

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

TUESDAY 16 NOVEMBER 2010

- NOTES:**
- 1. This Meeting makes Recommendations to the Manager Planning & Development Services.**
 - 2. Should any Elected Member want any matter referred and considered by the Council, please contact the Manager Planning & Development Services prior to the Friday following the date of publishing these minutes.**
 - 3. Unless 'called in' by an Elected Member it is expected that the Manager Planning & Development Services will after the 'call in' date approve the recommendations, refer the matter to the Council or back to the Development Advisory Unit for further considerations.**

DISTRIBUTED: MONDAY 22 NOVEMBER 2010

**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 16 NOVEMBER 2010.**

PRESENT

C. O'Neill	Consultant
T. Capobianco	A/Manager Planning & Development Services
P. Prendergast	Manager Planning and Development Services (observing)
H. Shigeyoshi	A/Planning Services Coordinator
L. Anderson	Senior Planning Officer
P. Stuart	A/ Senior Planning Officer
R Bailey	Special Projects Officer (Engineering Design)
M. Snell	Senior Team Leader Landscape Construction

APOLOGIES

IN ATTENDANCE

OBSERVERS

DISCLOSURES OF INTEREST

ELECTED MEMBERS' ATTENTION

Nil

DELEGATED AUTHORITY – PLANNING POLICY (1) 2

The following items are recommendations to the Manager Planning & Development Services for decision.

DISCLOSURE OF FINANCIAL INTERESTS LOCAL GOVERNMENT ACT 1995

Members' interests in matters to be discussed at meetings to be disclosed

S.5.65 (1) A member who as an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the Chief Executive Officer before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10,000 or imprisonment for 2 years.

Meeting to be informed of disclosures

S.5.66 If a member has disclosed an interest in a written notice given to the Chief Executive Officer before a meeting then before the meeting -

- (a) the Chief Executive Officer is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) the person who is to preside at the meeting is to bring the notice to the attention of the persons who attend the meeting.

Disclosing members not to participate in meetings

S.5.67 A member who makes a disclosure under Section 5.65 must not -

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under Section 5.68 or 5.69.

Penalty: \$10,000 or imprisonment for 2 years.

Please refer to your Handbook for definitions of interests and other detail.

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**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

Ward : City
 Category : Operational
 Application Number : DA-2010-1305
 Property : Lot 14 (37) McCoy Street, Myaree
 Proposal : 58 Storage Units
 Applicant : Denney Building Design
 Owner : Wallis Enterprises Pty Ltd and McCoy Street Property Pty Ltd
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Peter Prendergast
 Manager Planning and Development Services
 Previous Items : Not Applicable

AUTHORITY / DISCRETION

Definition

<input type="checkbox"/>	Advocacy	<i>when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>when Council review decisions made by Officers.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<i>when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

KEY ISSUES / SUMMARY

- This application seeks consent for the the comprehensive re-development of the site.to provide a 58 unit self storage facility.
- The subject site is situated within an established mixed business area.
- Storage is a 'D' use (not permitted unless the Council exercises discretion and grants planning approval) within the ' Mixed Business' Precinct under the provisions of the City of Melville Community Planning Scheme No. 5 (CPS5).
- The proposal is fully compliant with the development requirements of CPS5 and relevant Council Policies.
- The application is recommended for conditional approval.



**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

BACKGROUND

Scheme Provisions

MRS Zoning	:	Industrial
CPS 5 Zoning	:	Mixed Business
R-Code	:	Not applicable
Use Type	:	Storage
Use Permissibility	:	'D' – use not permitted unless the Council exercises discretion and grants planning approval.

Site Details

Lot Area	:	4045sqm
Retention of Existing Vegetation	:	Not applicable
Street Tree(s)	:	Not applicable
Street Furniture (drainage pits etc)	:	Not applicable
Site Details	:	Refer to photo above

U10_0294_November_2010.pdf A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on Monday 22 November 2010.

DETAIL

Development Requirements

The proposed development is fully compliant with the development requirements of CPS No 5.

PUBLIC CONSULTATION/COMMUNICATION

Not required.

REFERRALS TO GOVERNMENT AGENCIES

None required..

