

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 25 October 2017 at 7:00pm.

MEMBERS PRESENT

Presiding Member – J Newman

G Goss

D Bailey

A Vine

R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli

Team Leader Development Assessment – C Watson

Development Officers – D Spasic and A Stamatopoulos

1. OPENING

J Newman welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – Nil

Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

251017/0162

That the minutes of the Development Assessment Panel held on 27 September 2017 be taken as read and confirmed.

Moved by G Goss, Seconded by D Bailey

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Metricon Homes, 3 Stewart Street, South Brighton (Report No 361/17)

DA NO.	:	110/00608/17
APPLICANT	:	METRICON HOMES
LOCATION	:	3 STEWART STREET, SOUTH BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	SINGLE STOREY DETACHED DWELLING WITH GARAGE LOCATED ON NORTHERN SIDE BOUNDARY AND ASSOCIATED RETAINING WALLS
REFERRALS	:	NIL
CATEGORY	:	THREE
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: M Butler

Motion

251017/0163

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 110/00608/17 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 construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.
3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.

4. That storm water from the dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all storm water from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE:

Storm water shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

5. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.
6. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.
7. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
8. That no solid or liquid trade wastes be discharged to the stormwater system.
9. 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.
10. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
11. That the north facing garage wall shall be rendered in a light coloured finish prior to the occupation of the approved development, to the reasonable satisfaction of Council.

- 12. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:**
- (a) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and**
 - (b) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and**
 - (c) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.**

Moved D Bailey, Seconded A Vine

Carried

5.2 J S Fraser, 24 Cecelia Street, North Brighton (Report No 362/17)

DA NO.	:	<u>110/00680/17</u>
APPLICANT	:	<u>J S FRASER</u>
LOCATION	:	<u>24 CECELIA STREET, NORTH BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>SINGLE STOREY DWELLING ADDITION TO REAR OF EXISTING SINGLE STOREY DETACHED DWELLING COMPRISING A WALL HEIGHT OF 3 METRES ABOVE NATURAL GROUND LEVEL LOCATED ON THE WESTERN SIDE BOUNDARY WITH VERANDAH ATTACHED TO THE REAR OF THE ADDITION AND A CARPORT ATTACHED TO THE EASTERN ELEVATION OF THE ASSOCIATED DWELLING AND SITED ON THE EASTERN SECONDARY STREET (MAPLE AVENUE) BOUNDARY</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Speakers: D Hoare and Z Badman

Motion

251017/0164

- 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 110/00680/17 for the construction of a single storey dwelling addition to rear of existing single storey detached dwelling comprising a wall height of 3 metres above natural ground level located on the western side boundary with verandah attached to the rear of the addition and a carport attached to the eastern elevation of the associated dwelling and sited on the eastern secondary street (Maple Avenue) boundary at 24 Cecelia Street, North Brighton, 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 prepared by Zeek Badman, Project No. 16.016.PL01.B and 16.016.PL02.C submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
2. **That adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.**
3. **That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
4. **That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.**
5. **That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.**
6. **That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.**
7. **That no solid or liquid trade wastes be discharged to the stormwater system.**
8. **That the western boundary wall shall be rendered in a colour and finish to the reasonable satisfaction of Council, prior to the occupation of the approved development.**

9. **That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:**
 - (a) **Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and**
 - (b) **Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and**
 - (c) **Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.**

Moved D Bailey, Seconded A Vine

Carried

5.3 Alexander Symonds Surveying Consultants, 233 Esplanade, Seacliff (Report No 363/17)

DA NO. :	110/00874/17
APPLICANT:	ALEXANDER SYMONDS SURVEYING CONSULTANTS
LOCATION :	233 ESPLANADE, SEACLIFF
DEVELOPMENT PLAN:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA :	RESIDENTIAL ZONE SOUTH WEST POLICY AREA 7
NATURE OF DEVELOPMENT:	MERIT
PROPOSAL :	COMMUNITY TITLE LAND DIVISION (110/C075/17) CREATING FIVE ALLOTMENTS FROM THREE ALLOTMENTS
EXISTING USE :	RESIDENTIAL
REFERRALS:	NOT APPLICABLE
CATEGORY :	ONE
RECOMMENDATION	DEVELOPMENT PLAN CONSENT

Motion

251017/0165

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 Council Assessment Panel resolves to grant Development Approval to Development Application 110/00874/17 comprising a community title land division (110/C075/17) creating five lots from three lots.**

