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5. Confidential Business
Nil

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

1. Apologies

There were no apologies submitted to the meeting.

2. Disclosure of any Conflict of Interest of any Councillor

There were no conflicts of interest submitted to the meeting.

3. Adoption and Confirmation of the minutes of previous meeting

- 3.1 Confirmation of the Minutes of the Planning & Amenity Committee Meeting held on 19 April 2017.

Moved: Cr Long

Seconded: Cr Grinter

That the minutes of the Planning & Amenity Committee Meeting held on 19 April 2017, as previously circulated, be confirmed as an accurate record of proceedings.

CARRIED

4. Matters of Decision

**4.1 6/427-455 HAMPTON STREET, HAMPTON
SECONDARY CONSENT - APPROVE
APPLICATION NO: 2011/359/1 WARD: CENTRAL**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/17/77437

It is recorded that there were no speakers in relation to this item.

Moved: Cr Grinter

Seconded: Cr Castelli

That Council:

Approve amended plan in accordance with secondary consent provisions of Planning Permit No. 2011/359/1 in respect of the land known and described as 6/427-455 Hampton Street, Hampton, for the use and development of a mixed use (multi-dwellings and shops) five (5) storey building in a Business 1 zone; the use and development of a food and drink premises in a Residential 1 zone; the development of multi-dwellings in a Residential 1 zone; associated car parking dispensation; a variation of the loading bay requirements; and altered access to a road in a Road Zone Category 1 in accordance with the endorsed plans and subject to the following table being inserted at the end of the permit:

Date	Amendments
9 May 2017	Secondary Consent to Amend Plans: <ul style="list-style-type: none"><li data-bbox="571 1111 1385 1173">• Alterations to the ground floor layout plan to rearrange Shops 05 & 06 into Office 05 & Shop 06.<li data-bbox="571 1196 1385 1290">• Alteration to the basement 1 layout plan to change the notation and allocation of one car park from “shop” to “office”.

CARRIED

**4.2 32-34 GRAHAM ROAD, HIGHTT
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2015/561/1 WARD: CENTRAL**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/17/71210

It is recorded that Mr Sam Gribble spoke for three minutes in relation to this item.

Moved: Cr Castelli

Seconded: Cr Grinter

That Council:

Issues a **Notice of Decision to Grant a Planning Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application 2015/561/1 for the land known and described as 32-34 Graham Road, Hightt, for the construction of a three-storey building containing twenty-five dwellings over a basement level on a lot in a Special Building Overlay in accordance with the endorsed plans and subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans (Bruce Henderson Architects, Dwg no TP-201 to TP-607, Rev A) Council date stamped 29 November 2016 but modified to show:
 - a) The ground floor to the east of Dwelling G-03 setback a minimum of 2m from the eastern boundary in accordance with Standard B17 of Clause 55.
 - b) Windows into all habitable rooms in Dwelling G-03 in accordance with Standard B27 of Clause 55.
 - c) All upper level bathrooms, ensuites, toilets and study/nooks to have provisions for a skylight (or similar) where direct daylight access is not provided. This does not apply where rooftop plant equipment inhibits this ability.
 - d) The addition of acoustically-treated highlight windows to the eastern elevation of Dwelling G-04 to improve solar access.
 - e) The removal of the notation to the east of Dwellings 1-05 & 1-06 marked "pergola structure below" on the first floor plan and the removal of those items from the plans.
 - f) All accessways, car parking spaces and gradients designed in accordance with Clause 52.06 (car parking) of the Bayside Planning Scheme, or otherwise to the satisfaction of the Responsible Authority. Any departure from the prescriptive requirements must be accompanied by written justification from a suitably qualified traffic engineer.
 - g) Car stacker system (Klaus Multibase 2072-195) to be annotated on the plans, together with the following:
 - i. Clear width platform of 2.6m;
 - ii. Flat (0%) cross fall;