STATUTORY AND LEGAL IMPLICATIONS

Should the City of Melville refuse the application, the applicant will have the right to appeal the decision in accordance with Part 14 of the *Planning and Development Act 2005*.

FINANCIAL IMPLICATIONS

None applicable.

**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

None applicable.

POLICY IMPLICATIONS

The following policies are of specific relevance in the determination of the subject application:

Policy 28-PL-006 - Mixed Business Precinct Additional Development Requirements – This policy prescribes additional development requirements for properties situated within the 'Mixed Business' precinct.

Policy 06-PL-024 – Car Parking (Non-Residential) : This Policy controls the provision of car parking for non-residential development proposals throughout the City

ALTERNATE OPTIONS & THEIR IMPLICATIONS

This application is recommended for approval under delegation through the DAU process. Should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call the matter up for formal Council consideration.

COMMENTS

As indicated, planning approval is sought for the redevelopment of the site to provide a self storage facility comprising 58 individual storage units. It is anticipated that the proposed units will be utilised by sole traders such as plumbers and electricians who will use the self storage facilities to store work related equipment and machinery. In addition, the facility may be used by householders for the storage of excess belongings or equipment such as boats, jet ski's, caravans, furniture and general domestic paraphernalia.

In accordance with the development requirements of CPS No 5, the development has been designed with zero side and rear setbacks. By doing so, 46 of the 58 storage units are sited along the outer flanks of the site, with 12 of the units sited centrally. This arrangement facilitates the creation of a one way access and egress arrangement for vehicles, the details of which are evident on the attached site plan.

Design Issues

The proposed buildings are of flat roof concrete tilt up construction. Whilst the use of such construction can result in a somewhat stark and uninteresting building form, in this case, the impact that this type of construction will have is considered mitigated, particularly along the more visually prominent front elevation, by the landscaping proposed within the front setback area. This landscaping will provide a suitable screen, and will enhance the relationship that the proposed development will have within the McCoy Street streetscape.

**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

Land Use Matters

In land use terms the proposed use is defined by CPS No 5 as a storage use, which is classed as a “D” Use in the Mixed Business Precinct, i.e. a use not permitted unless the Council exercises discretion and grants planning approval. As such, and given the proposed use is complimentary in nature to the range of light industrial uses that currently exist within the immediate locality, it is considered that the use is acceptable in principle in land use terms.

Policy Considerations

As indicated, the proposal has been assessed in accordance with the provisions of Council Policy reference 28-PL-006 - Mixed Business Precinct Additional Development Requirements, and Council Policy reference 06-PL-024 – Car Parking (Non-Residential). With respect to the Mixed Business Precinct additional development requirements, the proposed development is fully compliant with the additional development requirements, and is recommended for approval on that basis. With respect to Car Parking policy, the development requires the provision of 20 car parking bays. In this case the plans submitted depict the provision of 23 bays. The proposed development is therefore fully compliant in that regard, and recommended for approval on that basis

Traffic Considerations

The details of this application have been considered by officers of the City’s Technical Services Department who recommend that in order to ensure the free flow of traffic and provide suitable manoeuvrability for vehicles within the site, 2 of the 23 proposed car parking bays should be deleted. In addition it has also been identified that car-parking bay 21 is required to be modified to 6.2 metres in length in order to comply with the relevant Australian Standard.

Given there is an oversupply of 3 car parking bays, the loss of 2 bays can be accommodated without prejudice to Council Car Parking Policy, as can the modification to the length of bay 21.

Suitably worded Special Conditions of approval are therefore recommended.

CONCLUSION

As the proposed development is in full compliance with the provisions of both CPS No 5 and relevant Council Policies, it is recommended that the application be conditionally approved.

**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

OFFICER RECOMMENDATION

APPROVAL

That the application for the development of 58 Storage Units on Lot 14 (37) McCoy Street, Myaree be approved with the following Special Condition and Standard Condition:

SPECIAL CONDITION:

1. Prior to the issue of a Building Licence, car-parking bays 13 and 14, as outlined in red on the attached approved plan, must be deleted from the proposal, and the land used to enhance manoeuvrability within the lot, to the satisfaction of the Manager Planning and Development.
2. Prior to the issue of a Building Licence, car-parking bay 21, as indicated in red on the attached approved plan, is to be modified to be 6.2m in length.
3. Prior to the issue of a Building Licence, a landscaping plan must be submitted to the City for its consideration and approval. The plan should demonstrate the provision of landscaping within the Council owned verge to the front of the property, and must include details of:
 - the location and type of proposed tree and shrub species including their size and planting density,
 - grassed areas,
 - how the area will be reticulated, and
 - maintenance schedules.