PLANNING CONDITIONS

1. The proposal shall be implemented as shown on the plan of division prepared by Alexander Symonds Surveying Consultants, Reference A109517.0000, Drawing No. A109517PROP(A), Revision A dated 22.09.2017 unless varied by any subsequent conditions imposed herein.
2. That the applicant shall advise Council in writing of the demolition of all buildings, structures, footings, pipes and other deleterious materials have been removed from the site in order that Section 51 Clearance may be granted.
3. The financial requirements of SA Water shall be met for the provision of water supply. The developer must advise SA Water the preferred servicing option. Information can be found at:
<http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees. The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
4. Payment of \$13660 into the Planning and Development Fund (2 allotment(s) @ \$6830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Moved G Goss, Seconded A Vine

Carried

5.4 Medallion Projects Nominees Pty Ltd, 233 Esplanade, Seacliff (Report No 364/17)

DA NO. :	110/00624/17
APPLICANT:	MEDALLION PROJECTS NOMINEES PTY LTD
LOCATION :	233 ESPLANADE, SEACLIFF
DEVELOPMENT PLAN:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA :	RESIDENTIAL ZONE SOUTH WEST POLICY AREA 7
NATURE OF DEVELOPMENT:	MERIT
PROPOSAL :	CONSTRUCTION OF FIVE TWO STOREY GROUP DWELLINGS WITH INTEGRAL GARAGES AND CARPORTS
EXISTING USE :	RESIDENTIAL
REFERRALS:	NOT APPLICABLE
CATEGORY :	ONE
RECOMMENDATION	DEVELOPMENT PLAN CONSENT

Motion**251017/0166**

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 Approval to Development Application 110/00624/17 comprising the construction of five two storey group dwellings with integral garages and carports.

PLANNING CONDITIONS

1. That the design and siting of all buildings and structures and site works shall be as shown on the following plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein:
 - GAMA Consulting, Drawing No. 17325-C01, Revision C, 06/09/17;
 - Medallion Homes, Job No. M1715-M1719, Site Plan, Sheet 1 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Landscaping Plan, Sheet P1 of P1, June-17;
 - Medallion Homes, Job No. M1715-M1719, Elevations, Sheet 8 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Dwelling 1 Floor Plan, Sheet 2 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Dwelling 1 Elevations, Sheet 5 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Dwelling 2 & 3 Floor Plan, Sheet 3 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Dwelling 2 & 3 Elevations, Sheet 2 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Dwelling 4 & 5 Floor Plan, Sheet 4 of 8, June-17;

- Medallion Homes, Job No. M1715-M1719, Dwelling 4 & 5 Elevations, Sheet 7 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, Details and Sections, Sheet 3 of 5, August-17;
 - Medallion Homes, Job No. M1715-M1719, Details and Sections, Sheet 4 of 5, August-17;
 - Medallion Homes, Job No. M1715-M1719, Neighbouring Site Lines, Sheet 1 of 5, August-17;
 - Medallion Homes, Job No. M1715-M1719, 9am Shadow Diagram, Sheet 1 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, 12pm Shadow Diagram, Sheet 2 of 8, June-17;
 - Medallion Homes, Job No. M1715-M1719, 3pm Shadow Diagram, Sheet 2 of 8, June-17;
2. That stormwater from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE: Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

3. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
4. That all upstairs windows (except for the western elevation of Dwelling 1) shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.
5. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.

6. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.
7. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.
8. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
9. That no solid or liquid trade wastes be discharged to the stormwater system.
10. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - (d) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (e) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (f) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.

Moved D Bailey, Seconded A Vine

Carried

5.5 Hayley Upton, 7 Yester Avenue, Brighton (Report No 365/17)

DA NO.	:	<u>110/00829/17</u>
APPLICANT	:	<u>HAYLEY UPTON</u>
LOCATION	:	<u>7 YESTER AVENUE, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL CHARACTER ZONE – STREETSCAPE POLICY AREA 13 (BRIGHTON AND GLENELG EAST)</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>TWO STOREY DETACHED DWELLING</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion**251017/0167**

1. That consideration as to the merits of Development Application 110/00829/17 is deferred to enable the applicant to provide plans and information that are consistent and comprehensive with respect to the selection of materials, colours and landscaping. Details should include a reduction in the solidity of the wall located forward of the dwelling, a narrowing of the driveway entry, and increasing the amount of greenery.