- iii. Minimum platform width of 2.4m;
 - iv. Minimum vehicle clearance height of 1.8m for at least 25% of the parking supply.
- h) Traffic intercom centrally-located within an island providing 300mm clearance on both sides of the island and a minimum driveway width of 2.7m.
 - i) A schedule of construction materials, external finishes and colours (incorporating for example paint samples), including for screens provided on the balconies and roof of the building.
 - j) 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. The plant screen on the roof shall be reduced so that it is no higher than 1200mm above roof level, unless a higher screen is required to screen a particular item of plant.
 - k) Water sensitive urban design measures in accordance with Condition 10 of this permit.
 - l) Landscaping plan in accordance with Condition 14 of this permit.
 - m) A Waste Management Plan in accordance with Condition 19 of this permit.
 - n) Dwellings G.04, G.05, G.06 and G.07 to be provided with secluded private open space compliant with Standard B28 of Clause 55.05-4 of the Bayside Planning Scheme.
 - o) The kitchen and bathroom/laundry of dwelling 1-07 be swapped and a window provided in the wall adjacent to the void to provide an outlook and daylight to Graham Road.
 - p) The material on the west elevation over the entrance void shown as SF07 have at least 50% transparency to allow daylight penetration to the void and kitchen on dwelling 1-07.

All to the satisfaction of the Responsible Authority.

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3. Prior to the commencement of construction or carrying out works pursuant to this permit, or any works associated with a sensitive use, or where no works are proposed, prior to the commencement of the permitted use, 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).

4. 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.
5. 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.
6. Before the occupation of the site commences or by such later date as is approved in writing by the Responsible Authority, all buildings and works must be carried out and completed to the satisfaction of the Responsible Authority.
7. 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.
8. 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.
9. Before occupation, screening of windows and / or balconies 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.
10. 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.

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.
12. Before the occupation of the development starts, the area(s) 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.
14. 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. The plan must show:
 - a) 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.
 - b) A planting schedule of any proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. The plan shall include provision of two trees capable of reaching 14m and two capable of reaching 8m at maturity at the front of the site and two trees capable of reaching 8m at maturity at the east of the site.
 - c) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces.
 - d) Details of surface finishes of pathways and driveways.
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 any dead, diseased or damaged plants are to be replaced.
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 Infrastructure Assets Department.
19. Prior to the endorsement of plans pursuant to Condition 1, a revised 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). Waste collection must not take place between 6am-10am and 3pm-7pm on weekdays.
 - 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.
 - 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.

20. Before the commencement of works, a Construction Management Plan (CMP), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit and shall thereafter be complied with. The CMP must specify and deal with, but not be limited to the following as applicable:
 - a) A detailed schedule of works including a full project timing.
 - b) A traffic management plan for the site, including when or whether any access points would be required to be blocked, an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services, preferred routes for trucks delivering to the site, queuing/sequencing, excavation and swept-path diagrams.
 - c) The location for the parking of all construction vehicles and construction worker vehicles during construction.

- d) Delivery of materials including times for loading/unloading, unloading points, expected frequency and details of where materials will be stored and how concrete pours would be managed.
 - e) Proposed traffic management signage indicating any inconvenience generated by construction.
 - f) Fully detailed plan indicating where construction hoardings would be located.
 - g) A waste management plan including the containment of waste on site: disposal of waste, stormwater treatment and on-site facilities for vehicle washing.
 - h) Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site.
 - i) Site security.
 - j) Public safety measures.
 - k) Construction times, noise and vibration controls.
 - l) Restoration of any Council assets removed and/or damaged during construction.
 - m) Protection works necessary to road and other infrastructure (limited to an area reasonable proximate to the site).
 - n) Remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site).
 - o) An emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experience.
 - p) Traffic management measures to comply with provisions of AS 1742.3-2009 Manual of uniform traffic control devices – Part 3: Traffic control devices for works on roads.
 - q) All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.
 - r) Details of crane activities, if any.
21. Before the development commences, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must detail the reconstruction / realignment of the Hightett Grove and Graham Road intersection to ensure safe access and egress can be achieved to the proposed development.
22. Each dwelling must be allocated at least one car parking space.
23. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

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.

