

Appendix 6 – Proposed Conditions

1. Before the plan of subdivision is certified under the *Subdivision Act 1988*, 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. Deletion of Lot 62 and extension of the drainage reserve to the western boundary of Lot 61 as recommended in the Stormwater Management Report prepared by DPM Consulting Group dated 26 April 2018. The drainage reserve provided with a freeboard of 600mm to the satisfaction of the Responsible Authority.
 - b. A right turn deceleration lane on Old Calder Highway in accordance with the Functional Layout Plan (Drawing No. G22963-01) prepared by Traffix Group dated 28 March 2018.
 - c. A 3.03 metre wide concrete path within the Punjel Drive Reserve to the satisfaction of the Responsible Authority.
 - d. The modified-t (splitter island) within the internal road network changed to a raised intersection to the satisfaction of the Responsible Authority.
 - e. The provision of vehicle crossover(s) between the proposed internal subdivision road and Houdini's Café (52-62 Old Calder Highway Diggers Rest) to the satisfaction of the Responsible Authority.
2. The layout of the subdivision as shown on the endorsed plan must not be altered or modified (whether or not in order to comply with any statute, statutory rule or Local Law, or for any other reason) without the prior written consent of the Responsible Authority.
3. Before a statement of compliance is issued for the first stage of the development, the owner must enter into an agreement with Council made pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:
 - (a) Housing Design Guidelines for all lots on the plan of subdivision in accordance with Council's Housing Diversity Strategy and the Compact Suburban 1 Housing Character Area statement under Council's Housing Character Assessment Guidelines. The guidelines must also include details of housing typologies will also need to address fencing treatments for all corner lots in the subdivision.
 - (b) No more than one single dwelling on each lot (excluding Medium Density Site A).

An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act. The landowner under this permit must pay the reasonable costs of the preparation, execution and registration of the Section 173 agreement.

4. Before the plan of subdivision is certified under the *Subdivision Act 1988*, the permit holder must enter into an agreement pursuant to Section 173 of the *Planning and*

Environment Act 1987 or any alternative restriction deemed satisfactory by the Responsible Authority for all lots between 300m² and 500m² which requires the preparation of building envelope plans. These building envelope plans must:

- (a) Be in accordance with Standard C8 and any other relevant Standard under Clause 56 of the Melton Planning Scheme,
- b) Incorporate plans and a written statement to address each of the relevant objectives and performance measures of Clause 54 of the Melton Planning Scheme to the satisfaction of the Responsible Authority,
- c) Require the construction of all dwellings and associated development be contained within the nominated building envelope for each of the lots hereby approved except with the prior written consent of the Responsible Authority.

The agreement must also require that the future maintenance and repair of all fences (excluding the removal of graffiti) abutting open space or tree reserves be the responsibility of the owner of each lot abutting the reserve (except where damage to the fence is caused by the Council or its representatives whilst undertaking maintenance works to the reserve).

The costs for preparation and execution of the Agreement shall be borne by the permit holder.

5. Before the certification of the plan of subdivision for the first stage of subdivision starts, a landscape master plan for the whole of the subdivision *prepared by a person suitably qualified or experienced in landscape design* to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A survey (including location, size and botanical name) of all existing vegetation on the land.
 - b) Vegetation that is approved to be retained, removed and/or lopped.
 - c) The general layout and schedule of street tree and reserve plantings.
 - d) The proposed location of structures and street furniture items.
 - e) The proposed location of paths and any other pavement areas.
 - f) The style and location of fencing including tree, walkway and reserve fencing.All species selected must be to the satisfaction of the Responsible Authority.
6. Before the issue of a Statement of Compliance for any stage of the subdivision, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the approved plans must be carried out and completed to the satisfaction of the Responsible Authority.
7. The landscaping shown on the approved landscape plans must be maintained to the satisfaction of the Responsible Authority for a period of two years from the issue of a Certificate of Practical Completion of landscaping. Any dead, diseased or damaged plants are to be replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.
8. No later than 21 days after issue of certificate of practical completion for landscaping the following must be submitted to the satisfaction of the Responsible Authority:
 - a) A complete set of 'as constructed plans' (which will be the landscape plan amended if necessary to show any changes that may have occurred during construction);