Moved D Bailey, Seconded G Goss

Carried**5.6 I Think Design Studio, 61 Alison Street, Glenelg North (Report No 366/17)**

DA NO.	:	<u>110/00903/17</u>
APPLICANT	:	<u>I THINK DESIGN STUDIO</u>
LOCATION	:	<u>61 ALISON STREET, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL CHARACTER ZONE – STREETSCAPE POLICY AREA 14 (GLENELG AND GLENELG NORTH)</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>SINGLE STOREY ADDITION TO REAR OF DWELLING WITH WALL LOCATED ON SOUTHERN SIDE BOUNDARY, SECOND STOREY ADDITION, CARPORT, VERANDAH AND SWIMMING POOL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Motion**251017/0167**

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 Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to refuse Development Plan Consent to Development Application 110/00903/17 in that it does not adhere to the relevant provisions in the Development Plan, namely: Council Wide Residential Principles 1, 20, and 21; Residential Character Zone Objectives 1, 3, and Principle 5; Streetscape Character Policy Area 13 Objectives 1, 3, and Principles 5 and 6. Specifically, the proposal:**
- **Incorporates an inappropriate roof form and pitch that is not reflective of the prevailing and desired character in the locality;**
 - **Provides insufficient articulation and detailing, creating excessive mass and bulk;**
 - **Provides inadequate side setback distances;**
 - **Provides an excessive overall wall height; and**
 - **Incorporate materials, detailing and design that is not reflective of the traditional character elements found in the locality and desired by the Development Plan.**

Moved R Clancy, Seconded G Goss

Carried

6. **REPORTS BY OFFICERS**

6.1 **Nil.**

6.2 Appeal item – 541 Anzac Highway, Glenelg North (Report No: 367) 251017/0168

On 26 July 2017, the then Development Assessment Panel issued a refusal for DA 110/01040/16 for five two storey row dwellings located on the corner of Anzac Highway and Douglas Grove. A refusal was issued as the proposed development was not consistent with relevant principles of the Holdfast Bay Development Plan. The reasons for refusal are shown below:

Development Application 110/01040/16 be refused Development Plan Consent for the reason that it is contrary to:

Council Wide Residential Development Principles 19, 20, 21, 28, and Residential Zone Principle 9.

More specifically, the application does not meet the intent of the Development Plan in relation to:

- *Minimum setback distance to the primary street boundary;*
- *Minimum setback distance to the secondary street boundary;*
- *Minimum setback distance to the western property boundary; and*
- *Maximum amount of site coverage.*

Since the refusal was issued an appeal was lodged to the ERD court. The decision was appealed as the applicant believes that the reasons for refusal can be addressed through a redesign of the dwellings. Amended plans were received and are attached to this report (Attachments 1 and 1.1).

Motion**251017/0168**

That the Council Assessment Panel advise the ERD court that Council supports Development Application 110/01040/16 as amended subject to the conditions listed below:

PLANNING CONDITIONS

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the amended plans 1 and 2 dated 05/10/2017 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.**

4. That upstairs windows on the northern and western elevation shall have minimum window sill heights of 1.7 metres above finished floor level, or otherwise treated to obscure views to adjoining properties to the satisfaction of Council.
5. That storm water from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all storm water from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE:

Storm water shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

6. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.
7. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.
8. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
9. That no solid or liquid trade wastes be discharged to the stormwater system.
10. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.
11. 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.
12. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:

- Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
- (a) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (b) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.

DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE CONDITIONS

1. All vehicular access to/from the site shall be gained via Douglas Grove only. No direct vehicular access to/from Anzac Highway shall be permitted.
2. Access to/from the site shall comply with AS/NZS 2890.1:2004, Fig. 3.1 'Prohibited Locations of Access Driveways'. The separation between the access for southern-most dwelling and the Anzac Highway / Douglas Grove junction shall be maximised.
3. The obsolete crossover on Anzac Highway shall be reinstated to Council standard gutter and kerb at the applicant's cost. This shall be completed prior to operation of the development.
4. Any fencing and vegetation along the Douglas Grove frontage of southern-most dwelling and the corner cut-off shall be open in nature or no taller than 1.0 metres tall in order to maximise sight lines between the Anzac Highway/Douglas Grove junction and the driveway to southern-most dwelling.
5. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Anzac Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Moved R Clancy, Seconded G Goss

Carried

7. **URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil**

8. **CLOSURE**

The meeting closed at 8:40 pm.

CONFIRMED **Wednesday, 22 November 2017**

PRESIDING MEMBER