Minutes of the
Planning and Amenity Committee Meeting

held in the Council Chambers, Civic Centre, Boxshall Street Brighton
on Tuesday 17 October 2017

The Meeting commenced at 7.00pm

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

In attendance Arthur Vatzakis – Acting Manager Development Services
Michael Kelleher – Statutory Planning Coordinator
Sarah Collins – Acting Statutory Planning Coordinator
Patricia Stewart – Principal Statutory Planner
Oscar Orellana – Principal Planner
Greg Sawyer – Senior Statutory Planner
Ziqi Xi – Senior Statutory Planner
Scott Matheson – Statutory Planner
Tom Corrie – Statutory Planner
Mick Cummins – Director Corporate Services
Terry Callant – Manager Governance
Karen Brown – Governance Coordinator
Mandy Bartlett – Governance Officer
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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 28 September 2017.

   **Moved: Cr Long**  
   **Seconded: Cr del Porto (Mayor)**

   That the minutes of the Planning & Amenity Committee Meeting held on 28 September 2017, as previously circulated, be confirmed as an accurate record of proceedings.

   **CARRIED**

4. **Matters of Decision**
4.1 29-39 GROSVENOR ROAD AND 37 ST ANDREWS STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 5/2017/6/1 WARD: NORTHERN

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/181951

It is recorded that Mr Michael Arceri, and Mr Sam Harding spoke for three minutes each on this item.

Moved: Cr del Porto (Mayor)  Seconded: Cr Castelli

That Council, having caused notice of Planning Application No. 2017/6/1 to be given in accordance with Section 52 of the Planning and Environment Act 1987 and having considered all the matters required by Section 60 of the Act decides to issue a Notice of Refusal to Grant a Permit in respect of the land known and described as 29-39 Grosvenor Street and 37 St Andrews Street, Brighton, for the 29-39 Grosvenor Street and 37 St Andrews Street, Brighton for the additions and alterations to an existing education facility building, including construction of a first and second floor, construction of a synthetic running track and associated demolition in Design and Development Overlay 3 and Heritage Overlays for the following reasons:

1. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct C1) of the Bayside Planning Scheme, on the following grounds:
   a) Neighbourhood Character – The development fails to respond to the existing and preferred neighbourhood character for this precinct.

2. The proposal fails to comply with the objectives and decision guidelines of Clause 22.05-2 (Heritage Policy) of the Bayside Planning Scheme.

3. The proposal fails to comply with the decision guidelines of Clause 43.01-4 (Heritage Overlay) of the Bayside Planning Scheme.

4. The proposal including its height fails to comply with the objectives and decision guidelines of Clause 43.02 (Design & Development Overlay – Schedule 3) of the Bayside Planning Scheme.

The Motion was PUT and a DIVISION was called:

DIVISION: FOR:  Crs Alex del Porto (Mayor), Laurence Evans, James Long, Clarke Martin and Sonia Castelli (5)
AGAINST:  Crs Michael Heffernan and Rob Grinter (2)

CARRIED
4.2  **70 OAK STREET, BEAUMARIS**  
**NOTICE OF DECISION TO GRANT A PLANNING PERMIT**  
**APPLICATION NO: 2016/762/1 WARD: SOUTHERN**

City Planning & Community Services - Statutory Planning  
File No: PSF/15/8755 – Doc No: DOC/17/209091

It is recorded that Mrs Caroline Lawton, and Mr Jamie Paterson were not present in the Chamber at the time their names were called to speak on this item.

Moved: Cr Martin  
Seconded: Cr Grinter

That Council, having caused notice of Planning Application No. 2016/762/1 to be given in accordance with Section 52 of the Planning and Environment Act 1987 and having considered all the matters required by Section 60 of the Act decides to issue a Notice of Refusal to Grant a Permit in respect of the land known and described as 70 Oak Street, Beaumaris, for the construction of two double-storey dwellings, removal of native vegetation in the Vegetation Protection Overlay (Schedule 3) and construction of a front fence with a height exceeding 1.2m for the following reasons:

1. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character Policy, Precinct D4) of the Bayside Planning Scheme, on the following grounds:
   a) Neighbourhood Character – The development fails to respond to the existing and preferred neighbourhood character for this precinct.  
   b) The development fails to achieve a level of vegetation across the site consistent with the established garden setting sought by the preferred neighbourhood character statement.