Melbourne Water Conditions

24. Prior to the development plans being endorsed, a complete set of development plans must be submitted to Melbourne Water for review and approval, which comply with Melbourne Water's requirements.
25. The finished floor levels of the ground floor of the building must be no lower than 32.86 metres to the Australian Height Datum.
26. The driveway ramp must incorporate a bund/apex with a peak height set no lower than 33.16 metres to the Australian Height Datum which is 300mm above the 1% ARI flood level of 32.86 metres to AHD.
27. The basement roof must be finished no higher than the existing natural surface levels within the area facing Graham Street.
28. With the exception of the driveway vehicle entrance and door, all openings to the basement (vents/doors/windows) must be set no lower than a height of 33.16 metres to the Australian Height Datum (300mm above the applicable 1% ARI flood level of 32.86 metres AHD) for the purpose of flood protection of the basement.
29. With the exception of the 33.16 metre to AHD high engineered concrete retaining wall to the courtyard areas of the ground floor of the building (fronting Graham Road) which accounts for freeboard, all openings to the ground floor of the building must be set no lower than a height of 33.16 metres to the Australian Height Datum (300mm above the applicable 1% ARI flood level of 32.86 metres AHD) for the purpose of flood protection.
30. With the exception of minimal landscaping, open style/timber paling fencing and minimal ramping required for the driveway, the setbacks shown between the building and the south-west property boundary (Graham Road), must remain unobstructed and set at natural surface levels, and are not be further reduced without further review and written consent of Melbourne Water, to ensure adequate open space for the passage of overland flood flow.
31. The entrance ramp and path must be constructed at existing natural surface levels to the distance of the minimum bund wall setback to not obstruct the overland flood flow.
32. The entrance ramp must be constructed with an unclosed foundation area to allow for flood flow.
33. Imported fill must be limited to the building envelope with the exception of achieving minimal ramping into the basement (apex), for the purpose of allowing the passage of overland flood flow.
34. Any proposed front or internal fencing along the west building setback to property boundary (Graham Road) must be open style (a type with 50% openings up to the applicable flood level), or alternatively a timber paling type, to allow for the passage of overland flood flow.
35. Prior to the issue of an Occupancy Permit and the completion of works, the owner of the Land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the Responsible Authority and Melbourne Water Corporation. All costs associated with the setting up of the agreement must be borne by the permit holder. The agreement must be registered on the title of the Land and must provide, to the satisfaction of the Responsible Authority and Melbourne Water, for:
 - a) Notify future owners and occupiers that the ground floor level of the building is protected from flooding from the Highett St Main Drain along

- the Graham Street boundary via a 33.16 metre to AHD high engineered concrete retaining wall; and that the lower ground floor and basement levels are set below the 1% AEP flood level;
- b) Stipulate that the body corporate is responsible for the ongoing maintenance 33.16 metre to AHD high engineered concrete retaining wall for the life of the development;
 - c) Specify that the engineered concrete retaining wall must remain in place and be maintained at 33.16 metres high for flood protection purposes, for the life of the development.
36. The 33.16 metre to AHD high engineered concrete retaining wall to the courtyard areas of the ground floor of the building (fronting Graham Road) must be structurally integrated into the building, so that it may not be removed or altered, to ensure ongoing flood protection of the ground floor of the building.
 37. Prior to the issue of an Occupancy Permit, a certified survey plan (as constructed), produced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels for the ground floor of the building, front entry to Highett Road, driveway apex peak height and the surface levels of the path and landscaping has been constructed in accordance with Melbourne Water's requirements.
 38. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
 39. Prior to the commencement of works, a separate application direct to Melbourne Water must be made and accepted for any new or modified storm water connection to Melbourne Water's drains or watercourses.

Permit Notes

- Occupants and their visitors will not be eligible for Council parking permits.
- Subsurface water must be treated in accordance with Council's Policy for "Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.
- For a storm event with a 1% chance of occurrence in any one year, the applicable flood level for the property is 32.86 metres to Australian Height Datum (AHD).
- If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 255466.

Notes about environmental audits

- A copy of the Certificate or Statement of Environmental Audit, including the complete Environmental Audit Report must be submitted to the Responsible Authority within 7 days of issue, in accordance with Section 53ZB of the Environment Protection Act 1970.
- Where a Statement of Environmental Audit is issued for the land a copy of that Statement must be provided to any person who proposes to become an occupier of the land, pursuant to Section 53ZE of the Environment Protection Act 1970.

