

Minutes

Planning Committee Meeting

Wednesday, 9th December 2015

**City of Kingston
Planning Committee Meeting**

Minutes

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	<i>[Note that any Conflicts of Interest need to be formally declared at the start of the meeting and immediately prior to the item being considered – type and nature of interest is required to be disclosed – if disclosed in writing to the CEO prior to the meeting only the type of interest needs to be disclosed prior to the item being considered.]</i>	
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The meeting commenced at 7.00pm in the Council Chamber, 1230 Nepean Highway, Cheltenham.

Present: Cr Tamsin Bearsley (Mayor)
Cr Ron Brownlees OAM
Cr David Eden
Cr Geoff Gledhill
Cr Steve Staikos
Cr Rosemary West OAM

In Attendance: John Nevins – Chief Executive Officer
Jonathan Guttman – General Manager Planning and Development
Ian Nice – Manager City Development
Phil DeLosa – Program Leader Governance
Joanne Creedon – Governance Officer
Gabrielle Pattenden – Governance Administration Officer

1. Apologies

Apologies from Crs Barth and Peulich were submitted to the meeting.

Moved: Cr Gledhill

Seconded: Cr Staikos

That the apologies from Crs Barth and Peulich be received.

CARRIED

2. Confirmation of Minutes of Previous Meetings

Moved: Cr Gledhill

Seconded: Cr Brownlees

That the Minutes of the Planning Committee Meeting held on 18 November 2015 be confirmed.

CARRIED

3. Foreshadowed Declaration by Councillors, Officers or Contractors of any Conflict of Interest

There were no Conflicts of Interest submitted to the meeting.

4. Planning and Development Reports

4.1 Town Planning Application Decisions - November 2015

Moved: Cr Brownlees

Seconded: Cr Gledhill

That the report be noted.

CARRIED

4.2 KP14/621 8-10 Clydebank Road Edithvale

It is recorded that Ian Thomas spoke on behalf of the objectors.

It is recorded that William Bromhead spoke on behalf of the applicant.

Cr Staikos left the meeting at 7:11pm

Cr Staikos returned to the meeting at 7:12pm

Moved: Cr Eden

Seconded: Cr Gledhill

That Council determines to issue a Notice of Refusal to Grant a Permit to develop the land for the construction of thirty (30) apartments at 8-10 Clydebank Road Edithvale on the following grounds:

1. The proposal fails to provide a safe environment for pedestrians within the basement car park.
2. The proposal fails to provide areas of private open space for some dwellings with an adequate level amenity due to their small size and lack of solar access.
3. The proposal does not respond appropriately to neighbourhood character.
4. The proposal has not ensured that unreasonable views to adjoining properties are prevented.

CARRIED

4.3 KP15/201 - 1 Latrobe Street Cheltenham

It is recorded that Gina Tucker spoke on behalf of the objectors.

Moved: Cr Brownlees

Seconded: Cr West

That Council determines to issue a Notice of Refusal to Grant a Permit to develop the land for the construction of twelve (12) dwellings at 1 Latrobe Street Cheltenham on the following grounds:

1. The proposal fails to provide adequate areas of private open space.
2. The proposal fails to adequately respond to the context of the site, with an unreasonable degree of massing throughout the length of the site.
3. The proposal fails to ensure that unreasonable views to adjoining properties are prevented.
4. The proposal is an over development of the site.
5. The proposal fails to adequately respond to Clause 22.11 of the Kingston Planning Scheme (neighbourhood character).

CARRIED

4.4 KP15/30 - 122-123 Station Street Aspendale

It is recorded that Gillian Ban spoke on behalf of the objectors.

It is recorded that Nathan Cagliariari spoke on behalf of the applicant.

Moved: Cr Eden

Seconded: Cr Gledhill

That Council determines to issue a Notice of Refusal to Grant a Permit to develop the land for the construction of 17 dwellings at 122-123 Station Street Aspendale on the following grounds:

1. The proposed density is excessive and represents an overdevelopment of the land.
2. The proposal is inconsistent with the existing scale and character for the area and fails to satisfy the objectives of Clause 22.11 and Clause 55.02-1 of the Kingston Planning Scheme.
3. The proposed extent of massing is visually intrusive and would result in unreasonable amenity impacts on adjoining properties.
4. The proposed height of the building does not respect the existing neighbourhood character and fails to satisfy Clause 55.03-2 of the Kingston Planning Scheme.
5. The proposed site coverage is excessive and fails to satisfy Clause 55.03-2 of the Kingston Planning Scheme.

CARRIED

4.5 KP15/325 - 52-54 Parkers Road, Parkdale

It is recorded that Russell Smith spoke on behalf of the objectors.

It is recorded that Edgar Gottschalk spoke on behalf of the applicant.