2. The proposal fails to comply with the Objectives and Standards of Clause 55 of the Bayside Planning Scheme, in particular:
   a) Standard B1 – Neighbourhood Character – the proposal fails to respond to the existing and preferred neighbourhood character for this precinct.  
   b) Standard B17 – Side and Rear Setbacks – the proposal does not meet the standard and fails to limit the impact on the amenity of existing dwellings.  
   c) Standard B32 – Front Fences - the proposal does not meet the standard and will result in a detrimental visual impact within the streetscape.

3. The proposal will result in unacceptable effects on adjacent Council-owned street tree assets.

4. The proposed tree removal fails to meet the objectives of the Vegetation Protection Overlay of Clause 42.02 of the Bayside Planning Scheme, which seek to retain the aesthetic character of Australian native vegetation and indigenous vegetation in particular within the Beaumaris and Black Rock area.

CARRIED
4.3 32 ARRANMORE AVENUE, BLACK ROCK
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2015/768/1 WARD: SOUTHERN

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/206277

It is recorded that Mr Michael Meyer spoke for three minutes on this item.

Moved: Cr Martin Seconded: Cr Grinter

That Council, having caused notice of Planning Application No. 2015/768/1 to be given in accordance with Section 52 of the Planning and Environment Act 1987 and having considered all the matters required by Section 60 of the Act decides to issue a Notice of Refusal to Grant a Planning Permit in respect of the land known and described as 32 Arranmore Avenue, Black Rock, for the construction of two dwellings and removal of three native trees for the following reasons:

1. The proposal fails to respond to the objectives of Clause 22.06 (Neighbourhood Character, Precinct H1) of Bayside Planning Scheme, on the following grounds:
   a) The development fails to respond to the existing and preferred neighbourhood character for this precinct.
   b) The development fails to achieve a level of vegetation across the site consistent with the endorsed landscape concept plan or the coastal garden character sought by the preferred neighbourhood character statement.

2. The proposal fails to comply with the Objectives and Standards of Clause 54 of the Bayside Planning Scheme, in particular:
   a) Standard B1 – Neighbourhood Character – the proposal fails to respond to the existing and preferred neighbourhood character for this precinct.
   b) Standard B17 – Side and Rear Setbacks – the proposal does not meet the standard and fails to limit the impact on the amenity of existing dwellings.

3. The proposed tree removal fails to meet the objectives of the Vegetation Protection Overlay of Clause 42.02 of the Bayside Planning Scheme which seek to retain the aesthetic character of Australian native vegetation and indigenous vegetation in particular within the Beaumaris and Black Rock area.

With the consent of the Meeting, Councillor Grinter withdrew his Seconding of the Refusal, and Councillor Long nominated as Seconder.

Councillor Martin withdrew his motion.
Moved: Cr Martin     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 2015/768/1** for the land known and described as **32 Arranmore Avenue, Black Rock** for the construction of two dwellings and removal of three native trees 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 and Council date stamped 19 June 2017 but modified to show:
   a) For Dwelling 1 the setback of the Meals room/ walk in pantry to be increased to 2 metres from the eastern title boundary without modifying any other setbacks.
   b) For Dwelling 2 the setback of the Meals Room/ Walk in Pantry to be increased to 2 metres from the western title boundary without modifying any other setback.
   c) The Dwelling 2 pool removed, and replaced with additional landscaping.
   d) The gradient of the entire driveway to Dwelling 1 must not to exceed 1 in 10.
   e) A new 3 metre wide crossover is to be constructed with 1m offset from the western property boundary, with the existing crossover to be removed.
   f) Adequate sight lines must be provided where each driveway/ramp intersects with the front footpath as per the diagram shown in the AS2890.1. Any structures and vegetation within the splay must be limited to a height of 0.75m.
   g) Water sensitive urban design measures in accordance with Condition 6 of this permit.
   h) A Landscaping plan in accordance with Condition 7 of this permit.
   i) A Tree Management Plan (report) and Tree Protection Plan (drawing) in accordance with Condition 10 of this permit.
   j) Location of all plant and equipment, including hot water services and air conditioners etc.
   k) 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) Deletion of the boundary fencing from the plans.
   n) Retention of trees 8 and 9 and any subsequent changes to the layout of the development to ensure the protection and ongoing survival to the satisfaction of the Responsible Authority.

