

PLANNING AND DEVELOPMENT

AMENDED OFFICER RECOMMENDATION

ITEM NUMBER: PD128

ITEM TITLE: PROPOSED HOME BUSINESS AND FILL – LOT 355, 307-321 EMU
POINT DRIVE, COLLINGWOOD PARK

PD128: RESPONSIBLE OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council resolves to ISSUE a notice of determination granting development approval, subject to the following conditions, for a Home Business and Fill at Lot 355, 307-321 Emu Point Drive, Collingwood Park:

Conditions:

- (1) Prior to occupancy of use, unless varied by a condition of approval or a minor amendment to the satisfaction of the City of Albany, all development shall occur in accordance with the stamped, approved plans dated (*insert date*). **As amended via condition 13****
- (2) Earthworks and management of stormwater drainage shall be undertaken in accordance with the earthworks plan, including proposed levels**
- (3) Surface water management shall be undertaken to ensure that the vehicle storage area is suitably drained and sealed.**
- (4) All vehicle wash-downs shall be undertaken off-site at the appropriate commercial facilities and there shall be no direct discharges from the vehicle storage area.**
- (5) No servicing of vehicles shall be undertaken on the premises.**
- (6) A landscaping plan detailing the size, species and location of trees/shrubs shall be submitted for approval in writing and implemented to the satisfaction of the City of Albany.**
- (7) All landscaped areas shall be maintained as per the approved landscaping plan(s) to the satisfaction of the City of Albany.**
- (8) The new crossover(s) shall be constructed to the specifications, levels and satisfaction of the City of Albany.**

Advice:

A 'Permit for Vehicle Crossover Construction' from the City of Albany is required prior to any work being carried out within the road reserve, which shall be in accordance with drawing nos. 97024 1/3 – 97024 3/3 (refer to the City of Albany's Subdivision and Development Guidelines).

- (9) The level of noise emanating from the premises shall not exceed that prescribed in the Environmental Protection Act 1986, and the Environmental Protection (Noise) Regulations 1997.**
- (10) The development hereby approved shall not prejudicially affect the amenity of the neighbourhood by, but not limited to, the emission of noise, vibration, smell, smoke or dust.**
- (11) No preparation of bitumen shall be undertaken on the premises.**
- (12) There shall be no storage of construction materials or dumping of construction waste (including asphalt) on the premises.**

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(13) The driveway, new crossover and parking be relocated to the east, away from lot 4 to reduce noise and amenity concerns in general accordance with the attached plan to the satisfaction of the City.

Advice: It is also recommended to the applicants that the shed previously approved for storage but not yet constructed be relocated to the east.

(14) Prior to the commencement of development, the developer must complete an “acid sulphate soils self-assessment form”; if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to the Department of Environment Regulation (DER) for the assessment.

Advice: DER may determine that an acid sulphate soils management plan is required to be submitted for their approval and implemented accordingly.

Officer’s Reason (Executive Director Planning and Development):

The amended recommendation provides more clarity for the applicant, whilst still offering protection to the local amenity and the other identified issues.

The amended officer recommendation addresses:

- protecting the amenity of the neighbouring lot (conditioned by item 13)
- potential Acid Sulphate Soils on the site (conditioned by item 14)
- environmental issues related to bitumen and storage of materials (conditioned by items 11 and 12).