



**STATUTORY PLANNING
COMMITTEE**

MINUTES

14 JULY 2008

**MINUTES OF THE STATUTORY PLANNING COMMITTEE OF THE
PORT PHILLIP CITY COUNCIL HELD ON 14 JULY 2008, IN THE
COUNCIL CHAMBER, ST KILDA TOWN HALL**

The meeting opened at 6.03pm.

PRESENT

Cr Klepner (Chairperson), Cr Bolitho, Cr Gross, Cr Logan, Cr Sait, Cr Ray, Geoff Oulton Executive Director Community Development and Planning, George Borg Manager, City Development, Paul Smith Manager Environment & Renewal, Simon Gutteridge Senior Urban Planner, Phillip Beard Senior Urban Planner.

Council pays its respects to the people and elders, past and present, of Yalukit Willam and the Kulin Nation. We acknowledge and uphold their relationship to this land.

1. APOLOGIES

MOVED Crs Bolitho/Logan

An apology was received and leave of absence was granted to Cr Cribbes.

A vote was taken and the MOTION was CARRIED.

2. CONFIRMATION OF MINUTES

MOVED Crs Logan/Sait

That the Minutes of the Statutory Planning Committee of the Port Phillip City Council held on 10 June 2008, be confirmed.

A vote was taken and the MOTION was CARRIED.

3. CORRESPONDENCE

Nil.

4. PUBLIC QUESTION TIME

Nil.

5. COUNCILLOR QUESTION TIME

Nil.

6. PRESENTATION OF REPORTS

The order of business was as follows:

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B1 60 WELLINGTON STREET, ST KILDA

Purpose

Construction of a four storey building containing 32 dwellings.

The following speakers made a verbal submission in relation to this item:

- Christopher Cody (objector)
- Morgan Bastone (on behalf of the applicant)

MOVED Crs Ray/Sait

That the Statutory Planning Committee, having caused the application to be advertised and having received 43 objections is of the opinion that the development of the land for the purposes of construction of a four storey building, comprising 32 dwellings with basement car parking and reduction in visitor parking will not cause material detriment to any person.

That a Notice of Decision to Grant a Permit be issued for the development of the land for construction of a four storey building, comprising 32 dwellings with basement car parking and reduction in parking generally in accordance with the endorsed plans.

That the decision be issued as follows:

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 generally in accordance with the plans forming part of the application but modified to show the following:
 - a) The proposed front fence height as no more than 1.5m above natural ground level.
 - b) All east facing balcony screening where shown as 25% transparent as being zero transparency.
 - c) All west and south facing balcony screening, where shown as being 25% transparent, to be shown (via the use of sight line section diagrams) so as to allow only outward and distant views across adjacent properties in those directions and to prohibit all downward views into those properties.
 - d) Balcony screens for apartments 20 and 29 to be constructed of solid opaque glass with a minimum height of 1.7m above the finished floor level of the balconies.
 - e) All ground level walls as being a maximum of 3m in height above natural ground level.
 - f) All 1st and 2nd level walls either with an increased boundary setback of 100mm or a reduction in their height so as to comply with the relevant Rescode side boundary standard.
 - g) Improved protection against west afternoon sun penetration for the upper level west facing bedrooms.
 - h) Details of the garage door external treatment so as to integrate with the wood screening of the front façade.

- i) Visual softening of the rear laneway wall where at zero setback by way of varied materials, colours and textures, but utilising a palette of materials as depicted on other faces of the building,
- j) A schedule of external materials and colours, including samples (glass and otherwise), all in a form capable of being endorsed and placed on Council's file.
- k) All balconies with areas of at least 8m² in area.
- l) Four non-stacker spaces notated as 'visitor parking' and a fifth visitor space in a car stacker indicated as having an automatic key operation which places the visitor space at floor level at all times after use by the resident.
- i) Pedestrian access to the ground floor entry of the building redesigned so as to be accessible to people of all abilities.

