

Minutes

Planning Committee Meeting

Wednesday, 18th March 2020

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**City of Kingston
Planning Committee Meeting**

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The meeting commenced at 7.00pm in the Council Chamber, 1230 Nepean Highway, Cheltenham.

Present: Cr Steve Staikos (Chair)
Cr Tamara Barth
Cr Tamsin Bearsley
Cr Ron Brownlees OAM
Cr Geoff Gledhill
Cr Rosemary West OAM

In Attendance: Jonathan Guttmann, General Manager Planning and Development
Ian Nice, Manager City Development
Phil DeLosa, Manager Governance
Gabrielle Pattenden, Governance Officer
Lindsay Holland, Facilities Officer

1. Apologies

Apologies from Cr Eden, Cr Hua and Cr Oxley were submitted to the meeting.

Moved: Cr West

Seconded: Cr Barth

That the apologies from Cr Eden, Cr Hua and Cr Oxley be received.

CARRIED

2. Confirmation of Minutes of Previous Meetings

Moved: Cr Bearsley

Seconded: Cr Brownlees

That the Minutes of the Planning Committee Meeting held on 11 December 2019 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.

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4. Planning and Development Reports

4.1 Town Planning Application Decisions - February 2020

Moved: Cr Barth

Seconded: Cr West

That the report be noted.

CARRIED

4.2 KP-2016/97/B - 123 & 125 Como Parade East, Parkdale

It is recorded that Graeme Worcester spoke on behalf of objectors.

It is recorded that Richard Umbers spoke on behalf of the applicant.

Moved: Cr Gledhill

Seconded: Cr West

That the Planning Committee adopt a position to advocate that the Victorian Civil and Administrative Tribunal refuse the proposed amendment to Planning Permit KP-2016/97/B at 123 & 125 Como Parade East, Parkdale, on the following grounds

1. The proposal constitutes an over-development of the site.
2. The proposal would detract from the visual amenity of the locality and the streetscape.
3. The proposal fails to satisfy all the requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 Neighbourhood Character Objective, Clause 55.02-2 Residential Policy Objective
4. The proposal does not fully satisfy the requirements of Clause 21.07 – Housing Policy, of the Kingston Planning Scheme.
5. The proposal does not fully satisfy the requirements of Clause 22.06 – Residential Development Policy, of the Kingston Planning Scheme.

CARRIED

4.3 KP-2018/385 - 2, 4 & 6 Horscroft Place Moorabbin

It is recorded that Emma Swart spoke on behalf of objectors.

Procedural Motion

Moved: Cr Barth

Seconded: Cr Bearsley

That consideration of this item be deferred until the March Ordinary Meeting of Council.

CARRIED

4.4 KP-2018/317, 1-5 Maude Street, Cheltenham

Moved: Cr Brownlees

Seconded: Cr Gledhill

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop the land for the construction of a four (4) storey building consisting of 34 apartments at 1-5 Maude Street, Cheltenham, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans by Ewert Leaf, version D, dated provided to Council 12/11/2019, but modified to show:
 - a) the provision of a landscape plan in accordance with the submitted landscape by John Patrick Landscape Architecture, Revision B, dated 24/09/2018;
 - b) provision of bicycle parking to be in accordance with the requirements of Clause 52.34 Bicycle Facilities within the Kingston Planning Scheme;
 - c) the surface material of all driveways/accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - d) a Sustainable Management Plan (SMP) in accordance with condition 10 of this permit;
 - e) the location of all external heating and/or cooling units for the proposed dwellings;
 - f) the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveway/s of the development; and
 - g) parking space 27 and 28 need to be provided with a 1 metre extension due to location of a blind aisle or the provision of swept path diagrams provided that demonstrate vehicles can enter and exit car spaces 27 and 28 in accordance with Clause 52.06 Car Parking of the Kingston Planning Scheme.

Endorsed Plans

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

Drainage and Water Sensitive Urban Design

3. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse and a detention system. The detention system must have a restricted outflow limit.
4. 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”.

6. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
7. 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.
8. The water sensitive urban design treatments as per condition 7 above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.

Waste Management Plan

9. Concurrent with the endorsement of plans, a Waste Management Plan (WMP) 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. The plan must include, but is not limited to, the following:
 - 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 WMP must be implemented to the satisfaction of the Responsible Authority. The WMP must not be modified unless without the written consent of the Responsible Authority.