The approved landscaping must be implemented during the first available planting season after the completion of the construction phase, and thereafter retained to the satisfaction of the Manager Planning and Development. Any planted species that fail to establish within one year of the planting phase must be replaced.

4. A drainage plan is to be submitted and approved for the subject site prior to the issue of a Building Licence.
5. In accordance with the approved plans all parking bay/s, driveway/s and points of ingress and egress areas are to be permanently provided, constructed, drained, marked prior to the development first being occupied and thereafter maintained. The parking bay/s, driveway/s and points of ingress and egress are to be designed in accordance with the City of Melville Plan Nos 102A2-80E/1 (concrete commercial crossover), 423A2-87E (bitumen commercial crossover) unless otherwise specified by this approval. The applicant shall pay for where any damage is caused to a council facility, tree or street furniture, or where alteration to a council facility is required, the cost of such damage or alteration. A concrete apron having width of 0.75 metres is to be installed between any brick paved crossing and the bitumen surface of a road. The cost of any damage to a street tree will be determined in accordance with the "tree amenity valuation formula" adopted by the Council in September 1994.

**U10/0294 (TW) 58 STORAGE UNITS AT LOT 14 (37) MCCOY STREET, MYAREE (REC)
(ATTACHMENT)**

6. Prior to the commencement of operation, all unused crossover(s) are to be removed and the kerbing and verge to be reinstated at the applicant/owner's full expense to the satisfaction of the Manager Planning and Development Services.
7. All stormwater and drainage run off to be contained on site. An onsite stormwater drainage system with a capacity to contain a 1:100 year storm of a twenty-four (24) hour duration is to be provided prior to the development first being occupied and thereafter maintained. All downpipes to be connected to soakwells. The proposed stormwater drainage system is required to be shown on the building licence submission for approval prior to the commencement of construction.

STANDARD CONDITIONS:

8. Prior to the commencement of operation, the front elevation of the building/s and wall/s is to be treated with non-sacrificial anti-graffiti agent.
9. Prior to the commencement of operation, lighting to be provided to all carparking areas and the exterior entrances to all buildings in accordance with Australian Standard AS1158.3.1 (cat. P). All external lighting to be hooded and oriented so that the light source is not directly visible to the travelling public or abutting residences.
10. All sewerage wastes and water pipes to be concealed within the building.
11. Prior to the commencement of any construction the Council requires the provision of a suitable receptacle for the containment of windblown rubbish. The receptacle (generally a wire mesh cage) should have maximum openings of 100mm; have a base of 4m² and a height of 1m and a hinged lid. The receptacle should not be allowed to overfill.

ADVICE NOTES:

The proposal will need to comply with all aspects of the Building Code of Australia including fire rating, fire separation, provision of hydrants, hose reels, access ramps and disabled facilities, emergency lighting and signage.

A separate application for Planning Approval and a Signs Licence is required for all signage.

**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)**

Ward : Applecross/Mt Pleasant
 Category : Operational
 Application Number : DA-2010-654/A
 Property : 24A Sweetman Street, Ardross
 Proposal : Two Storey Single House
 Applicant : Honest Holdings Pty Ltd
 Owner : Mr O J Standing and Ms C Standing
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Mr Peter Prendergast
 Manager Planning and Development Services
 Previous Items : [P10/3148 Ordinary Meeting of Council 17 August 2010](#)

AUTHORITY / DISCRETION

<input type="checkbox"/>	Advocacy	<i>when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>when Council review decisions made by Officers.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<i>when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)**

