

Appendix 6 – Planning Permit conditions

A Planning Permit is recommended to be issued subject to the following conditions:

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 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) An on-site detention system.
 - (b) A notation that any proposed vehicle crossovers in Pilbara Avenue must be constructed in accordance with Melton Residential Standards.
2. Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design 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. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - (a) Location and identification of all proposed plants including those within the nature strip adjacent to the front boundary of the subject land.
 - (b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - (c) Details of surface finishes of pathways and driveways.

All species selected must be to the satisfaction of the Responsible Authority.
3. The existing fence adjoining the Council reserve along the north-eastern boundary of the subject land must not be removed, replaced or altered unless with the written consent of the Responsible Authority.
4. The development of the land as shown on the endorsed plan must not be altered or modified without the written consent of the Responsible Authority.
5. Prior to the commencement of works, a tree protection fence must be erected around each tree nominated for retention on the endorsed plans in accordance with the attached guidelines (see Notes). The tree protection fence must remain in place until all construction works are completed.
6. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection fence without the written consent of the Responsible Authority. No storage or dumping of tools, equipment, vehicles or waste is to occur within the tree protection fence.

7. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
8. The landscaping shown on the endorsed plans must be completed and maintained to the satisfaction of the Responsible Authority and used for no other purpose, including that any dead, diseased or damaged plants are to be replaced.
9. Before the development starts, drainage plans and design calculations for the proposed development must be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval.
10. Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to a legal point of discharge to the satisfaction of the Responsible Authority.
11. The maximum storm water discharge rate from the proposed development is 6.7 litres per second. An on-site stormwater detention system will need to be installed in accordance with plans and specifications to be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval

The following design parameters for the on-site detention system must be used:

- Time of Concentration for the catchment: $T_c = 10.5$ mins
- Travel time from the discharge point to the catchment outlet: $T_{so} = 4.5$ mins
- Weighted coefficient of runoff at the initial subdivision: $C_w = 0.45$

The above must be added and filled if the applicant chooses to provide the on-site detention system later as part of the amended plans set.

12. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise inspection of the works.
13. Any proposed vehicle crossover must be constructed to a residential standard in accordance with Council's standard drawings prior to the commencement of works. A vehicle crossing permit must be obtained from Council prior to construction.
14. All existing conditions affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
15. The construction activity 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 run-off, waste products, grit or oil, or mud and debris on adjoining roads.
- (e) Presence of vermin.

The conduct of the construction shall, at all times, be to the satisfaction of the Responsible Authority.

- 16. Where external lighting is provided it must be fitted with suitable baffles and located so as to prevent the emission of direct light onto adjoining properties or roadways to the satisfaction of the Responsible Authority.
- 17. This permit will expire if the development is not commenced within 2 years of the date of issue and completed within 4 years from the date of issue. An extension of time may be sought in writing up to six months after the expiry date of the permit.

Notes:Engineering (Infrastructure Planning)

- All drains contained within the allotment, except in drainage easements, must remain the property of the landowners and must not be taken over by Council for future maintenance.
- Relevant permits, including but not limited to a road opening permit will be required from Council prior to development.
- The proposed vehicle crossings must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.

Tree protection zone requirements

A consulting arborist must be employed to supervise works which may impact upon trees marked for retention on the approved plan.

The consulting arborist must conduct an induction of all personnel involved in construction that may impact on tree protection area(s).

Any works within the tree protection area(s) should be completed or supervised by the consulting arborist.

The area inside the tree protection fence should, where considered relevant by the consulting arborist, be modified in the following manner to enhance the growing environment of the tree and to help reduce stress or damage to the tree:

- The area within the exclusion zone may require mulch with wood chips or compost matter to a depth of 150 millimetres.
- Trees may require supplementary watering, with the amount to be assessed by the consulting arborist and determined by the extent of disturbance to the trees roots and climatic conditions.
- Where severing of roots (greater than 50 millimetres in diameter) is required directly adjacent to the exclusion zone they must be cut cleanly. Where possible this is to be completed at the beginning of development of the site. Roots are not to be left exposed, but back-filled or covered with damp hessian.

The storing or disposing of chemicals or toxic materials must not be undertaken within 10 metres of any tree protection fence. Where the slope of the land suggests these materials may drain towards a tree protection zone, the storing or disposing of these materials is strictly forbidden.

Tree protection envelope fencing is to be constructed to the following requirements:

- Ring lock wire mesh approximately 1.5 metres high.
- Main posts 100mm treated pine (TP).
- Intermediate posts steel star pickets (SP).
- The corner posts are to be TP with TP stays.
- Every third post is to be TP.
- SP to be placed intermediately between the TP
- Posts at 3 metre intervals.
- The ring lock mesh to encircle the structure and be firmly secured at each post.
- Posts must be sunk into the ground by 450mm (there is to be no concrete to secure posts as this will affect p.H. levels).
- The tree protection area is to be clearly sign posted.

With the agreement of the Responsible Authority, tree protection zone fencing may not be provided where permanent reserve fencing is introduced prior to construction. The specification of the permanent fencing must be to the satisfaction of the Responsible Authority.