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 or 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. Prior to endorsement of the plan under Condition 1 of this permit, 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.

7. Prior to endorsement of the plan under Condition 1 of this permit, a detailed landscape plan to the satisfaction of the Responsible Authority must be submitted and 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 to be retained on the site including Tree Protection Zones calculated in accordance with S4970-2009.
   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) The planting of one indigenous canopy tree within the rear setback of Dwelling 2 capable of reaching a mature height of 10m and spread of 6m.
   d) The planting of one indigenous canopy tree within the rear setback of Dwelling 1 capable of reaching a mature height of 8m and spread of 4m.
   e) The planting of one indigenous canopy tree within the front setback of each dwelling capable of reaching a mature height of 8m and spread of 6m.
   f) Removal of the pool within the rear setback of Dwelling 2 and replaced with additional landscaping.
   g) 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.

h) Landscaping and/or planting within all areas of the site not covered by buildings or hard surfaces.

i) Details of surface finishes of pathways and driveways.

8. 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.

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. Prior to endorsement of the plan under Condition 1 of this permit, 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.

11. 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.

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. 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 naturestrip 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.

15. Prior to soil excavation for a Council-approved crossover within the Tree Protection Zone 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 and any roots that will be affected must be correctly pruned.

16. Any installation of services and drainage within the Tree Protection Zone of the
street tree must be undertaken using root-sensitive, non-destructive techniques.

17. 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.

18. 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.

19. 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.

20. 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. Proposals to be built over the easement will require Build Over Easement consent from the Responsible Authority.

21. 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.

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

a) The development is not started within two years of the date of this permit.
b) The development is not completed within four years of the date of this permit.

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:

- 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 building 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.
- Subsurface water must be treated in accordance with Council’s Policy for “Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.”
CARRIED
4.4 7 RUXTON RISE, BEAUMARIS
(FORMERLY LOT 6 - 489 BALCOMBE ROAD)
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2017/381/1  WARD: SOUTHERN

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/208449

It is recorded that Mr Stephen George was not present in the Chamber at the time his name was called to speak on this item.

Moved: Cr Martin  Seconded: Cr Long

That Council:

Issues a Notice of Decision to Grant a Permit under the provisions of the Bayside Planning Scheme in respect of Planning Application 2017/381/1 for the land known and described as 7 Ruxton Rise, Beaumaris for the construction of a double storey 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 application plans submitted 3 August 2017 but modified to show:

a) Clarification of specific measures for each window required to treat overlooking at the first floor east, south and west elevations to comply with Standard A15 of the Bayside Planning Scheme.

b) A longitudinal section of the driveway and basement ramp showing the grades and lengths of grades in accordance with AS2890.1.

c) Any development changes (including site cut) and retaining walls required in accordance with Condition 1(b) of this permit.

d) Exact location of the basement turntable including setbacks from subfloor walls.

e) Manufacturer specifications of the basement turntable including a minimum diameter of 4.5 metres.

f) Exact location of the basement car parking spaces – a minimum of two (2) car parking spaces must be clearly shown.

g) Length and width of the car parking spaces in accordance with AS2890.1.

h) Removal of all reference to height and location of boundary fencing.

i) The use of the word “should” replaced with “must” in Appendix one of the Arboricultural Assessment Report, prepared by Glenn Waters Arboriculture and dated 13 April 2016.

j) A Water Sensitive Urban Design response in accordance with Condition 7 of this permit.

k) A Tree Management Plan and Tree Protection Plan in accordance with Condition 10 of this 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 (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 occupation, screening of windows and roof decks 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. 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.
   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. 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.

9. Before the occupation of the development starts, new or altered vehicle crossing 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.

10. 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.

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.

11. 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.

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.

14. 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.

15. 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.

16. 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.

17. 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.
• 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 “Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.”