Moved: Cr Brownlees

Seconded: Cr West

That Council determine to support the proposal and issue a Notice of Decision to Develop the land for the construction of thirteen(13) dwellings at 52 - 54 Parkers Road, Parkdale, 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 05 November 2015, 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 four (4) 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. all trees provided at a minimum of two (2) metres in height at time of planting;
 - viii. medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - ix. 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. the provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing;
- c. vehicle crossings must be constructed at a 90 degree alignment with the kerb on Parkers Road and all internal driveways must align with the proposed vehicle crossing;
- d. the location of all external heating and/or cooling units for the proposed dwellings;
- e. the provision of security lighting adjacent to the proposed common driveway area;
- f. 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; and
- g. a waste management plan in accordance with condition 5 of this permit;

Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Street Tree

- 3. Prior to the removal of the *Corymbia ficifolia* (Red Flowering Gum), and the *Metrosideros excels* (New Zealand Christmas Tree) street trees from the Parkers Road nature strip, payment must be made to Kingston City Council's customer service in accordance with Council's Street Tree Removal Procedures. The removal of these trees must be undertaken by Council at the expense of the Developer/Owner.

Construction Management Plan

- 4. Before the commencement of any buildings and works on the Land, a Construction Management Plan (CMP), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority and when approved shall thereafter be complied with. The CMP must specify the parking of vehicles during construction, delivery of materials, containment of waste on site and suppression of dust, business operations on the site during construction.

Waste Management Plan

- 5. Before the commencement of any buildings and works on the Land, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. Three copies of the plan must be submitted. The plan must include but is not limited to:
 - a. The manner in which waste will be stored and collected including: type, size and number of containers.
 - b. Spatial provision for on-site storage.
 - c. Details whether waste collection is to be performed by Council's services or privately contracted.
 - d. The size of the collection vehicle and the frequency, time and point of collection.

The waste management plan must be implemented to the satisfaction of

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the Responsible Authority. The waste management plan must not be modified unless without the written consent of the Responsible Authority.

Infrastructure

6. Before the development commences, prior to submission of detailed Stormwater Management (drainage) Plan of the development as per condition 2) below, a comprehensive stormwater management (drainage) strategy of the site including a report with MUSIC model output and drainage concept plan incorporating Rainwater Tanks with water reused for toilet flushing and other Water Sensitive Urban Design Treatments to achieve best practice objectives must be prepared as per Council's "*Civil Design Requirements for Developers – Part A – Integrated Stormwater Management*" to the satisfaction of the Council;
7. Before the development commences, a detailed Stormwater Management Plan in line with accepted Stormwater Management Strategy pursuant to condition 2) above, 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.). The Stormwater Management Plan must be prepared as per Council's "*Civil Design Requirements for Developers – Part A - Integrated Stormwater Management*".
8. 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 runoff above the permissible site discharge. The system must be maintained to the satisfaction of the Responsible Authority. The satisfactory options to achieve these desired outcomes may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system.
9. Before the commencement of any buildings and works, a Traffic Management Plan (TMP), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The TMP must specify and deal with, but is not limited to, the following:
 - a. when or whether any access points would be required to be blocked; an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services; and preferred routes for trucks delivering to the site;
 - b. the location for the parking of all construction vehicles and construction worker vehicles during construction;
 - c. delivery of materials including times for loading/unloading and unloading points; expected frequency; and details of where materials will be stored and how concrete pours would be managed;
 - d. proposed traffic management signage indicating any inconvenience generated by construction; and
 - e. traffic management measures to comply with provisions of AS 17 42.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control

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devices for works on roads.

10. The overall outflow of the site to Council drainage system must be limited to 16.8 L/s.
11. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
12. The overall stormwater outflow of the development to Council drainage system must be limited to 13 L/s.
13. Prior to the commencement of development, property boundary, footpath and vehicle crossing levels must be obtained from Council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority.
14. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
15. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
16. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.

All front and side fences must be contained wholly within the title property boundaries of the subject land.

Construction

17. 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.
18. Prior to the occupation of each dwelling, all common property works, any crossovers and accessways, all works associated with the particular dwelling, and any works related to the provision of drainage, sewer, power and water supply are completed for each dwelling, to the satisfaction of the Responsible Authority.
19. Prior to the occupation of each dwelling, all landscaping works shown on endorsed plans for the dwelling must be completed, along with all common property landscaping works, to the satisfaction of the Responsible Authority. The landscaping must then be maintained 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.

