

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 6 Notice of Decision to Grant a Permit - Conditions - undated

Appendix 6 – Notice of Decision to Grant a Permit conditions

A Notice of Decision to Grant 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) The on-site detention system.
 - (b) The alignment and dimensions of the proposed drainage easement.
 - (c) The pharmacy is to be shown as a dispensary.
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.All species selected must be to the satisfaction of the Responsible Authority.
3. Before the development starts, engineering plans and relevant design calculations for the proposed development must be submitted to the Responsible Authority. The engineering plans shall, as a minimum, comprise of the layout plan, the drainage plans, signage and line marking plans, pavement design plans and, where applicable, street lighting plans. All works within the site shall remain the property of the lot owner, except where it is located in an easement, and be maintained by the lot owner to the satisfaction of the Responsible Authority.
4. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
5. Before the development starts, the drainage infrastructure assets must be modified to the satisfaction to the Responsible Authority at the developer's expense. This would include the construction of new drainage assets, and the removal of existing drainage assets to the satisfaction of the Responsible Authority.
6. Before the development starts, a Plan of Easement showing the removal of the existing and creation of new sewerage and drainage easements must be registered with the Titles Office.
7. Before the use commences, a Plan of Consolidation showing the consolidation all the subject allotments (162-166 Coburns Road, and 46 Carina Drive) must be registered with the Titles Office.
8. The use may operate only between the hours of:

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- (a) 7:00AM to 10:30PM (Monday to Saturday)
 - (b) 8:00AM to 7:00PM (Sunday)
9. Not more than 15 medical practitioners may be present on the premises at any one time.
10. The dispensary must operate as an ancillary use of the medical centre to the satisfaction of the Responsible Authority.
11. The maximum storm water discharge rate from the proposed development is 19.61 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: $T_c = 9.4$ min
 - Travel time from the discharge point to the catchment outlet: $T_{so} = 2.5$ 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.
12. All drainage works must be designed and constructed to meet the following current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environment 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
- The amount of hydrocarbon and other oil based contaminants discharged to Council drains must not exceed 5 parts per million.
13. 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.
14. Any external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
15. Any security cameras installed on the premises must be design and located in a manner that prevents direct views into abutting residential properties.
16. Prior to the commencement of the use hereby permitted, the following must be undertaken to the requirements and satisfaction of the Responsible Authority:
- (a) All civil works must be completed.
 - (b) The acoustic wall must be constructed to the satisfaction of the Responsible Authority.
 - (c) The landscaping works as described on the endorsed plan are completed and thereafter maintained.
 - (d) Bollard lighting must be provided within the car parking area.
 - (e) The proposed vehicle crossing must be constructed to an industrial standard in accordance with Council's Standard Drawings. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
 - (f) The area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - i) Constructed.

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- ii) Properly formed to such levels that they can be used in accordance with the plans.
 - iii) Sealed with a concrete surface.
 - iv) Drained.
 - v) Linemarked to indicate each car space and all access lanes.
 - vi) Clearly marked to show the direction of traffic along access lanes and driveways
to the satisfaction of the Responsible Authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
- (g) Protective kerbs of a minimum height of 150mm must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.
- (h) All disused or redundant vehicle crossings must be removed and the are reinstated to kerb and channel to the satisfaction of the Responsible Authority.
- (i) All existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
17. All pedestrian access to buildings shall be designed and constructed to comply with the Disability Discrimination Act.
18. A minimum of two car space must be provided for the exclusive use of disabled persons. The car space must be provided as close as practicable to a suitable entrance of the building and must be clearly marked with a sign to indicate that the spaces must only be utilised by disabled persons. The dimensions of the disabled car spaces must be in accordance with the current Australian standards, AS 2890.6.
19. No permanent structure is to be located above an easement unless approval is granted by the Responsible Authorities.
20. All works associated with the development that is retained as the responsibility of the owner of the site to upkeep must be maintained in perpetuity to a standard that is to the satisfaction of the Responsible Authority. Otherwise rectification works at the direction of and to the satisfaction of the Responsible Authority must be undertaken within a timeframe as directed by the Responsible Authority.
21. The following must be undertaken to the satisfaction of Western Water:
- (a) Provision of reticulated water and associated construction works to the development, at the developer's expense and to the satisfaction of Western Water;
 - (b) Any existing water service which crosses any of the proposed allotment boundaries within the proposed development must be disconnected and relocated at the developer's expense, to be wholly within one allotment only and to the satisfaction of Western Water;
 - (c) Provision of reticulated sewerage and associated construction works to the development, at the developer's expense and to the satisfaction of Western Water;
 - (d) The operator under this permit shall be obliged to enter into an Agreement with Western Water relating to the design, construction and removal of any sewerage or 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.

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22. Any development or construction activities must be managed so that the amenity of the area is not detrimentally affected:
- (a) By the transport of materials, goods or commodities to or from the land.
 - (b) By the inappropriate storage of any works or construction materials.
 - (c) By the hours of construction activity.
 - (d) By the 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) By the presence of vermin.
 - (f) In any way as determined by the Responsible Authority.
23. Any use of the land must be managed so that the amenity of the area is not detrimentally affected:
- (a) By patrons and staff entering and leaving the premises.
 - (b) By the transport of materials, goods or commodities to or from the land.
 - (c) By the inappropriate storage of any works or construction materials.
 - (d) By the 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) By the presence of vermin.
 - (f) In any way as determined by the Responsible Authority.
24. This permit will expire if one of the following circumstances applies:
- The development is not commenced within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.
 - The use is discontinued for a period of two years.
- The Responsible Authority may extend the periods referred to if a request is made, in writing, before or within six months of the relevant expiry date.

NOTES:

- The building must comply with the Building Regulations and the Building Code of Australia.
- All drains contained within the allotment, except in drainage easements, shall remain the property of the landowners and shall not be taken over by Council for future maintenance.
- 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 vehicle-crossing permit, build over easement permit and/or road-opening permit will be required from Council prior to development.
- A subsequent Planning Permit is required to display any business identification signage.
- If food is being sold from the proposed premises a relevant registration or notification is required under the Food Act 1984.