CARRIED
4.5 5 RUXTON RISE, BEAUMARIS  
(FORMERLY LOT 5 - 489 BALCOMBE ROAD)  
GRANT A PLANNING PERMIT 
APPLICATION NO: 2017/428/1  WARD: SOUTHERN

City Planning & Community Services - Development Services  
File No: PSF/15/8755 – Doc No: DOC/17/208465

It is recorded that there were no speakers for this item.

Moved: Cr Martin  
Seconded: Cr Grinter

That Council:  
Issues a Planning Permit under the provisions of the Bayside Planning Scheme in respect of Planning Application 2017/428/1 for the land known and described as 5 Ruxton Rise, Beaumaris for the construction of a double storey dwelling on a lot less than 500 square 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 application plans submitted 29 August 2017 but modified to show:
   a) Setbacks to the eastern boundary for the first floor in accordance with Standard A10 of the Bayside Planning Scheme.
   b) Clarification of specific measures for each window required to treat overlooking at the first floor north and east elevations to comply with Standard A15 of the Bayside Planning Scheme.
   c) A revised north elevation, clearly showing the line of adjacent natural ground level.
   d) A longitudinal section of the driveway showing the grades and lengths of grades in accordance with AS2890.1.
   e) A schedule of construction materials, external finishes and colours (incorporating paint samples).
   f) Removal of all reference to height and location of boundary fencing.
   g) The use of the word “should” replaced with “must” in Appendix one of the Arboricultural Assessment Report, prepared by Greenwood Consulting Pty Ltd and dated 24 July 2017.
   h) A Water Sensitive Urban Design response in accordance with Condition 7 of this permit.
   i) A Tree Management Plan and Tree Protection Plan in accordance with Condition 10 of this permit.

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. 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 occupation, screening of windows and roof decks 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. 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.
   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. 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.

9. Before the occupation of the development starts, new or altered vehicle crossing 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.

10. 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.

    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.

11. 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.

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.

14. 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.

15. 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.

16. 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.

17. 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.

- 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.

• Subsurface water must be treated in accordance with Council’s Policy for “Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.

CARRIED
4.6 277 BAY ROAD, CHELTENHAM
SECONDARY CONSENT - APPROVE
APPLICATION NO: 2015/311/1  WARD: CENTRAL

City Planning & Community Services - Statutory Planning
File No: PSF/15/8755 – Doc No: DOC/17/201789

It is recorded that Ms Nikki Taylor spoke for three minutes on this item.

Moved: Cr Castelli  Seconded: Cr Grinter

That Council:

Approve the Amended Plans in accordance with the Secondary Consent provision of Planning Permit 2015/311/1 for the land known as described as 277 Bay Road, Cheltenham issued for the use of the land for the purpose of dwellings, the construction of a building and the construction of or the carrying out of works, a reduction of the required parking and a waiver of the required loading bay and the following table be added at the end of the permit:

<table>
<thead>
<tr>
<th>Date</th>
<th>Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 October 2017</td>
<td>Secondary Consent Amended Plans:</td>
</tr>
<tr>
<td></td>
<td>Drawing TP01</td>
</tr>
<tr>
<td></td>
<td>• Addition of sheet TP04a (to reflect the second level of basement)</td>
</tr>
<tr>
<td></td>
<td>• Sheets TP04 &amp; TP04a renamed</td>
</tr>
<tr>
<td></td>
<td>Drawing TP04 - Basement Level 2</td>
</tr>
<tr>
<td></td>
<td>• Addition of basement level 2</td>
</tr>
<tr>
<td></td>
<td>• Revision of Building Area schedule due to changes to basement levels</td>
</tr>
<tr>
<td></td>
<td>• Correction of total number of basement car parking spaces as 47 (previously incorrectly noted as 44) under ‘Basement area &amp; Parking Schedule’.</td>
</tr>
<tr>
<td></td>
<td>• Removal of car stacker specifications</td>
</tr>
<tr>
<td></td>
<td>• Relocation of ramp section to sheet TP04a</td>
</tr>
<tr>
<td></td>
<td>• Addition of detention tank and fire sprinkler tank to basement</td>
</tr>
<tr>
<td></td>
<td>TP04a - Basement Level 1</td>
</tr>
<tr>
<td></td>
<td>• Removal of car stackers</td>
</tr>
<tr>
<td></td>
<td>• Car spaces and columns revised generally due to removed car stackers and rationalized structure (refer letter from Traffic engineer)</td>
</tr>
<tr>
<td></td>
<td>• Relocation of water tanks and reduction in basement footprint with the removal of area to the north of the basement where the water tanks were previously located.</td>
</tr>
</tbody>
</table>
- Store layout revised (generally made larger) and stores relocated to basement level 2
- Car space locations revised generally due to removed car stackers and structure
- Bin store revised to be larger
- Waste pick up area revised to reserve one visitors car space (car space no. 18) for waste truck during nominated waste collection times (refer letter from Traffic engineer)
- Addition of ramps throughout and partly revised ramp from street (refer letter from Traffic engineer)
- Revised floor levels for changes to ramps
- Revised stair design to ground floor
- Addition of convex mirrors (refer letter from Traffic engineer)
- Addition of electrical meter cabinet room

