

#### Appendix 6 – Planning Permit 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) Corner splays (pedestrian sight triangles) at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage are to be provided and shown on the plan, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
  - (b) The on-site detention system.
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 plans 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) Details of surface finishes of pathways and driveways.
  - (e) A canopy tree in the front setback of both dwellings.
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 Co-ordinator for approval.
4. The maximum storm water discharge rate from the proposed development is 13.37 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 Co-ordinator for approval.

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

- Time of Concentration for the catchment:  $T_c = 7.10$  minutes.
- Travel time from the discharge point to the catchment outlet:  $T_{so} = 0.5$  minutes.
- Weighted coefficient of runoff at the initial subdivision:  $C_w = 0.45$ .

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 the driveway onto the footpath.

5. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
6. Before the occupation of the building starts or within two (2) 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.
7. No more than two staff members associated with the Community Care Accommodation can be on the premises at any one time unless with the prior written consent of the Responsible Authority.

**Melbourne Airport – Condition 8**

8. 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 Limited.
9. Before the occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
10. 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.
11. Before the on-site detention system is covered (by concrete and the like), the permit-holder must contact Council's Engineering Services Unit to organise an inspection of the property to verify the instalment, as per the endorsed drainage plans.
12. 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.
13. No permanent structure is to be located above an easement unless approval is granted by the Responsible Authorities.
14. 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.

Item 12.10 Planning Application PA 2020/6886 and Development Plan DP2020/001 - Development of two dwellings on the land, use of the land for Accommodation (Community Care Accommodation) and construct buildings and works on land in an Urban Floodway Zone At 73 The Regency, Hillside

Appendix 6 Permit conditions - undated

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- (f) In any way as determined by the Responsible Authority.
15. Any use of the land 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.
16. 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 and the use commenced within four years from the date of this permit.
- (c) 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 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**

##### Engineering

- 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 road opening permit will be required from Council prior to development.
- The existing vehicle crossing must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.