Sustainable Management Plan

10. Prior to the endorsement of plans required by Condition 1 of this permit, a Sustainable Management Plan (SMP) that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The SMP must incorporate consideration of the following sustainable design criteria:
 - Indoor environment
 - Energy efficiency
 - Water resources
 - Stormwater management
 - Building materials
 - Bicycle parking
 - Waste Management
 - Urban Ecology
 - Innovation
 - Ongoing building and site management.

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11. Prior to the occupation of any building approved under this permit, written confirmation from the author of the endorsed SMP is to be submitted to and approved by the Responsible Authority detailing that all of the required measures specified in the SMP have been implemented, to the satisfaction of the Responsible Authority.

Construction Management

12. Prior to 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. The CMP must be prepared in accordance with the City of Kingston Construction Management Policy and Construction Management Guidelines. The CMP must specify and deal with, but is not limited to, the following elements:
 - a) Public Safety, Amenity and Site Security
 - b) Traffic Management
 - c) Stakeholder Management
 - d) Operating Hours, Noise and Vibration Controls
 - e) Air Quality and Dust Management
 - f) Stormwater and Sediment Control
 - g) Waste and Materials Re-use.

When approved, the plan will be endorsed and will then form part of the permit and shall thereafter be complied with during the undertaking of all works.

Infrastructure and Road Works

13. 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.
14. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
15. Any reinstatements and vehicle crossings are to be constructed to the satisfaction of the Responsible Authority.
16. The replacement of all footpaths, including offsets, 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.

General amenity conditions

18. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
19. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority.
20. All piping, 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.

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Completion of Works

21. Prior to the occupation of the 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.
22. 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. Thereafter, the landscaping shall be maintained (except where that landscaping is on public land) to the satisfaction of the Responsible Authority.

Time Limits

23. 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 Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

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: All buildings and works must be carried out in accordance with the approved Cultural Heritage Management Plan as required by the *Aboriginal Heritage Act 2006*. A copy of the approved CHMP must be held on site during the construction activity.

CARRIED

4.5 KP-2018/289 - 1 Station Street, Mentone

It is recorded that Michael Meyer spoke on behalf of the applicant.

Moved: Cr Gledhill

Seconded: Cr Brownlees

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to construct buildings and works for a 4 storey, mixed-use building comprising seventeen (17) dwellings and a food and drink premises at 1 Station Street, Mentone, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the advertised plans prepared by Finnis Architects Pty Ltd, Drawing No's. 16-085 Sheets 1 to 13 inclusive, Revision 3, dated 22 August 2019. but modified to show:
 - a) the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveways of the development;
 - b) rooftop services to be reduced/consolidated in size and height as much as practical;
 - c) all privacy screening to be nominated as no more than 25 per cent transparency;
 - d) mailboxes nominated in a convenient location;
 - e) the provision of landscape plan in accordance with the plans submitted by Memla, Drawings 1 of 2 and 2 of 2, dated 26/06/2019, amended to the satisfaction of the Responsible Authority and incorporating:
 - i. the area above the basement and below the terrace of Dwelling's 1, 2 and 3, to be a planter box, or boxes, containing structural soils or similar and capable of containing one (1) canopy tree for each dwelling (3 in total) with each reaching a minimum mature height of 12 metres.
 - f) all relevant commitments identified within the Sustainable Management Plan, required under condition 8 of this permit, shown on plans;
 - g) uniformity with the commitments and any changes identified within the Waste Management Plan, required under condition 6 of this permit, shown on the plans
 - h) uniformity with the commitments and any changes identified within the Acoustic Report, required under condition 10 of this permit, shown on the plans;
 - i) 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;
 - j) the provision of the required 210mm high apex above the existing kerb and channel invert level along the entire Station Street frontage of the subject site;
 - k) a note on the western elevation plan to read 'a vertical wall easement to

form the future subdivision to future proof the art mural along the western elevation’.