- The land owner and all its successors in title or transferees must, upon release for private sale of any part of the land, include in the Vendor's Statement pursuant to Section 32 of the Sale of Land Act 1962, a copy of the Certificate or Statement of Environmental Audit including a copy of any cover letter.
- Where a Statement of Environmental Audit issued for the land contains conditions that the Responsible Authority considers to be unreasonable in the circumstances, the Responsible Authority may seek cancellation or amendment of the planning permit in accordance with Section 87 of the Planning and Environment Act 1987.

CARRIED

**4.3 20-22 WORTHING ROAD, HIGHETT
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2016/681 WARD: CENTRAL**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/17/71200

It is recorded that Mr Mark Stanojevic spoke for three minutes in relation to this item.

Moved: Cr del Porto (Mayor)

Seconded: Cr Grinter

That Cr Martin be granted an extension of one minute to complete his debate

CARRIED

Moved: Cr Castelli

Seconded: Cr Grinter

That Council:

Issues a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application 2016/681/1 for the land known and described as 20 Worthing Road and 22 Worthing , for the construction of ten new double-storey dwellings with associated basement car parking 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 submitted plans date-stamped 1 July 2016, but modified to show:
 - a) The flat roofs of Dwellings 1 and 6 replaced with pitched roofs with a pitch angle of 22.5 degrees, or otherwise to the satisfaction of the Responsible Authority.
 - b) The finished floor levels for all dwellings to be nominated on floor plans and elevation drawings to AHD.
 - c) The first-floor south-facing windows of Dwellings 1-5 to be screened in accordance with Standard B22 of the Bayside Planning Scheme.
 - d) Notations added to the elevations drawings in respect of all windows to be treated with obscure glass.
 - e) The common pedestrian pathways to be treated with decorative paving or brick banding.
 - f) Skylights added to all upper-floor bathrooms currently with no direct daylight access. This does not apply where roof-top plant equipment inhibits this ability.
 - g) The ground-floor north-facing habitable room windows of dwellings 6-10 to be acoustically treated.
 - h) The ground-floor east-facing Bed 3 window of Dwelling 10, adjacent to the rear stairway, to be a highlight window and acoustically treated.
 - i) Provision of a pergola element above the two rear stairwells.

- j) The delineation of all site services, including mailboxes, utility meters, clotheslines, air-conditioning units, stormwater detention tanks, bin and recycling enclosures, etc., for each dwelling, where not already shown.
 - k) A longitudinal section of each ramp showing all design levels, grades, length of grades and minimum 2.2m headroom.
 - l) The bin store design amended to include an area suitable for bin wash down within the development. If this is within the bin store, then the floor is to be graded to a waste outlet.
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, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
 6. The 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.
 7. 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.
 8. Before the occupation of the development starts, new or altered vehicle crossings servicing the development must be constructed to the satisfaction of the Responsible Authority and any existing disused or redundant crossing or crossing openings must be removed and replaced with footpath/nature strip/kerb and channel, to the satisfaction of the Responsible Authority.
 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.
 11. 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.
 12. 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.

13. Any waste outlet associated with the bin wash down area within the bin store is to have a floor graded to a waste outlet in accordance with the applicable Australian standards, and is to be cleaned on regular basis. The cleaning frequency shall be determined between the contractor and the Body Corporate.
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

- Council records indicate that there is a 1.83m wide drainage and sewerage easement along the southern property boundary of 22 Worthing Road, Highett 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.
- Kerbside garbage collection is not supported for this development. The Waste Management Plan prepared by LID Consulting, dated 21 November 2016, is the supported method of waste management for this proposed development.

CARRIED

**4.4 9 BURT CRESCENT, HAMPTON EAST
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2016/375/1 WARD: CENTRAL**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/17/65606

It is recorded that there were no speakers in relation to this item.

