

Appendix 5 - Planning Permit Conditions - dated 3 March 2020

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 and design calculations.
 - (b) The width of each garage to be reduced by 1 metre.
 - (c) The location of the existing street tree.
 - (d) That the proposed vehicle crossing in Sinclair Avenue must be to Melton Residential Standards. The vehicle crossing must match the existing vehicle crossings in the surrounding streets.

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) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - (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.
 - (f) All species selected must be to the satisfaction of the Responsible Authority.

3. 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.

The maximum storm water discharge rate from the proposed development is 5.09 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 shall be used:

 - (a) Time of Concentration for the catchment: $T_c = 10.10$ min

(b) Travel time from the discharge point to the catchment outlet: $T_{so} = 3.68$ min

(c) Weighted coefficient of runoff at the initial subdivision = 0.45

All on-site stormwater must 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.

4. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
5. Before the use starts or within two months of the completion of the development, all existing conditions affected by the development works must be reinstated at no cost to, and to the satisfaction of the Responsible Authority.
6. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise an inspection of the works.
7. Any building allowed by this permit must be constructed so as to comply with any noise attenuation measures required by Section 3 of Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by Standards Australia International Ltd.
8. No permanent structure is to be located above an easement unless approval is granted by the Responsible Authorities.
9. Any proposed vehicle crossing must be constructed to a residential standard in accordance with Council's Standard Drawings prior to the commencement of works. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
10. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Any use or development which is approved as part of this permit 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 emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
- (d) By the presence of vermin.
- (e) In any way as determined by the Responsible Authority.
15. This permit will expire if:
- (a) The development is not commenced within two years of the date of this permit.
- (b) The development is not completed within four years of 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).

NOTES:

The land is or will in the future be subject to aircraft noise exposure associated with Melbourne Airport as it is located within the airport's N-above contours. As a result, Melbourne Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the dwelling relating to noise complaints due to the dwelling being within the N-above contours.

A minimum of 3.520 metres of kerb is required for 2 sets of bins to be placed on the kerb on the day of collection. If this can be achieved, with no obstructions, Councils standard waste service will apply.

Council's waste collection vehicles will not enter any allotment to collect bins.

The on-site detention system and calculations must be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval.

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, 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 crossing must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.