Endorsed Plans

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

Drainage and Water Sensitive Urban Design

3. Unless with prior written consent of the Responsible Authority, before the development commences the following Integrated Stormwater Management (drainage) documents must be prepared, by a suitably qualified person, to the satisfaction of the Responsible Authority:
 - a) Stormwater Management (drainage) Plan(s) must be prepared, with supporting computations, showing the stormwater (drainage) works to the nominated point of discharge. The plan(s) must show all details of the proposed stormwater works including all existing and proposed features that may have an impact on the stormwater (drainage) works, including landscaping details.
 - b) Prior to submitting detailed plans, a comprehensive stormwater management (drainage) strategy for the site must be prepared that addresses the requirements specified within Council’s “Civil Design requirements for Developers – Part A: Integrated Stormwater Management”.
 - c) The stormwater management (drainage) strategy must include a report with MUSIC modelling results demonstrating water sensitive urban design treatments that achieve Victorian best practice objectives. These may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse, or other treatments to the satisfaction of the Responsible Authority.
 - d) The water sensitive urban design treatments as per conditions 3a, 3b, & 3c above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.
4. Stormwater (drainage) works must be implemented in accordance with the approved stormwater management (drainage) plan and to the satisfaction of the Responsible Authority including the following:
 - a) All stormwater (drainage) works must be provided onsite so as to prevent overflows onto adjacent properties.
 - b) The implementation of stormwater (drainage) detention system which restricts stormwater discharge to the maximum allowable flowrate of 5L/s.
 - c) All stormwater (drainage) works must be maintained to the satisfaction of the Responsible authority.
5. A flood proof apex (ridge level) protecting the property from any overland flows must be provided. This apex is to be a minimum of 210mm above the existing kerb and channel invert level along the entire Station Street of the subject site. This apex is to

Waste Management Plan

6. Concurrent with the endorsement of plans, a Waste Management Plan (WMP) 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. The plan must include, but is not limited to, the following:

- 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.
7. The WMP must be implemented to the satisfaction of the Responsible Authority. The WMP must not be modified unless without the written consent of the Responsible Authority.

Sustainable Management Plan

8. Prior to the endorsement of plans required by Condition 1 of this permit, a Sustainable Management Plan (SMP) that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The SMP must incorporate consideration of the following sustainable design criteria:
- Indoor environment
 - Energy efficiency
 - Water resources
 - Stormwater management
 - Building materials
 - Bicycle parking
 - Waste Management
 - Urban Ecology
 - Innovation
 - Ongoing building and site management.
9. Prior to the occupation of any building approved under this permit, written confirmation from the author of the endorsed SMP is to be submitted to and approved by the Responsible Authority detailing that all of the required measures specified in the SMP have been implemented, to the satisfaction of the Responsible Authority.

Acoustic Treatments

10. Concurrent with the endorsement of plans required under Condition 1 of this permit, an Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Report must be prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority and show how the requirements of State Environment Protection Policy N-1 and relevant Australian Standards will be met. The report must, to the satisfaction of the Responsible Authority, prescribe:
- a) The form of acoustic treatment to dwellings to protect occupants from external noise sources; and
 - b) the mechanical plant equipment installed or constructed as part of the development; and

The plans submitted to the Responsible Authority for endorsement pursuant to this condition must be updated to incorporate the acoustic engineer's recommendations to the satisfaction of the Responsible Authority and where there are recommendations of an ongoing nature, must be implemented to the satisfaction of the Responsible Authority.

Construction Management

11. Prior to 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. The CMP must be prepared in accordance with the City of Kingston Construction Management Policy and Construction Management Guidelines. The CMP must specify and deal with, but is not limited to, the following elements:
 - a) Public Safety, Amenity and Site Security
 - b) Traffic Management
 - c) Stakeholder Management
 - d) Operating Hours, Noise and Vibration Controls
 - e) Air Quality and Dust Management
 - f) Stormwater and Sediment Control
 - g) Waste and Materials Re-use

When approved, the plan will be endorsed and will then form part of the permit and shall thereafter be complied with during the undertaking of all works.

