

Appendix 5 – Planning Permit Conditions - dated 10 April 2018

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

1. Before the use and/or development start(s), 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 form part of this permit. The plans must be drawn to scale with dimensions, and generally be in accordance with the application received by Council, but modified to show:
 - Native vegetation to be protected, including Tree Protection Zones of trees to be protected in accordance with *Australian Standards for Protection of Trees on Development Sites (AS4970;2009)*;
 - Footprint of construction;
 - Proposed areas for stockpiling of soil, materials and equipment during construction; and
 - Proposed accessway to be used during construction and operation.

The use and/or development as shown on the endorsed plans must not be altered within the written consent of the Responsible authority.

2. The use and development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
3. 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 additional proposed plants.
 - (b) A planting schedule of all additional proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - (c) A survey (including botanical names) of all existing vegetation to be retained.
 - (d) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - (e) Details of surface finishes of pathways and driveways.

All species selected must be to the satisfaction of the Responsible Authority.

4. Before the development starts, a schedule of construction materials, external finishes and colours to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit. The external finishes and colours must significantly reduce the visual impacts of all parts of the proposal (and in particular the monopole and its attachments) to the satisfaction of the Responsible Authority.
5. Unless with the further prior written consent of the Responsible Authority, no native vegetation (including groundcovers and grasses) is to be removed, destroyed or lopped for the construction of the monopole and associated buildings and works.
6. All existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.

7. The facility must be designed and installed so that the maximum human exposure levels to radio frequency emissions comply with Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz, Arpana, May 2002.
8. The amenity of the locality must not be adversely affected by the activity on the site, the appearance of any building, works or materials, emissions from the premises or in any other way to the satisfaction of the Responsible Authority.
9. The landscaping shown on the endorsed plans must be 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.
10. Any air conditioning units or any other facilities or services must not be located on or project above the roof lines and the noise generated from such equipments must not exceed the levels set by the relevant State Environment Protection Policies.
11. Access to the site, vehicle crossovers and any ancillary road and road drainage works must be constructed in accordance with the requirements of the Responsible Authority.
12. The use and development must be managed to the satisfaction of the Responsible Authority 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. Appearance of any building, works or materials.
 - c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - d. Presence of vermin.
 - e. or in any other way.All to the satisfaction of the Responsible Authority.
13. 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.

The following must be undertaken to the requirements and the satisfaction of Council's Environmental Services Unit (conditions 14 - 19):

14. Prior to the commencement of any works, the permit holder must advise all persons undertaking the works on site of all relevant conditions of this permit.

15. Prior to the commencement of any works, a Construction Environmental Management Plan must be prepared and approved by the Responsible Authority. The CEMP must include (but not limited to):
- Vegetation protection fencing must be erected around all remnant patches and trees to be retained on site;
 - Fencing must be erected in accordance with the *Australian Standards for protection of trees on development sites: AS4970:2009* in order to protect trees on site i.e. must be erected at a radius of 12 × the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of tree;
 - Fill, machinery and building materials must not be placed, even for a short time, within the Tree Protection Zone;
 - At the completion of works, nothing, including vehicles, is to be stored under the canopy of any existing remnant trees or on areas of native vegetation;
 - Fencing must be constructed of star pickets/ chain mesh/ or similar to the satisfaction of the Responsible Authority;
 - Fencing must remain in place until all works are completed;
 - Fencing must include No-Go zone signage and 'tree protection zone' signage;
 - Except with the written consent of the Responsible Authority within the area of native vegetation to be retained and any Tree Protection Zone associated with the permitted use and/or development, the following is prohibited:
 - vehicular or pedestrian access
 - trenching or soil excavation
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - entry and exit pits for underground services
 - any other actions or activities that may result in adverse impacts to retained native vegetation.
 - 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;
 - Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material used in the construction process must be controlled;
 - Any construction stockpiles, fill and machinery must be placed away from native vegetation, drainage lines/waterways and the Melton Gilgai Woodlands Conservation Reserve to the satisfaction of the Responsible Authority;
 - 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.
16. No native vegetation is permitted to be removed without the written consent from the Responsible Authority through a planning permit application, including native vegetation within the parcel, within the adjacent land and/or within the road reserve.

Item 12.10 Planning Application PA 2017/5864 - Use and development of the land for the purpose of a telecommunications facility consisting of a 30 metre high monopole with associated panel antenna and an equipment shelter At 171 - 197 Harkness Road, Harkness

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17. The existing access-way must be used during construction and operation. No new access-way(s) are permitted to be created within the road reserve without the written consent of the Responsible Authority.
18. Lighting must be designed so that light does not spill onto the adjacent Melton Gilgai Woodland Conservation Reserve.
19. 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 Environment, Land, Water and Planning's Advisory list of Environmental Weeds of the Inland Plains bioregions of Victoria (DSE 2009).
20. This permit will expire if one of the following circumstances applies:
 - a. The development and use are not started within two years of the date of this permit.
 - b. The development is not completed within four years from the date of this permit.

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