**CARRIED**
4.7 439 BAY STREET, BRIGHTON  
SECONDARY CONSENT - APPROVE  
APPLICATION NO: 2014/921/1  WARD: NORTHERN

City Planning & Community Services - Statutory Planning  
File No: PSF/15/8755 – Doc No: DOC/17/212901

It is recorded that there were no speakers for this item.

Moved: Cr Heffernan  
Seconded: Cr del Porto (Mayor)

That Council:

Approve the Amended Plans in accordance with Secondary Consent Provisions of Planning Permit No. 2014/921/1 in respect of the land known and described as 439 Bay Street, Brighton, for the Use and development of a four storey building (plus basement car park) containing a retail premises and 22 dwellings, a reduction in the required car parking rate and a waiver of the loading and unloading of vehicles requirement in accordance with the endorsed plans and subject to the following table being inserted at the end of the permit:

<table>
<thead>
<tr>
<th>Date</th>
<th>Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 October 2017</td>
<td>Secondary Consent Amended Plans:</td>
</tr>
<tr>
<td></td>
<td>• Modifications to the development of the four storey building plus basement car park, which is known as 439 Bay Street, Brighton, in particular:</td>
</tr>
<tr>
<td></td>
<td>- Basement</td>
</tr>
<tr>
<td></td>
<td>- Reconfiguration of bicycle spaces and storage areas to reduce the size of basement.</td>
</tr>
<tr>
<td></td>
<td>- Reduction of the size of the proposed lift.</td>
</tr>
<tr>
<td></td>
<td>- Ground Floor</td>
</tr>
<tr>
<td></td>
<td>- Deletion of the substation at the north east corner and replaced by landscaping.</td>
</tr>
<tr>
<td></td>
<td>- Additional gas service to be included to the Bay Street frontage.</td>
</tr>
<tr>
<td></td>
<td>- A new door to be added to the retail tenancy fronting Bay Street.</td>
</tr>
<tr>
<td></td>
<td>- Reduction of the size of the proposed lift.</td>
</tr>
<tr>
<td></td>
<td>- Glazing to the proposed retail to be offset 200mm off the east boundary</td>
</tr>
<tr>
<td></td>
<td>- Minor internal layout changes to the Apt1.08, Apt1.09, Apt1.07, Apt1.01 and Apt1.02.</td>
</tr>
<tr>
<td></td>
<td>- Increased area of the proposed Apt.1.01 by reducing the size of internal hallway.</td>
</tr>
<tr>
<td></td>
<td>- Deletion of two doors of the internal hallway.</td>
</tr>
<tr>
<td></td>
<td>- Additional window to the north of the corridor</td>
</tr>
<tr>
<td></td>
<td>Second Floor</td>
</tr>
</tbody>
</table>
- Deletion of inaccessible plantboxes to the north of Apt1.01, Apt1.06 and Apt1.07.
- Roof area of the proposed retail premises at the ground floor to be offset 200mm of the boundary.
- Redesigned plantbox of Apt2.06 to be in align with its balcony.
- Minor internal layout changes of Apt2.01- Apt2.08.
- Reduction of the size of the proposed lift.