Time Limits

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

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or

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- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: It is noted that the development includes a storage shed and eaves to be built over an 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: 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.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: The fee for removal of the street tree(s) from the nature strip is **\$1968.00** including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks' notice from the Developer/Owner.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

CARRIED

4.6 KP15/242 - 4 Houston Street Mentone

Moved: Cr West

Seconded: Cr Gledhill

That Council determine to support the proposal and issue a Notice of Decision to Develop the land for the construction of two (2) dwellings at 4 Houston 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 plans submitted to Council on 11 June 2015, 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 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 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;
 - 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 a 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) the internal doors for all garages shown to be swinging outwards so as to not encroach into the car parking spaces;

- c) the dwelling 1 mailbox relocated to the front of dwelling 1;
- d) the correct dwelling nominated for the dwelling 2 storage shed;
- e) the provision of a skylight to the first floor of dwelling 1, above the landing adjacent to the stairwell;
- f) clear glass provided for the entire south facing window of bedroom 2 for dwelling 2;
- g) the minimum width of the dwelling 2 driveway reduced to 2.6 metres (where possible), so as to allow for additional landscaping along either side. In particular, additional landscaping should be provided adjacent to the habitable windows of dwelling 1;
- h) the dwelling 2 driveway modified in a varied alignment rather than straight 'gun barrel' alignment;
- i) the provision of a notation specifying that 'the proposed vehicle crossing is to be kept separate from the neighbour's vehicle crossing';
- j) vehicle crossings constructed at a 90 degree alignment with the kerb on Houston Street and all internal driveways must align with the existing/proposed vehicle crossings;
- k) the provision of a standard on street parking bay at least 5.4 m between vehicle crossings;
- l) the provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing;
- m) the surface material of all driveways/accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
- n) the location of all external heating and/or cooling units for the proposed dwellings;
- o) the location of all site services shown; and
- p) the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveway/s of the development.

Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Moorabbin Airport Environs

- 3. New buildings must be construction so as to comply with any noise attenuation measures required by Section 3 of Australian Standard AS 2021 -1994, Acoustics – Aircraft noise Intrusion – Building Siting and Construction, issued by the Standards Association of Australia, to the satisfaction of the responsible authority.

Street Trees

- 4. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at least three (3) metres from the base of the Melia street tree located on the Houston Street nature strip.

Drainage and Water Sensitive Urban Design

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. The 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. *The overall outflow of the site to Council drainage system must be limited to 6.2 L/s.*
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.). The Stormwater Management Plan must be prepared as per Council's *Civil Design Requirements for Developers – Part A – Integrated Stormwater Management*.
7. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

Parking and Traffic Management

8. Prior to the occupation of each dwelling hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must, to the satisfaction of the Responsible Authority, 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 to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority.

Infrastructure and Road Works

9. Property boundary and footpath levels must not be altered without the prior written consent of the Responsible Authority.
10. All reinstatements and vehicle crossings are to be constructed to the satisfaction of the Responsible Authority.
11. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.

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12. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
13. All front and side fences must be constructed wholly within the title property boundaries of the subject land.
14. Any relocation of pits/power poles or other services affected by this development must be relocated to the satisfaction of the relevant servicing authority and the Responsible Authority, at the cost of the owner/developer.
15. 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.

General amenity conditions

16. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must be concealed from the street, unless with the further written consent of the Responsible Authority.
17. 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.
18. Service units, including air conditioning/heating units, where incorporated, must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority and if located on the roof of a building, suitable screening and baffling must be provided to the satisfaction of the Responsible Authority.

Completion of Works

19. Prior to the occupation of all dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with to the satisfaction of the Responsible Authority, unless with the further prior written consent of the Responsible Authority.
20. Prior to the occupation of all dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping shall be maintained to the satisfaction of the Responsible Authority.
21. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

22. In accordance with Section 68 of the *Planning and Environment Act 1987 (The Act)*, 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.

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In accordance with Section 69 of The Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: It is noted that the development includes a shed to be built over the easement. Separate consent from the responsible authority 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: 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.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: Council's Rates Department is responsible for determining and assigning property address details, which include dwelling/unit/apartment and street numbers and/or street names. The onus is on the Permit Applicant/Land Owner to contact Council's Rates Department to determine dwelling/unit/apartment and street numbers, and street name details for the approved development. Any reference to dwelling numbers on endorsed plans is indicative and should not be relied upon for dwelling/unit/apartment and street numbers and/or street name purposes.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

CARRIED

4.7 KP15/152 - 605 Nepean Highway Bonbeach

It is recorded that Ken Glyde spoke on behalf of the objectors.

It is recorded that Graham Morrison spoke on behalf of the applicant.

Moved: Cr Eden

Seconded: Cr West

That Council determines to issue a Notice of Refusal to Grant a Permit to develop the land for the construction of twelve (12) dwellings at 605 Nepean Highway, Bonbeach on the following grounds:

1. The proposal would detrimentally affect the amenity of the Neighbourhood.
2. The proposal constitutes an overdevelopment of the site.
3. The proposal would cause traffic congestion in a residential street.

CARRIED

4.8 KP15/307 - 119-120 Beach Road Parkdale

Cr Staikos left the meeting at 8.36pm.

It is recorded that Kelly Burns spoke on behalf of the applicant.

Cr Staikos returned to the meeting at 8:39pm.