KEY ISSUES / SUMMARY

- The subject application represents an amendment to a previous development application that was approved by Council at its Ordinary Meeting held on 17 August 2010.
- Amendments comprise minor internal modifications on the ground floor level and a more significant re-design of the proposed upper floor.
- The subject lot is located within the Living Area Precinct – Ardross AR1 wherein additional battle-axe lot development requirements apply.
- The application details are fully compliant with the Acceptable Development provisions of the Residential Design Codes of WA (R-Codes).
- The application requires a Special Majority decision of Council by virtue of the proposed variations to the Living Area Precinct – Ardross AR1 battle-axe lot development provisions.
- In view of the proposed variations to the battle-axe lot development provisions of CPS No 5, the application has been advertised to surrounding landowners with no representations received.
- The previous DA for the development of this lot was similarly advertised, at which time three (3) objections were received.
- It is noted that the City has recently considered and accepted similar development applications for two-storey dwellings on battle-axe lots which are the subject of the battle-axe lot development provisions.
- The subject application is not considered to have an adverse amenity impact upon surrounding residences and as such, satisfies the objectives of Clause 7.8 of CPS No. 5
- It is recommended that the application be referred to Council for determination in accordance with Scheme provisions.



**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)****BACKGROUND**

The subject lot is located in the Living Area Precinct – Ardross AR1. Community Planning Scheme No. 5 (CPS5) contains battle-axe development provisions which require consideration as part of this application.

The original application for the construction of a two-storey Single House on the subject rear battleaxe lot was conditionally approved by Council on 17 August 2010. This approval was one of a number of similar rear battleaxe lot development proposals to be endorsed by Council in recent times all of which sought approval for variations to the battle-axe lot development provisions of CPS No 5, but were otherwise in compliance with the Acceptable Development provisions and/or Performance Criteria of the R-Codes.

It is noted that the battle-axe lot development requirements do not apply to the development of rear strata lots where grouped dwellings (as opposed to single houses), are proposed. This is an anomaly which has previously been highlighted and accepted as such by the Council.

Scheme Provisions

MRS Zoning	: Urban
CPS 5 Zoning	: Living Area Precinct – Ardross AR1
R-Code	: R20
Use Type	: Residential
Use Class	: 'P' - Permitted

Site Details

Lot Area	: 464m ²
Retention of Existing Vegetation	: n/a
Street Tree(s)	: n/a
Street Furniture (drainage pits etc)	: n/a
Site Details	: Refer to photo above

[U10_2095_November_2010.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on Monday 22 November 2010.

**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)**

DETAIL

Development Requirements: R-Codes

The proposed development is fully compliant with the development requirements, including setback requirements, of the R-Codes..

Battle-axe Development Requirements: CPS5

Development Requirement	Required/ Allowed	Proposed	Comments	Delegation to approve variation	Plan Notation
First Floor Area	30% of GFA	65%	Does not Comply	Council	
Side and Rear Setback for First Floor	4.0m	4.0m (east) 5.565 (south) 1.488 (west) 2.280 (north)	Complies Does not Comply	Council	
Rear Ground Floor Setback	3.0m (min) 6.0m (av)	1.7m 1.9m	Does not Comply	Council	
Plot Ratio	0.4 (effective lot area)	0.49	Does not Comply	Council	

(*Non-compliance in bold)

**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)**

PUBLIC CONSULTATION/COMMUNICATION

Advertising Required:	Yes.
Neighbour's Comment Supplied:	No comments received as a result of advertising.
Reason:	Variations to the provisions of CPS5.
Support/Object:	Not applicable – no comments received.

REFERRALS TO GOVERNMENT AGENCIES

None required.

STATUTORY AND LEGAL IMPLICATIONS

Should the Council refuse the application for planning approval, the applicant will have the right to have the decision reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*.

FINANCIAL IMPLICATIONS

None applicable.

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

None applicable.

POLICY IMPLICATIONS

None applicable.

ALTERNATE OPTIONS & THEIR IMPLICATIONS

This application may be refused by Council however such a decision is not considered appropriate as the application is deemed to satisfy the relevant Acceptable Development provisions and Performance Criteria of the R-Codes and the amenity provisions of Clause 7.8 of CPS5.

Should the application be refused, the applicant would have the right of review to the State Administrative Tribunal.

**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)****COMMENTS**

As outlined above, Council previously approved a detailed application for the residential development of this lot. The current application incorporates a number of design changes to the scheme previously approved, including:

- An increased southern side setback to the ground floor;
- The relocation of a stairwell on the ground floor;
- The removal of a ground floor family room window;
- The reconfiguration of the upper floor room layouts which have resulted in a reduced western side setback from 4.08m (as previously approved) to 1.49m.
- Revised eastern and southern upper floor elevations however, both achieve the minimum 4.0m setback required by CPS No 5.