Moved: Cr Grinter

Seconded: Cr Long

That Council:

Issue a **Notice of Decision to Grant a Planning Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application 2016/375/1 for the land known and described as 9 Burt Crescent, Hampton East, for the construction of two double-storey dwellings in accordance with the endorsed plans and subject to the following conditions from the standard conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans by The Silver Arc Pty Ltd, Job No. 721, dated 21 October 2016, but modified as follows:
 - a) The rear setback of the building increased as follows:
 - i. Dwelling 1: Ground floor by an additional 500mm
First floor by an additional 750mm
 - ii. Dwelling 2: Ground floor by an additional 500mm
First floor by an additional 750mm
 - b) The delineation of a 6m³ storage area for Unit 2, and utility meters and air-conditioning units for both dwellings.
 - c) The *Eucalypt* and *Acer* species deleted from the landscape plan and the landscape plan amended to include at least one tree capable of reaching a minimum mature height of 14 m with a width of 6 m within the front setback.
 - d) The landscape plans amended to provide at least one tree within the rear setback of each dwelling, and at least 1m from the easement adjacent to the rear boundary, capable of reaching a mature height of 14m at maturity.
 - e) All pedestrian doors from the Unit 2 garage opening outward from the garage.
 - f) A schedule of construction materials, external finishes and colours (incorporating, for example, paint samples) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit.
2. The development as shown on the endorsed plans must not be altered 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, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
6. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
7. Before the development starts, a schedule of construction materials, external finishes and colours (incorporating for example paint samples) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit.
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.
9. Before the occupation of the development starts, the area(s) 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.
10. 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.
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.
13. A tree protection fence is for the protection of a tree's canopy and root zone of the *Callistemon viminalis* (Weeping Bottlebrush) street tree within the adjacent nature strip. Conditions for street tree protection fencing during development are as follows:

- Fencing is to be secured and maintained prior to demolition and until all site works are complete.
 - Fencing must be installed to comply with AS 4970–2009, Protection of trees on development sites.
 - Fencing should encompass the Tree Protection Zone (TPZ) for all street trees adjacent to the development.
 - Fencing is to be constructed and secured so its positioning cannot be modified by site workers.
 - 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.
14. Prior to soil excavation for a Council-approved crossover within the Tree Protection Zone (TPZ) of the street tree, 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 must be correctly pruned.
 15. Any installation of services and drainage within the street tree's TPZ must be undertaken using root-sensitive, non-destructive techniques
 16. Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where storm-water is drained under gravity to the Council network.
 17. Before the development commences, 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.
 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.

CARRIED

**4.5 360 BLUFF ROAD, SANDRINGHAM
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2016/459/1 WARD: CENTRAL**

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/14306

It is recorded that there were no speakers in relation to this item.

Moved: Cr Castelli

Seconded: Cr Grinter

That Council:

Issues a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application 2016/459/1 for the land known and described as 360 Bluff Road, Sandringham, for the construction of two dwellings, a front fence exceeding 1.2 metres in height and alter access to a Road Zone, Category 1 in a Special Building Overlay 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 plans date stamped 15 September 2016 but modified to show:
 - a) The existing 'No Stopping' sign to the northern boundary to be relocated and offset 1.5m from the eastern edge of the new crossover to Dwelling 2.
 - b) An amended Landscape Plan in accordance with Condition 8 of this permit.
 - c) A Tree Management Plan (report) and Tree Protection Plan (drawing) for the Kurrajong (*Brachychiton populneus*) in accordance with Condition 9 of this permit.
 - d) Indicative landscaping to be removed from all development plans.
 - e) The first floor Eastern boundary setback of dwelling two to comply with the rear boundary setbacks of Standard B17 of the Bayside Planning Scheme.

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 buildings without the written consent of the Responsible Authority.
5. All pipes (except down pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

6. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
7. 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.
8. Before the development starts, an amended 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, reference TPO1, dated July 2016 showing details of the water sensitive urban design stormwater treatment measures as identified in the STORM assessment dated stamped 26 August 2016 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 planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - c) The number of canopy trees reduced to provide sufficient soil volume
 - d) The retention of Tree 5 - Kurrajong (*Brachychiton populneus*).
 - e) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces.
 - f) Details of surface finishes of pathways and driveways.
9. Before the development starts, including any related demolition or removal of vegetation, a Tree Management Plan (report) and Tree Protection Plan (drawing), for the Kurrajong (*Brachychiton populneus*), 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 tree 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.
 1. 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.
10. 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.
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.
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. 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. 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 AS 4970–2009, *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) Soil excavation must not occur within 3.0m from the edge of either of the street tree assets' stems at ground level.
 - g) 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.
 - h) All roots that will be affected must be correctly pruned.
 - i) Any installation of services and drainage within the TPZ must be undertaken using root sensitive non-destructive techniques.
15. Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where storm-water is drained under gravity to the Council network.
16. Before the development, detailed plans indicating, but not limited to, the method of storm-water discharge to the nominated Legal Point of Discharge (and On-Site Detention System where applicable) must be submitted to and approved by Council's Infrastructure Assets Department.
17. Council records indicate that there is a 1.83m wide drainage and sewerage easement along the eastern 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.
18. Subsurface water must be treated in accordance with Council's Policy for "Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.

