

Appendix 6 – Proposed Conditions

1. Before the developments 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 A3, drawn to scale with dimensions and 2 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 vehicle crossing in Vinko Court is constructed to Melton Industrial standards.
 - c) The habitable living room windows at the ground floor of Dwellings 2 to 8 with sill height of least 1.4m above the accessway in accordance with standard B15 of Rescode.
 - d) The habitable living room windows at the ground floor of Dwelling 9 located in accordance with standard B15 of Rescode.
 - e) All proposed upper floor windows on the north elevation of Dwelling 1.
 - f) A transitional area around the entry points to Dwellings 2 to 8 through building articulation and appropriate setbacks from the internal accessway.
 - g) The accessway with an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
 - h) Materials and colour schedule.
 - i) Details of external lighting capable of illuminating the internal accessway.
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) Plants within the landscaping areas along the accessway with a maturity height of less than 600mm to allow vehicles to overhang during manoeuvring.
3. 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.
4. 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.
5. The layout of the development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

6. During the construction phase, a truck wheel washing facility or similar device must be installed and used to the satisfaction of the Responsible Authority so that vehicles leaving the site do not deposit mud or other materials on roadways. Any mud or other materials deposited on roadways as a result of construction works on the site must be cleaned to the satisfaction of the Responsible Authority within two hours of it being deposited.
7. Any proposed vehicle crossing must be constructed to an industrial standard in accordance with Council's Standard Drawings prior to occupation of the development. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
8. 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.
9. The maximum storm water discharge rate from the proposed development is 20.27 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:
 - o Time of Concentration for the catchment: $T_c = 10.4$ min
 - o Travel time from the discharge point to the catchment outlet: $T_{so} = 2.2$ min
 - o Weighted coefficient of runoff at the initial subdivision: $C_w = 0.57$

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 the driveway onto the footpath.
10. 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.
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. The road pavement design must be shown on an engineering plan and provided to the Responsible Authority. The lot owner is fully responsible for the design and maintenance of the road pavement internal to the site.
13. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise inspection of the works.
14. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.
15. All associated works related to the development that encroaches into any road reserve must require the approval of the Responsible Authority.
16. 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) Any other way as determined by the Responsible Authority.
17. The site must at all times be kept in a neat and tidy condition to the satisfaction of the Responsible Authority. Any litter must be immediately removed from the site and surrounding area at the direction of the Responsible Authority.
18. Any litter generated by building activities on the site must be collected and stored in an appropriate enclosure to the satisfaction of the Responsible Authority. The enclosures must be regularly emptied and maintained such that no litter overflows onto adjoining land. Prior to occupation of the development, all litter must be completely removed from the site.
19. The obscure glazing to the windows shown on the endorsed plans must be through fixed frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of the Responsible Authority. Adhesive film or the like that can be removed must not be used.
20. Prior to occupation of the development external lighting capable of illuminating the internal accessway must be provided to the satisfaction of the Responsible Authority. Lighting must be located, directed and shielded and of limited intensity that no nuisance or loss of amenity is caused to any person within and beyond the site.
21. Before any works, including works required by other authorities start, a construction management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the construction management plan will be endorsed and will then form part of the permit. The construction management plan must be drawn to scale with dimensions and three copies must be provided. The site management plan must include details of:
- a) Proposed working hours;
 - b) Haulage routes to the site;
 - c) Traffic management;
 - d) Noise;
 - e) Public safety;
 - f) Methods of dust suppression;
 - g) Sediment control and gross pollutant management;
 - h) Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
 - i) Earthworks (Consistent with Construction Techniques for Sediment Pollution Control (EPA, 1991);
 - j) Showing where stockpiling, machinery wash down, lay down, storage and personnel rest areas occur;
 - k) Vehicle exclusion areas; and
 - l) Weed management measures to be undertaken during and post construction.

In addition, the construction management plan must ensure:

- All machinery brought on site to be weed and pathogen free;

- All machinery wash down, lay down and personnel rest areas to be clearly fenced and located in disturbed areas.
- Contractors working on the site to be inducted into an environmental management program for construction work.
- Best practice erosion and sediment control techniques to be used to protect any native flora and fauna.

22. 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:

- Street numbers will be allocated by the rates department and must not be advertised in any way prior to receiving number allocation from Council.
- 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 any allotment to collect bins.
- 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 'Consent to Work within a Road Reserve' must be obtained from Council prior to the road opening permit will be required from Council prior to development.