- b) An 'as constructed landscape plan', in digital file format to the satisfaction of the responsible authority.
9. Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must pay to the Responsible Authority a cash payment equivalent to 5 % of the site value of all the land in the subdivision in lieu of the provision of land for Public Open Space. The value of land set aside for public open space on the plan of subdivision/and public open space provided in earlier stages of the estate may be deducted from the amount to be paid.
10. The road interface with Old Calder freeway must be designed and constructed to the satisfaction of Responsible Authority.
11. All Filling works shall be undertaken in accordance with Australian Standard AS 3798 and to the satisfaction of Responsible Authority. All works shall be done under "Level 1 inspection and testing" conditions, as per Australian Standard AS3798.
- Prior to the issue of a Statement of Compliance for the subdivision, compaction tests must be undertaken and test results must be submitted to the satisfaction of the Responsible Authority.
12. A secondary emergency vehicle access within Punjel Drive Reserve must be designed and constructed to the satisfaction of Responsible Authority.
13. A concrete footpath must be provided connecting the development site and existing footpath network to the satisfaction of the Responsible Authority.
14. Prior to the plan of subdivision being certified, a functional layout plan for the subdivision or stage of the subdivision must be submitted to and approved by the Responsible Authority. The plan must incorporate the following:
- A traffic management strategy and traffic engineering report identifying street classification, design traffic volumes, intersection treatments and any associated SIDRA electronic files, and traffic management devices to be incorporated into the development.
 - A right turn deceleration lane on Old Calder Highway in accordance with the Functional Layout Plan (Drawing No. G22963-01) prepared by Traffix Group dated 28 March 2018.
 - A drainage management strategy detailing catchments both internal and external to the development, 1% AEP flow paths and flow volumes for the entire development. This strategy must include on-site stormwater quality improvement, and any stormwater and rainwater harvesting measures.
 - A Services Infrastructure report identifying how the development will be serviced by all utility services including but not limited to water reticulation (potable and recycled), electrical , sewer, gas, telecommunications and gas.
 - A mobility plan detailing pedestrian access, bike & hike paths, public transport routes within the development and all interconnections to adjacent existing and future developments.
 - Identification by survey of all trees or groups of trees existing on the site, including dead trees and those that overhang the site from adjoining land.
 - Details of tree protection zones (TPZs) for all trees to be retained.
 - All proposed works, and services (except pedestrian paths) must be clear of all TPZs.
 - Identification of all trees to be removed from the site.

15. Road works and drainage works must be provided, in accordance with construction plans and specifications as approved by the Responsible Authority, prior to the issue of Statement of Compliance. Before any roads / drainage works associated with the subdivision start, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

The construction plans will not be approved until the functional layout plan(s) has been approved by the Responsible Authority and landscape plans submitted, the plan of subdivision has been certified and the locations of other authorities' services have been provided to the satisfaction of the Responsible Authority.

The construction plans must be drawn to scale with dimensions and one copy must be provided in the initial submission and subsequent resubmissions. For the final submission, a set of A1 sized plans, two A3 sized plans and a CD/DVD set of plans in pdf and AutoCAD format shall be provided.

The construction plans must include:

- a) All necessary computations and supporting documentation, including a Form 13 for any structure, traffic data, road safety audit and geotechnical investigation report.
- b) All details of works consistent with the approved functional layout plan, submitted landscape plan and certified plan of subdivision.
- c) Design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt.
- d) Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan.
- e) All road reserve and pavement widths to be in accordance with the current Clause 56 of the Melton Planning Scheme, relevant Precinct Structure Plan or to the satisfaction of the Responsible Authority.
- f) All intersection treatments to comply with all turning movements of Council's waste collection vehicles. Turning templates will need to be submitted for verification.
- g) Where an intersection, bend or junction is part of a designated bus route or one proposed in the Precinct Structure Plan, the design shall allow for the movement of a Design Ultra Low Floor Bus (12.5m) [Austroads Design Vehicles and Turning Path Templates, 1995 (AP34-95/HB 72-1995)].
- h) Verge widths around all bends, intersections and in court heads to be a minimum of that provided at the mid-block.
- i) Priority treatments shall be provided at intersections of Access Streets, Access Places and Access Lanes unless specified by the Responsible Authority. The priority treatment at intersections shall comprise of an open invert channel across the entrance to the minor street and a low profile splitter island, line-markings and raised reflective pavement markers (RRPMs) on the minor street.
- j) Low profile splitter islands, line-markings and raised reflective pavement markers (RRPM's) on all 90-degree bends on through roads.
- k) Vehicle crossings shall be provided to each lot in accordance with Council's Residential Standards.
- l) Provision of concrete footpaths in all streets and reserves. All footpaths shall be a minimum 1.5 metres in width and be in accordance with Council Standards.
- m) Shared hike & bike paths as required within streets and reserves. All shared paths and hike & bike paths to be a minimum 2.5m in width and be in accordance with Council Standards.

- n) Car parking layout for each auto court and extended driveway. Turning templates are to be provided to verify vehicular parking and access can be achieved.
- o) All permanent court heads to allow Council's waste collection vehicles to access and egress from the courts via a three-point turn.
- p) Provision of a temporary turning area with sufficient size in locations where the road terminates at stage boundaries to allow waste collection vehicles to complete a three-point turn.
- q) Provision of pits and conduits associated with the National Broadband Network.
- r) Provision of public lighting and underground electricity supply to all streets, footpaths, bus stops and to major pedestrian and bicycle links likely to be well used at night.
- s) The public lighting shall be designed in accordance with the current AS 1158 and Council's current Public Lighting policy. The lighting category shall be sought from Council.
- t) Access to all public properties, pathways and road crossings shall comply with the Disability Discrimination Act.
- u) A hike & bike path shall be provided along the length of the (*specify watercourse*) and be located above the 10% AEP water levels.
- v) Provision of street name plates to the Council standard design including a schedule of individual signs and associated street numbers.
- w) The location and provision of vehicle exclusion mechanisms abutting reserves.
- x) Details of the proposed treatment and provision for lot boundary fencing adjoining all reserves other than road reserves.
- y) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision.
- z) Provision for the utilisation of any surplus topsoil from this stage.
- aa) Permanent survey marks.
- bb) Survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones.
- cc) Details in relation to all filling on the site that must be compacted to specifications approved by the Responsible Authority.
- dd) The relocation underground of all existing aerial services, on the services layout plan.
- ee) The location of any earthworks (cut or fill) or service provision in a location outside the designated tree protection zone which does not adversely impact on the health and integrity of any trees to be retained.

Drainage

- ff) The drainage system of the proposed development shall be designed to ensure that flows downstream of the site are restricted to pre-development levels unless increased flows are approved by the Responsible Authority
- gg) Underground drainage shall be provided and any other drainage works necessary for the transmission of drainage as required to the outfall
- hh) All drainage works shall be designed to meet the following current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (1999):

- 80% retention of the typical annual load of total suspended solids
 - 45% retention of the typical annual load of total phosphorus; and
 - 45% retention of the typical annual load of total nitrogen.
 - ii) Provision of underground drains of sufficient capacity to serve all lots being created to a legal point of discharge and the provision of an inlet on each such lot.
 - jj) All lots within the proposed development abutting or adjoining a watercourse or water body shall have a minimum 600mm freeboard above the 1 in 100 year flood levels of the water course or water body.
 - kk) Roads and allotments are to be designed such that the allotments are protected with a minimum 150mm freeboard against the 1 in 100 year flood levels.
 - ll) Melbourne Water approval shall be required for the connection of drainage discharge from this development into the current outfall.
16. Prior to the issuance of the Statement of Compliance or at a time specified by the Responsible Authority the following must be submitted to the satisfaction of the Responsible Authority:
- a) A complete set of 'as constructed plans' of site works, in hard copy and digital file format AutoCAD. The digital files must have a naming convention to enable identification of Council assets listed.
 - b) Asset information in digital format to include data as per "D-Spec" and "R-Spec".
17. Prior to the commencement of onsite works, a Construction Management Plan must be prepared and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The Construction Management Plan must include, but not limited to the following:
- a. Proposed working hours;
 - b. Haulage routes to the site;
 - c. Methods of dust suppression;
 - d. Sediment control and gross pollutant management;
 - e. Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
 - f. Earthworks (Consistent with Construction Techniques for Sediment Pollution Control (EPA, 1991);
 - g. Showing where stockpiling, machinery wash down, lay down, storage and personnel rest areas occur;
 - h. Vehicle exclusion areas; and
 - i. Weed management measures to be undertaken during and post construction.

In addition, the construction management plan must ensure:

- All machinery brought on site to be weed and pathogen free
- All machinery wash down, lay down and personnel rest areas to be clearly fenced and located in disturbed areas
- Contractors working on the site to be inducted into an environmental management program for construction work

- Best practice erosion and sediment control techniques to be used to protect any native flora and fauna.
18. Construction works must not be undertaken outside the development boundaries unless consent is given by the adjoining land owner and/or an easement is located over the works in favour of the service authority. A copy of the consent letter from the adjoining land owner must be provided to the Responsible Authority before any works commences on that land. Also any ensuing requirement for a creation of an easement must be undertaken and completed to the satisfaction of the Responsible Authority before any works commences on that land.
 19. Unless there is written consent from the Responsible Authority, all existing infrastructure and assets affected by the development must be reinstated at no cost to and to the satisfaction of the Responsible Authority. Omission of existing infrastructure or assets on a plan cannot be taken as consent from the Responsible Authority.
 20. Any proposed vehicle crossings must have clearance from other services, public light poles, street sign poles, other street furniture, trees and any traffic management devices.
 21. All vehicle pathways contained within the allotment, other than stated in this permit, must remain the property of the landowners and must not be taken over by Council for future maintenance.
 22. All roads must be designed to allow all vehicles to drive in a forward direction.
 23. Prior to the commencement of any works, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.
 24. Salvage and translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning. The applicant must consult with DELWP to determine if any salvage and translocation is required for the parcel.
 25. Prior to the commencement of any works in a stage of subdivision of land an Eastern Grey Kangaroo Management Plan must be submitted for approval to the Department of Environment, Land, Water and Planning. The plan must include:
 - Strategies (e.g. staging) to avoid land locking Eastern Grey Kangaroos, or where this is not practicable, management solutions and action to respond to their containment in an area with no reasonable likelihood of their continued safe existence;
 - The subdivision and associated works must implement the Eastern Grey Kangaroo Management Plan in the timeframes set out in the plan by:
 - Proceeding in the order of stages as shown on the plan; and
 - Implementing the management solutions and actions of the Plan.All to the satisfaction of the Department of Environment, Land, Water and Planning and the Responsible Authority.
 26. Prior to felling any tree which may be removed, the tree must be examined by a suitably qualified zoologist for the presence of fauna in hollows or external nests. If native fauna species are located, they must be salvaged and translocated to the closest suitable vegetation.
 27. Before works start, an Environmental Management Plan (EMP) must be prepared and implemented to the satisfaction of the Responsible Authority. The EMP must include:

- Protocols for management of weeds before, during and post works, including (not limited to):
 - All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens;
 - Location of a designated washdown area to achieve the above;
 - All declared noxious weeds must be controlled; and
 - Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled.
 - Any construction stockpiles and machinery must be placed away from watercourses/drainage lines to the satisfaction of the Responsible Authority.
 - Measures must be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the works (including the removal of native vegetation).
 - All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control* (EPA 1991) and *Environmental Guidelines for Major Construction Sites* (EPA 1995) or updated versions.
 - Water run-off must be designed to ensure that native vegetation to be protected on adjacent sites and watercourses are not compromised.
 - Mitigation measures to address permit conditions 1-6 (from Environmental Services).
 - Any non-compliance identified by the Responsible Authority must be rectified immediately at no cost to Council.
28. No environmental weeds are to be planted (refer to Melton City Council's *Sustainable Gardening in the Shire of Melton Handbook* (2005) and the Department of Sustainability and Environments *Advisory list of Environmental Weeds of the Inland Plains bioregions of Victoria* (DSE 2009)).
29. No native vegetation, other than that approved for removal on the endorsed plan, shall be destroyed, felled, lopped, ring barked or uprooted, without the written consent of the Responsible Authority.
30. Prior to the issue of a Statement of Compliance for the first stage of the proposed subdivision, a noise attenuation barrier must be constructed in accordance with the requirements as outlined under the Traffic and Rail Noise Assessment Report (RP 001 R02 20170801 Dated 6 April 2018) at no cost to and to the satisfaction of Vic Roads and Council.
31. All lots located within 35 metres of the railway corridor must be developed in accordance with the following requirements as outlined under Section 8.3 of the Traffic and Rail Noise Assessment Report (RP 001 R02 20170801 Dated 6 April 2018):
- The floor plan layout designed to locate bedrooms and associated glazing away from the western façade to a location with shielding provided by the dwelling itself.
 - The façade of any dwelling be of masonry construction (e.g. Brick Veneer, Hebel Power Panel or similar)

- Any glazing into rooms on the western façade of any dwelling (i.e. facing the railway line) must be less than 2-3 m² per habitable space. The façade glazing and façade systems for glazing must be in accordance with Table 8 of the report.
 - If windows are to be made openable, they shall be provided with robust proprietary acoustic grade seals that do not degrade the acoustic performance of the windows.
32. Public lighting must be provided within any area of public open space in accordance with the relevant Australian Standard and to the satisfaction of the Responsible Authority.
33. Any fencing abutting a Council reserve is to be provided at no cost to the Responsible Authority.
34. Reticulated water supply, drainage, sewerage facilities and underground electricity, gas and telecommunication services and fibre optic cable conduits must be provided to each lot shown on the endorsed plan.
35. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
36. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authorities in accordance with Section 8 of that Act.
37. All existing and proposed easements and sites for existing and required utility services and roads on the land must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the *Subdivision Act 1988*.
38. The owner of the land must enter into an agreement with:
- A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
39. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
- A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Transport for Victoria (Conditions 40-43)

40. No drainage, effluent, waste, soil or other materials must enter or be directed to railway land or stored or deposited on railway land.
41. Entry into railway land is at the discretion of the Rail Operator and Transport for Victoria and is subject to any conditions imposed.
42. Prior to the issue of Statement of Compliance for any stage abutting the railway reserve, or other time agreed in writing with the Head, Transport for Victoria; the permit holder, at their full cost, must install appropriate fencing along the boundary abutting the railway reserve to the satisfaction of the Head, Transport for Victoria and Vic Track.
43. Any plan of subdivision submitted for certification which includes land within 35 metres of the rail corridor must include a restriction to the following effect:
 - (a) Buildings located within 35 metres of the railway corridor containing habitable room/s must be constructed in such a way to ensure that internal habitable room noise levels will not exceed 65 L (Aeq) or 85 L (Amex) for the day and 60 L (Aeq) or 85 L (Aeq) for the night period from 10pm to 6am as confirmed by a qualified acoustic engineer.
 - (b) Describe any design, attenuation or construction measures necessary to achieve the above internal bedroom noise standard.

Downer (Condition 44)

44. The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.

Melbourne Water (Conditions 45-51)

45. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
46. Prior to the issue of a Statement of Compliance, council approved engineering plans of the subdivision (in electronic format) are to be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event. A Certified Survey Plan (CSP) may be required following our comments on the engineering drawings.
47. Stormwater quality treatment is required to meet best practice for all water leaving the development. Prior to the issue of a Statement of Compliance for the subdivision as constructed MUSIC models and detailed designs for stormwater quality works and written confirmation of acceptance of these works by Council need to be provided in order to demonstrate this condition has been met.
48. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria either as outlined in Melbourne Water's Land Development Manual, or where appropriate to Council's requirements and standards.
49. The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.

50. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
51. Prior to the issue of a Statement of Compliance for the subdivision, a separate application direct to Melbourne Water must be made for any new, temporary or modified storm water connection to Melbourne Water's drains or watercourses.

Vic Roads (Condition 52 and 53)

52. Prior to the submission of the plan of subdivision to the Responsible Authority for certification under the Subdivision Act 1988, the following plans must be submitted to the Roads Corporation for approval:
 - a) Proposed noise wall alignment and cross section plans.
53. Prior to the issuing of a Statement of Compliance for the Plan of Subdivision, the following works adjacent to the Calder Freeway must be completed at no cost to and to the satisfaction of the Roads Corporation and the Responsible Authority:
 - a) Implementation of required noise attenuation measures and associated works.
 - b) Provide Roads Corporation a payment for 10 years maintenance costs of any noise attenuation measures required to be maintained by the Roads Corporation.

Western Water (Conditions 54-63)

54. Payment of new customer contributions for each lot created by the subdivision/development, such amount being determined by Western Water at the time of payment.
55. Reach agreement with Western Water for the provision and funding of potable water supply and sewerage services necessary to service the subdivision/development.
56. Provision of reticulated water mains and associated construction works to front each allotment within the subdivision/development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of Western Water.
57. Provision of reticulated sewerage and associated construction works to front each allotment within the subdivision/development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of Western Water.
58. The owner shall reach an agreement with Western Water regarding the construction of any Shared Assets (water mains or recycled water mains that are greater than 150 mm in diameter and gravity sewerage mains that are greater than 225mm diameter), required to service the subdivision/development. The construction of Shared Assets reimbursable by Western Water shall comply with Western Water's Procurement Procedure and Guide to New Customer Contributions.
59. Provision of easements in favour of Western Water over all existing and proposed sewer mains located within private property. The easement shall be 3.0 metres wide for combined sewer and drainage easements and 2.0 metres wide for a dedicated sewerage easement.

60. Prior to the issue of a statement of compliance, evidence must be provided in a form satisfactory to Western Water that will ensure all future lot owners are made aware that they must undertake water efficiency measures to limit the amount of potable water used.
61. Preparation of a digitalised plan of subdivision and ancillary requirements in accordance with Western Water's drafting standards and practices.
62. The operator under this permit shall be obliged to enter into an Agreement with Western Water relating to the design and construction of any sewerage, water or recycled water works required. The form of such Agreement shall be to the satisfaction of Western Water. The owner/applicant shall make a written request to Western Water for the terms and conditions of the agreement.
63. All contractors engaged on construction of Subdivision Infrastructure obtain a Water Carters Permit from Western Water and comply with the permit at all times. The permit will include a requirement for the Water Carter Permit holder to:
- Own a metered hydrant approved by Western Water;
 - Meter and pay for all water taken;
 - Display a Western Water Permit Number Sticker on the tanker;
 - Only take water from the nominated hydrants or standpipes;
 - Only use water for the purpose approved in the Water Carters Permit;
 - Avoid wastage of water on the site; and
 - Comply with any water restrictions imposed by Western Water at the time water is used.

For the purpose of this condition, Subdivision Infrastructure includes new and alterations to existing: roads, drains, water mains, sewer mains, power supply, telephone, gas and other service infrastructure required by this permit and dust suppression during construction of the same.

Notwithstanding the above, a Water Carters Permit is not required if the permit holder and contractors engaged by the permit holder can demonstrate to the satisfaction of Western Water that water is not required from Western Water's town water supply systems to construct Subdivision Infrastructure as defined above.

64. Operable hydrants, above or below ground must be provided to the satisfaction of the CFA.
65. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
66. Hydrants must be identified as specified in 'Identification of Street Hydrants for Fire fighting purposes' available under publications on the Country Fire Authority website (www.cfa.vic.gov.au).
67. Construction activities must be managed so that the amenity of the area is not detrimentally affected, through the:
- (a) Transport of materials, goods or commodities to or from the land.
 - (b) Inappropriate storage of any works or construction materials.

- (c) Hours of construction activity.
- (d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
- (e) Presence of vermin.

68. This permit will expire if:

- The plan of subdivision is not certified within two years of the date of this permit; or,
- The registration of the subdivision is not completed within five years from the date of certification of the plan of subdivision.

The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

Notes:

Engineering

- Relevant Council consents, including but not limited to a 'Consent to Work within a Road Reserve' will be required from Council prior to commencement of the subdivision.

Western Water

- Until such time as the permit holder accepts any offer by Western Water under Western Water's section 268 (2) *Water Act 1989* (Vic) notice to provide recycled water services to lots created by the subdivision (or a stage of the subdivision) authorised under this planning permit, Western Water reserves the right to provide or not to provide, recycled water to lots created by the subdivision (or a stage of the subdivision) authorised under this planning permit.

DELWP

- On 5 September 2013 and 11 September 2014, approvals under Part 10 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) were granted. The approvals apply to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013).

Melbourne Airport Corporation

- The land is or will in the future be subject to aircraft noise exposure associated with the Melbourne Airport N Contours.
- The effect of aircraft noise and the boundaries of the Melbourne Airport N Contours can vary over time with changes to Melbourne Airport's operations, traffic volumes and types of aircraft using Melbourne Airport.
- The most up-to-date information should be sought concerning aircraft noise and can be obtained from Melbourne Airport and its website, which can be accessed at: <http://www.melbourneairport.com.au/>.

Vic Roads

- The proposed development requires roadworks within the declared road and the road reserve. A separate approval for this activity is required to be obtained from VicRoads

under the Road Management Act. Please contact VicRoads prior to commencing any works.

- Prior to Certification, the Plan of Subdivision must be referred to VicRoads, in accordance with Section 8 of the *Subdivision Act 1988*.