



City of
KINGSTON

Planning Committee Meeting Minutes

Wednesday 22 February 2012

Meeting commenced at 7.02pm

1230 Nepean Highway, Cheltenham

Environmental Sustainability Reports

PC 1	Town Planning Application Decisions – December 2011	2
PC 2	Town Planning Application Decisions – January 2012.....	2
PC 4	KP697/2011 – 1 Rivoli Street, Mentone	3
PC 5	KP927/2010 – 101-103 Mentone Parade, Mentone	7
PC 6	KP166/2011 – 235-237 Wickham Rd, Moorabbin	8
PC 7	KP341/2011 – 556 Station Street, Carrum	19
PC 8	KP379/2011 – 14 Rowson Grove, Clarinda.....	20
PC 3	KP531/2011 – 83 Albenca Street, Cheltenham.....	26

Present: Cr John Ronke (Mayor)
Cr Arthur Athanasopoulos
Cr Ron Brownlees OAM
Cr Lewis Dundas
Cr Dan Moloney
Cr Paul Peulich
Cr Trevor Shewan
Cr Steve Staikos
Cr Rosemary West OAM

In Attendance: John Nevins – Chief Executive Officer
Rachel Hornsby – General Manager Environmental Sustainability
Elaine Sowerby – General Manager Organisational Development and Governance
Ian Nice – Manager Statutory Planning
Phil DeLosa – Program Leader Governance
Janice Pouw – Governance Officer

1. Apologies:

There were no apologies submitted to the meeting.

2. Confirmation of the Minutes of Previous Meeting

Moved: Cr Staikos

Seconded: Cr Moloney

That the minutes of the previous meeting held on 21 September 2011 were confirmed.

CARRIED

3. Foreshadowed Disclosure/s by Councillors, Officers or Contractors of any Conflict of Interest:

There were no foreshadowed disclosures of conflict of interest.

Procedural Motion

Moved: Cr Staikos

Seconded: Cr West

That the order of business be changed to consider item PC3 KP531/2011 – 83 Albenca Street Cheltenham after item PC8 KP379/2011 – 14 Rowson Grove, Clarinda.

CARRIED

4. Environmental Sustainability Reports

PC 1 Town Planning Application Decisions – December 2011

Moved: Cr Staikos

Seconded: Cr Peulich

That the report be noted.

CARRIED

PC 2 Town Planning Application Decisions – January 2012

Moved: Cr Peulich

Seconded: Cr Staikos

That the report be noted.

CARRIED

PC 4 No. 1 (Lot 5 on LP 54314 Rivoli Street, Mentone – Planning Permit Application No. KP-697/2011)

SPEAKER: It is recorded that Mr John Harding-Smith spoke in relation to this matter.

Moved: Cr Brownlees

Seconded: Cr Dundas

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to Develop the Land for the Construction of Two (2) double storey Dwellings at No. 1 (Lot 5 on LP54314) Rivoli Street, Mentone, 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 substantially in accordance with the advertised plans submitted to Council on 25 October 2011, but modified to show:
 - a. the provision of a landscape plan in accordance with the submitted development plan and the City of Kingston Landscape Plan Checklist, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees;
 - v. adequate planting densities (e.g.: plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of two (2) suitable medium sized (at maturity) canopy trees within the front setback of the property and one (1) small (at maturity) tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority;
 - vii. sustainable lawn areas and plant species taking current water restrictions into consideration;

PC 4 No. 1 (Lot 5 on LP 54314 Rivoli Street, Mentone – Planning Permit Application No. KP-697/2011 (continued))

