

Appendix 6 – Proposed 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) The on-site detention system.
 - b) A notation that the vehicle crossing in Joan Street will be constructed to Melton Industrial standards and in accordance with Melton standard drawing MCC504.
 - c) A schedule of materials, colors, and finishes.
 - d) Notes/diagrams of the screening provided for the windows and balconies on the upper floor level to demonstrate compliance with Clause 55-04-6.
 - e) Protective kerbs of a minimum height of 150mm to prevent damage to fences or landscaped areas.
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.
 - 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.
 - d) All species selected must be to the satisfaction of the Responsible Authority.
3. Before the development starts, drainage design calculations and a drainage layout plan for the proposed development shall be submitted to and approved by the Responsible Authority.

The maximum storm water discharge rate from the proposed development is 12.31 litres per second. An on-site stormwater detention system will need to be installed in accordance with plans and specifications to be submitted to and approved by the Responsible Authority.

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

- Time of Concentration for the catchment: $T_c = 12.2$ min
- Travel time from the discharge point to the catchment outlet: $T_{so} = 3.6$ min
- Weighted coefficient of runoff at the initial subdivision = 0.45

All on-site stormwater shall be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from each driveway onto the footpath.

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.

4. All recommendations contained in the endorsed Arbor Solutions Pty Ltd arborist report dated 23 April 2019 must be complied with to ensure the protection of trees on the adjoining properties during demolition, construction and post construction phases to the satisfaction of the Responsible Authority.

5. Before the development starts, a Waste Management Plan 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.
6. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
7. Before the development starts, 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) Requiring waste management to be undertaken in accordance with the Waste Management Plan endorsed under this permit.

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.

8. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organize an inspection of the works.
9. The following must be undertaken to the requirements and satisfaction of the Responsible Authority prior to the occupation of the dwelling(s) hereby permitted:
 - a) The buildings and works as described on the endorsed plan must be completed.
 - b) The landscaping works as described on the endorsed plan are completed and thereafter maintained.
 - c) Drainage from all new dwellings is directed to the approved legal point of discharge.
 - d) The development is connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - e) The existing vehicle crossing(s) must be constructed to an industrial standard in accordance with Council's Standard Drawings. A cross-over permit shall be obtained from Council prior to construction.
 - f) All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
 - g) Any existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
10. 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.
 - f) In any way as determined by the Responsible Authority.
11. This permit will expire if one of the following circumstances applies:
 - a) The development is 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 (for a request to extend the time

to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

NOTES:

- 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.
- Council's waste collection vehicles will not enter the subject allotment to collect bins.
- All vehicle pathways contained within the allotment, other than stated in this permit, shall remain the property of the landowners and shall 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 crossing(s) must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.