Melbourne Water Conditions

19. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
20. The dwellings must be constructed with finished floor levels set no lower than 29.16 metres to Australian Height Datum.
21. The garages must be constructed with finished surface levels set no lower than 29.01 metres to Australian Height Datum.
22. 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.
23. Imported fill must be kept to a minimum on the property and must only be used for the sub floor areas of the dwellings, garages and driveway ramps.
24. Any new fencing must be of a minimum of 50% open to allow for the passage of overland flows.
25. Any new decking must have unenclosed foundations to allow for the passage of overland flows.

VicRoads Conditions

26. The redundant vehicle crossing to Bluff Road must be removed and the area reinstated to the satisfaction of and at no cost to the Roads Corporation prior to the occupation of the buildings or works hereby approved.
27. The proposed development requires reinstatement of the disused crossover to kerb and channel. Separate approval under the Road Management Act for this activity may be required from VicRoads (the Roads Corporation). Please contact VicRoads prior to commencing any works.

Permit Expiry

28. 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

- The applicant is to bear the cost to reinstate/relocate the Council assets to provide the required access to the proposed development.
- 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.
- This permit does not constitute any authority to carry out any buildings works or occupy the building or part of the building unless all relevant building permits are obtained.
- Prior to commencement of any building works, an Asset Protection Application must be taken out. This can be arranged by calling Asset Protection Administrator on 9599 4638.

- The applicable flood level for the property is 28.86 metres to Australian Height Datum.
- Preliminary land and flood level information available at Melbourne Water indicates that the property is subject to flooding from the Banks Avenue Main Drain. For a storm event with a 1% chance of occurrence in any one year, the flood level for the property is 28.86 metres to Australian Height Datum.
- Freeboard is the difference between the floor level of a building and the 100-year flood level. Freeboard requirements are designed to ensure that valuable buildings, their contents and the people in them are safely above the 100-year flood level.
- If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 273533.

CARRIED

**4.6 38 MARTIN STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2016/467/1 WARD: NORTHERN**

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/75968

It is recorded that Mr Maurice Wright, Mrs Anne Wright, Ms Leonie King, Mrs Kathleen King, and Mr Richard Burley spoke for three minutes each in relation to this item.

Moved: Cr del Porto (Mayor)

Seconded: Cr Heffernan

That Council:

Issues a **Notice of Decision to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application 2016/467 for the land known and described as 38 Martin Street, Brighton, for the construction alterations and additions to the existing dwelling and construction of a double storey dwelling at the rear 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 prepared by KAV Architects TP06-TP08 Revision B dated 20.08.2016 and the Landscape Plan, but modified as follows:
 - a) The proposed crossover to service dwelling 1 setback a minimum of 2.5 metres from the trunk of the existing street tree on Martin Street.
 - b) The existing vegetation across the Drake Street frontage nominated on the plans as 'to be retained'.
 - c) The front fence for dwelling 2 reduced to 1.5 metres in height.
 - d) The front pergola feature associated with the pedestrian pathway/entrance for dwelling 2 setback 1.5 metres from Drake Street.
 - e) The rear pergola associated with dwelling 2 setback 1.0 metre from the western property boundary.
 - f) The kitchen area and store room associated with dwelling 2 setback 2.5 metres from the southern boundary. Six cubic metres of storage space must be provided in alternate location.
 - g) The first floor southern elevation of dwelling 2 to include a variety of materials and finishes.
 - h) Deletion of boundary fence and trellis notations from the development plans.
 - i) The ground and first floor Southern boundary setbacks to comply with the rear boundary setback requirements of Standard B17. The building may shift northward accordingly. All consequential changes must satisfy the standards of Clause 55 of the Bayside Planning Scheme.
 - j) Provision of screen planting (minimum two metres in height at planting) along the Western property boundary associated with the proposed

dwelling. The screen planting must be properly detailed on the landscape plan.