VicTrack

12. Where the site interface with the rail corridor is not secured by a solid wall on the boundary, the permit holder must, at all times, ensure that the common boundary with railway land is fenced at the permit holder's expense.
13. No primary habitable room windows shall be located on the boundary to the VicTrack land.
14. The lower two levels of the boundary wall / fence to the VicTrack land must be treated with a graffiti proof finish and any graffiti that appears on the wall must be cleaned / removed as soon as practicable and at no cost to the Rail Operator or VicTrack.
15. The permit holder must not, at any time:
 - a. allow any drainage, effluent, waste, soil or other materials to enter or be directed to the railway land; or
 - b. store or deposit any waste, soil or other materials on the railway land.
16. The permit holder must not plant any plants or tree species that are likely to cause any future overhang onto the railway land or disturbance to the railway operations.
17. The permit holder must not enter any railway land without the written consent of the Rail Operator. If the permit holder has obtained the Rail Operator's written consent to enter the railway land, the permit holder must comply with the Rail Operator's Site Access Procedures, conditions and safety requirements when accessing the railway land. The permit holder must comply with the Rail Operator's reasonable requirements for works on, over or adjacent to the railway

land. The rail operator contact is: metrositeaccess@metrotrains.com.au

18. Prior to the commencement of works, including demolition and bulk excavation, the permit holder must enter into all necessary construction control and indemnity agreements as required by the Rail Operator to ensure that the disruption to train operation within the railway corridor is kept to a minimum during construction and in compliance with the Rail Operators Safety and Environmental requirements contained within the Rail Operators construction control and indemnity agreement.
19. The permit holder must not carry out, or allow to be carried out, any excavation, filling or construction on the common boundary between the subject land and the railway land unless it has obtained the prior written approval of VicTrack and the Rail Operator.
20. All works, including hoardings, must be undertaken within the subject land and must not encroach onto the railway land.
21. The permit holder must not at any time erect lighting (permanent or temporary) that spills light onto the railway tracks or which interferes with the visibility of signals and rail lines by train drivers.
22. Building materials (including glass / window/ balcony treatments) or advertising signs likely to have an effect on train driver operations along the rail corridor must be shown by a reflectivity and or light study not to cause reflections or glare that may interfere with train driver operations and avoid using red, green or yellow colour schemes or shapes capable of being mistaken for train signals.
23. The permit holder must not install, or cause to be installed, any permanent or temporary ground anchors within the railway land.
24. Before the commencement of the development, including demolition or bulk excavation, the permit holder must contact VicTrack through the email address External.Property@VICTRACK.com.au to obtain the VicTrack's conditions and safety requirements for works on, over or adjacent to the railway land.

Urban Art

25. Before the development is occupied and Urban Art Plan for the lower western wall must be submitted to the satisfaction of and approved by the Responsible Authority. The Urban Art plan must include:
 - a) An elevation plan illustrating the proposed artwork;
 - b) Artists rationale for the concept including consideration of community identity and sense of place
 - c) A cost plan breakdown of fees associated with the design and delivery
 - d) Artist maintenance program.
26. A minimum value of \$20,000 must be allocated to the design and delivery of the urban art required under condition 25 of this permit.
27. Prior to the commencement of occupation of the development, the Urban Art required under condition 26 of this permit must be installed to the satisfaction of the Responsible Authority. The artwork must finished with an effective anti graffiti coating and maintained to the satisfaction of the Responsible Authority.

Footpath/Road Reserve Works

Prior to the occupation of the development hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the kerb and channel, footpath and nature strip reinstated to the satisfaction of the Responsible

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Authority and in accordance with the Activity Centre Streetscape Suite (June 2013).

Infrastructure and Road Works

28. 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.
29. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
30. Any reinstatements and new/modified vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
31. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
32. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.

Use

33. The food and drink premises (Café) is to operate seven (7) days a week between the hours of 6:00am to 6:00pm.
34. Deliveries are to be within the hours of operation.

General amenity conditions

35. 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.
36. 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 not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority.
37. All piping, 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.

Completion of Works

38. Prior to the occupation of the development 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.
39. Prior to the occupation of the development 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 (except where that landscaping is on public land) to the satisfaction of the Responsible Authority.

Expiry

40. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the issue date of this permit.

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- b) The use (food and drink premises) is not started within two (2) years of the issue date of this permit.
- c) The development is not completed within four (4) years of the issue date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

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

Note: Any buildings and works (including eaves) to be located within an easement requires separate consent from Council and/or the relevant service authority. This 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: The applicant/owner must provide a copy of this planning permit and any endorsed plans to any external contractor to ensure that all trees to be retained on site are protected during any works.

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: Any landscape plan prepared in accordance with conditions must comply with Council's Landscape Checklist.

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

5. Confidential Items

The meeting closed at 7.43pm.

Confirmed.....

The Mayor 22 April 2020