Moved: Cr Gledhill

Seconded: Cr Brownlees

That Council determine to support the proposal and issue a Notice of Decision to Develop the land for the construction of seven (7) dwellings at 119-120 Beach Road Parkdale, 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 7 August 2015, 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

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- provided at adequate planting densities (e.g: plants with a mature width of 1 metre, planted at 1 metre intervals);
- v. the provision of one (1) suitable medium sized (at maturity) coastal indigenous canopy tree within the front setback of each dwelling facing Antibes Street and three (3) suitable medium sized (at maturity) coastal indigenous canopy tree within the front setback of each dwelling facing Beach Road, with species chosen to be approved by the Responsible Authority;
 - vi. the provision of one (1) small (at maturity) coastal indigenous tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority;
 - vii. all trees provided at a minimum of two (2) metres in height at time of planting and medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - viii. 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) Dwelling 1 setback 5 metres from Beach Road;
 - c) first floor party wall widened to 1.5 metres between the balconies of Dwellings 1 and 2 facing Beach Road;
 - d) Dwelling 2's balcony to wrap around to the Antibes Street frontage;
 - e) sections of unpainted timber cladding applied to at least five (5) of the first floor walls and soffits surrounding each street facing balcony space;
 - f) deletion of Dwelling 7's roof terrace and associated external roof top structures;
 - g) increase Dwelling 7's eastern setback by 1.4 metres and retain the front wall alignment;
 - h) replace Dwelling 7's balcony facing Antibes Street with a 300mm deep 'juliet' style non trafficable balcony;
 - i) full-height louvered screen to the first floor north-eastern side of Dwelling 7's 'juliet' balcony and to extend along the northern wall for articulation;
 - j) first floor highlight windows to the northern wall of Dwelling 7 extended in length to contribute articulation and designed in accordance with Standard B22 of Clause 55;
 - k) living room to Dwelling 7 located at ground level with direct access to the secluded private open space;
 - l) rear extension to the ground floor of Dwelling 7 by a depth of 1.58 metres to the north west and retain the rear wall alignment and side setback;
 - m) Dwelling 7's entry to face Antibes Street by a ground floor extension to the boundary for a length of 3.8 metres and a maximum height of 3.2 metres above natural ground level;
 - n) ground level covered pedestrian entrance to Dwelling 7 adjacent to Antibes Street replaced with an open pergola or similar;
 - o) brush or permeable fencing along the northern side boundary with 3 Antibes Street to a maximum height of 2.1 metres, sloping to 1.7 metres at Antibes Street;
 - p) privacy screening of the first floor west-facing kitchen window to Dwelling 1 designed in accordance with Standard B22 of Clause 55 of the Kingston Planning Scheme to limit overlooking of the front setback of 118 Beach Road;

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- q) existing crossover to Beach Road reinstated;
- r) proposed vehicle crossing constructed at a 90 degree alignment with the kerb or Antibes Street and widened accordingly;
- s) circulation area in basement widened adjacent to the corridor to Dwelling 7's entry to achieve safe pedestrian access;
- t) western ramp wall lowered near the base to form a balustrade to allow views from vehicles to the corridor to Dwelling 7's entry;
- u) traffic management device to control access to the ramp (e.g. stop/go signals, boom gate, convex traffic mirror, etc.);
- v) longitudinal section of the basement ramp showing gradients, levels, distances, with headroom clearances complying with AS2890.1:2004 and a flood proof apex along the full length of the Antibes Street frontage;
- w) the guttering pertaining to any walls on boundary nominated as being contained wholly within the title property boundary of the subject land;
- x) visitor spaces line marked and signed to clearly identify its purpose for visitor parking;
- y) mailbox locations shown;
- z) the surface material of the ramp nominated in all-weather coloured concrete sealcoat, or similar; and
- aa) the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveways of the development.

Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Street Trees

3. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at three (3) metres from the base of the *Banksia integrifolia* (Coast Banksia) street trees located on the Antibes Street nature strip.

Ongoing involvement of the architect

4. As part of the ongoing consultant team, K2LD Architects or an architectural firm to the satisfaction of the Responsible Authority must be retained to complete the design and provide architectural oversight of the delivery of the detailed design as shown in the endorsed plans during the construction unless with the prior written approval of the Responsible Authority.

Drainage and Water Sensitive Urban Design

5. A flood proof apex (ie ridge level) protecting the property from any overland flows must be provided. This apex is to be a minimum of 260mm above the existing invert of kerb and channel and must be along the full Antibes Street road frontage of the site. This apex is to continue through any driveways or pathways that may cross it. The apex is to be a permanent structure (eg. rise in concrete driveway/pathway, sleeper retaining wall, solid brick fence/wall). Low mounded soil on its own is unlikely to be acceptable due to the likelihood of future disturbance.
6. The development of the site must be provided with stormwater works which

