr Michael Heffernan took the chair at 10.42pm.

It is recorded that Councillor Grinter left the Meeting at 10:42 pm. Councillor Grinter returned to the Meeting at 10:46 pm.

PROCEDURAL MOTION

Moved Cr Evans

Seconded Cr del Porto

That the Chairman, Cr Grinter resume the chair at this time of the meeting.

It is recorded that Cr Grinter resumed the chair at 10.48pm.

Moved: Cr del Porto

Seconded: Cr Heffernan (Mayor)

That Council resolve to Issue a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning application **2018/517/1** for the land known and described as **21 Dudley Street, Brighton**, for the **construction of a roof deck in a Design and Development Overlay Schedule 1 (DDO1)** in accordance with the endorsed plans and subject to the following conditions from the standard conditions:

1. 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
2. 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.
3. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the Responsible Authority.

4. Any pipes (excluding downpipes), fixtures, fittings and vents servicing the roof deck must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

Permit Expiry

5. 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.

CARRIED

**4.8 27 EDRO AVENUE, BRIGHTON EAST
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2018/32/1 WARD: CENTRAL**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/290486

It is recorded that Mr George Mandalos spoke for three minutes in relation to this item.

PROCEDURAL MOTION

Moved Cr Evans

Seconded Cr del Porto

That the meeting be extended (at 11:00pm) for a period of 30 minutes.

CARRIED

It is recorded that the meeting was extended (at 11:00pm) for a period of 30 minutes.

Moved: Cr Castelli

Seconded: Cr Long

That Council resolve to Issue a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of **Planning application 2018/32/1** for the land known and described as **27 Edro Avenue, Brighton East**, for the **construction of two dwellings and a front fence exceeding a height of 1.2 metres** 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 Ecostruct Design referenced as TP1 to TP11 inclusive (all Rev.6) dated 31 October 2018 but modified to show:
 - a) The rear setback to Unit 1 and 2 increased by 2 metres at ground and first floor with no further increase to the building envelope. Any changes to the internal layout and/or location, size or type of any windows to either unit must be to the satisfaction of the Responsible Authority;
 - b) Unit 2's pedestrian pathway reduced so it returns to its driveway and deletion of the associated gate within the front fence;
 - c) Provision of an externally accessible window or door to the ground floor walk-in-robe associated with Unit 1;
 - d) A reduction to the extent of Unit 1's rear deck to accommodate a small canopy tree within the rear setback of each dwelling;
 - e) All windows to be screened in accordance of Standard B22 Overlooking of Clause 55 of the Bayside Planning Scheme;
 - f) Screening between the secluded private open space of Units 1 and 2 in accordance with Standard B23 Internal Views of Clause 55 of the Bayside Planning Scheme;

- g) 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 adjoining properties habitable rooms;
- h) A schedule of construction materials, external finishes and colours (incorporating for example paint samples);
- i) A note on the plans stating the street tree asset will be removed and replaced at the developer's cost;
- j) Correct annotation of brick fence height / wall constructed along the eastern boundary;
- k) Water Sensitive Urban Design measures in accordance with Condition 8 of this permit;
- l) A Landscaping Plan in accordance with Condition 10 of this permit and
- m) Development Contribution Levy payment in accordance with Condition 14 of this permit.

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; and
 - 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 drawn to scale with dimensions and three copies must be provided in accordance with the Bayside Landscape Design Guidelines (2016). The plan must show:
 - a) At least one (1) small canopy tree within the front setback of each dwelling to grow to a minimum height of 8m at maturity;
 - b) At least one (1) small canopy tree within the rear setback of each dwelling to grow to a minimum height of 6m at maturity. This may necessitate a reduction to Unit 1's rear timber deck to accommodate the canopy tree;
 - c) A survey including botanical names, 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;
 - d) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - e) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces; and
 - f) 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.