**Third Floor**
- Deletion of the plantbox to the west of the Stair area and Apt3.05.
- Deletion of the plantbox to the east of Apt3.02 and Apt3.04.
- Reduction of the size of proposed plantbox to in align with the proposed balcony of Apt3.03.
- Deletion of the proposed skylight windows above the second floor corridor.

**Roof Plan**
- Deletion of the plant area and stair area.

**Elevations and other plans**
- Updated elevation design incorporating different materials and finishes to North and South Elevations.
- Updated west and east elevation plans in accordance with the above listed changes.
- Updated sections and landscape plans in accordance with the above listed changes.

*CARRIED*
4.8 6 - 8 SPINK STREET, BRIGHTON
NOTICE OF DECISION TO GRANT A PLANNING PERMIT
APPLICATION NO: 2016/813/1 WARD: NORTHERN

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/215482

It is recorded that Mrs Mary Sanderson, Mr Michael Arceri, and Mr Michael Meyer spoke for three minutes each on this item.

Moved: Cr del Porto (Mayor)         Seconded: Cr Heffernan

That Council, having caused notice of Planning Application No. 2016/813/1 to be given in accordance with Section 52 of the Planning and Environment Act 1987 and having considered all the matters required by Section 60 of the Act decides to issue a Notice of Refusal to Grant a Planning Permit in respect of the land known and described as 6-8 Spink Street, Brighton for the use and development of a three storey building for accommodation and an education facility, a reduction in the provision of car parking and the display of advertising signage for the following reasons:

1. The proposed architectural detailing fails to complement the existing character of the streetscape through:
   a) Building proportions failing to respect the street rhythm and fine grain development pattern of the area;
   b) The schedule of construction materials, colours and finishes which fails to comfortably integrate into the Spink Street character.

2. The proposed development results in unreasonable amenity impacts to adjoining residential properties, particularly 2-4 Spink Street, 1A Rose Street and 1 Rose Street, through presenting a high level of visual bulk and being insufficiently offset from areas of secluded private open space.

3. The proposed development fails to demonstrate that no adverse amenity impacts will result through on-site noise.

4. The proposed development does not comply with the objectives of Clause 52.06 as the development fails to:
   a) To provide a safe and convenient access to the subject site via the rear laneway;
   b) Provide safe and convenient car parking arrangements within the subject site; and
   c) To provide for safe and convenient waste and loading measures to service the site.

5. The proposed development fails to provide an appropriate level of internal amenity for future students contrary to the provisions of the Bayside Planning Scheme.

CARRIED
4.9 23-25 CRISP STREET, HAMPTON
SUPPORT THE GRANT OF A PLANNING PERMIT
APPLICATION NO: 2016/497/1  WARD: CENTRAL

City Planning & Community Services - Development Services
File No: PSF/15/8755 – Doc No: DOC/17/219818

It is recorded that there were no speakers for this item.

Moved: Cr Grinter  Seconded: Cr Castelli

That Council:

Determines to Support the application under the provisions of the Bayside Planning Scheme in respect of Planning Application 5/2016/497/1 in respect of the land known and described as 23-25 Crisp Street, Hampton, for the construction of 17 apartments and a front fence greater than 1500mm in height across two lots with a combined area of 1,133 square 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 amended plans (Drawing No.TP-100 to TP-104, TP400 to TP-402 all dated October 2016 and LA01 to LA04 dated 4/11/2016) but modified to show:
   a) Full compliance with Standard B17 in relation to all walls.
   b) Details of acoustic screening surrounding the designated plant and exhaust riser area located at roof level.
   c) The redundant crossover to be removed and the kerb and channel and nature strip reinstated;
   d) Sightlines for where the basement ramp meets the crossover in accordance with AS2890.1;
   e) A Landscape Plan in accordance with Condition 9 of this permit; and
   f) A Tree Management Plan in accordance with Condition 12 of this permit.
   g) The changes agreed at the VCAT Compulsory Conference conducted on 10/10/2017.
   h) No more than 16 apartments.

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 any of the development or use hereby approved, all buildings and works must be carried out and completed to the satisfaction of the Responsible Authority.