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incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any runoff above the permissible site discharge. 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.). The Stormwater Management System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".
8. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives with 100% rating must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
9. The overall stormwater outflow of the development to Council drainage system must be limited to 10 L/s.
10. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
11. A groundwater assessment report (GAR) must be prepared by a qualified hydro-geologist to assess any possible impacts the proposed development has on the ground water table, surrounding land and buildings to the satisfaction of the Responsible Authority.
 - a. Should the findings of the submitted GAR demonstrate that the site is likely to experience issues associated with ground water management, a ground water management plan (GMP) must be submitted to and approved by the responsible authority.
12. The basement structure must be designed and constructed to the satisfaction of the responsible authority and must address the following:
 - a. The basement design must address the findings of the GAR and GMP required under condition 11, and
 - b. The basement must be a fully-tanked dry basement with no agricultural (AG) drain collection or disposal to the stormwater system and with an allowance made for hydrostatic pressures in accordance with Council's 'Basements and Deep Building Construction Policy, 2014' and 'Basements and Deep Building Construction Guidelines, 2014', or
 - c. In the event it is demonstrated that a fully-tanked dry basement cannot be achieved or if a wet basement is proposed, ground water including an AG drain must not be discharged into the stormwater system. Any subsurface water (groundwater) must be disposed of on-site or via an agreement with the local sewer authority.
13. In any case where the basement design and construction, required by condition 12

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of this permit, does not accord with the plan(s) approved under this permit the endorsed plan(s) must be amended to the satisfaction and with the written consent of the Responsible Authority.

Road and Drains Engineering

14. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
15. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
16. Any reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
17. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
18. All front and side fences must be contained wholly within the title property boundaries of the subject land.

General amenity conditions

19. 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.
20. 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.
21. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must be concealed from the street, unless with the further written consent of the Responsible Authority.

Completion of Works

22. Prior to the occupation of each dwelling, all common property works, any crossovers and accessways, all works associated with that particular dwelling, and any works related to the provision of drainage, sewer, power and water supply are completed for each dwelling, to the satisfaction of the Responsible Authority.
23. Prior to the occupation of each dwelling, all landscaping works shown on endorsed plans for that dwelling must be completed, along with all common property landscaping works, to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
24. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

25. In accordance with section 68 of the *Planning and Environment Act 1987 (The Act)*, this permit will expire if one of the following circumstances applies:

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- 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 Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

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.

Note: The fee for removal of the street tree(s) from the nature strip is **\$637.45** including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks notice from the Developer/Owner.

Note: Council does not accept any Subsurface/groundwater (including AG drain) into the stormwater system. Sub-surface water (groundwater) is the responsibility of the property owner to dispose of on site or reach an agreement with the local sewer authority.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

Amendment

Moved: Cr West

That further investigation be required into the cultural heritage properties of this site including further investigation into the backyard.

The proposed Amendment was ruled out of order by the Chairperson in accordance with Clause 26(3) of the Meeting Procedures Local Law as the Amendment would negate the Motion.

Amendment

Moved: Cr West

Seconded: Cr Eden

That the mulberry tree be retained.

LOST

The Substantive Motion was put and CARRIED

4.9 KP15/412 - 6-8 Salmon Street Mentone

It is recorded that Shane Dormer spoke on behalf of the objectors.

It is recorded that Mark Stanojevic spoke on behalf of the applicant.

Moved: Cr Gledhill

Seconded: Cr West

That Council determines to issue a Notice of Refusal to Grant a Permit to develop the land for the construction of ten dwellings at 6-8 Salmon Street Mentone, on the following grounds:

1. The proposal fails to provide adequate passive surveillance opportunities along the shared driveway, resulting in ground floor internal elevations dominated by the appearance of garages.
2. The proposal fails to provide adequate areas of private open space.
3. The proposal fails to provide adequate street setbacks, resulting in built form too close to the street which is uncharacteristic of the neighbourhood.

CARRIED

4.10 KP15/581 - 11 Swanston Street Mentone

Cr Eden left the meeting at 9:22pm

It is recorded that John Douglas spoke on behalf of the applicant.

Moved: Cr Gledhill

Seconded: Cr Brownlees

That Council determine to support the proposal and issue a Notice of Decision to Develop the land for the construction of six (6) dwellings at 11 Swanston 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 plans submitted to Council on 12 November 2015, 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 provided at adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals);
 - v. the provision of two (2) suitable medium sized (at maturity) canopy trees within the front setback of each townhouse 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;
 - vi. all trees provided at a minimum of two (2) metres in height at time of planting and medium to large shrubs to be provided at a minimum pot size of 200mm;
 - vii. all proposed paving within the Tree protection Zone of the neighbouring *Acmena smithii* (Lilly Pilly) located on the adjoining property at 107 Collins Street must be laid above grade using a permeable surface to the satisfaction of the responsible Authority;
 - viii. 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.