Traffic

13. Before the occupation of the development starts, the area(s) set aside for vehicle parking and accessways must be constructed and drained to the satisfaction of the Responsible Authority. Such areas must be kept available for these purposes at all times. 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.

Development Contributions

14. 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.

Drainage

15. 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.
16. 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 Infrastructure Assets Department.
17. Council records indicate that there is a 1.83m wide drainage and sewerage easement along the northern property boundary as indicated on the drawings provided. The plans indicate no proposals to encroach into the easement with any buildings or structures of note. Proposals to be built over the easement will require Build Over Easement consent from the responsible Authority/Authorities.

Permit Expiry

18. 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.
- Before the vehicle crossing application will be approved, the applicant must pay \$9,214.49 to the Responsible Authority for the removal and replacement of the existing street tree (Asset No. 752376). 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.
- 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.

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

DIVISION: **FOR:** Crs Laurence Evans, Michael Heffernan (Mayor), James Long,
 Clarke Martin, Sonia Castelli and Rob Grinter (6)
AGAINST: Cr Alex del Porto (1)

CARRIED

It is recorded that the Chairman called for a motion that Item 4.10 (VCAT Report – Decisions made in October & November 2018) be brought forward and dealt with at this stage of the meeting.

Moved Cr del Porto

Seconded Cr Evans

That Item 4.10 be brought forward and dealt with at this stage of the meeting.

CARRIED

4.10 VCAT REPORT - DECISIONS MADE IN OCTOBER & NOVEMBER 2018

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/283342

Moved: Cr del Porto

Seconded: Cr Evans

That Council:

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

CARRIED

**4.9 57 WELL STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2018/263/1 WARD: NORTHERN**

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/291848

It is recorded that Cr del Porto declared a direct interest in relation to this item, given the proposed application may have a financial impact on the property he owns in Well Street. Accordingly, Cr del Porto vacated the chamber at 11:16 pm.

It is recorded that Ms Kathryn O'Halloran and Mr Jason Barnfather each spoke for three minutes in relation to this item.

Moved: Cr Heffernan (Mayor)

Seconded: Cr Evans

That Council resolve to Issue a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning application **2018/263/1** for the land known and described as **57 Well Street, Brighton** for the **construction of a three storey building comprising five (5) dwellings with basement car parking and a front fence exceeding a height of 1.5m** 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 (advertised) prepared by Rigney Scerri Architects Pty Ltd referenced as Drawing Nos TP1, TP2, TP3, TP4, TP5, TP10 & TP11 (all Rev.A) dated 15 July 2018 and Landscape Plan prepared by COS Design Page 1 of 1 (Version 1) and dated 18 July 2018 but modified to show:
 - a) Existing crossover to have a maximum width of 3.6m and incorporate a 1m wide splitter island between the crossovers to the subject site and No. 59 Well Street;
 - b) Column locations within the basement to be in accordance with AS2890.1;
 - c) A sign to be located within the basement stating "Waste collection vehicles must exit in a forward direction" and "No stopping between the hours of 6am – 7am on collection day/s";
 - d) A minimum 1m blind aisle to be provided adjacent to car spaces 4 and 8 in accordance with AS890.1. Any resulting relocation of storage areas to be provided within the basement envelope. The location and type of storage must be to the satisfaction of the Responsible Authority;
 - e) The relocation of the water tank within the front setback of Apartment 1 to within the basement or alternate area within the site to the satisfaction of the Responsible Authority. The area in front of Apartment 1 must be retained for landscaping only;
 - f) Reduction of hard standing in the front setback to have a maximum depth of 3 metres and a maximum width of 6 metres;
 - g) Provision of an externally accessible window or door to the ground floor study of apartment 2;

- h) Inclusion of a window to the kitchen of apartment 3 on the Well Street elevation;
- i) Inclusion of a window on the first floor of the north west elevation for apartment 3;
- j) Compliance with Standard B35 (Energy Efficiency) of the Bayside Planning Scheme in relation to the maximum cooling loads;
- k) 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 adjoining properties habitable rooms;
- l) A schedule of construction materials, external finishes and colours (incorporating for example paint samples);
- m) Water Sensitive Urban Design measures in accordance with Condition 8;
- n) A Waste Management Plan in accordance with Condition 10;
- o) An amended Landscaping Plan in accordance with Condition 11; and
- p) Provision of the development contribution 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; and
- 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.