- viii. all trees provided at a minimum of two (2) metres in height at time of planting;
 - ix. medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - x. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b. reduce the height of the front fence so that the brick piers have a maximum height of 1.6 metres and the horizontal timber infills reduced to the height of 1.4 metres with 20mm spaces (or similar) between each infill;
 - c. reduction in the width of the garage from 5.5 metres (double) to 4.3 metres (wide single) of Dwelling 1 to provide for 1.2 metre setback from the western side boundary of the site that is consistent with the setback of the rest of the dwelling;
 - d. provide for fence/gate to enclose the 1.2 metre side setback off the western boundary of the site;
 - e. ensure access to the garage of Dwelling 1 remains practicable and the tandem space is shown on plans;
 - f. provide western side setbacks to ensure compliance with Standard B17 of Clause 55.04-1 of the Kingston Planning Scheme following the reduction in the width of the garage of Dwelling 1;
 - g. the provision of suitable fixed (unopenable) screening, obscure glazing, highlight windows or similar to the north facing windows of both dwellings to a minimum height of 1.7 metres above the first floor finished floor level directly below, in accordance with Clause 55.04-6 (Standard B22 and Standard B23) of the Kingston Planning Scheme;
 - h. an elevation plan of the front fencing, which provides details of its height, materials and colours;
 - i. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - j. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development;
 - k. the provision of a water tank clearly nominated for each dwelling;
 - l. the location of all externally-located heating and cooling units, exhaust fans and the like, clearly shown;
 - m. the driveway modified to directly align with the existing and proposed vehicle crossover while providing tandem spaces on plan;

PC 4 No. 1 (Lot 5 on LP 54314 Rivoli Street, Mentone – Planning Permit Application No. KP-697/2011 (continued))

- n. a notation to state that the property boundary and footpath levels are not to be altered;
 - o. a notation to state that all vehicle crossings are to be constructed to the satisfaction of the relevant authority;
 - p. a standard on street car parking bay is to be maintained between the vehicle crossings and shown on plan;
 - q. the provision of a 200mm offset installed between the footpath and property boundary when carrying out reinstatements; and
 - r. the Storm water pit is to be modified to a Terra Firma Lid and reinstated to the satisfaction of the relevant 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 removal of the street from the site's Rivoli Street nature strip the Developer/Owner must pay to Council a compensation, removal and replacement fee (\$920.00) (including GST) for the removal of this existing tree. The removal of this tree must be undertaken by Council, and the Developer/Owner must advise Council when this tree is required to be removed.
 4. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
 5. Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.
 6. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system.
 7. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.).
 8. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

PC 4 No. 1 (Lot 5 on LP 54314 Rivoli Street, Mentone – Planning Permit Application No. KP-697/2011 (continued))

9. Stormwater outflow from the development to the Council drainage system should not exceed the predevelopment outflow of the site.
10. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.
11. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
12. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
13. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:
 - The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: It is noted the development includes storage a fence to be built over the easement. Separate consent from Council and the relevant service authority is required to build over the easement and will need to be obtained prior to the issue of a Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

CARRIED

**PC 5 No. 101-103 Mentone Parade, Mentone – Planning Permit
Application No KP927/10**

Moved: Cr West

Seconded: Cr Brownlees

That the proposal for 101-103 Mentone Parade, Mentone – Planning Permit Application KP927/10 be opposed subject to the following grounds:

1. It includes a fifth storey in direct contravention to the planning provisions and the Mentone Structure Plan which has a four storey height limit;
2. The inadequate provision of car parking fails to meet the objectives of Clause 52.06 and the objective and strategies of Clause 18.02-5 of the Kingston Planning Scheme, which will adversely affect the amenity of the locality;
3. The proposal fails to provide an acceptable level of internal amenity, through the lack of daylight to balconies and habitable rooms; and
4. The proposal fails to take into account future development on adjoining lots and therefore prejudices any future development on these sites.

CARRIED

PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11

Moved: Cr Staikos

Seconded: Cr Athanasopoulos

That the Planning Committee determine to support the proposal and grant a Notice of Decision to Grant a Permit to develop the land for the construction of nine (9) dwellings on land affected by a Special Building Overlay at No. 235 – 237 Wickham Road, Moorabbin, 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 substantially in accordance with the plans submitted to Council on the 22nd November, 2011, but modified to show:
 - a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground types to large shrubs and trees;
 - v. adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of one (1) suitable medium-sized (at maturity) tree within the front setback area of Dwellings 6, 7, 8 and 9 and one (1) small (at maturity) tree within the private open space of each dwelling with all species chosen to be approved by the Responsible Authority;
 - vii. sustainable lawn areas and plant species taking current water restrictions into consideration;

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

- viii. all trees provided at a minimum of two (2) metres high at time of planting;
 - ix. medium to large shrubs and trees provided in pot sizes of 200mm or greater; and
 - x. the provision of a notation on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b. a comprehensive detailed drainage strategy of the site incorporating water sensitive urban design treatments, to the satisfaction of the Responsible Authority;
 - c. bedroom 2 of Dwelling 1 redesigned so it does not project over the existing easement along the site's north (rear) property boundary;
 - d. provision of a notation on the plans stating "easement drain must be protected at all times during construction";
 - e. no trees planted within the easement with intrusive roots that may affect the drainage;
 - f. a notation stating that "property boundary and footpath levels are not to be altered";
 - g. a notation stating "offset between the footpath and property boundary is not be altered";
 - h. a notation stating "the proposed vehicle crossing is not to exceed 3 metres in width and align 90 degrees to the kerb";
 - i. the entry gate associated with Dwellings 7, 8 and 9 nominated as featuring at least 25% transparency;
 - j. each upper floor balcony area nominated with a minimum dimension of 1.6 metres;
 - k. the externally accessible storage area for each dwelling nominated as a minimum of 6m³;
 - l. the front fence height reduced to 1.2 metres in front of Visitor 2 car space along the Rowans Road street frontage;
 - m. all side fences for Block A within 3.0 metres of Rowans Road to transition up to 1.8 metres in height from the front boundary;
 - n. kitchen windows added the ground floor elevations of Dwellings 3 to 6 so that the ground floors do not present to the street as blank walls;
 - o. the 1.8 metre high western fence and gate of Dwelling 2 relocated so that the pedestrian access is widened;

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

- p. the deletion of storerooms 3 – 5 located adjacent to the car park, with the remaining storerooms allocated to Dwellings 3 – 6, and the provision of individual storerooms within the rear secluded private open space for Dwellings 7 – 9;
 - q. the relocation of the entry gate to Dwelling 2, to the western fence (aligning with the entry door), and the remainder of the western fence relocated 1 metres to the east, with the common pedestrian access widened accordingly;
 - r. the provision of a landscaped strip between the car spaces for Dwelling 9 and the Visitor space No. 1;
 - s. the location of all externally-located heating and cooling units, exhaust fans and the like, clearly shown for both dwellings;
 - t. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations, front fences and driveways of the development; and
 - u. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3. Conditions required by Melbourne Water:**
- a. Polluted and/or sediment laden run-off shall not be discharged directly or indirectly into Melbourne Water's drains or waterways;
 - b. Dwellings must be constructed with finished floor levels a minimum of 300mm above the applicable flood level; and
 - c. Garages must be constructed with finished surface levels with a minimum of 150mm above the applicable flood level.
4. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
5. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.
6. The drain, as described in Condition 1d) of this permit, must be protected at all times during construction.
7. The proposed footings within the rear easement and located along the easement must be below the invert of the easement drain and a 300mm wide clearance must be maintained.
8. Any existing stormwater pits must be cleared from any obstructions and raised to the proposed finished surface level to Council's satisfaction.

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

9. A CCTV report of the easement drain must be carried out after upgrade and must be lodged with Council prior to a Building Permit and Occupancy Permits to verify that building over the easement works have not adversely affected Council drainage infrastructure. Any defects identified in the CCTV report are to be rectified at the Owner/Developer's expense.
10. The development of the site must be provided with stormwater treatment works which incorporate water sensitive urban design principles (including re-use) to improve discharge quality and a detention system for any increase in run-off as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on treatment options. The detention system must have a restricted outflow limited to 11 l/s and store run-off that exceeds the run-off from 35% of the site area.
11. Before the development commences, a drainage plan showing the method of treatment and discharge to the nominated point must be prepared to the satisfaction of the Responsible Authority. The plan must be prepared by a qualified person and show all details of the proposed drainage works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.).
12. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
13. Prior to the occupation of the dwellings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the nature strip, kerb and channel, vehicle crossover and footpath must be reinstated to the satisfaction of the Responsible Authority.
14. Any existing vehicular crossing not in accordance with the endorsed plan must be removed and the kerb reinstated in a manner satisfactory to the Responsible Authority and any proposed vehicular crossing must be fully constructed to the Responsible Authority's standard specification.
15. Prior to the occupation of the dwellings hereby permitted, all boundary fences must be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
16. Prior to the commencement of any buildings and works on the site in conjunction with the approved development, a Traffic Management Plan (TMP) shall be submitted to and approved by Council, with such plans to be prepared by a suitably qualified traffic consultant/engineer, with all costs, including the construction of any required works to be wholly borne by the applicant/permit holder.

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

17. Prior to the occupation of the dwellings hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must be:
- a. Constructed to the satisfaction of the Responsible Authority.
 - b. Properly formed to such levels that they can be used in accordance with the plans.
 - c. Surfaced in accordance with the endorsed plans under this permit or in an all-weather coloured concrete seal-coat, to the satisfaction of the Responsible Authority.
 - d. Drained and maintained to the satisfaction of the Responsible Authority.
- Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.
18. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
19. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
20. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
21. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:
- The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Note: If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on telephone 9235 2517, quoting Melbourne Water's reference 190337. The applicable flood level for this property is 33.39 metres to Australian Height Datum (AHD).

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

Note: It is noted that the development includes masonry walls and bin storage to be built over the rear easement. Separate consent from Council and the relevant service authority is required to build over the easements and will need to be obtained prior to the issue of a Building Permit.

Note: Residents shall not be issued with Residential Parking Permits.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

AMENDMENT:

Moved: Cr Peulich

Seconded: Cr Dundas

That the Planning Committee determine to support the proposal and grant a Notice of Decision to Grant a Permit to develop the land for the construction of nine (9) dwellings on land affected by a Special Building Overlay at No. 235 – 237 Wickham Road, Moorabbin, 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 substantially in accordance with the plans submitted to Council on the 22nd November, 2011, but modified to show:
 - a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

- i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground types to large shrubs and trees;
 - v. adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of one (1) suitable medium-sized (at maturity) tree within the front setback area of Dwellings 6, 7, 8 and 9 and one (1) small (at maturity) tree within the private open space of each dwelling with all species chosen to be approved by the Responsible Authority;
 - vii. sustainable lawn areas and plant species taking current water restrictions into consideration;
 - viii. all trees provided at a minimum of two (2) metres high at time of planting;
 - ix. medium to large shrubs and trees provided in pot sizes of 200mm or greater; and
 - x. the provision of a notation on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b. a comprehensive detailed drainage strategy of the site incorporating water sensitive urban design treatments, to the satisfaction of the Responsible Authority;
 - c. bedroom 2 of Dwelling 1 redesigned so it does not project over the existing easement along the site's north (rear) property boundary;
 - d. provision of a notation on the plans stating "easement drain must be protected at all times during construction";
 - e. no trees planted within the easement with intrusive roots that may affect the drainage;

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

- f. a notation stating that “property boundary and footpath levels are not to be altered”;
- g. a notation stating “offset between the footpath and property boundary is not be altered”;
- h. a notation stating “the proposed vehicle crossing is not to exceed 3 metres in width and align 90 degrees to the kerb”;
- i. the entry gate associated with Dwellings 7, 8 and 9 nominated as featuring at least 25% transparency;
- j. each upper floor balcony area nominated with a minimum dimension of 1.6 metres;
- k. the externally accessible storage area for each dwelling nominated as a minimum of 6m³;
- l. the front fence height reduced to 1.2 metres in front of Visitor 2 car space along the Rowans Road street frontage;
- m. all side fences for Block A within 3.0 metres of Rowans Road to transition up to 1.8 metres in height from the front boundary;
- n. kitchen windows added the ground floor elevations of Dwellings 3 to 6 so that the ground floors do not present to the street as blank walls;
- o. the 1.8 metre high western fence and gate of Dwelling 2 relocated so that the pedestrian access is widened;
- p. the deletion of storerooms 3 – 5 located adjacent to the car park, with the remaining storerooms allocated to Dwellings 3 – 6, and the provision of individual storerooms within the rear secluded private open space for Dwellings 7 – 9;
- q. the relocation of the entry gate to Dwelling 2, to the western fence (aligning with the entry door), and the remainder of the western fence relocated 1 metres to the east, with the common pedestrian access widened accordingly;
- r. the provision of a landscaped strip between the car spaces for Dwelling 9 and the Visitor space No. 1;
- s. the location of all externally-located heating and cooling units, exhaust fans and the like, clearly shown for both dwellings;
- t. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations, front fences and driveways of the development; and
- u. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar.

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

- v. The deletion of dwelling 9 and a minimum 1 metre building setback provided to the east boundary.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. **Conditions required by Melbourne Water:**
 - a. Polluted and/or sediment laden run-off shall not be discharged directly or indirectly into Melbourne Water's drains or waterways;
 - b. Dwellings must be constructed with finished floor levels a minimum of 300mm above the applicable flood level; and
 - c. Garages must be constructed with finished surface levels with a minimum of 150mm above the applicable flood level.
4. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
5. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.
6. The drain, as described in Condition 1d) of this permit, must be protected at all times during construction.
7. The proposed footings within the rear easement and located along the easement must be below the invert of the easement drain and a 300mm wide clearance must be maintained.
8. Any existing stormwater pits must be cleared from any obstructions and raised to the proposed finished surface level to Council's satisfaction.
9. A CCTV report of the easement drain must be carried out after upgrade and must be lodged with Council prior to a Building Permit and Occupancy Permits to verify that building over the easement works have not adversely affected Council drainage infrastructure. Any defects identified in the CCTV report are to be rectified at the Owner/Developer's expense.
10. The development of the site must be provided with stormwater treatment works which incorporate water sensitive urban design principles (including re-use) to improve discharge quality and a detention system for any increase in run-off as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on treatment options. The detention system must have a restricted outflow limited to 11 l/s and store run-off that exceeds the run-off from 35% of the site area.

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

11. Before the development commences, a drainage plan showing the method of treatment and discharge to the nominated point must be prepared to the satisfaction of the Responsible Authority. The plan must be prepared by a qualified person and show all details of the proposed drainage works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.).
12. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
13. Prior to the occupation of the dwellings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the nature strip, kerb and channel, vehicle crossover and footpath must be reinstated to the satisfaction of the Responsible Authority.
14. Any existing vehicular crossing not in accordance with the endorsed plan must be removed and the kerb reinstated in a manner satisfactory to the Responsible Authority and any proposed vehicular crossing must be fully constructed to the Responsible Authority's standard specification.
15. Prior to the occupation of the dwellings hereby permitted, all boundary fences must be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
16. Prior to the commencement of any buildings and works on the site in conjunction with the approved development, a Traffic Management Plan (TMP) shall be submitted to and approved by Council, with such plans to be prepared by a suitably qualified traffic consultant/engineer, with all costs, including the construction of any required works to be wholly borne by the applicant/permit holder.
17. Prior to the occupation of the dwellings hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must be:
 - a. Constructed to the satisfaction of the Responsible Authority.
 - b. Properly formed to such levels that they can be used in accordance with the plans.
 - c. Surfaced in accordance with the endorsed plans under this permit or in an all-weather coloured concrete seal-coat, to the satisfaction of the Responsible Authority.
 - d. Drained and maintained to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.
18. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.

**PC 6 No 235 – 237 Wickham Road, Moorabbin – Planning Permit
Application No. KP – 166/11 (continued)**

19. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
20. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
21. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:
 - The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Note: If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on telephone 9235 2517, quoting Melbourne Water's reference 190337. The applicable flood level for this property is 33.39 metres to Australian Height Datum (AHD).

Note: It is noted that the development includes masonry walls and bin storage to be built over the rear easement. Separate consent from Council and the relevant service authority is required to build over the easements and will need to be obtained prior to the issue of a Building Permit.

Note: Residents shall not be issued with Residential Parking Permits.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

The Amendment was **CARRIED**

The Amendment became the Motion before the Chair and was PUT and **CARRIED**

PC 7 No 556 (Lot 22 on PS 004808) Station Street Carrum – Planning Permit Application No KP341/2011

SPEAKER: It is recorded that Ms Sharon King-Carrol spoke in relation to this matter.

Moved: Cr Shewan

Seconded: Cr Moloney

That the Planning Committee determine to refuse Permit Application No KP341/2011 – 556 Station Street Carrum on the following grounds:

1. The proposal would have an adverse affect on the amenity of an established residential neighbourhood.
2. The proposal constitutes an over-development of the site.
3. The proposal fails to satisfy some of the requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 Neighbourhood Character, Clause 55.02-2 Residential Policy, Clause 55.03-1 – Street Setback, and Clause 55.05-4 Private Open Space.
4. The proposal does not fully satisfy the requirements of Clause 22.11 – Residential Development Policy, of the Kingston Planning Scheme.
5. The proposal fails to meet the objectives and strategic directions of the Municipal Strategic Statement – Residential Land Use contained at Clause 21.05 of the Kingston Planning Scheme.

CARRIED

PC 8 No. 14 (Lot 15 on PS 010874) Rowson Grove, Clarinda – Planning Permit Application No. KP-379/2011

SPEAKER: It is recorded that Mr Alex Levin spoke in relation to this matter.

Moved: Cr Peulich

Seconded: Cr Staikos

That the Planning Committee determine to grant a Planning Permit to develop the land for the construction of three (3) dwellings at No. 14 (Lot 15 on LP 010874) Rowson Grove, Clarinda, 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 substantially in accordance with the plans submitted to Council on 22nd August, 2011, but modified to show:
 - a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees;
 - v. adequate planting densities (e.g.: plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of one (1) suitable medium sized (at maturity) canopy tree within the front setback of the property and one (1) small (at maturity) tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority;
 - vii. the retention of the *Agonis flexuosa* (Willow Myrtle) growing within the front set back;
 - viii. sustainable lawn areas and plant species taking current water restrictions into consideration;

PC 8 No. 14 (Lot 15 on PS 010874) Rowson Grove, Clarinda – Planning Permit Application No. KP-379/2011 (continued)

- ix. all trees provided at a minimum of two (2) metres in height at time of planting;
 - x. medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - xi. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
 - xii. nomination that the driveway adjacent to the *Agonis flexuosa* (Willow Myrtle) located within the site's front setback is constructed to Australian Standard-Protection of Trees on Development Sites AS4970-2009;
 - xiii. the provision of a notation on the landscape and ground floor plans stating "before the development commences (demolition or construction) grasscrete or similar product to the satisfaction of the Responsible Authority, must be laid using a sand sub base within the TPZ of the *Agonis flexuosa* (Willow Myrtle) growing within the front setback".
 - xiv. the provision of a notation of the Tree Protection Details as provided in Conditions 3, 4, 5, 6 and 7 of this permit.
- b. the door of each garage nominated as a panel lift door, or similar;
 - c. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development;
 - d. the provision of varying colours to the first floor facades of each dwelling, to enhance the appearance of the design with the inclusion of modest tones that respond with the character of the area;
 - e. the location of all externally-located heating and cooling units, exhaust fans and the like, clearly shown;
 - f. the provision of minimum 2000 litre rainwater tank clearly nominated for each new dwelling with water re-use for toilet flushing;
 - g. the driveway of Dwellings 1 and 2 nominated as being constructed in "Grasscrete" or similar to the satisfaction of the Responsible Authority, with the surface material of all other driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - h. a notation on the floor / site plan(s) stating: "The redundant vehicle crossing must be removed, kerb & channel must be reinstated to the satisfaction of the Responsible Authority";

PC 8 No. 14 (Lot 15 on PS 010874) Rowson Grove, Clarinda – Planning Permit Application No. KP-379/2011

- i. the guttering pertaining to the garages / walls on boundary on the site's north and south property boundaries nominated as being contained wholly within the title property boundaries of the subject land;
- j. the doors of garages 1, 2 and 3 swinging away from the garage not into the garage; and
- k. a minimum 1.0 metre by 1.0 metre splay provided at the edge of the driveway and property line for all dwellings.

General

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 occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.
4. Prior to the occupation of the dwellings hereby permitted, all boundary fences must be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
5. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
6. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
7. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping

8. A Tree Protection Zone (TPZ) must be installed at a distance of 2.5 metres from the *Agonis flexuosa* (Willow Myrtle) located in the front setback of the property. A qualified Arborist is to be employed to oversee any works (excavation and or construction) outside of this zone. The following must be observed within 2.5m of the tree:
 - a) the existing soil level must not be altered either by fill excavation;
 - b) the soil must not be compacted or the soil's drainage changed;
 - c) no fuels, oils, chemicals, poisons, rubbish and other materials harmful to trees are to be stored or dispersed;
 - d) no storage of equipment, machinery or material is to occur;
 - e) open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used;
 - f) tree roots must not be severed or injured; and

PC 8 No. 14 (Lot 15 on PS 010874) Rowson Grove, Clarinda – Planning Permit Application No. KP-379/2011

- g) machinery must not be used to remove any existing concrete, bricks or other materials.

without the further consent in writing of Council's Vegetation Management Officer.

9. Prior to the commencement of the development hereby permitted a Tree Protection Fence defined by a 1.2 metre high temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting, must be erected 2.5m in a radius from the *Agonis flexuosa* (Willow Myrtle). The above requirements in Condition 3 must be observed within this area.
10. All tree pruning work must be in accordance with the Australian Standards AS4373 (2007) "Pruning of Amenity Trees" and be undertaken by a qualified and experienced Arborist.
11. No services must be laid within 5 metres of the *Agonis flexuosa* (Willow Myrtle). All underground services must be hand dug within 10 metres of the tree, to the satisfaction of the Responsible Authority.
12. All contractors and personnel on site must be made aware of the tree protection conditions for the *Agonis flexuosa* (Willow Myrtle).
13. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.

Engineering

14. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system. The overall outflow of the site to Council drainage system must be limited to 5 l/s.
15. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.).

PC 8 No. 14 (Lot 15 on PS 010874) Rowson Grove, Clarinda – Planning Permit Application No. KP-379/2011

16. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
17. Prior to the occupation of the dwellings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the nature strip, kerb and channel, vehicle crossover and footpath must be reinstated to the satisfaction of the Responsible Authority.
18. Any existing vehicular crossing not in accordance with the endorsed plan must be removed and the kerb reinstated in a manner satisfactory to the Responsible Authority and any proposed vehicular crossing must be fully constructed to the Responsible Authority's standard specification.
19. Prior to the occupation of the dwellings hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must be:
 - i. Constructed to the satisfaction of the Responsible Authority.
 - ii. Properly formed to such levels that they can be used in accordance with the plans.
 - iii. Surfaced in accordance with the endorsed plans under this permit or in an all weather coloured concrete seal-coat, to the satisfaction of the Responsible Authority.
 - iv. Drained and maintained to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.

Time Limit

20. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:
 - The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

PC 8 No. 14 (Lot 15 on PS 010874) Rowson Grove, Clarinda – Planning Permit Application No. KP-379/2011

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

CARRIED

PC 3 No. 83 (Lot 19 on LP18716) Albenca Street, Cheltenham – Planning Permit Application No. KP-531/2011

SPEAKER: It is recorded that Ms Anne Woodman spoke in relation to this matter.

Moved: Cr West

Seconded: Cr Shewan

That Council determine to refuse application KP531/2011 – 83 Albenca Street, Cheltenham on the following grounds:

1. The site coverage of 55% does not respect the existing neighbourhood character of the area and exceeds the prescribed site coverage requirement of 50% under the Schedule to the Residential 3 Zone.
2. The street setback to Judd Parade of 3.02m does not respect the existing neighbourhood character of the area and is less than the minimum required setback prescribed under Standard B6 of Clause 55.03-1 of the Kingston Planning Scheme.
3. The proposal would detract form the visual amenity of the locality and the streetscape.
4. The proposal involves the removal of a healthy Queensland brush box tree.