Once approved, these plans become the endorsed plans under this permit.

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 3. Before the development starts, additional traffic engineering advice and detail is to be submitted to Council. This advice is to outline the operation of vehicle access at the front of the site in relation to the adjacent pedestrian refuge island and is to either demonstrate that all vehicle access would be unimpeded by the island or if impeded, outline that the island is to be modified or relocated, before completion of the development at a cost to be borne by the applicants/owners to the satisfaction of the responsible authority.
- 4. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
- 5. Before completion of the development, the street tree opposite the location of the proposed crossover is to be replaced at the cost of the applicant/owner to the satisfaction of the Responsible Authority.
- 6. All external materials finishes and paint colours are to be to the satisfaction of the responsible authority and must not be altered without the written consent of the Responsible Authority.
- 7. No equipment, services and architectural features other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
- 8. Any plant and equipment proposed on the roof of the building must be screened in a manner to complement the appearance of the building to the satisfaction of the Responsible Authority.
- 9. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

10. Prior to the commencement of the development hereby permitted the applicant must demonstrate how environmentally-positive features will be incorporated into the development where possible, to the satisfaction of the responsible authority following consultation with Council's ESD officer and completion of either an appropriate STEPS assessment or a written Sustainability Statement of the various approaches to sustainability matters included in the development.
11. The car parking areas and accessways as shown on the endorsed plans shall be formed to such levels so that they may be used in accordance with the plan, and shall be properly constructed, surfaced, drained and line-marked. The car park and driveways shall be maintained to the satisfaction of the Responsible Authority.
12. Before commencement of the works, a construction management plan must be prepared, including a works program, with the objective of minimising the impact of construction works on the nearby residential properties to the satisfaction of the responsible authority. The plan must specify the means of reducing the construction impact (at the cost of the applicant) of dust and noise on the nearby properties, and must provide that hours of work be in accordance with any relevant Local Law.
13. During the construction of the buildings and works allowed by this permit, the roads and streets adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
14. The car parking allocation of this development must not be less than one car space for each one or two bedroom apartment and five visitor parking spaces held in common property.
15. The exhaust/ventilation fan motor for the basement car park is to be located within the basement and not external to the building and is only to operate when the garage door opens or closes. The fan motor is not to operate continuously.
16. Before completion of the building allowed by this permit, the permit holder must incorporate Urban Art in the development, in accordance with Council's Urban Art Strategy, viewable from the frontage/public realm, to a value of at least 0.5% of the total building cost of the development to the satisfaction of Council's Urban Art Officer.
17. Prior to the completion of the development, a Waste Management Plan must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:
 - The estimated garbage and recycling generation volumes for the whole development.
 - The garbage and recycling equipment to be used and the collection service requirements, including the frequency of collection.
 - The location of, proximity, screening of and space allocated both to the garbage and recycling storage areas and collection points.
 - The path of access for both users and collection vehicles.
 - How noise, odour and litter will be managed and minimised.

- Approved facilities for washing bins and storage areas.
 - Who is responsible for each stage of the waste management process.
 - How tenants and residents will be regularly informed of the waste management arrangements.
18. All mechanical equipment must be screened and baffled and/or insulated to minimise noise and vibration to other residents to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
19. This permit will expire if one of the following circumstances applies:
- (a) The development is not started within 2 years of the date of this permit.
 - (b) The development is not completed within 2 years of the date of commencement.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within three months afterwards.

Permit Notes

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

The applicant/owner would 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 this planning permit.

The developer shall show due care in the development of the proposed works so as to ensure that no damage is incurred to any adjoining properties.

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- *Monday to Friday: 7.00am to 6.00pm; or*
- *Saturdays: 9.00am to 3.00pm.*

An after hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

MOVED Crs Bolitho/Logan – AMENDMENT

***Deletion of Condition 1(l) (as moved by Crs Ray/Sait)**

Four non-stacker spaces notated as 'visitor parking' and a fifth visitor space in a car stacker indicated as having an automatic key operation which places the visitor space at floor level at all times after use by the resident.