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, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
6. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
7. Before the development starts, a schedule of construction materials, external finishes and colours (incorporating for example paint samples) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit.
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.
9. Before the occupation of the development starts, the area(s) 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.
10. 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.
11. A tree protection fence is required for the protection of a tree's canopy and root zone of the *Platanus orientalis* (Oriental Plane). Conditions for street tree protection fencing during development are as follows:
 - Fencing is to be secured and maintained prior to demolition and until all site works are complete.
 - Fencing must be installed to comply with AS 4970–2009, Protection of trees on development sites.
 - Fencing should encompass the Tree Protection Zone (TPZ) for all street trees adjacent to the development.
 - Fencing is to be constructed and secured so its positioning cannot be modified by site workers.

- 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.
12. 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 must be correctly pruned.
 13. Any installation of services and drainage within the TPZ must be undertaken using root sensitive non-destructive techniques.
 14. 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.
 15. 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.
 16. Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where storm-water is drained under gravity to the Council network.
 17. Before the development, detailed plans indicating, but not limited to, the method of storm-water discharge to the nominated Legal Point of Discharge (and On-Site Detention System where applicable) must be submitted to and approved by Council's Infrastructure Assets Department.
 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.

CARRIED

**4.7 46 DENDY STREET, BRIGHTON
SECONDARY CONSENT - APPROVE
APPLICATION NO: 2015/278/1 WARD: CENTRAL**

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/17/73884

It is recorded that Ms Monica Cameron spoke for three minutes in relation to this item.

Moved: Cr Heffernan

Seconded: Cr Castelli

That Council:

Approve the Amended Plans in accordance with the Secondary Consent provisions of Planning Permit No: 2015/0278/1 issued for the use and develop the land for a child care centre in a building over 8 metres in height in the Neighbourhood Residential Zone 3 (NRZ3) and Design and Development Overlay 3 and the following table be added at the end of the permit:

Date	Amendments
9 May 2017	<p><u>Secondary Consent Amended Plans:</u></p> <p><u>Basement</u></p> <ul style="list-style-type: none"> • Walls to each end of the stacker pit have been stepped in to suit the car stacker size. • Bin store room has increased in size and the Archive Room has been decreased to suit. • Three additional support columns provided. Aisle width of 6400mm is maintained. • Archive Room - extent of room changed slightly. <p><u>Ground Floor</u></p> <ul style="list-style-type: none"> • Addition of steps and platform to Kids Kitchen Bench in Foyer. • All external deck areas have been changed to pavers in lieu of timber decking boards. • Lift void has changed in shape. • Cot Rooms have been added to Playrooms 1, 2 and 3. • Staff Room has reduced in size to accommodate the addition of one of the Cot Rooms. • Minor increase in the size of the airlock, and resulting minor changes to internal walls. • Dry Store has increased in size. • Bathroom to Playroom 3 reduced to accommodate additional bench cupboard to Playroom 3. No change to overall room size. • Shared Bathrooms to Playroom 4 and 5 increased to accommodate additional nappy change.

	<ul style="list-style-type: none">• There is a corresponding decrease in the size of Store Room to Playroom 4 and 5 to maintain room size.• Shared Bathrooms to Playroom 6 and 7 increased to accommodate additional nappy change.• There is a corresponding decrease in the size of Store Room to Playroom 6 and 7 to maintain room size.• The staff outdoor area has changed in shape and size. <p><u>First Floor</u></p> <ul style="list-style-type: none">• Lift void has changed in shape.• Ambulant WC has been deleted.• DDA WC has moved.• Staff Planning has increased in size. <p><u>North and East Elevations</u></p> <ul style="list-style-type: none">• Windows to Bathroom (Playroom 3) updated to reflect changes to internal layout. <p><u>Landscape Plan</u></p> <ul style="list-style-type: none">• Updated to reflect above changes
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CARRIED

5. Confidential Business

Nil

Following consideration of Confidential Business the Chairperson declared the meeting closed at 845pm.

CONFIRMED THIS INSERT 18 DAY OF MAY 2017

CHAIRPERSON:

