

AMENDMENT BY COUNCILLOR MULCAHY

ITEM NUMBER: PD128
ITEM TITLE: PROPOSED HOME BUSINESS AND FILL-LOT 355, 307-321 EMU POINT DRIVE, COLLINGWOOD PARK

DATE & TIME RECEIVED: TUESDAY 22 NOVEMBER 2016 AT 8.33AM

PD128: AMENDMENT BY COUNCILLOR MULCAHY
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.
- (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.

Councillor Reason:

The relocation of the entry exit road to the subject property will reduce noise and amenity concerns of the affected neighbour. It will also assist in traffic management to and from the site.

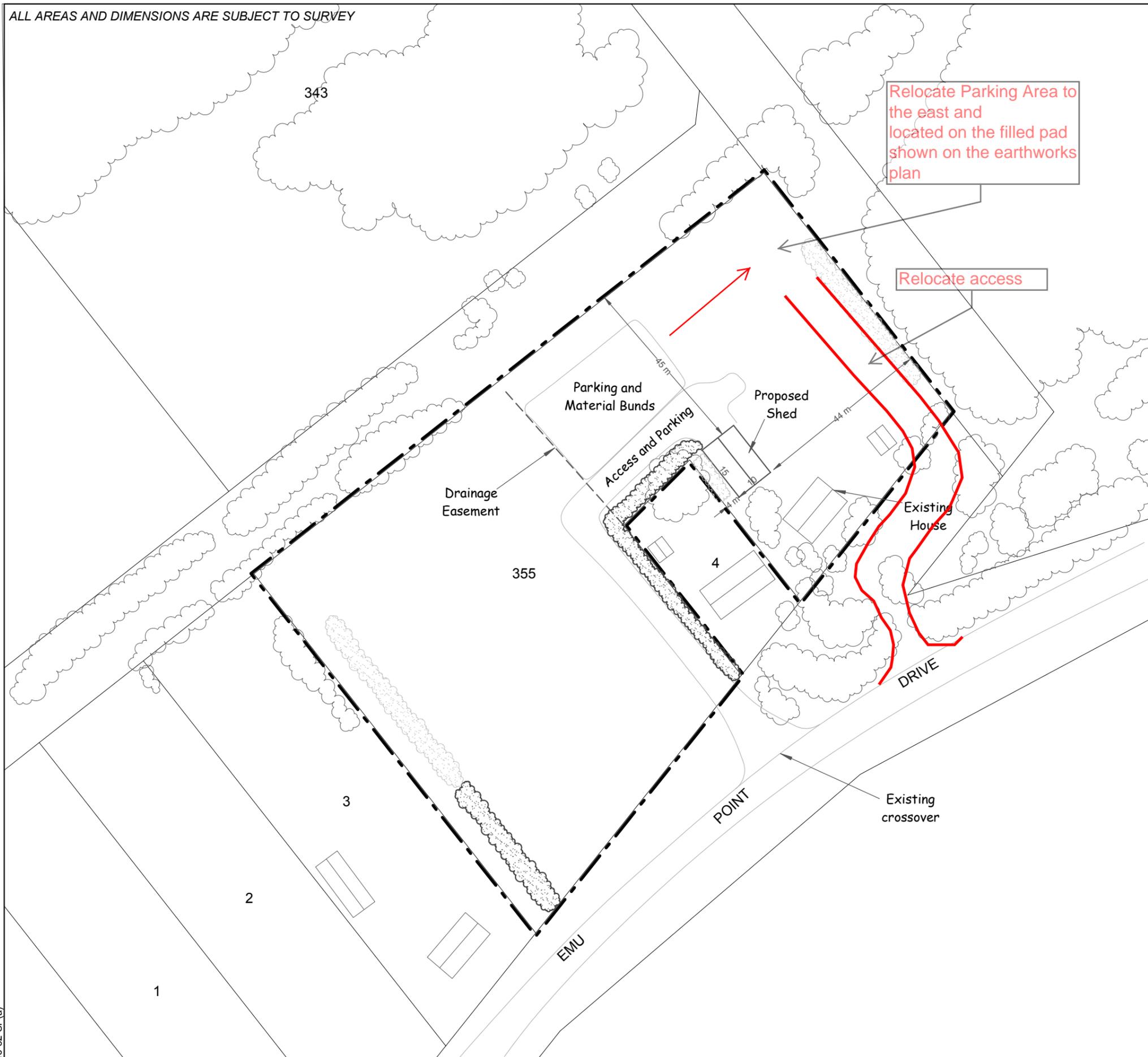
Officer Comment (A/Executive Director Development Services)

This outcome will reduce impact on the residents of lot 4. Staff consider this is a good compromise, allowing the development and the use, but reducing the impact on the neighbour's amenity

SITE PLAN

Lot 355 Emu Point Drive
Collingwood Park, City of Albany

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



LEGEND

-  Subject Land
-  Existing Buildings
-  Proposed Shed
-  Existing Vegetation
-  Landscaping
-  Stabilised Batters



ORIG A3
SCALE 1:1000



Note

For earthworks, batters and levels refer to Earthworks Plan