***Reinstatement of Condition 14 (as printed in the Officer's Report)**

The car parking allocation for subdivision of this development must not be less one car space for each one or two bedroom apartment.

A vote was taken and the AMENDMENT was LOST.

The Chairperson, put the SUBSTANTIVE MOTION (as moved by Crs Ray/Sait)

A vote was taken and the SUBSTANTIVE MOTION was CARRIED.

Cr Gross voted AGAINST the MOTION.

B2 71-85 EASTERN ROAD, SOUTH MELBOURNE

Purpose

Alterations and additions to existing Motel.

The following speakers made a verbal submission in relation to this item:

- Amy Miur (Objector)
- Bruno Mendes
- Peter Anscombe (objector)
- Cathy Lacey (objector)
- Charles Duncan (objector)
- Gerry Phillips (objector)
- T. Randell (objector)
- Simon James (objector)

Cr Sait left the meeting at 7.20pm.

- James Tutton (objector)
- James Morrison
- Christina McRae (on behalf of the applicant)

Cr Sait returned to the meeting at 7.25pm.

Cr Bolitho left the meeting at 7.50pm.

Cr Bolitho returned to the meeting at 7.51pm.

MOVED Crs Ray/Gross

That the Statutory Planning Committee, having caused the application to be advertised and having received thirty six (36) objections, is of the opinion that the proposed alterations and additions to the existing Motel comprising Refurbishment of the existing 6 level motel building including increasing the number of motel units from 41 to 44; Construction of a 29 car space basement car park; Construction of new 1, 2, 3 and 4-storey buildings, incorporating 49 additional motel units (total of 93 motel units), function room, dining room and 60 seat public access Restaurant/Café; Use of land for a Restaurant, Associated landscaping; and Reduction in the number of car spaces required for the uses at 71-85 Eastern Road, South Melbourne will not cause material detriment to any person other than the applicant.

That a Notice of Decision to Grant a Permit be issued for alterations and additions to the existing Motel comprising Refurbishment of the existing 6 level motel building including increasing the number of motel units from 41 to 44; Construction of a 29 car space basement car park; Construction of new 1, 2, 3 and 4-storey buildings, incorporating 49 additional motel units (total of 93 motel units), function room, dining room and 60 seat public access Restaurant/Cafe; Use of land for a Restaurant, Associated landscaping; and Reduction in the number of car spaces required for the uses at 71-85 Eastern Road, South Melbourne.

That the decision be issued as follows:

(1) Amended Plans Required

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 two copies must be provided. The plans must be generally in accordance with the advertised plans but modified to show:

- a) Revisions to the Eastern Road entry and Law Street elevation, changes to the basement car park design, changes to the screening of windows and balconies facing the northern side boundary and changes to external materials and finishes generally in accordance with the drawings entitled Project No. 0704-02, drawing No. P05 Rev A dated 17th June, 2008, P06 Rev A dated 18th June, 2008, P07 Rev A dated 17th June, 2008, P08 Rev A, P09 Rev A, and P10 all dated 16th June, 2008, P11 Rev A dated 17th June, 2008, P12 Rev A and P13 Rev A dated 16th June, 2008, P14 dated November, 2007, and P15 Rev A, P16 Rev A, and P17 Rev A all dated 18th June, 2008, and prepared by Central Equity, but with additional changes as follows:
- b) Car space No. 16 (staff parking) changed to an independently accessible double vehicle stacker.
- c) The bicycle parking spaces setback at least 500mm from car space No. 17.
- d) Direct internal access provided between the Restaurant and the Motel.
- e) The section of the Meeting Room/Function Room east side wall abutting the rear yard of No. 138 Park Street reduced in height to not more than 3.6m on the boundary, such as by use of a bulkhead or a sloping roof etc, or setback at least 1.0m from the boundary.
- f) Plan notations for the Meeting Room/Function Room and Restaurant to incorporate acoustic treatment to walls and window and roofs and self closing external doors to limit external noise levels to compliance with SEPP - N1.
- g) The third floor of the east wing building to be setback a minimum of 9m from the Law Street frontage.