- ix. a notation of the Tree Protection details as required by Conditions 3, 4 and 5 of this permit. This includes all nominated tree protection zones to be drawn to scale on the plans.
- b) Dwellings 2, 3, and 4 to have fixed privacy screens or similar with a maximum transparency of 25 per cent and equivalent height of 1.7 metres from the ground level of each private open space, setback a minimum of 300mm from the northern boundary fence;
- c) visitor space be line marked and signed to clearly identify its purpose for visitor parking;
- d) elevation of front fencing including details, heights and materials;
- e) sill height of first floor north-facing highlight windows and obscured glazing notated to 1.7 metres from finished floor level;
- f) rooftop services shown including any mechanical ventilation to the car park and in compliance with Design and Development Overlay Schedule 18;
- g) mailbox locations shown;
- h) the provision of a longitudinal section of the basement ramp showing gradients levels, distances, with headroom clearances complying with AS2890.1:2004 and the flood proof apex;
- i) a flood proof apex along the Swanston street frontage;
- j) the surface material of the ramp nominated in all-weather coloured concrete sealcoat, or similar; and
- k) the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveways of the development.

Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Tree Protection

- 3. A Tree Protection Zone (TPZ) must be installed at a distance of 4.5 metres from the *Acmena smithii* (Lilly Pilly) located on the adjoining property at 107 Collins Street. The following must be observed within 4.5m of the tree:
 - a) the existing soil level must not be altered either by fill or 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) a layer of organic composted mulch to a depth of between 80mm and 100mm must be spread;
 - g) tree roots must not be severed or injured; and
 - h) machinery must not be used to remove any existing concrete, bricks or

other materials.

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

4. Prior to the commencement of the demolition and 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 4.5m in a radius from the neighbouring *Acmena smithii* (Lilly Pilly). The above requirements in Condition 3 of this permit must be observed within this area.
5. 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.

Street Trees

6. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at three (3) metres from the base of the street trees located along the Collins Street frontage nature strip.
7. Prior to the removal of the *Ulmus parvifolia* (Chinese Elm) street tree from the Swanston Street nature strip, payment must be made to Kingston City Council's customer service in accordance with Council's Street Tree Removal Procedures. The removal of these trees must be undertaken by Council at the expense of the Developer/Owner.

Drainage and Water Sensitive Urban Design

8. A flood proof apex (ie ridge level) protecting the property from any overland flows must be provided along the road frontage. This apex is to be at minimum 125mm above the existing back of path level along the full road frontage and is to continue through any driveways or pathways that may cross it. The apex is to be a permanent structure (eg. rise in concrete driveway/pathway, sleeper retaining wall, solid brick fence/wall). Low mounded soil on its own is unlikely to be acceptable due to the likelihood of future disturbance.
9. 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. The satisfactory options to achieve these desired outcomes 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 8 L/s.
10. 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,

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abutting buildings, existing boundary surface levels, etc.). The Stormwater Management System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".

11. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives with 100% rating must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
12. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
13. A groundwater assessment report (GAR) must be prepared by a qualified hydro-geologist to assess any possible impacts the proposed development has on the ground water table, surrounding land and buildings to the satisfaction of the Responsible Authority.
 - a) Should the findings of the submitted GAR demonstrate that the site is likely to experience issues associated with ground water management, a ground water management plan (GMP) must be submitted to and approved by the responsible authority.
14. The basement structure must be designed and constructed to the satisfaction of the responsible authority and must address the following:
 - a) The basement design must address the findings of the GAR and GMP required under condition 13, and
 - b) The basement must be a fully-tanked dry basement with no agricultural (AG) drain collection or disposal to the stormwater system and with an allowance made for hydrostatic pressures in accordance with Council's 'Basements and Deep Building Construction Policy, 2014' and 'Basements and Deep Building Construction Guidelines, 2014', or
 - c) In the event it is demonstrated that a fully-tanked dry basement cannot be achieved or if a wet basement is proposed, ground water including an AG drain must not be discharged into the stormwater system. Any subsurface water (groundwater) must be disposed of on-site or via an agreement with the local sewer authority.
15. In any case where the basement design and construction, required by condition 14 of this permit, does not accord with the plan(s) approved under this permit the endorsed plan(s) must be amended to the satisfaction and with the written consent of the responsible authority.

Road and Drains Engineering

16. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
17. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
18. Any reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.

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19. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
20. All front and side fences must be contained wholly within the title property boundaries of the subject land.

General amenity conditions

21. 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.
22. 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.
23. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must be concealed from the street, unless with the further written consent of the Responsible Authority.

Completion of Works

24. Prior to the occupation of each dwelling, all common property works, any crossovers and accessways, all works associated with that particular dwelling, and any works related to the provision of drainage, sewer, power and water supply are completed for each dwelling, to the satisfaction of the Responsible Authority.
25. Prior to the occupation of each dwelling, all landscaping works shown on endorsed plans for that dwelling must be completed, along with all common property landscaping works, to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
26. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

27. In accordance with section 68 of the *Planning and Environment Act 1987 (The Act)*, 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 Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the

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permit expires.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

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.