4. All pipes (excluding down pipes), fixtures, fittings and vents servicing any building on the site must be and remain concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

5. Before occupation, screening of windows and roof decks including fixed privacy screens designed to limit overlooking as required by Standard B22 be installed.
and maintained thereafter for the life of the building to the satisfaction of the Responsible Authority.

6. Before the occupation of the development starts, the areas set aside for vehicle parking and access ways 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.

7. 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 opening must be removed and replaced with footpath/nature strip/kerb and channel, to the satisfaction of the Responsible Authority.

8. The water sensitive urban design stormwater treatment system as detailed in the Sustainable Design Assessment report, prepared by Energy Water Environment (Dated 2/11/2016) 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 and tree protection

9. Prior to the endorsement of plans pursuant to Condition 1 of this permit, 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 (Drawing No.LA-01 to LA-04, dated 4/11/2016) and be drawn to scale with dimensions and three copies must be provided. The plan must show:
   a) Two indigenous coastal canopy trees capable of reaching a height and spread of 10 and 6 at maturity located in the front setback of the development.
   b) Native Rosemary (*Westringia Fruticosa*) adjacent to the subject site boundary with No.18 Deakin Street and No.2/27 Crisp Street to be replaced with evergreen screening vegetation to the satisfaction of the Responsible Authority.
   c) Planting generally in accordance with the Urbis Landscape Concept Plan tabled at the VCAT Compulsory Conference on 10/10/2017, dated 02.10.2017 Drawing LA-01 Rev B

10. 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.

11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

12. Prior to the endorsement of plans pursuant to Condition 1 of this permit, 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 T3, T4, T15 (identified in the Arboricultural Assessment and
Tree Preservation Strategy prepared by McLeod Trees dated 23/9/2016) 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.

13. All protection measures identified in the Tree Management and Protection Plans must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Management and Protection Plans, to the satisfaction of the Responsible Authority.

14. Before the development starts, including demolition or removal of vegetation, the name and contact details of the project arborist responsible for implementing the Tree Management Plan must be submitted to the Responsible Authority.

Construction Management Plan

15. Before the development starts, a construction Management Plan (CMP) must be prepared by a suitably qualified person, to the satisfaction of, and submitted to and approved by, the Responsible Authority. The CMP must include operational and site management details including but not limited to;

a) The location for the parking of all construction vehicles and construction worker vehicles during construction.

b) 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.

c) Proposed traffic management signage indicating any inconvenience generated by construction.

d) Fully detailed plan indicating where construction hoardings would be located.

e) A waste management plan including the containment of waste on site: disposal of waste, stormwater treatment and on-site facilities for vehicle washing.

f) 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.

g) Site security.

h) Public safety measures.

i) Construction times, noise and vibration controls.

j) Restoration of any Council assets removed and/or damaged during construction.

k) Protection works necessary to road and other infrastructure (limited to an area reasonable proximate to the site).

l) Remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site).
m) 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.


o) All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.

p) Hoarding details, if any.

q) Details of crane activities, if any.

**Drainage**

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 starts, 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. The proposed diversion of the existing 225mm diameter Council drainage pipe running through 25 Crisp Street is to be constructed in accordance with Bayside City Council standard drawings and specifications. The proposal will require consent from the Responsible Authority. The proposal will also require a new 2m easement to be implemented along with the proposed stormwater pipelines.

**Permit Expiry**

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.

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, works to public property or occupy the building or part of the building unless all relevant building and asset protection permits are obtained. 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.

- Before any Asset Protection Permit is issued by Council, the applicant must pay $7,311.93 to the Responsible Authority for the removal and replacement of the Eucalyptus cinerea street tree. 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.
Subsurface water must be treated in accordance with Council’s Policy for “Discharge of Pumped Subterranean Water Associated with Basements or Below Ground Structures.

Council records indicate that there is a council storm-water drain running through 25 Crisp Street. Council consider these assets to be protected by an implied easement. The plans indicate no proposals to encroach into the implied 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.

CARRIED
5. Confidential Business

Nil

Following consideration of Confidential Business the Chairperson declared the meeting closed at 8:50pm.

CONFIRMED THIS INSERT 2 DAY OF NOVEMBER 2017

CHAIRPERSON: .............................................