(2) Layout Not Altered

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

(3) Satisfactory Continuation

Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

(4) Services to be Underground

All basic services to the property including water, electricity, gas, sewerage, telephone and telecommunications (whether by means of a line or cable) must be installed underground and located in a position approved by the Responsible Authority.

(5) Finish of Walls on Boundary

Prior to the completion of the development, the walls on or facing the boundary of adjoining properties and/or the laneway shall be cleaned and finished in a manner to the satisfaction of the responsible authority.

(6) Concealment of Pipes

All piping and ducting above the ground floor level of the building (except for downpipes, guttering and rainwater heads) shall be concealed.

(7) Landscape plan

Prior to the commencement of the development hereby permitted, a landscape plan and schedule 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. Landscaping in accordance with such approved plan and schedule must be completed before the commencement of the occupation of the building hereby permitted.

(8) Landscape Works

Landscaping in accordance with the endorsed landscape plan and schedule must be completed or provided for to the satisfaction of the responsible authority, before the commencement of the occupation of the building hereby permitted.

(9) No Equipment on Roof

No equipment (including, but no limited to, ducting and piping, air conditioning and hearing units and satellite dishes), services and architectural features other than those shown on the endorsed plan shall be permitted (other than authorised Telecommunications facilities) unless otherwise agreed to in writing by the Responsible Authority. Any plant and equipment, television antenna and/or satellite dishes shall be visually and acoustically screened (as applicable) from view as far as practicable and located to the satisfaction of the Responsible Authority.

(10) Street Crossings

Vehicular crossings shall be constructed in accordance with the endorsed plans to the satisfaction of the responsible authority, before the use is commenced or building occupied:

- a) Standard vehicular crossings shall be constructed and/or widened at right angles to the road to suit the proposed driveways incorporating bluestone pitchers or suitably shaped and coloured concrete kerb and channel to match existing kerb and guttering (as appropriate),
- b) Any redundant existing crossing shall be removed and the footpath and kerb reconstructed incorporating bluestone pitchers or suitably shaped and coloured concrete kerb and channel to match existing kerb and guttering (as appropriate), and any new car space(s) created along the street frontage of the site as a result of the removal of the crossing must be line marked to the satisfaction of the responsible authority.
- c) Any proposed vehicular crossing shall have satisfactory clearance of any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.
- d) Mirrors placed at the entrance to the basement ramp to assist with pedestrian safety.

(11) Alteration/Reinstatement of Council or Public Authority Assets

Prior to the completion of the development, the Applicant/Owner shall do the following things to the satisfaction of the Responsible Authority:

- (a) All redundant vehicle crossovers shall be removed and the pavement reconstructed at cost of the applicant/owner, to the satisfaction of the Responsible Authority.
- (b) Pay the costs of all alteration/reinstatement of Council and Public Authority assets necessary and required by such Authorities for development (including any necessary line marking of parking spaces, and/or erection of parking signs etc).
- (c) Obtain the prior written approval of the Council or other relevant Authority for such alteration/reinstatement.
- (d) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

(12) Restaurant hours of operation

The restaurant use may operate only between the hours of 6.00am and 10.00pm everyday.

(13) Number of patrons

Without the further written consent of the Responsible Authority no more than sixty (60) patrons must occupy the restaurant premises during operating hours.

(14) Tables and chairs must be available

A minimum of forty five (45) chairs must be available in the restaurant to patrons at all times.