Note: The fee for removal of the street tree(s) from the nature strip is **\$637.45** including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks notice from the Developer/Owner.

Note: Council does not accept any Subsurface/groundwater (including AG drain) into the stormwater system. Sub-surface water (groundwater) is the responsibility of the property owner to dispose of on site or reach an agreement with the local sewer authority.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

CARRIED

4.11 KP15/440 - 23 & 25 The Parade Clarinda

It is recorded that Aldo Dinicolantonio spoke on behalf of the applicant.

Cr Eden returned to the meeting at 9.32pm.

Moved: Cr Staikos

Seconded: Cr Brownlees

That Council determine to support the proposal and issue a Notice of Decision to develop the land for the construction of five (5) double storey dwellings at 23 & 25 The Parade 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 26 August 2015, 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) spreading canopy trees within the front setback of dwelling 1, and one (1) suitable medium sized (at maturity) spreading canopy tree within the front setback of dwelling 2 and dwelling 3, with species chosen to be approved by the Responsible Authority.
 - vii. The provision of 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.
 - viii. Sustainable lawn areas and plant species taking current water restrictions into consideration.
 - 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.
 - 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.
- b. A note to state a tree protection barrier will be installed and maintained at three (3) metres from the base of the *Melaleuca quinquenervia* (Broad Leaved Paper Bark) street tree located on The Parade nature strip during the development of the site.
 - c. The provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing;
 - d. Vehicle crossings constructed at a 90 degree alignment with the kerb on The Parade and all internal driveways must align with the existing / proposed vehicle crossing unless otherwise approved by the Responsible Authority.
 - e. A standard on street parking bay at least 5.4m between vehicle crossings must be shown on the plans.
 - f. The inclusion of site splays in accordance with Clause 52.06-8 (Design Standard 1). This does not apply to existing side fencing.
 - g. The garage associated with Dwelling 1 to be setback a minimum of 150mm from the eastern boundary.
 - h. The provision of at least one additional window to the western elevation of dwelling 2 to provide additional surveillance to the street.
 - i. The vehicle crossing associated with dwelling 3 to be shown.
 - j. A notation to state no front fence along the frontage of the site.
 - k. Details of any internal fencing including details of materials, colours and heights within the front setback.
 - l. The driveway reduced to 2.6m to provide for additional landscaping opportunities adjacent to Dwelling 1.
 - m. Additional landscaping to be provided where possible within the common property driveway, subject to a workable vehicle turning circles.
 - n. The visitor car park to be constructed of permeable paving or to the satisfaction of the Responsible Authority.
 - o. The living room associated with Dwellings 2 and 3 to be located adjacent to the north facing secluded private open space.
 - p. One additional window to be provided along the western elevation of

Dwelling 2 to provide additional surveillance of the common property driveway.

- q. The dwelling 5 entry relocated in a westerly direction and subsequent internal reconfiguration to improve the identity of this dwelling.
 - r. The provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Street Trees

3. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at three (3) metres from the base of the *Melaleuca quinquenervia* (Broad Leaved Paper Bark) street tree located on The Parade nature strip.

Infrastructure

4. 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. The satisfactory options to achieve these desired outcomes 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 12.4 L/s.
5. 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.). The Stormwater Management System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".
6. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
7. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

Roads and Drains

8. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
9. The replacement of all footpaths, including offsets, must be constructed the

satisfaction of the Responsible Authority.

10. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
11. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
12. All front and side fences must be contained wholly within the title property boundaries of the subject land.

Lighting

13. Exterior lighting must be installed in such positions as to effectively illuminate all communal areas. Such lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

Completion of Works

14. 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.
15. 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.
16. 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.
17. 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.
18. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Expiry

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

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or

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- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

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.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

Note: It is noted the development includes garage, storage shed and building eaves 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.

CARRIED

4.12 KP15/723 - 4 Tennyson Street, Highett

It is recorded that Edgar Gottschalk spoke on behalf of the applicant.

Moved: Cr Staikos

Seconded: Cr Gledhill

That Council determine to support the proposal and issue a Planning Permit to develop the land for the construction of five (5) dwelling at 4 Tennyson St Highett, 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 received by Council on 12 November 2015, 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 provided at adequate planting densities (e.g: plants with a mature width of 1 metre, planted at 1 metre intervals).
 - v. 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.
 - vi. All trees provided at a minimum of two (2) metres in height at time of planting.
 - vii. Medium to large shrubs to be provided at a minimum pot size of 200mm.
 - viii. 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. The provision of minimum 2000 litre rainwater tank clearly nominated

for each dwelling with water re-used for toilet flushing.