Whilst the changes proposed do not conflict with the acceptable development requirements of the R Codes, they do involve a number of variations to the Living Area Precinct – Ardross AR1 battle-axe development provisions of CPS No 5. These are summarised as follows::

- Variation to the maximum plot ratio of 0.49 in lieu of 0.4.
- Variation to the first floor area relative to the gross floor area being 64.5% in lieu of 30%;
- Variation to all the upper floor side and rear setbacks in lieu of the 4.0m requirement
- Variation to the 3.0m minimum and 6.0m average rear ground floor setback, proposed to be 1.7m and 1.9m respectively.

Notwithstanding these variations, the upper floor footprint remains largely unchanged, as does the resultant relationship between the eastern side elevation and neighbouring properties located to the east. The changes to the upper floor layout proposed as part of the current application are most evident on the western elevation. This represents the substantial difference between the subject application and the detailed application already approved. As such, and for the purposes of this report, it is not proposed to reiterate the justification already considered as part of the previous determination, the details of which can be found by reference to the comments section of Item P10/3148 of the minutes of the Ordinary Meeting of Council held on 17/08/2010.

Notwithstanding this, justification in respect of the proposed western upper-floor wall setback is of relevance to the determination of the current proposal, and is provided as follows:.

**U10/0295 (DR) PROPOSED TWO-STOREY RESIDENCE ON STRATA LOT 2 (24A)
SWEETMAN STREET, ARDROSS (SMREC) (ATTACHMENT)****Western Upper-Floor Wall Setback**

The upper floor wall setback on the western elevation is proposed at a minimum of 1.488m, as opposed to the detailed plans previously approved which incorporated a setback of 4.08m. The required setback is 4.0m .

It is noted however that the variation sought is in respect of a relatively small portion of the overall wall length (5.0m) The remainder of the western upper floor wall retains the boundary setback approved as part of the original proposal, i.e. 4.08m.

Taking this into account, and given there have been no objections raised in respect of the current proposal, it is concluded that the reduced setback will be unlikely to compromise the levels of residential amenity enjoyed by the owners and/or occupiers of neighbouring residences,

CONCLUSION

It is considered that the proposed development can take place without prejudice to the provisions of the R-Codes or the development requirements and/or amenity provisions of CPS No 5. As such it is recommended that the application is referred to Council for determination in accordance with Clause 4.3 of CPS No 5.

OFFICER RECOMMENDATION**APPROVAL**

That the application for a two-storey single house on Lot 2 (24A) Sweetman Street, Ardross be referred to Council for consideration and determination pursuant to Clause 4.3 of Community Planning Scheme No. 5. subject to compliance with the conditions attached to approval reference DA-2010-654 and the following Special Condition:

SPECIAL CONDITION:

- 1. In order to comply with Clause 6.8.1 (A1) Visual Privacy of the Residential Design Codes , the north facing window of the UPPER-FLOOR BED 1 as marked in 'RED' on the approved plans being either: fixed obscure glazing to a minimum height of 1.65 metres above the finished floor level; or a minimum sill height of 1.6 metres above the finished floor level; or an obscure awning type window; or such other alternative as complies with the above Clause 6.8.1 (A1).**

U10/0296– (MS) - STREET TREE REMOVAL REQUESTS RELATIVE TO DEVELOPMENT PROPOSALS AT DAU MEETING 16 NOVEMBER 2010

No.	LOCATION	TREE / BACKGROUND	RECOMMENDATION
1	5 Canna Way, Ardross	Mature Queensland Box Tree (<i>Lophostemon Conferta</i>) in good health. Situated under power-lines. Owner requesting removal to make way on western side of property for proposed double crossover, as part of development proposal for a single-storey single house (BA 2010-2119) which is currently under validation.	Recommend that the existing street tree be retained as tree is in good health and forms part of a consistent streetscape / avenue of Box Tree's. Driveway is to be modified to allow 1-metre clearance from base of tree. If required the tree can be under-pruned to allow better access to property via the modified driveway cross over.