(15) Meeting Room/Function Room Operation

Without the further written consent of the Responsible Authority, the use of the Meeting room and Function room must:

- (a) At all times be ancillary to the use of the land for a Motel;
- (b) Be restricted to use by residents of the Motel; and
- (c) Operate only between the hours of 6.00am and 10.00pm everyday

(16) Waste Management Plan for Higher Density Residential Development.

Prior to the completion of the development, a Waste Management Plan must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:

- The estimated garbage and recycling generation volumes for the whole development.
- The garbage and recycling equipment to be used and the collection service requirements, including the frequency of collection.
- The location of, proximity, screening of and space allocated both to the garbage and recycling storage areas and collection points.
- The path of access for both users and collection vehicles.
- How noise, odour and litter will be managed and minimised.
- Approved facilities for washing bins and storage areas.
- Who is responsible for each stage of the waste management process.
- How tenants and residents will be regularly informed of the waste management arrangements.

(17) Regulation of deliveries and rubbish collection

Deliveries to and from the site, including rubbish collection, must only take place between:

- 7.00am and 10.00pm Monday to Friday;
- 7.00am and 10.00pm Saturday; and
- 10.00am and 9.00pm Sunday.

(18) Disposal of Bottles

No disposal of bottles or drink containers may take place after 10.00pm or before 8.00am on any day of the week, unless with the further consent of the Responsible Authority.

(19) Mechanical exhaust

The kitchen(s) mechanical exhaust system must be constructed in accordance with the Australian Standard number 1668 and/or to the satisfaction of the Regulatory Authority.

(20) Vertical discharge for mechanical exhaust

The kitchen(s) exhaust system must provide for a vertical discharge to the atmosphere at a point and velocity which allows for effective dispersal of fumes so as to not create a nuisance (as defined under the Health Act 1958) to the surrounding amenity.

(21) Treatment of fumes

Fumes from any café/restaurant kitchen(s) must be treated within the mechanical exhaust system to ensure that any discharge does not create a nuisance (as defined under the Health Act 1958). Options available include carbon filters, ultra violet ozone producing lamps, electrostatic precipitation, odour neutralising system or other suitable method. The method of treatment must be designed, installed, operated and maintained to the satisfaction of the Responsible Authority.

(22) SEPP N1

All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimize noise and vibration to other residences to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.

(23) No public address system

Without the further consent of the Responsible Authority, no form of public address system or sound amplification equipment must be used on the premises so as to be audible outside the premises.

(24) Sustainable Design Statement

Before the development commences a sustainable design statement must be submitted to and approved by the Responsible Authority. The sustainable design statement must outline proposed sustainable design initiatives. When approved, the statement will be endorsed and will then form part of the permit.

(25) Incorporation of Sustainable Design initiatives

The project must incorporate the sustainable design initiatives listed in the endorsed Sustainability Statement

(26) Street tree replacement

Any existing street tree which is required to be removed outside the site must be replaced by a new tree of a species and maturity and in a location which must be to the satisfaction of Council's Street Tree Coordinator. The new tree(s) must be planted and maintained to the satisfaction of the Street Tree Coordinator at no expense to the Council.

(27) Construction Management Plan

Prior to the commencement of the works a construction management plan must be prepared, including a works program, with the objective of minimising the impact of construction works on the nearby residential properties to the satisfaction of the responsible authority. The plan must specify the means of reducing the construction impact (at the cost of the applicant) of dust and noise on the nearby properties, and must provide that hours of work be in accordance with any relevant Local Law.

(28) Sustainable Transport Plan

- a) The operators of the Motel and the Restaurant shall provide all guests with information regarding on-street and on-site parking arrangements and sustainable transport options at the time that bookings are made.
- b) Information referred in 28 (a) shall be made available as pamphlets and signage in all guests rooms, guest foyers both to the satisfaction of the Responsible Authority.