- c. The northern vehicle crossovers must be located a minimum of 3.0m from the existing street tree.
- d. A note to state vehicle crossings constructed at a 90 degree alignment with the kerb on Tennyson Street and all internal driveways must align with the existing / proposed vehicle crossing to the satisfaction of the Responsible Authority.
- e. The delineation of a standard on street parking bay at least 5.4m between vehicle crossings.
- f. The provision of suitable fixed screening to a minimum height of 1.7 metres above the first floor finished floor level, in accordance with window treatments permissible under Clause 55.04-6 (Standard B22) of the Kingston Planning Scheme for the following windows:
 - i. Dwelling 1 north facing living room windows.
 - ii. Dwelling 2 north facing living room window adjacent to the stairwell.
 - iii. Dwelling 3 south facing living room window adjacent to kitchen.

Unless it can demonstrated the windows are designed to comply with the relevant prescriptive requirements.

- g. The east facing balcony screen associated with dwelling 4 to be modified and partially reduced in height to allow for passive surveillance along the driveway. The screen must also be designed to ensure there is no unreasonable overlooking of north adjoining dwelling.
 - h. One additional north facing window to be provided for bedroom 2 of dwelling 1 to provide additional surveillance along the driveway. The water tank and associated fencing is required to be modified or relocated to the satisfaction of the Responsible Authority.
 - i. 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;
2. The development use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Street Trees

- 3. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at three (3) metres from the base of the Melia azedarach (White Cedar) street tree located on the Tennyson Street nature strip.

Infrastructure

- 4. 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. The satisfactory options to achieve these desired outcomes 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 6.5 L/s.

5. 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.). The Stormwater Management System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".
6. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives with 100% rating must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
7. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

Roads and Drains

8. The proposed vehicle crossings are to be kept separate from neighbour's vehicle crossings to create a pedestrian refuge between the vehicle crossings.
9. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
10. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
11. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
12. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
13. All front and side fences must be contained wholly within the title property boundaries of the subject land.

General amenity conditions

14. Prior to the occupation of the dwellings hereby permitted, all boundary fences must have a minimum height of 1.8m and be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
15. The obscure glazing shown on the endorsed plans must be through frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of

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the Responsible Authority. Adhesive film or the like that can be removed must not be used.

16. All fixed external screening to prevent overlooking marked on the endorsed plans shall be maintained by the owner of the land to the satisfaction of the Responsible Authority.
17. 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.
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.

Lighting

19. Exterior lighting must be installed in such positions as to effectively illuminate all communal areas. Such lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

Completion of Works

20. Prior to the occupation of each dwelling, all common property works, any crossovers and accessways, all works associated with that particular dwelling, and any works related to the provision of drainage, sewer, power and water supply are completed for each dwelling, to the satisfaction of the Responsible Authority.
21. Prior to the occupation of each dwelling, all landscaping works shown on endorsed plans for that dwelling must be completed, along with all common property landscaping works, to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
22. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
23. Prior to the occupation of the dwellings hereby permitted, the new fences shown on endorsed plans must be erected to Council's satisfaction, at the full cost of the applicant/owner(s).

Expiry

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

In accordance with section 69 of the Act, the responsible authority may

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extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

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: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

CARRIED

4.13 KP15/568 - Kingston City Hall, 977-985 Nepean Highway, Moorabbin

Moved: Cr Staikos

Seconded: Cr Gledhill

That Council determine to support the proposal and issue a Planning Permit to develop the land for the part demolition of an existing building in a Heritage Overlay at Kingston City Hall, 977-985 Nepean Highway, Moorabbin, subject to the following conditions:

1. Before the demolition work 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 10 August 2015, but modified to show:
 - a. dimensions of the new opening providing access from the courtyard to the Moorabbin Town Hall nominated on the elevation plan(s);
 - b. the wall opening to allow access from the courtyard into the Moorabbin Town Hall situated on the exterior wall between the two existing expansion joints in the bricks; and
 - c. removal of any mention of the 'organ console feature' from the plans.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The amenity of the area must not be detrimentally affected by the development and/or use, through the:
 - i. Transport of materials, goods or commodities to or from the land.
 - ii. Appearance of any building, works or materials.
 - iii. Emission of noise, artificial light, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - iv. Presence of vermin.
 - v. Any other way.
4. The development of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise. In this regard any nuisance shall be assessed in accordance with the Australian Standards AS1055 and AS2107 relating to the measurement of Environmental Noise and recommended sound levels.
5. No goods or packaging materials shall be stored or left exposed outside the building so as to be visible to the public from a road or other public place.
6. All external surfaces of the building elevations must be finished in accordance with the schedule on the endorsed plans and maintained in good condition to the Responsible Authority's satisfaction.
7. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

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

In accordance with Section 69 of The Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: Prior to the commencement of the development or use you are required to ob the necessary Building Permit.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

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.

CARRIED

A Division was Called:

DIVISION:

FOR: Crs Staikos, West, Gledhill, Eden and Bearsley (5)

AGAINST: Cr Brownlees (1)

CARRIED

5. Confidential Items

Nil

The meeting closed at 9.53pm

Confirmed.....

The Mayor 17 February 2016