

**ITEM NO: 6.3**  
**REPORT NUMBER: 283/21**

**TO: COUNCIL ASSESSMENT PANEL**  
**DATE: 25 AUGUST 2021**  
**SUBJECT: DEFERRED ITEM -110/00128/21 - THE CONSTRUCTION OF A TWO STOREY MEDICAL CLINIC WITH WALLS LOCATED ON THE NORTHERN SIDE BOUNDARY, GROUND FLOOR OFFICE AND ON GRADE CAR PARKING**  
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**DEVELOPMENT OFFICER - PLANNING**  
**SUBJECT SITE: 379 BRIGHTON ROAD, HOVE**  
**ATTACHMENTS:**

- 1. LOCALITY PLAN**
- 2. PROPOSAL PLANS**
- 3. REPRESENTATIONS**
- 4. RESPONSE TO REPRESENTATIONS**
- 5. REFERRAL LETTER FROM THE DEPARTMENT OF INFRASTRUCTURE AND TRANSPORT**
- 6. LANDSCAPE PLAN**

## **1. Abstract of Report**

On 28 July 2021, the Council Assessment Panel deferred application 110/00128/21 to enable the applicant to provide further detailed landscaping plans to soften the built form impacts and heat absorption and reflection as per Landscaping, Fences and Walls Principle of Development Control.

The applicant engaged landscape architecture firm Birdseye Design studios who produced a landscape plan showing various plantings located across the site. The plantings are located to the east, south and west of the subject site where there is available provision for landscaping to thrive.

The landscaping comprises large trees, small shrubs and climbing plants. The overall amount of landscaping across the site has substantially increased in comparison to the original application. The landscaping in its amended form covers approximately 83sqm or 10% of the site area which is considered to be suitable when taking into consideration the overall design of the scheme.

The additional plantings across the site, including tree species that will grow into large canopies when mature will further soften the appearance of the building and also increase the amenity of the site when viewed from Brighton Road.

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The application now better aligns itself with the Objectives of General Section – Landscaping, Fences and Walls as shown below:

- 1 *The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.*

Further, the application sits in line with Principles of Development Control 2:

- 2 *Landscaping should:*
  - (a) *include mature vegetation, the planting of locally indigenous species where appropriate and species tolerant of salt-laden winds near the coast*
  - (b) *be oriented towards the street frontage*
  - (c) *result in the appropriate clearance from powerlines and other infrastructure being maintained.*

The recommendation to the Council Assessment Panel from administration remains unchanged, and the application with the proposed landscaping better lends itself to comply with the relevant landscaping policies warranting planning consent.

## 2. RECOMMENDATION

1. **The proposed development is NOT seriously at variance with the policies in the Development Plan.**
2. **Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00128/21 subject to the following conditions:**

### PLANNING CONDITIONS

1. **That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
2. **That the upper level windows on the northern and southern elevations of the building shall be treated to 1.7m from the finished floor levels to minimise outward views.**
3. **That the landscaping shall comprise semi mature trees and shrubs. The trees shall have a minimum height of 1500mm and the shrubs a minimum height and breadth of 300mm when planted. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**
4. **The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site to the reasonable satisfaction of Council.**