(29) Time for Starting and Completion

This permit will expire if one of the following circumstances applies:

- (a) The development is not started within two (2) years of the date of this permit;
- (b) The development is not completed within two (2) years of the date of commencement;
- (c) The use is not commenced within 2 years.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Notations

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Building Works to Accord With Planning Permit

The applicant/owner will 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 this planning permit.

Due Care

The developer shall show due care in the development of the proposed extensions so as to ensure that no damage is incurred to any dwelling on the adjoining properties.

Air Conditioning Plant

Any air conditioning plant must be screened and baffled and/or insulated to minimise noise and vibration to other residences in accordance with Environmental Protection Authority Noise Control Technical Guidelines as follows:

- (a) noise from the plant during the day and evening (7.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Weekends and Public Holidays) must not exceed the background noise level by more than 5 dB(A) measured at the property boundary;*
- (b) noise from the plant during the night (10.00pm to 7.00am Monday to Friday, 10.00pm to 9.00am Weekends and Public Holidays) must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open).*

Days and Hours of Construction Works

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- Monday to Friday: 7.00am to 6.00pm; or*
- Saturdays: 9.00am to 3.00pm.*

An after hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal shall be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the responsible authority prior to the commencement of any buildings or works.

Roads and laneways to be kept clear

During the construction of the buildings and works allowed by this permit, the roads and/or laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.

Restaurant Use

The restaurant use hereby permitted must remain a restaurant as defined in the Port Phillip Planning Scheme, throughout the trading hours hereby permitted, and is not permitted to transform to a bar, tavern, hotel or place of assembly at any time except with the prior approval of Council

Environmental Health

The premises must comply with the Food Act 1984 and the Food Standards Code and must be registered with Council's Health Department prior to use

No resident or visitor parking permits

The owners and occupiers of the development allowed by this permit will not be eligible for Council resident or visitor parking permits.

Parking Infringements

Any parking infringement relating to the proposed development may be reported to Council's Parking Enforcement Section on 9209.6751 (B.H.) or 9209.666 (A.H.)

Cross-over Permit Required

A cross-over permit must be obtained from Council (contact 9209.6216) prior to the carrying out of any vehicle crossing works.

Outdoor Seating Area Requirement

Any outdoor seating outside the Title boundary and associated with the premises is required to comply with any permit issued by Council's Local Laws section.

Permit required for signs

This permit relates only to the use and development of the land and does not comprise an approval for the erection of any advertising signs. The location and details of any advertising signs to be erected on the land and not exempt pursuant to the Port Phillip Planning Scheme, must be the subject of a separate planning permit application.

Waste Collection

The applicant must consult with Council's Waste Management Department regarding the location of waste bins and collection options.

Council contacts

Approval may be required from other Council Departments (where relevant) before the proposal may commence. The following contact details are provided for your assistance:

- Building Department 9209.6253*
- Health Department (Community Amenity) 9209.6262*
- Local Laws 9209.6852*

Note

That the Statutory Planning Committee has made this decision having particular regard to Sections 58, 59, 60, 61 and 62 of the Planning & Environment Act 1987.

A vote was taken and the MOTION was CARRIED.

Cr Logan voted AGAINST the MOTION.

B3 DELEGATE REPORT

Purpose

To present Council with a summary of all Planning Permits issued under Delegation.

MOVED Crs Bolitho/Sait

That the Council receive and note the report regarding the summary of all Planning Decisions issued in accordance with the Schedule of Delegation made under Section 98 of the Local Government Act 1989 and Section 188 of the Planning & Environment Act 1987 adopted by Council on 24 July 1996 and as amended, for the Port Phillip Planning Scheme.

A vote was taken and the MOTION was CARRIED.

7. URGENT BUSINESS

Nil.

8. PRESENTATION OF CONFIDENTIAL REPORTS

Nil.

MINUTES - STATUTORY PLANNING COMMITTEE - 14 JULY 2008

As there was no further business the meeting closed at 8.30pm.

Confirmed: 11 August 2008

Chairperson: _____