Cr Shewan left the Chamber at 8.13pm and re-entered at 8.16pm.

LOST

Moved: Cr Brownlees

Seconded: Cr Dundas

That Council determine to support the proposal to issue a Notice of Decision to Grant a Permit to develop the land for the construction of three (3) Double Storey Dwellings at No. 83 (Lot 19 on LP18716) Albenca Street, Cheltenham, 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 substantially in accordance with the plans submitted to Council on 14 October 2011, but modified to show:

PC 3 No. 83 (Lot 19 on LP18716) Albenca Street, Cheltenham – Planning Permit Application No. KP-531/2011 (continued)

- a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees;
 - v. adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of five (5) suitable medium sized (at maturity) canopy trees within the front setback of the property and three (3) facing Judd Parade and two (2) facing Albenca Street and one (1) medium (at maturity) canopy tree within the private open space of each dwelling with all species chosen to be approved by the Responsible Authority;
 - vii. sustainable lawn areas and plant species taking current water restrictions into consideration;
 - viii. all trees provided within the front setback of the property facing both Judd Parade and Albenca Street must be provided at a minimum of four (4) metres in height at time of planting;
 - ix. all trees provided in the rear private open space must be provided at a minimum of two (2) metres high at time of planting;
 - x. medium to large shrubs and trees provided in pot sizes of 200mm or greater;
 - xi. the provision of advanced suitable screen type planting along the site's south (side) and west (Albenca Street frontage) property boundary, with a 1.5 metre wide landscape strip; and

PC 3 No. 83 (Lot 19 on LP18716) Albenca Street, Cheltenham – Planning Permit Application No. KP-531/2011 (continued)

- xii. the provision of a notation on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
 - xiii. That the Albenca Street setback be increased to 6 metres.
- b. the first floor south elevation bedroom 2 windows of all three (3) dwellings screened in accordance with Standard B22 of Clause 55.04-6 of the Kingston Planning Scheme;
 - c. the first floor south elevation ensuite windows of all three (3) dwellings must be fitted with fixed (unopenable) obscure glazing to a minimum height of 1.7m above the first floor finished floor level;
 - d. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - e. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development;
 - f. a notation on the site plan stating: “The redundant vehicle crossing must be removed, kerb & channel must be reinstated and the extension to the existing footpath up to the wing of the vehicle crossing must be constructed to the satisfaction of the Responsible Authority”;
 - g. the guttering pertaining to the garage walls on the site’s western property boundaries to each dwelling nominated as being contained wholly within the title property boundaries of the subject land;
 - h. the driveway for Dwelling 1 & 2 modified to directly align with the proposed vehicle crossover, or alternatively the proposed crossovers realigned with the proposed driveways; and
 - i. the site plan to show the location of the clothes line/hoist within the rear secluded private open space area of each of the dwellings.
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 occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
 4. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.

PC 3 No. 83 (Lot 19 on LP18716) Albenca Street, Cheltenham – Planning Permit Application No. KP-531/2011 (continued)

5. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio retention system, rainwater tanks connected for reuse and a detention system.
6. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.).
7. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
8. Any existing vehicular crossing not in accordance with the endorsed plan must be removed and the kerb reinstated in a manner satisfactory to the Responsible Authority and any proposed vehicular crossing must be fully constructed to the Responsible Authority's standard specification.
9. Prior to the occupation of the dwellings hereby permitted, all boundary fences must be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
10. Prior to the occupation of the dwellings hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must be:
 - a. Constructed to the satisfaction of the Responsible Authority.
 - b. Properly formed to such levels that they can be used in accordance with the plans.
 - c. Surfaced in accordance with the endorsed plans under this permit or in an all weather coloured concrete seal-coat, to the satisfaction of the Responsible Authority.
 - d. Drained and maintained to the satisfaction of the Responsible Authority.Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.
11. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
12. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

PC 3 No. 83 (Lot 19 on LP18716) Albenca Street, Cheltenham – Planning Permit Application No. KP-531/2011 (continued)

13. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:
- The development and/or use are not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

CARRIED

The Chairperson declared the meeting closed at 8.24pm.

.....
Chairperson