Waste Management

- 10. Before the endorsement of plans, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The Waste Management Plan must clearly indicate that waste collection is to be via a private contractor, not Council, and include:
 - a) Dimensions of storage waste areas;
 - b) Storm water drains in storage areas should be fitted with a litter trap;
 - c) The number and size of bins to be provided;
 - d) Facilities for bin cleaning;
 - e) Method of waste and recyclables collection;
 - f) Types of waste for collection, including colour coding and labelling of bins;
 - g) Hours of waste and recyclables collection (to correspond with Council Local Laws and EPA Noise Guidelines);
 - h) Method of hard waste collection;
 - i) Method of presentation of bins for waste collection;
 - j) Sufficient headroom within the basement to accommodate waste collection vehicles;
 - k) Sufficient turning circles for the waste collection vehicles to enter and exit the site in a forward direction;
 - l) Strategies for how the generation of waste and recyclables will be minimised; and
 - m) Compliance with relevant policy, legislation and guidelines.

When approved, the plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the plan, to the satisfaction of the Responsible Authority.

Landscaping

- 11. 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 Plan prepared by COS Design Page 1 of 1

(Version 1), dated 18th July 2018 and be drawn to scale with dimensions and three copies must be provided. The plan must show:

- a) A tree-pit design to include sufficient soil volumes for all canopy trees to the satisfaction of the Responsible Authority;
 - b) A survey, including, botanical names of all existing trees to be retained on the site including Tree Protection Zones calculated in accordance with AS4970-2009;
 - c) A survey including botanical names, 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;
 - d) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - e) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces;
 - f) Changes required by condition 1; and
 - g) Details of surface finishes of pathways and driveways.
12. 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.
13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Street tree protection

14. Soil excavation must not occur within 2 metres from the edge of the *Platanus orientalis* (Oriental Plane) street tree asset's stem at ground level.
15. A tree protection fence is for the protection of a tree's canopy and root zone. Conditions for street tree protection fencing during development are as follows:
 - a) Fencing is to be secured and maintained prior to demolition and until all site works are complete;
 - b) Fencing must be installed to comply with AS4970-2009, Protection of trees on development sites;
 - c) Fencing should encompass the Tree Protection Zone (TPZ) for all street trees adjacent to the development;
 - d) Fencing is to be constructed and secured so its positioning cannot be modified by site workers; and
 - e) If applicable, prior to construction of the Council approved crossover, TPZ fencing may be reduced to the edge of the new crossover to facilitate works.
16. Prior to soil excavation for a Council approved crossover within the TPZ, a trench must be excavated along the line of the crossover adjacent to the tree using root sensitive non-destructive techniques. All roots that will be affected by must correctly pruned.
17. Any installation of services and drainage within the TPZ must be undertaken using root sensitive non-destructive techniques.

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 plans 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.
- Council records indicate that there is no easement within the property.
- Subsurface water must be treated in accordance with Council's Policy for "Works on Assets within the Road Reserve Policy 2018".

CARRIED

It is recorded that Cr del Porto was not present in the chamber whilst the vote was taken on this item. Cr del Porto did not return for the conclusion of the meeting.

4.10 VCAT REPORT - DECISIONS MADE IN OCTOBER & NOVEMBER 2018

City Planning and Amenity - Development Services
File No: PSF/15/8755 – Doc No: DOC/18/283342

It is recorded that this item was dealt with earlier in the meeting.

5. Confidential Business

It is recorded that no items of Confidential Business were submitted to the meeting.

Following consideration of Confidential Business the Chairperson declared the meeting closed at insert time 11.24pm.